

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac
1	SB23068467	S	4010 W 242nd St.	TORR	125	STD	2	\$77,100	3	\$1,640,000	\$429.54	3818	1983/ASR	4,648/0.1067
2	22206097	S	1104 Portola AVE	TORR	134	NOD	2			\$1,100,000	\$426.69	2578/A	1921	4,081/0.09
3	PV23080552	S	3622 S Gaffey ST	SP	181	STD	2	\$25,473		\$1,025,000	\$432.31	2371	1928/ASR	6,403/0.147
4	PW23083818	S	584 W 12th ST	SP	185	STD	2	\$70,800		\$1,065,000	\$480.60	2216	1921/ASR	6,751/0.155
5	AR22159672	S	927 S 10th AVE	ARCD	605	STD	2	\$0		\$1,050,000	\$1,127.82	931	1931/ASR	24,969/0.5732
6	TR23072609	S	307 N Soldano AVE	AZU	607	STD	2	\$52,800		\$1,100,000	\$432.39	2544	1991/PUB	7,569/0.1738
7	WS23095546	S	620 Russell AVE	MP	641	STD	2	\$32,200		\$929,000	\$459.90	2020	1949/ASR	7,610/0.1747
8	WS23058742	S	8022 Emerson Pl	RSMD	651	STD	2	\$45,600		\$1,431,000	\$487.90	2933	1947/ASR	9,651/0.2216
9	AR23045542	S	1403 1405 5th ST	LVRN	684	STD,TRUS	2	\$45,000	5	\$815,000	\$653.57	1247	1958/ASR	6,355/0.1459
10	SR23047907	S	1150 E 68th ST	LA	699	STD	2	\$84,000		\$1,160,000	\$352.80	3288	2021/ASR	5,323/0.1222
11	23264295	S	10560 Ayres AVE	LA	C08	STD	2		5	\$3,190,000	\$812.95	3924	2023/BLD	6,251/0.14
12	BB23046867	S	519 Westmount DR	WHO	C10	TRUS	2	\$59,556		\$1,750,000	\$833.73	2099	1926/ASR	5,998/0.1377
13	23274967	S	2622 Raymond AVE	LA	C16	STD	2			\$1,550,000	\$455.35	3404/A	1913/ASR	8,102/0.18
14	DW23025678	S	508 N Kingsley DR	LA	C17	STD	2	\$0	0	\$1,165,000	\$703.50	1656	1922/ASR	3,546/0.0814
15	23246831	S	4900 Dockweiler ST	LA	HPK	PRO	2			\$925,000	\$447.73	2066	1952	5,972/0.13
16	PW23075902	S	1161 S Tremaine AVE	LA	HPK	PRO	2	\$0		\$1,653,300	\$516.98	3198	1924/ASR	6,543/0.1502
17	23238227	S	1556 Morton AVE	LA	671	STD	2		4	\$1,061,000	\$744.04	1426		3,165/0.07
18	23262993	S	3026 & 30 Fall AVE	LA	671	STD	2			\$2,500,000	\$988.53	2529/T	1927	8,817/0.2
19	PW23069430	S	236 E 75th ST	LA	C34	STD	2	\$27,089		\$525,000	\$450.26	1166	1922/ASR	5,738/0.1317
20	23260259	S	1453 W 61st ST	LA	C34	STD	2			\$670,000	\$328.27	2041	1938	5,134/0.11
21	IN23075082	S	9623 Bandera ST	LA	C34	STD	2	\$0		\$690,000	\$312.50	2208	1922/ASR	7,148/0.1641
22	CV23084300	S	4263 Walton AVE	LA	C34	STD	2	\$44,700		\$725,000	\$346.22	1662	1924/ASR	6,000/0.1377
23	PW23084054	S	1931 W 67th ST	LA	C34	STD	2	\$0		\$770,000	\$433.44	2242	1930/ASR	5,401/0.124
24	23270063	S	949 W 61st ST	LA	C34	STD	2			\$815,000	\$509.69	1599	1924	5,204/0.11
25	PW23086167	S	657 W 117th ST	LA	C34	STD	2	\$0		\$840,000	\$398.48	2108	1940/ASR	7,668/0.176
26	SW23084851	S	10323 S Gramercy Pl	LA	C34	STD	2	\$0		\$900,000	\$476.19	1890	1948/ASR	5,463/0.1254
27	23261411	S	1131 W 107th ST	LA	C36	STD	2			\$650,000	\$383.71	1694/A	1922	9,211/0.21
28	DW23053276	S	201 W 62nd ST	LA	C36	STD	2	\$0		\$772,397	\$475.91	1623	1910/ASR	5,125/0.1177
29	SR22171210	S	332 E 55th ST	LA	C37	REO	2	\$7,416		\$420,000	\$247.06	1700	1958/PUB	5,332/0.1224
30	23266983	S	151 E 69th ST	LA	C37	STD	2			\$470,000	\$373.02	1260	1909	5,430/0.12
31	DW22171065	S	439 E 105th ST	LA	C37	STD	2	\$0		\$630,000	\$450.64	1398	1925/PUB	5,400/0.124
32	MB22191535	S	436 W 53rd ST	LA	C37	PRO	2	\$0		\$650,000	\$369.53	1759	1910/ASR	5,446/0.125
33	23266777	S	2402 E 126th ST	CMP	C37	STD	2			\$800,000	\$543.48	1472	1922	19,828/0.45
34	23284945	S	1415 E 49th ST	LA	C42	STD	2			\$1,325,000	\$374.29	3540	2023/BLD	5,002/0.11
35	PW23079772	S	8558 Alameda ST	DOW	D3	STD	2	\$39,840		\$925,000	\$519.08	1782	1959/ASR	11,099/0.2548
36	PW23082400	S	12843 Weidner ST	PAC	PAC	STD	2	\$0		\$515,000	\$234.09	2200	1957/ASR	7,501/0.1722
37	23267241	S	2501 Exposition Pl	LA	PHHT	STD	2		5	\$1,338,000	\$476.67	2807	2016	4,528/0.1
38	DW23074617	S	10415 kalmia	LA	WATT	STD	2	\$20,580		\$700,000	\$402.30	1740	1964/OTH	5,204/0.1195
39	23261869	S	4418 W 163rd ST	LAWN	113	STD	3			\$1,100,000	\$488.89	2250	1960	5,465/0.12
40	PV23065738	S	1271 W 9th ST	SP	183	STD	3	\$57,627		\$989,000	\$378.06	2616	1935/ASR	6,752/0.155
41	CV23054703	S	3139 Vane AVE	ELM	619	STD	3	\$47,520		\$960,000	\$334.73	2868	1959/PUB	16,912/0.3882
42	23242487	S	3116 Johnston ST	LA	677	STD	3		2	\$1,265,000	\$383.33	3300	1965/BLD	5,937/0.13
43	DW2305589	S	8999 San Carlos AVE	SOG	699	PRO	3	\$0		\$778,000	\$452.59	1719	1931/OTH	8,250/0.1894
44	23249859	S	1331 W 41st ST	LA	C34	PRO	3			\$796,500	\$248.67	3203	1936	6,350/0.14
45	BB23048789	S	1320 W 93rd ST	LA	C36	STD	3	\$53,064		\$585,000	\$448.62	1304	1913/ASR	9,253/0.2124
46	23263157	S	8719 S Orchard AVE	LA	C36	STD	3			\$825,000	\$512.42	1610	1948	6,005/0.13
47	TR23090839	S	1466 W 49th ST	LA	C36	STD	3	\$0		\$1,150,000	\$385.13	2986	2018/ASR	6,447/0.148
48	PW23034319	S	969 Amalia AVE	ELA	ELA	PRO	3	\$40,800		\$888,000	\$328.16	2706	1961/ASR	6,595/0.1514
49	TR23076583	S	722 Eastmont AVE	ELA	ELA	STD	3	\$74,400		\$1,050,000	\$295.36	3555	1994/ASR	6,273/0.144
50	23267245	S	11836 Magnolia BLVD	VVL	VVL	STD	3			\$1,000,000	\$525.76	1902/A	1941/ASR	6,498/0.14
51	PW23085442	S	627 W Oliver ST	SP	189	STD	4	\$81,312		\$875,000	\$219.63	3984	1965/ASR	5,358/0.123
52	P1-13169	S	4123 Baywood ST	ATWV	606	STD	4	\$55,200		\$1,475,000	\$359.41	4104	1964	7,001/0.16
53	HD22212634	S	4108 Rowland AVE	ELM	619	STD	4	\$113,460		\$2,020,000	\$297.32	6794	1954/ASR	16,152/0.3708
54	AR23095521	S	1402 S Alta Vista Ave. AVE	MNRO	639	STD	4	\$163,800		\$3,088,000	\$619.83	4982	2019/ASR	8,743/0.2007
55	BB23090362	S	513 N Poplar AVE	MTB	674	TRUS	4	\$53,400		\$1,100,000	\$301.70	3646	1929/ASR	7,103/0.1631
56	CV23093185	S	139 W Florence AVE	LA	699	STD	4	\$30,813		\$750,000	\$293.89	2552	1936/ASR	4,958/0.1138
57	23272901	S	315 6th AVE	VEN	C11	STD	4			\$1,850,000	\$981.95	1884	1923	6,358/0.14
58	22131927	S	509 N HOBART BLVD	LA	C17	STD	4			\$1,389,000	\$275.60	5040/A	1927/ASR	7,509/0.17
59	DW23039817	S	701 74th	LA	C37	STD	4	\$240,000		\$2,450,000	\$274.42	8928	2023/BLD	7,005/0.1608
60	DW2307631	S	3721 S San Pedro ST	LA	C42	STD	4	\$0		\$2,300,000	\$384.23	5986	2023/BLD	6,000/0.1377
61	23254503	S	148 Monterey BLVD	HMB	148	STD	5			\$4,000,000	\$764.23	5234/A	1985/ASR	4,788/0.1
62	23260307	S	1038 N Crescent Heights BLVD	WHO	C10	STD	5		6	\$2,150,000	\$499.54	4304	1938	6,551/0.15
63	DW23063489	S	1410 E 20th ST	LA	C42	STD	5	\$85,260		\$940,000	\$200.21	4695	1928/PUB	5,854/0.1344
64	223001027	S	13103 Moorpark ST	SO	SO	STD	5			\$1,445,000			1952/ASR	7,116/0.16
65	AR23027961	S	469 Algrove	CVN	614	STD	6	\$105,912		\$1,525,000	\$391.63	3894	1959/ASR	11,145/0.2559
66	22228059	S	8011 S Western AVE	LA	C36	PRO	6			\$995,700	\$222.85	4468	1954	6,009/0.13
67	SB23082846	S	4035 W 134th ST	HAWT	109	TRUS	7	\$127,944	4	\$1,870,000	\$236.86	7895	1962/ASR	8,701/0.1997
68	DW22253140	S	717 S Duncan AVE	ELA	ELA	TRUS	7	\$61,800		\$875,000	\$302.98	2888	1926/ASR	6,791/0.1559
69	23266523	S	59 10th ST	HMB	148	STD	8			\$4,900,000	\$1,504.91	3256/A	1953/ASR	5,231/0.12
70	SB23038109	S	520 Avenue G	REDO	156	STD	8	\$216,900		\$4,450,000	\$575.53	7732	1962/APP	8,559/0.1965
71	PF23003747	S	5446 Romaine ST	LA	C20	STD	8	\$103,320		\$1,550,000	\$272.12	5696	1961/ASR	7,033/0.1615
72	22228041	S	8015 S Western AVE	LA	C36	PRO	8			\$1,392,000	\$256.16	5434	1955	6,009/0.13
73	23279525	S	4737 Kester AVE	SO	SO	STD	8		4	\$3,600,000	\$418.07	8611/A	2014	6,499/0.14
74	PW23014455	S	1400 W 218th ST	TORR	122	STD	11	\$14,944		\$2,050,000	\$317.24	6462	1928/ASR	18,008/0.4134
75	SB23045569	S	1028 N Ardmore AVE	LA	C20	STD	12	\$142,008		\$2,000,000	\$213.31	9376	1956/EST	8,914/0.2046
76	23264093	S	6043 Eleanor AVE	LA	C20	STD	14		5	\$3,550,000	\$363.13	9776	1985	13,000/0.29
77	QC23050849	S	11932 207th ST	LW	699	STD	19	\$538,272		\$7,650,000	\$448.94	17040	1990/ASR	33,106/0.76

Closed • Duplex

4010 W 242nd St. • Torrance 90505

2 units • \$837,500/unit • 3,818 sqft • 4,648 sqft lot • \$429.54/sqft • Built in 1983

PCH/Ocean Ave.

List / Sold:

\$1,675,000/\$1,640,000 ↓

35 days on the market

Listing ID: SB23068467



A Trophy Duplex located in Waleria, South Torrance, perfect for investors or someone that wants to live in one and rent the other. One of the largest 3 Bedroom 2.5 Bath Rentals in the neighborhood! Built in 1983, each unit (identical) boasts generous living areas of 1900sq.ft and soaring ceilings. You are welcomed into a spacious living room that features a cozy fireplace, wet bar, and half bathroom. The galley kitchen has tiled counters, separate pantry, large dual sink, & S/S appliances. The formal dining room is located off the kitchen and living room. The hallway leads to the interior laundry and all 3 bedrooms. The 2 guest rooms share a Jack n Jill bathroom with a walk-in shower. The primary bedroom suite provides a walk-in closet, separate vanity area, as well as separate tub & walk-in shower. There are dual paned windows in the bedrooms, bathrooms, kitchen, & dining room. The upstairs has laminate floors in the living areas, carpeted bedrooms. The downstairs is carpeted throughout. Both units have Direct Access to the 4 Car Garage with alley access. The garage also has private storage rooms for each unit. Landlord pays water/trash/gardener. Located near markets, shops, restaurants, fitness studios and parks. Riviera Elementary School option. Cosmetic updates to this amazing floorplan will provide a great return. At only \$850,000 each, why settle for a 2 bedroom and pay HOA fees?

Facts & Features

- Sold On 06/30/2023
 - Original List Price of \$1,700,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Forced Air
 - \$600 (Assessor)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
 - Cap Rate: 3.4
 - \$77100 Gross Scheduled Income
 - \$57720 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Galley Kitchen, Jack & Jill, Living Room, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
 - Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Water Heater
 - Other Interior Features: Copper Plumbing Full, High Ceilings, Living Room Balcony, Tile Counters, Wet Bar

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,380
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01879720
 - Gardener:
 - Licenses:
- Insurance: \$1,300
 - Maintenance: \$5,000
 - Workman's Comp:
 - Professional Management: 3000
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,175	\$3,175	\$3,800
2:	1	3	3	2	Unfurnished	\$3,250	\$3,250	\$4,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 125 - Waleria area
 - Los Angeles County
 - Parcel # 7534007022

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

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

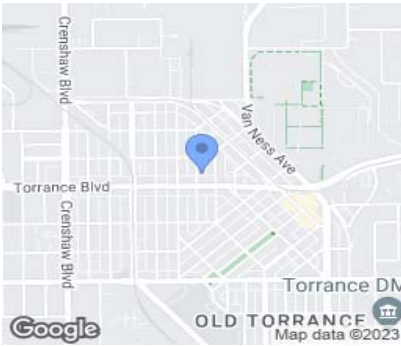
CUSTOMER FULL: Residential Income LISTING ID: SB23068467

Printed: 07/02/2023 5:04:00 PM

Closed •

1104 Portola Ave • Torrance 90501
2 units • \$587,500/unit • 2,578 sqft • 4,081 sqft lot • \$426.69/sqft •
Built in 1921
North of Torrance Blvd west of Van Ness

List / Sold:
\$1,175,000/\$1,100,000 ↓
180 days on the market
Listing ID: 22206097



2 unit building subject to US bankruptcy court approval

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,275,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,850	\$2,580	\$2,600
2:	2	3	2		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- | | |
|--|--|
| <ul style="list-style-type: none">• Notice Of Default sale• Buyer Agency Compensation: 2.5% | <ul style="list-style-type: none">• 134 - Old Torrance area• Los Angeles County• Parcel # 7354016035 |
|--|--|

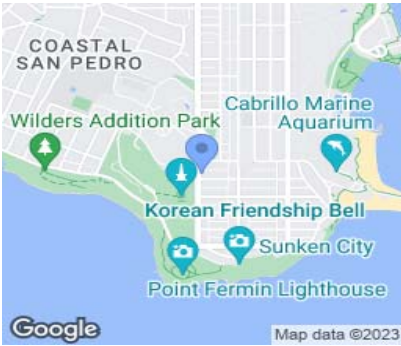
Michael Lembeck
State License #: 01019397
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Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

3622 S Gaffey St • San Pedro 90731
2 units • \$550,000/unit • 2,371 sqft • 6,403 sqft lot • \$432.31/sqft •
Built in 1928
Corner of Gaffey and 37th street

List / Sold:
\$1,100,000/\$1,025,000 ↓
16 days on the market
Listing ID: PV23080552



Enjoy the ocean breeze in this beautiful Moroccan inspired duplex located in the Point Fermin area of San Pedro. Just across the street from the Korean Bell and walking distance to Point Fermin Park, this property offers a great opportunity for ocean living AND having a tenant to help pay the mortgage! The lower unit has original hard wood floors throughout, and is flooded in natural light from it's many windows. French doors from the living room open to a patio area with an ocean view. There is a galley style kitchen that is more spacious than you might expect, 2 bedrooms and a vintage bathroom. This unit has a separate laundry room and direct access to a single car garage. The upper unit has 2 bedrooms and a den/office that is big enough to be another bedroom! There are hardwood floors throughout, and the living room opens up to a balcony with an ocean view! The kitchen is very spacious and has a large breakfast nook as well as a formal dining room. There is also a dedicated laundry space that leads out to a side deck and stairs to the yard. Both units are filled with the charm and character you would expect in a building of this vintage. Top it all off with a 6400 sq. foot street-to alley lot, 2 garage spaces, (and the likely potential to add an ADU -or maybe more - but you have to verify with the city). This unique location was previously used as an event space/art gallery as well. Point Fermin is home to much of San Pedro's rich culture, and some great dining spots too! Move in just in time for Music By The Sea, enjoy the "Hey Rookie" pool and the many other local summer activities. The new West Harbor development will only add to the value of this amazing property, so get in now while you still can! ***AND DID WE MENTION THE VIEW???? Bottom unit is owner occupied and will be delivered vacant.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,199,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Gravity
- \$396 (Estimated)
- Laundry: Individual Room
- \$25473 Gross Scheduled Income
- \$21973 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Corner Lot, Garden, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,123	\$2,123	\$3,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7467012022

Michael Lembeck

Re/Max Property Connection

CUSTOMER FULL: Residential Income LISTING ID: PV23080552

Printed: 07/02/2023 5:04:00 PM

Closed • Duplex

584 W 12th St • San Pedro 90731

2 units • \$532,500/unit • 2,216 sqft • 6,751 sqft lot • \$480.60/sqft • Built in 1921

Gaffey and I-110: South on Gaffey, East (L) on 12th St.

\$1,065,000/\$1,065,000 ↑

9 days on the market

Listing ID: PW23083818



Introducing a stunning remodeled duplex in the sought-after Plaza neighborhood of San Pedro. This beautiful property showcases exquisite craftsman architecture, offering a unique blend of timeless elegance and modern convenience. The duplex boasts a desirable unit mix, including a spacious 3-bedroom, 2-bathroom unit and a comfortable 2-bedroom, 2-bathroom. Each residence has been meticulously designed to provide a comfortable and stylish living experience. Step inside and be greeted by the sleek and modern white shaker kitchen cabinets, perfectly complemented by undermounted sinks and top-of-the-line stainless steel appliances. The kitchens are a chef's dream, providing ample space for culinary creations and entertaining guests. Convenience is key with in-unit laundry facilities, ensuring ease and efficiency in everyday living. The thoughtfully designed floor plans offer plenty of natural light, creating an inviting atmosphere throughout. This duplex also offers practicality with a 2-car garage featuring split doors, allowing for easy access and secure parking. The long driveway with new concrete provides additional parking space for residents and guests alike. Outside, the property presents a well-manicured lawn, enhancing its curb appeal and providing a pleasant outdoor space for relaxation and recreation. Nestled in the up-and-coming area of San Pedro, this property promises an exciting future. The Plaza neighborhood offers a vibrant community with a variety of amenities, including shopping centers, restaurants, parks, and more. Residents will enjoy the convenience of nearby schools and easy access to major transportation routes. Mind-blowing West Harbor project being built nearby with a massive \$500 million private development replacing the famous but dated Ports O'Call with 42-acres of retail and 5 times the outdoor space of the Grove. In addition, the port of Los Angeles is dropping an absurd 1 billion dollars in redevelopment in the area over 10 years. Real estate in this area feels reminiscent of Inglewood and its SoFi Stadium project, but perhaps even more grand. This is now the place to be to get in early!

Facts & Features

- Sold On 06/27/2023
 - Original List Price of \$1,059,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$328 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
 - \$70800 Gross Scheduled Income
 - \$70800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01443822
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7454019025

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

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

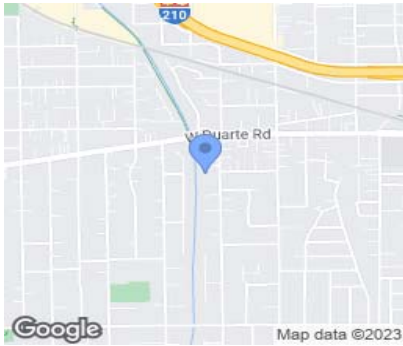
CUSTOMER FULL: Residential Income LISTING ID: PW23083818

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Closed •

927 S 10th Ave • Arcadia 91006
2 units • \$749,000/unit • 931 sqft • 24,969 sqft lot • \$1127.82/sqft •
Built in 1931
Duarte / 10th

List / Sold:
\$1,498,000/\$1,050,000 ↓
290 days on the market
Listing ID: AR22159672



Huge prices reduction drops \$200000!! Arcadia land 24969 sf with 2 single houses 927 S 10th Ave and 927 1/2 10th Ave all in excellent condition, Arcadia Unified school district! Currently exists 3bed 2bath each, (front 1bed/1bath without permit) and 3bed/2bath back house (un-know permits) completes in 2019, Great tenant \$5000 monthly income, big back yard you can add more on this huge land... lot dimensions 58x441- Buyer/Developer to verify all info and check with city to conduct own due diligence on all the potential and possibilities of this lot. please check the link below to see 3D Video.
<https://my.matterport.com/show/?m=imVuvqgjy1q> <https://my.matterport.com/show/?m=TDeWaJLYnju>

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,680,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$973 (Estimated)
- Laundry: Gas Dryer Hookup, Inside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 20000-39999 Sqft, Near Public Transit, Yard
- Sewer: Unknown

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5780019012

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex**\$1,160,000/\$1,100,000** ↓

34 days on the market

Listing ID: TR23072609

307 N Soldano Ave • Azusa 91702**2 units** • **\$580,000/unit** • **2,544 sqft** • **7,569 sqft lot** • **\$432.39/sqft** •
Built in 1991**E Azusa Ave / S 5th St**

Great Opportunity!!! This is an unique opportunity to acquire a newer built and well-maintained 2-units income property located in a nice and quiet area of Azusa. Great investment for a first-time investor seeking solid returns, or owner-occupy one home and rent the other. The property is composed of two separate homes attached only by garages. The front house features 2 bedrooms, 2 baths, newer counters, flooring, fixtures, and appliances. Both units have 2-car garages and there is ample additional off-street parking. The two stories back house with 3 bedrooms, 2.5 baths, a large private back yard, and many upgrades. These homes show great. Both have newer vinyl double pane windows, newer blinds, and more. In close proximity to Downtown Azusa, Azusa Pacific University, shopping, restaurants, and easy freeway access, etc. Buyer to complete their own due diligence in regards to all aspects of the property, including income, expenses and potential rents. DO NOT DISTURB TENANTS, drive by only.....Offers subject to interior inspection!

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,160,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$682 (Estimated)
- Laundry: In Garage
- \$52800 Gross Scheduled Income
- \$37380 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Main Floor • Appliances: Gas Oven, Gas Range, Gas Water Heater, Tankless Water Heater
- Bedroom, Main Floor Master Bedroom
- Floor: Laminate

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Fencing: Block
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$15,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01814504
- 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	3	2	Unfurnished	\$2,400	\$2,400	\$2,900
2:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,400

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
- Buyer Agency Compensation: 2.25%
- 607 - Azusa area
- Los Angeles County
- Parcel # 8611021012

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: TR23072609

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Closed • Duplex

List / Sold: \$750,000/\$929,000 ↑

620 Russell Ave • Monterey Park 91755

5 days on the market

2 units • \$375,000/unit • 2,020 sqft • 7,610 sqft lot • \$459.90/sqft • Built in 1949

Listing ID: WS23095546

Newmark



This Fixer Upper Two Units is located in a great Monterey Park neighborhood and is nearby many shops, Restaurants, Supermarkets & good schools. Property features Two large one bedroom, one bathroom units & a two car garage shared by tenants. Perfect investment opportunity for owner user, Investor or developer. The Property to be sold in its current "As Is" "where is" condition.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Owner)
- Laundry: Inside
- \$32200 Gross Scheduled Income
- \$21589 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,611
- Electric: \$500.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02082542
- Gardener:
- Licenses:
- Insurance: \$1,040
- Maintenance: \$660
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,399
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,325	\$1,325	\$1,500
2:	1	1	1	1	Unfurnished	\$1,525	\$1,525	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5260003005

Michael Lembeck

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

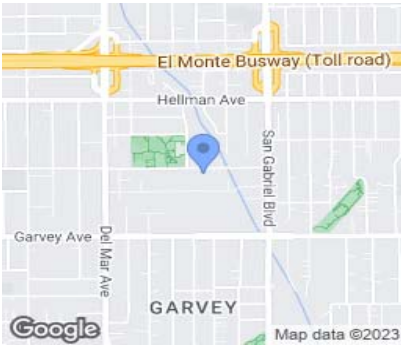
Re/Max Property Connection

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

Closed • Duplex

8022 Emerson Pl • Rosemead 91770
2 units • \$789,000/unit • 2,933 sqft • 9,651 sqft lot • \$487.90/sqft •
Built in 1947
West of San Gabriel Blvd; South Of Hellman Ave

List / Sold:
\$1,578,000/\$1,431,000 ↓
24 days on the market
Listing ID: WS23058742



Fantastic opportunity to own this 2 units on a large lot of 9,651 SF. 8022 Emerson Pl (Front House) was built in 1947 has 3 bedrooms/2 baths, and updated in 2018 with new roof and windows; and laminated flooring. Front unit rent \$2,600/mo. 8024 Emerson Pl (Back House) built in 2018, two story modern style with 4 bedrooms/3 baths. Back house features downstairs 1bedroom/1 bath and upstairs 3bedrooms/2 baths (including master bedroom/bath and slider door to balcony). Upstairs boasts wood flooring and a study loft. Downstairs has tile floors. Central air and heating, and ceiling fans in all bedrooms. Gated property with cemented driveway and plenty of parking. Enjoy the backyard with abundance of fruit trees (lychee, logan, orange, avocado, red wax jambu, jujube). Take a leisurely stroll to Garvey Park which provides fun activities for everyone at Splash Zone, playground, exercise area, picnic shelter, gym, and a dog park! Property is conveniently located within walking distance to supermarkets, restaurants, schools and parks. A short commute to DTLA and minutes to Pasadena, and easy freeway access. Make an appointment to see this beautiful property!

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$1,578,000
- 2 Buildings
- 7 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$45600 Gross Scheduled Income
- \$37850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Master Bedroom, Master Suite

Exterior

- Lot Features: Front Yard, Landscaped, Level with Street, Near Public Transit, Park Nearby, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$7,750
- Electric: \$6,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$550
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

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

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%
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5287030036

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$825,000/\$815,000 ↓

1403 1405 5th St • La Verne 91750

62 days on the market

2 units • \$412,500/unit • 1,247 sqft • 6,355 sqft lot • \$653.57/sqft •

Listing ID: AR23045542

Built in 1958

Heading North on Wheeler Ave, make a left on 5th St, property will be on the right



Wonderful opportunity to own a duplex in the heart of La Verne. The front unit has 2 beds/1 bath with 1 garage space and was completely redesigned in 2022. Open and modern layout with all new custom kitchen cabinets and appliances, flooring throughout, bathroom tiling, 100-amp electric panel, and tankless water heater. The back unit has 1 bed/1 bath and a private driveway for easy access (2-3 cars parking). Each unit is an individual house and both have a private front and back yard. Situated on a 6,355 square foot lot in a cul-de-sac, this property is in a very quiet and desirable neighborhood, with many parks, restaurants, shops, and schools nearby including the University of La Verne and the highly ranked Bonita High School. Also located near the Pomona Fairplex with easy access to the 210 and 10 freeways. This is a great property with high and stable rents.

Facts & Features

- Sold On 06/29/2023
 - Original List Price of \$825,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: Wall/Window Unit(s), Zoned
 - Heating: Ductless, Wall Furnace, Zoned
 - \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Washer Hookup
 - Cap Rate: 4.5
 - \$45000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Other Interior Features: Laminate Counters, Recessed Lighting

Exterior

- Lot Features: Corner Lot, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,175	\$2,175	\$2,400
2:	1	1	1	0	Unfurnished	\$1,575	\$1,575	\$1,600

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
 - Buyer Agency Compensation: 2%
- 684 - La Verne area
 - Los Angeles County
 - Parcel # 8381019014

Michael Lembeck

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

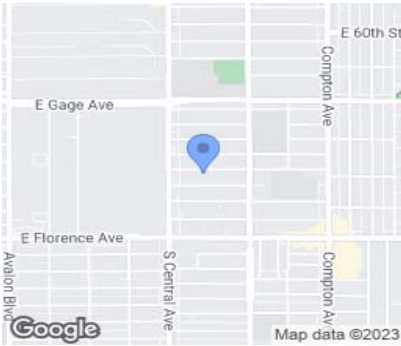
Re/Max Property Connection

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

Closed • Duplex

1150 E 68th St • Los Angeles 90001
2 units • \$649,950/unit • 3,288 sqft • 5,323 sqft lot • \$352.80/sqft •
Built in 2021
East on E Florence Ave, left on S Central Ave, right on E 68th St.

List / Sold:
\$1,299,900/\$1,160,000 ↓
63 days on the market
Listing ID: SR23047907



Great rental property opportunity! Two huge units with 5 bedrooms and 3 bathrooms each. Fenced, gated, and private. Each unit has a bedroom and bathroom downstairs.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$1,299,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$1,242 (Estimated)
- \$84000 Gross Scheduled Income
- \$73000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Main Floor Bedroom

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098059
- 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	5	3	1	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	5	3	1	Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6010009015

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

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

Closed •

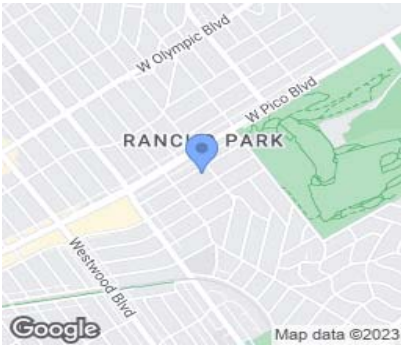
List / Sold:

\$3,190,000/\$3,190,000 ↓

40 days on the market

Listing ID: 23264295

10560 Ayres Ave • Los Angeles 90064
2 units • \$1,595,000/unit • 3,924 sqft • 6,251 sqft lot • \$812.95/sqft •
Built in 2023
Ayres Ave and Prosser Ave



Brand New Vacant Duplex For Sale in Prime Cheviot Hills/Rancho Park! A newly built duplex by Thomas James Homes sits in the idyllic Rancho Park neighborhood. Right when you walk into these two 4 bedroom, 2.5 bath, two-story Spanish style homes, one will notice the open-concept floor plan throughout the layout of each unit. Prepare gourmet meals in the chef inspired kitchen, which includes a walk-in pantry, island with bar seating, and top cooking appliances. Entertain in the dining area or cozy up by the gas fireplace of the great room, which features sliding doors that beckons you out into the back yard with patio, perfect for casual outdoor dining. Make your way upstairs to find three secondary bedrooms plus a bath with dual-sink vanity, and tub shower. Linen cabinetry and shelving at the hallway are complemented by a laundry closet for side by side washer dryer. Unwind in the grand suite which has a luxury bath an with a dual-sink vanity, walk-in shower with seat, and walk-in closet. Property is being sold as a duplex.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$3,449,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Upper Level
- Cap Rate: 4.84
- \$167135 Net Operating Income

Interior

- Rooms: Great Room, Entry, Master Bathroom, Walk-In Pantry, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Range, Range Hood, Oven
- Other Interior Features: High Ceilings, Recessed Lighting, Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$54,025
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C08 - Cheviot Hills/Rancho Park area
- Los Angeles County
- Parcel # 4318004003

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23264295

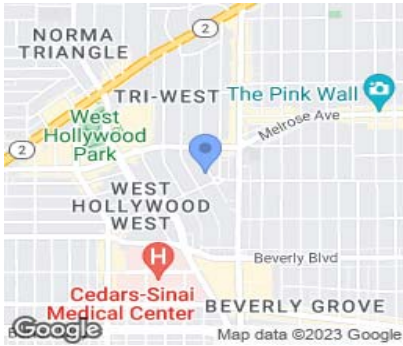
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Closed • Single Family Residence

List / Sold:
\$1,699,000/\$1,750,000 ↑

519 Westmount Dr • West Hollywood 90048
2 units • \$849,500/unit • 2,099 sqft • 5,998 sqft lot • \$833.73/sqft •
Built in 1926
S-of Melrose, W-La Cienega

37 days on the market
Listing ID: BB23046867



Dreams do come true! Prime location in the heart of West Hollywood! This side-by-side duplex sits on large lot on one of the best tree lined streets South of Melrose. As you enter your greeted with an abundance of natural light in the living and dining spaces. The kitchens have a nice flow with plenty of cabinet space and laundry. Down the hall you'll find two nice sized bedrooms, a full bath and lots of closet space. There's a long driveway leading to large back patio area and two separate garages, for all your storage needs. At the end of the street is Urth Caffe, all the shops, restaurants on Melrose and you're just minutes to Beverly Hills, the Sunset Strip, Beverly Center, the Grove and more! Don't miss out on this opportunity.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: In Kitchen
- \$59556 Gross Scheduled Income
- \$35497 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,059
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$537
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,190
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,095
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,507	\$2,507	\$3,400
2:	1	2	1	1	Unfurnished	\$2,456	\$2,456	\$3,400

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%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337010029

Michael Lembeck

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

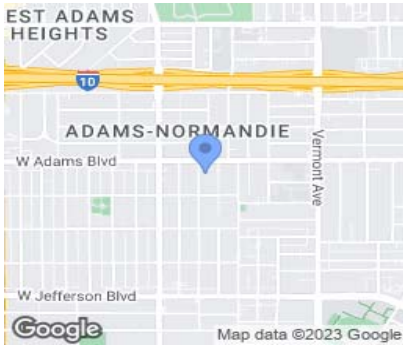
Re/Max Property Connection

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

Closed •

2622 Raymond Ave • Los Angeles 90007
2 units • **\$600,000/unit** • **3,404 sqft** • **8,102 sqft lot** • **\$455.35/sqft** •
Built in 1913
E of Normandie and S of Adams

List / Sold:
\$1,200,000/\$1,550,000 ↑
13 days on the market
Listing ID: 23274967



It's a rare gem when you find a fully vacant duplex. Behind hedges, this private, gated property is packed with historical details. Inside the larger 3 bed/2 bath unit (upper), sunlight pours in through 3 sets of French windows, each with a balcony to enjoy the tree top views. Living room with decorative fireplace leads to a den with original built ins/shelves. The large wood paneled dining room has a butler's pantry opening into the kitchen with lots of storage/cabinets and the most charming eat in breakfast nook. The largest bedroom has an enviable walk in closet and huge sunroom perfect for a workout space, home office or additional lounging. Back stairs beckon you down to a shaded porch + green and inviting backyard with mature trees, lemon tree and veggie boxes. The second 3 bed/2 bath unit (lower) has an almost identical floorplan but without the den + sunroom. The backyard is walled/gated from the large parking area and driveway. Room for 4 or maybe 6 cars. Exterior access to utility basement with some storage. Live in one unit and rent out the other, or rent both for fantastic income. Close to USC village, Ralphs, Trader Joe's, Bird's Nest Cafe, Natural History Museum to name a few. his property falls within the USC's UPC Patrol Area. Open Houses Sun June 4th 1-4pm, Tues June 6th 11am-1pm

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable

Interior

- Rooms: Den, Dressing Area, Living Room, Sun, Walk-In Closet
- Appliances: Dishwasher, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County

- Parcel # 5054011006

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

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

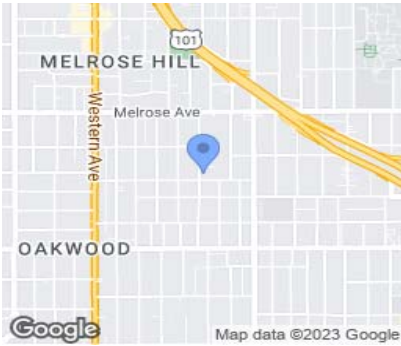
[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 23274967

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Closed • Duplex

508 N Kingsley Dr • Los Angeles 90004
2 units • \$582,500/unit • 1,656 sqft • 3,546 sqft lot • \$703.50/sqft •
Built in 1922
Melrose and Normandie

List / Sold:
\$1,165,000/\$1,165,000 ↓
67 days on the market
Listing ID: DW23025678



Seller is taking back up offers!! Beautiful side by side duplex. This property has been fully remodeled. Both units have the same identical floor plan and they have a separate address 508 and 510. Each unit has two bedrooms and two bathrooms. Most renovations were done with permits and all permits obtained were finalized. These lovely units look very modern and they have a great floor plan with an open concept living space. Each unit has it's own laundry room and brand new condenser for the central air. The kitchen has stainless steel appliances and shaker cabinets and beautiful quartz counter tops. Other features are new windows and doors, new electrical wiring, electrical panels and new copper plumbing. All bathrooms are new. The flooring is new laminated flooring. New garage door. Great vinyl fencing in the front of the property. These units look great and are located in a fast-growing and appreciating area of Mid-Wilshire/Koreatown. This is a great investment opportunity in a fast growing neighborhood where there is lots of new construction going on. The stairs, porch and retaining wall are new too. The property is located about a mile away to Larchmont Village and a short drive to Netflix and Paramount Studios and minutes away to the 101 HYW.

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$1,168,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$246 (Estimated)
- Laundry: Individual Room
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Microwave

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521009007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW23025678

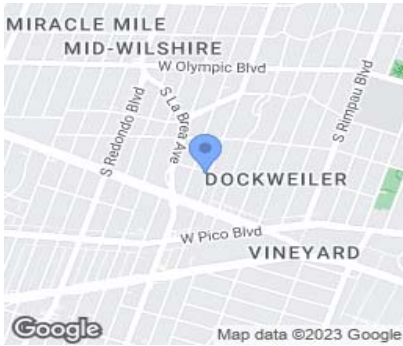
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Closed •

List / Sold: **\$971,750/\$925,000** ↓

4900 Dockweiler St • Los Angeles 90019
2 units • **\$485,875/unit** • **2,066 sqft** • **5,972 sqft lot** • **\$447.73/sqft** •
Built in 1952
North of Venice Blvd

15 days on the market
Listing ID: 23246831



Probate Sale! Estate of Maurice Muse. . This 4 bed; 2 bath duplex built in 1952 features +/-2,066 Sq Ft of living space, +/-5,977 Sq Ft lot, APN: 5084-026-001. One unit is vacant and one unit is occupied by occupant that is not paying rent to the administrator. There will be no interior inspection of the occupied unit and the unit will not be vacant at the close of escrow. This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied.

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$979,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2%
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5084026001

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1161 S Tremaine Ave • Los Angeles 90019
2 units • \$769,000/unit • 3,198 sqft • 6,543 sqft lot • \$516.98/sqft •
Built in 1924

Go up on Rimpau turn left on Edgewood Pl then turn left on S Tremaine Ave



List / Sold:
\$1,538,000/\$1,653,300 ↑
15 days on the market
Listing ID: PW23075902

Elegant Classic Mediterranean Duplex located in Beautiful Longwood Highlands. Surrounded by impressive well maintained properties on a tree lined street this showcase property features Downstairs Unit 2 bedrooms 1 1/2 baths, New interior paint, View windows, Fireplace, Gorgeous remodeled full bath along with half bath, upgraded Kitchen with new quartz Counter tops and Custom Cabinets. Wonderful Refinished hardwood floors, New upgraded Chandelier in Dining room, New Rustic Custom Mediterranean Entry door. Upstairs Unit features 2 Bedrooms 1 bath, Fireplace, View windows, Office (bonus room) with new interior paint & side windows, Large formal dinning room with view windows and balcony. Kitchen with quartz counter tops and custom cabinets along with Breakfast Nook. 3 Car Detached Garage with long private driveway. Check this one out!!

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,538,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Inside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Office

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5083006012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

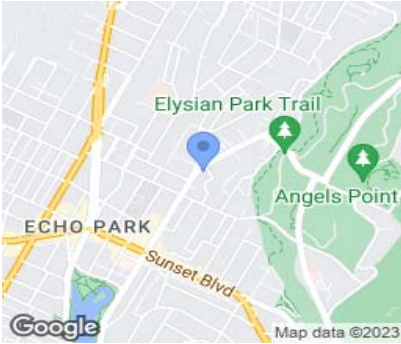
\$1,050,000/\$1,061,000 ↑

89 days on the market

Listing ID: 23238227

1556 Morton Ave • Los Angeles 90026
2 units • \$525,000/unit • 1,426 sqft • 3,165 sqft lot • \$744.04/sqft •
Built in

In Echo Park, on the corner of Echo Park Avenue and Morton Avenue.



LEFT UNIT WILL BE DELIVERED VACANT!! RARE FIRST TIME ON MARKET IN 80 YEARS! IT'S AN OPPORTUNITY MARKET, AND THIS IS THE CAN'T MISS OPPORTUNITY YOU'VE WAITED FOR. BIG UPSIDE, WITH MULTIPLE POSSIBILITIES. SUPER-RARE COMMERCIAL ZONED DUPLEX ON AN EXCELLENT "PRIME A" Triangular Corner location that is as trendy and popular as it gets. This versatile LAC2-zoned property can continue as residential or be re-purposed in as a Triple-net Retail space at pro-forma \$6,142/month (think BROOME STREET GENERAL STORE in Silver Lake). The lots C-2 zoning allows new construction max 2-Story, 35 feet tall (~4,000 sq. ft. interior) new build. Next to Canyon Coffee, Cookbook LA Grocery, Des Pair Books, and Glowing Plant-Based Eatery. This block of Echo Park blvd is completely redeveloped, with many well-known architects and development projects since 2015. For both living and lifestyle - this junction attracts locals from Atwater, Silver Lake, Los Feliz, and all of NELA. As cute residential bungalows, it currently generates great income already. With its versatility and location, the UPSIDE future possibilities are easy to see. Plus, both units are in good condition with charming character intact. Each unit has washer and dryer hook ups. Each unit has a new European-style HVAC unit. Current tenants are stable & low-maintenance. Pro-forma market rents are \$6,000/month (residential) or \$6,142/month (retail triple-net commercial). A short stroll to nature trails and Dodgers Stadium in Elysian Park also. Tenant occupied (1558 unit may be delivered vacant) - shown to pre-qualified buyers only. Sold as-is. Welcome to Echo Park!

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$1,050,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.5
- \$34170 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$11,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02017020
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,000	\$2,000	\$3,071
2:	1	1	1		Unfurnished	\$0	\$0	\$3,071
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

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

- Buyer Agency Compensation: 2.5%

- Parcel # 5419014002

Michael Lembeck

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

Re/Max Property Connection

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

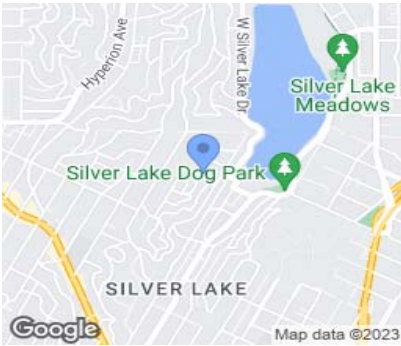
CUSTOMER FULL: Residential Income LISTING ID: 23238227

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Closed •

3026 & 3028 Fall Ave • Los Angeles 90026
2 units • \$1,100,000/unit • 2,529 sqft • 8,817 sqft lot • \$988.53/sqft •
Built in 1927
Van Pelt Place, to West Silver Lake, to Fall Ave

List / Sold:
\$2,200,000/\$2,500,000 ↑
19 days on the market
Listing ID: 23262993



Nestled in the hills of Silver Lake is a one-of-a-kind corner lot duplex. This 'two on a lot' offers the best of hillside living with unobstructed views, incomparable natural light, and 2 homes that are unique and wonderfully updated. The 2 structures consist of a beautiful Spanish home built in 1927 w/ 2 bedrooms & 2 bathrooms and an adjacent accessory studio. The other structure is a Craftsman bungalow with 1 bedroom, 1 bathroom added in 1947. The charming bungalow makes wonderful rental and is approx. 710 sq ft; has updated kitchen, laundry room, garage, HVAC and a large private concrete patio. The Spanish house floats above on the corner and is approx. 1,425 sq ft, featuring a 2-car garage, hickory wood floors, breathtaking view, a unique entry w/concrete tiles, and a custom wood arch. The light-filled updated kitchen has marmoleum floors, wood, & lacquered cabinets. The living rm has a rebuilt /working fireplace, original coved ceiling, & custom windows designed to maximize the views. The secondary bedroom/office has a custom built-in murphy bed. The primary bedroom large walk-in-closet and en suite bathroom w/sunken shower lined in handcrafted Heath tile, a custom vanity encased in sustainable Durat. The secondary bathroom has a vintage refurbished clawfoot tub w/chic tile surround. There is also a laundry rm w/additional storage. Adjacent to this home is a permitted accessory/studio measuring 414 sq ft with a polished concrete flr, kitchenette and exquisite bathroom. This space is incredibly versatile & gives the owner endless options for use. The space leads out to a deck, and a backyard that features mature plantings, room for an outdoor dining space, & privacy. This house encompasses all there is to love about living in Silver Lake, from the 10-minute walk to La Mill, Botanica & L&E, to the views of the San Bernardino Mountains. This property has been a true labor-of-love renovation; a must-see gem that is even better in person!

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$2,200,000
- 3 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Individual Room
- \$2887 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Formal Entry, Living Room, Walk-In Closet, Entry • Appliances: Dishwasher, Disposal, Gas Cooktop
- Floor: Wood, Tile

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$413
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$127
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$136
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5431031001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23262993

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Closed • Duplex

List / Sold: \$509,000/\$525,000 ↑

236 E 75th St • Los Angeles 90003

14 days on the market

2 units • \$254,500/unit • 1,166 sqft • 5,738 sqft lot • \$450.26/sqft • Built in 1922

Listing ID: PW23069430

West of San Pedro/South of Florence



Both units are 2 bedroom/1 bath with room in rear for an ADU to generate extra income. Gated front with plenty of parking. Tenants are long term-related.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$509,000
- 2 Buildings
- 0 Total parking spaces
- \$314 (Estimated)
- Laundry: Individual Room
- \$27089 Gross Scheduled Income
- \$27089 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,700
2:	1	2	1	0	Unfurnished	\$957	\$957	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6022012009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$699,000/\$670,000** ↓

1453 W 61st St • Los Angeles 90047

22 days on the market

2 units • \$349,500/unit • 2,041 sqft • 5,134 sqft lot • \$328.27/sqft • Built in 1938

Listing ID: 23260259

Take the Western/Normandie Ave exit from the 10E, turn right on Normandie Ave. and turn right on W.61st Street.



Absolutely amazing two unit duplex. Centrally located, this property boasts 3 bedrooms and one bath up front and the rear unit has one bedroom and one bath. It is rare to find a property in this area with its own apartment in the back. Both units are well kept with long-term tenants that pay rent on time. Each occupant has its own privacy, ample parking and situated on a quiet residential street. The front unit has laundry hook ups and there is a laundry room with large storage space in the back that could potentially be converted into another unit. This is a great opportunity for someone to get their foot in the door to an area that is on the come up. It's also perfect for an investor looking to add to their rental portfolio. The new Crenshaw Line that will take you to LAX is less than 5 miles away. This property is less than a mile away from sporting and recreational facilities for your entire family to enjoy, Chester Washington Golf Course, Maggie Hathaway 9-Hole Golf Course, Jesse Owens Swimming Pool, YMCA, St. Andrew Recreation Center, Rex's Baseball Batting Cage, Restaurants, Grocery Stores, Elementary, Junior and High Schools. Located in south Los Angeles, close to the 110, 105 and 405 freeways. Property is being sold As-Is and tenants to remain in possession. Please DO NOT DISTURB TENANTS!

Facts & Features

- Sold On 06/28/2023
 - Original List Price of \$699,000
 - 2 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, In Kitchen

Interior

- Appliances: Disposal, Microwave, Refrigerator, Oven

Exterior

- Lot Features: Back Yard, Front Yard, Lawn

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,400	\$2,400	\$3,200
2:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area

- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 6002020029

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23260259

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Closed • Duplex

List / Sold: \$630,000/\$690,000 ↑

9623 Bandera St • Los Angeles 90002

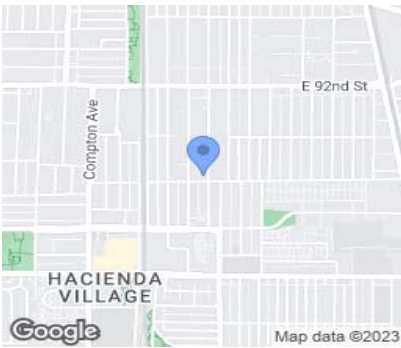
28 days on the market

2 units • \$315,000/unit • 2,208 sqft • 7,148 sqft lot • \$312.50/sqft •

Built in 1922

Listing ID: IN23075082

Take Harbor fwy 110 to Century blvd exit, go east 3.5 miles to Bandera and turn left to 9623 Bandera on the left side.



Rare opportunity to own a super nice, spacious, clean duplex with one 3 bedroom 1 bath unit and a 2 bedroom 1 bath unit. Live in one and rent out the other one. Both units have a separate laundry room. Brand new roof less than 1 year old. It also has a new central heating system. Large lot with a long driveway and a spacious backyard. Plenty of nearby shopping, freeway close and not far from downtown LA and the new SoFi stadium. ALL INFORMATION DEEMED RELIABLE, BUT BUYER MUST VERIFY ALL PERMITS, BEDROOM COUNT, SQUARE FOOTAGE, ZONING AND ANY OTHER INFORMATION PERTINENT TO THE PROPERTY.

Facts & Features

- Sold On 06/26/2023
 - Original List Price of \$630,000
 - 1 Buildings
 - 0 Total parking spaces
 - Heating: Forced Air
 - \$652 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02191300
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6048034033

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$598,000/\$725,000 ↑

4263 Walton Ave • Los Angeles 90037

21 days on the market

2 units • \$299,000/unit • 1,662 sqft • 6,000 sqft lot • \$436.22/sqft • Built in 1924

Listing ID: CV23084300

Between S Normandie and Vermont



Live Near The World Famous Exposition Park and collect profitable rents

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$598,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Floor Furnace
- \$340 (Assessor)
- Laundry: Outside
- \$44700 Gross Scheduled Income
- \$42886 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,814
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02090943
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$564
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,925	\$1,925	\$1,925
2:	1	1	1			\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020022021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$749,900/\$770,000 ↑

1931 W 67th St • Los Angeles 90047

6 days on the market

2 units • \$374,950/unit • 2,242 sqft • 5,401 sqft lot • \$343.44/sqft • Built in 1930

Listing ID: PW23084054

N/FLORENCE W/WESTERN AVE



Don't miss out on this ideal investment... an ideal investment opportunity for any buyer looking to invest in Southwest Los Angeles. The property is comprised of (2) 2Bed 1Batj units. At one of the lowest price points for an income property, the subject property is the best way to enter the real estate market and grow your portfolio! This 2,242 square foot building is situated on a 5,401 square foot lot, zoned LAR1. Twin units, with direct access 1 car garage each...

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Gas
- Heating: Natural Gas
- \$378 (Assessor)
- Laundry: Inside, Stackable
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01030870
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6016017023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$799,000/\$815,000** ↑

949 W 61st St • Los Angeles 90044

29 days on the market

2 units • \$399,500/unit • 1,599 sqft • 5,204 sqft lot • \$509.69/sqft • Built in 1924

Listing ID: 23270063

Use Google Maps



BACK ON THE MARKET*Welcome to the ultimate opportunity to own this remodeled duplex that you just can't afford to miss out on! This property is a true gem that has been maintained and upgraded to include new copper plumbing and EV charging, with two complete and one prewired waiting for installation.The front unit offers an open layout with 3 bedrooms and 3 bathrooms, all of which have been recently remodeled with modern finishes. But that's not all! The back unit, with 2 bedrooms and 2 bathrooms, has also been remodeled with modern finishes. You'll love the sleek and stylish glass subway backsplash and quartz countertops in both kitchens, as well as the soft-close cabinets. In addition, both units feature newly added split air conditioners, ensuring that you stay comfortable year-round. The front house even has a tankless water heater for maximum efficiency. And the best part? Both units will be delivered vacant at the close of escrow, giving you the freedom to move in or rent out right away. Located close to major freeways and shopping, don't miss out on this amazing opportunity. Call today to schedule a showing and experience the beauty of this property for yourself! Buyers and Buyers agent to do their own due diligence and satisfy themselves.

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$719,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Electric
- Heating: Forced Air

Interior

- Floor: Laminate
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004010016

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23270063

Printed: 07/02/2023 5:04:01 PM

Closed • Duplex

657 W 117th St • Los Angeles 90044

2 units • \$425,000/unit • 2,108 sqft • 7,668 sqft lot • \$398.48/sqft • Built in 1940

North of El Segundo

List / Sold: \$850,000/\$840,000 ↓

12 days on the market

Listing ID: PW23086167



Beautiful duplex situated in one of the most desirable areas of Los Angeles. The property consists of two separate units. The front unit consists of two bedrooms and one extra room without a closet. The second unit consists of two bedrooms and one bathroom. Each unit has undergone extensive renovation which includes new roof, new laminated flooring, new cabinets, updated bathrooms and more. There is a two car garage attached to the back unit. Each unit also has its own private patio. This duplex is perfect to live in one and rent the other one for additional income. This property is a must see.

Facts & Features

- Sold On 06/28/2023
 - Original List Price of \$850,000
 - 2 Buildings
 - Levels: One, Two
 - 2 Total parking spaces
 - Heating: See Remarks
 - \$410 (Estimated)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic
 - Floor: Laminate
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Average Condition
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$300
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 00527439
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$200
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6088012023

Michael Lembeck

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

Re/Max Property Connection

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

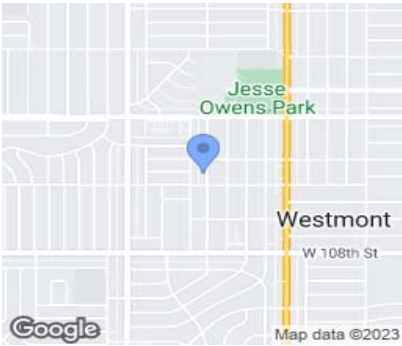
Closed • Duplex

List / Sold: \$799,900/\$900,000 ↑

10323 S Gramercy Pl • Los Angeles 90047
2 units • \$399,950/unit • 1,890 sqft • 5,463 sqft lot • \$476.19/sqft •
Built in 1948
Cross streets Gramercy & Van Ness

7 days on the market

Listing ID: SW23084851



Welcome to this fantastic investment opportunity in a prime location in Los Angeles, CA. This spacious duplex features two units, each offering 2 bedrooms and 1 bathroom. Situated on a quiet street, this property boasts a large backyard and is conveniently located near Sofi Stadium and the upcoming Intuit Arena. With its close proximity to LAX, the beach, and its central location, this property provides easy access to all the amenities and attractions Los Angeles has to offer. The garage also has the potential for an accessory dwelling unit (ADU), making it ideal for long-term or short-term rentals. Whether you choose to live in one unit and rent out the other or solely invest in this lucrative opportunity, this property is the perfect choice. With a little TLC, this property can be transformed into a fantastic investment. Additional features include private laundry area in each unit, newer windows, central AC and heating for added comfort.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$799,900
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- \$1,028 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Range

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: 01714552
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6058011004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$680,000/\$650,000** ↓

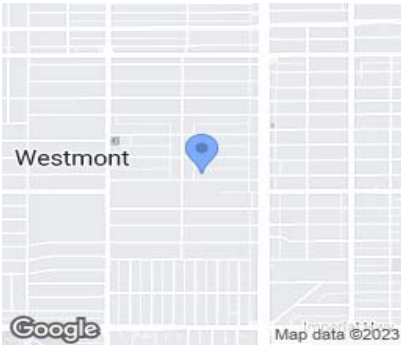
1131 W 107th St • Los Angeles 90044

23 days on the market

2 units • \$340,000/unit • 1,694 sqft • 9,211 sqft lot • \$383.71/sqft •
Built in 1922

Listing ID: 23261411

South of Century, West of Vermont, East of Normandie



We are pleased to present an investment opportunity consisting of 2 units (2 on a lot). The front unit consists of 3 bedrooms, 1bath. The back unit consists of 1 bedroom, 1 bath. Address on the front unit is '1133'. Property needs work but presents good upside potential to the savvy investor/developer. Large lot. The convenient location is close to transportation, schools, shopping, and freeways. Please do not disturb occupants or walk on property. Dogs on property. Drive by only. Property will be vacated. Don't miss this opportunity. Contact listing agent for more information.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$680,000
- 2 Buildings
- Heating: Wall Furnace

Interior

- Rooms: Living Room
- Floor: Carpet

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$14,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6060015017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23261411

Printed: 07/02/2023 5:04:01 PM

Closed • Duplex

List / Sold: \$749,900/\$772,397 ↑

201 W 62nd St • Los Angeles 90003

4 days on the market

2 units • \$374,950/unit • 1,623 sqft • 5,125 sqft lot • \$475.91/sqft • Built in 1910

Listing ID: DW23053276

Broadway Ave & Main St



Recently Remodeled Duplex!... Features include: 2 Bedrooms / 1 1/2 Bathrooms each Unit. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking & two car detached garage. Alarm on property, Freshly painted interior and exterior. On Title subject is 5 Bed/2 Bath. This is a must see!

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$749,900
- 1 Buildings
- 5 Total parking spaces
- \$276 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Microwave

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6005018030

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

332 E 55th St • Los Angeles 90011

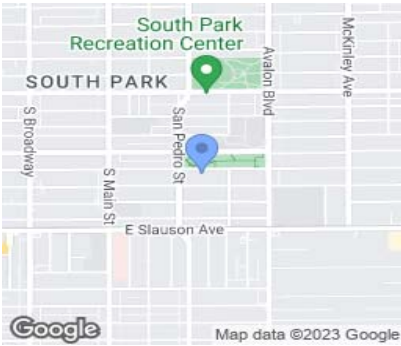
2 units • \$201,875/unit • 1,700 sqft • 5,332 sqft lot • \$247.06/sqft • Built in 1958

Exit Vernon Ave off the 110, then make a left on W Vernon, then a right on S San Pedro, and finally a left on E 55th

List / Sold: \$403,750/\$420,000 ↓

116 days on the market

Listing ID: SR22171210



This is the perfect investment opportunity for investors looking to live in one unit and rent out the other! And the future upside potential on this property is endless! Each unit features two bedrooms and one bath with a detached garage giving each unit a parking space. This charming duplex allows for you to make your real estate dreams a reality and implement all desires you seek for your home.

Facts & Features

- Sold On 06/26/2023
 - Original List Price of \$525,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$12,976 (Estimated)
- \$7416 Gross Scheduled Income
 - \$7416 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01378477
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$618	\$618	\$2,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5101010027

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$399,000/\$470,000** ↑

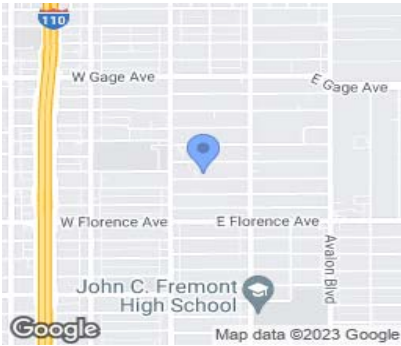
151 E 69th St • Los Angeles 90003

2 days on the market

2 units • \$199,500/unit • 1,260 sqft • 5,430 sqft lot • \$373.02/sqft • Built in 1909

Listing ID: 23266983

Travel east on Florence Ave, turn left on Main Street., right on 69th Street



Investor's Delight. Great opportunity to attain land in a high development area. Front house and back house, value is in the land. Property to be delivered vacant. Zoned RA2 - Rebuild and value add with additional units. Offers made subject to inspection. Property sold "As is". Broker/Agent does not guarantee the accuracy of data, square footage, lot size, schools, or other information concerning the conditions or features of the property provided by the Seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. DO NOT DISTURB OCCUPANTS OR WALK PROPERTY. DRIVE BY ONLY

Facts & Features

- Sold On 06/29/2023
 - Original List Price of \$399,000
 - 2 Buildings
 - Cooling: Wall/Window Unit(s)
 - Heating: Floor Furnace
- Laundry: Inside

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02035381
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,225
2:	2	1	1		Unfurnished	\$0	\$0	\$1,726
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: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6011004048

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23266983

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Closed •List / Sold: **\$630,000/\$630,000** ↓**439 E 105th St • Los Angeles 90003****213 days on the market****2 units • \$315,000/unit • 1,398 sqft • 5,400 sqft lot • \$450.64/sqft • Built in 1925****Listing ID: DW22171065****105TH St & Avalon Blvd**

RARE OPPORTUNITY DUPLEX!!! PRICED TO SELL!!! Well-located duplex in the city of Los Angeles near schools, shopping and 110 & 105 freeways. Two units, 2 bedrooms 1 bath each unit (front unit is 624 sqft & back unit 774 sqft). Ready to move in or rent out, perfect investment property! I have an FHA appraisal @ \$650,000!!!

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$650,000
- 2 Buildings
- 1 Total parking spaces
- \$511 (Estimated)
- 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: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

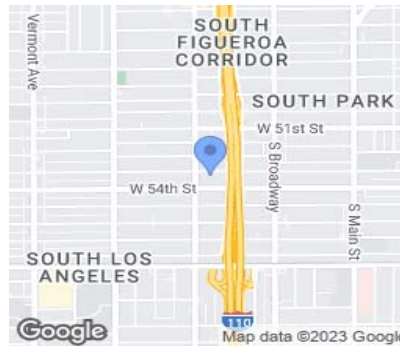
- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6063020021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$650,000/\$650,000** ↓**436 W 53rd St • Los Angeles 90037****254 days on the market****2 units • \$325,000/unit • 1,759 sqft • 5,446 sqft lot • \$369.53/sqft • Built in 1910****Listing ID: MB22191535****Hoover Street**

PROBATE SALE The Estate of Luis A. Valadez Overbid Court Date is set for May 8, 2023 at 8:30am Department 4 at Superior Court of California County of Los Angeles 111 N. Hill St. Los Angeles, CA 90012. First minimum overbid is \$683,000 with the judge to determine increments thereafter. Please contact listing agent for more details. This property has (2) UNITS, excellent for privacy and convenience! Front is a (3) Bedrooms /(2) Bathroom and will be delivered vacant, which is difficult to find during these times. Front house has a spacious kitchen and living room area. For your pure enjoyment, there are fruit trees in the front yard. By the way, both houses have new electrical work completed. Back Attached is a (2) Bedroom /(1) Bathroom currently occupied with paying renter. Parking will not be an issue as the rear of the property has parking. Property has freeway access in a matter of seconds! In addition, property is e located nearby: 1.5 miles from Exposition Park/USC and 2.7 miles from Staples Center, shops and schools. Security camera system will stay in place.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$320 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,595
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,595

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5001035007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$699,000/\$800,000** ↑

2402 E 126th St • Compton 90222

14 days on the market

2 units • \$349,500/unit • 1,472 sqft • 19,828 sqft lot • \$543.48/sqft •
Built in 1922

Listing ID: 23266777

Located between Willowbrook and Mona just south of the 105 and north of El Segundo



Large almost 20k sq ft lot with 2 separate houses located in the county with a Compton address. The front house is a 2bdrm 1ba that needs a little work and will be delivered vacant. The rear house a 3bdrm 1ba and needs some work and is occupied. Units separately metered for gas and electric. This is a deep, flat lot ripe with potential. Perfect for an owner user or an investor. Bring your buyers.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$699,000
- 2 Buildings
- Heating: Wall Furnace

Interior

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

Exterior

- Lot Features: Horse Property
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00895617
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6154001020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23266777

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Closed •

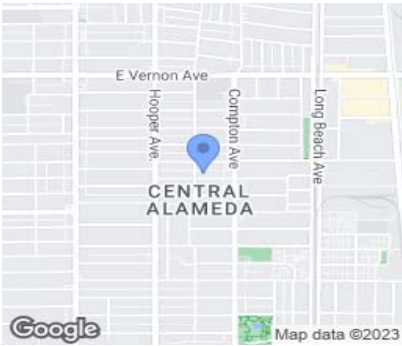
1415 E 49th St • Los Angeles 90011
2 units • \$662,500/unit • 3,540 sqft • 5,002 sqft lot • \$374.29/sqft •
Built in 2023
East of Hopper

List / Sold:

\$1,325,000/\$1,325,000

0 days on the market

Listing ID: 23284945



PROPERTY SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,325,000
- 1 Buildings
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01933167
- 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	6	3		Unfurnished	\$0	\$0	\$0
2:	1	5	3		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5107023016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$900,000/\$925,000 ↑

8558 Alameda St • Downey 90242

16 days on the market

2 units • \$450,000/unit • 1,782 sqft • 11,099 sqft lot • \$519.08/sqft •

Built in 1959

Listing ID: PW23079772

Firestone to South on Patton turns into Birchdale to West on Alameda Bounded by Brookshire



Front house is a 3 bedroom 2 bath in good condition that assessor shows 1226 square feet with a rear yard and side yard patio. Single car garage where washer and dryer is located. Home has central heat and air conditioning. Tenant is on month to month. Rear unit is addressed as 8558 Alameda and is older than 1959 from appearance. 1 bedroom 1 bath in fair condition with front and rear yard. Older single car garage and side yard shed. No termite provided on the rear home, front home termite is negotiable. Rear home is on a month to month. This property appears to be a good fit for removing the existing one bedroom rear home and adding on two more ADU type rental units or owner occupied. Inverstor builders check with City of Downey Building for requirements. Owner will not accept an offer prior to May 23, 2023 to allow potential buyers to check with City of Downey and to arrange financing for prequalification. Please don't disturb long term tenants by knocking on the door. You may walk the driveway and if asked, say you are a Realtor or potential buyer.

Facts & Features

- Sold On 06/27/2023
 - Original List Price of \$900,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - 1 Total carport spaces
 - Heating: Central
 - \$640 (Estimated)
- Laundry: In Garage, Outside
 - \$39840 Gross Scheduled Income
 - \$27040 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,800
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$300
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,795	\$1,795	\$3,200
2:	1	1	1	1	Unfurnished	\$1,525	\$1,525	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- D3 - Southwest Downey, S of Firestone, W of Downey area
 - Los Angeles County
 - Parcel # 6261015047

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$515,000/\$515,000 ↓

12843 Weidner St • Pacoima 91331

0 days on the market

2 units • \$257,500/unit • 2,200 sqft • 7,501 sqft lot • \$234.09/sqft • Built in 1957

Listing ID: PW23082400

glenoaks



duplex property

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$525,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Forced Air
- \$491 (Estimated)
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02142871
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2527026011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW23082400

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Closed •

2501 Exposition Pl • Los Angeles 90018
2 units • \$675,000/unit • 2,807 sqft • 4,528 sqft lot • \$476.67/sqft •
Built in 2016
Enter from 7th St just south of Exposition Blvd or North of Obama Blvd

List / Sold:
\$1,350,000/\$1,338,000 ↓
8 days on the market
Listing ID: 23267241



Welcome to 2501 and 2503 Exposition Place. A modern and stylish duplex located on the edge of Jefferson and Leimert Park in the heart of Los Angeles just west of USC. This impressive building was constructed in 2016 and offers the perfect combination of luxury, comfort, and convenience. Featuring two spacious and well-designed units both with 4 Bedrooms and 3 Baths and each of these units are equipped with modern amenities that ensure a comfortable living space. The building boasts a sleek and contemporary design that sets it apart from other properties in the area, making it a highly desirable option for renters. This property has separate meters for each unit, including water, and requires minimal maintenance, making it a great investment for generating passive income or occupying the vacant unit to help with the mortgage.. Don't miss out on the opportunity to own this exceptional income property in one of the most sought-after areas of Los Angeles. The detached 4 car garage could potential be turned into one or two ADU's for additional income. Contact us today to schedule a viewing and take the first step towards owning this incredible property.

Facts & Features

- Sold On 06/29/2023
 - Original List Price of \$1,350,000
 - 1 Buildings
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - Cap Rate: 5
 - \$70480 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$25,952
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$4,500	\$0	\$4,500
2:	1	4	3		Unfurnished	\$3,536	\$3,536	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5044023015

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23267241

Printed: 07/02/2023 5:04:01 PM

Closed • Duplex

List / Sold: \$715,000/\$700,000 ↓

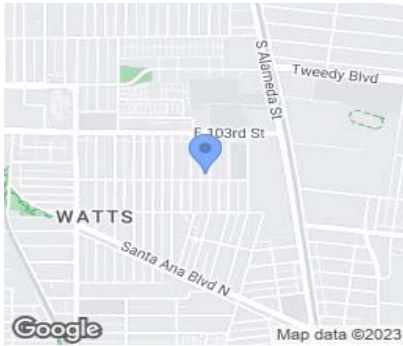
10415 kalmia • Los Angeles 90002

0 days on the market

2 units • \$357,500/unit • 1,740 sqft • 5,204 sqft lot • \$402.30/sqft • Built in 1964

Listing ID: DW23074617

kalmia



Facts & Features

- Sold On 06/28/2023
- Original List Price of \$715,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Natural Gas
- \$6,017 (Assessor)
- \$20580 Gross Scheduled Income
- \$17320 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,850
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,715	\$1,715	\$0
2:	1	3	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- WATT - Watts area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: \$975,000/\$1,100,000 ↑

4418 W 163rd St • Lawndale 90260

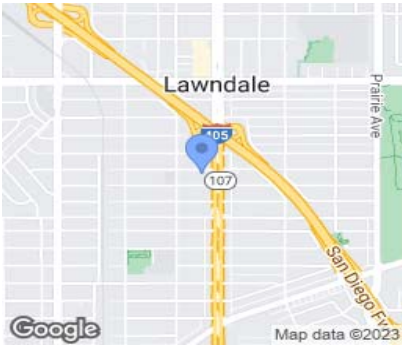
17 days on the market

3 units • \$325,000/unit • 2,250 sqft • 5,465 sqft lot • \$488.89/sqft •

Listing ID: 23261869

Built in 1960

S of the 405 Fwy off of Hawthorne Blvd. 1/3 blk W of Hawthorne Blvd. on the S side of 163rd Street



Looking for an investment property that pays for itself? Look no further than this charming Lawndale triplex that comes with reliable, long-term tenants already in place. This property is perfect for anyone looking to add to their portfolio, with an ideal location and a strong rental history. Three units all with 2 bedrooms and 1 bath each. Units have separate single car garages. Property has a small front patio area and across the street is a quaint public park. Prime location close to the freeway, beach and LAX. Shopping and amenities all within walking distance. Please submit all offers by Tuesday, May 16th at 12PM.

Facts & Features

- Sold On 06/29/2023
 - Original List Price of \$975,000
 - 2 Buildings
 - Levels: Multi/Split
 - 3 Total parking spaces
- Laundry: See Remarks
 - \$40913 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$15,187
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,100
2:	2	2	1		Unfurnished	\$1,400	\$1,400	\$1,750
3:	3	2	1		Unfurnished	\$1,475	\$1,475	\$1,800
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: 3%
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4080030004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$979,000/\$989,000 ↑

1271 W 9th St • San Pedro 90731

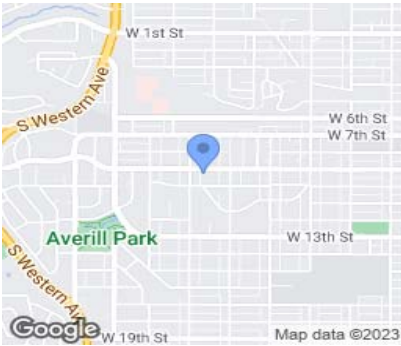
36 days on the market

3 units • \$326,333/unit • 2,616 sqft • 6,752 sqft lot • \$378.06/sqft •

Built in 1935

Listing ID: PV23065738

South side of 9th Street between Walker and Patton



Great investment opportunity in Vista Del Oro! This 3 unit property, built in 1935, still retains much of its original charm! The front two units are built around a central courtyard, offering a beautiful gathering place to enjoy the warm weather. Both units offer 2 bedrooms and 1 bath in a spacious floorplan. Coved ceilings, built-ins, arched doorways and faux fireplaces are some of the charming features you will find here! The back unit is freestanding and sits atop 3 single car garages. This unit has an adorable front deck overlooking a grassy yard, and offers a glimpse of the harbor and the mountains beyond. Each unit has its own water heater and laundry hookups. The owners have taken great care of these units, with newer water heaters, new drains, remodeling of bathrooms in 1273 & 1275, upgrading the building's electric panel, flooring and other upgrades. All units have dual pane windows. Although photos show empty units, all units are occupied and will be delivered with tenants. (unit 1271 is not pictured). This is a great property to start your foray into home-ownership and have the tenants help pay the mortgage or a perfect upleg for your 1031 exchange.

Facts & Features

- Sold On 06/30/2023
 - Original List Price of \$979,000
 - 2 Buildings
 - Levels: One, Two
 - 5 Total parking spaces
 - Heating: Floor Furnace, Wall Furnace
 - \$463 (Estimated)
- Laundry: Inside
 - \$57627 Gross Scheduled Income
 - \$39705 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level
- Sewer: Public Sewer with Street, Yard

Annual Expenses

- Total Operating Expense: \$17,922
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00527439
 - Gardener:
 - Licenses: 320
- Insurance: \$1,525
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,345	\$1,345	\$1,345
2:	1	2	1	1	Unfurnished	\$1,866	\$1,866	\$1,866
3:	1	2	1	0	Unfurnished	\$1,595	\$1,595	\$1,595

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7459023008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PV23065738

Printed: 07/02/2023 5:04:01 PM

Closed • **Triplex**

3139 Vane Ave • El Monte 91733

3 units • **\$298,333/unit** • **2,868 sqft** • **16,912 sqft lot** • **\$334.73/sqft** •

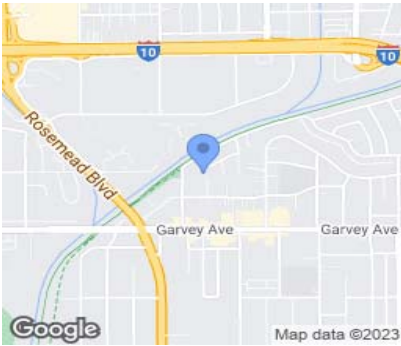
Built in 1959

Rosemead Blvd south, Garvey Ave left (east), Lashbrook Ave left (north), Cortada right (east) and left on Vane Ave.

List / Sold: **\$895,000/\$960,000** ↑

3 days on the market

Listing ID: CV23054703



Triplex on 16,912 SF Lot at end of cul de sac!!....Investment opportunity!....Property has been in the family for 64 years...Each unit is separate with its own yard space, 2 bedrooms, 1 bath and laundry hook up!....Two units have an attached 1 car garage....One unit has an additional bonus room....Additional separate building can be used as carport/storage structure.... Separate meters per unit for gas and electricity....Seller pays water and trash....Plenty of parking space for vehicles on this very large sized lot....Steady residential income with very long term (month to month) tenants in all 3 units....Each unit has it's own address: 3139, 3141, 3143 Vane Ave... Monthly combined rental income is currently \$3,960.00.

Facts & Features

- Sold On 06/30/2023
 - Original List Price of \$895,000
 - 4 Buildings
 - Levels: One
 - 8 Total parking spaces
 - \$4,337 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - \$47520 Gross Scheduled Income
 - \$41136 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Lot 10000-19999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,384
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,134
 - Cable TV: 02092724
 - Gardener:
 - Licenses:
- Insurance: \$1,375
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,895
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,380	\$1,380	\$1,380
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,400
3:	1	2	1	1	Unfurnished	\$1,180	\$1,180	\$1,180

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%
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8581032018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

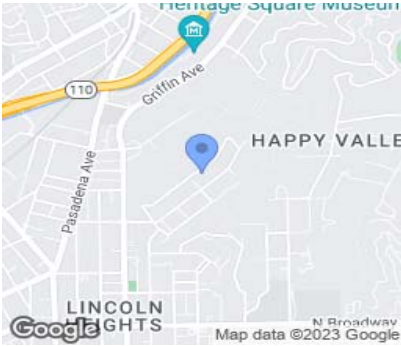
\$1,250,000/\$1,265,000 ↑

60 days on the market

Listing ID: 23242487

3116 Johnston St • Los Angeles 90031
3 units • \$416,667/unit • 3,300 sqft • 5,937 sqft lot • \$383.33/sqft •
Built in 1965

North or South on I-5 Exit Broadway East To Johnston Street North to 3116 Johnston Street



3116-3118 Johnston Street is an exceptional income property, boasting stunning city views and a professionally landscaped garden oasis that creates an ideal entertainment setting. The interior has been fully renovated, featuring bamboo flooring, Viking appliances, stone countertops, modern light fixtures, and more. The owner's unit (3116) offers 1500 SF of space currently configured as a 1BR/2BA, large walk-in closet, office/den area, and a spacious open floor plan chef's kitchen dining area and a large living room boasting city skyline views. The tenant unit (3118) is a 1300SF 3BR/2BA and the attached ADU unit is a 500SF 1BR/1BA. The Duplex Property at 3116-3118 Johnston APN # 5206-019-005 is offered at \$1.25M and the Adjacent Landscaped Garden and Parking Area Carport and Roof Top Deck "Vacant Land" at 3112 Johnston with APN # 5206-019-004 is offered at \$250K. For the avoidance of doubt, the accuracy of all information, regardless of source, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. Both Properties are Offered As-Is. Seller is Listing Agent. Showings by Appointment. Currently Under Contract Accepting Back Up Offers.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$959,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 2.1
- \$28180 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Bamboo
- Appliances: Dishwasher, Disposal, Vented Exhaust Fan
- Other Interior Features: 2 Staircases

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$9,700	\$4,000
2:	2	3	2		Unfurnished	\$0	\$9,700	\$3,500
3:	3	1	1		Furnished	\$0	\$9,700	\$2,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5206019005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23242487

Printed: 07/02/2023 5:04:01 PM

Closed • Triplex

8999 San Carlos Ave • South Gate 90280

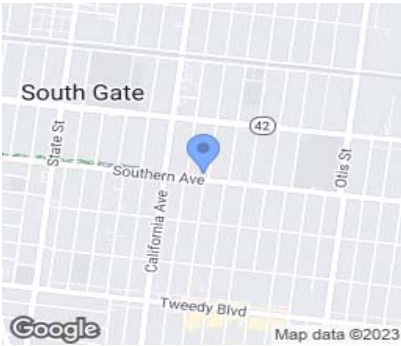
3 units • \$249,667/unit • 1,719 sqft • 8,250 sqft lot • \$452.59/sqft • Built in 1931

Between San Antonio And San Gabriel Ave

List / Sold: \$749,000/\$778,000 ↑

13 days on the market

Listing ID: DW23095589



This 3-unit property located in the city of South Gate, California, offers a total living space of 1,719 square feet. The property sits on a spacious lot with a size of 8,250 square feet. Each unit comes with 1 garage parking spot with a total of 6 parking spots in total. This is a unique and great property to add to your portfolio. Front Unit is a 2bed 1bath, both back units are a 1bed 1bath.

Facts & Features

- Sold On 06/30/2023
 - Original List Price of \$749,000
 - 2 Buildings
 - 3 Total parking spaces
 - \$961 (Estimated)
- 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01206776
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$0	\$0	\$2,700
2:	1	1	0	1	Unfurnished	\$0	\$0	\$1,750
3:	1	1	0	1	Unfurnished	\$0	\$0	\$1,750

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6210015002

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

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

Closed •

List / Sold: **\$850,000/\$796,500** ↓

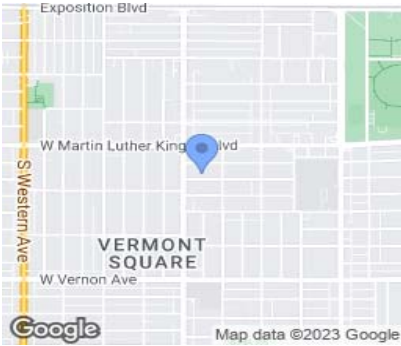
1331 W 41st St • Los Angeles 90037

49 days on the market

3 units • \$283,333/unit • 3,203 sqft • 6,350 sqft lot • \$248.67/sqft • Built in 1936

Listing ID: 23249859

Normandie to 41st St then turn east.



Facts & Features

- Sold On 06/27/2023
- Original List Price of \$850,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Fireplace(s), Floor Furnace, Wall Furnace

Interior

- Floor: Carpet

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$795	\$795	\$3,000
2:	2	1	1		Unfurnished	\$0	\$0	\$1,700
3:	3	0	1		Unfurnished	\$0	\$0	\$1,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- | | |
|---------------------------------|------------------------------------|
| • Probate Listing sale | • C34 - Los Angeles Southwest area |
| • Rent Controlled | • Los Angeles County |
| • Buyer Agency Compensation: 2% | • Parcel # 5020002017 |

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

List / Sold: \$599,000/\$585,000 ↓

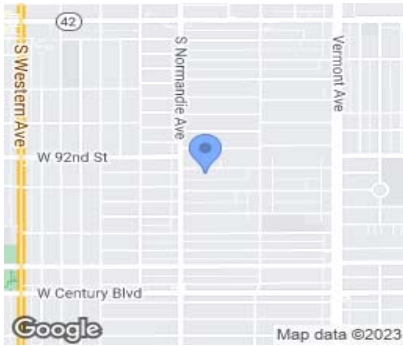
1320 W 93rd St • Los Angeles 90044

19 days on the market

3 units • \$199,667/unit • 1,304 sqft • 9,253 sqft lot • \$448.62/sqft • Built in 1913

Listing ID: BB23048789

East of Normandie



Looking for an excellent investment opportunity in Los Angeles? Look no further than this amazing triplex. Offering three separate units with no shared walls, this property is an ideal investment for those looking to expand their real estate portfolio. The front house is a charming craftsman-style home, exuding character and warmth with its classic design and beautiful detailing. The middle unit is located above the garages and features a spacious layout, perfect for a tenant looking for a little more privacy. The back unit is a small house, offering a cozy retreat for those seeking a more intimate living space. All three units will be sold in "as is" condition, making this an excellent opportunity to put your own stamp on the property and add value. Whether you are an experienced investor or just starting out, this triplex is a must-see for anyone looking to get into the lucrative Los Angeles real estate market. Don't miss out on this amazing investment opportunity - schedule a viewing today and discover all that this incredible triplex has to offer! Not only does this triplex investment opportunity offer three separate units with no shared walls, but it also comes with a great CAP rate due to the fact that all three units are currently rented out. This makes it an even more attractive investment opportunity for those looking to generate passive income.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$599,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,133 (Estimated)
- \$53064 Gross Scheduled Income
- \$41136 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,928
- Electric: \$300.00
- Gas:
- Furniture Replacement: \$1,440
- Trash: \$0
- Cable TV: 01775876
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	2	1	0	Unfurnished	\$1,622	\$1,622	\$1,900
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,200
3:	1	3	2	0	Unfurnished	\$1,900	\$1,900	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6056006007

Michael Lembeck

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

Re/Max Property Connection

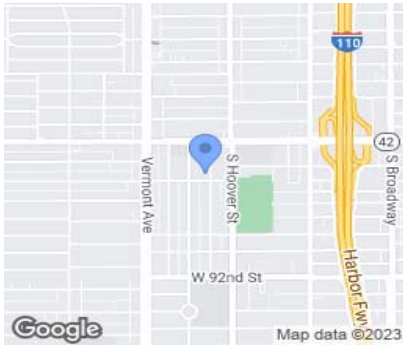
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$825,000/\$825,000** ↓

8719 S Orchard Ave • Los Angeles 90044
3 units • **\$275,000/unit** • **1,610 sqft** • **6,005 sqft lot** • **\$512.42/sqft** •
Built in 1948
South of Manchester east of Vermont

3 days on the market
Listing ID: 23263157



Good Three unit property with good income. Some tenants on housing. 2 Units have been completely remodeled. All offers to be made subject to interior inspection.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$849,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$65400 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

- Appliances: Disposal

Exterior

- Lot Features: Rectangular Lot
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$5,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02035381
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$275
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,925	\$1,925	\$2,100
2:	1	1	1		Unfurnished	\$1,950	\$1,950	\$2,100
3:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,100
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6038017036

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1466 W 49th St • Los Angeles 90062
3 units • \$416,667/unit • 2,986 sqft • 6,447 sqft lot • \$385.13/sqft •
Built in 2018
W 49th St & Halldale Ave

List / Sold:
\$1,250,000/\$1,150,000 ↓
8 days on the market
Listing ID: TR23090839



On a corner lot, nestled in a desirable location, sits this remarkable property boasting two separate houses - a true gem waiting to be discovered. The front house has been ingeniously divided into two units, each with its own distinct charm. Step into the front unit, where a welcoming porch beckons you inside, leading to an expansive and inviting open floor plan downstairs. The kitchen showcases exquisite quartz counters, complemented by a tile backsplash and a convenient breakfast bar. Retreat upstairs to discover the bedrooms, including a master suite with a generously sized closet, while the remaining bedrooms offer ample space for comfort. Throughout the house, recessed lighting creates a warm ambiance, adding to the overall allure. With the added convenience of indoor laundry upstairs, this unit truly caters to modern living. Continuing on, a separate entrance leads you to the back unit, which features one bedroom and one full bathroom. Situated on Halldale Street, the back house is a single-story dwelling that boasts three generously sized bedrooms and two full bathrooms, providing plenty of room for relaxation and rejuvenation. The kitchen boasts elegant quartz countertops and a tile backsplash, exuding both functionality and beauty. Conveniently located near major freeways, stadiums, and the metro, this property offers unparalleled access to all that the surrounding area has to offer. From its prime location to its versatile layout, this property is undoubtedly a rare find!

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$467 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Master Bedroom

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: 01527075
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Partially	\$4,300	\$51,600	\$4,500
2:	1	1	1	0	Unfurnished	\$1,300	\$15,600	\$1,900
3:	1	3	2	0	Partially	\$3,300	\$39,600	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5016029001

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: TR23090839

Printed: 07/02/2023 5:04:01 PM

Closed • TriplexList / Sold: **\$898,000/\$888,000** ↓**969 Amalia Ave • East Los Angeles 90022****14 days on the market****3 units • \$299,333/unit • 2,706 sqft • 6,595 sqft lot • \$328.16/sqft • Built in 1961****Listing ID: PW23034319****Atlantic between Olympic and Whittier Blvd**

Triplex located on a corner lot in East Los Angeles offers a unique opportunity for multi-generational living or investment. The main unit (969 Amalia) is a large single level 2 bed 2 bath with nearly 1,700 sqft of living space, updated kitchen with granite counters, a large living and dining area, 2 spacious bedrooms, an office/den. The other two units (971 & 973 Amalia) are 1 bed 1 bath with just over 500 sqft of living space and are situated upstairs above the garages - one of the units (971 Amalia) was updated with laminate flooring, updated kitchen with quartz counters and stainless steel appliances. Included are 4 single car garages and with driveway parking in the rear of the building with street ally access, private yard, and laundry room. Each unit is individually metered for electricity and gas, owner pays for water, sewer and trash. Located in the heart of East Los Angeles, this triplex is conveniently located just minutes from Downtown LA, near shops, restaurants, and entertainment, with easy access to major highways and public transportation.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$898,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,605 (Estimated)
- Laundry: Common Area
- \$40800 Gross Scheduled Income
- \$35800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Disposal, Gas Range, Refrigerator, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Level with Street, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02145979
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$800	\$800	\$1,200
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
3:	1	2	2	2	Unfurnished	\$1,500	\$1,500	\$2,200

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6340001023

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW23034319

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Closed • Triplex

List / Sold:

\$1,100,000/\$1,050,000 ↓

17 days on the market

Listing ID: TR23076583

722 Eastmont Ave • East Los Angeles 90022
3 units • \$366,667/unit • 3,555 sqft • 6,273 sqft lot • \$295.36/sqft •
Built in 1994
Half a block north of Whittier Blvd; sixth block east of Atlantic Blvd



Newer Construction in 1994 features tile roof and double pane windows. Three units consist of a detached 3-br, 2-bath unit in front with a two-car attached garage - large unit with 1603 sqft and EXTRA large Master Bedroom plus another full bath in hallway. Duplex in rear consists of mirror image units with 2-br, TWO-baths each, along with 1-car attached garage, one-carport, and private yard in rear. Two units were extensively remodeled in 2018 and 2021 including new kitchens; remodeled baths and new laminate flooring. Third unit has long term tenant and recent cosmetic repairs. Community laundry room has owner owned equipment. Must see all to appreciate.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,100,000
- 2 Buildings
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Whole House Fan
- Heating: Central
- \$1,665 (Estimated)
- Laundry: Community, Individual Room
- \$74400 Gross Scheduled Income
- \$60078 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Rectangular Lot, Paved
- Security Features: Security Lights
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,000
- Electric: \$3,600.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01182307
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,800	\$2,800	\$3,000
2:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,000
3:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6341033035

Michael Lembeck

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

Re/Max Property Connection

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

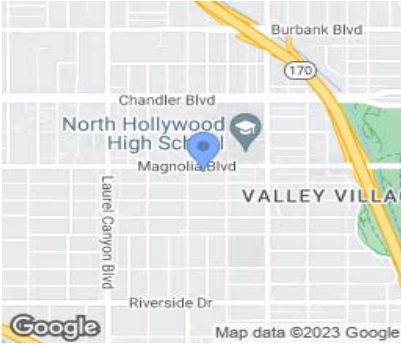
CUSTOMER FULL: Residential Income LISTING ID: TR23076583

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Closed •

11836 Magnolia Blvd • Valley Village 91607
3 units • \$365,000/unit • 1,902 sqft • 6,498 sqft lot • \$525.76/sqft •
Built in 1941
West of Colfax Ave. East of Laurel Canyon

List / Sold:
\$1,095,000/\$1,000,000 ↓
33 days on the market
Listing ID: 23267245



Valley Village triplex in a great location. There are three one bedroom units and the middle unit is currently vacant. Hardwood floors and updated double pane windows. Each unit has a one car garage and one additional off street parking space in the back. Middle and back units each have a private enclosed yard space. Good future potential for investor or owner user.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)

Interior

- Rooms: Living Room
- Appliances: Gas Cooktop

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,009	\$1,009	\$2,150
2:	1	1	1		Unfurnished	\$0	\$0	\$2,150
3:	1	1	1		Unfurnished	\$1,695	\$1,695	\$2,200
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: 2.5%
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2355006026

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23267245

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Closed • Commercial/Residential

627 W Oliver St • San Pedro 90731

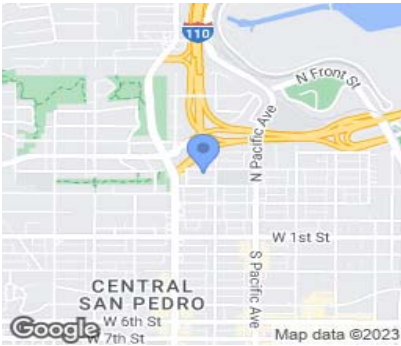
4 units • \$280,000/unit • 3,984 sqft • 5,358 sqft lot • \$219.63/sqft • Built in 1965

Near corner of Oliver and Grand

List / Sold: \$1,120,000/\$875,000 ↓

15 days on the market

Listing ID: PW23085442



627 West Oliver Street is a fourplex in San Pedro, California. This offering is a great value-add opportunity with 30 percent rental upside in a strong coastal market. 627 West Oliver Street is a two-story 1965 construction with four two-bedroom/one-bath units, on-site laundry, and carport parking with storage that is accessible via a rear alley. All units are separately metered for gas and electricity. The property is located just east of Gaffey Street a half-block from Barton Hill Elementary School and conveniently near the 110 Freeway.

Facts & Features

- Sold On 06/28/2023
 - Original List Price of \$1,120,000
 - 1 Buildings
 - 4 Total parking spaces
 - 4 Total carport spaces
 - \$526 (Estimated)
- Laundry: Community
 - \$81312 Gross Scheduled Income
 - \$54574 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,199
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01332755
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,457	\$1,457	\$2,200
2:	1	2	1	0	Unfurnished	\$2,095	\$2,095	\$2,200
3:	1	2	1	0	Unfurnished	\$1,698	\$1,698	\$2,200
4:	1	2	1	0	Unfurnished	\$1,526	\$1,526	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 189 - Barton Hill area
 - Los Angeles County
 - Parcel # 7448009024

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

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

Closed •

List / Sold:

\$1,395,000/\$1,475,000 ↑

31 days on the market

Listing ID: P1-13169

4123 Baywood St • Atwater Village 90039
4 units • \$348,750/unit • 4,104 sqft • 7,001 sqft lot • \$359.41/sqft •
Built in 1964

North of Los Feliz Blvd., South of Colorado St., East of 5 Fwy, West of San Fernando Rd.



This is a wonderful investment opportunity located in the highly desirable Atwater Village area of Los Angeles. The property is a fourplex that consists of three two-story townhouse-style units, each with 2 bedrooms and 2 bathrooms, as well as a single-level back unit with 3 bedrooms and 2 bathrooms. All units have recently undergone remodeling, with updated kitchens that feature granite countertops & soft-close cabinets, newly renovated bathrooms, newer dual pane windows and vinyl wood looking flooring. The back unit has beautiful hardwood flooring and lovely front patio area. Each unit also includes a dedicated space for a washing machine. The property features separate electric and gas meters for each unit, providing convenience and cost-effectiveness for the landlord and tenants. Additionally, the main drain/sewer line has been recently upgraded, ensuring hassle-free maintenance for years to come. The roof has also been replaced within the last 6 years. Parking in the front of the building. The property is conveniently located near shopping, dining, Costco, Chevy Chase Park, and freeway access, making it an attractive option for potential renters. Overall, this fourplex offers an excellent opportunity for investors seeking a well-maintained and income-producing property in a highly sought-after area of Los Angeles. Don't miss out on this rare chance to own a valuable piece of real estate in Atwater Village.

Facts & Features

- Sold On 06/27/2023
 - Original List Price of \$1,395,000
 - 1 Buildings
 - Levels: One, Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Inside, Washer Hookup
 - \$55200 Gross Scheduled Income
 - \$49850 Net Operating Income
 - 4 electric meters available
 - 14 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: None

Exterior

- Lot Features: Sprinklers None
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,350
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,850
 - Cable TV: 02191300
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,850
 - Other Expense:
 - Other Expense Description: Water/trash together landlord pays water

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0	Unfurnished	\$1,150	\$1,150	\$2,500
2:		2	2	0	Unfurnished		\$1,150	\$2,500
3:		2	2	0	Unfurnished		\$1,150	\$2,500
4:		3	2	0			\$1,150	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
 - Gas Meters: 14
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5593023017

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

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

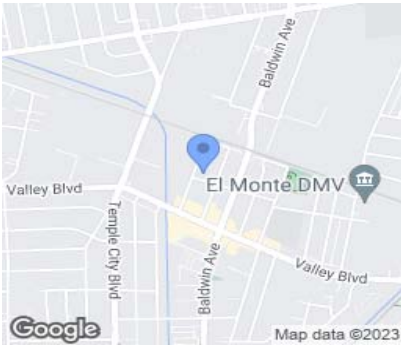
CUSTOMER FULL: Residential Income LISTING ID: P1-13169

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Closed •

4108 Rowland Ave • El Monte 91731
4 units • \$500,000/unit • 6,794 sqft • 16,152 sqft lot • \$297.32/sqft •
Built in 1954
Cross Street: VALLEY BLVD.

List / Sold:
\$2,000,000/\$2,020,000 ↑
155 days on the market
Listing ID: HD22212634



WALKING DISTANCES TO BALDWIN AND VALLEY. 4-PLEX, EACH UNIT HAS ITS OWN 2 CAR GARAGE WITH REMOTES. 4+ EXTRA PARKINGS SPACES IN REAR. REAR 2 DUPLEXES BUILT @1994. ALSO BACK GARAGES BUILT @ 1994. 2ND FLOOR BUILT ADDED LATER ALSO. ALL RENTED, 4110 lease began July 1st. NEWER ROOF ON REAR UNITS. EACH UNIT HAS HAS 3 BEDRMS OR MORE. WASHER/DRYER HOOK-UP INSIDE ON FRONT DUPLEXES, IN GARAGE IN BACK DUPLEXES. OWNER OCCUPIED PROPERTY HAS 5 BDRMS, CAN ADD ANOTHER UNIT PER CITY, BUYER TO VERIFY

Facts & Features

- Sold On 06/29/2023
- Original List Price of \$2,000,000
- 4 Buildings
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0 (Other)
- Laundry: In Garage, See Remarks
- \$113460 Gross Scheduled Income
- \$48657 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: See Remarks, Tile, Wood
- Appliances: Dishwasher, Disposal
- Other Interior Features: Pantry, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,843
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098896
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	2	Unfurnished	\$3,700	\$3,700	\$0
2:	1	3	2	2	Unfurnished	\$1,819	\$1,819	\$0
3:	1	3	2	2	Unfurnished	\$2,117	\$2,117	\$0
4:	1	3	2	2	Unfurnished	\$1,819	\$1,819	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8577010011

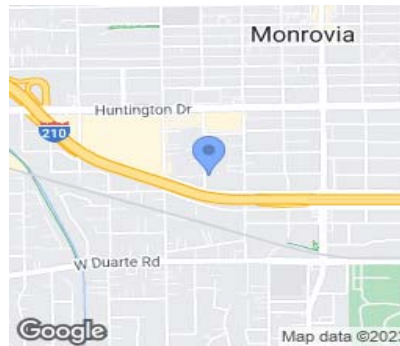
Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Condominium****\$3,188,000/\$3,088,000** ↓**14 days on the market****Listing ID: AR23095521****1402 S Alta Vista Ave. Ave** • **Monrovia 91016****4 units** • **\$797,000/unit** • **4,982 sqft** • **8,743 sqft lot** • **\$619.83/sqft** •**Built in 2019****Drive by only**

This is an exclusive opportunity to acquire 1402-1408 S. Alta Vista Ave. Monrovia, 4 Units CONDOMINIUMS, currently all leased out as income property. All units have 3 bedrooms & 2.5 baths and was recently built in 2019. Each unit has its own private 2 car garage with gated access. The kitchens feature stainless steel dishwasher and range and modern style cabinets. Spacious living area and each unit either has its own private yard or private balcony space. Long term, stable and high quality tenants. Great location, convenient to freeways, major hospitals, restaurants, supermarkets and City parks. Low maintenance income property. Tenant pays for all utilities, including trash. The condos are subdivided and the sale comes with 4 APNs, which can be sold individually in the future.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$3,188,000
- 1 Buildings
- Levels: Two, Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$163800 Gross Scheduled Income
- \$144445 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$19,355
- Electric: \$91.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$2,199
- Maintenance: \$530
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$894
- Other Expense: \$14,921
- Other Expense Description: Taxes 22

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3	2	Unfurnished	\$6,550	\$6,550	\$6,850
2:	1	3	3	2	Unfurnished	\$3,300	\$3,300	\$3,400
3:	1	3	3	2	Unfurnished	\$3,350	\$3,350	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8508003071

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold: **\$989,000/\$1,100,000** ↑

513 N Poplar Ave • Montebello 90640

12 days on the market

4 units • \$247,250/unit • 3,646 sqft • 7,103 sqft lot • \$301.70/sqft •

Built in 1929

Listing ID: BB23090362

cross street is E. Beverly Blvd.



Welcome to Montebello, a prime rental area offering an amazing investment opportunity. This property features 4 units: Unit A is a spacious front house with 3 bedrooms, 2 baths, formal living and dining rooms, and a large kitchen. Unit A offers a spacious master suite. All bedrooms and baths are spacious with plenty of closets. Unit B offers 3 bedrooms, 2 baths, a good-sized living room, dining room, and a private backyard. Unit B also offers a good size master suite along with descent size secondary bedrooms. Units C and D are similar units and both are on the 2nd floor. Unit C & D offer 2-bed, 1-bath units with open floor plans. Unit B & C also boasts a nice balcony with great views. The property includes four-car garages, and the laundry/utility room has been converted into one of the garages. Property has newer roof and regular maintenance as needed. Long-term tenants with a history of on-time payments provide stability. Don't miss out on this opportunity!

Facts & Features

- Sold On 06/28/2023
 - Original List Price of \$989,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Common Area, In Garage, See Remarks
 - \$53400 Gross Scheduled Income
 - \$46771 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,629
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02120550
 - Gardener:
 - Licenses:
- Insurance: \$2,846
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,683
 - Other Expense: \$300
 - Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,000	\$1,000	\$3,500
2:	1	3	2	1	Unfurnished	\$1,150	\$1,150	\$3,200
3:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$2,500
4:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,500

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 5269012008

Michael Lembeck

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

Re/Max Property Connection

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

Closed • QuadruplexList / Sold: **\$750,000/\$750,000****139 W Florence Ave • Los Angeles 90003****17 days on the market****4 units • \$187,500/unit • 2,552 sqft • 4,958 sqft lot • \$293.89/sqft • Built in 1936****Listing ID: CV23093185****Exit South 110 and left on Florence**

4 units all 2 bedroom 1 bath each. Perfect for someone looking for income property. All units are well maintained and close to freeways and shopping center. Each units has it's own 1 car garage and all units have had some work done to them within recent years and all in good condition.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$750,000
- 0 Buildings
- 4 Total parking spaces
- \$536 (Estimated)
- \$30813 Gross Scheduled Income
- \$26613 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$1,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01811455
- Gardener:
- Licenses:
- Insurance: \$800
- 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	\$939	\$939	\$1,800
2:	1	2	1	1	Unfurnished	\$872	\$872	\$1,800
3:	1	2	1	1	Unfurnished	\$757	\$757	\$1,800
4:	1	2	1	1	Unfurnished			\$1,800

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%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6012013027

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

315 6th Ave • Venice 90291
4 units • \$473,750/unit • 1,884 sqft • 6,358 sqft lot • \$981.95/sqft •
Built in 1923
South of Rose Avenue, West of Lincoln Blvd

List / Sold:
\$1,895,000/\$1,850,000 ↓
19 days on the market
Listing ID: 23272901



Attention value-add investors or owners-users. This circa 1920s Venice Beach Bungalow property consists of three (3), one (1) bedroom, one (1) bath bungalows, with a fourth (4) unit above the three (3) car parking garages. This is a great opportunity for an investor to improve the property with all of the amenities and accoutrements for the chic Venice indoor and outdoor lifestyle. The property is conveniently located on 6th Avenue just south of Rose Avenue. The Venice Boardwalk is a short distance away. The rents listed are projections based on market comparables, as renovated. This is an excellent add-value opportunity, as all units will be delivered vacant. Whether you are an owner-user, investor, or developer, this property has endless potential. The RD1.5 oversized 6,000+ lot makes it a prime spot to build multiple units within seconds to all the magic of Venice: beach sunsets, hot restaurants on Rose, and shopping on Abbot Kinney. The photos provided are renderings of the potential of the property and not of its current condition.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$1,895,000
- 4 Buildings
- 3 Total parking spaces
- \$125845 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01371123
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4240010010

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

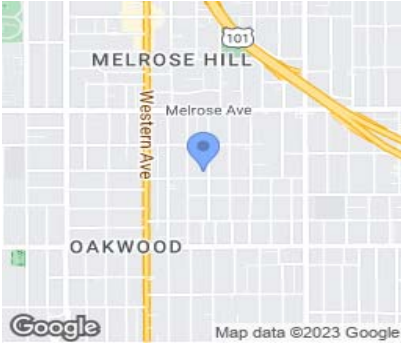
Closed •

List / Sold:
\$1,389,000/\$1,389,000 ↓

509 N HOBART Blvd • Los Angeles 90004
4 units • **\$347,250/unit** • **5,040 sqft** • **7,509 sqft lot** • **\$275.60/sqft** •
Built in 1927

390 days on the market
Listing ID: 22131927

From 101Freeway, exit on Melrose and go South and turn left on Hobart Blvd.



Fabulous architecture! 4-Units in Prime Hollywood Location. Great Mediterranean style building with two-2 bedrooms with1 bath and two-1 bedroom with 1 bath. Each unit has large living room, dining area with built-in shelving, kitchen, full bath, spacious bedrooms and washer and dryer hookups in each unit. High ceilings and large windows which allows natural light inside. Carport parking plus additional parking in the rear. R3 Lot. Property is well maintained by the Management Co. Seller financing might be possible.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,698,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$40216 Net Operating Income

Interior

- Floor: Carpet, Tile, Laminate
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$19,124
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01949225
- 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	\$1,250	\$1,250	\$1,800
2:	2	1	1		Unfurnished	\$1,035	\$1,035	\$1,800
3:	3	2	1		Unfurnished	\$1,320	\$1,320	\$2,400
4:	4	2	1		Unfurnished	\$1,340	\$1,340	\$2,400
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521012018

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed • **Quadruplex**

701 74th • Los Angeles 90044

4 units • **\$675,000/unit** • **8,928 sqft** • **7,005 sqft lot** • **\$274.42/sqft** • **Built in 2023**

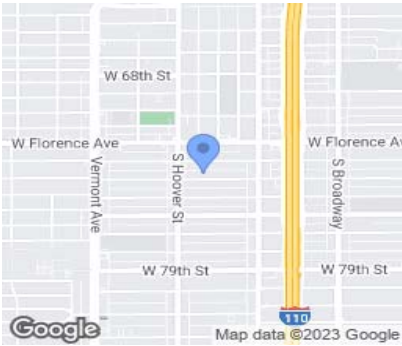
110 fwy exit off of Florence Ave

List / Sold:

\$2,700,000/\$2,450,000 ↓

10 days on the market

Listing ID: DW23039817



BEAUTIFUL NEW CONSTRUCTION..... LUXURIOUS CONTEMPORARY QUAD-DUPLEX, THIS IS A TRI LEVEL SIDE BY SIDE UNITS, TWO SEPARATE BUILDINGS.. 5 BED 5 BATH EACH UNIT THESE ARE THE LARGEST FLOOR PLANS IN LA... ALL UNITS ARE EN SUIT BATHROOMS AND BALCONIES IN MOST BEDROOMS, AMPLE WINDOWS AND WALKIN CLOSETS, STAINLESS STEEL APPLIANCES, LOW VOLTAGE LED LIGHTING FOR FOR ENERGY SAVING, LAUNDRY ROOMS IN ALL UNITS, TANKLESS WATER HEATERS FOR INSTANT HOT WATER IN EACH UNIT, PLENTY OF PARKING, ATTACHED GARAGES IN REAR FOR EACH UNIT, ALL UNITS ARE METERED INDIVIDUALLY, SECURITY GATES SURROUNDING BUILDING, THIS IS A SELF SUSTAINABLE PROPERTY WITH LOW COST MAINTENANCE, LOW DROUGHT TOLERANT LANDSCAPE, SOLAR PANELS INCLUDED, VERY BEAUTIFUL BUILDING BUILT IN 2023 AND EASY TO RENT, THIS IS A NO RENT CONTROL PROPERTY.

Facts & Features

- Sold On 06/26/2023
- Original List Price of \$2,700,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, In Closet
- \$240000 Gross Scheduled Income
- \$203620 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Attic, Entry, Kitchen, Laundry, Living Room, Master Suite, Multi-Level Bedroom, Walk-In Closet
- Floor: Laminate
- Appliances: Free-Standing Range, Disposal, Gas Range, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: Balcony, Crown Molding, Granite Counters, Living Room Balcony, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Paved, Rocks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,380
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$2,750
- Maintenance: \$1,500
- 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	5	0	4	Unfurnished	\$0	\$0	\$5,000

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
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6020026016

Michael Lembeck

Re/Max Property Connection

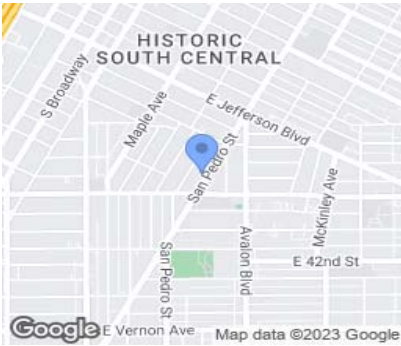
CUSTOMER FULL: Residential Income LISTING ID: DW23039817

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Closed • **Quadruplex**

3721 S San Pedro St • Los Angeles 90011
4 units • \$598,750/unit • 5,986 sqft • 6,000 sqft lot • \$384.23/sqft •
Built in 2023
North of Martin Luther King Jr. Blvd., West of san Pedro St.

List / Sold:
\$2,395,000/\$2,300,000 ↓
46 days on the market
Listing ID: DW23037631



BRAND NEW CONSTRUCTION. 4 unit property in a great location in Los Angeles. Two separate 3-story duplexes, each unit has 4 bedrooms with walk-in closets and 4 bathrooms. The kitchen, dining room, living room and a bathroom on the 2nd floor. The front two units each have a balcony facing the front. GREAT LOCATION, 5 minutes from the famous LA Coliseum and about 10 minutes from Downtown LA. Close to major freeways. Parking will not be an issue with 8 total parking spots on the property and plenty of street parking. Each unit also has central AC and heat, microwave, dishwasher, washer/dryer hookups, tankless water heaters, separate water, gas, and electrical meters. Vinyl flooring and recessed lighting throughout. All units come with solar panels that are paid off to help minimize the electrical bill. Perfect for large families or for investors.

Facts & Features

- Sold On 06/28/2023
- Original List Price of \$2,395,000
- 2 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: Dishwasher, Microwave

Exterior

- Lot Features: Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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	4	4		Unfurnished			
2:	1	4	4	1	Unfurnished			
3:	1	4	4		Unfurnished			
4:	1	4	4	1	Unfurnished			

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5121013003

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

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

Closed •

148 Monterey Blvd • Hermosa Beach 90254
5 units • \$799,800/unit • 5,234 sqft • 4,788 sqft lot • \$764.23/sqft •
Built in 1985
West of Pacific Coast Highway, South of 2nd Street.



List / Sold:
\$3,999,000/\$4,000,000 ↓
69 days on the market
Listing ID: 23254503

Excellent value-add potential for this Hermosa Beach 5-unit trophy property well located moments to the beach! Built in 1985, this two-story 5,234 square foot building features all 2-bedroom 2-bathroom large scale units and a common area rooftop sundeck with ocean views. There is parking on site for 10 cars (2 per unit) as well as on site laundry. With the ideal location in a high-growth city, stable revenues, full occupancy and strong rental upside, this is a great opportunity to improve a premium asset for any Beach Cities investor. Tenants enjoy close proximity to the sand, Pier, hiking trails, dining, shopping and entertainment. Trust sale.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$4,599,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Community, Individual Room
- \$137254 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$39,746
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,795	\$2,795	\$4,750
2:	1	2	2		Unfurnished	\$3,200	\$3,200	\$4,750
3:	1	2	2		Unfurnished	\$2,935	\$2,935	\$4,750
4:	1	2	2		Unfurnished	\$2,885	\$2,885	\$4,750
5:	1	2	2		Unfurnished	\$2,935	\$2,935	\$4,750
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: 2.5%
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4188016065

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23254503

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Closed •

1038 N Crescent Heights Blvd • West Hollywood 90046

5 units • \$450,000/unit • 4,304 sqft • 6,551 sqft lot • \$499.54/sqft •

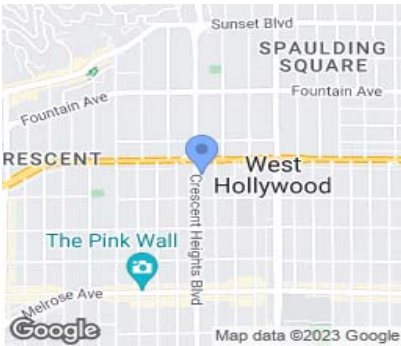
Built in 1938

\$2,250,000/\$2,150,000 ↓

49 days on the market

Listing ID: 23260307

On Crescent Heights Blvd, half a block south of Santa Monica Blvd, Four blocks west of Fairfax Ave, four blocks north of Melrose Ave.



We are pleased to present 1038 N Crescent Heights Blvd., a 5-unit apartment building in an excellent West Hollywood neighborhood. The building features (1) five-bedroom/two-bathroom, (1) two-bedroom/ one-bathroom, and (2) one-bedroom/one-bathroom units plus (1) two-bedroom/two-bathroom newly created ADU. The five-bedroom, two-bedroom, and ADU units have been newly renovated with AC and heating, electrical, plumbing, flooring, and appliances. The building is 4,304 square feet and sits on a 6,551 square foot lot that is WDR3C*.1038 N Crescent Heights is situated in one of the most desirable rental sub-markets in the Los Angeles area. The property offers a great opportunity for an owner/user or investor to enjoy a high-demand rental in the sought-after, active, and trendy West Hollywood District.This West Hollywood neighborhood boasts great walkability; with a Walk Score of 94, the property is just a 3-minute walk from Santa Monica Blvd., placing it in close proximity to trendy restaurants, nightlife hotspots, and chic retail shopping stores. Within a 5-minute walk, you can access an average of 8 restaurants, bars, and coffee shops.

Facts & Features

- Sold On 06/29/2023
 - Original List Price of \$2,600,000
 - 2 Buildings
 - Levels: Two
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - Cap Rate: 5.55
 - \$124783 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator, Range Hood, Range

Exterior

- Security Features: Automatic Gate, Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$49,246
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$844	\$844	\$2,300
2:	1	1	1		Unfurnished	\$1,607	\$1,607	\$2,300
3:	1	2	1		Unfurnished	\$2,850	\$2,850	\$2,850
4:	1	2	2		Unfurnished	\$4,000	\$4,000	\$4,000
5:	1	5	2		Unfurnished	\$5,650	\$5,650	\$6,000
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
- Buyer Agency Compensation: 2.5%

- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529024005

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23260307

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Closed • Apartment

List / Sold: \$980,000/\$940,000 ↓

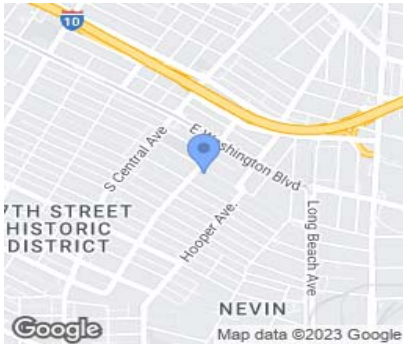
1410 E 20th St • Los Angeles 90011

4 days on the market

5 units • \$196,000/unit • 4,695 sqft • 5,854 sqft lot • \$200.21/sqft • Built in 1928

Listing ID: DW23063489

Follow CA-110, Exit 21 and I-10 E to E 17th St. Take exit 15A from I-10 E, Turn right onto Naomi Ave



This is a rare opportunity to add a five-unit apartment to your portfolio. Back at the market for the first time in thirty years. Two-unit structure in one lot size 5,860. The front structure is two stories, 3,795 sqft, and contains four units two on top and two on the bottom. All four units are 2 bedrooms and 1 bathroom and are identical in characteristics. The back structure is a 900 sqft three-bedroom and one-bathroom residential dwelling unit. This property is zone RD2-1, Z1-2451 transit priority area in the city of Los Angeles. Z1-2374; State Enterprise Zone. Transit Oriented Communities TIER-3. This property is currently being used as eleven bedrooms and five bathrooms. Title shows the property's old characteristics count as seven bedrooms and five bathrooms.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$980,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Public Records)
- Cap Rate: 7
- \$85260 Gross Scheduled Income
- \$69660 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Wood
- Appliances: None

Exterior

- Lot Features: 2-5 Units/Acre, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s), Window Bars
- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- 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		Furnished	\$940		
2:	1	2	1		Furnished	\$935		
3:	1	2	1		Furnished	\$980		
4:	1	2	1		Unfurnished	\$0		\$2,700
5:	1	3	1		Furnished	\$1,550		

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5119031005

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

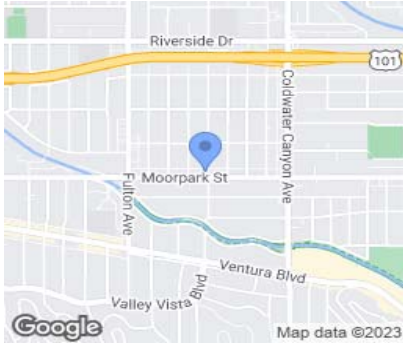
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW23063489

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Closed •

13103 Moorpark St • Sherman Oaks 91423
5 units • \$318,000/unit • sqft • 7,116 sqft lot • No \$/Sqft data •
Built in 1952



List / Sold:
\$1,590,000/\$1,445,000 ↓
77 days on the market
Listing ID: 223001027

We are excited to present this 5-unit opportunity with huge potential, situated in a Prime Sherman Oaks/Studio City location near the historic Ventura Blvd with shops, dining, fun nightlife, Universal City, and The Getty Center. A hop, skip and jump to the neighborhood coffee hangout - M Street Cafe, or the newly remodeled shops and restaurants at the Sportsman Lodge, and two blocks from a tree-lined river walk and bike path. This complex is being brought to the market for the first time in 31 years; this building is home to incredible tenants, some of who have been there for 20+ years. This complex was built in 1951 and is 3,692 sqft with ten bedrooms and five baths, sitting on an approximately 7,116 sqft lot. Currently bringing in \$8,574/month in rent (one vacant unit) with a pro forma of \$11,200/ month in total rent. Units are private and quaint and are built condo style, each with its own address. Rarely is there a vacancy available. It has one single-story unit on Moorpark and four two-story units on Ethel. The two-story units have a living space, dining area, full kitchen, and slider out to the pool on the main floor. As you go up the stairs, you will find two bedrooms and one bathroom in the hallway.4409 Ethel: This unit is currently vacant, and last year they upgraded the full bathroom and kitchen cabinets and replaced the carpet. A new dual air and heating unit was added to the front window as well as one of the bedrooms upstairs. They also upgraded the heating wall unit on the stairs.4411 Ethel: This past year, the whole unit was upgraded with laminate flooring and a fresh coat of paint. In January, a new dual air and heating unit was installed in the front window, and an upgraded heater for the stairs was ordered and will be installed once received.4413 Ethel: This unit had laminate flooring installed less than five years ago on the main floor. The stairs are carpeted, the bathroom is tiled, and the bedrooms have laminate flooring.4415 Ethel: This unit has laminate flooring in the living area and stairs, tile for kitchen floors, and the original hardwood flooring upstairs. A new stove was installed in 2022.13103 Moorpark: This is the only single-story unit. It has a private front yard which the client loves. As you enter the home, there is a large living area with beautiful wood-paneled ceilings. The kitchen, which has a newer stove/oven, has views of the pool and is right next to the slider, which leads you to the pool area. There is one bedroom in the front with a long hallway that features storage and shelves. At the back of the unit is the second bedroom and the full bathroom with a bathtub and standing stall shower. Only the exterior and 4409 Ethel are featured in the photographs. To secure the tenants' privacy, we have photos of the other units available upon request and further interest. The laundry room features one washer and dryer and is open to clients on-site. Each unit has one parking spot behind the unit and a security gate for the resident's protection. This is an excellent opportunity for investors, buyers, and builders in a prime Sherman Oaks/Studio City location!Dry rot woodwork has been completed. The eaves and window trims have been freshly painted. The seller has a deposit with a roofing company to tune up the flat roof on the building and carports. They will Seal lap joints using APOC 264 white mastic and seam tape, Seal all roof penetrations using APOC 264 white mastic, apply one coat base coat primer / bleed blocker, and apply two coats of acrylic elastomeric coating and will provide a 5-year warranty.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,847,500
- Levels: One, Two
- 5 Total parking spaces
- Laundry: Individual Room
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Main Floor Master Bedroom
- Floor: Carpet, Wood, Laminate
- Other Interior Features: Cathedral Ceiling(s)

Exterior

- Lot Features: Corner Lot

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$2,060		
2:		2	1			\$2,300		
3:		2	1			\$1,300		
4:		2	1			\$1,800		
5:		2	1			\$1,273		
6:								
7:								

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

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- SO - Sherman Oaks area
 - Los Angeles County
 - Parcel # 2360029037

Michael Lembeck

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

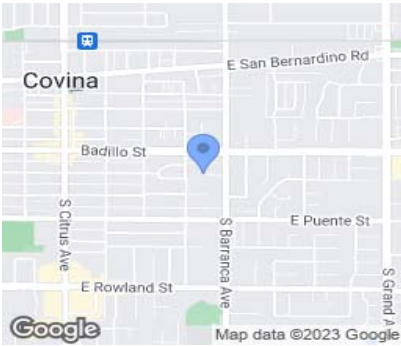
Re/Max Property Connection

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

Closed • Apartment

469 Algrove • Covina 91723
6 units • \$266,667/unit • 3,894 sqft • 11,145 sqft lot • \$391.63/sqft •
Built in 1959
West of Badillo and South of Barranca Ave

List / Sold:
\$1,600,000/\$1,525,000 ↓
115 days on the market
Listing ID: AR23027961



496 E. Algrove Street is a 6-unit property located in the heart of Covina, CA. Built in 1959, this property features a diverse unit mix of (2) 2B+1B, (2) 1B+1B, and (2) studios. Moreover, this property has the potential to increase income for the new owner via the addition of three ADUs (buyer to confirm). Tenants enjoy the convenience of being less than one mile from IKEA, the Eastland Shopping Center, and Covina's thriving downtown. Don't let this opportunity pass you by!

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,750,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Other)
- \$105912 Gross Scheduled Income
- \$69125 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,787
- Electric: \$648.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,872
- Cable TV: 01039362
- Gardener:
- Licenses:
- Insurance: \$2,208
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	0	Unfurnished	\$1,203	\$2,406	\$2,650
2:	2	1	1	0	Unfurnished	\$1,473	\$2,946	\$3,200
3:	2	2	1	0	Unfurnished	\$1,737	\$1,825	\$3,650

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 614 - Covina area
- Los Angeles County

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

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

Closed •

List / Sold: **\$1,400,000/\$995,700** ↓

8011 S Western Ave • Los Angeles 90047

53 days on the market

6 units • **\$233,333/unit** • **4,468 sqft** • **6,009 sqft lot** • **\$222.85/sqft** • **Built in 1954**

Listing ID: 22228059

Use the 110 fwy. Exit Manchester. Head West. Turn Right at Western Ave. Property is on the left-hand side of the street.



Value Add Investment Opportunity. This property has not been on the market in over 60 years. This is a probate sale. Not subject to court confirmation. The property features 6 units. There is rear access via an alley. There are four carport spaces in the rear of the property. Two units will be delivered vacant at close of escrow. Property is being sold AS-IS. Estate will not complete any repairs. Property is centrally located, with easy commute to SoFi Stadium, LAX, Downtown Los Angeles, and LA Live. Buyers to conduct their own due diligence regarding square footage and any potential improvements to the property. Property is being sold along with 8015 S. Western Ave. APN 6035-008-004. Please review the attached OM for the rent roll.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Heating: Wall Furnace

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:	2	2	1		Unfurnished	\$0	\$0	\$0
2:	4	1	1		Unfurnished	\$800	\$800	\$3,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6035008003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22228059

Printed: 07/02/2023 5:04:02 PM

List / Sold:

Closed • **Apartment****\$1,900,000/\$1,870,000** ↓**11 days on the market****Listing ID: SB23082846****4035 W 134th St** • **Hawthorne 90250****7 units** • **\$271,429/unit** • **7,895 sqft** • **8,701 sqft lot** • **\$236.86/sqft** •**Built in 1962****West of Prairie**

Here is a great opportunity to own a 7895 sqft 7 unit apartment building in a prime West of Prairie location in Hawthorne. Fully rented with 2 three bedroom units and 5 two bedroom units and 7 covered off street parking spaces. The property has been professionally managed for years and is due for the next rent increase under AB 1472. At just \$241/sqft and a low 14.9 GRM there is lots of potential for future cash flow with the rent increases and/or making building improvements too. Income and expense info taken from the 2022 year end management report.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Electric
- \$0 (Unknown)
- Laundry: Community
- Cap Rate: 3.5
- \$127944 Gross Scheduled Income
- \$93129 Net Operating Income
- 8 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$34,815
- Electric: \$365.00
- Gas: \$1,884
- Furniture Replacement:
- Trash: \$2,293
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$3,143
- Maintenance: \$19,238
- Workman's Comp:
- Professional Management: 9459
- Water/Sewer: \$10,866
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,587	\$1,587	\$2,900
2:	1	2	2	1	Unfurnished	\$1,391	\$1,391	\$2,500
3:	1	2	2	1	Unfurnished	\$1,779	\$1,779	\$2,400
4:	1	2	2	1	Unfurnished	\$1,391	\$1,391	\$2,500
5:	1	2	2	1	Unfurnished	\$1,470	\$1,470	\$2,500
6:	1	2	2	1	Unfurnished	\$1,417	\$1,417	\$2,400
7:	1	3	2	1	Unfurnished	\$1,627	\$1,627	\$2,900

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045027024

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Single Family ResidenceList / Sold: **\$900,000/\$875,000** ↓**717 S Duncan Ave • East Los Angeles 90022****96 days on the market****7 units • \$128,571/unit • 2,888 sqft • 6,791 sqft lot • \$302.98/sqft • Built in 1926****Listing ID: DW22253140****Located off 710 Frwy Exit 3rd St, Left on Humphreys Ave, Right on Ford Blvd, Left on Hubbard, right on Duncan Ave**

Priced Dropped to Sell!!! Great investment opportunity! We are pleased to offer for sale this 7 Unit investment property located in the section of the city which is in a highly desirable rental area. The subject property is comprised of 3 separated structures. Building One, 2 Units - Both 2 beds/1 bath. Building 2, 2 Units - 2 Bed/1 bath and a 1 Bed / 1 bath. Building 3, A 1 Bedroom/ 1 bath and 2 Studio's w a 1 bed and 1 Bath Attachment. Also, Garage can be converted to an ADU for additional income.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$995,000
- 3 Buildings
- 0 Total parking spaces
- \$2,802 (Estimated)
- Laundry: Inside
- \$61800 Gross Scheduled Income
- \$47957 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$13,843
- Electric: \$7,486.00
- Gas: \$492
- Furniture Replacement:
- Trash: \$550
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$1,508
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,100	\$1,100	\$1,800
2:	1	2	1			\$1,150	\$1,150	\$1,800
3:	1	2	1			\$1,200	\$1,200	\$1,800
4:	1	1	2			\$1,200	\$1,200	\$1,400
5:	1	1	1			\$1,200	\$1,200	\$1,400
6:	1	1	1			\$500	\$500	\$700
7:	1	1	1			\$350	\$350	\$700

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5247012027

Michael Lembeck

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

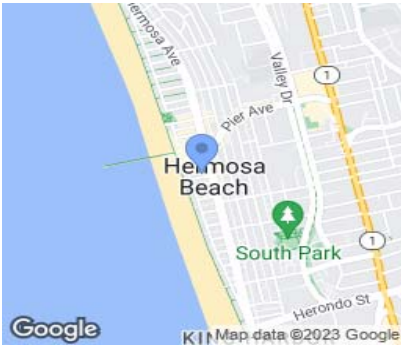
Re/Max Property Connection

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

Closed •

59 10th St • Hermosa Beach 90254
8 units • \$649,875/unit • 3,256 sqft • 5,231 sqft lot • \$1504.91/sqft •
Built in 1953
Pier Avenue west to Hermosa Ave, turn left to 10th Street

List / Sold:
\$5,199,000/\$4,900,000 ↓
58 days on the market
Listing ID: 23266523



An 8 unit building, ideally-located, just a block from The Strand. The perfect location for those wanting the quintessential 'Hermosa lifestyle'. One-bedroom units, ideal for the typically young and active renters who want all that the beach has to offer - as well as the retail and dining options along Pier Ave. and Hermosa Ave. Ample parking- 10 garage spots and 5 open spots on the apron, as well. Excellent assumable debt: \$2MM+/- at a rock bottom 3.7%, fixed for 4 more years. Priced well under the Hermosa average per/unit comp value.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$5,199,000
- 1 Buildings
- 15 Total parking spaces
- Heating: Wall Furnace
- \$146777 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$96,686
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,380	\$2,380	\$3,000
2:	1	1	1		Unfurnished	\$2,725	\$2,725	\$3,000
3:	1	1	1		Unfurnished	\$2,585	\$2,585	\$3,000
4:	1	1	1		Unfurnished	\$2,595	\$2,595	\$3,000
5:	1	1	1		Unfurnished	\$2,475	\$2,475	\$3,000
6:	1	1	1		Unfurnished	\$2,400	\$2,400	\$3,000
7:	1	1	1		Unfurnished	\$2,480	\$2,480	\$3,000
8:	1	1	1		Unfurnished	\$2,795	\$2,795	\$3,000
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%
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4187004023

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23266523

Printed: 07/02/2023 5:04:02 PM

Closed • Apartment

520 Avenue G • Redondo Beach 90277

8 units • \$600,000/unit • 7,732 sqft • 8,559 sqft lot • \$575.53/sqft • Built in 1962

West of Prospect Ave, East of PCH



List / Sold:
\$4,800,000/\$4,450,000 ↓

23 days on the market

Listing ID: SB23038109

This offering presents an excellent opportunity to acquire an asset property in a sought after, affluent rental market and capture potential upside. Great location in South Redondo Beach, close proximity to the Hollywood Riviera shops and beach! The windows on the north & west side of the building were replaced with Milgard dual pane windows. All of the units have been updated. Termite treatment and wood repair work just done. The two 3 bedroom/1-3/4 bath units each have a fireplace and double garage. The six 2 bedroom/1-3/4 bath units have a single garage each. All 5 garages have automatic openers. Each unit contains an enclosed patio or spacious balcony. Laundry facility and owner's storage room on site.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$4,800,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$2,559 (Assessor)
- Laundry: Community, Individual Room
- \$216900 Gross Scheduled Income
- \$140985 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Free-Standing Range, Disposal, Hot Water Circulator, Range Hood, Solar Hot Water, Water Heater Central
- Other Interior Features: Balcony

Exterior

- Lot Features: Sprinklers In Front, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$76,915
- Electric: \$885.00
- Gas: \$2,196
- Furniture Replacement:
- Trash: \$3,798
- Cable TV: 01508014
- Gardener:
- Licenses: 83
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,850	\$2,850	\$3,400
2:	1	2	2	1	Unfurnished	\$2,050	\$2,050	\$2,800
3:	1	2	2	1	Unfurnished	\$2,075	\$2,075	\$2,800
4:	1	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,800
5:	1	3	2	2	Unfurnished	\$2,525	\$2,525	\$3,400
6:	1	2	2	1	Unfurnished	\$2,150	\$2,150	\$2,800
7:	1	2	2	1	Unfurnished	\$2,125	\$2,125	\$2,800
8:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,800

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 8
- Drapes:
- Patio: 4
- Ranges: 8
- Refrigerator: 2
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 156 - S Redondo Bch S of Torrance Bl area
- Los Angeles County
- Parcel # 7510032058

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

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

CUSTOMER FULL: Residential Income LISTING ID: SB23038109

Printed: 07/02/2023 5:04:02 PM

Closed • Apartment

5446 Romaine St • Los Angeles 90038
8 units • \$216,875/unit • 5,696 sqft • 7,033 sqft lot • \$272.12/sqft •
Built in 1961
S. of Santa Monica, W. of Western

List / Sold:
\$1,735,000/\$1,550,000 ↑
111 days on the market
Listing ID: PF23003747



Zone RD1.5 with possibility of new development. All units are in good condition, no deferred maintenance. Long term and good tenants. No past due rent. Offer subjects to inspection.

Facts & Features

- Sold On 06/27/2023
- Original List Price of \$178,500
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- 6 Total carport spaces
- \$1,102 (Estimated)
- Laundry: In Garage
- \$103320 Gross Scheduled Income
- \$74218 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,102
- Electric:
- Gas: \$2,400
- Furniture Replacement:
- Trash: \$3,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,215
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$10,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,090	\$1,090	\$1,900
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,900
3:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,900
4:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,900
5:	1	1	1	1	Unfurnished	\$800	\$800	\$1,900
6:	1	0	1	1	Unfurnished	\$870	\$870	\$1,400
7:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,900
8:	1	2	1	2	Unfurnished	\$1,490	\$1,490	\$2,200

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal: 8
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535006017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,600,000/\$1,392,000 ↓

53 days on the market

8015 S Western Ave • Los Angeles 90047

8 units • \$200,000/unit • 5,434 sqft • 6,009 sqft lot • \$256.16/sqft •
Built in 1955

Listing ID: 22228041

Use Hwy 110, Exit Manchester. Head West. Turn Right onto Western. Property is located on Left-hand side of the street.



Value Add Investment Opportunity. This property has not been on the market in over 60 years. This is a probate sale. Not subject to court confirmation. The property features 8 units. There is rear access via an alley. There are two 2-car garages in the rear of the property. Three units will be delivered vacant at close of escrow. Property is being sold AS-IS. Estate will not complete any repairs. Property is centrally located, with easy commute to SoFi Stadium, LAX, Downtown Los Angeles, and LA Live. Buyers to conduct their own due diligence regarding square footage and any potential improvements to the property. Property is being sold along with 8011 S. Western Ave. APN 6035-008-003. Please review the attached OM for the rent roll.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Heating: Wall Furnace

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:	2	0	1		Unfurnished	\$700	\$700	\$700
2:	4	1	1		Unfurnished	\$1,000	\$1,000	\$4,000
3:	2	2	1		Unfurnished	\$1,200	\$1,000	\$2,400
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

- Probate Listing sale
 - Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6035008004

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22228041

Printed: 07/02/2023 5:04:02 PM

Closed •

4737 Kester Ave • Sherman Oaks 91403

8 units • \$456,250/unit • 8,611 sqft • 6,499 sqft lot • \$418.07/sqft •

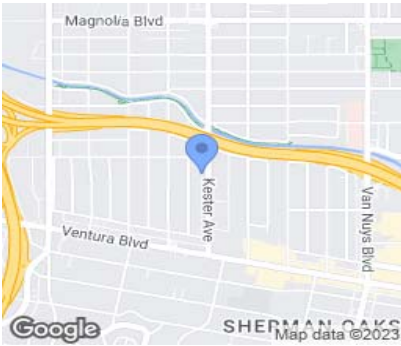
Built in 2014

East of Sepulveda Blvd, North of Ventura Blvd, South of the 101 Freeway, West of Van Nuys Blvd

\$3,650,000/\$3,600,000 ↓

3 days on the market

Listing ID: 23279525



We are pleased to present a very rare and attractive value add investment property located in Prime Sherman Oaks sandwiched between Studio City and Encino. The property is walking distance to a myriad of fine dining, shopping, and entertainment options. Built in 2014 (Subject to Rent Stabilized Ordinance), the asset is well maintained with little to no deferred maintenance. This is a brilliant opportunity for a savvy investor to acquire an ultra prime Sherman Oaks location with significant value-add potential with approximately 36% Upside in Market Rents. There is an excellent unit mix consisting of one Large 3 Bedroom / 2.5 Bathroom Townhome Unit that is suitable for an owner user, Six Spacious 2 Bedroom / 2 Bathrooms Units and One 1 Bedroom / 1 Bath Unit. All units are separately metered for gas & electric and have in-unit washer/ dryer. There is gated ample parking available on site for each of the units. In addition there is an assumable loan of \$1,435,000 at a 3.15% interest rate for another 2.5 years.

Facts & Features

- Sold On 06/28/2023
 - Original List Price of \$3,650,000
 - 1 Buildings
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - Cap Rate: 4
 - \$146136 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$74,138
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,050	\$2,250	\$2,250
2:	6	2	2		Unfurnished	\$2,246	\$13,480	\$19,500
3:	1	3	2		Unfurnished	\$3,394	\$3,394	\$4,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 1.5%
- SO - Sherman Oaks area
 - Los Angeles County
 - Parcel # 2264021018

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23279525

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Closed • Commercial/Residential

1400 W 218th St • Torrance 90501
11 units • \$218,182/unit • 6,462 sqft • 18,008 sqft lot • \$317.24/sqft •
Built in 1928
Cross Streets: Carson St & Halldale

List / Sold:
\$2,400,000/\$2,050,000 ↓
65 days on the market
Listing ID: PW23014455



Tucked in a desirable area of Torrance/Harbor Gateway. Corner lot, and adjacent to all amenities like: Redondo Beach; Del Amo mall; restaurants & grocery stores. All units are rented with long term tenants. All units has own meters for all utilities and each tenant pays their own. All units are renovated & recently upgraded, from interior and exterior paint; new roof; new floors; granite counters; bathroom; and too many to mention. Total of 5 separate buildings. Four - Storage rooms can be converted into ADU's for more rental units. Coin operated W&D hookups also available.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$2,700,000
- 11 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1 (Unknown)
- \$14944 Gross Scheduled Income
- \$13644 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 11 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Oven

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,600
- Electric: \$500.00
- Gas: \$150
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1			\$2,160	\$1,500	\$2,500
2:	1	1	1			\$1,350	\$1,350	\$1,500
3:	1	1	1			\$1,080	\$1,080	\$1,500
4:	1	1	1			\$1,350	\$1,350	\$1,500
5:	1	1	1			\$1,285	\$1,285	\$1,500
6:	1	0	1			\$1,134	\$1,134	\$1,500
7:	1	0	1			\$1,200	\$1,200	\$1,500
8:	1	1	1			\$1,350	\$1,350	\$1,500
9:	1	1	0			\$1,285	\$1,285	\$1,500
10:	1	1	0			\$1,285	\$1,285	\$1,500
11:	1	1	0			\$1,465	\$1,465	\$1,500

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 11
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346006010

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Re/Max Property Connection
State License #: 01891031

Closed • Commercial/Residential

1028 N Ardmore Ave • Los Angeles 90029

12 units • \$183,333/unit • 9,376 sqft • 8,914 sqft lot • \$213.31/sqft • Built in 1956

Get off 101 at Santa Monica Blvd. Turn right on Ardmore

\$2,200,000/\$2,000,000 ↓

37 days on the market

Listing ID: SB23045569



Great investment opportunity in the high quality rental district of East Hollywood. Below market rents ready for a value add buyer. New windows in 2012 and a new roof in 2021 make up some of the upgrades to the property. Considerable rent upside all down the rent roll. Low price per square foot for the area. 1028 N Ardmore offers an opportunity to acquire 12 units at a great price for the area. 9 parking spaces on site as well as on site laundry. Densely populated area dominated by young professional tenants in an above average school district close to downtown Los Angeles. *Expenses listed are estimates and not actual.

Facts & Features

- Sold On 06/30/2023
 - Original List Price of \$2,250,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - \$1,470 (Estimated)
- Laundry: Common Area
 - \$142008 Gross Scheduled Income
 - \$99405.6 Net Operating Income
 - 13 electric meters available
 - 13 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,602
 - Electric: \$1,000.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,400
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$5,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$6,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	0	Unfurnished	\$820	\$11,834	\$1,500
2:	1	0	0	0	Unfurnished	\$875	\$11,834	\$1,500
3:	1	1	0	0	Unfurnished	\$865	\$11,834	\$1,750
4:	1	1	0	1	Unfurnished	\$865	\$11,834	\$1,750
5:	1	1	0	1	Unfurnished	\$935	\$11,834	\$1,750
6:	1	1	0	1	Unfurnished	\$980	\$11,834	\$1,750
7:	1	1	0	1	Unfurnished	\$1,150	\$11,834	\$1,750
8:	1	1	0	1	Unfurnished	\$1,400	\$11,834	\$1,750
9:	1	2	0	1	Unfurnished	\$859	\$11,834	\$2,150
10:	1	2	0	1	Unfurnished	\$960	\$11,834	\$2,150
11:	1	2	0	1	Unfurnished	\$975	\$11,834	\$2,150
12:	1	2	0	1	Unfurnished	\$1,150	\$11,834	\$2,150

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5537018020

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB23045569

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Closed •

List / Sold:

\$3,850,000/\$3,550,000 ↓

40 days on the market

6043 Eleanor Ave • Los Angeles 90038

14 units • \$275,000/unit • 9,776 sqft • 13,000 sqft lot • \$363.13/sqft •

Built in 1985

Listing ID: 23264093

From Santa Monica Blvd between N El Centro Ave and N Gower St, Property is on Eleanor Ave



We are pleased to present the opportunity to acquire 6043 Eleanor Avenue, a 14-unit multifamily apartment building located in the highly desirable 90038 zip code on the cusp of Hollywood, West Hollywood, and Koreatown.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$3,875,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.52
- \$174207 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$119,611
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,181	\$2,362	\$3,200
2:	10	1	1		Unfurnished	\$1,609	\$16,090	\$18,000
3:	2	2	1		Unfurnished	\$2,150	\$4,300	\$4,800
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%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5534021031

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Re/Max Property Connection

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Mission Viejo, 92691

Closed • Apartment

11932 207th St • Lakewood 90715
19 units • \$438,158/unit • 17,040 sqft • .76 acre(s) lot • \$448.94/sqft •
Built in 1990
Nearby Cross Streets: 207th Street & Elaine Avenue

List / Sold:
\$8,325,000/\$7,650,000 ↓
33 days on the market
Listing ID: OC23050849



11932 207th Street is a 19-unit multifamily investment property located in Lakewood, CA. Built in 1990, 11932 207th Street offers exclusively 2 bed/2.5 bath townhomes and amenities including garage, surface, and carport parking, gated access, private balconies, a barbeque area, and in-unit laundry hookups. 7 of the units have one balcony, 10 of the units have two balconies, and 2 of the units have an extra large balcony. Additionally, 12 of 19 units have undergone substantial renovations with upgrades including vinyl and carpet flooring, granite countertops, individual water heaters, and more. A new owner could potentially achieve substantial rental upside through the continuation of the in-place renovation plan. 11932 207th Street has an excellent Lakewood location, with convenient access to a plethora of retail, dining, and entertainment options at Los Cerritos Center and Long Beach Towne Center. Additionally, the property is within walking distance to all three levels of schooling. 11932 207th Street's close proximity to Don Knabe Community Regional Park and El Dorado Nature Center places residents moments from a variety of outdoor activities. The property benefits from its close proximity to Interstate 605, connecting residents to employment hubs throughout Los Angeles County.

Facts & Features

- Sold On 06/30/2023
- Original List Price of \$8,325,000
- 4 Buildings
- Levels: Two
- 42 Total parking spaces
- \$5,732 (Assessor)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$538272 Gross Scheduled Income
- \$350410 Net Operating Income
- 19 electric meters available
- 19 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$176,214
- Electric: \$4,997.00
- Gas: \$4,997
- Furniture Replacement:
- Trash: \$4,997
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$8,191
- Maintenance: \$10,000
- Workman's Comp:
- Professional Management: 18432
- Water/Sewer: \$4,997
- Other Expense: \$25,832
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	2	3	12	Unfurnished	\$16,542	\$16,542	\$19,565
2:	10	2	3	14	Unfurnished	\$23,514	\$23,514	\$28,950
3:	2	2	3	12	Unfurnished	\$4,800	\$4,800	\$5,990

Of Units With:

- Separate Electric: 19
- Gas Meters: 19
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7058019032

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