

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grq_Spcs	Date	DOM/CDOM
1	21699276	S	610 E Fairview BLVD	ING	101	STD	2	\$51,996		\$875,000	\$360.97	2424	1952	4,405/0.1	2	06/29/21	11/11
2	320006121	S	1054 W 164th ST	GR	119	STD	2	\$0	0	\$925,000	\$335.14	2760	0	6,008/0.13	3	06/29/21	9/9
3	SB21111660	S	3741 W 182nd ST	TORR	132	STD	2	\$0		\$868,000	\$544.54	1594	1954/ASR	5,400/0.124	2	07/01/21	11/11
4	SB21071706	S	3513 Crest DR	MANH	142	STD	2	\$86,400		\$2,625,000	\$1,553.25	1690	1967/ASR	1,755/0.0403	2	07/02/21	38/38
5	SB21144289	S	241 Longfellow AVE	HMB	148	STD	2	\$86,400		\$2,450,000	\$1,327.91	1845	1936/PUB	2,478/0.0569	2	06/30/21	0/0
6	SB21053319	S	2050 Hermosa AVE	HMB	148	STD,TRUS	2	\$42,000		\$3,337,000	\$1,598.18	2088	1976/ASR	2,712/0.0623	2	06/30/21	66/66
7	SB21084713	S	29 6th ST	HMB	148	STD,TRUS	2	\$124,800	2	\$3,750,000	\$1,171.88	3200	1962/ASR	2,861/0.0657	2	06/30/21	11/11
8	OC21043762	S	234 W 12th ST	SP	185	STD	2	\$17,100		\$722,000	\$407.22	1773	1918/ASR	4,801/0.1102	1	07/01/21	92/92
9	NP20218293	S	1433 S Mesa ST	SP	185	STD	2	\$0		\$907,000	\$399.91	2268	1969/ASR	4,500/0.1033	3	07/02/21	3/3
10	SB21115262	S	109 S La Alameda AVE	SP	187	STD	2	\$38,400		\$675,000	\$500.74	1348	1938/ASR	6,932/0.1591	0	07/02/21	6/6
11	CV21093204	S	183 W Woodbury RD	ALTA	604	STD	2	\$4,800		\$955,000	\$552.34	1729	1941/PUB	6,378/0.1464	0	07/01/21	35/35
12	21725580	S	3523 Garden AVE	LA	606	STD	2			\$1,435,000	\$814.42	1762	1924	6,757/0.15	07/01/21	41/41	
13	CV20240665	S	13058 Judith ST	BDPK	608	TRUS	2	\$54,000		\$1,075,000	\$393.05	2735	1948/ASR	10,545/0.2421	4	07/01/21	106/106
14	CV21115124	S	325 E Orlando WAY	CVN	614	STD	2	\$36,000		\$730,000	\$395.02	1848	1956/ASR	7,384/0.1695	2	06/30/21	11/11
15	WS21089098	S	4036 Vela AVE	ELM	619	STD	2	\$24,600		\$570,000	\$593.75	960	1936/PUB	6,918/0.1588	1	07/02/21	30/30
16	CV21088529	S	849 W Foothill BLVD	GLDR	629	STD	2	\$36,000		\$783,000	\$500.96	1563	1955/ASR	5,725/0.1314	2	06/29/21	10/10
17	AR21102521	S	15130 151 Marwood ST	LPUE	633	STD	2	\$14,400		\$858,000	\$442.04	1941	1927/ASR	14,669/0.3368	2	06/28/21	1/1
18	21690668	S	3306 Waverly DR	LA	637	PRO	2			\$1,865,000	\$390.33	4778	1928	5,629/0.12	4	06/28/21	28/28
19	AR21076924	S	621 W Colorado BLVD	MNRO	639	STD	2	\$50,940		\$1,050,500	\$551.73	1904	1959/PUB	7,239/0.1662	2	07/02/21	10/10
20	LG21087802	S	1071 E Howard	PAS	646	STD	2	\$53,280		\$1,330,000	\$707.45	1880	1924/ASR	10,884/0.2499	2	07/01/21	15/15
21	320006014	S	7628 Day ST	TUJ	659	STD	2	\$0	0	\$830,000	\$591.17	1404	1957	5,204/0.11	0	06/30/21	39/39
22	OC21090220	S	13513 Tedemory DR	WH	670	STD,TRUS	2	\$33,600	2	\$800,000	\$431.97	1852	1948/ASR	5,859/0.1345	2	06/30/21	23/23
23	21678520	S	707 Rosemont AVE	LA	671	STD	2			\$868,000	\$474.32	1830	1921	5,590/0.12	0	07/01/21	110/110
24	21725744	S	1242 N Commonwealth AVE	LA	671	STD	2			\$1,020,000	\$597.89	1706	1912	6,003/0.13	07/01/21	27/27	
25	CV21054034	S	2122 Glendale BLVD	SVL	671	STD	2	\$96,000	3	\$1,720,000	\$816.71	2106	1931/PUB	9,736/0.2235	2	06/29/21	49/49
26	CV21095450	S	1759 3rd ST	LVRN	684	PRO	2	\$45,600		\$798,000	\$488.97	1632	1952/ASR	6,708/0.154	3	06/28/21	14/14
27	CV21104255	S	435 E 11th ST	POM	687	STD	2	\$22,800		\$485,000	\$323.33	1500	1901/ASR	7,800/0.1791	0	06/28/21	10/10
28	21750434	S	2629 6th ST	SM	C14	STD	2			\$2,615,000	\$6,005	1910		6,005	07/02/21	7/7	
29	21710146	S	2100 Thurman AVE	LA	C16	STD	2			\$1,073,000	\$443.76	2418	1948	6,851/0.15	1	06/30/21	53/53
30	PW21103159	S	1051 S Rimpau BLVD	LA	C17	PRO	2	\$0	0	\$1,160,000	\$531.38	2183	1922/ASR	7,118/0.1634	2	06/29/21	11/11
31	SB21065092	S	1143 S Manhattan PL	LA	HPK	STD	2	\$0		\$1,085,000	\$503.25	2156	1919/ASR	5,990/0.1375	2	06/28/21	33/33
32	21728324	S	1121 S Hayworth AVE	LA	C19	STD	2			\$2,182,500	\$567.62	3845	1931	6,498/0.14	06/29/21	11/11	
33	21723640	S	6000 Carlton WAY	LA	C20	REO	2			\$1,130,000	\$685.68	1648	1909	5,078/0.11	2	06/29/21	23/23
34	21699442	S	8425 Barnsley AVE	LA	C29	STD	2			\$980,000	\$607.94	1612	1948	7,211/0.16	06/29/21	86/86	
35	21734788	S	1731 W 69th ST	LA	C34	STD	2			\$750,000	\$329.86	1728	1924	5,267/0.12	06/28/21	4/4	
36	IV21036440	S	225 W 84th PL	LA	C34	STD	2	\$12,000		\$505,000	\$283.70	2485	1924/ASR	5,244/0.1204	0	06/29/21	79/79
37	MB21104913	S	146 E 67th ST	LA	C34	STD	2	\$0		\$730,000	\$322.44	2264	2018/SEE	5,400/0.124	0	06/30/21	10/10
38	PW21125839	S	139 E 87th ST	LA	C34	STD	2	\$64,260		\$800,000	\$421.50	1898	2008/BLD	6,260/0.1437	0	06/29/21	0/0
39	PW21125869	S	532 W 88th ST	LA	C34	STD	2	\$64,260		\$825,000	\$418.78	1970	2017/BLD	6,484/0.1489	0	06/29/21	0/0
40	21728916	S	845 W 53Rd ST	LA	C34	STD	2			\$830,000	\$410.48	2022	1928	6,800/0.15	3	06/28/21	17/17
41	IG21033627	S	1128 E Century BLVD	LA	C37	STD	2	\$26,400		\$475,000	\$335.69	1415	1960/PUB	3,808/0.0874	2	07/02/21	3/299
42	BB21032149	S	6812 Compton AVE	LA	C37	STD	2	\$43,200		\$545,000	\$320.97	1698	1912/ASR	6,424/0.1475	1	06/30/21	125/125
43	21722036	S	9821 Wilmington AVE	LA	C37	STD	2			\$635,000	\$472.47	1344	1929	5,667/0.13	06/30/21	19/19	
44	DW21100095	S	7626 Parmelee AVE	LA	C37	STD	2	\$0		\$740,000	\$508.24	1456	1923/ASR	5,471/0.1256	2	07/01/21	3/3
45	DW20232334	S	8816 Wadsworth AVE	LA	C37	STD	2	\$0		\$865,000	\$306.41	2823	2015/ASR	3,779/0.0868	0	06/30/21	130/130
46	PF21098880	S	1164 E 32nd ST	LA	C42	STD	2	\$0		\$750,000	\$407.17	1842	1956/PUB	4,580/0.1051	0	07/02/21	12/12
47	SR21105933	S	10531 Oklahoma AVE	CHT	CHT	STD	2	\$8,500		\$1,430,000	\$304.26	4700	1948/EST	20,668/0.4745	2	07/02/21	4/4
48	PW21105545	S	12440 Rose AVE	DOW	D3	STD	2	\$18,000		\$710,000	\$531.44	1336	1930/ASR	5,001/0.1148	0	06/28/21	2/2
49	21728504	S	3451 3Rd AVE	LA	PHHT	STD	2			\$780,000	\$472.73	1650	1922	5,796/0.13	1	06/30/21	5/5
50	SR21103366	S	38515 Larkin AVE	PDL	PLM	STD	2	\$1		\$416,000	\$213.33	1950	1981/ASR	8,146/0.187	2	07/01/21	10/10
51	TR21087155	S	16240 Grand AVE	BF	RG	STD	2	\$33,600		\$900,000	\$437.32	2058	1920/ASR	20,400/0.4683	2	06/29/21	10/10
52	DW21040890	S	11517 Louise AVE	LNWD	RM	STD	2	\$3,000		\$610,000	\$311.86	1956	1960/ASR	5,599/0.1285	2	07/02/21	7/7
53	SR21117661	S	13330 Berg ST	SYL	SYL	STD	2	\$76,800		\$890,000	\$469.90	1894	1947/ASR	6,002/0.1378	0	07/01/21	14/14
54	RS21101057	S	2718 Saturn AVE	HNPk	T5	STD	2	\$0		\$715,000	\$357.50	2000	1954/OTH	3,000/0.0689	2	06/30/21	9/9
55	SB21080847	S	11024 Wilmington AVE	LA	WATT	STD	2	\$51,684	5	\$680,000	\$248.36	2738	1996/ASR	3,284/0.0754	0	06/28/21	2/2
56	PW21036229	S	1933 Adair ST	LA	699	STD	2	\$18,960		\$479,000	\$468.69	1022	1910/ASR	4,664/0.1071	2	07/02/21	41/41
57	DW21104835	S	5159 Clinton ST	LA	699	STD	2	\$0		\$725,000	\$729.38	994	1916/PUB	1,549/0.0356	2	07/02/21	8/8
58	IV20082642	S	629 E 85th ST	LA	699	STD	2	\$75,600		\$840,000	\$330.71	2540	2007/ASR	5,739/0.1317	1	07/02/21	339/339
59	SB21043960	S	3014 9th AVE	LA	699	STD	2	\$0		\$870,000	\$389.96	2231	1925/APP	6,515/0.1496	2	07/02/21	76/76
60	BB20237896	S	212 N Vendome ST #2	ECHO	699	TRUS	2	\$0		\$1,025,000	\$345.12	2970	1916/ASR	6,370/0.1462	0	07/01/21	189/189
61	210009225	S	29 Lighthouse Street				3</										

	Listing_ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L_Sqft/Ac	Grg_Spcs	Date	DOM/CDOM
68	DW20244949	S	6610	Priam DR	BG	T3	STD	3	\$45,600		\$750,000	\$373.88	2006	1956/ASR	12,282/0.282	3	06/28/21	15/15
69	PW21071076	S	6444	Gage AVE	BG	T3	STD	3	\$68,400		\$811,000	\$295.12	2748	1960/ASR	5,995/0.1376	1	07/01/21	42/42
70	CV21091519	S	1837 E	Gage AVE	LA	699	STD	3	\$39,300		\$430,000	\$330.77	1300	1921/ASR	5,030/0.1155	1	07/01/21	14/14
71	OC21092539	S	12007	Inez ST	WH	699	STD	3	\$75,000		\$12,700,000	\$3,279.96	3872	1978/ASR	15,329/0.3519	6	06/30/21	0/109
72	OC21110569	S	1534	Manhattan Beach BLVD	MANH	147	STD	4	\$124,800		\$2,727,000	\$650.52	4192	1960/PUB	4,959/0.1138	4	06/30/21	2/2
73	21702442	S	412 E	Palmer AVE	GD	628	STD	4			\$1,325,000	\$444.93	2978	1947	6,800/0.15	0	06/28/21	73/73
74	21702180	S	1203	Mariposa ST	GD	628	STD	4			\$1,325,000	\$444.93	2978	1947	7,044/0.16	0	06/28/21	73/73
75	21755462	S	109 N	Avenue 55	LA	632	STD	4			\$1,100,000	\$271.14	4057	1922	6,773/0.1555	6	06/28/21	0/0
76	SR21090516	S	225 S	Hoover ST	LA	671	STD	4	\$103,800		\$1,600,000	\$564.97	2832	1948/OTH	7,985/0.1833	4	06/29/21	12/12
77	BB21118820	S	5014	Pickford ST	LA	C16	STD	4	\$193,440	5	\$2,960,000	\$490.07	6040	2020/BLD	7,002/0.1607	0	06/29/21	12/12
78	21734518	S	1157 S	Kingsley DR	LA	C17	STD	4			\$1,050,000	\$404.62	2595	1922	5,900/0.13	2	06/30/21	14/14
79	21714864	S	482 N	Oxford AVE	LA	C17	STD	4			\$2,660,000	\$467.73	5687	2017	5,543/0.12	0	07/02/21	46/46
80	21730646	S	1145	4Th AVE	LA	HPK	STD	4			\$2,125,000	\$350.66	6060	1916	8,102/0.18	0	07/01/21	5/5
81	21706758	S	1166 S	Cochran AVE	LA	C19	STD	4			\$2,425,000	\$708.86	3421	1935	7,341/0.16	3	07/02/21	82/520
82	IN21074357	S	6933	Glasgow AVE	LA	C29	STD	4	\$94,536	5	\$1,645,000	\$471.21	3491	1950/ASR	7,434/0.1707	3	07/02/21	63/91
83	SB21099846	S	700 E	108th ST	LA	C34	STD	4	\$60,684		\$748,000	\$184.60	4052	1922/ASR	8,270/0.1899	4	07/02/21	6/6
84	21690290	S	902 W	82Nd ST	LA	C34	STD	4			\$800,000	\$359.39	2226	1962	4,998/0.11	0	07/02/21	22/22
85	PW21080007	S	2834	James M Wood BLVD	LA	KREA	STD	4	\$0		\$1,325,000	\$348.68	3800	1922/ASR	6,775/0.1555	4	06/30/21	16/16
86	PW21079462	S	5747	Fulcher AVE	NHLW	NHO	STD	4	\$201,600		\$2,790,000	\$388.90	7174	2021/BLD	7,024/0.1612	6	07/01/21	19/19
87	DW21108468	S	8032	De Garmo AVE	SUNV	SUNV	STD	4	\$0		\$1,065,000	\$338.10	3150	1945/ASR	11,667/0.2678	4	06/30/21	8/8
88	CV21121306	S	3543	Cogswell RD	ELM	619	STD	5	\$71,160	4	\$1,369,000	\$359.70	3806	1942/ASR	21,195/0.4866	0	07/02/21	5/5
89	CV21071295	S	6618	Otis AVE	BELL	T6	STD	5	\$76,020	5	\$1,080,000	\$362.42	2980	1949/ASR	7,825/0.1796	4	07/02/21	18/18
90	CV21010064	S	3918	Velma AVE	ELM	619	STD	6	\$72,300	5	\$955,000	\$350.72	2723	1940/ASR	4,774/0.1096	0	07/01/21	121/121
91	21688878	S	4569	Finley AVE	LA	637	STD	6			\$2,100,000	\$387.31	5422	1956	8,103/0.18	0	06/30/21	25/25
92	SB21096653	S	400	Landfair AVE	LA	C05	STD	6	\$185,688		\$3,450,000	\$615.63	5604	1942/ASR	7,678/0.1763	6	06/30/21	0/0
93	21733558	S	3662	Clarington AVE	LA	C13	STD	6			\$2,985,000	\$499.67	5974	2001	5,412/0.12	0	06/28/21	15/15
94	21733034	S	2900	Edgehill DR	LA	C16	STD	6			\$1,330,000	\$393.03	3384	1926	9,616/0.22	0	06/29/21	11/11
95	21696532	S	4540	Laurel Canyon BLVD	VVL	STUD	STD	6			\$1,700,000	\$393.70	4318	1947	7,126/0.16	6	06/30/21	42/42
96	PW21065571	S	4078 W	El Segundo BLVD	HAWT	110	STD	7	\$101,540	4	\$1,700,000	\$259.15	6560	1961/ASR	7,201/0.1653	0	07/01/21	81/81
97	SR21091961	S	1547	Torrance BLVD	TORR	122	STD	7	\$116,860		\$1,860,000	\$344.44	5400	1964/ASR	7,505/0.1723	0	06/28/21	2/2
98	CV21078755	S	339 N	Vecino DR	CVN	614	STD,TRUS	7	\$107,310		\$1,930,000	\$270.08	7146	1962/ASR	7,457/0.1712	0	06/28/21	14/14
99	21688976	S	4603	Finley AVE	LA	637	STD	7			\$2,450,000	\$385.58	6354	1955	8,101/0.18	5	06/30/21	25/25
100	21723710	S	1142 S	Doheny DR	LA	C09	STD	7			\$2,265,000	\$552.71	4098	1940	7,698/0.17	10	07/01/21	4/4
101	21690986	S	2615	Lake AVE	ALTA	604	STD	8			\$2,540,000	\$377.98	6720	1963	7,717/0.17	0	07/01/21	84/84
102	21700714	S	14410	Dickens ST	SO	SO	STD	8			\$3,995,000	\$483.95	8255	1987	6,703/0.15	0	06/30/21	25/25
103	21688932	S	4581	Finley AVE	LA	637	STD	10			\$3,500,000	\$458.24	7638	1957	8,102/0.18	0	06/30/21	25/25
104	CV21027081	S	643	El Mercado AVE	MP	641	STD,TRUS	10	\$110,400	3	\$2,548,000	\$426.23	5978	1948/ASR	13,796/0.3167	8	06/28/21	107/107
105	21732712	S	10800	Hesby ST	NHLW	NHO	STD	10			\$3,300,000	\$345.48	9552	1963	10,799/0.24	0	06/29/21	22/22
106	PV21054339	S	1938 S	Grand AVE	SP	193	STD	12	\$129,800	4	\$1,774,000	\$273.77	6480	1922/ASR	4,502/0.1034	0	07/02/21	28/28
107	WS21051557	S	1063	Justin AVE	GD	626	TRUS,CONS	12	\$251,540	4	\$3,265,000	\$355.05	9196	1963/PUB	7,324/0.1681	0	06/30/21	44/47
108	AR21070858	S	521 E	Live Oak AVE	ARCD	605	STD	13	\$0		\$3,805,000	\$440.39	8640	1960/ASR	17,977/0.4127	0	06/30/21	18/18
109	AR21049837	S	5630	Temple City BLVD	TMPL	661	STD	16	\$210,200	2	\$4,700,000	\$346.97	13546	1956/ASR	21,501/0.4936	0	06/29/21	20/20
110	SR21109335	S	5329	Agnes AVE	VVL	VVL	STD	16	\$226,710		\$3,800,000	\$317.41	11972	1965/ASR	6,502/0.1493	16	06/29/21	3/3
111	19530062	S	18375	COLLINS ST	TAR	TAR	STD	49			\$14,700,000	\$330.88	44427	1985	41,601	0	07/02/21	333/333

Customer Short

610 E Fairview Blvd, Inglewood 90302 STATUS: ClosedLIST/CLOSE:
\$875,000/\$875,000

East on Centinela Avenue, North on La Brea Avenue right or east on Fairview Boulevard.



SQFT: 2,424

LOT(src): 0.1/4,405

PARKING SPACES: 2

YEAR BLT(src): 1952

DOM / CDOM: 11/11

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: 21699276

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: 101 - North Inglewood

PRICE PER SQFT: \$360.97

ORIGINAL \$: \$875,000

STORIES: Two

GSI: \$51,996

OP EXPENSE: \$15,838

NET INCOME: \$50,437

LIST DATE: 04/20/21

CLOSE DATE: 06/29/21

CONCESSIONS:

PURCHASE CONTRACT: 05/03/21 CLOSE PRICE: \$875,000

TERMS: Cash

Excellent N. Inglewood Location in Fairview Heights. Close to SoFi Stadium home of the 2022 SuperBowl and 2028 Olympics, Hollywood Park Development, Metro Fairview Hts Station and much more. Duplex (2 on a lot) with a 2+1 house in front and a 1 bedroom apartment upstairs above the garages/storage area in rear. There is a storage area downstairs behind the garages, now finished and vacant can act as an unpermitted accessory dwelling unit. There is also a separate laundry facility downstairs. The front has laundry, hardwood floors, ceramic tile in kitchen and bath, dining niche, newer plumbing and electrical. This property can be for a 1st time buyer/owner/user or an excellent investment to add to your portfolio. Property is 100% under rent control. Buyer to satisfy themselves with all current rent stabilization laws and restrictions, both local and statewide. Buyer to perform all investigations and satisfy themselves of an "As is" sale.

CUSTOMER SHORT: Residential Income ML#: 21699276

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1054 W 164th St, Gardena 90247**

STATUS: Closed

LIST/CLOSE:
\$875,000/\$925,000 ↑

Cross Streets: Berendo Ave. & New Hampshire Ave.



SQFT: 2,760

LOT(src): 0.13/6,008 (P)

PARKING SPACES: 3

YEAR BLT(src): 0

DOM / CDOM: 9/9

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: 320006121

B TRACT / MODEL: Not

Applicable-105

VIEW:

POOL / SPA: No/No

AREA: 119 - Central Gardena

PRICE PER SQFT: \$335.14

ORIGINAL \$: \$875,000

STORIES: Two

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 05/17/21

CLOSE DATE: 06/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 05/28/21 CLOSE PRICE: \$925,000

TERMS: Cash, Cash to New Loan

Two on a lot. Main house with 3 bedrooms & 1 1/2 bath. Large 2 bedroom, 1 bath apartment with dining room, over 3 car garage. Previous owner used a non-permitted/non-compliant 1 bedroom, 3/4 bath unit as a rental (the bedroom impacts the size of one single car garage). Newer roof, full HVAC, and mostly dual pane windows. All to be delivered vacant at close of escrow. Strong rental area, close to shopping, restaurants, etc. (83 walk score). Property needs some work and upgrading. 1 water meter, 2 gas meters, & 2 updated electrical services. No income and expense data, as Seller was an owner-user and occupied the entire living areas. Property to be sold as-is with no Seller repairs or termite work.

CUSTOMER SHORT: Residential Income ML#: 320006121

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

3741 W 182nd St, Torrance 90504STATUS: **Closed**LIST/CLOSE:
\$859,000/\$868,000 ↑

Just past Doty on W 182nd



SQFT: **1,594**
 LOT(src): **0.124/5,400 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1954 (ASR)**
 DOM / CDOM: **11/11**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21111660**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **132 - N Torrance - West**

PRICE PER SQFT: **\$544.54**
 ORIGINAL \$: **\$859,000**
 STORIES:
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/23/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$9,000**PURCHASE CONTRACT: **06/06/21** CLOSE PRICE: **\$868,000**TERMS: **Cash, Cash To Existing
Loan, Cash to New Loan,
Conventional**

Duplex up for grabs! Great investment opportunity in northwest Torrance. Front unit consists of a light filled 1bed/1bath with hardwood floors, double pane windows and laundry in unit. The attached and spacious rear unit hosts a bright 2bd/1bth with hardwood floors, crown moulding in living and bedrooms, ceiling fans, laundry/mud room and very spacious private rear yard with stamped concrete and access to the alley and garage. Each unit has alley access to their own private 1 car garage with separate access. Close to schools and freeway access. Sold in As-Is condition. An opportunity you shouldn't miss!!

CUSTOMER SHORT:Residential Income ML#: SB21111660

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**3513 Crest Dr, Manhattan Beach 90266**STATUS: **Closed**LIST/CLOSE:
\$2,699,000/\$2,625,000 ↓

Highland to 35th



SQFT: **1,690**
 LOT(src): **0.0403/1,755 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1967 (ASR)**
 DOM / CDOM: **38/38**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21071706**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **142 - Manhattan Bch
Sand**

PRICE PER SQFT: **\$1,553.25**
 ORIGINAL \$: **\$2,699,000**
 STORIES:
 GSI: **\$86,400**
 OP EXPENSE: **\$1,300**
 NET INCOME: **\$85,100**

LIST DATE: **04/06/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/14/21** CLOSE PRICE: **\$2,625,000**TERMS: **Cash to New Loan**

This super clean Duplex has upgrades throughout and is within walking to sand, shops, and, restaurants. Both units have panoramic views. The lot has the advantage of unobstructed views if built out at a later date. The upper unit has 2 bedrooms 2 baths. The lower unit has 1 bedroom 1 bath. Both units have remodeled kitchens, crown molding, dark wood floors, large decks, stainless appliances, granite counters and custom window coverings. There is a 2 car garage with a washer and dryer. Currently collecting \$7200 in rent per month. This is not an opportunity to be missed.

CUSTOMER SHORT:Residential Income ML#: SB21071706

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3:13:17 PM

**241 Longfellow Ave, Hermosa Beach
90254**STATUS: **Closed**

LIST/CLOSE:

\$2,395,000/\$2,450,000 ↑

South on Manhattan Ave then make a left.



SQFT: **1,845**
 LOT(src): **0.0569/2,478 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1936 (PUB)**
 DOM / CDOM: **0/0**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21144289**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$1,327.91**
 ORIGINAL \$: **\$2,395,000**
 STORIES:
 GSI: **\$86,400**
 OP EXPENSE: **\$35,097**
 NET INCOME: **\$48,711**

LIST DATE: **06/30/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$5,000**PURCHASE CONTRACT: **06/30/21**CLOSE PRICE: **\$2,450,000**TERMS: **Cash, Cash To Existing
Loan**

Sold off-market. Added for comp purposes.

CUSTOMER SHORT:Residential Income ML#: SB21144289

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**2050 Hermosa Ave, Hermosa Beach
90254**STATUS: **Closed**

LIST/CLOSE:

\$3,400,000/\$3,337,000 ↓

Do NOT DISTURB TENANT! Monterey Blvd. to 19th St. turn west to Palm Dr. turn north (right) go almost to end of block, property is on left with a red mailbox and across from yellow house. Cross Streets: 21St Street



SQFT: **2,088**
 LOT(src): **0.0623/2,712 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1976 (ASR)**
 DOM / CDOM: **66/66**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard, Trust**
 ML#: **SB21053319**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$1,598.18**
 ORIGINAL \$: **\$3,985,000**
 STORIES: **Two**
 GSI: **\$42,000**
 OP EXPENSE: **\$2,120**
 NET INCOME: **\$37,800**

LIST DATE: **03/15/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/23/21**CLOSE PRICE: **\$3,337,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan**

A classic beach cottage perched high with line of sight views taking your eye directly down one of Hermosa Beach's shortest walk streets to the sand and white water ocean views . This is a home located walk smart close to all things surf , Pier to Pier and sand .The 2 bedroom 1, 13/4and 1/2 bath main residence has hardwood floors, beamed ceiling, old school style. On the main level is a fireplace as well as a fireplace in the upper west bedroom . The main floor opens to a wonderful landscaped patio with spa. Behind this hideaway patio is a separate office with 3/4 bath and independent air-conditioning and heating system. But wait there is more! Situated over the garage is a rental 1 bedroom 1 bath full kitchen with living and dining areas and fireplace . This little fit and finish hideaway enjoys the same close but distance enough to be walking distance to The Bottle Inn, Green Store and Martha's restaurant. As they say, it's the vibe! The One bedroom hideaway has a walk-in closet, full kitchen, living and dining area. Now add a beautiful fireplace and new LVP flooring, fully furnished . Complete surround system to complete the tasty package. The pictures will tell the story. 1 car exterior parking on dedicated area on garage pad. This unit and the main house are separated by a lovely patio. Main home and this unit have private and separate access. Across the street from the beach. A short walk to Marthas, The Green Store and Bottle Inn . It's the vibe :)

CUSTOMER SHORT:Residential Income ML#: SB21053319

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

29 6th St, Hermosa Beach 90254

STATUS: Closed

LIST/CLOSE:
\$3,750,000/\$3,750,000

From Hermosa Ave, go West on 7th Ct. Front door to Front unit on 6th - walkstreet



SQFT: 3,200	SALE TYPE: Standard, Trust	PRICE PER SQFT: \$1,171.88
LOT(src): 0.0657/2,861 (A)	ML#: SB21084713	ORIGINAL \$: \$3,750,000
PARKING SPACES: 3	B TRACT / MODEL:	STORIES: Three Or More
YEAR BLT(src): 1962 (ASR)	VIEW: Yes	GSI: \$124,800
DOM / CDOM: 11/11	POOL / SPA: No/No	OP EXPENSE: \$60,763
UNITS TOTAL: 2	AREA: 148 - Hermosa Bch Sand	NET INCOME: \$64,037
BLDG TOTAL: 1		

LIST DATE: 04/21/21	CLOSE DATE: 06/30/21	CONCESSIONS: \$0
PURCHASE CONTRACT: 05/17/21	CLOSE PRICE: \$3,750,000	TERMS: Cash to New Loan

This South Hermosa Sand Section Walkstreet duplex feels like a huge Single Family Residence with a 1 bedroom apartment over the garage... and it's only 3 doors from the Sun, Surf, Sand & The Strand! It will satisfy those looking to live in one unit while renting out the other, or lease both out as an investment property! Both units have their own huge ocean view rooftop balconies and share enough parking for 5 vehicles at the BEACH. The larger front unit boasts 4 bedrooms, 4 bathrooms, ~2700 sq ft, with multiple levels to satisfy the modern entertainer. Guests will love the huge front walkstreet patio and the ocean view rooftop balcony. Take the more discrete parties downstairs to the huge, unpartitioned man cave/media room with its own kitchenette. The master suite has dual closets, a spa tub, and a separate stand-up shower. The large kitchen features granite countertops with island seating opening to the dining and family rooms, a large lazy Susan pantry, a double oven, a gas cooktop, and a dishwasher. Tile and laminate floors throughout. Use the extra garage space to store bikes, boards, and other toys. Use the outdoor shower to rinse off after the beach. Don't forget - there's an immaculate 1 bedroom apartment over the garage, with its own huge rooftop deck! Youtube the address to see walkthrough videos and also click the link to the 360 tour of the front house! t.ly/IF9x

CUSTOMER SHORT:Residential Income ML#: SB21084713

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**234 W 12th St, San Pedro 90731**

STATUS: Closed

LIST/CLOSE:
\$699,000/\$722,000 ↑

Pacific Ave>south on 12th street



SQFT: 1,773	SALE TYPE: Standard	PRICE PER SQFT: \$407.22
LOT(src): 0.1102/4,801 (A)	ML#: OC21043762	ORIGINAL \$: \$765,000
PARKING SPACES: 1	B TRACT / MODEL:	STORIES: One
YEAR BLT(src): 1918 (ASR)	VIEW:	GSI: \$17,100
DOM / CDOM: 92/92	POOL / SPA: No/No	OP EXPENSE: \$0
UNITS TOTAL: 2	AREA: 185 - Plaza	NET INCOME: \$0
BLDG TOTAL: 2		

LIST DATE: 03/03/21	CLOSE DATE: 07/01/21	CONCESSIONS: \$10,000
PURCHASE CONTRACT: 06/03/21	CLOSE PRICE: \$722,000	TERMS: Cash, Cash to New Loan

Very rare opportunity in the beautiful and nostalgic marina district of San Pedro. The large lot includes two separate detached homes, nice sized yard and very spacious walk-around basement. (basement not included in home square footage). The first residence is approximately 1300 sqft with 3 bedrooms and 1.5 baths. The floor plan is very open with high ceilings, brick fireplace, and the living area has a large great room feel with an abundance of natural light. The family kitchen has great storage and ample counter space. All three bedrooms are nice sized with plenty of closet space. Towards the back of the home you will find an additional half bath and laundry area. The second residence is approximately 500 sqft with 1 bedroom and 1 bath with full kitchen & family room, which is tenant occupied and receives \$1425/mo in rent! In between the two homes is a beautiful garden area perfect for growing vegetables and also has a mature orange and tangerine tree. The basement is incredible and perfect for a custom workshop or additional storage. This home is a true gem and a must see! Fantastic location and close to San Pedro's Little Italy, upcoming Waterfront Public Market and Cabrillo Beach.

CUSTOMER SHORT:Residential Income ML#: OC21043762

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

1433 S Mesa St, San Pedro 90731STATUS: **Closed**LIST/CLOSE:
\$889,000/\$907,000 ↑

East of Gaffey at 14th St



SQFT: **2,268**
 LOT(src): **0.1033/4,500 (A)**
 PARKING SPACES: **5**
 YEAR BLT(src): **1969 (ASR)**
 DOM / CDOM: **3/3**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **NP20218293**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **185 - Plaza**

PRICE PER SQFT: **\$399.91**
 ORIGINAL \$: **\$889,000**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$10,469**
 NET INCOME: **\$0**

LIST DATE: **10/13/20**CLOSE DATE: **07/02/21**CONCESSIONS: **\$10,000**PURCHASE CONTRACT: **05/31/21**CLOSE PRICE: **\$907,000**TERMS: **Cash, Cash to New Loan**

ONE-TIME GOLDEN OPPORTUNITY! FIRST TIME ON THE MARKET FOR SALE! Updated & pristine duplex with no common walls in the heart of the seaside charm of coastal San Pedro. Freestanding front unit of 3 bedrooms, 2 baths, new kitchen with sliders out to patio, new engineered wood floors, carpet, new dual paned windows, new quartz countertops, new sliding closet doors, new interior paint, freshly painted & epoxy floor 2 car garage & a separate laundry room with dual W/D hookups. Rear spacious breezeway/patio for year-round alfresco dining too! A rare opportunity for this coastal cottage + a 2 bedroom unit above the garages with an oversized entry patio. As you enter the upper unit, you will delight in the open concept great room/living room, dining room & kitchen with 2 bedrooms + 1 bath. Also updated and pristine! New quartz kitchen counters with under mount stainless sink, new stainless stovetop & vent, newer stainless refrigerator, newer renovated bathroom, water heater, vinyl windows & also the freshly painted & epoxy floor 1+ car garage. Included is the separate shared laundry room with dual W/D hookups. All this and nearby is the charming San Pedro Seaport, San Pedro Fish Market, Cabrillo Beach Pier, Terminal Island, Lookout Point Park, the developing LA Waterfront, the upcoming San Pedro Public Market, the arts district, shopping, fine dining and outdoor cafes! **BEST TO GET IN ON THIS ONE FIRST! ONE-TIME GOLDEN OPPORTUNITY!**

CUSTOMER SHORT:Residential Income ML#: NP20218293

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**109 S La Alameda Ave, San Pedro 90731** STATUS: **Closed**LIST/CLOSE:
\$675,000/\$675,000

East of Western on 1st, Right on La Alameda



SQFT: **1,348**
 LOT(src): **0.1591/6,932 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1938 (ASR)**
 DOM / CDOM: **6/6**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21115262**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **187 - Holy Trinity**

PRICE PER SQFT: **\$500.74**
 ORIGINAL \$: **\$675,000**
 STORIES: **One**
 GSI: **\$38,400**
 OP EXPENSE: **\$8,865**
 NET INCOME: **\$29,535**

LIST DATE: **05/27/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$3,200**PURCHASE CONTRACT: **06/03/21**CLOSE PRICE: **\$675,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan, Conventional**

Welcome to this charming one bedroom and one bathroom duplex in San Pedro. The property is located in a quiet neighborhood with breathtaking views of the ocean and city. These spacious one bedroom units feature a large living room, a dining room, kitchen, pantry, and a nice size bathroom and bedroom. Both units have been remodeled and well kept and offer plenty of storage space. Each unit has their own laundry outside the unit and an enclosed side yard that's perfect for BBQ. Great opportunity to own this income property with amazing tenants and good rents.

CUSTOMER SHORT:Residential Income ML#: SB21115262

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

183 W Woodbury Rd, Altadena 91001 STATUS: Closed

LIST/CLOSE:

\$979,000/\$955,000 ↓

FWY 210, exit Arroyo Blvd towards north. At the intersection of Arroyo and Woodbury Rd where a 24-hour Fitness Center is at, make a right. Navarro Ave, make an U-turn.



SQFT: **1,729**
 LOT(src): **0.1464/6,378 (P)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1941 (PUB)**
 DOM / CDOM: **35/35**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **CV21093204**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **604 - Altadena**

PRICE PER SQFT: **\$552.34**
 ORIGINAL \$: **\$979,000**
 STORIES: **One**
 GSI: **\$4,800**
 OP EXPENSE: **\$18,000**
 NET INCOME: **\$4,300**

LIST DATE: **05/02/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/06/21** CLOSE PRICE: **\$955,000**TERMS: **Cash to New Loan, Conventional**

Single Family plus city-fully-approved ADU in the heart of Altadena, perfect for multi-generational family or live in one rent out the other scenario. Conveniently located, 5-minutes drive from Rose Bowl; a few minutes drive to Downtown Pasadena; under-10-minutes drive to Cal Tech. Front house: 945 sq ft. Completely remodeled 2-bedroom-1-bathroom front house. All new copper lines for water and gas; all electrical are rewired with new new electrical panel. New home owner(s) won't have to fix any electrical, and gas related problems for the next 10+ years. Newly installed central air conditioning system, both heater and A/C unit. New energy efficient double-pane windows with iron bars throughout. New exterior paint. All new kitchen cabinets, kitchen counter tops, new kitchen sink with water filtration system. Brand new matching Samsung black stainless steel stove, ventilator and dish washer. New water-proof vinyl floor through-out the entire front house accept tiles in bathroom. New LED shower panel with LED displays, new toilet, vanity unit, new LED bathroom fan, new electrical powered mirror with anti-fog capability. A modern natural-gas fireplace. Brand new driveway, new front electrical gate and front-fence. New water heater. New roof. Front unit is professionally staged. Brand new driveway, new front electrical gate and front-fence; Plenty of parking between area of front house & back house, enough for 4 cars. sprinkler systems for frontyard, backyard flat grass area with 10+ easy-to-care fruit threes; Back house: 784 square feet. Passed city multi-dimensional inspection; final permit will be issued by city in 2/3 weeks. Separate electrical & gas meters for two units; Application for separate mailing address has been submitted to the city. Back unit used to be the garage with illegal additions; We stripped down to skeleton, reinforced concrete with steels under city inspector supervision. 3 bedrooms/2 full bathrooms. All materials are NEW. tank-less water heater, central air conditioning, side-by-side washer and dryer, Brand new Samsung black stainless steel stove and dish washer, black stainless steel ventilator. two brand new soft-closing toilets; Custom closet-door in master bedroom. Faucet sinks in both bathrooms can emit LED when water is running. recessed lights through out; solid wood cabinetry. New drinking water filter in kitchen sink. contemporary granite counter with mosaic glass backsplash.

CUSTOMER SHORT:Residential Income ML#: CV21093204

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

3523 Garden Ave, Los Angeles 90039 STATUS: Closed

LIST/CLOSE:

\$1,299,000/\$1,435,000 ↑

Glendale Blvd to Garden Ave



SQFT: **1,762**
 LOT(src): **0.15/6,757**
 PARKING SPACES:
 YEAR BLT(src): **1924**
 DOM / CDOM: **41/41**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21725580**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **606 - Atwater**

PRICE PER SQFT: **\$814.42**
 ORIGINAL \$: **\$1,299,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **04/29/21**CLOSE DATE: **07/01/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/09/21** CLOSE PRICE: **\$1,435,000**

TERMS:

This 1924 California Bungalow Duplex has been recently updated. Located In the heart of Atwater Village next to Atwaters best restaurants's and stores. The perfect opportunity to offset your mortgage and get in the Real Estate game. The occupied unit is leased at \$3200. Both Units are a 2 bed + 1 bath. The long 5 car driveway leads to a two car garage. Both units share the spacious backyard.

CUSTOMER SHORT:Residential Income ML#: 21725580

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

13058 Judith St, Baldwin Park 91706

STATUS: Closed

LIST/CLOSE:

\$1,100,000/\$1,075,000 ↓

South of the 10 Freeway, NorthWest of Baldwin Park Boulevard, East of the 605 Freeway



SQFT: 2,735

LOT(src): 0.2421/10,545 (A)

PARKING SPACES: 4

YEAR BLT(src): 1948 (ASR)

DOM / CDOM: 106/106

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Trust

ML#: CV20240665

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 608 - Baldwin

Pk/Irwindale

PRICE PER SQFT: \$393.05

ORIGINAL \$: \$998,800

STORIES: One

GSI: \$54,000

OP EXPENSE: \$5,435

NET INCOME: \$47,500

LIST DATE: 11/16/20

CLOSE DATE: 07/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/20/21

CLOSE PRICE: \$1,075,000

TERMS: Cash, Cash to New Loan, Conventional

2 detached single story homes situated within walking distance to Kaiser Permanente Medical Center in Baldwin Park improved with 4 Car Garage and Solar! Ideal for a seasoned investor, first time home buyer, 1031 exchange or for someone looking for a solution for an aging family member-assisted living (live in one while a caregiver/family member lives in another). Front Unit consists of: 2 Bedrooms (was originally 3 however 2 are used as one large bedroom), 2 bathrooms (both upgraded), Newer Flooring Throughout (2007), Country Style Kitchen with Cozy Nook Area, Formal Dining Room, Updated Dual Pane Windows, Updated with Forced Air Heating and Central Air, Upgraded Electrical Wiring/Panel, Updated Copper Pipe Plumbing, Relatively New Roof (2007), 2-Car Garage, and Utility Room with Indoor Laundry. Back Unit Consists of: Built in 2007, Open and Spacious 3 Bedroom, 2 Bathroom Home, Formal Dining Room, Large Open Kitchen with Modest Pantry Area, Dual Pane Windows, Indoor Laundry, Attached 2-Car Garage, Master Bedroom with Master Bathroom, and Copper Plumbing. Per Plat Map, Lot is: 57' x 185' which equals: 10,545 SqFt Lot Size. Newer Concrete Driveway Leading to Garage Areas. Upgraded with Larger Main Line Wonderful investment situated within easy access to the 10 and 605 Freeways. Walking Distance to Public Transportation, Kaiser, In N Out Corporate Offices, Restaurants and Neighborhood Shopping. Both units are currently owner occupied.

CUSTOMER SHORT: Residential Income ML#: CV20240665

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

325 E Orlando Way, Covina 91723

STATUS: Closed

LIST/CLOSE:

\$690,000/\$730,000 ↑

Use Map or GPS



SQFT: 1,848

LOT(src): 0.1695/7,384 (A)

PARKING SPACES: 2

YEAR BLT(src): 1956 (ASR)

DOM / CDOM: 11/11

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: CV21115124

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 614 - Covina

PRICE PER SQFT: \$395.02

ORIGINAL \$: \$690,000

STORIES:

GSI: \$36,000

OP EXPENSE: \$12,141

NET INCOME: \$36,000

LIST DATE: 05/28/21

CLOSE DATE: 06/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 06/08/21

CLOSE PRICE: \$730,000

TERMS: Cash to New Loan

Great investment opportunity in the city of Covina. Close to public transportation, shopping, and schools.

CUSTOMER SHORT: Residential Income ML#: CV21115124

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

4036 Velma Ave, El Monte 91731STATUS: **Closed**LIST/CLOSE:
\$594,500/\$570,000 ↓**N of Valley Blvd and East of Baldwin Ave**

SQFT: **960**
 LOT(src): **0.1588/6,918 (A)**
 PARKING SPACES: **1**
 YEAR BLT(src): **1936 (PUB)**
 DOM / CDOM: **30/30**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **WS21089098**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **619 - El Monte**

PRICE PER SQFT: **\$593.75**
 ORIGINAL \$: **\$615,000**
 STORIES:
 GSI: **\$24,600**
 OP EXPENSE: **\$900**
 NET INCOME: **\$20,888**

LIST DATE: **04/28/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/03/21**CLOSE PRICE: **\$570,000**TERMS: **Cash, Cash to New Loan**

Wonderful opportunity. Two single family houses on a lot. Live in one and rent the other. Each unit has it's own separate drive way and yard. Front unit features 2 bedroom 1 bath with 624 sqft of living space and 1 car attached garage. Rear unit has 1 bedroom 1 bath with 336 sqft of living space. Long term tenants on Month to Month. Both tenants are responsible for all their own utilities. Owners just pay for insurance and property taxes. Great location. Close to shopping, restaurants and Walking distance to Gibson Mariposa Park & Shipser Elementary School.

CUSTOMER SHORT:Residential Income ML#: WS21089098

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**849 W Foothill Blvd, Glendora 91741**STATUS: **Closed**LIST/CLOSE:
\$733,000/\$783,000 ↑**N/ FOOTHILL BLVD. & E/ BARRANCA AVE.**

SQFT: **1,563**
 LOT(src): **0.1314/5,725 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1955 (ASR)**
 DOM / CDOM: **10/10**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **CV21088529**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **629 - Glendora**

PRICE PER SQFT: **\$500.96**
 ORIGINAL \$: **\$733,000**
 STORIES:
 GSI: **\$36,000**
 OP EXPENSE: **\$10,740**
 NET INCOME: **\$34,980**

LIST DATE: **04/26/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/10/21**CLOSE PRICE: **\$783,000**TERMS: **Cash, Cash to New Loan, Conventional**

A great investment or multifamily opportunity! This duplex is centrally located near schools, shopping and public transportation. Recent renovations include new roof, new electrical wiring and panels, dual pane windows, copper water pipes, ABS drain lines, and structured data, telephone and CATV wiring. Front unit #847 floorplan offers 1 bedroom and 1 bathroom. Bright living room, kitchen and dining area. Attached back unit #849 floorplan offers 2 bedrooms and 1 bathroom. Spacious living room with dining room, a bright kitchen and a sunroom. Property features a covered patio and patio area. 2-car detached garage. Don't miss this great opportunity!

CUSTOMER SHORT:Residential Income ML#: CV21088529

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3:13:17 PM

**15130 15136 Marwood St, La Puente
91745**STATUS: **Closed***LIST/CLOSE:
\$780,000/\$858,000 ↑

N/ Gale, W/ Hacienda Blvd



SQFT: **1,941**
 LOT(src): **0.3368/14,669 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1927 (ASR)**
 DOM / CDOM: **1/1**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **AR21102521**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **633 - Industry/La
 Puente/Valinda**

PRICE PER SQFT: **\$442.04**
 ORIGINAL \$: **\$780,000**
 STORIES: **One**
 GSI: **\$14,400**
 OP EXPENSE: **\$0**
 NET INCOME: **\$14,400**

LIST DATE: **05/12/21**CLOSE DATE: **06/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/14/21**CLOSE PRICE: **\$858,000**TERMS: **1031 Exchange**

Great opportunity for builders, developers, and/or investors! This 1/3 acre property currently has 2 houses 15130 & 15136 with lot dimension of 100 x 147. Land can be subdivided into 2 separate parcels or kept as one parcel, can build 2 new houses with several ADU's as income property or for extended family use. Property sold "AS-IS".

CUSTOMER SHORT:Residential Income ML#: AR21102521

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**3306 Waverly Dr, Los Angeles 90027**STATUS: **Closed**LIST/CLOSE:
\$1,975,000/\$1,865,000 ↓

near St. George.



SQFT: **4,778**
 LOT(src): **0.12/5,629 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1928**
 DOM / CDOM: **28/28**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Probate Listing**
 ML#: **21690668**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **637 - Los Feliz**

PRICE PER SQFT: **\$390.33**
 ORIGINAL \$: **\$1,975,000**
 STORIES: **Two**
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **03/29/21**CLOSE DATE: **06/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **04/26/21**CLOSE PRICE: **\$1,865,000**

TERMS:

Trophy Los Feliz duplex that feels like 2 single family vintage homes. Grand & classic '20s Spanish 2-story units with loads of original details; large rooms; step-down living rooms with fireplaces; private patios; huge sun deck; hedged, private garden; some updates in kitchens and baths; gleaming peg and groove flooring; views of Silver Lake hills; a real find! Bonus area might be potential 3rd ADU unit? Delivered vacant at close of escrow. Probate; no court confirmation needed.

CUSTOMER SHORT:Residential Income ML#: 21690668

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3:13:17 PM

621 W Colorado Blvd, Monrovia 91016 STATUS: ClosedLIST/CLOSE:
\$898,000/\$1,050,500 ↑

head East on Colorado from Santa Anita. Property is on the North side



SQFT: **1,904** SALE TYPE: **Standard**
 LOT(src): **0.1662/7,239 (A)** ML#: **AR21076924**
 PARKING SPACES: **2** B TRACT / MODEL:
 YEAR BLT(src): **1959 (PUB)** VIEW:
 DOM / CDOM: **10/10** POOL / SPA:**No/No**
 UNITS TOTAL: **2** AREA: **639 - Monrovia**
 BLDG TOTAL: **1**

PRICE PER SQFT: **\$551.73**
 ORIGINAL \$: **\$898,000**
 STORIES: **One**
 GSI: **\$50,940**
 OP EXPENSE: **\$15,725**
 NET INCOME: **\$33,686**

LIST DATE: 04/13/21

CLOSE DATE: 07/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/23/21 CLOSE PRICE: \$1,050,500

TERMS: 1031 Exchange, Cash,
Cash to New Loan, Subject To
Other

This well-maintained duplex is conveniently located in the heart of Monrovia. The two units total 1,904sf on a 7,239sf lot. Both units offer 2 bedrooms and 1 bath. The front unit offers a family and dining area that open to the kitchen with ample cabinets and indoor laundry hookups. In addition, the unit offers central air & heat and a private side yard. The rear unit has been completely updated with a custom kitchen with ample cabinets, granite counters, built in appliances including a dishwasher. The spacious family room offers direct access to the private rear yard. The fully remodeled bathroom features beautiful custom tile work updated fixtures. Additional features include indoor laundry with stackable washer and dryer, updated laminate flooring throughout, updated windows, tankless water heater, custom molding and central air conditioning. The property also boasts a newer roof. Between the units is the oversized two-car garage - each unit also has an additional driveway parking spaces. Gas and electricity are metered separately for each unit. Don't miss this opportunity to live in one unit and rent the other. Conveniently located to Monrovia HS, the local shops and restaurants.

CUSTOMER SHORT:Residential Income ML#: AR21076924

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1071 E Howard, Pasadena 91104** STATUS: ClosedLIST/CLOSE:
\$1,150,000/\$1,330,000 ↑

North on N. Lake Ave, right on E. Howard



SQFT: **1,880** SALE TYPE: **Standard**
 LOT(src): **0.2499/10,884 (A)** ML#: **LG21087802**
 PARKING SPACES: **4** B TRACT / MODEL:
 YEAR BLT(src): **1924 (ASR)** VIEW:
 DOM / CDOM: **15/15** POOL / SPA:**No/No**
 UNITS TOTAL: **2** AREA: **646 - Pasadena (NE)**
 BLDG TOTAL: **1**

PRICE PER SQFT: **\$707.45**
 ORIGINAL \$: **\$1,150,000**
 STORIES: **One**
 GSI: **\$53,280**
 OP EXPENSE: **\$23,585**
 NET INCOME: **\$29,695**

LIST DATE: 05/07/21

CLOSE DATE: 07/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 05/22/21 CLOSE PRICE: \$1,330,000

TERMS: Cash, Cash to New Loan

Charming 1924 duplex in Pasadena is available for the first time in years! This property is located on a large almost 11,000 square foot lot with mature trees in a beautiful neighborhood, close to schools, libraries, and transit lines. The main building contains two, one bathroom/ one bath units with hardwood floors, vintage stove, crown molding and other authentic period details. Each unit has its own back area for relaxation. Also, there is driveway parking for two cars. The original garage is currently designed as an additional unit (studio) which can possibly be converted to an ADU with an expansive yard with numerous trees - great for entertaining. Extremely well maintained property and a must see! Please call agent to schedule showing.

CUSTOMER SHORT:Residential Income ML#: LG21087802

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

7628 Day St, Tujunga 91042STATUS: **Closed**LIST/CLOSE:
\$795,000/\$830,000 ↑

Cross Streets: Foothill



SQFT: **1,404**
 LOT(src): **0.11/5,204 (P)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1957**
 DOM / CDOM: **39/39**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **320006014**
 B TRACT / MODEL: **Not Applicable-105**
 VIEW:
 POOL / SPA:**No/No**
 AREA: **659 - Sunland/Tujunga**

PRICE PER SQFT: **\$591.17**
 ORIGINAL \$: **\$795,000**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/07/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/15/21**CLOSE PRICE: **\$830,000**TERMS: **Cash to New Loan**

Great investment opportunity, Nice legal duplex with 2 two bedroom one bath identical units fully remodeled front unit in 2018 back unit in 2016 with laminate flooring, new bathroom and kitchen, there is a nice backyard & new concrete driveway tenants are paying for all utilities included water. total rent is \$3700.00

CUSTOMER SHORT:Residential Income ML#: 320006014

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**13513 Tedemory Dr, Whittier 90602**STATUS: **Closed**LIST/CLOSE:
\$785,000/\$800,000 ↑

North of Whittier Blvd. east of Painter



SQFT: **1,852**
 LOT(src): **0.1345/5,859 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1948 (ASR)**
 DOM / CDOM: **23/23**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard, Trust**
 ML#: **OC21090220**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **670 - Whittier**

PRICE PER SQFT: **\$431.97**
 ORIGINAL \$: **\$785,000**
 STORIES: **One**
 GSI: **\$33,600**
 OP EXPENSE: **\$15,133**
 NET INCOME: **\$16,280**

LIST DATE: **04/22/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/28/21**CLOSE PRICE: **\$800,000**TERMS: **Cash, Conventional**

Duplex in one of the most desirable areas of the city. Both Units are 2 Bedroom and 1 Bath. Both very spacious. Large garage and backyard. Long term stable tenants.

CUSTOMER SHORT:Residential Income ML#: OC21090220

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

707 Rosemont Ave, Los Angeles 90026 STATUS: Closed

LIST/CLOSE:

\$910,000/\$868,000 ↓

From 101 FWY, head north on Alvarado St. Turn left on Kent St. Turn left on Rosemont. From Sunset Blvd, head south on Alvarado St. Turn right on Kent St. Turn left on Rosemont.



SQFT: **1,830**
 LOT(src): **0.12/5,590**
 PARKING SPACES: **0**
 YEAR BLT(src): **1921**
 DOM / CDOM: **110/110**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21678520**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **671 - Silver Lake**

PRICE PER SQFT: **\$474.32**
 ORIGINAL \$: **\$949,000**
 STORIES: **Two**
 GSI:
 OP EXPENSE: **\$13,200**
 NET INCOME: **\$44,400**

LIST DATE: **01/11/21**CLOSE DATE: **07/01/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/01/21** CLOSE PRICE: **\$868,000**

TERMS:

BOM! No fault of seller! Great opportunity! This duplex is a fixer with a value-add opportunity to add 1 new unit and an ADU, 2 New ADUs or you can start over and build 3 new units! This CORNER lot duplex is located 4 blocks to Echo Lake and 4 blocks to Sunset Boulevard. It has 5,591 SF of LARD1.5-1VL land. Translation, you can have 3 units on property and build up to 3:1 FAR and 3 stories. The original units on property are in need of full cosmetic renovation including kitchens, baths, and floors. The roof was replaced 2 years ago, and a new sewer-line was installed last August. Tenants are long term tenants; seller will not relocate. Tenant in Unit 2 will consider a Cash For Keys Offer. Please do not disturb. Property is being sold as is where is. Interior photos of front unit available upon request. Visual inspection with offer to purchase, proof of funds, and financing pre-approval. Perfect for Owner-Occupy Investors, Investors, and builder / developers.

CUSTOMER SHORT:Residential Income ML#: 21678520

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1242 N Commonwealth Ave, Los Angeles 90029** STATUS: Closed

LIST/CLOSE:

\$1,149,000/\$1,020,000 ↓

South of Fountain off Sunset Junction



SQFT: **1,706**
 LOT(src): **0.13/6,003**
 PARKING SPACES:
 YEAR BLT(src): **1912**
 DOM / CDOM: **27/27**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21725744**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **671 - Silver Lake**

PRICE PER SQFT: **\$597.89**
 ORIGINAL \$: **\$1,149,000,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/01/21**CLOSE DATE: **07/01/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/28/21** CLOSE PRICE: **\$1,020,000**TERMS: **Cash**

Great opportunity to own a wonderful duplex in the desirable Silverlake area! The charming 2BR/1B front house has its own private courtyard and porch, open floor plan with hardwood floors, decorative fireplace, indoor washer and dryer and remodeled kitchen. The back 2BR/1B home features spacious living areas, upgrades and a private outdoor patio perfect for entertaining. Ideally located in the Sunset Junction area close to parks, shops and restaurants, this property has it all! Off street parking available. Please call agent for showing information. Tenant occupied.

CUSTOMER SHORT:Residential Income ML#: 21725744

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

2122 Glendale Blvd, Silver Lake 90039 STATUS: **Closed**

LIST/CLOSE:

\$1,795,000/\$1,720,000 ↓

Glendale Freeway South pass the 5 Freeway off at Glendale Blvd. Make a right on Glendale Blvd. Less than one block on the right side.



SQFT: **2,106**
 LOT(src): **0.2235/9,736 (A)**
 PARKING SPACES: **6**
 YEAR BLT(src): **1931 (PUB)**
 DOM / CDOM: **49/49**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **CV21054034**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **671 - Silver Lake**

PRICE PER SQFT: **\$816.71**
 ORIGINAL \$: **\$1,795,000**
 STORIES: **Two**
 GSI: **\$96,000**
 OP EXPENSE: **\$41,407**
 NET INCOME: **\$54,593**

LIST DATE: **03/15/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/03/21** CLOSE PRICE: **\$1,720,000**TERMS: **1031 Exchange, Cash, Cash to New Loan**

This 1930 Spanish Architectural Duplex has been reimaged, restored, and updated to accommodate modern living with era style elements retaining an old-world charm of yesteryear. The highly upgraded building includes an oversized lot with ample parking and a two-car garage with ADU possibilities. Quartz mitered counter tops; oak wood floors; custom Spanish tiling; custom made front doors with Baldwin mortise locks; central air and heating with Nest Wi Fi Thermostat systems; Bosch appliances; tankless water heaters; Pella casement windows in living room area and high-end era style light fixtures. The grounds have been professionally landscaped with two separate private enclosed yards for pets or children. The upstairs unit boasts a grand view to the Downtown LA skyline. Building has updated electrical panels; new plumbing and electrical; new insulation; custom made iron stair railings; seismically retrofit foundation and new roof.

CUSTOMER SHORT: Residential Income ML#: CV21054034

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

1759 3rd St, La Verne 91750STATUS: **Closed***

LIST/CLOSE:

\$775,000/\$798,000 ↑

From Bonita Av. Turn south in Wheeler Ave. then left on to 3rd st.



SQFT: **1,632**
 LOT(src): **0.154/6,708 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1952 (ASR)**
 DOM / CDOM: **14/14**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Probate Listing**
 ML#: **CV21095450**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **684 - La Verne**

PRICE PER SQFT: **\$488.97**
 ORIGINAL \$: **\$775,000**
 STORIES: **One**
 GSI: **\$45,600**
 OP EXPENSE: **\$11,500**
 NET INCOME: **\$34,100**

LIST DATE: **05/03/21**CLOSE DATE: **06/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/19/21** CLOSE PRICE: **\$798,000**TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional, Fannie Mae, FHA, VA Loan**

LIVE IN ONE HOME AND RENT THE OTHER ONE! Amazing opportunity to own this property that is located within walking distance from the University of La Verne and downtown La Verne. The front house contains over 1,200 square feet and has a floor plan with a living room, dining area, kitchen, 3 bedrooms, and 2 baths. There is also an enclosed patio that is not included in the living area. The third room contains its own entrance and has a bathroom plus a kitchenette, perfect for a college student. The rear unit is detached and contains a living room, a kitchen, bedroom, and a bath. The living area is approximately 409 square feet. There is a 3 car garage plus additional parking. A portion of the garage has been converted into a 2nd bedroom for the rear unit. Great location near the 210, 10, and 57 Freeways. Other features include a solar electric system, newer energy-efficient vinyl windows, and possible RV parking. THE HIDDEN TRUTH IS THE AMAZING SMALL CITY VIBE and the ability to walk downtown for dinner!

CUSTOMER SHORT: Residential Income ML#: CV21095450

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

435 E 11th St, Pomona 91766STATUS: **Closed**LIST/CLOSE:
\$450,000/\$485,000 ↑

Town to Gibbs to 11th Street



SQFT: **1,500**
 LOT(src): **0.1791/7,800 (P)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1901 (ASR)**
 DOM / CDOM: **10/10**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **CV21104255**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **687 - Pomona**

PRICE PER SQFT: **\$323.33**
 ORIGINAL \$: **\$450,000**
 STORIES: **One**
 GSI: **\$22,800**
 OP EXPENSE: **\$600**
 NET INCOME: **\$16,800**

LIST DATE: **05/14/21**CLOSE DATE: **06/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/03/21**CLOSE PRICE: **\$485,000**TERMS: **Cash**

Calling all investors. Great investment opportunity. 2 - 2bd 1ba in nice neighborhood with great lot and tons of potential.

CUSTOMER SHORT:Residential Income ML#: CV21104255

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
 3:13:17 PM

2629 6Th St, Santa Monica 90405STATUS: **Closed**LIST/CLOSE:
\$2,475,000/\$2,615,000 ↑

W/ Lincoln, E/ Neilson, N/ Rose, S/ Ocean Park



SQFT:
 LOT(src): **6,005 sq.**
 PARKING SPACES:
 YEAR BLT(src): **1910**
 DOM / CDOM: **7/7**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21750434**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **C14 - Santa Monica**

PRICE PER SQFT:
 ORIGINAL \$: **\$2,475,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **06/17/21**CLOSE DATE: **07/02/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/24/21**CLOSE PRICE: **\$2,615,000**

TERMS:

Magical bed and breakfast home + cottage (duplex) located in prime real estate location Ocean Park, Santa Monica's historic beach community just 6 blocks to the beach. Enjoy this special property as a main residence, vacation property or investment property. Delivered vacant at the close of escrow this extraordinary opportunity includes a two bedroom Craftsman main home with original wood beamed ceilings and details throughout, a spectacular large backyard completely landscaped for privacy, beautiful mature trees, fire pit and lots of grassy areas to play. The backyard is an entertainer's paradise or for the non entertainer a wonderful place to retreat. At the very rear of the property is a charming one bedroom cottage with a wood burning fireplace. Finding a property in Ocean Park on a large lot with an actual yard is a rare find. The main home can be expanded if more square footage is needed as there are no historical restrictions for this property. 4 car parking on site. Truly a one of a kind property! This property is a lover's delight as you truly feel swept away as soon as you step into this property.

CUSTOMER SHORT:Residential Income ML#: 21750434

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
 3:13:17 PM

2100 Thurman Ave, Los Angeles 90016 STATUS: Closed

LIST/CLOSE:

\$1,300,000/\$1,073,000 ↓

East of Fairfax, West of Hauser, North of Washington, South of Venice

SQFT: **2,418**LOT(src): **0.15/6,851 (A)**PARKING SPACES: **3**YEAR BLT(src): **1948**DOM / CDOM: **53/53**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **21710146**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA:**No/No**AREA: **C16 - Mid Los Angeles**PRICE PER SQFT: **\$443.76**ORIGINAL \$: **\$1,525,000**STORIES: **Multi/Split**

GSI:

OP EXPENSE: **\$30,654**NET INCOME: **\$37,554**LIST DATE: **03/15/21**CLOSE DATE: **06/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/16/21**CLOSE PRICE: **\$1,073,000**

TERMS:

\$225K PRICE REDUCTION! MOTIVATED SELLER. ALL OFFERS ENCOURAGED. "Two-on-a-lot" duplex 1 mile from the Culver City Arts District as well as the Helms Bakery District. Great opportunity for an owner-occupant who will live in one unit and rent out the other. Rear house is vacant two story, 2,418 SF, 4 bed, 3 bath house, with potential to divide into two units. Front house is 1,198 SF 2 bed, 1 bath, currently occupied (see agent's remarks). In addition to its prime central location, 2100 Thurman Ave. boasts countless other perks including: balconies, laundry hookups in each unit, wet bar, and spacious, open floor plans. Future development opportunity to build as many as 8 units with T.O.C. density bonus.

CUSTOMER SHORT:Residential Income ML#: 21710146

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1051 S Rimpau Blvd, Los Angeles 90019** STATUS: Closed

LIST/CLOSE:

\$1,175,000/\$1,160,000 ↓

Go South on Rimpau Blvd from Olympic Blvd

SQFT: **2,183**LOT(src): **0.1634/7,118 (A)**PARKING SPACES: **2**YEAR BLT(src): **1922 (ASR)**DOM / CDOM: **11/11**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Probate Listing**ML#: **PW21103159**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **C17 - Mid-Wilshire**PRICE PER SQFT: **\$531.38**ORIGINAL \$: **\$1,175,000**STORIES: **One**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **05/13/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/26/21**CLOSE PRICE: **\$1,160,000**TERMS: **Cash**

Excellent opportunity to own a great property in the highly desirable Mid Wilshire area. This duplex has 2 bedroom/ 1 bathroom per unit as well as a potential ADU garage conversion. Lots of potential for the right buyer looking to buy this diamond in the rough and get creative in making it their dream home while having it help pay for itself. It is close to shopping, schools and transportation within a short drive to Downtown LA, Hollywood. This is a Probate Sale and COURT CONFIRMATION NOT REQUIRED, buyer to do own diligence.

CUSTOMER SHORT:Residential Income ML#: PW21103159

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

1143 S Manhattan Pl, Los Angeles 90019 STATUS: **Closed**LIST/CLOSE:
\$1,085,000/\$1,085,000

West of Western South of Olympic



SQFT: **2,156**
 LOT(src): **0.1375/5,990 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1919 (ASR)**
 DOM / CDOM: **33/33**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21065092**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C18 - Hancock Park-
 Wilshire**

PRICE PER SQFT: **\$503.25**
 ORIGINAL \$: **\$1,085,000**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **03/30/21**CLOSE DATE: **06/28/21**CONCESSIONS: **\$20,000**PURCHASE CONTRACT: **05/05/21** CLOSE PRICE: **\$1,085,000**TERMS: **Cash, Cash To Existing
 Loan, Cash to New Loan**

Side by side 2+2 and 1+1 duplex is situated on corner lot in Country club neighborhood. Perfect investment property for savvy investor or owner occupant looking to purchase in a prime location. It offers easy access to restaurants, shopping, super market, bank and entertainment. Very convenient for life's everyday needs. This property is ready for new owner to make their own with good upside income property. Each unit has individually metered. The property is located in HPOZ. Sold as is

CUSTOMER SHORT:Residential Income ML#: SB21065092

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1121 S Hayworth Ave, Los Angeles 90035**STATUS: **Closed**LIST/CLOSE:
\$2,199,000/\$2,182,500 ↓

W/Fairfax, S/Olympic, N/Pico, E/Crescent Heights



SQFT: **3,845**
 LOT(src): **0.14/6,498 (A)**
 PARKING SPACES: **1**
 YEAR BLT(src): **1931**
 DOM / CDOM: **11/11**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21728324**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C19 - Beverly Center-
 Miracle Mile**

PRICE PER SQFT: **\$567.62**
 ORIGINAL \$: **\$2,199,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/06/21**CLOSE DATE: **06/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/17/21** CLOSE PRICE: **\$2,182,500**TERMS: **Cash**

Majestic Mediterranean Duplex in HPOZ's Carthay Square - situated on West side of street - This beauty has been impeccably preserved & restored to blend the original Art Deco detailing with contemporary & modern influences. The light and bright upper unit enjoys hardwood floors throughout, recessed lighting, living room w/coved ceiling and gorgeous fireplace (Art Deco facade) and Batchelder tile hearth, bonus room/den over the porte-cochere, grand formal dining room w/coved insert, remodeled kitchen w/breakfast area, granite countertops, stainless steel appliances, lots of storage, center hall, orig. phone nook, spacious bedrooms, master closet reorganized, remodeled master bath w/double sinks, Spanish tiling, separate tub/shower, linen cabinet, Washer/Dryer stack, Orig. hardware on doors, period inspired lighting fixtures throughout - Lushly landscaped front & rear yards, entertainer's rear yard with lounging areas, garages converted to storage spaces. This pride of ownership property improvements include: Newer roof on house/garages, bolted foundation and HVAC. Upper unit (owner's unit) to be delivered vacant, lower unit tenant occupied. Property has been beautifully maintained; it's a special one!

CUSTOMER SHORT:Residential Income ML#: 21728324

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

6000 Carlton Way, Los Angeles 90028

STATUS: Closed

LIST/CLOSE:

\$1,069,900/\$1,130,000 ↑

See Google Maps.



SQFT: **1,648**
 LOT(src): **0.11/5,078 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1909**
 DOM / CDOM: **23/23**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Real Estate Owned**
 ML#: **21723640**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C20 - Hollywood**

PRICE PER SQFT: **\$685.68**
 ORIGINAL \$: **\$1,069,900**
 STORIES: **One**
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **04/26/21**CLOSE DATE: **06/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/19/21**CLOSE PRICE: **\$1,130,000**

TERMS:

Unrivaled investment opportunity in the heart of Tinseltown! Welcome to the Hollywood Duplex on Carlton Way, featuring two residential units on a spacious lot with a detached garage. Zoned R4-1VL with a Tier 3 TOC bonus, there is great potential for a lucrative investment. Brimming with charm and character, the front unit offers a crisp white slate with 2-bedrooms and 1-bathroom, a private covered porch, fenced yard, gas fireplace, and hardwood floors. The back unit continues with the same white slate and offers 1-bedroom and 1-bathroom, hardwood floors, an open concept layout, private deck, and access to a rear fenced yard. Plus, the property is to be delivered 100% vacant! Set between Hollywood and Sunset Boulevard, amongst one of LA's most desirable locales for renters with convenient access to the 101, the Hollywood/Vine Metro Station and a plethora of shopping, dining and amenities, this investment opportunity is not to be missed!

CUSTOMER SHORT:Residential Income ML#: 21723640

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021

3:13:17 PM

8425 Barnsley Ave, Los Angeles 90045

STATUS: Closed

LIST/CLOSE:

\$1,049,000/\$980,000 ↓

South of La Tijera and east of Airport Blvd



SQFT: **1,612**
 LOT(src): **0.16/7,211**
 PARKING SPACES:
 YEAR BLT(src): **1948**
 DOM / CDOM: **86/86**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21699442**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **C29 - Westchester**

PRICE PER SQFT: **\$607.94**
 ORIGINAL \$: **\$1,049,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$3,340**
 NET INCOME: **\$45,635**

LIST DATE: **03/01/21**CLOSE DATE: **06/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/26/21**CLOSE PRICE: **\$980,000**

TERMS:

First time on the market in more than 50 years! Well-maintained, mid-century duplex (2-2 bedroom/1 bath units) located in the highly desirable community of Westchester. Sitting on a spacious 7211 sq ft lot with a stunning backyard, this duplex is only minutes from LAX, Playa Vista, Marina del Rey & the new NFL Sofi stadium with shopping and restaurants close by! This property is a true GEM and makes a great addition to any investor portfolio including a 1031 exchange. Property can be a buy & hold for years. Excellent upside potential based on current rent along w/ additional potential asset appreciation from the strong local demand. Tenant-occupied (month to month), please do not walk the property or disturb the tenants. (Some of the garden foliage/hardscape in the backyard is tenant-owned.) Buyer responsible for own due diligence in regards to rent control, zoning, income and operating expenses, NOI calculations, vacancy factors, building permits, lot survey, etc. Accuracy of all information regardless of source including but not limited to square footages, lot size, and zoning is not guaranteed and should be verified through personal inspection by appropriate professionals of buyers choice.

CUSTOMER SHORT:Residential Income ML#: 21699442

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021

3:13:17 PM

1731 W 69Th St, Los Angeles 90047

STATUS: Closed

LIST/CLOSE:
\$499,000/\$570,000 ↑

East of Western Ave., West of Normandie Av., North of Florence Ave., South of W. Gage Ave.



SQFT: **1,728**
 LOT(src): **0.12/5,267**
 PARKING SPACES:
 YEAR BLT(src): **1924**
 DOM / CDOM: **4/4**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21734788**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$329.86**
 ORIGINAL \$: **\$499,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/24/21**CLOSE DATE: **06/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/28/21**CLOSE PRICE: **\$570,000**

TERMS:

Situated in a prime location within South Los Angeles, this duplex provides endless investment opportunities. Live in one and rent out the other? This duplex that provides two separate addresses (1731 & 1733 W. 69th St.) is situated on a 5,267sf lot with a spacious backyard. The first unit features a 1 bed, 1 bath that needs some TLC (vacant unit). The second unit features a 1 bed, 1 bath and has been slightly updated within the last few years (tenant-occupied unit). Within close proximity to Slauson Ave. Shopping Center, Sofi Stadium, The Forum, USC Stadiums, 110, 10 and 105 freeways. Duplex will be sold as is.

CUSTOMER SHORT:Residential Income ML#: 21734788

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**225 W 84th Pl, Los Angeles 90003**

STATUS: Closed

LIST/CLOSE:
\$699,900/\$705,000 ↑

84th Pl and Broadway



SQFT: **2,485**
 LOT(src): **0.1204/5,244 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1924 (ASR)**
 DOM / CDOM: **79/79**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **IV21036440**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$283.70**
 ORIGINAL \$: **\$735,000**
 STORIES: **One, Two**
 GSI: **\$12,000**
 OP EXPENSE: **\$0**
 NET INCOME: **\$9,500**

LIST DATE: **02/21/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/12/21**CLOSE PRICE: **\$705,000**TERMS: **Cash, FHA, Submit**

Two detached units, no shared walls. The front house is a 3 bed 1 bath house and is tenant occupied. The rear house was built in 2007 and is a 3 bed 2 bath, it is move-in ready with recent upgrades. Both houses have indoor laundry rooms. Perfect for an owner-occupant or investor. Have your family and friends live on the property, or rent both units. The seller is living in the back house (the bigger house) and the front house has a tenant that will stay. Both units have separate meters for electricity and gas. Buyers to do their own due diligence and satisfy themselves in all aspects of the property. Property being sold AS IS. Centrally located close to 10/110 freeways, LA Coliseum, Banc of California Stadium, Exposition Park, DTLA, USC, Leimert Park, USC.

CUSTOMER SHORT:Residential Income ML#: IV21036440

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

146 E 67th St, Los Angeles 90003STATUS: **Closed**LIST/CLOSE:
\$709,900/\$730,000 ↑

Between San Pedro and Main Street



SQFT: **2,264**
 LOT(src): **0.124/5,400 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **2018 (SEE)**
 DOM / CDOM: **10/10**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **MB21104913**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$322.44**
 ORIGINAL \$: **\$709,900**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$11,373**
 NET INCOME: **\$0**

LIST DATE: **05/16/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/26/21**CLOSE PRICE: **\$730,000**TERMS: **Submit**

2 ON A LOT *Live Smart...Rent 1 and Live in 1* Opportunity knocks in the heart of Los Angeles under \$315.00 per square foot! Move in ready and just a short distance for it all. Front Unit is a California Bungalow with a functional floor plan consisting of 2 bedrooms 1.5 bathroom (s) featuring an independent kitchen with a neighboring dining room, an individual laundry room/service porch with an exit door to the rear side yard. Rear unit is an ADU that was built in 2018 consisting of 3 bedrooms and 1 bath AND already rented for \$2,600-making this a perfect investment for a first time home Buyer or an Investor looking to capture instant cash flow-we welcome your 1031 exchange! Units are detached with individual green yards for summer time family gatherings. The kitchens were carefully designed with customized cabinetry and quartz counter tops, remodeled bathroom w/modern cabinetry and modern tile. This area is quiet, green lawns to your left & right. Commuters enjoy all mayor freeways & public transportation within close proximity including several popular new development projects. This is the ONE-do not miss out on purchasing a 2 unit property!

CUSTOMER SHORT:Residential Income ML#: MB21104913

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**139 E 87th St, Los Angeles 90003**STATUS: **Closed**LIST/CLOSE:
\$800,000/\$800,000

Between San Pedro and Main



SQFT: **1,898**
 LOT(src): **0.1437/6,260 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **2008 (BLD)**
 DOM / CDOM: **0/0**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **PW21125839**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$421.50**
 ORIGINAL \$: **\$800,000**
 STORIES: **One**
 GSI: **\$64,260**
 OP EXPENSE: **\$0**
 NET INCOME: **\$64,260**

LIST DATE: **06/07/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/08/21**CLOSE PRICE: **\$800,000**TERMS: **Cash, Cash to New Loan,
Conventional**

Very desirable, income producing duplex. This duplex consists of two 3-Bedroom / 2-Bathroom units. Each unit includes dual pane vinyl windows, wood cabinets throughout, carpet, freshly painted and nicely landscaped. Nice large lot with great rents. Great investment opportunity.

CUSTOMER SHORT:Residential Income ML#: PW21125839

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

532 W 88th St, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:
\$835,000/\$825,000 ↓

Between Hoover and Figueroa



SQFT: **1,970**
 LOT(src): **0.1489/6,484 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **2017 (BLD)**
 DOM / CDOM: **0/0**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **PW21125869**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$418.78**
 ORIGINAL \$: **\$835,000**
 STORIES: **One**
 GSI: **\$64,260**
 OP EXPENSE: **\$0**
 NET INCOME: **\$64,260**

LIST DATE: **06/07/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/08/21**CLOSE PRICE: **\$825,000**TERMS: **Cash, Cash to New Loan,
Conventional**

Very desirable, income producing property. Two on a lot, consists of two 3-Bedroom / 2-Bathroom units. Each unit includes dual pane vinyl windows, wood cabinets throughout, carpet, freshly painted and nicely landscaped. Nice large lot with great rents. Great investment opportunity.

CUSTOMER SHORT:Residential Income ML#: PW21125869

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**845 W 53Rd St, Los Angeles 90037**

STATUS: Closed

LIST/CLOSE:
\$824,500/\$830,000 ↑

East of Vermont at 53rd St. between Hoover and Vermont



SQFT: **2,022**
 LOT(src): **0.15/6,800**
 PARKING SPACES: **3**
 YEAR BLT(src): **1928**
 DOM / CDOM: **17/17**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21728916**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$410.48**
 ORIGINAL \$: **\$824,500**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/21/21**CLOSE DATE: **06/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/07/21**CLOSE PRICE: **\$830,000**

TERMS:

Two homes on one lot. The front house is a Californian Craftsman with a character-filled interior complete with a bonus room, generous living spaces, well-proportioned rooms, and a separate dining room with custom built-ins. Make memories in the spacious, newly renovated kitchen, which features newer appliances, granite countertops, lots of cabinet space, an over-the-range microwave, and a gas stove. An oasis of peace and relaxation, the expansive main bedroom features an adjoining master bath and a walk-in closet. The back home is a stylish Spanish bungalow with recessed lighting, new Frigidaire stainless steel appliances, and new custom-built cabinets. Further strengthening the attractiveness of the home are new windows and vinyl wide-plank floors throughout. This offer only gets better with upgraded air conditioning, which makes it ready to move in. Both homes have newer LG washers and dryers. You'll enjoy being in the peaceful landscaped yard with each home boasting wide porches, a lawn with automatic sprinklers, privacy hedges, and a beautiful olive tree. Plenty of space for gatherings and outdoor entertaining. Utilize stress-free onsite parking for up to 4 cars and a garage for storage space. Enjoy the benefits of neighborhood living in a peaceful section of South Los Angeles. Don't miss out on owning these two fabulous homes.

CUSTOMER SHORT:Residential Income ML#: 21728916

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

1128 E Century Blvd, Los Angeles 90002 STATUS: ClosedLIST/CLOSE:
\$474,900/\$475,000 ↑

E Century Blvd/S Central Ave



SQFT: **1,415**
 LOT(src): **0.0874/3,808 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1960 (PUB)**
 DOM / CDOM: **3/299**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **IG21033627**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C37 - Metropolitan**
South

PRICE PER SQFT: **\$335.69**
 ORIGINAL \$: **\$474,900**
 STORIES:
 GSI: **\$26,400**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

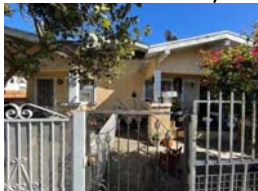
LIST DATE: **09/17/20**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **02/20/21**CLOSE PRICE: **\$475,000**TERMS: **Cash to New Loan,
Conventional, FHA**

BACK ON THE MARKET!!!! Look no further! Great Investment Property! Front unit has two bedroom, 1 bath! The rear unit has one bedroom, 1 bath! Both units have washer and dryer hookup. The garage has recently been upgraded! Each home has their own meter for gas electricity. A must see home to appreciate! Close to the 110 Fwy! Approximately 6.4 miles from the L.A Memorial Coliseum!

CUSTOMER SHORT:Residential Income ML#: IG21033627

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**6812 Compton Ave, Los Angeles 90001** STATUS: ClosedLIST/CLOSE:
\$545,000/\$545,000

via E Florence Ave, Head east on E Florence Ave, Turn left onto Compton Ave



SQFT: **1,698**
 LOT(src): **0.1475/6,424 (A)**
 PARKING SPACES: **1**
 YEAR BLT(src): **1912 (ASR)**
 DOM / CDOM: **125/125**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **BB21032149**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C37 - Metropolitan**
South

PRICE PER SQFT: **\$320.97**
 ORIGINAL \$: **\$545,000**
 STORIES:
 GSI: **\$43,200**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **02/17/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/24/21**CLOSE PRICE: **\$545,000**TERMS: **Cash, Cash to New Loan**

Duplex - do not disturb the tenants. unit 1 is 2bed 1 bath, unit 2 is 2 bed 2 bath *Standard Sale* Excellent opportunity for the income seeking invertors . Conveniently located 10-15 minutes from Staple Center, Downtown LA, Rams Stadium (Sofi Stadium), Forum etc. and nearby access to freeways I-110 & I-105. Seller is highly motivated, SUBMIT ALL OFFERS!

CUSTOMER SHORT:Residential Income ML#: BB21032149

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

9821 Wilmington Ave, Los Angeles 90002

STATUS: Closed

LIST/CLOSE:
\$599,000/\$635,000 ↑

110 FWY exit Century Blvd/East , Wilmington/North - 105 FWY exit Wilmington /North



SQFT: **1,344**
 LOT(src): **0.13/5,667**
 PARKING SPACES:
 YEAR BLT(src): **1929**
 DOM / CDOM: **19/19**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21722036**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$472.47**
 ORIGINAL \$: **\$599,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **04/23/21**CLOSE DATE: **06/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/12/21**CLOSE PRICE: **\$635,000**

TERMS:

Charming side-by-side Spanish duplex with private & gated driveway. Ample outdoor space offering a front porch & rear wood deck ideal for increased rents. Each unit offers a 2bd 1bth open floor plan with an abundance of natural light. Green thumb low maintenance landscaping and outdoor hardscape for outdoor CA living. Won't last long! Great rental income potential.

CUSTOMER SHORT:Residential Income ML#: 21722036

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**7626 Parmelee Ave, Los Angeles 90001**

STATUS: Closed

LIST/CLOSE:
\$719,900/\$740,000 ↑

Florence Ave / Parmelee Ave



SQFT: **1,456**
 LOT(src): **0.1256/5,471 (A)**
 PARKING SPACES: **6**
 YEAR BLT(src): **1923 (ASR)**
 DOM / CDOM: **3/3**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **DW21100095**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$508.24**
 ORIGINAL \$: **\$719,900**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$4,086**
 NET INCOME: **\$0**

LIST DATE: **05/11/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/17/21**CLOSE PRICE: **\$740,000**TERMS: **Cash, Conventional, FHA, VA Loan**

2 UNITS ON CORNER LOT ~ Recently Remodeled ~ (Unit 1401 E 76th Pl) 3Bed/2Bath & (Unit 7626 Parmelee Ave) 2Bed/2Bath. Beautiful kitchens with granite countertops, updated bathrooms, Tile flooring in Living Rooms, Kitchens, and Baths, New Carpet in Bedrooms. Freshly painted interior and exterior. 2 Car Detached garage + uncovered and driveway parking. On title property shows 4Bed/2Bath. This is a must see!

CUSTOMER SHORT:Residential Income ML#: DW21100095

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

8816 Wadsworth Ave, Los Angeles 90002 STATUS: ClosedLIST/CLOSE:
\$850,000/\$865,000 ↑

From 110 Fwy, go east on Manchester and south on Wadsworth



SQFT: **2,823**
 LOT(src): **0.0868/3,779 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **2015 (ASR)**
 DOM / CDOM: **130/130**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **DW20232334**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C37 - Metropolitan**
South

PRICE PER SQFT: **\$306.41**
 ORIGINAL \$: **\$850,000**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **11/05/20**CLOSE DATE: **06/30/21**CONCESSIONS: **\$13,500**PURCHASE CONTRACT: **04/22/21**CLOSE PRICE: **\$865,000**TERMS: **Conventional**

Back on the market - buyer could not perform. Two units ready for move in. The front unit is a 4 bed, 3 bath, two story building and the rear unit is a 3 bed, 2 bath unit (ADU). The building was built new from the ground up just 4 years ago, and the ADU has just been completed! This equals minimal maintenance for years to come. Both units are metered individually for electricity and gas usage. This property is ideal for two extended families, an owner / user or as a part of an investment portfolio.

CUSTOMER SHORT:Residential Income ML#: DW20232334

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1164 E 32nd St, Los Angeles 90011**

STATUS: Closed

LIST/CLOSE:
\$750,000/\$750,000

On E 32nd off of Central Ave



SQFT: **1,842**
 LOT(src): **0.1051/4,580 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1956 (PUB)**
 DOM / CDOM: **12/12**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **PF21098880**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$407.17**
 ORIGINAL \$: **\$750,000**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/11/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$7,900**PURCHASE CONTRACT: **05/27/21**CLOSE PRICE: **\$750,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA, VA Loan**

Welcome to 1164 & 1166 E 32nd Street! This is a legal duplex; 2 houses on one lot. Live in one and rent the other. The front house is 1 bedroom and 1 bathroom with full kitchen. The back house is 4 bedrooms and 2 bathrooms. Laundry room located at the rear of back house. Houses are individually metered. The property is fully fenced. Many upgrades are done by current owners including new roofs to both houses in 2019. New HVAC in front and back houses in 2018. Water heater for front house replaced in 2019. Tankless water heater for back house installed in 2020. Located south of the 10 Freeway and minutes from Downtown LA this central location is convenient to freeways, shops, and restaurants.

CUSTOMER SHORT:Residential Income ML#: PF21098880

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

10531 Oklahoma Ave, Chatsworth 91311 STATUS: **Closed**

LIST/CLOSE:

\$1,459,900/\$1,430,000 ↓**W of Mason N of Devonshire**SQFT: **4,700**LOT(src): **0.4745/20,668 (A)**PARKING SPACES: **2**YEAR BLT(src): **1948 (EST)**DOM / CDOM: **4/4**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **SR21105933**

B TRACT / MODEL:

VIEW: **No**POOL / SPA:**No/No**AREA: **CHT - Chatsworth**PRICE PER SQFT: **\$304.26**ORIGINAL \$: **\$1,459,900**STORIES: **Two**GSI: **\$8,500**OP EXPENSE: **\$0**NET INCOME: **\$8,500**LIST DATE: **05/17/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/21/21**CLOSE PRICE: **\$1,430,000**TERMS: **Cash to New Loan**

Great opportunity at a great Chatsworth location. Remodeled main house with 4 bedrooms and 4 bathrooms. Three, first floor bedrooms one with an en suite bathroom. Chefs kitchen with SS appliances, high ceilings and ample cabinetry. Massive center island for family to gather around. Tasteful combination of hardwood and travertine flooring throughout. Huge back yard, separating the rear home from the main house that could accommodate large gatherings, parties etc. Set back ADU, recently remodeled, about a year old AC unit, brand new electrical panel. The two bedroom, one bath home has its own back yard, could possibly generate and additional income of \$2750 to help with the payment. Or great option to have parents accommodated. Address for the rear homw is 10529, it will have separate electric meter and gas meter. There are leased solar panels to accommodate both properties for a monthly fee of about \$250.

CUSTOMER SHORT:Residential Income ML#: SR21105933

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**12440 Rose Ave, Downey 90242**STATUS: **Closed**

LIST/CLOSE:

\$699,900/\$710,000 ↑**S/FIRESTONE, AND E/LAKEWOOD BLVD.**SQFT: **1,336**LOT(src): **0.1148/5,001 (A)**PARKING SPACES: **2**YEAR BLT(src): **1930 (ASR)**DOM / CDOM: **2/2**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **PW21105545**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **D3 - Southwest Downey, NET INCOME: \$12,939****S of Firestone, W of Downey**PRICE PER SQFT: **\$531.44**ORIGINAL \$: **\$699,900**

STORIES:

GSI: **\$18,000**OP EXPENSE: **\$5,061**NET INCOME: **\$12,939**LIST DATE: **05/19/21**CLOSE DATE: **06/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/28/21**CLOSE PRICE: **\$710,000**TERMS: **Cash, Cash to New Loan,
Conventional**

Opportunity awaits*** here is a great opportunity to own a duplex in a great location, this duplex features 3 bedroom 1 bath front unit, 1 bedroom 1 bath back unit. Each unit has their own parking area, and laundry rooms. The lot is a DR3 zoning, 5001 square foot lot , there is also a separate laundry in rear of the front unit, whether looking to own or invest this is definitely an opportunity for either... it is close to shopping, schools, restaurants and much much more... Do not miss this one !!!

CUSTOMER SHORT:Residential Income ML#: PW21105545

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

3451 3Rd Ave, Los Angeles 90018

STATUS: Closed

LIST/CLOSE:
\$699,900/\$780,000 ↑

Between W Jefferson Blvd- Arlington Blvd- Exposition Blvd-7th Ave



SQFT: 1,650

LOT(src): 0.13/5,796 (A)

PARKING SPACES: 1

YEAR BLT(src): 1922

DOM / CDOM: 5/5

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21728504

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: PHHT - Park Hills

Heights

PRICE PER SQFT: \$472.73

ORIGINAL \$: \$699,900

STORIES:

GSI:

OP EXPENSE: \$8,339

NET INCOME: \$36,061

LIST DATE: 05/11/21

CLOSE DATE: 06/30/21

CONCESSIONS:

PURCHASE CONTRACT: 05/21/21

CLOSE PRICE: \$780,000

TERMS:

Rental Income in a Great location at Historical Jefferson Park! This opportunity for investors or first time home buyers to own, rent or live in a duplex. Two Unit Building with 2 bedroom - 1 bath and 2 bedroom -1.5 bathroom units. Laundry is in inits. Units are identical. Hardwood flooring. Remodeled bathroom in the seller's - occupied unit. The garages on the property have potential for ADU to increase cash flow(check with the city of LA). Convenient distance from USC, The Expo Line, Downtown, Coliseum, the Rams Stadium, Freeways, Shopping.

CUSTOMER SHORT: Residential Income ML#: 21728504

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**38515 Larkin Ave, Palmdale 93550**

STATUS: Closed

LIST/CLOSE:
\$416,000/\$416,000

14 Fwy to go Eat on Palmdale blvd, make left on 5th street, turn first left to Larkin



SQFT: 1,950

LOT(src): 0.187/8,146 (A)

PARKING SPACES: 2

YEAR BLT(src): 1981 (ASR)

DOM / CDOM: 10/10

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SR21103366

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: PLM - Palmdale

PRICE PER SQFT: \$213.33

ORIGINAL \$: \$416,000

STORIES:

GSI: \$1

OP EXPENSE: \$1

NET INCOME: \$1

LIST DATE: 05/14/21

CLOSE DATE: 07/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 05/24/21

CLOSE PRICE: \$416,000

TERMS: Cash, Conventional

Great business opportunity for Investors here! Come see this Duplex in Palmdale downtown, near freeway, metro, and shopping. Both units are 2 bed+ 1. bathroom and 975 sqft space in each, featuring their own private attached 2 car garage. Each unit also has its own laundry hookups in the garage. One of the units was renovated extensively. The work has been done here on one of the units to show, another unit has been rented by the same tenant for the last 30 years, One 2+1 unit, turn-key, with new remodel kitchen with beautiful white quartz countertops, new laminate floors, remodeled bathroom, and new paint, leaving you with peace of mind and cutting down maintenance. The second unit has the same floor plan but needs some TLC and not remodeled. Enjoy Front yard access, a large backyard over 8100 SQFT for kids to play, and driveway parking on the front of the units. Perfect to live in one unit and rent out the second unit. With rental inventory at an alarming low, now is the time to jump on deals like this. Live in one, rent the other!!! Great opportunity,

CUSTOMER SHORT: Residential Income ML#: SR21103366

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

16240 Grand Ave, Bellflower 90706

STATUS: Closed

LIST/CLOSE:
\$910,000/\$900,000 ↓

E/Woodruff S/91 freeway

SQFT: **2,058**LOT(src): **0.4683/20,400 (AP)**PARKING SPACES: **0**YEAR BLT(src): **1920 (ASR)**DOM / CDOM: **10/10**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **TR21087155**

B TRACT / MODEL:

VIEW: **No**POOL / SPA:**No/No**AREA: **RG - Bellflower North of
91 Frwy, S of Alondra**PRICE PER SQFT: **\$437.32**ORIGINAL \$: **\$910,000**STORIES: **One**GSI: **\$33,600**OP EXPENSE: **\$13,222**NET INCOME: **\$20,378**LIST DATE: **04/29/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/10/21**CLOSE PRICE: **\$900,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan**

An excellent investment opportunity in a desirable Bellflower neighborhood. 2 individual houses on a huge lot of 22,400 square feet of land. The front house #16240 offers 3 bedrooms 1 bathroom of approximately 1108 sq. ft. The rear house #16244 offers 1 bedroom and 1 bathroom of 950 sq. ft. A detached 2-car garage has been converted, no permit. It has a shower, sink, toilet, wall A/C and water heater. Current 2 tenants are on month-to-month lease.

CUSTOMER SHORT:Residential Income ML#: TR21087155

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**11517 Louise Ave, Lynwood 90262**

STATUS: Closed

LIST/CLOSE:
\$600,000/\$610,000 ↑

East of Atlantic Ave, South of MLK Jr Blvd

SQFT: **1,956**LOT(src): **0.1285/5,599 (A)**PARKING SPACES: **4**YEAR BLT(src): **1960 (ASR)**DOM / CDOM: **7/7**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **DW21040890**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **RM - Lynwood**PRICE PER SQFT: **\$311.86**ORIGINAL \$: **\$600,000**STORIES: **One**GSI: **\$3,000**OP EXPENSE: **\$3,000**NET INCOME: **\$2,700**LIST DATE: **02/28/20**CLOSE DATE: **07/02/21**CONCESSIONS: **\$12,000**PURCHASE CONTRACT: **03/08/21**CLOSE PRICE: **\$610,000**TERMS: **Cash, Conventional, FHA,
Submit**

2 units - Front Unit is tenant occupied 3 bedrooms / 1 bathroom - will come with tenants. Rear unit 3 bedrooms / 1 bathroom, owner occupied - this unit will be delivered vacant. Property has had some upgrades throughout the years. Common covered yard between both units. 2 car detached garage, with alley access, plus 2 car carport.

CUSTOMER SHORT:Residential Income ML#: DW21040890

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

13330 Berg St, Sylmar 91342STATUS: **Closed**LIST/CLOSE:
\$900,000/\$890,000 ↓cross streets: **Berg St & Aults Ave and Berg St & Simshaw Ave**

SQFT: **1,894**
 LOT(src): **0.1378/6,002 (A)**
 PARKING SPACES: **6**
 YEAR BLT(src): **1947 (ASR)**
 DOM / CDOM: **14/14**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **SR21117661**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **SYL - Sylmar**

PRICE PER SQFT: **\$469.90**
 ORIGINAL \$: **\$900,000**
 STORIES: **One**
 GSI: **\$76,800**
 OP EXPENSE: **\$15,070**
 NET INCOME: **\$61,730**

LIST DATE: **06/02/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/18/21**CLOSE PRICE: **\$890,000**TERMS: **Cash, Conventional, FHA,
VA Loan**

This is the one you been waiting for! Two gorgeous homes 3 bedrooms, 2 baths each completely redone from the ground up in beautiful, sunny Sylmar. Both homes have new double pane windows, new roofs, new plumbing, new sewer, new A/C, all new light fixtures, new recessed lighting, new appliances, new quartz countertops, new cabinetry, new bathrooms, new flooring, new backsplash, new electrical panels, and 2 gang meters. The main house was 719 sqft, a brand new 213 sqft master with a walk-in closet and bathroom was added to the home. A brand new ADU was built added to the existing garage with a total sqft of ADU is 962 sqft. The total between both properties 1,894 sqft. The property is conveniently located next to recreation centers, shopping, restaurants, schools, and the 210 FWY. Show and sell before it's gone!

CUSTOMER SHORT:Residential Income ML#: SR21117661

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**2718 Saturn Ave, Huntington Park 90255** STATUS: **Closed**LIST/CLOSE:
\$715,000/\$715,000

North of Florence & East of Pacific



SQFT: **2,000**
 LOT(src): **0.0689/3,000 (E)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1954 (OTH)**
 DOM / CDOM: **9/9**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **RS21101057**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **T5 - WalnutPk, HuntPk,
Bell N of Florence, and Cud**

PRICE PER SQFT: **\$357.50**
 ORIGINAL \$: **\$799,999**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/12/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$3,500**PURCHASE CONTRACT: **05/25/21**CLOSE PRICE: **\$715,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan**

CUSTOMER SHORT:Residential Income ML#: RS21101057

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

11024 Wilmington Ave, Los Angeles 90059STATUS: **Closed**LIST/CLOSE:
\$680,000/\$680,000

Wilmington ave and 111th st



SQFT: **2,738**
 LOT(src): **0.0754/3,284 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1996 (ASR)**
 DOM / CDOM: **2/2**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21080847**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **WATT - Watts**

PRICE PER SQFT: **\$248.36**
 ORIGINAL \$: **\$680,000**
 STORIES:
 GSI: **\$51,684**
 OP EXPENSE: **\$15,784**
 NET INCOME: **\$34,349**

LIST DATE: **04/16/21**CLOSE DATE: **06/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/23/21** CLOSE PRICE: **\$680,000**TERMS: **Cash, Cash To Existing Loan**

A 1996 Duplex consisting of spacious 3 bedroom 2 bath units with 3 car parking each. Each unit with large spacious kitchens and there own Master bedrooms and master bathrooms. great investment for both owner occupied or Investment property

CUSTOMER SHORT:Residential Income ML#: SB21080847

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1933 Adair St, Los Angeles 90011**STATUS: **Closed**LIST/CLOSE:
\$479,000/\$479,000

Washington Blvd x San Pedro Street



SQFT: **1,022**
 LOT(src): **0.1071/4,664 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1910 (ASR)**
 DOM / CDOM: **41/41**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **PW21036229**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$468.69**
 ORIGINAL \$: **\$479,000**
 STORIES: **One**
 GSI: **\$18,960**
 OP EXPENSE: **\$0**
 NET INCOME: **\$15,960**

LIST DATE: **02/23/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$500**PURCHASE CONTRACT: **05/18/21** CLOSE PRICE: **\$479,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA, Submit**

BACK ON THE MARKET!! GREAT OPPORTUNITY!!! DUPLEX multi-family home in Los Angeles, CA. This 1,022 square foot multi-family home sits on a 4,664 square foot lot and features 2 units with 1 bedroom and 1 bathroom each. Gated driveway with a detached garage and patio area in the back yard. Short distance to grocery stores and restaurants. Schools nearby include San Pedro Street Elementary School, Los Angeles Trade Technical College and Santee Education Complex. This property is subject to LA City rent control.

CUSTOMER SHORT:Residential Income ML#: PW21036229

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

5159 Clinton St, Los Angeles 90004STATUS: **Closed**LIST/CLOSE:
\$700,000/\$725,000 ↑

north of larchmont village



SQFT: **994**
 LOT(src): **0.0356/1,549 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1916 (PUB)**
 DOM / CDOM: **8/8**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **DW21104835**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$729.38**
 ORIGINAL \$: **\$700,000**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **05/12/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$15,000**PURCHASE CONTRACT: **05/27/21** CLOSE PRICE: **\$725,000**

TERMS: **Cash, Conventional,
 Fannie Mae, FHA, FHA 203(b),
 FHA 203(k), Freddie Mac,
 Government Loan, Submit, VA
 Loan**

LOCATION LOCATION LOCATION! Welcome to 5159 Clinton a cozy duplex with tons of potential, Centrally located walking distance from Melrose Ave Larchmont Village and freeways. Great opportunity to live in 1 unit and rent out the other. Upstairs unit is a 2 bedroom 1 Bath. Downstairs unit is a 1 bedroom 1 bath each unit has its own separate access DETACHED 2 car garage. Conveniently located to plenty of elementary/Middle schools. Don't miss this great opportunity and prime location. See you in escrow!

CUSTOMER SHORT:Residential Income ML#: DW21104835

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**629 E 85th St, Los Angeles 90001**STATUS: **Closed**LIST/CLOSE:
\$849,900/\$840,000 ↓

Avalon/Manchester



SQFT: **2,540**
 LOT(src): **0.1317/5,739 (A)**
 PARKING SPACES: **1**
 YEAR BLT(src): **2007 (ASR)**
 DOM / CDOM: **339/339**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **IV20082642**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$330.71**
 ORIGINAL \$: **\$899,900**
 STORIES: **Two**
 GSI: **\$75,600**
 OP EXPENSE: **\$2,220**
 NET INCOME: **\$73,380**

LIST DATE: **05/01/20**CLOSE DATE: **07/02/21**CONCESSIONS: **\$215**PURCHASE CONTRACT: **06/17/21** CLOSE PRICE: **\$840,000**TERMS: **Cash, FHA, VA Loan**

******BACK ON THE MARKET**** Welcomed to 629 E 85th Street, Duplex with a studio -Available now!! Centrally located to shopping centers and freeways, this is your Duplex plus studio you have been awaiting for with plenty of space and own back entrance to home, Each duplex featuring 4 bedrooms and 2 bathrooms and inside laundry, Ready for new owner!**

CUSTOMER SHORT:Residential Income ML#: IV20082642

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

3014 9th Ave, Los Angeles 90018STATUS: **Closed**LIST/CLOSE:
\$870,000/\$870,000

FROM I-10 E TOWAR LA EXIT LEFT ONTO ARLINGTON AVE, RIGHT ONTO W 9TH ST



SQFT: **2,231**
 LOT(src): **0.1496/6,515 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1925 (APP)**
 DOM / CDOM: **76/76**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21043960**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$389.96**
 ORIGINAL \$: **\$870,000**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **03/01/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/17/21** CLOSE PRICE: **\$870,000**TERMS: **Cash To Existing Loan,
Conventional, FHA**

CHARMING TWO LEVEL DUPLEX LOCATED IN THE JEFFERSON PARK-HISTORIC PRESERVATION ZONE (HOPZ). THIS PROPERTY HAS TWO BEDROOMS AND BATHROOM IN EACH UNIT. LAMINATED AND TILE FLOORS, BOTTOM UNIT HAS KITCHEN UPDATED. TOP UNIT IS TENANT OCCUPIED. THE PROPERTY IS GATED. IT HAS A SPACIOUS LONG DRIVE WAY FOR PARKING AND TWO DETACHED CAR GARAGES. EACH UNIT COMES WITH SEPARATELY METERED FOR GAS & ELECTRIC. PROPERTY IS CONVENIENTLY LOCATED MINUTES FROM USC , EXPO TRANSIT LINE, COLOSSEUM STADIUM, SHORT DRIVE TO 10 & 110 FWY

CUSTOMER SHORT:Residential Income ML#: SB21043960

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**212 N Vendome St # 2, Echo Park 90026** STATUS: **Closed**LIST/CLOSE:
\$1,088,000/\$1,025,000 ↓

Temple and Vendome



SQFT: **2,970**
 LOT(src): **0.1462/6,370 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1916 (ASR)**
 DOM / CDOM: **189/189**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Trust**
 ML#: **BB20237896**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$345.12**
 ORIGINAL \$: **\$1,199,000**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **11/13/20**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/27/21** CLOSE PRICE: **\$1,025,000**TERMS: **Submit****BACK ON THE MARKET! Ready to Sell. 4 Bedroom 2 bath Craftsman with a second unit 2 beds and 1 bath! In the heart of Echo Park!**

CUSTOMER SHORT:Residential Income ML#: BB20237896

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

29 Lighthouse Street, 90292

STATUS: Closed

LIST/CLOSE:

\$3,700,000/\$3,500,000 ↓

West on Washington Blvd, Left on Pacific Avenue, Right on Lighthouse. Property is in the corner. CrossStreet: Pacific Avenue



SQFT:
 LOT(src): **0.08/3,858 (A)**
 PARKING SPACES:
 YEAR BLT(src): **1987**
 DOM / CDOM: **42/42**
 UNITS TOTAL: **3**
 BLDG TOTAL: **1**

SALE TYPE:
 ML#: **210009225**
 B TRACT / MODEL: **Out Of Area**
 VIEW:
 POOL / SPA:**No/No**
 AREA:

PRICE PER SQFT:
 ORIGINAL \$: **\$3,700,000**
 STORIES: **Three Or More**
 GSI: **\$12,000**
 OP EXPENSE:
 NET INCOME: **\$0**

LIST DATE: **04/09/21**CLOSE DATE: **07/01/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/21/21** CLOSE PRICE: **\$3,500,000**TERMS: **Cash, Conventional**

Bright and well maintained triplex with city and canal water views just steps to the ocean. Updated kitchens, newer windows, spacious living rooms with fireplaces, private decks with great views and a roof top deck. All units have indoor laundry, air conditioning, two car tandem garages. Building was originally designed as a duplex and owners added the ADU with full permits on common area electrical meter. Building has newer roof and windows. Current rents are below market and owners have occupied the studio. Unit #1 is a 3br/2ba, Unit #2 is 3br/3ba with a loft and rooftop deck and unit #3 AKA 31 Lighthouse is a studio with indoor laundry, full bathroom and large private patio. Unit # for Unit 1: 1 Unit # for Unit 2: 2 Unit # for Unit 3: 3 Number of Furnished Units: 0

CUSTOMER SHORT: Residential Income ML#: 210009225

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

4852 W 111th Pl, Lennox 90304

STATUS: Closed

LIST/CLOSE:

\$915,000/\$885,000 ↓

West of Inglewood Ave. / North of Imperial / South of Lennox Blvd



SQFT: **2,344**
 LOT(src): **0.1917/8,350 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1962 (ASR)**
 DOM / CDOM: **200/200**
 UNITS TOTAL: **3**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **PV20216724**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **105 - Lennox**

PRICE PER SQFT: **\$377.56**
 ORIGINAL \$: **\$959,000**
 STORIES: **One**
 GSI: **\$51,780**
 OP EXPENSE: **\$14,540**
 NET INCOME: **\$37,240**

LIST DATE: **11/09/20**CLOSE DATE: **06/29/21**CONCESSIONS: **\$10,000**PURCHASE CONTRACT: **06/17/21** CLOSE PRICE: **\$885,000**TERMS: **Cash, Cash to New Loan**

Charming 3 units in LennoxPROPERTY SUBJECT TO CANCELATION OF THE PREVIOUS ESCROW*** Wonderful visibility of all the units, lots of rent increase potential! The FIRST unit is 2 bedrooms and 1 bath and a two-car garage. The garage has been used as a 3 bedroom. The SECOND unit is 2 bedrooms and 1 bath spacious living room. The THIRD unit is a separate house with 1 bedroom and 1 bath. The third unit feels like its own separate home. The property has a 2 car garage and 1 carport, and a long driveway can park a total of six vehicles: newer exterior paint and a new roof. The units include; tile flooring in the kitchen and bathroom. Each unit is open and spacious inside—a big lot size of 8,363 (Please do not disturb tenants). Just up the street from Lennox middle school, near freeways, the new SOFI Stadium, LAX airport, and shopping centers. This 3 unit home can be used to live in one and rent out the other two to help with the mortgage. The 1st garage can be converted to an ADU, and the back unit can be divided into 2 new ADU'S.

CUSTOMER SHORT: Residential Income ML#: PV20216724

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

4166 Garden Ave, Atwater Village 90039 STATUS: **Closed**

LIST/CLOSE:

\$1,420,000/\$1,400,000 ↓

From 5 freeway go Northeast on Los Feliz Blvd, left on Garden, left side before Rigali Ave

SQFT: **3,020**LOT(src): **0.0982/4,279 (A)**PARKING SPACES: **6**YEAR BLT(src): **1980 (ASR)**DOM / CDOM: **10/10**UNITS TOTAL: **3**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **CV21079266**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **606 - Atwater**PRICE PER SQFT: **\$463.58**ORIGINAL \$: **\$1,420,000**STORIES: **Two**GSI: **\$69,000**OP EXPENSE: **\$27,118**NET INCOME: **\$50,850**LIST DATE: **04/15/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/26/21**CLOSE PRICE: **\$1,400,000**TERMS: **Cash to New Loan**

Spacious triplex in Atwater Village. Has a ground level 3 bedroom, 3 bath unit with 2 one bedroom units on the 2nd floor. The 3 bedroom unit is perfect for owner unit: has 2 en-suite baths, central heating/AC. Kitchen has upgraded quartz countertop, newer refrigerator and stove. Upstairs 1 bedroom units have wall furnaces. The rear parking lot plus a carport has 6 spaces. The carport and a community laundry room is on the bottom level of the building. Shows pride of ownership with an updated property. In a quiet location with an easy walk to shopping and dining. Conveniently located and easily accessible to the 5 freeway, just east of Griffith Park. Built in 1980 and exempt from LA rent control. Stable long-term tenants are on monthly rental agreements.

CUSTOMER SHORT:Residential Income ML#: CV21079266

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**2319 Continental Ave, South El Monte 91733**STATUS: **Closed**

LIST/CLOSE:

\$1,499,888/\$1,540,000 ↑

Tyler to Weaver to Continental

SQFT: **5,325**LOT(src): **0.4128/17,981 (A)**PARKING SPACES: **0**YEAR BLT(src): **1950 (ASR)**DOM / CDOM: **14/14**UNITS TOTAL: **3**BLDG TOTAL: **3**SALE TYPE: **Standard**ML#: **PW21109652**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **657 - So. El Monte**PRICE PER SQFT: **\$289.20**ORIGINAL \$: **\$1,499,888**

STORIES:

GSI: **\$82,200**OP EXPENSE: **\$0**NET INCOME: **\$76,700**LIST DATE: **05/19/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/04/21**CLOSE PRICE: **\$1,540,000**TERMS: **Cash, Cash to New Loan, Conventional**

Great Opportunity for Owner or Investor to own this Triplex (3 house on a huge lot) in South El Monte. Front Unit with 3 beds 2 bath and 2 car garage. Middle house is a 7 Beds 4.5 baths 2 Story 2 Car Garage (Owner family currently occupying). Back House is a 4 Beds 3 Baths. The opportunity are endless if you know what to do. Long Driveway with Plenty of parking space for your tenants. Close to school, market and freeways.

CUSTOMER SHORT:Residential Income ML#: PW21109652

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

747 N Caswell Ave, Pomona 91767STATUS: **Closed**

LIST/CLOSE:

\$550,000/\$555,000 ↑**10 freeway to Towne Ave. offramp south to Alvarado east to Caswell, south to number.**

SQFT: **1,559**
 LOT(src): **0.1104/4,808 (P)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1930 (PUB)**
 DOM / CDOM: **32/32**
 UNITS TOTAL: **3**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **PW20242909**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **687 - Pomona**

PRICE PER SQFT: **\$356.00**
 ORIGINAL \$: **\$550,000**
 STORIES: **One**
 GSI: **\$3,090**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **11/18/20**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **12/21/20**CLOSE PRICE: **\$555,000**TERMS: **Submit**

Beginner Income Property. Start your real estate empire here. Hard to find Spanish Revival style three-unit investment property. Current rents are low. The 3U setup is basically a front house, add on apartment and a back-house studio style unit. You just have to come by and see what you can do to make this property yours and be a part of this upcoming city where Amazon was considering Pomona as there HQ2 in their national search or to see why film and TV industry use Pomona for filming. Convenient to Puddingstone Lake hiking and biking trails, and Brackett airport. Also near public transportation, downtown Transportation Hub, two Metrolink stations, four freeways, Cal Poly Pomona, the Claremont Colleges, Western University, ULV, Pomona's award winning schools and Pomona Valley Trauma Center PLUS the Gold Line (Brain Train) is coming to Pomona!

CUSTOMER SHORT:Residential Income ML#: PW20242909

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**10420 Woodbine St, Los Angeles 90034**STATUS: **Closed**

LIST/CLOSE:

\$1,500,000/\$1,338,000 ↓**Palms Blvd. to Motor Ave to Woodbine St. OR Overland Ave. to Woodbine St.**

SQFT: **2,166**
 LOT(src): **0.15/6,611**
 PARKING SPACES: **3**
 YEAR BLT(src): **1948**
 DOM / CDOM: **19/19**
 UNITS TOTAL: **3**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21688014**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **C13 - Palms - Mar Vista**

PRICE PER SQFT: **\$617.73**
 ORIGINAL \$: **\$1,400,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$2,273**
 NET INCOME: **\$0**

LIST DATE: **04/27/21**CLOSE DATE: **06/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/18/21**CLOSE PRICE: **\$1,338,000**

TERMS:

Bright Palms Triplex on corner lot with great upside potential. Very private and gated with intimate yard space and outside areas. Units have garage for all 3 units and ample street parking. Located in close proximity to Mar Vista and Culver City neighborhoods along with Sony Studios, West Los Angeles College, Rancho Park Golf Course and Transit Services.

CUSTOMER SHORT:Residential Income ML#: 21688014

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

8905 S Hoover St, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$798,888/\$798,000 ↓

Cross Streets are Vermont and Manchester



SQFT: **3,415**
 LOT(src): **0.21/9,225**
 PARKING SPACES:
 YEAR BLT(src): **1926**
 DOM / CDOM: **3/3**
 UNITS TOTAL: **3**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21745598**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$233.67**
 ORIGINAL \$: **\$798,888**
 STORIES: **One, Multi/Split**
 GSI:
 OP EXPENSE: **\$13,482**
 NET INCOME: **\$31,458**

LIST DATE: **06/07/21**CLOSE DATE: **06/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/11/21**CLOSE PRICE: **\$798,000**

TERMS:

Perfect Opportunity for investors or first time home buyers (FHA financing is okay). You can rent out two units and live in one unit. This 3 unit building features, 1 Unit (3 bedrooms + 2.5 baths), 2nd Unit (2 bedrooms + 1 bath) and the 3rd unit (1 bedroom + 1 bath). The front yard has lots of room to ride bikes, barbeque, or have a small gathering. Each unit is assigned two parking spaces. Guest parking is available.

CUSTOMER SHORT:Residential Income ML#: 21745598

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**6610 Priam Dr, Bell Gardens 90201**

STATUS: Closed

LIST/CLOSE:

\$850,000/\$750,000 ↓

from Foster bridge rd, turn right on Priam Dr



SQFT: **2,006**
 LOT(src): **0.282/12,282 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1956 (ASR)**
 DOM / CDOM: **15/15**
 UNITS TOTAL: **3**
 BLDG TOTAL: **3**

SALE TYPE: **Standard**
 ML#: **DW20244949**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **T3 - Bell Gardens, Bell E of 710, Commerce S of 26**

PRICE PER SQFT: **\$373.88**
 ORIGINAL \$: **\$850,000**
 STORIES: **One**
 GSI: **\$45,600**
 OP EXPENSE: **\$0**
 NET INCOME: **\$42,000**

LIST DATE: **11/22/20**CLOSE DATE: **06/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **12/07/20**CLOSE PRICE: **\$750,000**TERMS: **Cash, Cash to New Loan, Contract, Conventional, Submit**

Perfect property for homeowner or investor who would like to add to their portfolio . long term tenants on month to month rent. This property features , a single house with 2 bedroom and one bath . a duplex with 1 bed/ 1 bath each . and three car garages that are currently converted into living spaces (without permits)rented at \$1,000/ month. Extra large lot 12,282 sqft with plenty of room for privacy,parkings and expansion in the future or adding an ADU (check with city of Bell Gardens) to verify . Property also has 2 water meters , 3 electric and gas meters. This won't last .Call me now for private showing.

CUSTOMER SHORT:Residential Income ML#: DW20244949

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

6444 Gage Ave, Bell Gardens 90201

STATUS: Closed

LIST/CLOSE:

\$779,900/\$811,000 ↑

Gage and Garfield, Building on Right, rear unit access on left



SQFT: 2,748

LOT(src): 0.1376/5,995 (A)

PARKING SPACES: 6

YEAR BLT(src): 1960 (ASR)

DOM / CDOM: 42/42

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: PW21071076

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: T3 - Bell Gardens, Bell E of 710, Commerce S of 26

PRICE PER SQFT: \$295.12

ORIGINAL \$: \$780,000

STORIES: One

GSI: \$68,400

OP EXPENSE: \$13,000

NET INCOME: \$64,900

LIST DATE: 03/28/21

CLOSE DATE: 07/01/21

CONCESSIONS: \$20,000

PURCHASE CONTRACT: 05/17/21 CLOSE PRICE: \$811,000

TERMS: Cash, Cash to New Loan, Conventional, Fannie Mae, FHA, Submit

Beautifully renovated triplex in desirable location of Bell Gardens. This property includes a front unit with 3 large rooms and 1 bathroom, large kitchen with real wood cabinets and dining area plus built in laundry hookups. The middle unit is a large 1 bedroom with open concept kitchen / living area and a full bath with shower/ tub combo. The back unit has 2 large bedrooms, open concept kitchen with real wood cabinets and dining area plus indoor laundry hook ups. There is a nice low maintenance back yard with shaded trees and sitting area. Lots of parking in the long driveway big enough to fit 4 cars plus a 1 car garage. This property has been well maintained and recently upgraded with termite repairs, lovely gardens, new paint, and new energy saving windows. This move in condition property is a great live-in-1-&-rent-out-the-others opportunity or rent out all units for huge cash flow.

CUSTOMER SHORT: Residential Income ML#: PW21071076

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

1837 E Gage Ave, Los Angeles 90001

STATUS: Closed

LIST/CLOSE:

\$580,000/\$430,000 ↓

10 FWY WEST FROM LA EXIT ALAMEDA STREET LT 55TH ST RT HOLMES AVE LT E GAGE LT



SQFT: 1,300

LOT(src): 0.1155/5,030 (A)

PARKING SPACES: 1

YEAR BLT(src): 1921 (ASR)

DOM / CDOM: 14/14

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: CV21091519

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 699 - Not Defined

PRICE PER SQFT: \$330.77

ORIGINAL \$: \$580,000

STORIES: One

GSI: \$39,300

OP EXPENSE: \$5,356

NET INCOME: \$26,800

LIST DATE: 04/28/21

CLOSE DATE: 07/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 05/14/21 CLOSE PRICE: \$430,000

TERMS: 1031 Exchange, Cash, Submit

WELCOME TO 1837 E GAGE AVENUE, LOS ANGELES THIS DUPLEX HAS PLENTY OF ROOM FOR A ADU UNIT IT BORDERS HUNTINGTON PARK AND IS MINUTES FROM DOWNTOWN LOS ANGELES CLOSE TO METRO LINK FOR A QUICKER RIDE TO WORK THE FRONT UNIT IS A HOUSE AND THE OTHER UNIT IS ALSO A HOUSE THIS PROPERTY HAS MANY POTENTIALS PLENTY OF PARKING CLOSE TO ALL THE SHOPPING LOCAL AND IN DTLA ALL UNITS ARE SINGLE STORY TOO

CUSTOMER SHORT: Residential Income ML#: CV21091519

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

12007 Inez St, Whittier 90605STATUS: **Closed**

LIST/CLOSE:

\$1,399,900/\$12,700,000 ↑

near Carmenita and Sunshine

SQFT: **3,872**LOT(src): **0.3519/15,329 (A)**PARKING SPACES: **6**YEAR BLT(src): **1978 (ASR)**DOM / CDOM: **0/109**UNITS TOTAL: **3**BLDG TOTAL: **3**SALE TYPE: **Standard**ML#: **OC21092539**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **699 - Not Defined**PRICE PER SQFT: **\$3,279.96**ORIGINAL \$: **\$1,399,900**STORIES: **One**GSI: **\$75,000**OP EXPENSE: **\$180**NET INCOME: **\$60,000**LIST DATE: **05/01/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/05/21**CLOSE PRICE: **\$12,700,000**TERMS: **Cash, Conventional**

Great Investment Property. Three detached homes on a prime \$15,329 square Foot Lot. Two detached homes are 3 bedrooms 2 baths with spacious living and dining areas, tile flooring, carpet, private fenced yards and central heating with attached two car garages. The back house is four bedrooms and two baths, with spacious living and dining areas and also has an attached garage and private fenced yard. All units have been nicely maintained. Each house has separate gas and electric meters, Landlord pays for water and landscape only. Unique property in a developing neighborhood is perfect for an owner investor. Please do not disturb tenants, make private appointment.

CUSTOMER SHORT: Residential Income ML#: OC21092539

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1534 Manhattan Beach Blvd, Manhattan Beach 90266**STATUS: **Closed**

LIST/CLOSE:

\$2,695,000/\$2,727,000 ↑

North from Artesia Blvd, south from Rosecrans Ave, East from Highland Ave, West from Inglewood Ave

SQFT: **4,192**LOT(src): **0.1138/4,959 (A)**PARKING SPACES: **4**YEAR BLT(src): **1960 (PUB)**DOM / CDOM: **2/2**UNITS TOTAL: **4**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **OC21110569**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA:**No/No**AREA: **147 - Manhattan Bch
Mira Costa**PRICE PER SQFT: **\$650.52**ORIGINAL \$: **\$2,695,000**STORIES: **Two, Multi/Split**GSI: **\$124,800**OP EXPENSE: **\$9,380**NET INCOME: **\$115,080**LIST DATE: **05/22/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/28/21**CLOSE PRICE: **\$2,727,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan, Conventional**

Investment opportunity / 1031 exchange with this well maintained 4-unit Income Property, less than 2 miles away from the beach! Live in one unit and rent out the other 3 or lease all 4 units! The main unit is a large 3 BED/2 BATH stand-alone front unit over garages with no common walls and a large balcony facing the park. This unit has been remodeled and has upgraded fixtures, stainless steel appliances, farm sink, pantry, recessed lighting, tiled bathrooms, laminate floors in all living areas, tile floor in bathrooms, skylight and in-unit washer & dryer- Perfect for "Owners Unit". 1x 2 BED/1 BATH spacious unit- recently upgraded and has a large private balcony off Master Bedroom with City and Polliwog Park views, walk-in closet, large Kitchen with quartz countertops, composite double sink and dishwasher and ceiling fans in both Bedrooms and Living Room and 2x 1 BED/1 BATH units open onto courtyard with separate patio areas and free common laundry room for tenants. All garages with automatic openers. Conveniently located near Manhattan Heights Park, Trader Joe's, Target and the Redondo Beach Performing Arts Center and directly across the street from popular Polliwog Park featuring a dog run and free live music concerts every Sunday during the summer. Free public parking at Creative Arts Center only three doors down.

CUSTOMER SHORT: Residential Income ML#: OC21110569

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

412 E Palmer Ave, Glendale 91205

STATUS: Closed

LIST/CLOSE:

\$1,395,000/\$1,325,000 ↓

One Block East of Glendale Blvd near Palmer and Mariposa.



SQFT: **2,978**
 LOT(src): **0.15/6,800**
 PARKING SPACES:
 YEAR BLT(src): **1947**
 DOM / CDOM: **73/73**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21702442**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **628 - Glendale-South of**
134 Fwy

PRICE PER SQFT: **\$444.93**
 ORIGINAL \$: **\$1,395,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$16,389**
 NET INCOME: **\$59,487**

LIST DATE: **03/08/21**CLOSE DATE: **06/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/20/21**CLOSE PRICE: **\$1,325,000**

TERMS:

Twin 4-plex buildings side-by-side on next to corner lot with large rear parking and patios, sold together. All of these large 1 bed/1 bath units have washer-dryer hookups (many sold with energy efficient appliances), separate hot water heaters and individually metered (gas & electric) Renovated units have new electrical breaker panels Pride of ownership, Milgard double pane windows throughout, copper plumbing, and drought resistant landscaping. Easy Financing desirable rentals with convenient access to LA, walkable services in the neighborhood, and easy access to Glendale medical centers

CUSTOMER SHORT:Residential Income ML#: 21702442

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1203 Mariposa St, Glendale 91205**

STATUS: Closed

LIST/CLOSE:

\$1,395,000/\$1,325,000 ↓

One block east of Glendale Blvd on the corner of Mariposa and Palmer, in the Mariposa area of Glendale California.



SQFT: **2,978**
 LOT(src): **0.16/7,044**
 PARKING SPACES: **0**
 YEAR BLT(src): **1947**
 DOM / CDOM: **73/73**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21702180**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **628 - Glendale-South of**
134 Fwy

PRICE PER SQFT: **\$444.93**
 ORIGINAL \$: **\$1,395,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$15,765**
 NET INCOME: **\$62,976**

LIST DATE: **03/08/21**CLOSE DATE: **06/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/20/21**CLOSE PRICE: **\$1,325,000**

TERMS:

Twin 4-plex buildings side-by-side on a corner lot with large rear parking and patios, sold together. All of these large 1 bed/1 bath units have washer-dryer hookups (many sold with energy efficient appliances), separate hot water heaters and individually metered (gas & electric)- Renovated units have new electrical Breaker panels. Pride of ownership., Milgard double pane windows throughout, copper plumbing, and drought resistant landscaping. Easy financing Desirable rentals with convenient access to LA, walkable services in the neighborhood, and easy access to Glendale medical centers.

CUSTOMER SHORT:Residential Income ML#: 21702180

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

109 N Avenue 55, Los Angeles 90042STATUS: **Closed**LIST/CLOSE:
\$1,100,000/\$1,100,000

West of Fig and East of Monte Vista



SQFT: **4,057**
 LOT(src): **0.1555/6,773**
 PARKING SPACES: **6**
 YEAR BLT(src): **1922**
 DOM / CDOM: **0/0**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21755462**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **632 - Highland Park**

PRICE PER SQFT: **\$271.14**
 ORIGINAL \$: **\$1,100,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **06/28/21**CLOSE DATE: **06/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/28/21**CLOSE PRICE: **\$1,100,000**

TERMS:

Property sold off market and entered for comp purposes only.

CUSTOMER SHORT:Residential Income ML#: 21755462

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**225 S Hoover St, Los Angeles 90004**STATUS: **Closed**LIST/CLOSE:
\$1,550,000/\$1,600,000 ↑

towards CA-2N / Alvarado ST to Hoover



SQFT: **2,832**
 LOT(src): **0.1833/7,985 (A)**
 PARKING SPACES: **8**
 YEAR BLT(src): **1948 (OTH)**
 DOM / CDOM: **12/12**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SR21090516**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **671 - Silver Lake**

PRICE PER SQFT: **\$564.97**
 ORIGINAL \$: **\$1,550,000**
 STORIES: **Two**
 GSI: **\$103,800**
 OP EXPENSE: **\$1,870**
 NET INCOME: **\$9,000**

LIST DATE: **04/29/21**CLOSE DATE: **06/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/12/21** CLOSE PRICE: **\$1,600,000**TERMS: **1031 Exchange, Cash,
Cash To Existing Loan, Cash to
New Loan, Conventional**

Well maintained upgraded 4 unit income property in the Silver Lake area close to the Heart of K-Town, situated on a generous sized lot. This fourplex offers: two (2), 2bedroom 1bath unit & two (2), 1bedroom 1bath with strong rental income. These units offer a great spacious and open floor plan, updated paint, remodeled bathrooms, remodeled kitchen, new flooring, and recessed lighting .

CUSTOMER SHORT:Residential Income ML#: SR21090516

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

5014 Pickford St, Los Angeles 90019

STATUS: Closed

LIST/CLOSE:

\$2,899,000/\$2,960,000 ↑

Located on Pickford St, Between Venice Blvd and Washington Blvd



SQFT: 6,040

LOT(src): 0.1607/7,002 (A)

PARKING SPACES: 8

YEAR BLT(src): 2020 (BLD)

DOM / CDOM: 12/12

UNITS TOTAL: 4

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: BB21118820

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$490.07

ORIGINAL \$: \$2,899,000

STORIES: Two

GSI: \$193,440

OP EXPENSE: \$40,007

NET INCOME: \$145,696

LIST DATE: 06/02/21

CLOSE DATE: 06/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 06/14/21

CLOSE PRICE: \$2,960,000

TERMS: Submit

5014 Pickford is a non-rent controlled, FULLY STABILIZED 2020 fourplex in prime Mid-City, only 7 minutes from Culver City and the countless local hotspots in the area, including the trendy Helms Bakery District! Enjoy a REAL 5.03% cap rate! We personally handled the lease-up of this fourplex and can attest to the fact that this building attracted outstanding professional tenants in record speed. In addition to the prime location, tenants went absolutely wild for the next-level design and finishes on this property. 5014 Pickford was built by high-end home builders with the intention to hold. As you'll see from the upscale wood kitchens, luxurious bathrooms, gorgeous covered balconies, and expansive open floorplans, this fourplex is many tiers above the other new constructions in the area. The quality of this property is unrivaled and will make long-term ownership a breeze! This neighborhood is without question the hottest rental market in Los Angeles right now, with several of the most exciting mixed-use developments a few short minutes from this property: the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), and the Cumulus development (Whole Foods). The massive quantity of entertainment, tech and creative jobs nearby made the leasing of this property quick and easy. 5014 Pickford is made up of four enormous 3 bed, 3 bath units with real rents of \$4,200, \$3,995, \$3,975 and \$3,950. As usual, the property comes with a 1 year builder's warranty, minimal maintenance, separate meters for gas, water & electric, and 8 parking spaces!

CUSTOMER SHORT: Residential Income ML#: BB21118820

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021

3:13:17 PM

1157 S Kingsley Dr, Los Angeles 90006

STATUS: Closed

LIST/CLOSE:

\$1,070,000/\$1,050,000 ↓

Kingsley dr + 12th. st.



SQFT: 2,595

LOT(src): 0.13/5,900

PARKING SPACES: 2

YEAR BLT(src): 1922

DOM / CDOM: 14/14

UNITS TOTAL: 4

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: 21734518

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C17 - Mid-Wilshire

PRICE PER SQFT: \$404.62

ORIGINAL \$: \$1,070,000

STORIES:

GSI:

OP EXPENSE: \$13,713

NET INCOME: \$48,866

LIST DATE: 05/20/21

CLOSE DATE: 06/30/21

CONCESSIONS:

PURCHASE CONTRACT: 06/03/21

CLOSE PRICE: \$1,050,000

TERMS:

PRICE REDUCED ***Excellent investment opportunity with good upside income potential and future development !!! Well maintained property in the heart of Korea Town sits on a CORNER LOT of 5,900 sqft zoned in LAR3. Centrally located in high demanding with lots of developments around the area, easy access to Fwy, DTLA, Hollywood, W. LA. etc...The property is comprised of two separate buildings W detached garage, newly painted in recent years, changed copper plumbing, and placed new roofing. Easy to manage, the front 2 units are with dryer/washer and hook up, the back unit tenants are long time tenants whose rent are below market rent, Individually metered for Gas and Electricity and each has its own water heater. Sold as-is condition.

CUSTOMER SHORT: Residential Income ML#: 21734518

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021

3:13:17 PM

482 N Oxford Ave, Los Angeles 90004 STATUS: **Closed**

LIST/CLOSE:

\$2,800,000/\$2,660,000 ↓

North of Beverly, South of Melrose, East of Western, West of Normandie.



SQFT: **5,687**
 LOT(src): **0.12/5,543**
 PARKING SPACES:
 YEAR BLT(src): **2017**
 DOM / CDOM: **46/46**
 UNITS TOTAL: **4**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21714864**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C17 - Mid-Wilshire**

PRICE PER SQFT: **\$467.73**
 ORIGINAL \$: **\$2,800,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$44,200**
 NET INCOME: **\$125,600**

LIST DATE: **04/05/21**CLOSE DATE: **07/02/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/21/21**CLOSE PRICE: **\$2,660,000**

TERMS:

Fantastic investment opportunity centrally located in Hollywood. This newer built 4-Plex (2017) boasts spacious 3BD+3BA townhouse style units consisting of 2 detached buildings. Each unit is separately metered for all utilities including water. Collecting market rents (\$14,150 per month) in a strong rental market area. Tenants are current with rents and pay on time. Each unit features bright & open floor plans with modern kitchens equipped with stainless steel appliances, stone countertops, and tile back splashes. 2 car tandem spaces are included with each unit. Close to shopping, restaurants, and easy FWY access.

CUSTOMER SHORT:Residential Income ML#: 21714864

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1145 4Th Ave, Los Angeles 90019**STATUS: **Closed**

LIST/CLOSE:

\$1,999,999/\$2,125,000 ↑

South of Olympic and East of Crenshaw



SQFT: **6,060**
 LOT(src): **0.18/8,102**
 PARKING SPACES:
 YEAR BLT(src): **1916**
 DOM / CDOM: **5/5**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21730646**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **C18 - Hancock Park-Wilshire**

PRICE PER SQFT: **\$350.66**
 ORIGINAL \$: **\$1,999,999**
 STORIES:
 GSI:
 OP EXPENSE: **\$30,200**
 NET INCOME: **\$84,256**

LIST DATE: **05/14/21**CLOSE DATE: **07/01/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/19/21**CLOSE PRICE: **\$2,125,000**

TERMS:

Prime location near Country Club Park. Great 4 unit investment property. Two units have 2 beds and 2 baths, and one of the unit is partially remodeled. The other two units (one unit is fully remodeled in 2017 and have a balcony) have a den that can be used as a 3rd bedroom! 6,060 sf of living & 8,109 sf of lot size, 2 story building, All 4 units are paying rent. Each unit has a large size of living room, bedroom, bathroom and parking spaces. Nice and quiet area conveniently located near Miracle Miles, Koreatown and 10 freeways. Each 4 units have their own laundry and electrical meters. Do not disturb tenants. Drive by only.

CUSTOMER SHORT:Residential Income ML#: 21730646

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

1166 S Cochran Ave, Los Angeles 90019 STATUS: **Closed**

LIST/CLOSE:

\$2,525,000/\$2,425,000 ↓

Near Olympic and Cochran



SQFT: **3,421**
 LOT(src): **0.16/7,341**
 PARKING SPACES: **3**
 YEAR BLT(src): **1935**
 DOM / CDOM: **82/520**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21706758**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C19 - Beverly Center-
 Miracle Mile**

PRICE PER SQFT: **\$708.86**
 ORIGINAL \$: **\$2,525,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$35,518**
 NET INCOME: **\$124,183**

LIST DATE: **03/16/21**CLOSE DATE: **07/02/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/07/21**CLOSE PRICE: **\$2,425,000**

TERMS:

5% Cap Rate on Day 1 - TURN-KEY 4-Plex in the Miracle Mile. Brand new A to Z gut-level renovation throughout ALL apartments. ALL units are (4) 2 Bedroom / 2 Bathroom apartment homes. ALL Four units have seen a full gut-level, down-to-the-studs renovation including all-new kitchens with new stainless-steel appliances, new washer and dryer, open floor plans, NEW ELECTRICAL, AIR CONDITIONING, PLUMBING, WINDOWS, CONCRETE DRIVEWAY & PARKING ... too much to mention here. First unit is leased for \$3,395 and remaining 3 are vacant for benefit of buyer.

CUSTOMER SHORT:Residential Income ML#: 21706758

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**6933 Glasgow Ave, Los Angeles 90045** STATUS: **Closed**

LIST/CLOSE:

\$1,645,000/\$1,645,000

East of 405 and south of La Tijera



SQFT: **3,491**
 LOT(src): **0.1707/7,434 (A)**
 PARKING SPACES: **5**
 YEAR BLT(src): **1950 (ASR)**
 DOM / CDOM: **63/91**
 UNITS TOTAL: **4**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **IN21074357**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **C29 - Westchester**

PRICE PER SQFT: **\$471.21**
 ORIGINAL \$: **\$1,650,000**
 STORIES: **Two**
 GSI: **\$94,536**
 OP EXPENSE: **\$29,040**
 NET INCOME: **\$65,496**

LIST DATE: **04/09/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$5,000**PURCHASE CONTRACT: **06/11/21** CLOSE PRICE: **\$1,645,000**TERMS: **1031 Exchange, Cash,
Non-Smoking Premises**

New Price. Not much for sale Rare opportunity 4Plex in prime location. Rear 2 story Owner's home 3 bed 2 bath with big private yard. front 3 unit building all 2 Bed 1 bath units. Light & bright units with lots of windows. 'Caringly Hands-on owner- managed', fully occupied, all paying, quality tenants. Long term tenants, Huge upside in rent for new owner to keep increasing the cash flow. On site 5 parking include 3 single garages. 1 Garage for owner. Very Easy to manage by any owner with Low maintenance & Low Expenses. Tenants pay electric, Gas & Trash. owner pays Water & gardener only. Upgrades Include Mostly copper plumbing, All new double pane windows. Hardwood Floors. Prime Westchester Triangle area going thru lots of new development. LAR3 Zoning, Buyer to independently verify & Rely on, per L A city Build 9 units 'By Right' & 13 units due to transportation bonus zoning. Pride of ownership, Always in demand Low vacancy area. Proforma rents could give \$132,000 per year income giving a Low 12.5 GRM. Convenient Central location giving easy access to LAX, 405 FWY, La Cienega and westside, South bay & Eastside Amenities. One Garage New owner can keep it or rent it out at \$150-200/Mo.

CUSTOMER SHORT:Residential Income ML#: IN21074357

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

700 E 108th St, Los Angeles 90059

STATUS: Closed

LIST/CLOSE:
\$739,900/\$748,000 ↑

East of Avalon corner of Stanford & 108th



SQFT: **4,052**
 LOT(src): **0.1899/8,270 (A)**
 PARKING SPACES: **8**
 YEAR BLT(src): **1922 (ASR)**
 DOM / CDOM: **6/6**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21099846**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$184.60**
 ORIGINAL \$: **\$739,900**
 STORIES: **Two**
 GSI: **\$60,684**
 OP EXPENSE: **\$3,180**
 NET INCOME: **\$57,504**

LIST DATE: **05/11/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$895**PURCHASE CONTRACT: **05/19/21** CLOSE PRICE: **\$748,000**TERMS: **Cash, Cash to New Loan,
Contract, Conventional**

Excellent opportunity to own a 4-plex in this up and coming area of Los Angeles. All units have long term tenants. Each unit are made up of 2 bedrooms and 1 bath. Each unit has there own water heaters and indoor laundry. Most of these units are at market rent rates. Units are all kept in good condition by tenants. All units are individually metered for gas and electricity and each unit has 1 assigned garage space. Also there is parking on the property on a 1st come 1st serve bases. The income is consistant and on time.

CUSTOMER SHORT:Residential Income ML#: SB21099846

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**902 W 82Nd St, Los Angeles 90044**

STATUS: Closed

LIST/CLOSE:
\$825,000/\$800,000 ↓

110 N Los Angeles to Manchester Ave W. Manchester to S Hoover st Ave to W 82nd St.



SQFT: **2,226**
 LOT(src): **0.11/4,998**
 PARKING SPACES:
 YEAR BLT(src): **1962**
 DOM / CDOM: **22/22**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21690290**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$359.39**
 ORIGINAL \$: **\$825,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$8,200**
 NET INCOME: **\$54,824**

LIST DATE: **02/06/21**CLOSE DATE: **07/02/21**

CONCESSIONS:

PURCHASE CONTRACT: **03/01/21** CLOSE PRICE: **\$800,000**TERMS: **Conventional**

Built-in 1962, it features four 2 bedroom and 1 bathroom units. Perfect for first-time buyers and investors! All units occupied very low rents. Units are in good condition with room for upgrades, and there is adequate parking. The property is situated within an investor-friendly neighborhood. Conveniently located next to the 110 FWY. Expertly maintained investment property in a high demand area near the new Los Angeles RAMS Sofi Stadium! This property is centrally located to work and play. Less than 15 minutes to LAX; 20 minutes to the beach, Torrance, DTLA, Venice Beach, and more! All tenants on month to month leases! Value add opportunity - room to increase rents! Square footage is estimated, the agent makes no warranties.

CUSTOMER SHORT:Residential Income ML#: 21690290

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

**2834 James M Wood Blvd, Los Angeles
90006**

West of Hoover, East of Vermont



SQFT: **3,800**
 LOT(src): **0.1555/6,775 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1922 (ASR)**
 DOM / CDOM: **16/16**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
 ML#: **PW21080007**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **KREA - Koreatown**

LIST/CLOSE:
\$1,200,000/\$1,325,000 ↑
 PRICE PER SQFT: **\$348.68**
 ORIGINAL \$: **\$1,200,000**
 STORIES: **Multi/Split**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **04/16/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/04/21**CLOSE PRICE: **\$1,325,000**TERMS: **Cash, Cash to New Loan**

We are proud to present this Fourplex with Development Potential in East Koreatown. The existing property consists of four spacious 1 bed & 1 bath units with a detached four car garage in the back. Property has gas but has been running strictly on electric for all appliances. Current rents are substantially below market with ample room to grow rents if that was the new buyers desire. With the LAC2 Tier 3 Zoning and a lot size of 6,775, this offers special development potential being in a Transit Priority Area. The property is located next to a 193 unit apartment development and is being listed at Land Value.

CUSTOMER SHORT:Residential Income ML#: PW21080007

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**5747 Fulcher Ave, North Hollywood
91601**

North of Burbank Blvd and South of Hatteras St.



SQFT: **7,174**
 LOT(src): **0.1612/7,024 (A)**
 PARKING SPACES: **8**
 YEAR BLT(src): **2021 (BLD)**
 DOM / CDOM: **19/19**
 UNITS TOTAL: **4**
 BLDG TOTAL: **2**

STATUS: **Closed**

SALE TYPE: **Standard**
 ML#: **PW21079462**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **NHO - North Hollywood**

LIST/CLOSE:
\$2,790,000/\$2,790,000
 PRICE PER SQFT: **\$388.90**
 ORIGINAL \$: **\$2,790,000**
 STORIES: **Three Or More**
 GSI: **\$201,600**
 OP EXPENSE: **\$40,352**
 NET INCOME: **\$161,248**

LIST DATE: **04/13/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/04/21**CLOSE PRICE: **\$2,790,000**TERMS: **1031 Exchange, Cal Vet Loan, Cash, Cash to New Loan, Conventional, VA Loan**

We are proud to present this beautiful new construction 4-unit luxurious, contemporary townhome style property, brought to you by one of NOHO's most prolific builders. Tri-level, side-by-side units in 2 separate buildings. All units have open floor plans, master bedrooms in all units, high ceilings, tandem garages for front units and private yards in back units. Quartz countertops in kitchen and bathrooms with custom decorative backsplash glass throughout each unit, balconies with a view, water, stainless steel appliances, custom kitchen cabinets, two-toned interior painting, HVAC system in all units, low voltage led recessed lighting throughout each unit. Each unit features a laundry room with washer & dryer, drought resistant landscaping, automatic fire sprinkler system throughout. Overall this is very low maintenance property, property well secured with automatic driveway gate, this property has it all. 5 minutes from the World Famous NOHO arts district. These units are situated on a quiet interior street with premium rent rates. Check out the financials on this property! Above average CAP rate of 5.78. BEST price per square foot of the last 2 YEARS for the NOHO area! SUPER RARE Side-by-Side Opportunity Zone 4-plexes. Premium rents. Don't sleep on this one. This will be the CROWN jewel of your real estate portfolio. **Digitally staged

CUSTOMER SHORT:Residential Income ML#: PW21079462

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

8032 De Garmo Ave, Sun Valley 91352 STATUS: **Closed**

LIST/CLOSE:

\$999,900/\$1,065,000 ↑**Xst Lanark St, 5 Fwy off on Roscoe Blvd east to Glenoaks Blvd south to Lenark St west to De Garmo left to 8032**SQFT: **3,150**LOT(src): **0.2678/11,667 (A)**PARKING SPACES: **4**YEAR BLT(src): **1945 (ASR)**DOM / CDOM: **8/8**UNITS TOTAL: **4**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **DW21108468**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **SUNV - Sun Valley**PRICE PER SQFT: **\$338.10**ORIGINAL \$: **\$999,900**STORIES: **One**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **05/20/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/05/21**CLOSE PRICE: **\$1,065,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA, Submit**

CUSTOMER SHORT:Residential Income ML#: DW21108468

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**3543 Cogswell Rd, El Monte 91732** STATUS: **Closed**

LIST/CLOSE:

\$1,250,000/\$1,369,000 ↑**Go West on Ferris Rd and South of Cogswell Rd.**SQFT: **3,806**LOT(src): **0.4866/21,195 (A)**PARKING SPACES: **0**YEAR BLT(src): **1942 (ASR)**DOM / CDOM: **5/5**UNITS TOTAL: **5**BLDG TOTAL: **4**SALE TYPE: **Standard**ML#: **CV21121306**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **619 - El Monte**PRICE PER SQFT: **\$359.70**ORIGINAL \$: **\$1,250,000**STORIES: **One**GSI: **\$71,160**OP EXPENSE: **\$25,600**NET INCOME: **\$45,560**LIST DATE: **06/04/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/09/21**CLOSE PRICE: **\$1,369,000**TERMS: **1031 Exchange**

Just Listed a 4 plex in a nice area of El Monte, CA. It's 4 houses on a huge lot of 21,195 square feet. Long-term tenants. Great Upside in rent. Currently, the additional unit was a garage being rented as a storage space for \$700 per month. Another strong potential for a redevelopment project to build condominiums or townhouses on this huge lot.

CUSTOMER SHORT:Residential Income ML#: CV21121306

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

6618 Otis Ave, Bell 90201

STATUS: Closed

LIST/CLOSE:

\$1,050,000/\$1,080,000 ↑

West of I-710, North of I-105; Near Intersection of Bell Ave & Otis Ave



SQFT: 2,980

LOT(src): 0.1796/7,825 (A)

PARKING SPACES: 6

YEAR BLT(src): 1949 (ASR)

DOM / CDOM: 18/18

UNITS TOTAL: 5

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: CV21071295

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: T6 - Maywood, Bell

PRICE PER SQFT: \$362.42

ORIGINAL \$: \$1,050,000

STORIES: Two

GSI: \$76,020

OP EXPENSE: \$24,898

NET INCOME: \$48,841

LIST DATE: 04/06/21

CLOSE DATE: 07/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/24/21

CLOSE PRICE: \$1,080,000

TERMS: Cash, Cash to New Loan

We are pleased to exclusively offer for sale this 5 unit multi-family investment in the city of Bell. The subject property has been owned by the same investor for a number of years and has been well maintained. The unit mix is comprised of all 1 Bedroom/1 Bathroom units which are spread amongst two separate buildings. Tenants enjoy onsite garage & open space parking, as well as an onsite laundry facility. All units are separately metered for electricity and gas, while the owner pays for water and trash. Current rents are at modest rates with plenty of room for a new investor to take advantage of the opportunity to complete capital improvements and move the rents to market.

CUSTOMER SHORT: Residential Income ML#: CV21071295

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**3918 Velma Ave, El Monte 91731**

STATUS: Closed

LIST/CLOSE:

\$979,000/\$955,000 ↓

North on Velma off Valley Blvd / West of Santa Anita East of Baldwin



SQFT: 2,723

LOT(src): 0.1096/4,774 (A)

PARKING SPACES: 4

YEAR BLT(src): 1940 (ASR)

DOM / CDOM: 121/121

UNITS TOTAL: 6

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: CV21010064

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 619 - El Monte

PRICE PER SQFT: \$350.72

ORIGINAL \$: \$1,098,000

STORIES: Two

GSI: \$72,300

OP EXPENSE: \$27,698

NET INCOME: \$44,602

LIST DATE: 01/15/21

CLOSE DATE: 07/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 05/17/21

CLOSE PRICE: \$955,000

TERMS: Cash, Cash to New Loan

A real money maker!! This six unit apartment complex is located above the I-10, East of Baldwin Avenue walking distance to shopping and recreation. Enjoy the stability of long term tenants. Unit mix: 2 (3 bed 1 bath), 2 (1 bed 1 bath), 2 (Studios). The interiors have been upgraded including: All units being painted recently; 4 with complete bathroom remodels; 5 with newer carpet; 4 with window A/C's. Covered parking for 2 vehicles with 2 additional onsite parking. NEW asphalt driveway and newer roof with 2 Year Roof Cert. With a 4.5% CAP Rate and upside potential, drive by, take a peek and let's make this one yours!

CUSTOMER SHORT: Residential Income ML#: CV21010064

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

4569 Finley Ave, Los Angeles 90027

STATUS: Closed

LIST/CLOSE:

\$2,375,000/\$2,100,000 ↓

The property is located on a quiet and charming street on Finley Ave, just north of Franklin Ave, south of Los Feliz Blvd, and west of Hillhurst Ave. The central location of the property in the heart of Los Feliz allows for tenants to live in close proximity to Hillhurst Ave, which boasts ample restaurants, trendy boutique shops, and eateries.



SQFT: 5,422

LOT(src): 0.18/8,103 (A)

PARKING SPACES: 6

YEAR BLT(src): 1956

DOM / CDOM: 25/25

UNITS TOTAL: 6

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21688878

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 637 - Los Feliz

PRICE PER SQFT: \$387.31

ORIGINAL \$: \$2,375,000

STORIES:

GSI:

OP EXPENSE: \$52,427

NET INCOME: \$88,427

LIST DATE: 02/03/21

PURCHASE CONTRACT: 03/16/21

CLOSE DATE: 06/30/21

CLOSE PRICE: \$2,100,000

CONCESSIONS:

TERMS:

CALL FOR OFFERS DEADLINE ON TUESDAY FEB 16TH AT 5PM We are pleased to present 4569 Finley Ave - a 6 unit multifamily investment opportunity located in prime Los Feliz being sold as part of a 3 building portfolio. This wood frame stucco building consists of 5,422 SF of living area and is situated on a 8,102 SF lot. This property features: Three (3) Two Bedroom / One Bath units and Three (3) One Bedroom / One Bath units. All units are individually metered for both gas and electricity. Further, the property provides six (6) covered parking spaces for the tenants, an on-site laundry room that provides additional income, and a patio/lounge area for the tenants enjoyment located above the carport. This trophy asset has been meticulously cared for by the current owner who takes great pride in his buildings and workmanship. A majority of the units have hardwood flooring, through-the-wall or 2-zone minisplit A/C systems, and Bosch dishwashers. Additionally, the plumbing was all redone with copper piping, the driveway was completely repaved in 2018, and the building is achieving 100% rent collection. This sale presents an incredible opportunity for a new owner/investor to own 3 properties that are all on the same street in the highly sought after Los Feliz Neighborhood, where properties rarely trade hands.

CUSTOMER SHORT: Residential Income ML#: 21688878

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**400 Landfair Ave, Los Angeles 90024**

STATUS: Closed

LIST/CLOSE:

\$3,395,000/\$3,450,000 ↑

Corner of Landfair and Gayley



SQFT: 5,604

LOT(src): 0.1763/7,678 (A)

PARKING SPACES: 6

YEAR BLT(src): 1942 (ASR)

DOM / CDOM: 0/0

UNITS TOTAL: 6

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SB21096653

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C05 - Westwood - Century City

PRICE PER SQFT: \$615.63

ORIGINAL \$: \$3,395,000

STORIES:

GSI: \$185,688

OP EXPENSE: \$28,408

NET INCOME: \$157,280

LIST DATE: 05/10/21

PURCHASE CONTRACT: 05/13/21

CLOSE DATE: 06/30/21

CLOSE PRICE: \$3,450,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

Investment Opportunity!! This Rare & Charming, Well Maintained 6 Unit Corner Lot Building is Located within the Prime UCLA/Westwood Village Area!! This Amazing Property with its Welcoming Designed Courtyard Entrance, Encompasses 2 Separate Buildings with Each Building Consisting of a 2bd/1bth, 1bd/1bth, and a Large Single/1bth for a Total of 6 Units!! The Updated Interior Floorplans include the Notable Features of Hardwood Floors, Dining Rooms, Crown Moldings, Dual Paned Windows, Oversized West-Facing Balconies, and High Vaulted Ceilings with an Abundance of Natural Light!! This One of a Kind Property Enjoys a Backyard Setting of Open Space under the Beauty of Pine Trees!! Easily Accessible to the UCLA Campus, Westwood Village Shopping, and Entertainment!!

CUSTOMER SHORT: Residential Income ML#: SB21096653

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

3662 Clarington Ave, Los Angeles 90034 STATUS: **Closed**

LIST/CLOSE:

\$2,950,000/\$2,985,000 ↑

North of Venice Blvd



SQFT: **5,974**
 LOT(src): **0.12/5,412**
 PARKING SPACES:
 YEAR BLT(src): **2001**
 DOM / CDOM: **15/15**
 UNITS TOTAL: **6**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21733558**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C13 - Palms - Mar Vista**

PRICE PER SQFT: **\$499.67**
 ORIGINAL \$: **\$2,950,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$57,734**
 NET INCOME: **\$118,205**

LIST DATE: **05/18/21**CLOSE DATE: **06/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/02/21**CLOSE PRICE: **\$2,985,000**

TERMS:

CALL FOR OFFERS! BEST AND FINAL OFFER DUE BY FRIDAY MAY 28TH AT 1:00 PM. We are excited to present 3662 Clarington Avenue. A rare opportunity to own a newer property, not subject to Los Angeles Rent Control. Fully Occupied! Built in 2001, this thoughtfully designed and low maintenance 6-unit apartment sits near the eastern border of Palms and approximately 1/2 mile from the reinvigorated Downtown Culver City. Its recently built architecture shines while featuring a tremendous unit mix of all 2-story townhouse style units. Unique and naturally bright, the building mix is four 2 bedroom, 2 bath townhouse units, and two 1 bedroom 1 bathroom townhouse units all with their own washer/dryer hookups to provide in-unit laundry. Additionally, All tenants pay their own water & electric alleviating landlord concerns on utility costs! Many units feature balconies, some renovated with upgraded wood flooring, efficient recessed lighting, and updated bathrooms. The building offers plenty of subterranean secured parking and recent capital improvements include a new roof completed in 2018. Hurry, this opportunity will not last!

CUSTOMER SHORT:Residential Income ML#: 21733558

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**2900 Edgehill Dr, Los Angeles 90018** STATUS: **Closed**

LIST/CLOSE:

\$1,249,000/\$1,330,000 ↑

10 Fwy, Arlington Exit Southbound, Right on Adams, Left on Edgehill



SQFT: **3,384**
 LOT(src): **0.22/9,616**
 PARKING SPACES:
 YEAR BLT(src): **1926**
 DOM / CDOM: **11/11**
 UNITS TOTAL: **6**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21733034**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$393.03**
 ORIGINAL \$: **\$1,249,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$24,892**
 NET INCOME: **\$57,883**

LIST DATE: **05/18/21**CLOSE DATE: **06/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **05/29/21**CLOSE PRICE: **\$1,330,000**

TERMS:

Stylish 1920's Spanish style bungalow six-plex in rapidly gentrifying historic West Adams/Jefferson Park area. Situated on a quiet tree-lined residential street, the property consists of two separate Triplex's. Each Triplex brimming with character showcases (3) 1bed 1bath units, fully occupied. Each unit features hardwood floors, kitchen with quaint nook area, spacious living room, bedroom with bathroom. Each unit is separately metered, parking for six cars and three newly remodeled units. This property is a great value in a great neighborhood with large rental upside. Easy access to the 10 freeway, walking distance to Metro Expo & Crenshaw providing easy commute to both Downtown and West L.A. Close to restaurants, bars and cafes such as Highly Likely, Party Beer, Home State.

CUSTOMER SHORT:Residential Income ML#: 21733034

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

**4540 Laurel Canyon Blvd, Valley Village
91607**STATUS: **Closed**

LIST/CLOSE:

\$1,725,000/\$1,700,000 ↓

Laurel Canyon and Landale St



SQFT: **4,318**
 LOT(src): **0.16/7,126**
 PARKING SPACES: **6**
 YEAR BLT(src): **1947**
 DOM / CDOM: **42/42**
 UNITS TOTAL: **6**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21696532**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **STUD - Studio City**

PRICE PER SQFT: **\$393.70**
 ORIGINAL \$: **\$1,795,000**
 STORIES: **Two**
 GSI:
 OP EXPENSE: **\$40,029**
 NET INCOME: **\$64,128**

LIST DATE: **02/22/21**CLOSE DATE: **06/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **04/30/21** CLOSE PRICE: **\$1,700,000**

TERMS: **Trust Deed, Cash,
 Contract, Conventional, Fannie
 Mae, FHA, Freddie Mac**

We are proud to present 4540 Laurel Canyon Boulevard located in Valley Village, California, one of the best neighborhoods in the San Fernando Valley. The property is ideally located directly across the street from Campbell Hall school, one of the top private K-12 schools in Los Angeles county serving over 1,100 students, and the property is just south of the 101 freeway and within one block of the Studio City border. In fact, depending on the map you are looking at, this property could easily be described as being in Studio City, although it is technically in Valley Village. This 6 unit multifamily property, built in 1947, has a total building size of 4,318 SF and sits on a 7,126 SF lot. The building has an attractive unit mix of (1) Studio / 1-Bath unit, (3) 1-Bed / 1-Bath units, and (2) 2-Bed / 1-Bath units. This value add opportunity has over an estimated 31% upside potential in rents, and the property does not need any soft story retrofitting like many others do in the area, which helps the investor focus their capital improvement money on upgrading the units to raise rents and/or adding ADUs. This property is an ideal candidate to take advantage of the new ADU laws where an investor could quickly and cheaply add 1 or 2 detached ADUs at the back of the lot.

CUSTOMER SHORT:Residential Income ML#: 21696532

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**4078 W El Segundo Blvd, Hawthorne
90250**STATUS: **Closed**

LIST/CLOSE:

\$1,500,000/\$1,700,000 ↑

Major cross streets: El Segundo Blvd & Prairie Ave



SQFT: **6,560**
 LOT(src): **0.1653/7,201 (A)**
 PARKING SPACES: **8**
 YEAR BLT(src): **1961 (ASR)**
 DOM / CDOM: **81/81**
 UNITS TOTAL: **7**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **PW21065571**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **110 - East Hawthorne**

PRICE PER SQFT: **\$259.15**
 ORIGINAL \$: **\$1,500,000**
 STORIES: **Two**
 GSI: **\$101,544**
 OP EXPENSE: **\$38,043**
 NET INCOME: **\$61,470**

LIST DATE: **03/31/21**CLOSE DATE: **07/01/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/21/21** CLOSE PRICE: **\$1,700,000**TERMS: **Conventional**

We are proud to present 4078 W. El Segundo Blvd! This incredible 1960's "mixed use" value add Asset is comprised of 5 large residential units (2 - 2bd x 1bth & 3 - 1bd x 1bth) and two large (1,080Sf) "street level" commercial spaces... Average daily vehicle volume/count is at approximately 30,000. The building is situated on a large lot (7,201Sf) has onsite laundry, six onsite 'covered' parking spaces and two additional non covered parking spaces (8 total). Current rents are 30 to 40% below market, a true value add opportunity! Centrally located in the city of Hawthorne, just a short distance from many exciting new high-profile economic development sites and business!... SpaceX, Tesla, Amazon's subsidiary, RING's new headquarters/development site, new Hotels, Restaurants, Urth Cafe, The Boring Company's new underground transportation initiative, to name just a few!

CUSTOMER SHORT:Residential Income ML#: PW21065571

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

1547 Torrance Blvd, Torrance 90501

STATUS: Closed

LIST/CLOSE:

\$1,999,999/\$1,860,000 ↓

From 405 FWRY exit Normandie, to Torrance Blvd, west to location on right.



SQFT: 5,400

LOT(src): 0.1723/7,505 (A)

PARKING SPACES: 8

YEAR BLT(src): 1964 (ASR)

DOM / CDOM: 2/2

UNITS TOTAL: 7

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: SR21091961

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 122 - Harbor Gateway

PRICE PER SQFT: \$344.44

ORIGINAL \$: \$1,999,999

STORIES:

GSI: \$116,869

OP EXPENSE: \$10,242

NET INCOME: \$107,154

LIST DATE: 03/24/21

CLOSE DATE: 06/28/21

CONCESSIONS: \$40,000

PURCHASE CONTRACT: 05/02/21

CLOSE PRICE: \$1,860,000

TERMS: 1031 Exchange, Cash to New Loan

NOW PRICED LOWER THAN THE LAST APPRAISAL! Well cared for bread and butter investment property sits above street level and surrounded by a residential area, very close to Old Torrance and all the amenities tenants look for. Harbor Gateway area is a central location to Torrance Beach, Long Beach, Gardena, Downey, and LAX All units consist of 2 bedrooms 1 bathroom each, there is also a shared laundry room. Separately metered all-electric building. Priced below the last appraisal 6 months ago! All retrofitting is completed. Units have been updated.

CUSTOMER SHORT: Residential Income ML#: SR21091961

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

339 N Vecino Dr, Covina 91723

STATUS: Closed

LIST/CLOSE:

\$1,895,000/\$1,930,000 ↑

N/ Badillo W/ Grand



SQFT: 7,146

LOT(src): 0.1712/7,457 (A)

PARKING SPACES: 0

YEAR BLT(src): 1962 (ASR)

DOM / CDOM: 14/14

UNITS TOTAL: 7

BLDG TOTAL: 1

SALE TYPE: Standard, Trust

ML#: CV21078755

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 614 - Covina

PRICE PER SQFT: \$270.08

ORIGINAL \$: \$1,895,000

STORIES: Two

GSI: \$107,316

OP EXPENSE: \$44,694

NET INCOME: \$57,256

LIST DATE: 04/15/21

CLOSE DATE: 06/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/29/21

CLOSE PRICE: \$1,930,000

TERMS: Cash to New Loan, Conventional

This is your chance to own 7 units in the heart of Covina! 1st time on the market in over 50 years! Each unit has 2 bedrooms and 2 bathrooms (4 units have 1.75 bathrooms & 3 have 1.5 bathrooms). 1 unit (unit #7) is delivered vacant. Each unit has a carport space in the back of the building & laundry on site.

CUSTOMER SHORT: Residential Income ML#: CV21078755

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

4603 Finley Ave, Los Angeles 90027

STATUS: Closed

LIST/CLOSE:

\$2,675,000/\$2,450,000 ↓

The property is located on a quiet and charming street on Finley Ave, just north of Franklin Ave, south of Los Feliz Blvd, and west of Hillhurst Ave. The central location of the property in the heart of Los Feliz allows for tenants to live in close proximity to Hillhurst Ave, which boasts ample restaurants, trendy boutique shops, and eateries.

SQFT: **6,354**LOT(src): **0.18/8,101 (A)**PARKING SPACES: **5**YEAR BLT(src): **1955**DOM / CDOM: **25/25**UNITS TOTAL: **7**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **21688976**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **637 - Los Feliz**PRICE PER SQFT: **\$385.58**ORIGINAL \$: **\$2,675,000**

STORIES:

GSI:

OP EXPENSE: **\$60,868**NET INCOME: **\$100,860**LIST DATE: **02/03/21**PURCHASE CONTRACT: **03/16/21**CLOSE DATE: **06/30/21**CLOSE PRICE: **\$2,450,000**

CONCESSIONS:

TERMS:

CALL FOR OFFERS DEADLINE ON TUESDAY FEB 16TH AT 5PM We are pleased to present 4603 Finley Ave - a seven (7) unit multifamily investment opportunity located in prime Los Feliz being sold as part of a 3 building portfolio. This wood frame stucco building consists of 6,354 SF of living area and is situated on a 8,101 SF lot. This property features: Three (3) Two Bedroom / One Bath units and Four (4) One Bedroom / One Bath units. All units are individually metered for both gas and electricity. Further, the property provides five (5) tandem parking spaces for the tenants, an on-site laundry room that provides additional income, a charming courtyard, and secured entry with an intercom system. This trophy asset has been meticulously cared for by the current owner who takes great pride in his buildings and workmanship. Most units have hardwood/laminate flooring, through-the-wall or 2-zone/3-zone minisplit A/C systems, and Bosch dishwashers. Additionally, the plumbing was all redone with copper piping, the seismic retrofit plans have been completed, and the building is achieving 100% rent collection. This sale presents an incredible opportunity for a new owner/investor to own 3 properties that are all on the same street in the highly sought after Los Feliz Neighborhood, where properties rarely trade hands.

CUSTOMER SHORT: Residential Income ML#: 21688976

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1142 S Doheny Dr, Los Angeles 90035**

STATUS: Closed

LIST/CLOSE:

\$2,300,000/\$2,265,000 ↓

Just north of Pico on Doheny

SQFT: **4,098**LOT(src): **0.17/7,698**PARKING SPACES: **10**YEAR BLT(src): **1940**DOM / CDOM: **4/4**UNITS TOTAL: **7**BLDG TOTAL: **4**SALE TYPE: **Standard**ML#: **21723710**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C09 - Beverlywood
Vicinity**PRICE PER SQFT: **\$552.71**ORIGINAL \$: **\$2,300,000**

STORIES:

GSI:

OP EXPENSE: **\$49,324**NET INCOME: **\$84,943**LIST DATE: **04/26/21**PURCHASE CONTRACT: **04/30/21**CLOSE DATE: **07/01/21**CLOSE PRICE: **\$2,265,000**

CONCESSIONS:

TERMS:

For the first time on the market in 50 years, we proudly present 1142 S Doheny Dr. Located in a prime Pico Robertson enclave just one block from Beverly Hills, the building is zoned LAR3 on a large, approximately 7,697-square-foot lot. 1142 S Doheny Dr has charming vintage finishes, hardwood floors and individual water heaters. Five of seven units will be delivered vacant, allowing the Buyer to complete renovations and achieve market rents. The property's 10 separate garages currently generate additional income and allow for the Buyer to explore the potential to create additional ADUs. With its central location, tenants of 1142 S Doheny Dr can enjoy nearby high-end shopping, top notch dining and a wealth of museums and cultural attractions.

CUSTOMER SHORT: Residential Income ML#: 21723710

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

2615 Lake Ave, Altadena 91001

STATUS: **Closed**

LIST/CLOSE:

\$2,595,000/\$2,540,000 ↓

Go North on Lake Ave. Cross street is Pine St.



SQFT: **6,720**
LOT(src): **0.17/7,717 (A)**
PARKING SPACES: **8**
YEAR BLT(src): **1963**
DOM / CDOM: **84/84**
UNITS TOTAL: **8**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **21690986**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA:**No/No**
AREA: **604 - Altadena**

PRICE PER SQFT: **\$377.98**
ORIGINAL \$: **\$2,595,000**
STORIES: **Two**
GSI:
OP EXPENSE: **\$29,172**
NET INCOME: **\$133,344**

LIST DATE: **02/08/21** CLOSE DATE: **07/01/21**
PURCHASE CONTRACT: **05/03/21** CLOSE PRICE: **\$2,540,000**

CONCESSIONS:
TERMS:

Great 8 units in Altadena. All units consist of 2 bedrooms and 1 bath, spacious living room, balcony, dining area and wall to wall closets. Each unit has 1 carport parking. There is a laundry room in the facility. This property has been well maintained. Landlord pays for water & trash & electric meter for common areas only.

CUSTOMER SHORT:Residential Income ML#: 21690986

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

14410 Dickens St, Sherman Oaks 91423

STATUS: **Closed**

LIST/CLOSE:

\$3,995,000/\$3,995,000

Prime Sherman Oaks - South of Ventura Boulevard



SQFT: **8,255**
LOT(src): **0.15/6,703 (A)**
PARKING SPACES:
YEAR BLT(src): **1987**
DOM / CDOM: **25/25**
UNITS TOTAL: **8**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **21700714**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **SO - Sherman Oaks**

PRICE PER SQFT: **\$483.95**
ORIGINAL \$: **\$4,195,000**
STORIES:
GSI:
OP EXPENSE: **\$68,828**
NET INCOME: **\$173,380**

LIST DATE: **03/03/21** CLOSE DATE: **06/30/21**
PURCHASE CONTRACT: **03/29/21** CLOSE PRICE: **\$3,995,000**

CONCESSIONS:
TERMS:

Much Desired South of the Boulevard Location in Sherman Oaks on Dickens Street; Property was built in 1987 and includes eight 2+2.5 fully remodeled large townhomes with strong in-place rents and 100% collection. No seismic retrofit needed. Annual rent increases include 5% + CPI. All units are bright with tree-line views; private washers and dryers and gated and secured entry. Considerable upside in rents.

CUSTOMER SHORT:Residential Income ML#: 21700714

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021 3:13:17 PM

4581 Finley Ave, Los Angeles 90027

STATUS: Closed

LIST/CLOSE:

\$3,550,000/\$3,500,000 ↓

The property is located on a quiet and charming street on Finley Ave, just north of Franklin Ave, south of Los Feliz Blvd, and west of Hillhurst Ave. The central location of the property in the heart of Los Feliz allows for tenants to live in close proximity to Hillhurst Ave, which boasts ample restaurants, trendy boutique shops, and eateries.



SQFT: 7,638

LOT(src): 0.18/8,102 (A)

PARKING SPACES:

YEAR BLT(src): 1957

DOM / CDOM: 25/25

UNITS TOTAL: 10

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21688932

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 637 - Los Feliz

PRICE PER SQFT: \$458.24

ORIGINAL \$: \$3,550,000

STORIES:

GSI:

OP EXPENSE: \$73,866

NET INCOME: \$129,755

LIST DATE: 02/03/21

PURCHASE CONTRACT: 03/16/21

CLOSE DATE: 06/30/21

CLOSE PRICE: \$3,500,000

CONCESSIONS:

TERMS:

CALL FOR OFFERS DEADLINE ON TUESDAY FEB 16TH AT 5PM We are pleased to present 4581 Finley Ave - a 10 unit multifamily investment opportunity located in prime Los Feliz being sold as part of a 3 building portfolio. This wood frame stucco building consists of 7,638 SF of living area and is situated on a 8,101 SF lot. This property features: Three (3) Two Bedroom / One Bath units, Six (6) One Bedroom / One Bath units and One (1) Studio unit. All units are individually metered for both gas and electricity. Further, the property provides 7 parking spaces for the tenants, 6 of which are secured, and an on-site laundry room that provides additional income. This trophy asset has been meticulously cared for by the current owner who takes great pride in his buildings and workmanship. A majority of the units have hardwood/laminate flooring, through-the-wall or 2-zone minisplit A/C systems, Bosch dishwashers, and granite countertops. Additionally, the plumbing was all redone with copper piping, the seismic retrofit was recently completed, and one (2 Bed+1 Bath) unit will be delivered vacant. As a bonus, the tenant reimbursement for the seismic retrofit is pending and can be looked at as potential additional income when approved by the city. This sale presents an incredible opportunity for a new owner/investor to own 3 properties that are all on the same street.

CUSTOMER SHORT: Residential Income ML#: 21688932

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**643 El Mercado Ave, Monterey Park 91754**

off of El Portal Pl & El Mercado Ave

STATUS: Closed

LIST/CLOSE:

\$2,750,000/\$2,548,000 ↓



SQFT: 5,978

LOT(src): 0.3167/13,796 (A)

PARKING SPACES: 8

YEAR BLT(src): 1948 (ASR)

DOM / CDOM: 107/107

UNITS TOTAL: 10

BLDG TOTAL: 1

SALE TYPE: Standard, Trust

ML#: CV21027081

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 641 - Monterey Park

PRICE PER SQFT: \$426.23

ORIGINAL \$: \$3,200,000

STORIES: One

GSI: \$110,400

OP EXPENSE: \$55,267

NET INCOME: \$86,963

LIST DATE: 02/15/21

PURCHASE CONTRACT: 06/02/21

CLOSE DATE: 06/28/21

CLOSE PRICE: \$2,548,000

CONCESSIONS: \$0

TERMS: 1031 Exchange

1st time on the market in 60 years! Located in one of the most desirable areas of Monterey Park, on the corner of El Portal and El Mercado. These 10 units are all single story and have been meticulously maintained. Beautiful mission style units with desirable courtyard living. Each unit has a wood burning fireplace, open beam ceilings & separate living area and bedroom space. The tenants will enjoy on site parking for 8 of the units. There are four 2 car garages with some storage space. There is also a separate laundry room. Located in a residential neighborhood, across the street from Monterey Park's historic Chamber of Commerce building.

CUSTOMER SHORT: Residential Income ML#: CV21027081

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM

10800 Hesby St, North Hollywood 91601 STATUS: Closed

LIST/CLOSE:

\$3,350,000/\$3,300,000 ↓**Hesby & Riverton**

SQFT: **9,552**
 LOT(src): **0.24/10,799**
 PARKING SPACES:
 YEAR BLT(src): **1963**
 DOM / CDOM: **22/22**
 UNITS TOTAL: **10**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21732712**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **NHO - North Hollywood**

PRICE PER SQFT: **\$345.48**
 ORIGINAL \$: **\$3,350,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$81,270**
 NET INCOME: **\$106,252**

LIST DATE: **05/16/21**CLOSE DATE: **06/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **06/08/21**CLOSE PRICE: **\$3,300,000**

TERMS:

We are proud to present a great multifamily asset in the very strong rental market, The Noho Arts district. The property is situated on the corner of Hesby and Riverton. Built in 1963, this 10-Unit, 9,552 square foot property sits on a large 10,799 square foot lot (0.25 acres), and it has a great unit mix of (2) 1-Bed / 1-Bath units, (7) 2-Bed / 1.5-Bath and (1) 3-Bed / 1.5-Bath units, most of them being town home style. The property has been well maintained by the previous owner as well as the current owner. It also has secured entry, covered parking, central air and heat, and the Seller has already completed the mandatory seismic retrofitting in March 2021. The savvy investor who purchases this opportunity will have huge upside potential since only 3 of the 10 units have been turned since the current owner purchased the property in 2016, leaving the next buyer over 60% upside in rents that can be realized by bringing the 7 low paying tenants up to market rate.*note: The information in the marketing package is for September 2021 because the seller has a prepayment penalty that will end at that time, and the Seller would prefer to wait until September for the close of escrow. Furthermore, the financial information includes 4% rent increases to all tenants since we assume by that time the 4% annual rent increases will be allowed once again.

CUSTOMER SHORT: Residential Income ML#: 21732712

Printed by Michael Lembeck, State Lic: 01019397 on 07/04/2021
3:13:17 PM**1938 S Grand Ave, San Pedro 90731** STATUS: Closed

LIST/CLOSE:

\$1,950,000/\$1,774,000 ↓**19th Street to Grand Ave (on the corner of 20th and Grand)**

SQFT: **6,480**
 LOT(src): **0.1034/4,502 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1922 (ASR)**
 DOM / CDOM: **28/28**
 UNITS TOTAL: **12**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **PV21054339**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **193 - San Pedro - North**

PRICE PER SQFT: **\$273.77**
 ORIGINAL \$: **\$1,950,000**
 STORIES: **Two**
 GSI: **\$129,804**
 OP EXPENSE: **\$56,129**
 NET INCOME: **\$73,675**

LIST DATE: **03/23/21**CLOSE DATE: **07/02/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/20/21**CLOSE PRICE: **\$1,774,000**TERMS: **1031 Exchange, Cash, Conventional**

Outstanding opportunity to own a 12-unit apartment building in the heart of San Pedro, prime location only 3 blocks from the ocean! Each unit is a studio with bedroom/living room, kitchen, and bathroom. Tenants pay all utilities, except water and trash are paid by the landlord. This low maintenance building includes community laundry that brings in approximately \$200-\$300 a month in additional income. Street parking only. The city of San Pedro is experiencing a huge wave of development including plans for a \$150 million dollar redevelopment of the San Pedro Waterfront and the Ports O' Call Village.

CUSTOMER SHORT: Residential Income ML#: PV21054339

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3:13:17 PM

1063 Justin Ave, Glendale 91201STATUS: **Closed**

LIST/CLOSE:

\$3,695,000/\$3,265,000 ↓**Glenoaks to Justin**

SQFT: **9,196**
 LOT(src): **0.1681/7,324 (A)**
 PARKING SPACES: **11**
 YEAR BLT(src): **1963 (PUB)**
 DOM / CDOM: **44/47**
 UNITS TOTAL: **12**
 BLDG TOTAL: **1**

SALE TYPE: **Trust, Conservatorship**
 ML#: **WS21051557**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **626 - Glendale-Northwest**

PRICE PER SQFT: **\$355.05**
 ORIGINAL \$: **\$3,695,000**
 STORIES:
 GSI: **\$251,540**
 OP EXPENSE: **\$74,910**
 NET INCOME: **\$162,969**

LIST DATE: **03/10/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/25/21**CLOSE PRICE: **\$3,265,000**TERMS: **Cash, Cash to New Loan**

First time on market since 1960s. True value add opportunity in the incredible city of Glendale. 12 units consisting of 2 x studios, 6 x 1b/1b, and 4 x 2b/1b apartments. Recent capital expenditures including new central water heater, new windows throughout, new sewer line, and roof repairs. Come see the opportunity. Property subject to Glendale Rental Ordinance 5922 and California Tenant Protection Act AB 1482. There are no COVID delinquencies. Seller has reduced rent on two units to accommodate tenants' situation. Please do not disturb tenants or walk on property. Contact listing agents for more information.

CUSTOMER SHORT:Residential Income ML#: WS21051557

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521 E Live Oak Ave, Arcadia 91006STATUS: **Closed**

LIST/CLOSE:

\$3,880,000/\$3,805,000 ↓**east of Santa Anita Ave on Live Oak St, closest cross street is 4th st**

SQFT: **8,640**
 LOT(src): **0.4127/17,977 (A)**
 PARKING SPACES: **17**
 YEAR BLT(src): **1960 (ASR)**
 DOM / CDOM: **18/18**
 UNITS TOTAL: **13**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **AR21070858**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA:**No/No**
 AREA: **605 - Arcadia**

PRICE PER SQFT: **\$440.39**
 ORIGINAL \$: **\$3,880,000**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **04/06/21**CLOSE DATE: **06/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/24/21**CLOSE PRICE: **\$3,805,000**TERMS: **Cash, Cash to New Loan**

LIVE OAK ARCADIA – 521-523 E Live Oak Ave. is a 13-unit garden style apartment investment opportunity located in the City of Arcadia, CA. Built in 1960, the current owner bought it in 1961 which made them only the 2nd owner. Since then, this is the first time this property has ever been offered for sale! Long time owned for 60 years, this presents a rare opportunity for the lucky buyer to acquire this generational apartment community at a much lower price per unit compared to other Arcadia apartments that are currently on the market. This property is located within the prestigious Arcadia School District (buyer to verify). LIVE OAK ARCADIA is an attractive two-story garden style gated community that was built in 1960. It has a total of 8,640 SF building size and situated on a LARGE lot of ±17,977 SF. Because of this large lot, there is a possibility for new owner to add additional ADU units (buyer to do their own investigations). It offers excellent curb appeal with manicured landscaping, complete with large front yard and back yard with seating area. The property offers an excellent unit mix of four (4) x 2bedroom+1bathroom and nine (9) x 1bedroom+1bathroom. Each unit is spacious with good floor plan. None of the units have been upgraded. Most units have carpet, windows A/C in the living room/kitchen, wall heater, ceiling fans in the kitchen and bedroom, laminate kitchen countertops, tiled bathroom, and individual water heater.

CUSTOMER SHORT:Residential Income ML#: AR21070858

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5630 Temple City Blvd, Temple City 91780STATUS: **Closed**LIST/CLOSE:
\$4,700,000/\$4,700,000

Temple City Blvd. & Live Oak Ave.

SQFT: **13,546**LOT(src): **0.4936/21,501 (A)**PARKING SPACES: **16**YEAR BLT(src): **1956 (ASR)**DOM / CDOM: **20/20**UNITS TOTAL: **16**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **AR21049837**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **661 - Temple City**PRICE PER SQFT: **\$346.97**ORIGINAL \$: **\$4,700,000**

STORIES:

GSI: **\$210,200**OP EXPENSE: **\$95,510**NET INCOME: **\$10,844**LIST DATE: **03/26/21**PURCHASE CONTRACT: **04/15/21**CLOSE DATE: **06/29/21**CLOSE PRICE: **\$4,700,000**CONCESSIONS: **\$0**TERMS: **Cash, Cash to New Loan**

We are pleased to present a 16 unit apartment two blocks from downtown in Temple City, CA. This 16 unit property consists of 4 - 1 bedroom/1 bathroom and 12 - 2 bedroom/1 bathroom on a R3 21,484 sq./ft. lot with 16 carport parking. The apartment has been in the same family for 50+ years with mostly long term tenants. This mostly original beautiful complex has a spacious courtyard with a tremendous upside potential in rents. On site manager pays \$600 in rent. Temple City Schools.

CUSTOMER SHORT:Residential Income ML#: AR21049837

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3:13:17 PM**5329 Agnes Ave, Valley Village 91607**STATUS: **Closed**LIST/CLOSE:
\$3,775,000/\$3,800,000 ↑

Just east of the Hollywood Freeway, South of Chandler

SQFT: **11,972**LOT(src): **0.1493/6,502 (A)**PARKING SPACES: **16**YEAR BLT(src): **1965 (ASR)**DOM / CDOM: **3/3**UNITS TOTAL: **16**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **SR21109335**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**AREA: **VVL - Valley Village**PRICE PER SQFT: **\$317.41**ORIGINAL \$: **\$3,775,000**

STORIES:

GSI: **\$226,716**OP EXPENSE: **\$98,312**NET INCOME: **\$131,541**LIST DATE: **05/21/21**PURCHASE CONTRACT: **05/24/21**CLOSE DATE: **06/29/21**CLOSE PRICE: **\$3,800,000**CONCESSIONS: **\$0**TERMS: **Cash, Cash To Existing Loan, Cash to New Loan**

We are proud to represent this 16 unit apartment building in Valley Village. The building was constructed in 1965. Its unit mix consists of (2) two-bedroom, one and one half bathroom townhouse units, (8) two-bedroom, two-bathroom units, and (6) bachelor units. The bachelor units are approximately 400 square feet and have do not have kitchens but have a hot plate, laminate flooring, closet, and are given one parking space. The upgraded two bedroom units feature laminate flooring, mirrored closets, and granite countertops. The owner pays utilities on the bachelor units. With a lot size of 13,004 square feet, the property has a total of 11,972 rentable square feet. The property is two separate assessor parcel numbers. The property has copper plumbing, new windows, the seismic retrofit has been completed; and the roof is approximately 3.5 years old. The Valley Village community is a highly desirable area rich in culture and traditions and centrally located with easy access to public transportation. The surrounding area features established well kept single family homes and a variety of shopping centers, churches, schools, and restaurants. The property is located close to the 101, 134, and 170 freeway and Ventura Blvd is just minutes away with restaurants and shopping while the metro link transportation allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The building is an electric building but has gas in the two laundry rooms on the property

CUSTOMER SHORT:Residential Income ML#: SR21109335

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18375 COLLINS St, Tarzana 91356

STATUS: **Closed**

LIST/CLOSE:

\$15,300,000/\$14,700,000 ↓

101 to Reseda, to Collins Street.



SQFT: **44,427**
LOT(src): **41,601 sq.**
PARKING SPACES:
YEAR BLT(src): **1985**
DOM / CDOM: **333/333**
UNITS TOTAL: **49**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **19530062**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **TAR - Tarzana**

PRICE PER SQFT: **\$330.88**
ORIGINAL \$: **\$18,000,000**
STORIES: **Two**
GSI:
OP EXPENSE: **\$393,000**
NET INCOME: **\$500,000**

LIST DATE: **11/11/19**

CLOSE DATE: **07/02/21**

CONCESSIONS:

PURCHASE CONTRACT: **04/09/21**

CLOSE PRICE: **\$14,700,000**

TERMS: **Cash, Conventional**

Custom built in 1985 by recently deceased original owner. High quality construction. 103 underground parking spaces. All units get 2 spaces. 38 1/1, 9 2/2.5 townhomes and 2- 2/2. Very well kept and in excellent condition. This building has operated for over 25 years at 98+% due to superior parking. The 2 spots per unit gives a definite competitive advantage.

CUSTOMER SHORT:Residential Income ML#: 19530062

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