

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
1	23251405	S	432 E 73rd ST	LA		STD	2			\$589,000	\$420.71	1400	1939	5,204/0.11
2	23231805	S	700 W 41st ST	LA		STD	2	\$84,000	5	\$825,000	\$313.45	2632	1927	5,401/0.12
3	23264153	S	450 N Hollywood WAY	BBK		STD	2			\$1,050,000	\$568.18	1848	1948	7,011/0.16
4	22225567	S	840 S Orange Grove AVE	LA		STD	2			\$1,300,000	\$556.27	2337/A	1924	6,034/0.13
5	23262235	S	3011 Division ST	LA		STD	2			\$1,680,000	\$657.53	2555/D	1921	7,278/0.16
6	23246925	S	843 N Orange Grove AVE	LA		STD	2			\$2,175,000	\$743.34	2926/AP	1924	6,001/0.13
7	23260725	S	201 N Irving BLVD	LA		STD	2			\$2,448,225	\$764.35	3203/A	1923/ASR	6,500/0.14
8	PW23071922	S	15201 Purche AVE	GR	117	STD	2	\$0		\$870,000	\$625.00	1392	1948/PUB	5,301/0.1217
9	AR23058444	S	329 W Bencamp ST	SGAB	654	TRUS	2	\$19,200		\$940,000	\$522.22	1800	1923/ASR	8,255/0.1895
10	AR23042451	S	9908 Howland DR	TMPL	661	STD	2	\$0		\$2,295,000	\$572.03	4012	2005/SLR	14,349/0.3294
11	PW23082115	S	4240 Blanchard ST	LA	BOYH	STD	2	\$0		\$460,000	\$355.21	1295	1926/ASR	5,589/0.1283
12	23267555	S	1023 N LA JOLLA AVE	WHO	C10	STD	2		5	\$2,800,000	\$857.58	3265	1926/ASR	6,550/0.15
13	23247095	S	421 N Boylston ST	LA	671	STD	2			\$788,000	\$547.22	1440	1908	5,188/0.11
14	MB22260283	S	1739 W 56th ST	LA	C34	STD	2	\$0		\$850,000	\$524.69	1620	1921/ASR	4,960/0.1139
15	IN23044530	S	432 E 73rd ST	LA	C37	STD	2	\$67,200		\$589,000		1	1939/ASR	5,204/0.1195
16	DW23033916	S	1225 E 78th ST	LA	C37	STD	2	\$0		\$695,000	\$612.87	1134	1928/ASR	4,869/0.1118
17	DW23024821	S	7345 Dinwiddie ST	DOW	D3	STD	2	\$42,000		\$2,099,999	\$210.00	10000	2013/SLR	14,519/0.3333
18	23260057	S	262 S Orange DR	LA		STD	3			\$2,750,000	\$514.31	5347/A	1926	7,291/0.16
19	PV23078961	S	1323 S Cabrillo AVE	SP	183	STD	3	\$85,056		\$1,350,000	\$366.05	3688	1987/ASR	4,501/0.1033
20	GD23030058	S	2641 Hermosa AVE	MTR	635	STD	3	\$0		\$2,600,000	\$746.70	3482	1971/ASR	13,000/0.2984
21	SR23033011	S	1750 N Wilton PL	LA	C20	STD	3	\$0		\$1,525,000	\$385.49	3956	1913/ASR	10,283/0.2361
22	SR23051755	S	3334 Alice ST	CYPK	CYPK	STD	3	\$47,496		\$675,000	\$382.44	1765	1921/ASR	5,197/0.1193
23	SR22228072	S	12756 Barbara Ann ST	NHLW	NHO	STD	3	\$91,200		\$1,189,000	\$389.71	3051	1950/PUB	6,521/0.1497
24	DW23037166	S	10821 Croesus AVE	LA	WATT	STD	3	\$43,200		\$655,000	\$440.48	1487	1959/ASR	5,200/0.1194
25	SB22237678	S	830 The Strand	HMB	148	STD	4	\$141,600		\$4,600,000	\$1,589.50	2894	1913/PUB	2,393/0.0549
26	QC23067723	S	618 Glenfinnan AVE	AZU	607	STD	4	\$62,250		\$1,000,000	\$265.82	3762	1963/ASR	6,005/0.1379
27	AR23058440	S	3020 Walnut Grove AVE	RSMD	651	TRUS	4	\$35,100		\$1,110,000	\$457.73	2425	1940/ASR	11,372/0.2611
28	CV23050105	S	4260 E Imperial #ABCD	LNWD	699	STD	4	\$5,050		\$845,000	\$370.61	2280	1946/ASR	6,387/0.1466
29	SR23031260	S	33441 Aqua Dulce Canyon RD	ADUL	ADUL	TRUS	4	\$0		\$950,000	\$257.31	3692	1980/ASR	67,640/1.5528
30	GD23047431	S	810 N Citrus AVE	HLW	C20	STD	4	\$117,024	5	\$1,600,000	\$424.18	3772	1927/ASR	6,000/0.1377
31	SB23035150	S	1144 W 57th ST	LA	C34	STD	4	\$95,940	6	\$1,157,500	\$359.92	3216	1940/ASR	4,558/0.1046
32	SR22245416	S	1349 W 35th PL	LA	C37	STD,TRUS	4	\$51,000		\$935,000	\$287.34	3254	1945/ASR	6,791/0.1559
33	PW23065078	S	9232 Success AVE	LA	C37	TRUS	4	\$120,000	9	\$1,100,000	\$277.92	3958	1934/ASR	9,696/0.2226
34	PW23074928	S	461 E 43rd ST	LA	C37	STD,TRUS	4	\$108,900		\$1,105,000	\$273.11	4046	1965/ASR	5,120/0.1175
35	SB23061923	S	623 E Chevy Chase DR	GD	628	STD	5	\$83,100	3	\$1,750,000	\$440.70	3971	1953/ASR	8,109/0.1862
36	AR23042899	S	1365 N Mentor AVE	PAS	645	STD	5	\$12,997	3	\$1,975,000	\$528.64	3736	1936/ASR	7,113/0.1633
37	DW22231208	S	11525 Inglewood AVE	HAWT	699	STD	5	\$53,400		\$755,000	\$410.77	1838	1953/OTH	4,605/0.1057
38	22215533	S	1209 - 12167th ST	LA		STD	6			\$1,250,000	\$333.33	3750/A	1924	9,704/0.22
39	SR22241201	S	354 W Elk AVE	GD	628	STD	6	\$136,512	4	\$1,919,000	\$622.85	3081	1946/PUB	6,344/0.1456
40	23233655	S	3731 Glendon AVE	LA	C13	STD	6		3	\$950,000	\$398.66	2383/A	1926/ASR	4,717/0.1
41	DW22218559	S	947 20th ST	SM	C14	STD	6	\$261,408	4	\$3,900,000	\$394.82	9878	1971/ASR	8,024/0.1842
42	23268974	S	512 N Spaulding AVE	LA		STD	8		5	\$2,050,000	\$498.54	4112/A	1927/ASR	5,722/0.13
43	22192663	S	2631 Glendale BLVD	LA		STD	8		4	\$2,350,000	\$336.68	6980/E	1947	14,818/0.34
44	23241663	S	12340 Tennessee AVE	LA		STD	9			\$1,652,000	\$431.67	3827/A	1956/ASR	6,250/0.14
45	23233117	S	714 E Elk AVE	GD		STD	10			\$1,150,000	\$165.44	6951	1994	6,782/0.15
46	23261403	S	3279 Provon LN	LA	C08	PRO	10			\$2,963,000	\$365.26	8112/A	1954/ASR	11,492/0.26
47	SR23029711	S	2053 Argyle AVE	LA	C30	TRUS	11	\$102,660		\$2,275,000	\$354.47	6418	1941/ASR	20,153/0.4626

Closed •

List / Sold: **\$598,000/\$589,000** ↓

432 E 73rd St • Los Angeles 90003

41 days on the market

2 units • \$299,000/unit • 1,400 sqft • 5,204 sqft lot • \$420.71/sqft • Built in 1939

Listing ID: 23251405

RIGHT FROM MAIN OR AVALON



INVEST WHERE YOUR MONEY COUNTS! REAR TO FIND INVESTMENT OPPORTUNITY, WELL-MAINTAINED, DUPLEX OR BUYER COULD ACQUIRE TWO IDENTICAL DUPLEXES ON TWO PARCELS OF LAND AS 4 UNITS. ALL 2 BEDROOMS, AND 1 BATH EACH. DINING AREA, AMPLE PARKING PLUS DETACHED INDIVIDUAL GARAGE WITH REMOTE. IRON GATE FENCED. CLOSE TO SOME AMENITIES IN THE AREA. ALL ARE GOOD TENANTS, THEY TAKE CARE OF THIS PROPERTY AS IF THEY WERE OWNERS. DRIVE BY TODAY!

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$725,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$32440 Net Operating Income

Interior

- Appliances: Gas Cooktop

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	432	2	1		Unfurnished	\$1,440	\$1,440	\$2,800
2:	434	2	1		Unfurnished	\$1,400	\$1,400	\$2,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 6022023011

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 23251405

Printed: 06/12/2023 7:41:36 AM

Closed •

List / Sold: **\$875,000/\$825,000** ↓

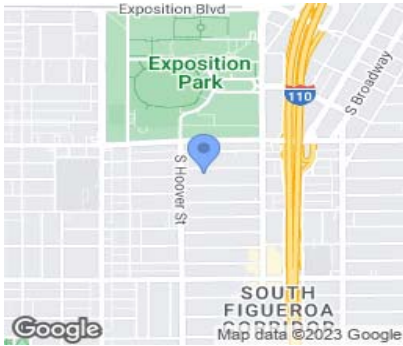
700 W 41st St • Los Angeles 90037

36 days on the market

2 units • \$437,500/unit • 2,632 sqft • 5,401 sqft lot • \$313.45/sqft • Built in 1927

Listing ID: 23231805

Get on I-10 E, Follow I-10 E to Arlington Ave. Take exit 10 from I-10 E, Continue on Arlington Ave. Take W 30th St, W Jefferson Blvd and S Vermont Ave to W 41st St



700 W 41st Street is walking distance to USC and exposition park, situated less than 1 mile from USC, minutes away from Downtown L.A., Banc of California Stadium, stores, restaurants, attractions, and much more. This is a great opportunity for investors and developers as the ZONING is LARD1.5(Per title), MULTI LEVEL UNITS HAVE BEEN BUILT ACROSS THE STREET AND AROUND THE AREA. Conveniently located near the 110 Freeway and walking distance to Exposition Park / USC Metro Station offering tenants a public transportation option. This neighborhood is currently undergoing gentrification and this opportunity offers an investor the possibility to capitalize on significant potential upside. This well maintained building is currently a two story duplex which can be turned into an apartment building and has the space to Build an ADU. This property offers an investor or developer, a great opportunity for massive and sustainable rental income or to simply renovate, build, and then sell for 7 figures, yielding a 6-figure and potentially a multi 6-figure profit. This property is also a great opportunity for a first time buyer/investor to live in one of the units and rent out the others while building on the property to further increase the rental income, allowing you to build that generational wealth and passive income that you've always wanted. If you're looking for a great financial investment then you will want to seriously consider this amazing real estate investment opportunity. This property appraised for 895k in June, this property is well priced, appraisal report can be provided upon request.

Facts & Features

- Sold On 06/09/2023
 - Original List Price of \$875,000
 - 1 Buildings
 - 6 Total parking spaces
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - Cap Rate: 4.5
 - \$84000 Gross Scheduled Income
 - \$40128 Net Operating Income

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1		Furnished	\$2,650	\$2,650	\$4,000
2:	1	3	1		Furnished	\$1,594	\$1,594	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale

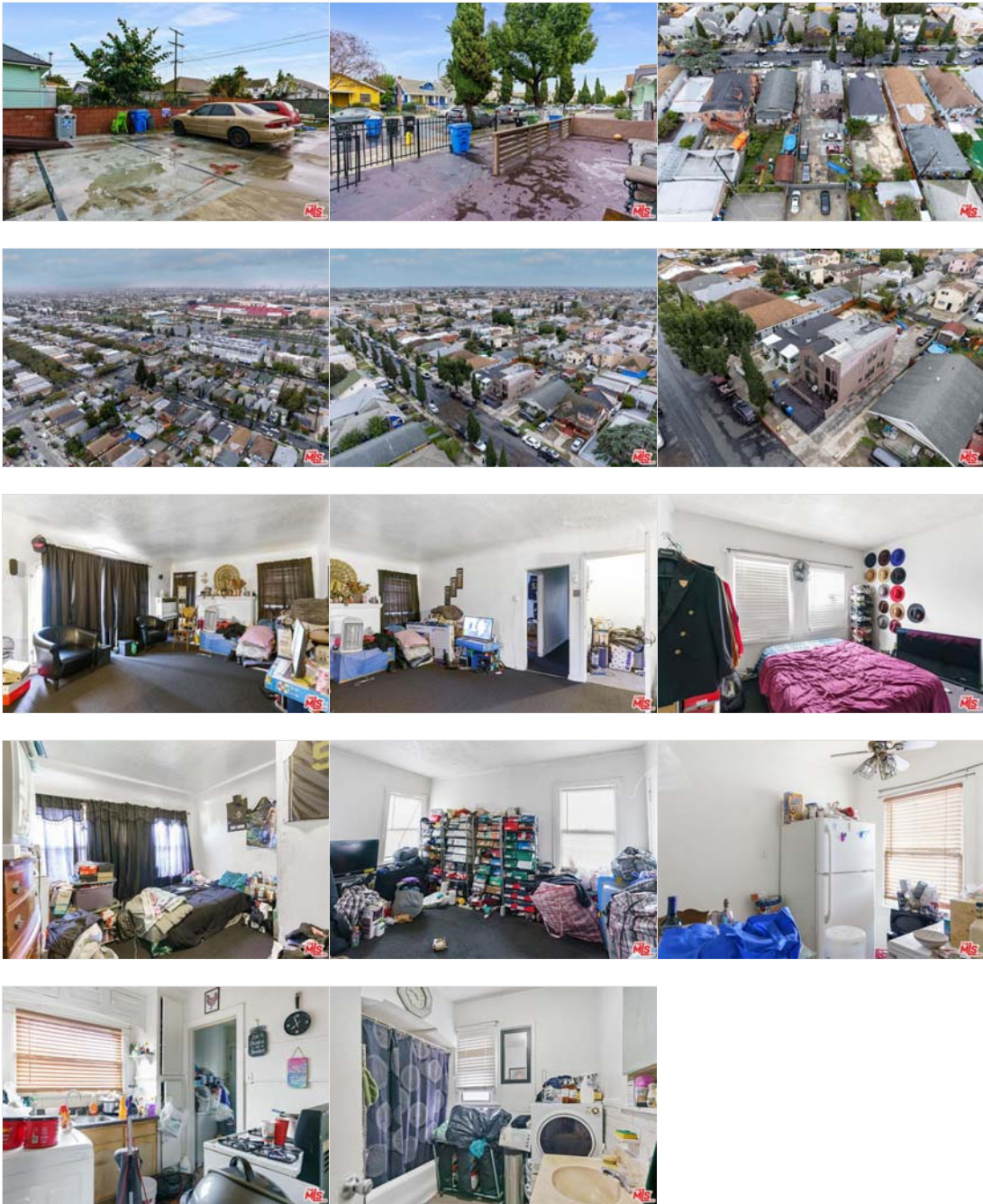
- Los Angeles County
- Parcel # 5019021013

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 23231805

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Closed •

450 N Hollywood Way • Burbank 91505
2 units • \$549,500/unit • 1,848 sqft • 7,011 sqft lot • \$568.18/sqft •
Built in 1948
South of Verdugo

List / Sold:
\$1,099,000/\$1,050,000 ↓
10 days on the market
Listing ID: 23264153



First time on the market since 1978! Large R4 Lot with detached garage accessed from the alley. Great location bordering the Burbank Media District & across the street from Warner Brothers Studio. This duplex is just waiting for the right buyer! Each unit is 2 bedrooms and 1 bath with individual laundry rooms. Rear unit with good size yard and pad for an additional car or camper. The owner's unit will be delivered vacant and ready for an update. Drive by only! This is a great opportunity to live in one and rent the other unit or use it as an investment property. The property is a fixer and awaits it's next chapter.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$1,099,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01523748
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2483010006

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

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CUSTOMER FULL: Residential Income LISTING ID: 23264153

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Closed •

840 S Orange Grove Ave • Los Angeles 90036
2 units • \$747,500/unit • 2,337 sqft • 6,034 sqft lot • \$556.27/sqft •
Built in 1924
San Vicente to Orange Grove

List / Sold:
\$1,495,000/\$1,300,000 ↓
54 days on the market
Listing ID: 22225567



Presenting an incredible opportunity for an investor or an end-user: This enchanting Carthay Circle-adjacent duplex awaits on a beautiful tree-lined street with a serene yard offering the most tranquil outdoor living environment. Centrally located in the heart of it all, the property is near local landmarks, shops, parks, restaurants, and more. Bright and open side-by-side units feature two bedrooms and one-and-a-half bathrooms each, sophisticated kitchen/baths, dining rooms, in-unit washer/dryers, ample storage space, and private yards for al-fresco dining or lounging. Do not miss the chance to own this unique property in the highly coveted Miracle Mile Historic Preservation Overlay Zone. Some photos are virtually staged.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$1,495,000
- 1 Buildings
- Cooling: Central Air
- Heating: Forced Air

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02039345
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,964	\$2,964	\$3,750
2:	1	2	1		Unfurnished	\$0	\$0	\$3,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 5086011021

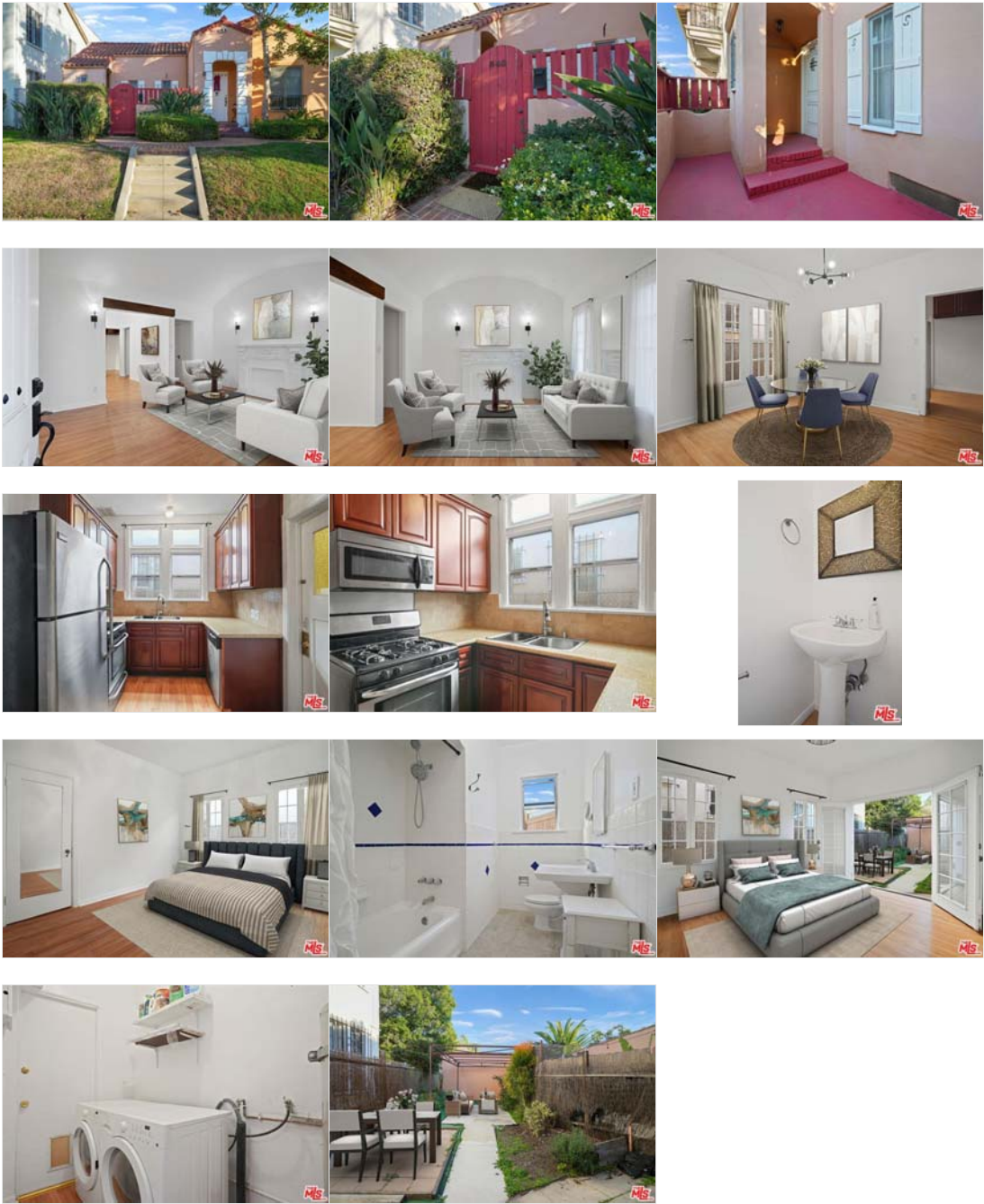
Michael Lembeck

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

Re/Max Property Connection

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

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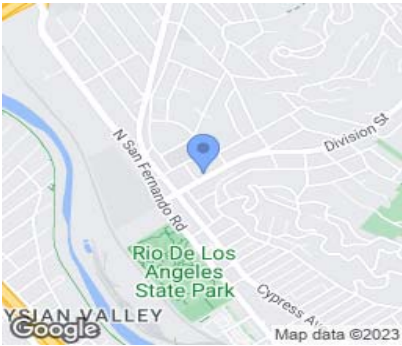
CUSTOMER FULL: Residential Income LISTING ID: 22225567

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Closed •

3011 Division St • Los Angeles 90065
2 units • \$800,000/unit • 2,555 sqft • 7,278 sqft lot • \$657.53/sqft •
Built in 1921
North on San Fernando, Right on Division St

List / Sold:
\$1,599,999/\$1,680,000 ↑
18 days on the market
Listing ID: 23262235



Welcome to 3011 & 3011 1/2 Division, a beautifully remodeled Modern Spanish style home, with recently constructed large ADU located in the heart of NELA. Entering a custom automatic -open gate and large driveway, you'll immediately notice the bright open floor plan featuring a seamless transition from the kitchen to the living room and a cozy dining nook where you can enjoy a meal or get some work done on your computer. The primary suite boasts a spacious walk in closet and beautiful en suite bathroom with stunning custom Spanish tile work. Features include name brand stainless steel appliances, 3rd generation NEST thermostat, quartz countertops, soft close white shaker cabinets, and recessed lighting throughout. Enjoy cooking in the open flowing kitchen which oversees the living area featuring a black range, farmhouse sink, great cabinet space, and a massive quartz countertop island for seating up to 3 guests. Located behind the front home, you will find a large new construction detached 3 bedroom/2 bath legal ADU complete with high end finishes, brand name appliances, and modern Spanish style bathrooms as well as a large enclosed private patio deck for entertaining. This location is buzzing!!! Super Walkable and within walking distance from a cute Spanish supermarket and some of the trendiest restaurants, bars and art galleries including: Barra Santos, Wife and the Somm, Bub and Grandmas, Lemon Poppy Kitchen, The Grant, Dunsmoor, Permanent Records and a neighborhood favorite coffee shop Loquat Coffee!

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$1,599,999
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Stackable

Interior

- Rooms: Family Room, Walk-In Closet, Living Room, Master Bathroom
- Appliances: Dishwasher, Disposal, Refrigerator, Range Hood, Gas Oven, Gas Cooktop

Exterior

- Lot Features: Landscaped, Front Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Dishwasher:
 - Disposal:
- Wall AC:

Additional Information

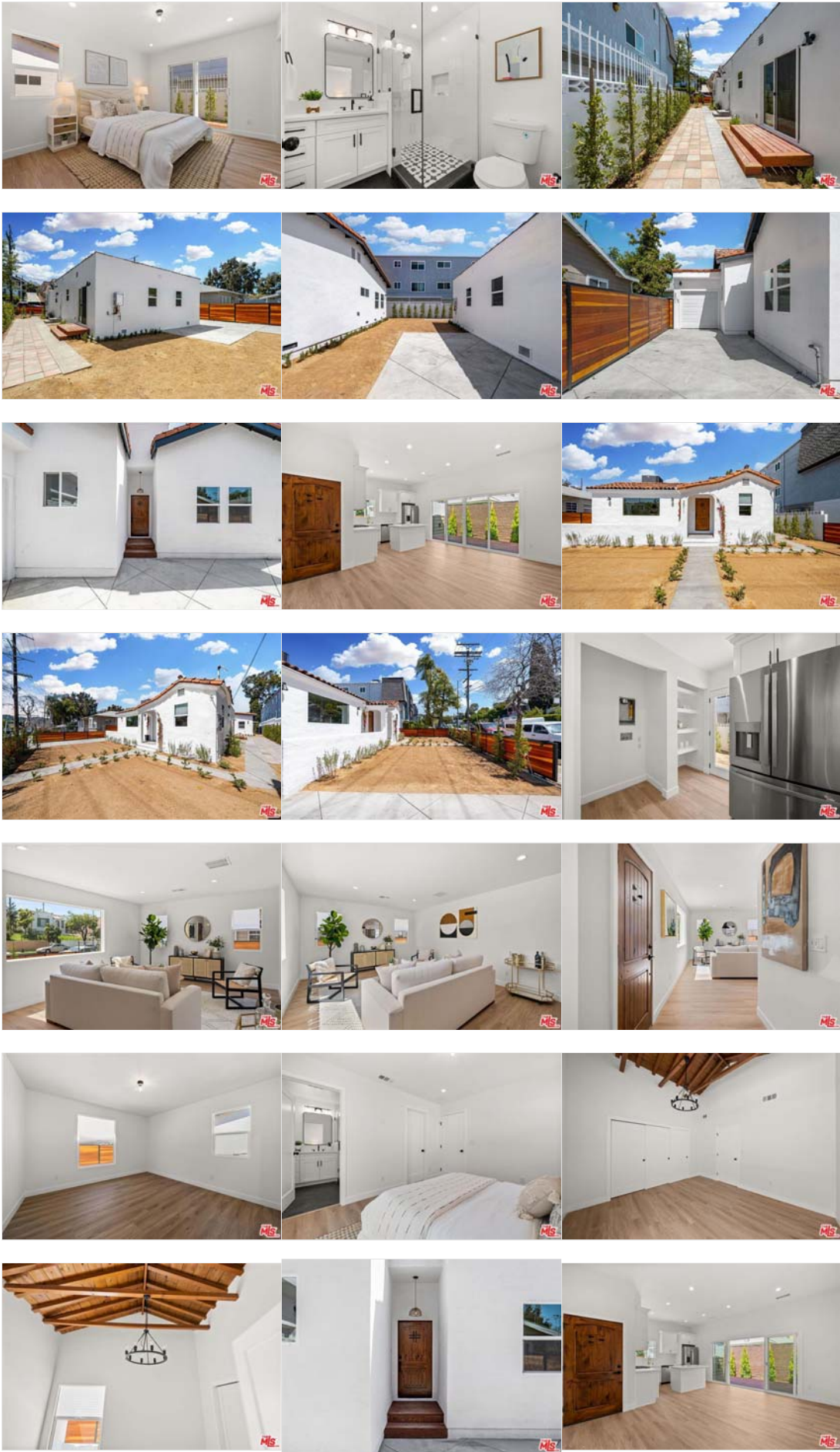
- Standard sale
- Los Angeles County
 - Parcel # 5456014008

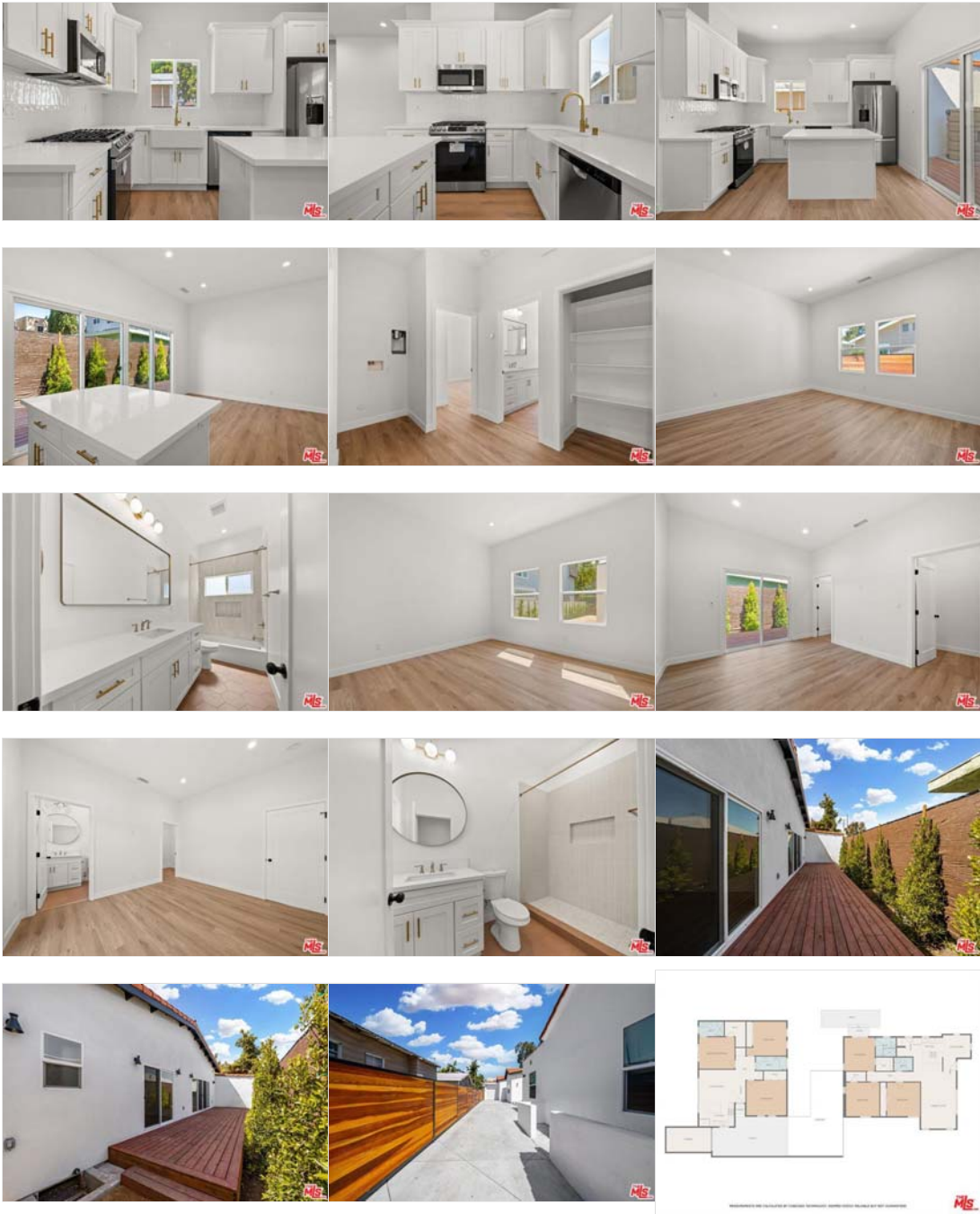
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23262235

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Closed •

843 N Orange Grove Ave • Los Angeles 90046
2 units • \$1,147,500/unit • 2,926 sqft • 6,001 sqft lot • \$743.34/sqft •
Built in 1924
South of Willoughby, 1 block east of Fairfax

List / Sold:
\$2,295,000/\$2,175,000 ↓
67 days on the market
Listing ID: 23246925



Welcome to 843 N Orange Grove, a secluded West Hollywood Duplex + Detached bonus unit (342 sq ft). Tall mature hedges combined with lush landscaping & a Koi Pond help create the ultimate private retreat. The owner's unit is a 2 bed, 2 bath townhouse that boasts dark hardwood floors, open floorpan, and large gourmet kitchen. The upper level showcases the primary suite, consisting of large bedroom area, en-suite bath with soaking tub, and oversized walk-in closet. The second unit is 2 beds, 1 bath and features a traditional Spanish design with charming original details. At the rear of the property, there is a detached non-permitted bonus unit. All units are currently vacant, making this a fantastic opportunity to capitalize on rental upside. The property is in a vibrant West Hollywood neighborhood, moments from Melrose, Whole Foods, and Fairfax High School.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$2,395,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community

Interior

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

Exterior

- Security Features: Gated Community, Smoke Detector(s)

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$5,208
2:	2	2	1		Unfurnished	\$0	\$0	\$4,140
3:	3	0	1		Unfurnished	\$0	\$0	\$1,422
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5527002024

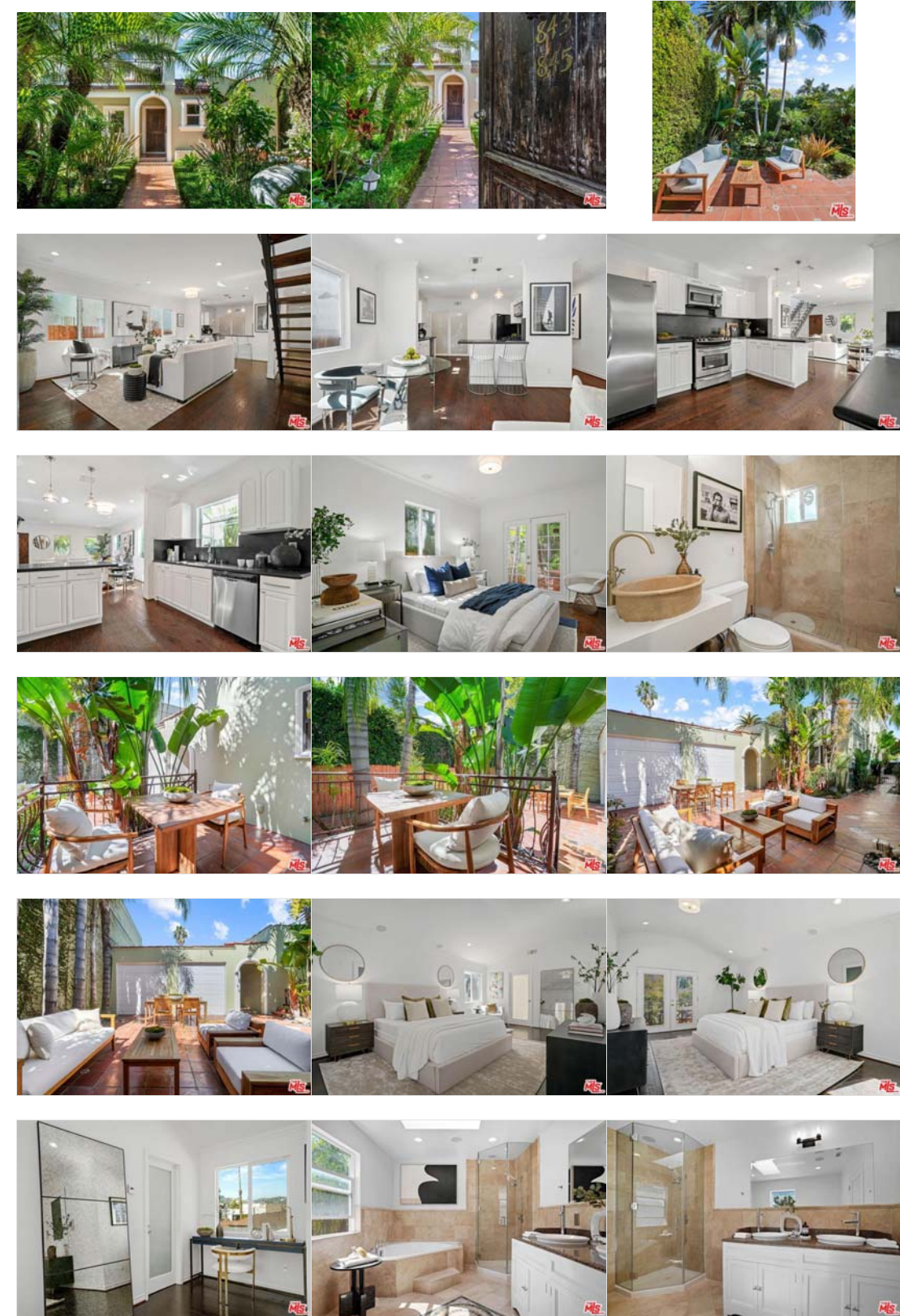
Michael Lembeck

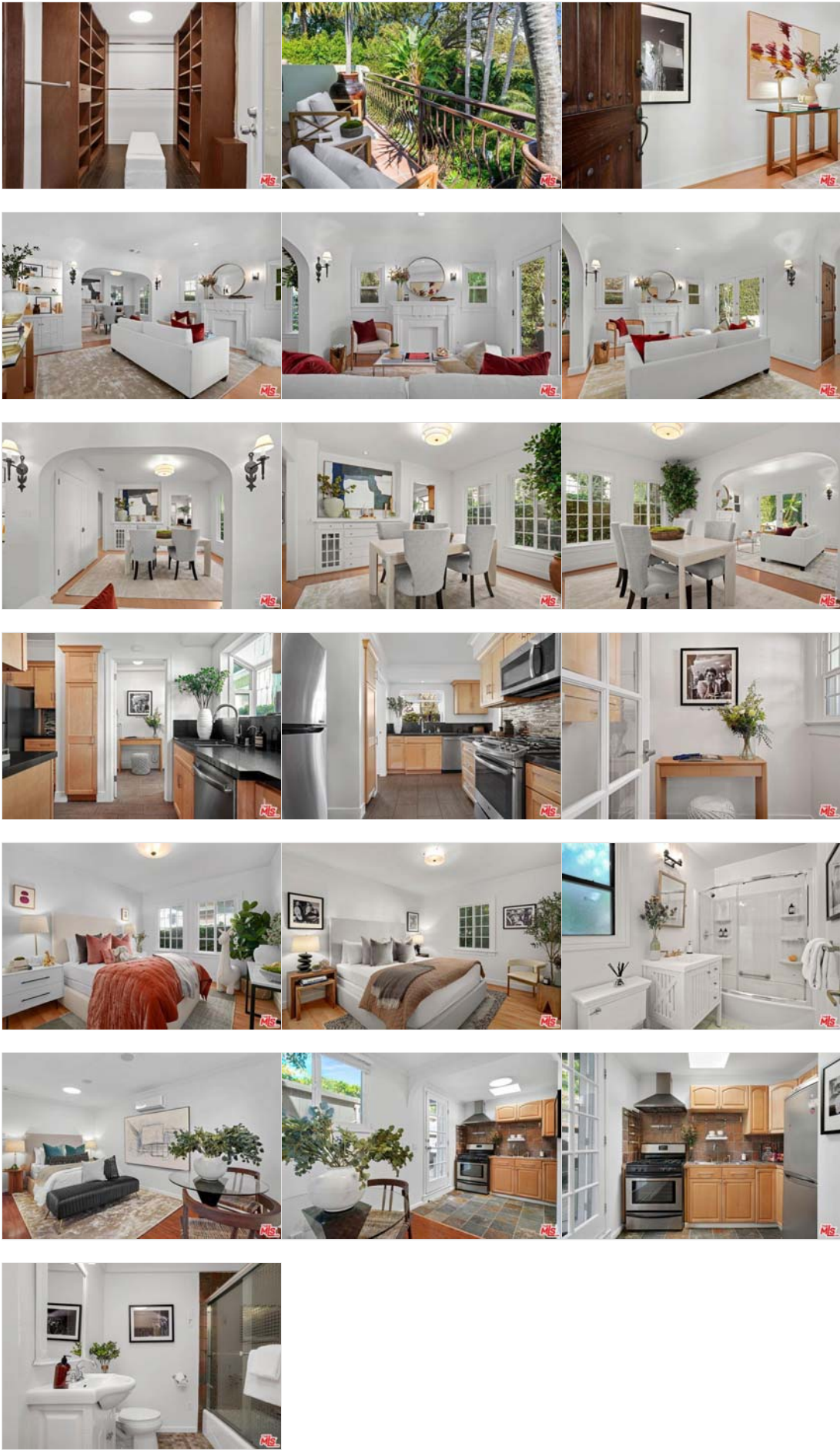
Re/Max Property Connection

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

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

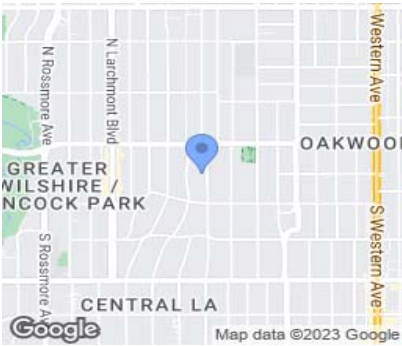
Click arrow to display photos





Closed •

201 N Irving Blvd • Los Angeles 90004
2 units • \$1,150,000/unit • 3,203 sqft • 6,500 sqft lot • \$764.35/sqft •
Built in 1923
Turn south from Beverly Blvd. or north from 3rd St.



List / Sold:
\$2,300,000/\$2,448,225 ↑
11 days on the market
Listing ID: 23260725

Trophy Spanish duplex nestled behind mature trees in Windsor Square, home to some of Los Angeles' most significant historical estates. Just blocks from the bakeries and shops of Larchmont Boulevard. Renovated in 2019 to marry modern amenities with original 1923 details. Upstairs owners' unit, delivered vacant, features original hardwood flooring and casement windows throughout, a huge entertainers' living room with a wood-burning fireplace and a children's play nook, sun-drenched dining room with skylight, remodeled kitchen, three spacious bedrooms, three remodeled bathrooms (two en suite), laundry room with additional storage, relaxing rear balcony, and a spacious backyard with a private gym. Downstairs unit, currently rented to fantastic tenants at \$5800, features a remodeled kitchen, two remodeled bathrooms, three spacious bedrooms, dining room, laundry room, and private backyard and covered patio. Double two-car garages in rear. Central air and new roof added in 2019. Exterior painting and major sewer-line repair in 2021.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$116400 Net Operating Income

Interior

- Rooms: Den, Entry, Family Room, Master Bathroom, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Gas Oven
- Other Interior Features: Crown Molding

Exterior

- Lot Features: Front Yard, Landscaped, Lawn
- Security Features: Automatic Gate, Fire and Smoke Detection System
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$30,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00471483
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$6,400	\$0	\$6,400
2:	1	3	2		Unfurnished	\$5,800	\$5,800	\$5,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

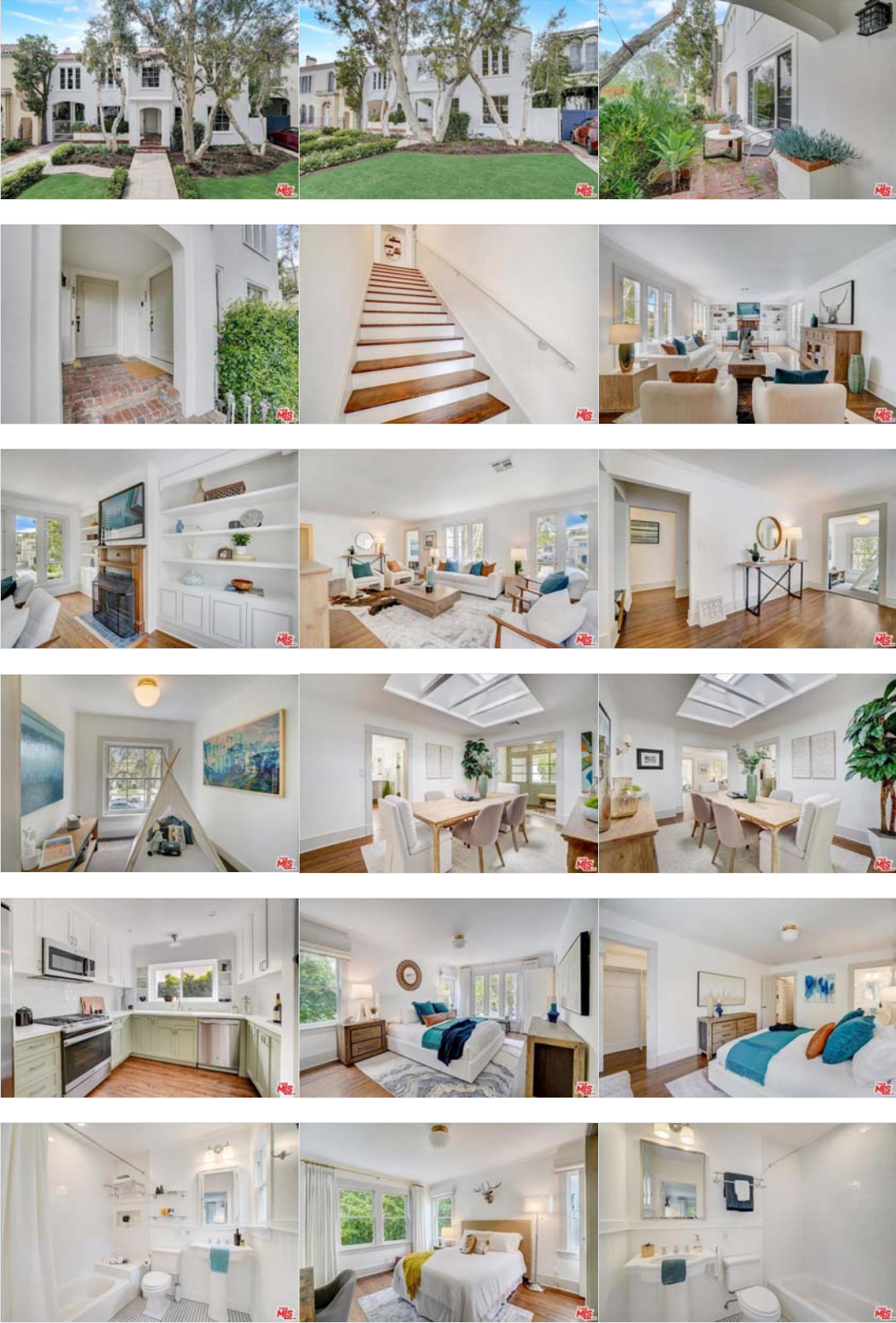
Additional Information

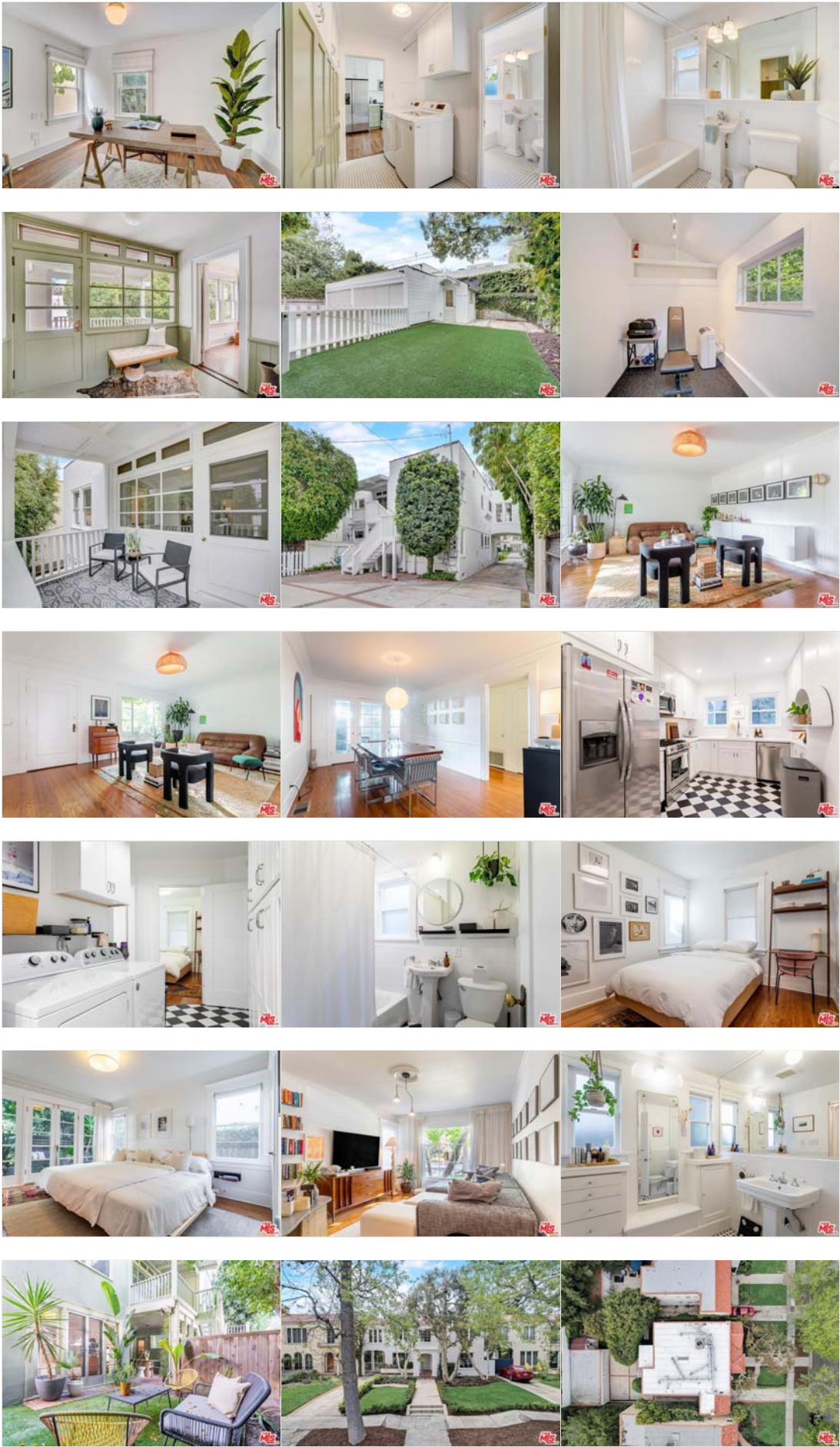
- Standard sale
- Los Angeles County
 - Parcel # 5516005031

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 23260725

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Closed • Duplex

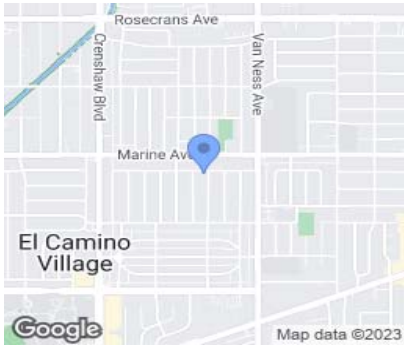
List / Sold: \$768,000/\$870,000 ↑

15201 Purche Ave • Gardena 90249
2 units • \$384,000/unit • 1,392 sqft • 5,301 sqft lot • \$625.00/sqft •
Built in 1948

6 days on the market

Listing ID: PW23071922

Go north on Van Ness from Redondo Beach, make left on 152nd



The perfect duplex opportunity awaits! This property features two detached units: a 2 bed / 1 bath and a 1 bed / 1 bath. Each unit has their own separate address, driveway space, laundry hook ups, and electrical & gas meters. The 2 bed unit also includes an attached one car garage. The Bathrooms are updated, and bedrooms are good-sized with plenty of natural lighting. Outdoor spaces have been updated with water-efficient desert landscaping which is enclosed with white fencing. A large lemon tree also sits on the front of the property. There are 2 covered patio areas in the back, perfect for entertaining guests or enjoying quality family time. This duplex is located near convenient access to the 110 freeway, as well as several local schools and shopping/dining with the beaches, Sofi Stadium, Crypto.com Arena, and El Camino College is only minutes away.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$768,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Desert Front
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01734964
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 117 - McCarthy area
- Los Angeles County
- Parcel # 4069010001

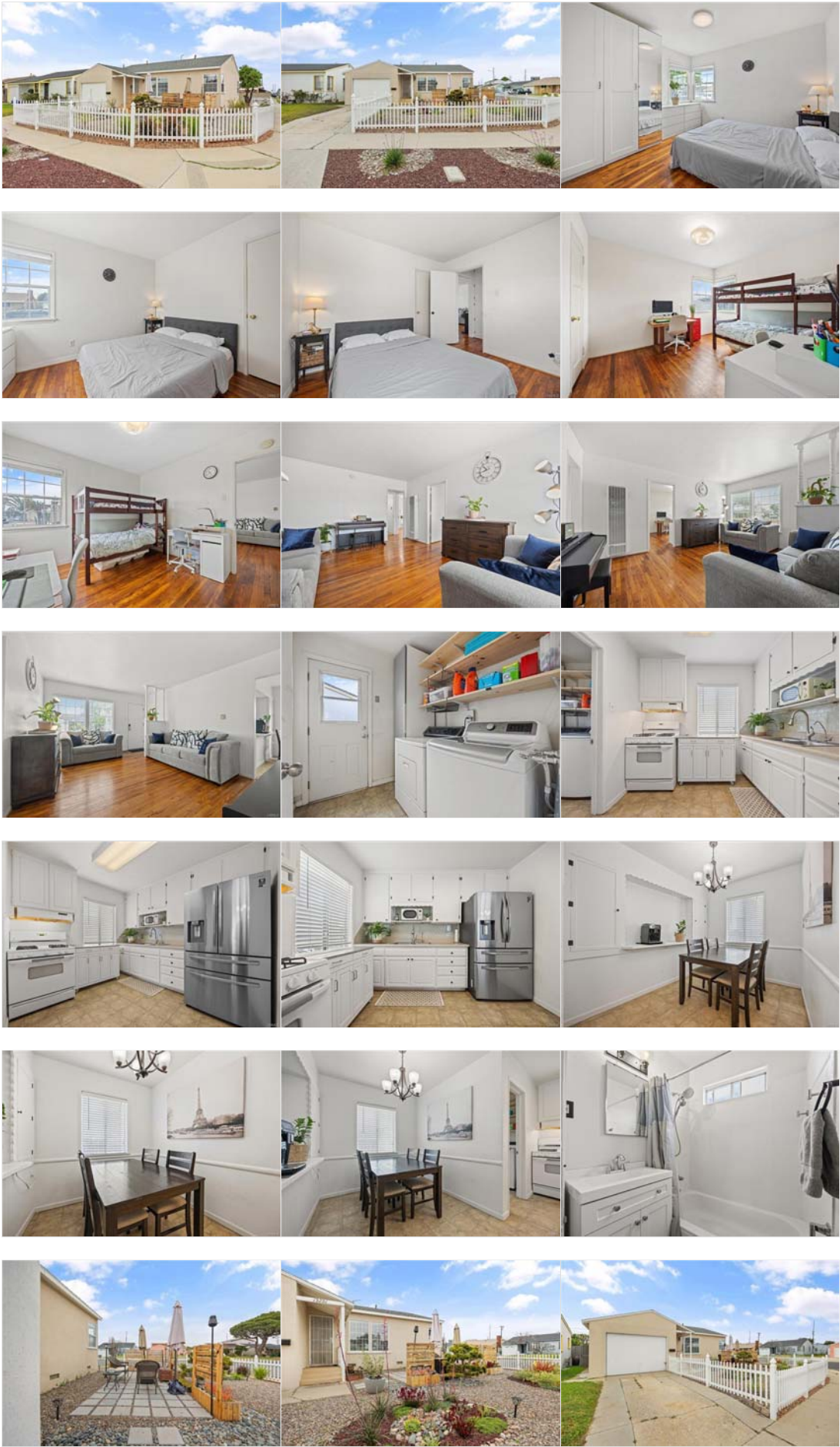
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

329 W Bencamp St • San Gabriel 91776

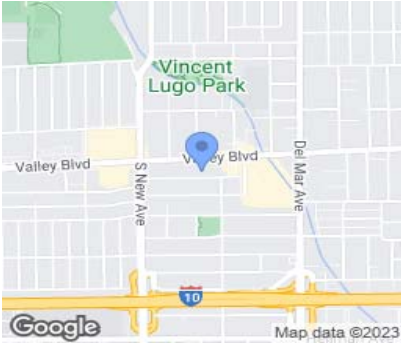
2 units • \$404,500/unit • 1,800 sqft • 8,255 sqft lot • \$522.22/sqft • Built in 1923

South of Valley, East of New Avenue

List / Sold: \$809,000/\$940,000 ↑

12 days on the market

Listing ID: AR23058444



This great income property has 2 separate houses on an 8,255 square foot lot. The front house at 329 West Bencamp offers a spacious living room, inviting formal dining room and a remodeled kitchen with tile floors and a garden window. The home has 1,280 square feet of living space, wood laminate flooring, ceiling fans, and a total of 3 bedrooms and 2 bathrooms including the main bedroom suite. The outside features include an expansive front porch, back carport area, ample parking and a bonus room with washer and dryer hookups. The back house at 329 1/2 West Bencamp offers 1 bedroom, 1 bathroom and 520 square feet of living space. The back house is fully enclosed and offers a private yard, mature trees, a 1-car detached garage, and direct alley access.

Facts & Features

- Sold On 06/08/2023
 - Original List Price of \$809,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Heating: Floor Furnace
 - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - \$19200 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Garden, Lawn, Lot 6500-9999, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Chain Link, Wood, Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$800	\$800	\$2,250
2:	1	1	1	1	Unfurnished	\$800	\$800	\$1,500

Of Units With:

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

Additional Information

- Trust sale
- 654 - San Gabriel area
 - Los Angeles County
 - Parcel # 5360023024

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: AR23058444

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Closed • Duplex

List / Sold:
\$2,499,900/\$2,295,000 ↓

33 days on the market

9908 Howland Dr • Temple City 91780
2 units • \$1,249,950/unit • 4,012 sqft • 14,349 sqft lot • \$572.03/sqft •
Built in 2005

Listing ID: AR23042451

At the cross of Baldwin Ave and Olive St, Turn west onto Olive and turn left (South) onto Agnes Ave, and turn left (East) onto Howland Dr. The property is on your right hand side.



This stunning property in Temple City is a true masterpiece that's sure to impress! Quiet street, Huge lot of 14,349 square feet, and features Two houses! Front house boasts 3,217 square feet of living space, rebuilt in 2005, and remodeled recently. It includes four spacious bedrooms and three full bathrooms, along with a tastefully designed interior that exudes style and sophistication at every turn. Upon entering the double front doors, you'll be struck by the generous high-ceiling living space that opens up to a formal dining room, family room with picture bay window, and an impressive state-of-the-art kitchen. The kitchen features an open layout with an island and breakfast area, and comes complete with all high-end appliances, including an integrated Fisher and Paykel refrigerator. The downstairs also includes a generously sized bedroom with a full bathroom, making it perfect for guests. Upstairs, you'll find a cozy landing area and three additional bedrooms, including the luxurious master bedroom suite. The beautiful artist-style lighting system is found throughout the house, along with a complete entertainment system that includes a TV sound system and karaoke system for all your party needs. More features like the newly installed water treatment, the automatic gate, and surveillance system with multiple cameras provides extra peace of mind. The back house is remodeled with two bedrooms and one bathroom. Both the front and back houses feature their own individual and decent sized backyard, complete with multiple fruit trees, including avocado, guava, pear, date, cherimoya, and persimmon for the ultimate in outdoor living. And with its prime location in the award-winning Temple City school district, this home truly offers the best of both worlds: a peaceful retreat that's just moments from all the best shopping, dining, and entertainment that this vibrant community has to offer. Don't miss out on the chance to make this incredible property your own!

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$2,499,900
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$989 (Assessor)
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet, Wine Cellar

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$0	\$5,100
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- 661 - Temple City area

- Los Angeles County
- Parcel # 8589006002

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

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

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Closed • Duplex

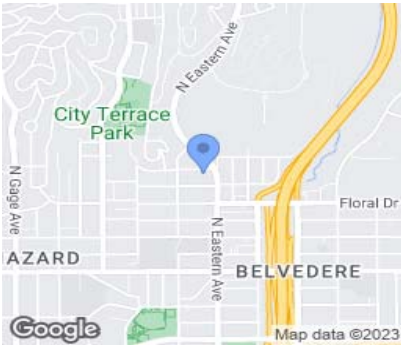
List / Sold: \$425,000/\$460,000 ↑

4240 Blanchard St • Los Angeles 90063
2 units • \$212,500/unit • 1,295 sqft • 5,589 sqft lot • \$355.21/sqft •
Built in 1926

5 days on the market

Listing ID: PW23082115

Use your own Apps for directions.



FIXER! FIXER! FIXER! Calling all investors! Adorable neighborhood near Boyle Heights. Bottom unit is equipped with 2 bedrooms/1 bath, a large living room and a spacious kitchen. The second unit has it's separate entrance at the back and it's located above the bottom unit. There is access from the bottom unit to the second unit through the kitchen. The second unit features 1 LARGE bedroom/ 1 bath (the commode room is located inside the large bedroom). There is no kitchen in the upstairs unit, however, there is a separate bedroom that may accommodate one. The common laundry area is located at the bottom of the second unit's stairs. There is a gated LONG driveway with plenty of room for parking. There is no garage. Don't miss out on this great opportunity to renovate the property and have a turnkey investment!

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$425,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5225023006

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23082115

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Closed •

1023 N LA JOLLA Ave • West Hollywood 90046
2 units • \$1,325,000/unit • 3,265 sqft • 6,550 sqft lot • \$857.58/sqft •
Built in 1926
West of Fairfax, South of Santa Monica Blvd.



List / Sold:
\$2,650,000/\$2,800,000 ↑
14 days on the market
Listing ID: 23267555

Gorgeous 1926 Contemporary Mediterranean Duplex nestled on one of WeHo's most premier tree lined streets. Meticulously maintained and being priced at a 4.6 cap rate, each expansive, side-by-side, 2-story townhome style unit boasts 3 bedrooms, 2 baths, thoughtfully curated finishes throughout, hardwood floors and chef kitchens and laundry facilities with LG appliances. The large +/-6550sqft gated lot features mature hedges that frame a professionally designed front and backyard landscape with plenty of room for a pool. The garage was built in 2015 to include drainage, gas and water lines for possible ADU space and/or office/studio. Ample parking and close distance to WeHo's best restaurants, shopping and services. Extremely strong rental history punctuates this jewel on La Jolla. Please do not disturb the tenants. Contact listing agent for details.

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$2,650,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Cap Rate: 4.6
- \$121675 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Appliances: Dishwasher, Refrigerator, Convection Oven

Exterior

- Security Features: Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$39,125
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

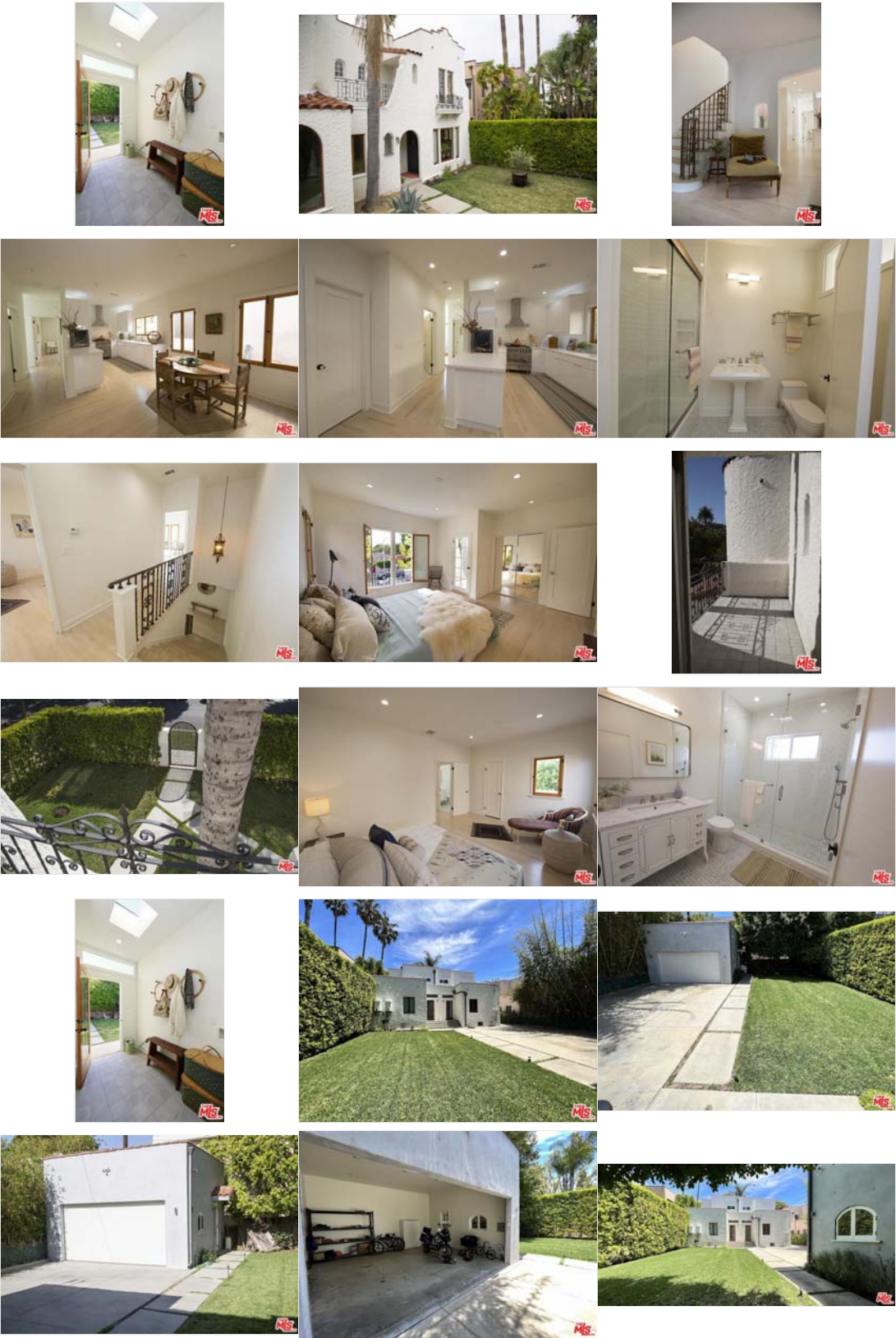
- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529013017

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

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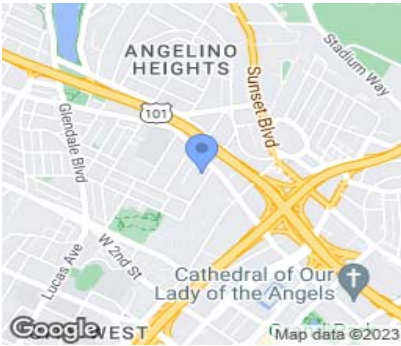


Closed •

List / Sold: **\$855,000/\$788,000** ↓

421 N Boylston St • Los Angeles 90012
2 units • \$427,500/unit • 1,440 sqft • 5,188 sqft lot • \$547.22/sqft •
Built in 1908
South of the 101 fwy. West of the 110 fwy

56 days on the market
Listing ID: 23247095



This is an exciting opportunity for anyone to own this Craftsman Style Duplex near DTLA. Excellent Duplex for owner to live in. Come in and reimagine this property to its highest and best use! This Craftsman style duplex sits perched up on a hill with views of the Downtown LA skyline. Location is everything and the proximity to DTLA, Staple Center, Convention Center, Dodger Stadium, Hollywood, trendy Silverlake and Echo Park, entertainment venues, restaurants, coffee houses, shopping and freeway access is amazingly convenient. One unit has coffered ceiling in living room, wainscoting, faux fireplace with incredible detail, and built-ins. Other unit also some wainscoting and built-ins. Property boast an enchanting large backyard with a large outdoor deck.

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$855,000
- 1 Buildings
- Heating: Natural Gas
- Laundry: Washer Included, Dryer Included, Outside

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$20,947
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,280	\$1,280	\$2,494
2:	1	1	1		Unfurnished	\$0	\$0	\$2,494
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

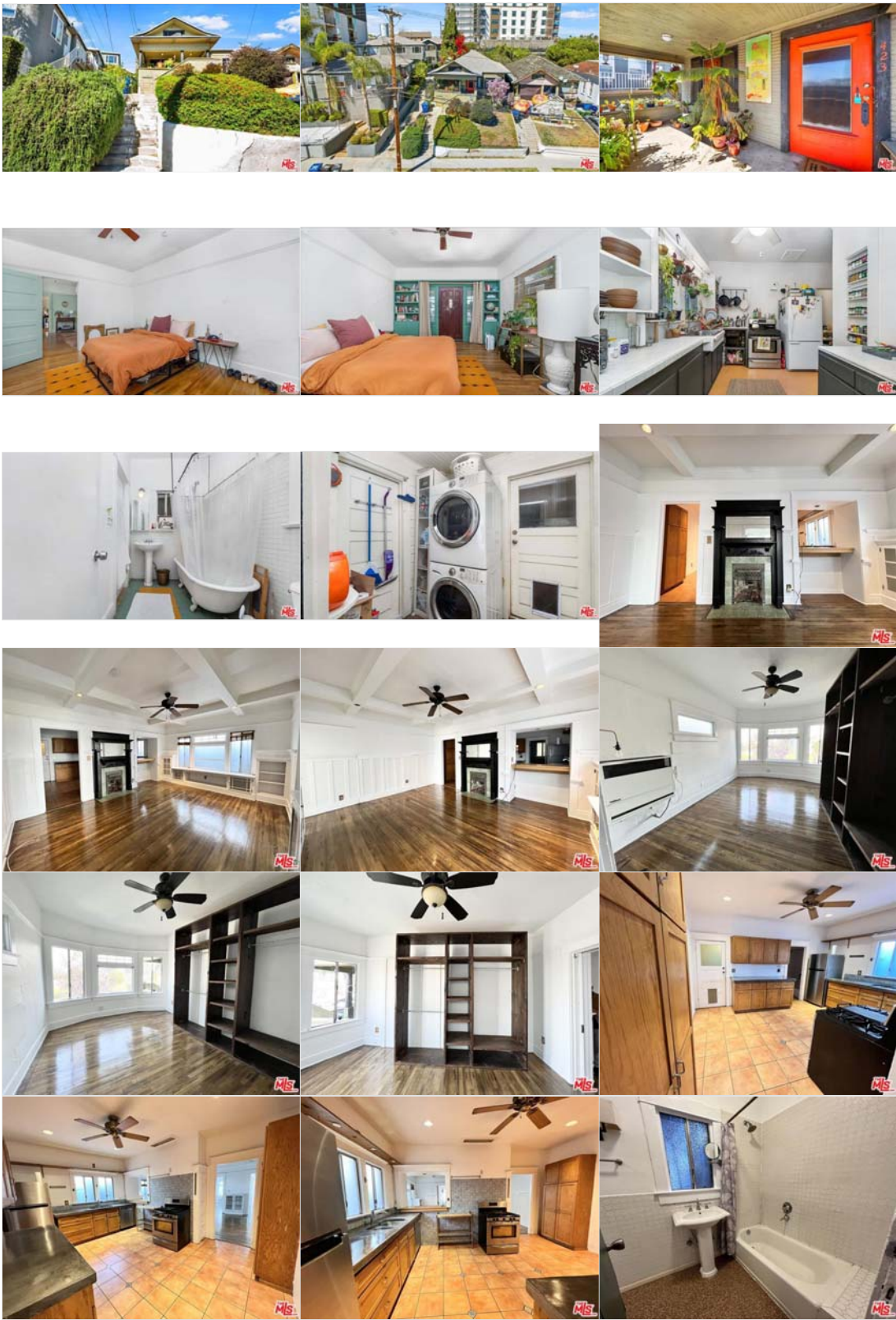
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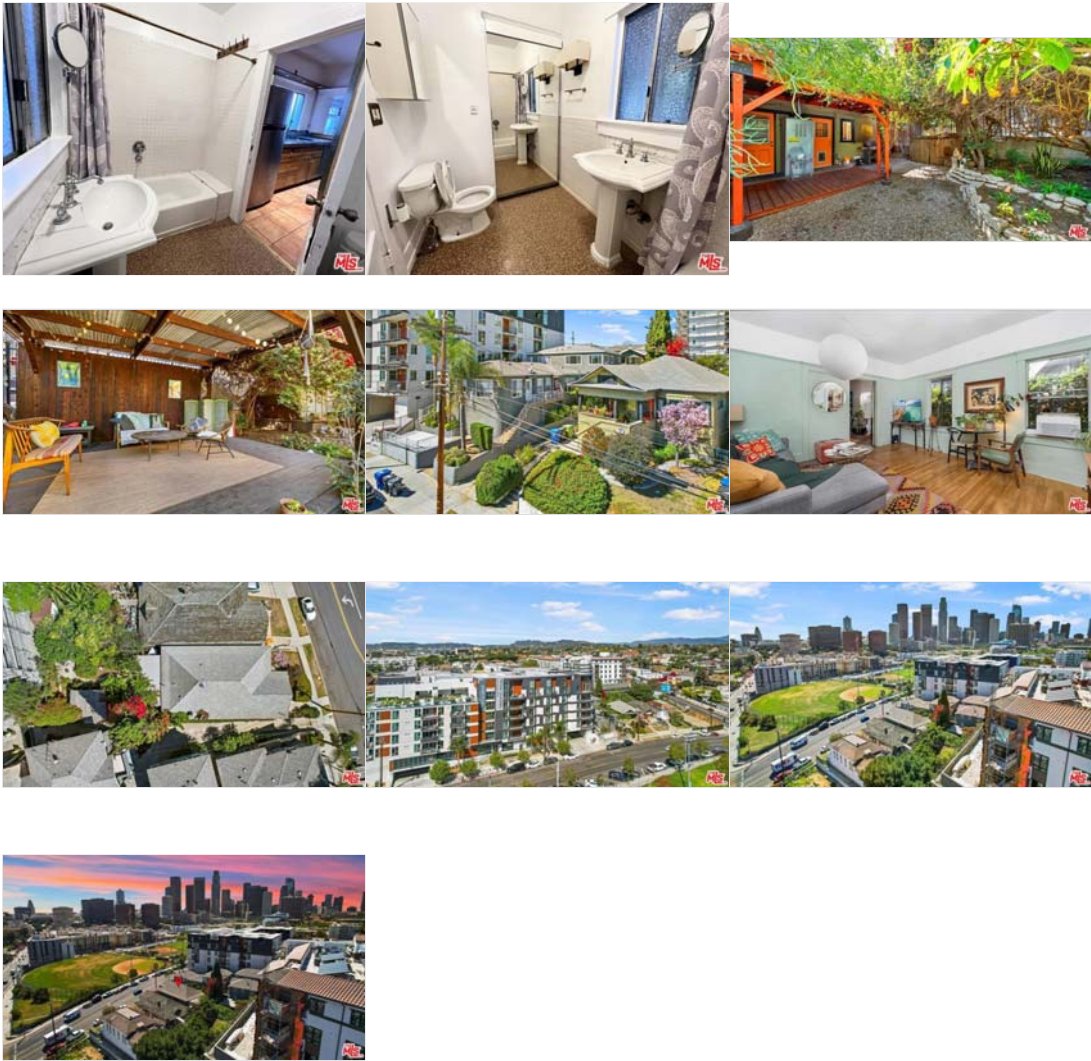
- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5160022011

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 23247095

Printed: 06/12/2023 7:41:37 AM

Closed • Duplex

List / Sold: \$880,000/\$850,000 ↓

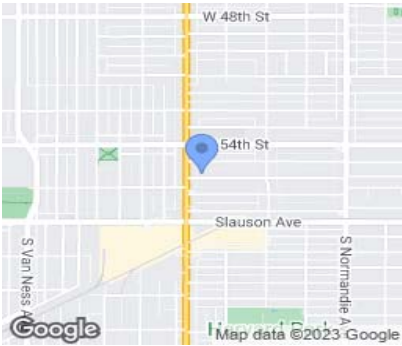
1739 W 56th St • Los Angeles 90062

101 days on the market

2 units • \$440,000/unit • 1,620 sqft • 4,960 sqft lot • \$524.69/sqft • Built in 1921

Listing ID: MB22260283

Between Western and Normandie



Both Units To Be Deliver Vacant!! **Standard Sale** Not An REO, Not A Short-sale!! FHA, Conventional & VA Loans Welcome!! Almost 2yrs Ago This Property Was Fully Remodeled With New Windows, New Light Fixtures, New Kitchen, New Bathrooms & OWNER HAS KEPT IT IN GREAT EXCELLENT CONDITIONS!! 1st Unit Has 3 Bedrooms 2 Baths, It Also Features Tile Wood-like Flooring Throughout the House, Kitchen Granite Counters Tops, Updated Bathrooms, Laundry hook-ups in Rear, 2nd Unit Has 2 Bedrooms 2 Bathrooms Large Backyard in Between Both Homes, Plenty of Uncovered parking + Rear Auto Gate with alley access. & Much More To Be Mentioned!! Hurry Property Is Price to Sell & wont last long!! Call Agent For Showing Instructions! On title shows 5Bed/2Bath. This is a must see!

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$880,000
- 2 Buildings
- 0 Total parking spaces
- \$283 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Level with Street
- Security Features: Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5003021020

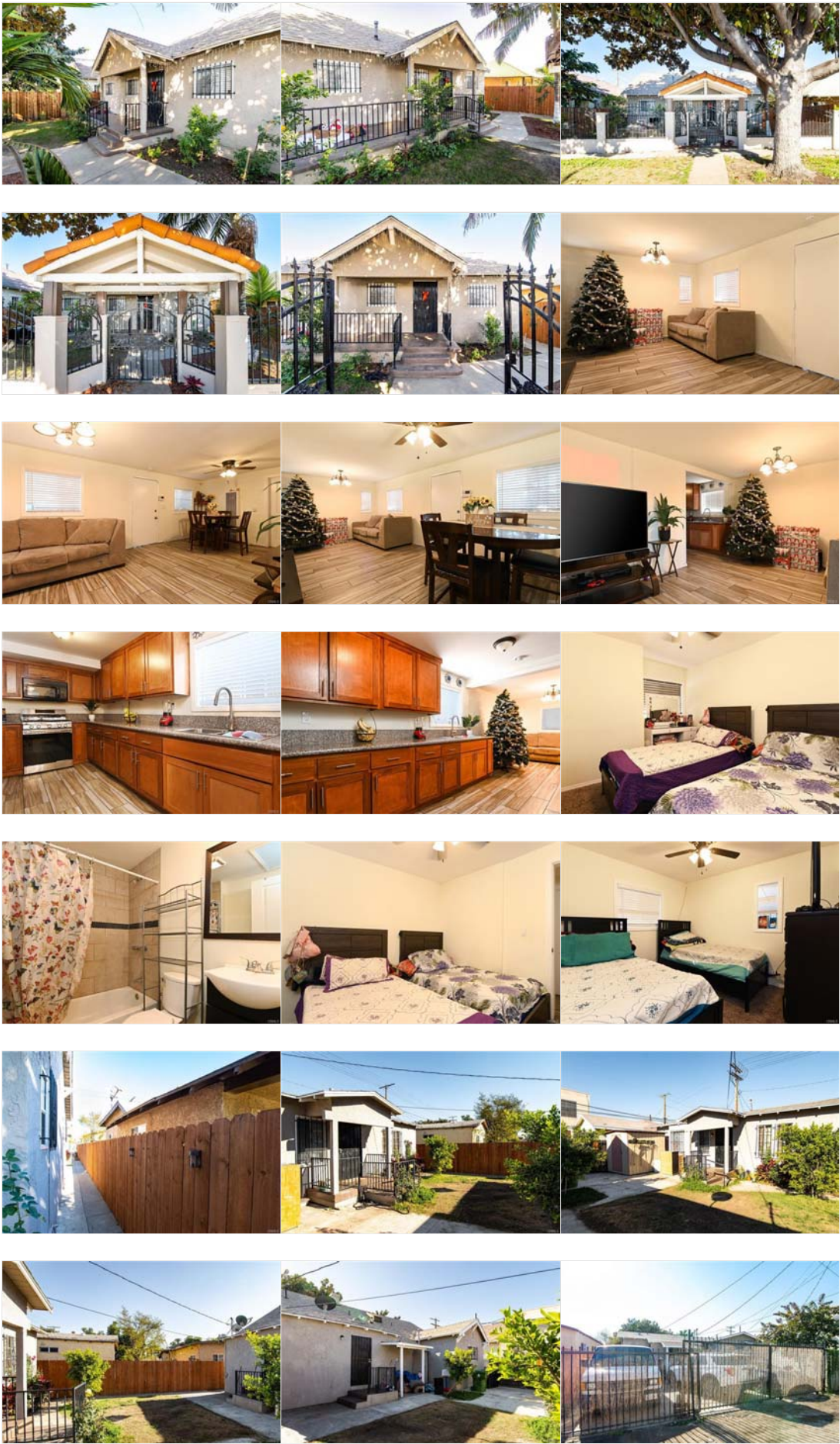
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

432 E 73rd St • Los Angeles 90003
2 units • \$294,500/unit • 1 sqft • 5,204 sqft lot • No \$/Sqft data •
Built in 1939
BETWEEN AVALON N MAIN

List / Sold: \$589,000/\$589,000
14 days on the market
Listing ID: IN23044530



INVEST WHERE YOUR MONEY COUNTS! REAR TO FIND INVESTMENT OPPORTUNITY, WELL-MAINTAINED, DUPLEX OR BUYER COULD ACQUIRE TWO IDENTICAL DUPLEXES ON TWO PARCELS OF LAND AS 4 UNITS. ALL 2 BEDROOMS, AND 1 BATH EACH. DINING AREA, AMPLE PARKING PLUS DETACHED INDIVIDUAL GARAGE WITH REMOTE. IRON GATE FENCED. CLOSE TO SOME AMENITIES IN THE AREA. DRIVE BY TODAY!

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$589,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$300 (Estimated)
- Laundry: Inside
- \$67200 Gross Scheduled Income
- \$32440 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet
- Appliances: Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,640
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00965371
- Gardener:
- Licenses:
- Insurance: \$440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,440	\$1,440	\$2,800
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6022023011

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: IN23044530

Printed: 06/12/2023 7:41:37 AM

Closed • Duplex

List / Sold: \$685,000/\$695,000 ↑

1225 E 78th St • Los Angeles 90001

9 days on the market

2 units • \$342,500/unit • 1,134 sqft • 4,869 sqft lot • \$612.87/sqft • Built in 1928

Listing ID: DW23033916

From 110Freeway Go East on Florence Ave., South on Central Ave., East on 78th St.



This Nice 2 unit property has an Alley access to back parking and back unit. Front Unit is a 2 bedroom and 1 bath, the Dining area was converted into a room that is being used as a 3rd bedroom. Back unit is a 1 bedroom and 1 bath with a kitchenette and a small cozy living/dining area. The 1 car Garage is also converted into a studio type unit with its own kitchenette and 3/4 bathroom, not permitted. Property has been fenced in the front in the past 2 years. Enjoy your afternoons and weekends BBQ in the refreshing Patio with BBQ Grill in the rear of the front Unit. This property has much to offer, we invite you to come and see it!

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$685,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,094 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6024016027

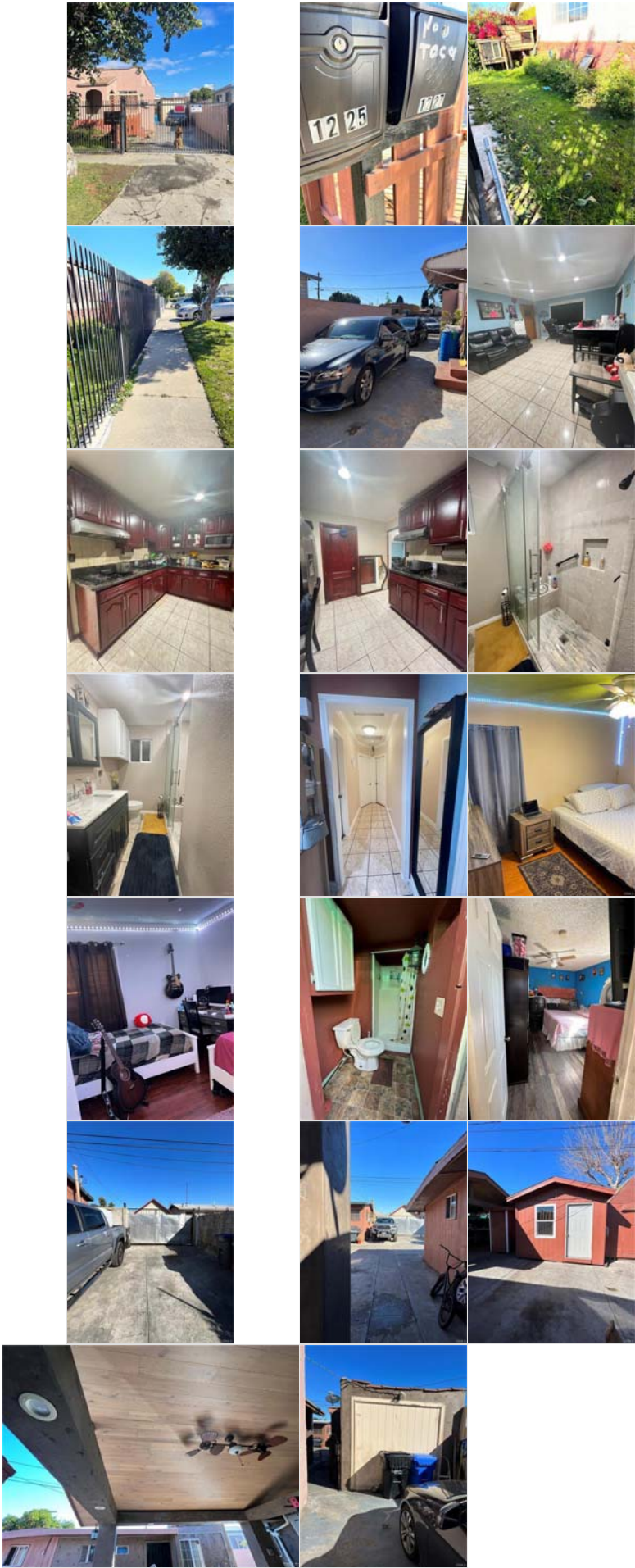
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Single Family Residence

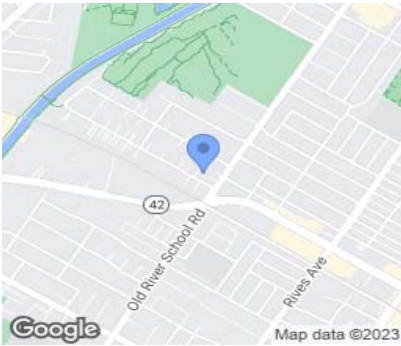
List / Sold:

\$2,099,999/\$2,099,999 ↓

69 days on the market

7345 Dinwiddie St • Downey 90241
2 units • \$1,050,000/unit • 10,000 sqft • 14,519 sqft lot • \$210.00/sqft •
Built in 2013
Old River School Rd and Firestone Blvd

Listing ID: DW23024821



Newly built and turnkey home located on Dinwiddie Street in the coveted city of Downey CA. This duplex leaves nothing to be desired and is ideal for families and those looking for rental income. The front unit has approximately 6k sqft. of living space. Featuring a wrought iron craftsman staircase, custom stone pillars, travertine floors and a beautiful custom kitchen. Continue upstairs to find 3 large bedrooms; each with their own bathroom. The Master is equipped with its own private balcony with a breath-taking view of the San Gabriel Mountains. The rear unit consists of 3 master bedrooms with 5 bathrooms, a custom kitchen, and Travertine floors. 2 UNITS WILL BE DELIVERED VACANT. Nearby outdoor activities include a 10min walk to the Downey Rio Hondo Golf Course and a 5 min walk to the world famous Bobs Big Boy restaurant

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$2,199,999
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,248 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Upper Level
- \$42000 Gross Scheduled Income
- \$41124.1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Entry, Family Room, Kitchen, Laundry, Living Room, Master Suite, Office, Walk-In Closet, Walk-In Pantry
- Floor: Stone
- Appliances: Dishwasher, Electric Oven, Microwave
- Other Interior Features: Balcony, Copper Plumbing Full, Crown Molding, Electronic Air Cleaner, High Ceilings, Pantry

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Garden, Landscaped, Lot 10000-19999 Sqft, Flag Lot, Level
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$1,312
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$147
- Cable TV: 00683217
- Gardener:
- Licenses:
- Insurance: \$875
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$290
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6229019006

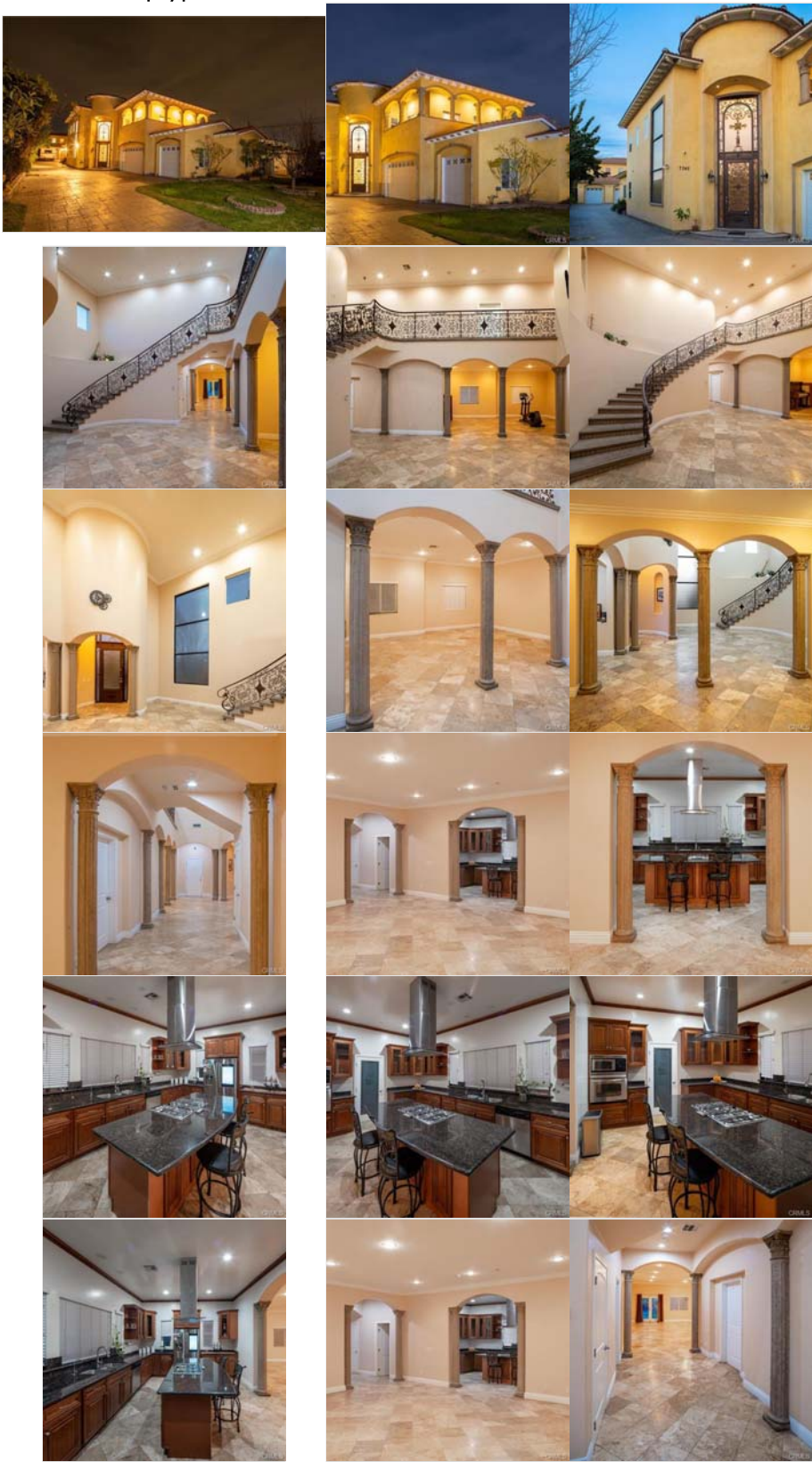
Michael Lembeck

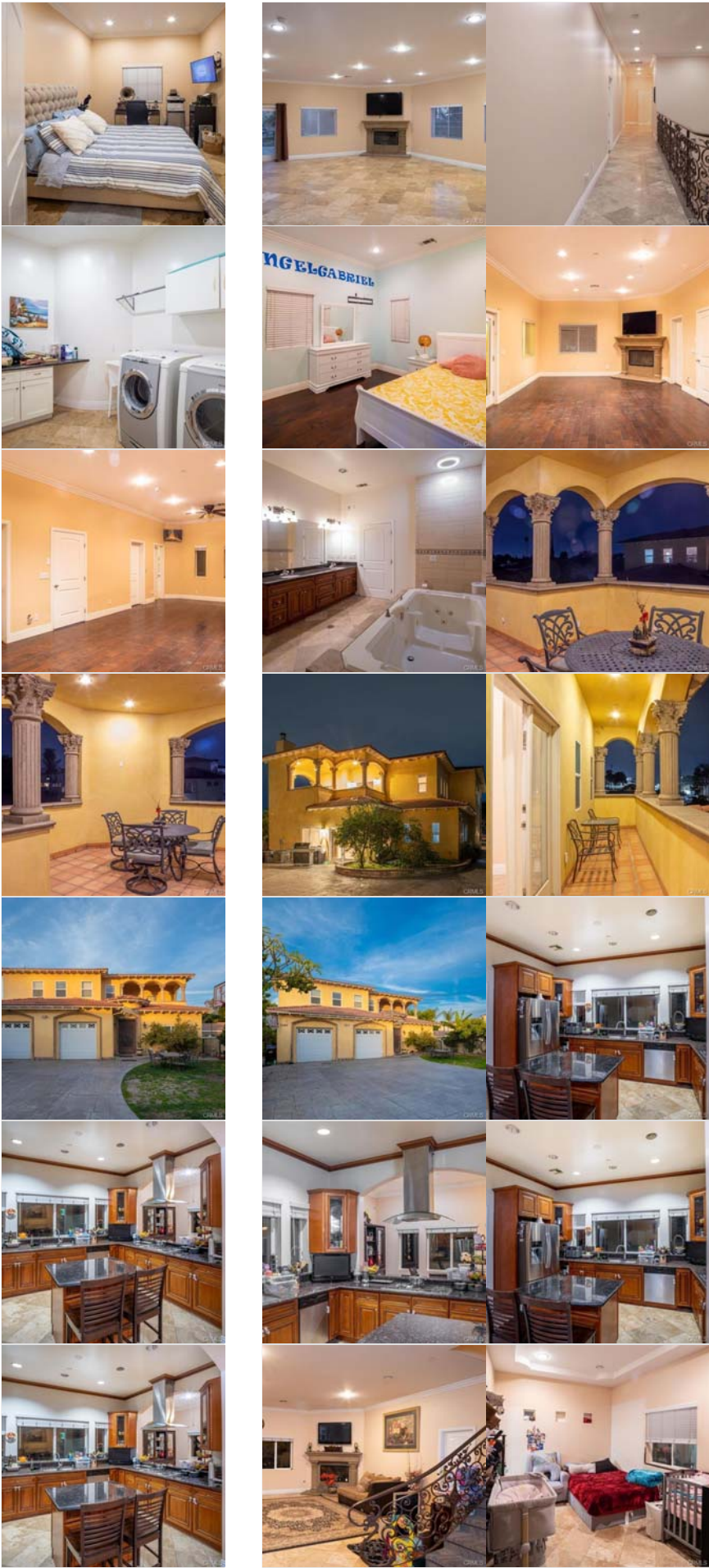
State License #: 01019397
Cell Phone: 714-742-3700

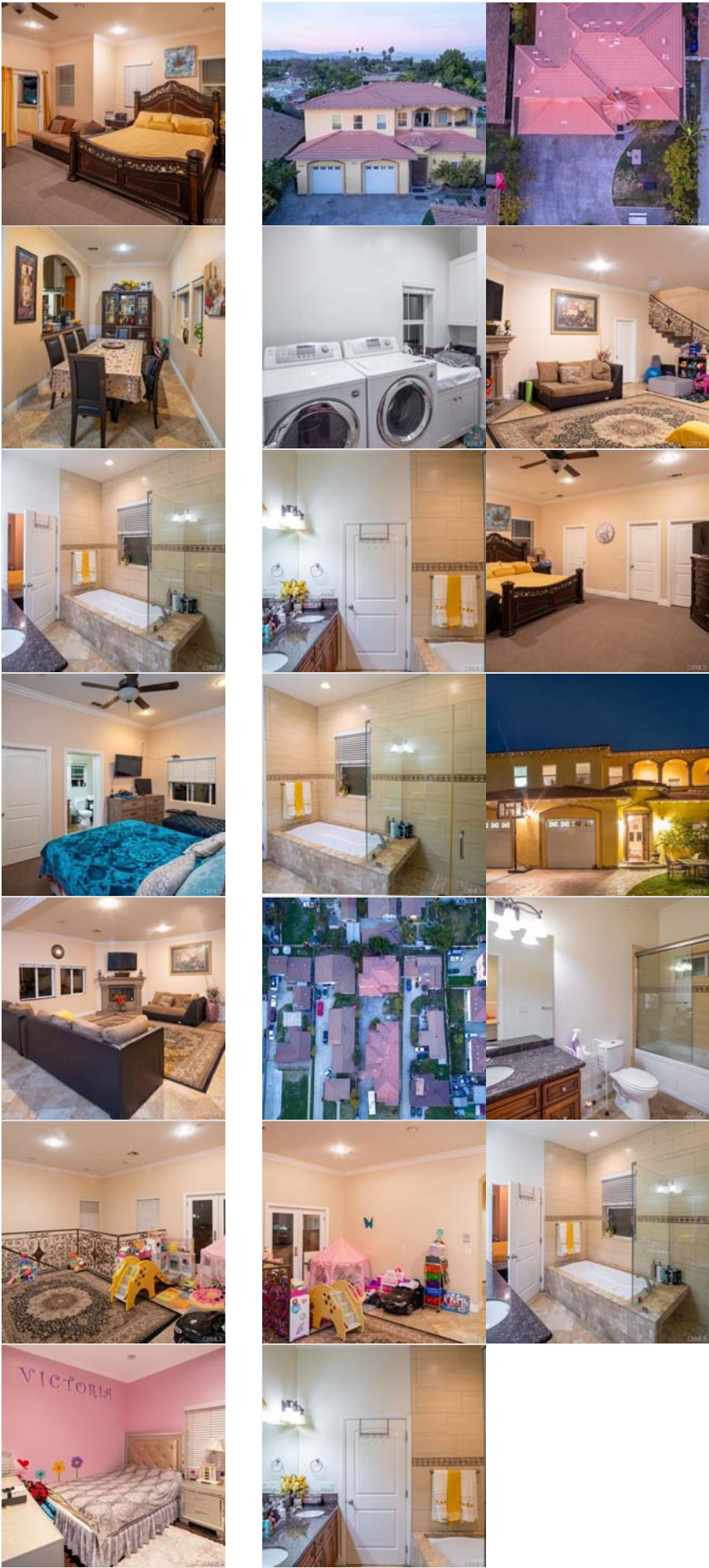
Re/Max Property Connection

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

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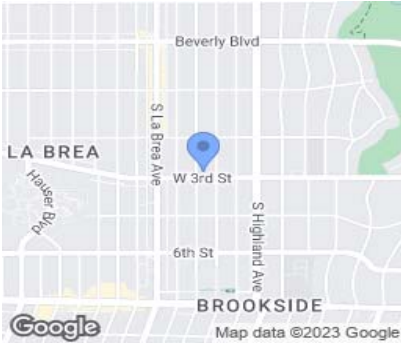




Closed •

262 S Orange Dr • Los Angeles 90036
3 units • \$1,000,000/unit • 5,347 sqft • 7,291 sqft lot • \$514.31/sqft •
Built in 1926
North of 3rd and West of Highland

List / Sold:
\$3,000,000/\$2,750,000 ↓
34 days on the market
Listing ID: 23260057



Incredible Opportunity for Owner/Users, Mutltiple Generations or Investors to own a Trophy, 3-unit property! Welcome to a handsome 1920s Mediterranean residential income property in Hancock Park that boasts large scale rooms, beautiful quarter sawn hardwood floors, beamed ceilings and period details throughout. Each unit feels like a real home.The upstairs unit features a dramatic Saltillo tile entry, a living room with soaring ceilings, a dramatic fireplace, built -ins and exposure from three directions. The generous dining room acceses a large, remodeled kitchen. There are three bedrooms and two and a half bathrooms. The large primary suite is located at the rear and has closet space galore plus a light filled bathroom.The downstairs unit is the original floor plan with three bedrooms, two bathrooms with a charming original kitchen, butler's panty and breakfast nook. Additionally, there is a brand new, fully permitted ADU above the four-car carport. All units are currently VACANT! Located near Larchmont Village, this property is a wonderful single-family home or condo alternative. Few properties are this special in terms of style, space and location! A few short blocks to Republique, Sugar Fish, Trader Joe's, Ralphs, the Grove and world class shopping!

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$3,000,000
- 2 Buildings
- Heating: Central, Floor Furnace, Gravity
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$6,000	\$0	\$6,000
2:	1	3	2		Unfurnished	\$5,500	\$0	\$5,500
3:	1	1	1		Unfurnished	\$2,900	\$0	\$2,900
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

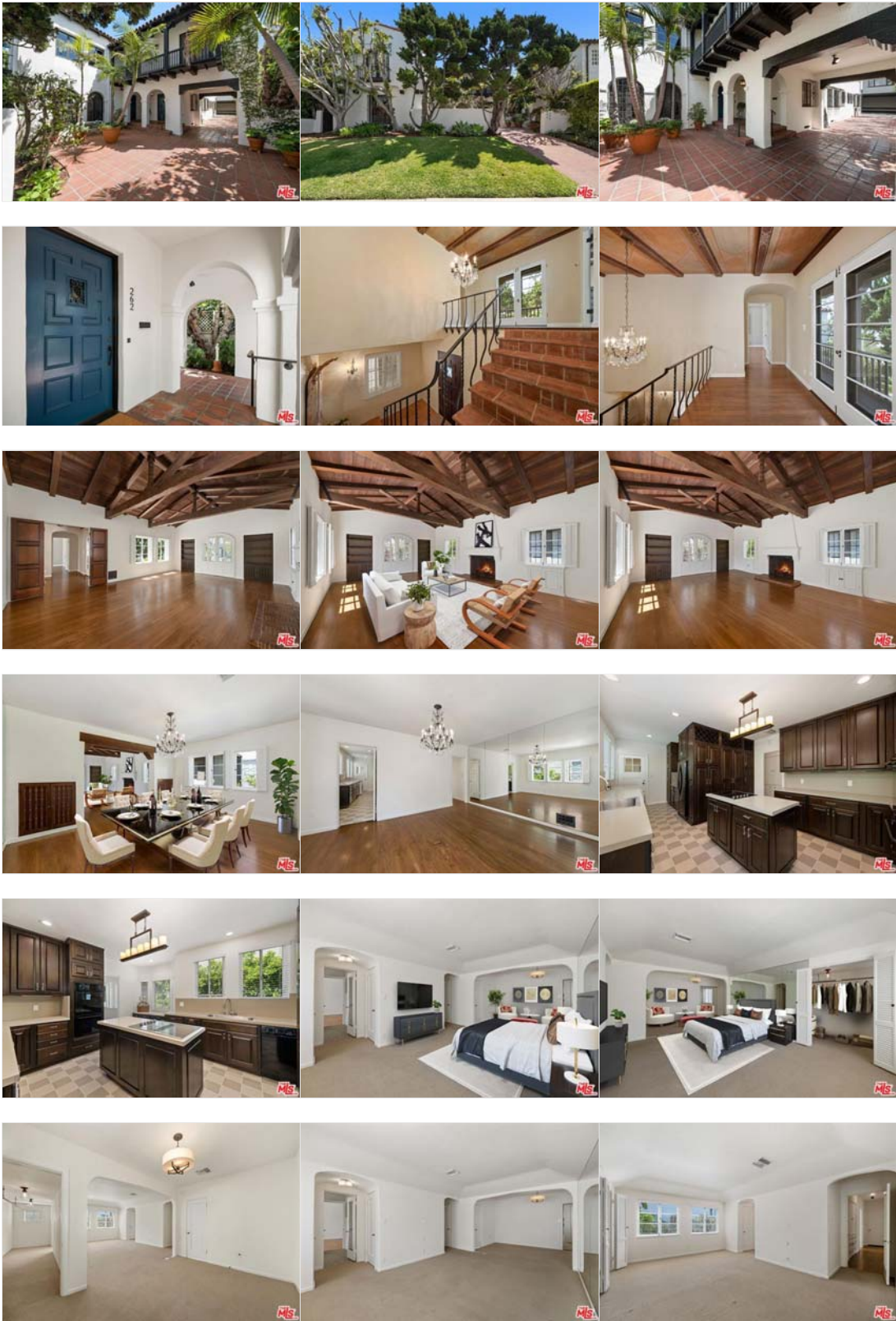
Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5513025012

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

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

Click arrow to display photos







Closed • Triplex

1323 S Cabrillo Ave • San Pedro 90731
3 units • \$465,000/unit • 3,688 sqft • 4,501 sqft lot • \$366.05/sqft •
Built in 1987
Pacific Ave to 13th St., to Cabrillo

List / Sold:

\$1,395,000/\$1,350,000 ↓

8 days on the market

Listing ID: PV23078961



Rare NO LA RENT CONTROL building!! This beautiful and classic style triplex is located in the highly sought after, Vista Del Oro area of San Pedro. Rare to find mixup with, Two - three bedroom units with 2 bathrooms, plus One - 2 bedroom, 2 bathroom unit. This is a very low maintenance building, tenants pay their own utilities, and each unit comes with its own private enclosed garage with 2 tandem parking spaces. All units are separately metered for gas and electric and there is on site community laundry. The city of San Pedro is going through massive development, including plans for a \$150 million dollar redevelopment at the San Pedro Waterfront and the Ports O' Call Village.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$85056 Gross Scheduled Income
- \$85056 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,749
- Electric: \$1,091.00
- Gas: \$772
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01141831
- Gardener:
- Licenses: 204
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,041
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,900
2:	1	3	2	2	Unfurnished	\$2,448	\$2,448	\$2,900
3:	1	2	2	2	Unfurnished	\$1,740	\$1,740	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7454023012

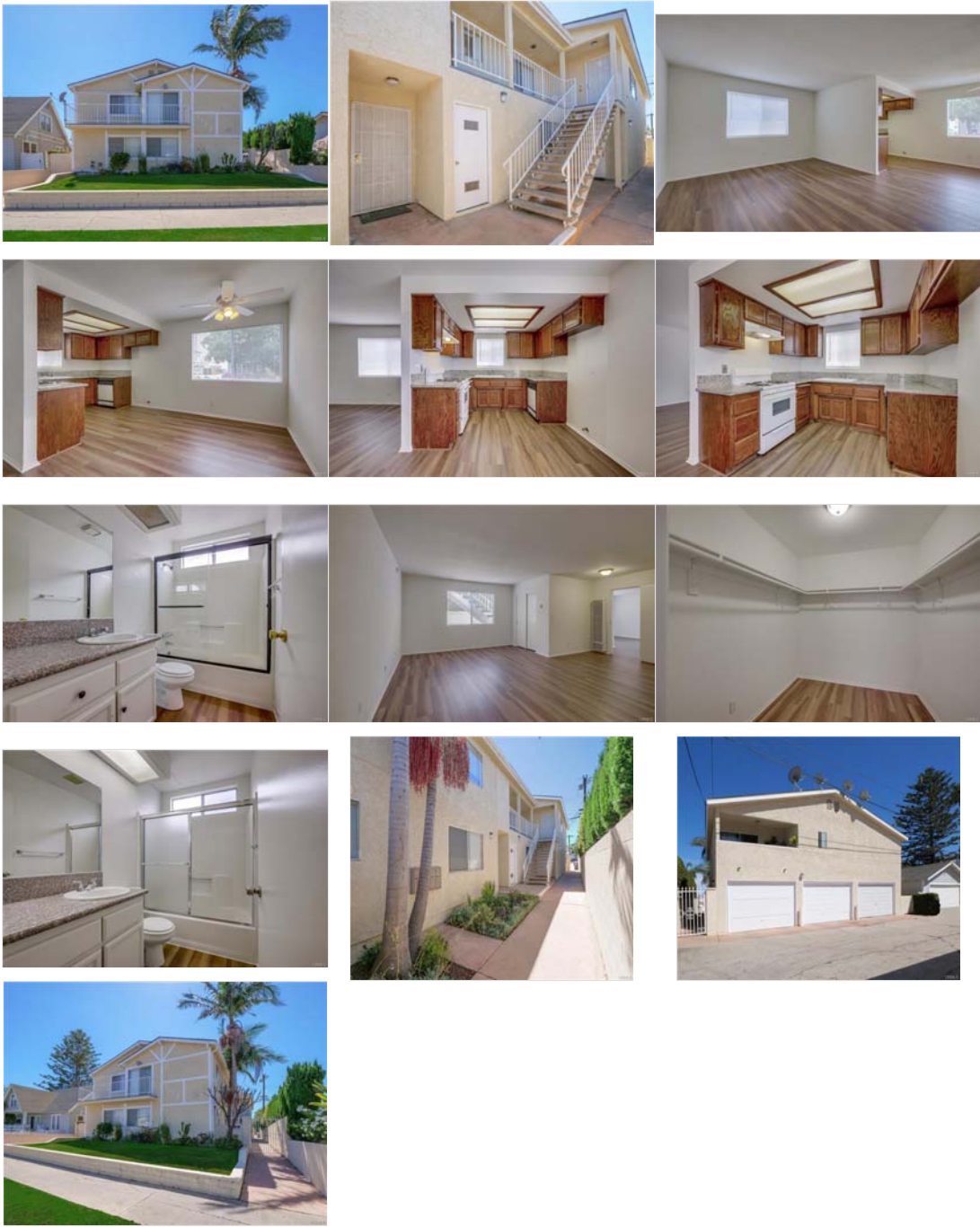
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



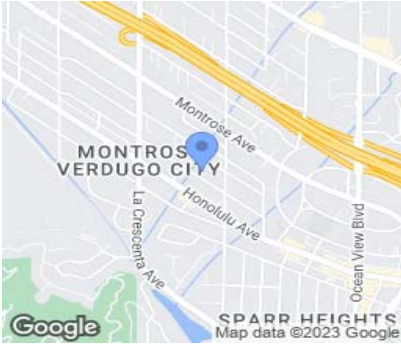
CUSTOMER FULL: Residential Income LISTING ID: PV23078961

Printed: 06/12/2023 7:41:37 AM

Closed • Triplex

2641 Hermosa Ave • Montrose 91020
3 units • \$916,667/unit • 3,482 sqft • 13,000 sqft lot • \$746.70/sqft •
Built in 1971
Cross St: Pleasure Way & Honolulu Ave

List / Sold:
\$2,750,000/\$2,600,000 ↓
73 days on the market
Listing ID: GD23030058



Looking for a great investment opportunity in a highly desirable neighborhood? Just moments from Montrose shopping park, this newly fully remodeled triplex is perfect for owner use or investment! With a fresh new look and modern amenities, this charming property is move-in ready and waiting for its new owners. • Brand new appliances, flooring, and fixtures throughout • Spacious living areas with plenty of natural light • Custom modern kitchen cabinetry with stainless steel appliances, and granite countertops • All new copper plumbing, tankless hot water heaters, and AC units • Beautifully remodeled bathrooms • Ample storage space • Convenient location close to shops, restaurants, parks, and public transportation • Great school district • Each unit can be rented out separately for maximum rental income. Don't miss out on this incredible investment opportunity or chance to own a beautiful new home in a safe and quaint neighborhood. Contact us today to schedule a tour and see this fully remodeled triplex for yourself! Unit A Approx. 1,500 sq. ft. Four (4) Bedrooms Two (2) Bathrooms / Unit B Approx. 1,500 sq. ft. Four (4) Bedrooms Two (2) Bathrooms / Unit 1/2 Approx. 500 sq. ft. One (1) Bedrooms One (1) Bathrooms

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$2,750,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Cooling: Central Air, Ductless
- Heating: Central, Ductless
- \$461 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, Granite Counters, Recessed Lighting

Exterior

- Lot Features: Lot 10000-19999 Sqft, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Fencing: Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

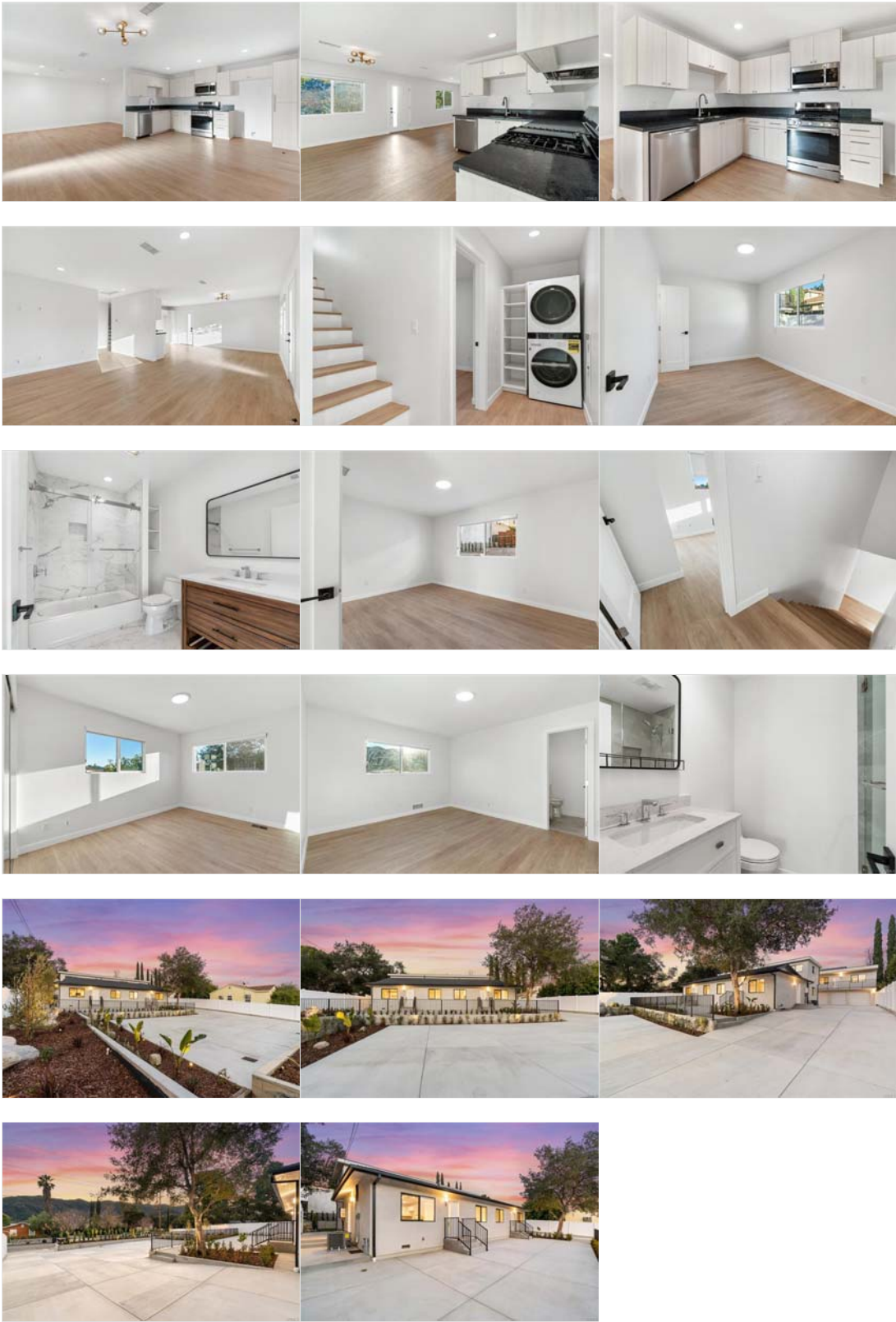
- Standard sale
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5610026041

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

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

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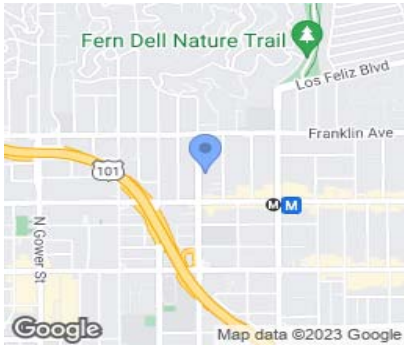


CUSTOMER FULL: Residential Income LISTING ID: GD23030058

Printed: 06/12/2023 7:41:37 AM

Closed • Triplex

1750 N Wilton Pl • Los Angeles 90028
3 units • \$531,667/unit • 3,956 sqft • 10,283 sqft lot • \$385.49/sqft •
Built in 1913
Wilton Pl & Hollywood Blvd



List / Sold:
\$1,595,000/\$1,525,000 ↓
82 days on the market
Listing ID: SR23033011

We are pleased to present the opportunity to remodel an early 20th century Craftsman style triplex! 1750 N Wilton Place is centrally located between Franklin Ave and Hollywood Blvd in the bustling rental market of Hollywood. The triplex currently consists of a front building with 2 units totaling approximately 3,300 sq. ft. and a back building with 1 unit of approximately 640 sq. ft. on a large lot of approximately 10,283 sq. ft. There are also 3 detached garages. All units and garages are VACANT, and present the perfect opportunity for an investor to redesign the space to their liking. The three garages could also be converted to an ADU.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$559 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02180802
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544002062

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23033011

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Closed • Triplex

List / Sold: \$749,000/\$675,000 ↓

3334 Alice St • Cypress Park 90065

20 days on the market

3 units • \$249,667/unit • 1,765 sqft • 5,197 sqft lot • \$382.44/sqft • Built in 1921

Listing ID: SR23051755

Between Cypress and Isabel St



Cypress Park Triplex! Attention all investors and developers, this triplex is waiting for you. The first unit is a larger 1 bed and 1 bath (with small bonus room) in the front and two slightly smaller 1 bed 1 bath units in the back. All three units are currently rented and will be delivered with tenants in place. The first unit has been updated with new flooring, new paint, updated kitchen and split unit AC. All units have new windows and fresh exterior paint. Electrical panel was recently updated as well. Drive by only, please do not disturb occupants.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Ductless
- Heating: Ductless, Wall Furnace
- \$0 (Owner)
- Laundry: In Kitchen, Inside
- \$47496 Gross Scheduled Income
- \$42576 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Vinyl, Wood
- Appliances: Gas Range, Microwave, Refrigerator
- Other Interior Features: Copper Plumbing Partial, Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,212
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,620
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
2:	2	1	1		Unfurnished	\$992	\$992	
3:	3	1	1		Unfurnished	\$866	\$866	

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5454025022

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Triplex

12756 Barbara Ann St • North Hollywood 91605
3 units • \$396,333/unit • 3,051 sqft • 6,521 sqft lot • \$389.71/sqft •
Built in 1950
Sherman Way / Coldwater Canyon

List / Sold:
\$1,189,000/\$1,189,000 ↓
170 days on the market
Listing ID: SR22228072



Amazing opportunity to own a Triplex in the North Hollywood area. The property consists of the main 3/2 single level house and two 2/1 units with 2 stories, rented to great tenants. This low maintenance Triplex property is separately metered for gas and electricity and also a newer roof. North Hollywood is a Super Hot Area for new development opportunity. The area is booming and you will see lots of constructions in process around the subject property. Proximity to shoppings, restaurants, schools, parks, public transportation, and freeway. TLC property and priced to sell AS IS.

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$1,199,000
- 3 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$420 (Estimated)
- Laundry: Inside
- \$91200 Gross Scheduled Income
- \$81900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$2,300
3:	1	2	1	2	Unfurnished	\$1,250	\$1,250	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2324019001

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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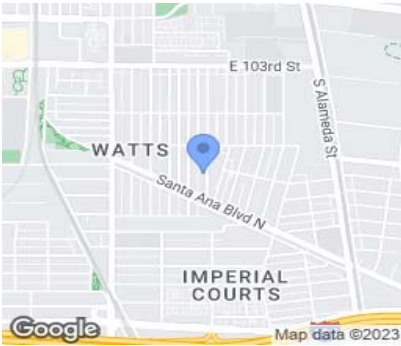
Closed • Duplex

List / Sold: \$650,000/\$655,000 ↑

10821 Croesus Ave • Los Angeles 90059
3 units • \$216,667/unit • 1,487 sqft • 5,200 sqft lot • \$440.48/sqft •
Built in 1959
Santa Ana/ Alameda

35 days on the market

Listing ID: DW23037166



Great Investment Property with an ADU with more room to expand and add a junior ADU. BOTH UNITS WILL BE DELIVERED VACANT AT THE CLOSE OF ESCROW!. The front house is a 3 bedrooms 2 bath and the ADU is studio with a bath. Property features a long drive way allows for at least 5 cars to park. This property is a great income producing property to add to your real estate portfolio or buy it and rent out the back unit to help with the mortgage payment.

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$501 (Estimated)
- \$43200 Gross Scheduled Income
- \$38700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WATT - Watts area
- Los Angeles County
- Parcel # 6068004034

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23037166

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Closed • **Quadruplex**

830 The Strand • Hermosa Beach 90254
4 units • **\$1,374,750/unit** • **2,894 sqft** • **2,393 sqft lot** • **\$1589.50/sqft** •
Built in 1913
South of Hermosa Pier

List / Sold:
\$5,499,000/\$4,600,000 ↓

179 days on the market

Listing ID: SB22237678



Here is your opportunity to own a slice of paradise in Hermosa Beach. Located south of the Hermosa Beach pier, close enough to enjoy restaurants and shops on Pier Plaza, far enough to relax and take in the sunset. The building contains four 1-bedroom, 1-bathroom units that have been moderately updated with 3 parking spots off the alley. Investment opportunity for units at this price or build your own unit with rentals off the back, buyer to confirm permits with city.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$5,499,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area
- \$141600 Gross Scheduled Income
- \$63486 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre
- Waterfront Features: Beach Access, Beach Front, Ocean Access, Ocean Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$78,114
- Electric: \$2,176.00
- Gas: \$1,069
- Furniture Replacement:
- Trash: \$2,484
- Cable TV: 01878277
- Gardener:
- Licenses: 339
- Insurance: \$1,746
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$3,400	\$3,400	\$4,000
2:	1	1	1	0	Unfurnished	\$2,400	\$2,400	\$2,800
3:	1	1	1	1	Unfurnished	\$3,600	\$3,600	\$3,800
4:	1	1	1	1	Unfurnished	\$2,400	\$2,400	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4187002005

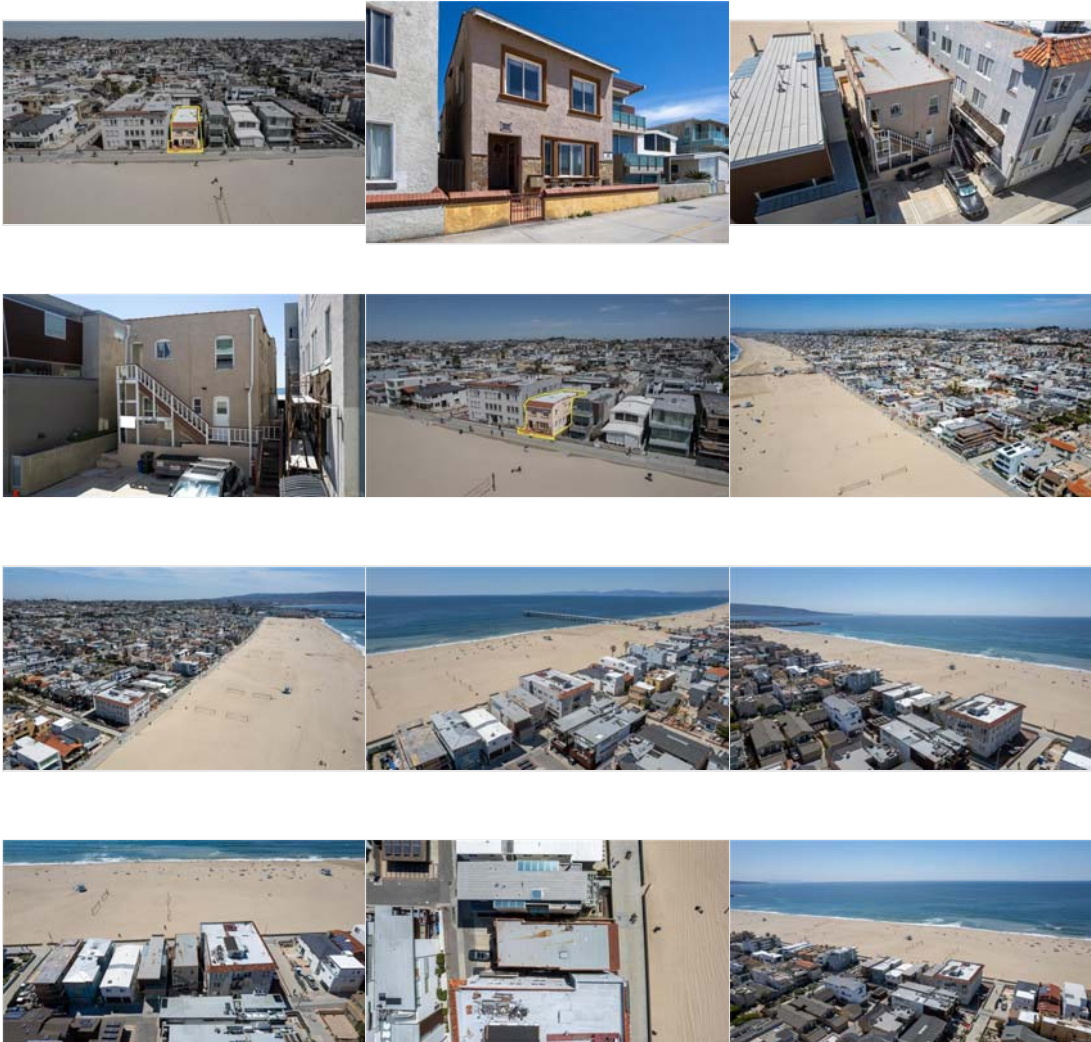
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB22237678

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Closed • Apartment

618 Glenfinnan Ave • Azusa 91702
4 units • \$300,000/unit • 3,762 sqft • 6,005 sqft lot • \$265.82/sqft •
Built in 1963
Cross Streets: FOOTHILL BLVD

List / Sold:
\$1,200,000/\$1,000,000 ↓
22 days on the market
Listing ID: OC23067723



Prime location of City of Azusa! Great Opportunity to own 4 units multi-family building. Perfect mixed of 1 x One Bedroom with one Bath and 3 x Two Bedroom with 2 Bath. Walking distance to restaurants, schools, shopping centers. All units are occupied and rents are below market. Easy 30% upside to the new owner. All tenants are Month to Month. Great investment and an opportunity to live in one of them. Priced to SELL!

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Electric
- \$977 (Estimated)
- \$62249.7 Gross Scheduled Income
- \$36955.38 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Disposal, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,234
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,940
- Cable TV: 01526998
- Gardener:
- Licenses:
- Insurance: \$1,450
- Maintenance: \$3,452
- Workman's Comp:
- Professional Management: 3112.4
- Water/Sewer: \$0
- Other Expense: \$985
- Other Expense Description: Sp Asses

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,300	\$1,300	\$2,000
2:	1	1	1	0	Unfurnished	\$1,188	\$1,188	\$1,700
3:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$2,000
4:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 607 - Azusa area
- Los Angeles County
- Parcel # 8612001100

Michael Lembeck
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Cell Phone: 714-742-3700

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

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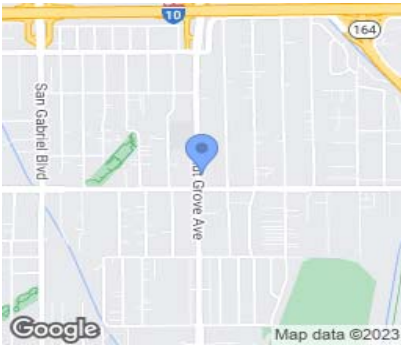
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Closed • **Quadruplex**

3020 Walnut Grove Ave • Rosemead 91770
4 units • \$272,000/unit • 2,425 sqft • 11,372 sqft lot • \$457.73/sqft •
Built in 1940
Just North of Garvey

List / Sold:
\$1,088,000/\$1,110,000 ↑
11 days on the market
Listing ID: AR23058440



This great 4-unit property includes a single family detached house with 2 bedrooms and 1 bathroom, and a triplex with three 1 bedroom, 1 bathroom units. The property offers a combined 2,425 square feet of living space on an 11,372 square foot lot. The 2 bedroom, 1 bathroom single family house, located at 3024 Walnut Grove, has a living room, kitchen, laundry area, private enclosed rear yard, dog run, storage shed, and a 2-car detached garage currently used for storage. The triplex consists of three 1 bedroom, 1 bathroom units each with a living room and kitchen with laundry area, and has ample parking including a row of three 1-car garages.

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$1,088,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Kitchen, Outside, Washer Hookup
- \$35100 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet
- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,100	\$1,100	\$1,950
2:	1	1	1	1	Unfurnished	\$625	\$625	\$975
3:	1	1	1	1	Unfurnished	\$675	\$675	\$975
4:	1	1	1	1	Unfurnished	\$525	\$525	\$975

Of Units With:

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

Additional Information

- Trust sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5289004032

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed

• [Quadruplex](#)

4260 E Imperial # ABCD

• Lynwood 90262

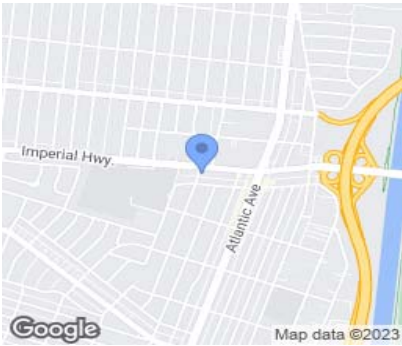
4 units • \$211,250/unit • 2,280 sqft • 6,387 sqft lot • \$370.61/sqft • Built in 1946

West off of the Long Beach Frwy. On the corner of Pine and Imperial on the south side of the street east of Lynwood High School.

List / Sold: **\$845,000/\$845,000**

18 days on the market

Listing ID: CV23050105



Nice Four unit property located in a nice area of Lynwood. Close to Lynwood High School and close to shopping...good location and easy access to different parts of L.A. The front unit is a one bedroom and an office and a bathroom. The second unit is attached to the front unit and features one bedroom and an office and washer dryer hookups and one bathroom. The second story unit in the back is a large one bedroom and one bathroom and the back downstairs unit is a studio apartment. There is a two car garage attached to the back structure.

Facts & Features

- Sold On 06/07/2023
 - Original List Price of \$845,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$1,018 (Estimated)
- Laundry: See Remarks
 - \$5050 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01297907
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,750	\$1,750	\$1,750
2:	1	1	0	0	Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	1	0	1	Unfurnished	\$1,000	\$1,000	\$1,000
4:	1	0	0	1	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6193005016

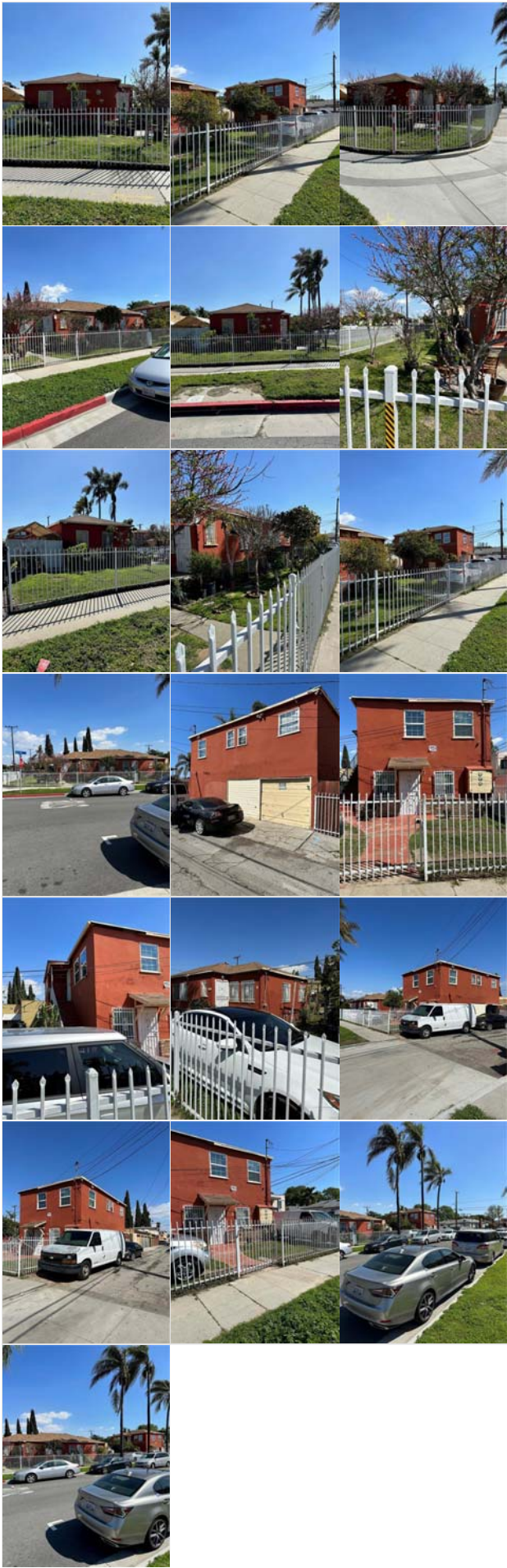
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$1,050,000/\$950,000** ↓

33441 Agua Dulce Canyon Rd • Agua Dulce 91390

21 days on the market

4 units • **\$262,500/unit** • **3,692 sqft** • **67,640 sqft lot** • **\$257.31/sqft** • **Built in 1980**

Listing ID: SR23031260

Agua Dulce Canyon and Darling Rd



One of very few mutli-family properties in the heart of Agua Dulce. 4 total units, 2 units per building and each unit has a 2 car garage. There is three identical 2 bedroom & 1 bathroom, single story units and one 2 bedroom, 2 bathroom two story unit. All units have indoor laundry closets, central heat & air, and there's guest parking at the front of the property. Situated on a usable 1.55 acres, with a detached garage/shop, above ground spa, and garden, this property is very close to downtown Agua Dulce's restaurants, hardware and convenience stores. Two of four units are tenant occupied.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: In Closet
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: Landscaped, Lot Over 40000 Sqft, Rectangular Lot
- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$4,200
- Other Expense Description: Gas

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- ADUL - Agua Dulce area
- Los Angeles County
- Parcel # 3214042023

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23031260

Printed: 06/12/2023 7:41:37 AM

Closed • **Quadruplex**

List / Sold:
\$1,800,000/\$1,600,000 ↓

71 days on the market

Listing ID: GD23047431

810 N Citrus Ave • Hollywood 90038
4 units • **\$450,000/unit** • **3,772 sqft** • **6,000 sqft lot** • **\$424.18/sqft** •
Built in 1927

From US-101 S; take exit 9C/Highland Ave/Hollywood Bowl; merge onto Cahuenga Blvd; continue onto N Highland Ave; turn right onto Willoughby Ave; turn left onto N Citrus Ave (property on the left, between Willoughby Ave & Waring Ave)



This 4-unit multifamily property is an excellent investment opportunity in the highly sought-after Hollywood and Hancock Park adjacent area of Los Angeles. Situated amidst multi-million dollar homes and in close proximity to popular landmarks such as Paramount Studios, The Grove, and The Hollywood Walk of Fame, the property boasts a prime location. Additionally, it is conveniently located near Melrose Avenue's trendy shops and restaurants, including Osteria Mozza, Petit Trois, the Cat & Fiddle, California Chicken Cafe, and Starbucks. Each unit in the property features central air and heat, a separate water heater, and individual gas and electricity meters. The unit configuration is as follows: Unit 1 has 3 bedrooms and 2 bathrooms, Unit 2 has 1 bedroom and 1 bathroom, Unit 3 features 2 bedrooms and 1 bathroom along with a private balcony and spacious floorplan, and Unit 4 is a 1-bedroom, 1-bathroom ground-floor unit with a basement and washer/dryer hookups. With its attractive location and desirable features, this property presents a promising investment opportunity. Property is close to to Famous Pinks Hot Dogs.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$1,800,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 5.1
- \$117024 Gross Scheduled Income
- \$92000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Other Interior Features: Ceiling Fan(s), Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,820
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$4,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,800
3:	1	2	1	1	Unfurnished	\$1,189	\$1,189	\$3,200
4:	1	1	1	1	Unfurnished	\$1,263	\$1,263	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5524003010

Michael Lembeck

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

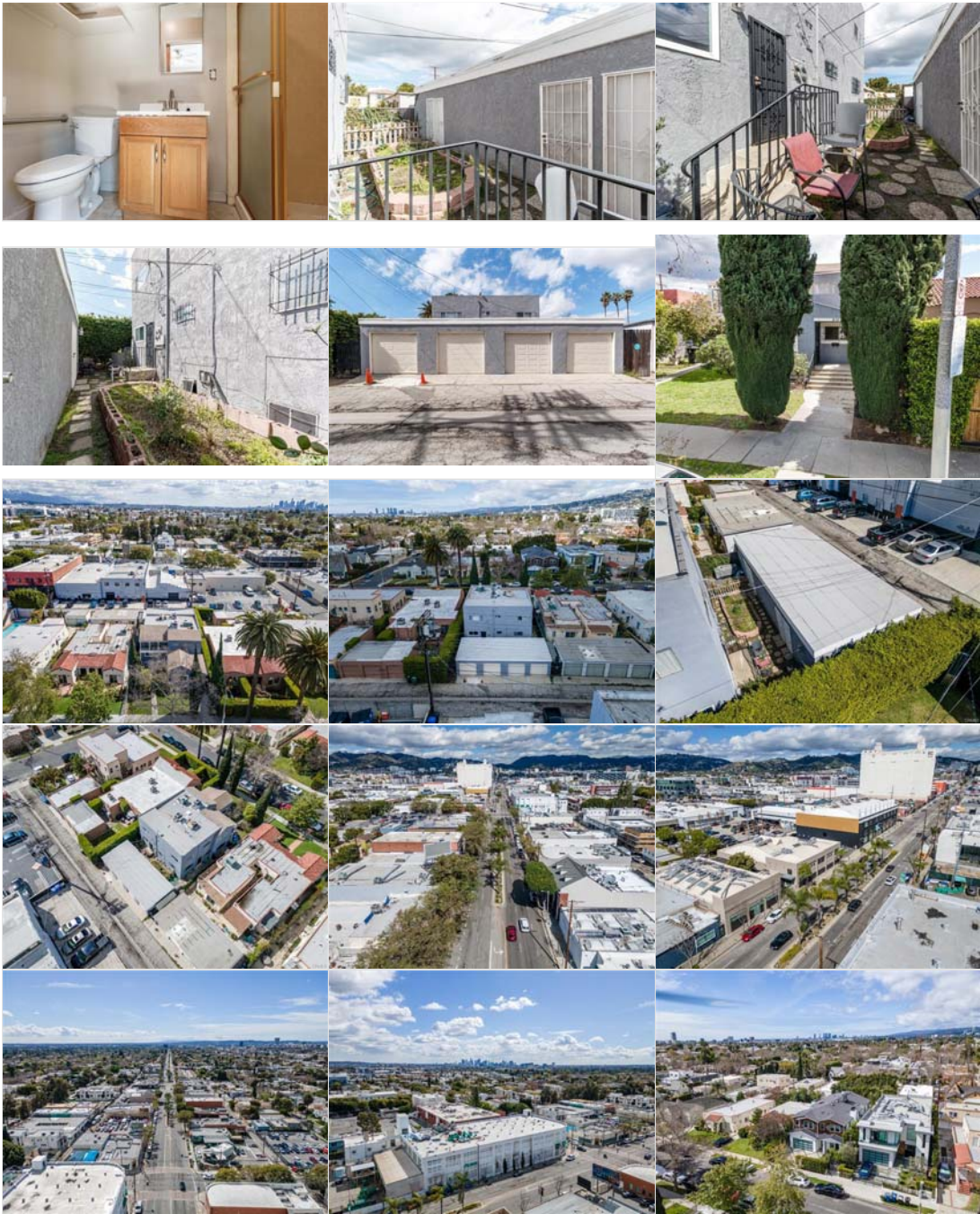
Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: GD23047431

Printed: 06/12/2023 7:41:37 AM

Closed • **Quadruplex**

1144 W 57th St • Los Angeles 90037
4 units • \$298,750/unit • 3,216 sqft • 4,558 sqft lot • \$359.92/sqft •
Built in 1940
Off of Saluson and Western

List / Sold:
\$1,195,000/\$1,157,500 ↓
40 days on the market
Listing ID: SB23035150



1144 W 57th St is a renovated 4-Plex comprised of all 2- Bed/1-Bath Units and delivered with 3 tenant ready units. Plans for an additional 2-Bed/2-Bath ADU will be delivered RTI at the close of escrow. This 4+1 unit building is located in a rapidly growing submarket of Los Angeles with plenty of value for an investor or owner/user looking to increase the value. The subject property is located in the 90037 zip code and currently priced at a 5.81% cap rate! After the addition of the ADU, the subject property will operate at a 7.03% cap rate, including conservative construction costs. With three units currently renovated and tenant ready, this asset will immediately cash flow and is fit for any investor looking for stable income and the opportunity to add value through the process of ADUs. Located in the 90037 Zip code, the subject property is steps from the new recreational development at 5800 Figueroa, as well as new apartment developments in the subpocket.

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$1,195,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Cap Rate: 5.81
- \$95940 Gross Scheduled Income
- \$69475 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,587
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,110	\$1,110	\$2,295
2:	1	2	1	0	Unfurnished	\$0	\$2,295	\$2,295
3:	1	2	1	0	Unfurnished	\$0	\$2,295	\$2,295
4:	1	2	1	0	Unfurnished	\$0	\$2,295	\$2,295
5:	1	2	2	0	Unfurnished	\$0	\$0	\$2,395

Of Units With:

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

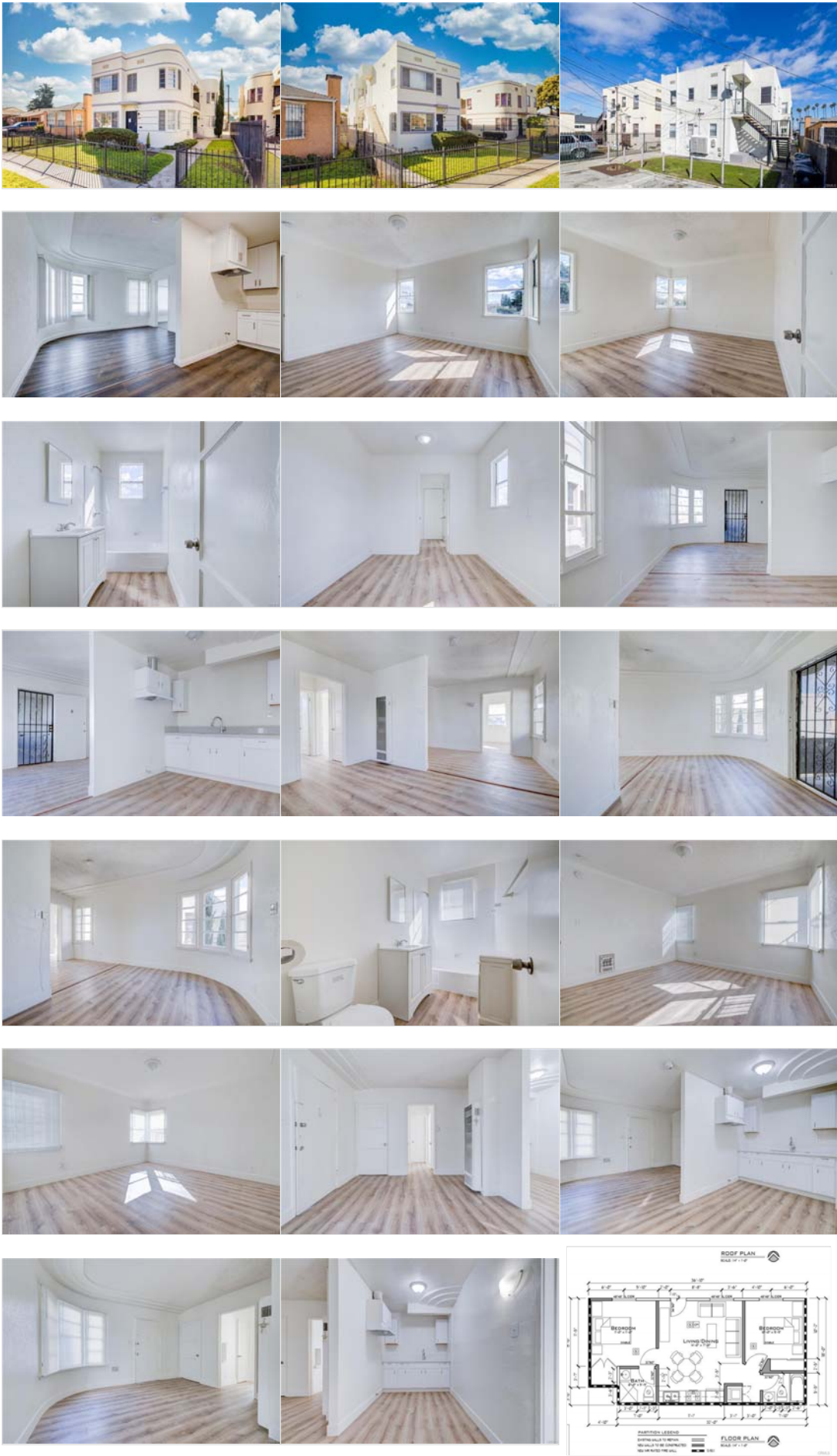
Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002017004

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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
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Closed • **Quadruplex**

List / Sold: **\$1,335,000/\$935,000** ↓

1349 W 35th Pl • Los Angeles 90007

162 days on the market

4 units • **\$333,750/unit** • **3,254 sqft** • **6,791 sqft lot** • **\$287.34/sqft** • **Built in 1945**

Listing ID: SR22245416

East of Normandie, West of Vermont, North of King Blvd and South of Jefferson Blvd.



FIRST TIME ON THE MARKET IN A LONG-LONG TIME. Welcome to this beautifully upgraded 4-unit property just West of USC! All the units were recently upgraded to reflect a more contemporary feel. All units are occupied by responsible tenants, some of whom have been there over 30 years. Building is in close proximity to USC, Banc of California Stadium, The Coliseum, Exposition Park, Science Museum, Metro Rail line with easy access to LA's West Side, Culver City and Santa Monica and Downtown LA to the Northeast. Minutes to 10 and 110 Freeways, Downtown Los Angeles, LA Trade Tech, shopping, entertainment and many other amenities. Property will be delivered with tenants and is being sold AS-IS. This may present an opportunity to add a nice building to your investment portfolio or possibly considered for student housing. Seller is very motivated, and all offers will be considered. PLEASE DO NOT DISTURB THE TENANTS!! Do not walk or drive on to the property. Offer subject to inspection is preferred at this time. All offers to be on C.A.R RIPA and Include POF.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$1,335,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$521 (Estimated)
- \$51000 Gross Scheduled Income
- \$41000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01344187
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$925	\$925	\$1,750
2:	1	2	1	0	Unfurnished	\$942	\$942	\$1,750
3:	1	2	1	0	Unfurnished	\$889	\$889	\$2,000
4:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5040004006

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR22245416

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Closed • **Quadruplex**

List / Sold:
\$1,199,000/\$1,100,000 ↓

9232 Success Ave • Los Angeles 90002
4 units • **\$299,750/unit** • **3,958 sqft** • **9,696 sqft lot** • **\$277.92/sqft** •
Built in 1934

8 days on the market
Listing ID: PW23065078

From the I-105 Fwy take exit 9 - Central Ave and head north. At fork in road veer to the right, onto Hooper Ave. Then turn right onto E. 92nd st. Then make a right onto Success Ave. Property is on the left.



PERFECT INVESTMENT OPPORTUNITY IN A QUICKLY GROWING AREA OF SOUTH LA. This charming quadruplex has been owned and cared for by the same family since its origination. Interior neighborhood location offers luscious green scape views of a large nursery situated across the street. The front unit is a freestanding single family home featuring a large welcoming front porch, 2 bedrooms, one full bathroom, vintage kitchen and newer laminate faux wood floors. The center courtyard offers parking for the first unit and large mature fruit trees. The second building is a triplex comprised of two 2 bedroom, 1 bath units and one 1 bedroom, 1 bath unit. All of the four units are individually metered. Two of the rear units could use paint and fresh carpet and one of the units has recent modern upgrades. The entire property is outfitted with high ceilings, vintage aesthetics and tray ceilings. To the rear of the property is room for more parking and a large fruit producing avocado tree. Finally a detached two car garage completes this property where a utility room could house laundry facilities or expand the possibilities by adding on an ADU. High demand rental area, TOC Tier 2 and Opportunity Funds available; per Zimas, buyer to verify. The potential of this investment ready quadruplex is available now for its new owner to further maximize its earning potential. This one will not last long, so submit your best offer today!

Facts & Features

- Sold On 06/09/2023
 - Original List Price of \$1,199,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Floor Furnace, Wall Furnace
 - \$1,111 (Estimated)
- Cap Rate: 8.9
 - \$120000 Gross Scheduled Income
 - \$105357 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Water Heater
 - Other Interior Features: Ceiling Fan(s), Chair Railings, Coffered Ceiling(s), Crown Molding, High Ceilings, In-Law Floorplan, Tile Counters, Tray Ceiling(s)

Exterior

- Lot Features: Front Yard, Lawn, Near Public Transit, Park Nearby, Sprinklers In Front
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Wire, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,135
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$576
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$2,959
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,900
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
3:	1	2	1	2	Unfurnished	\$0	\$0	\$2,800
4:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- C37 - Metropolitan South area

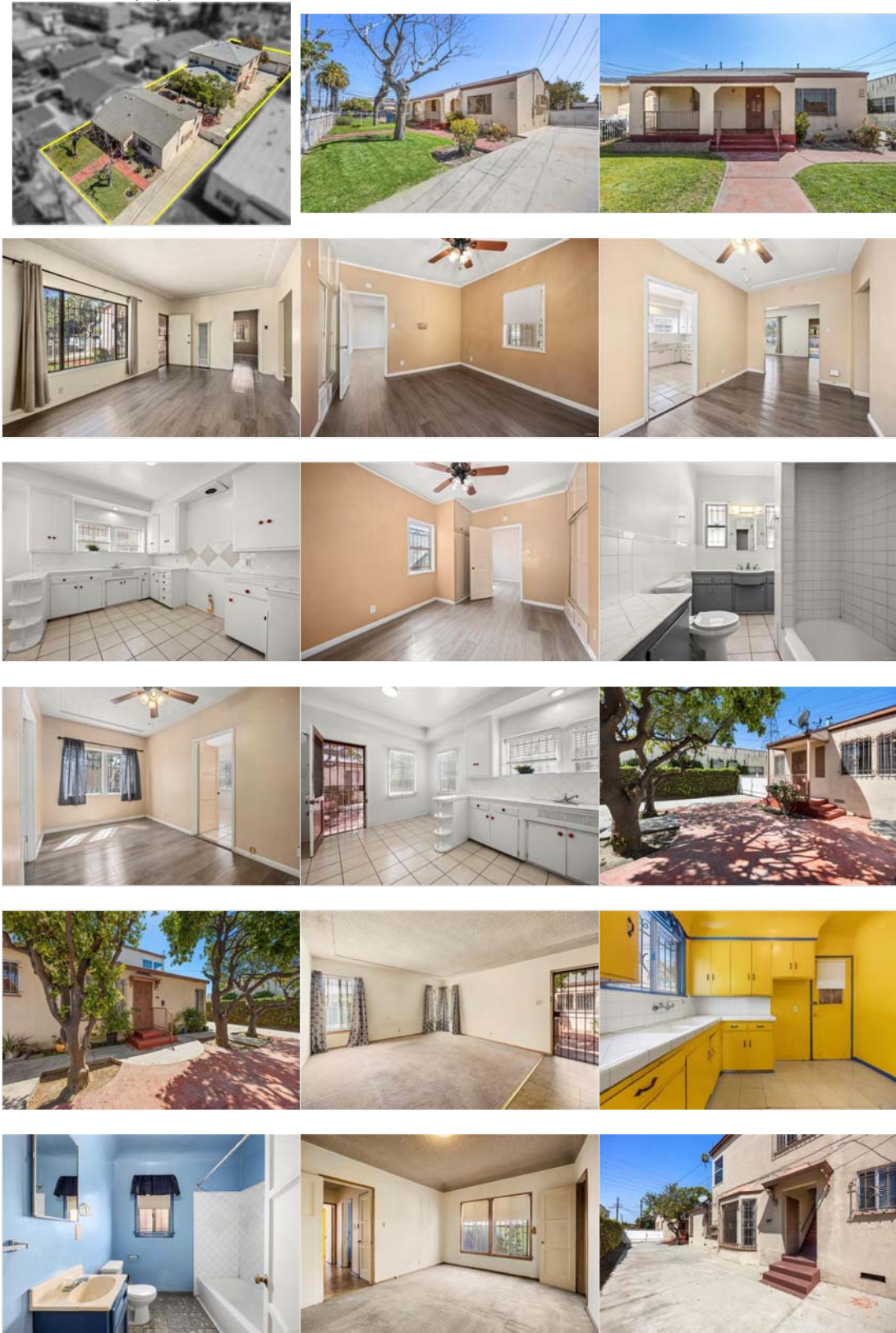
- Rent Controlled

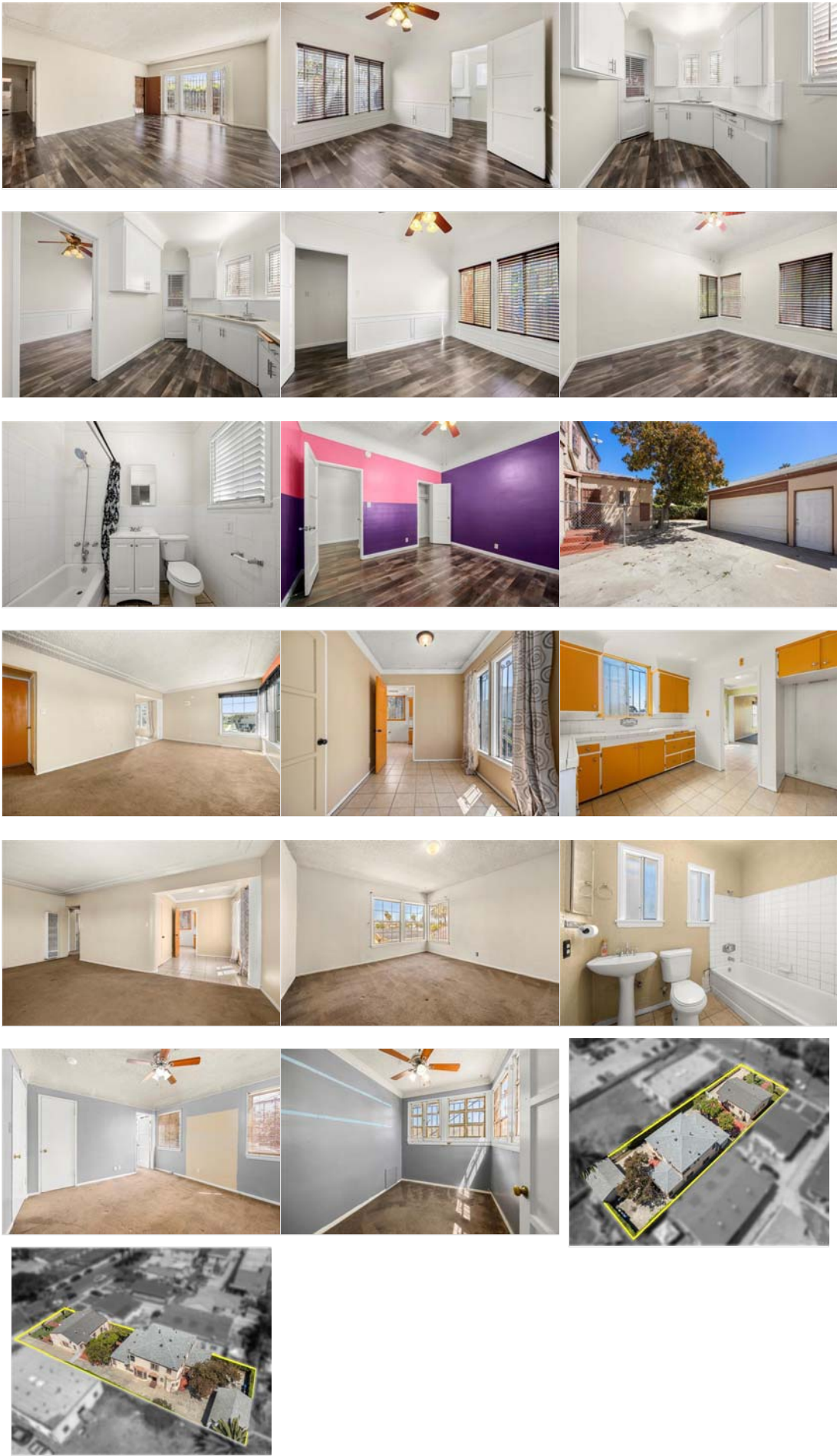
- Los Angeles County
- Parcel # 6048001006

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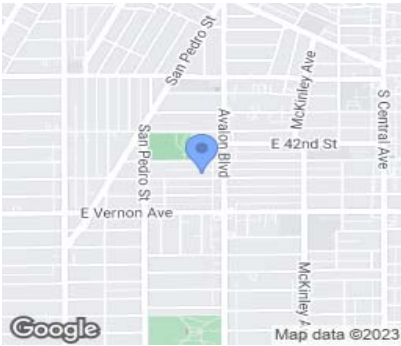




Closed • **Quadruplex**

461 E 43rd St • Los Angeles 90011
4 units • \$287,500/unit • 4,046 sqft • 5,120 sqft lot • \$273.11/sqft •
Built in 1965
North of Vernon, South of MLK, West of Avalon, East of San Pedro

List / Sold:
\$1,150,000/\$1,105,000 ↓
10 days on the market
Listing ID: PW23074928



We are proud to present this great investment opportunity or owner occupied 4 unit building in the heart of L.A. This property is a true gem. The front unit is a 3-bedroom 2 bath offers a well-designed floor plan concept welcoming with flow-through living/dining area and generous living spaces. Enjoy this thoughtfully designed kitchen that has been recently updated. The spacious main suite comes complete with a recently updated bathroom and a wardrobe closet. Further strengthening the attractiveness of the unit are well-maintained hardwood floors in throughout. The other three units are all spacious 2-bedroom 1 bath with great floor plans. Are you looking for city living at its finest? Access to local attractions is easy thanks to freeways and public transportation close by. Property is minutes away from LA Coliseum, USC, DTLA and LA Live. A rare opportunity. Schedule your private tour today.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Community
- \$108900 Gross Scheduled Income
- \$104106 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,884
- Electric: \$660.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,676
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,975	\$1,975	\$2,100
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
4:	1	3	2	0	Unfurnished	\$0	\$0	\$3,100

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5113011004

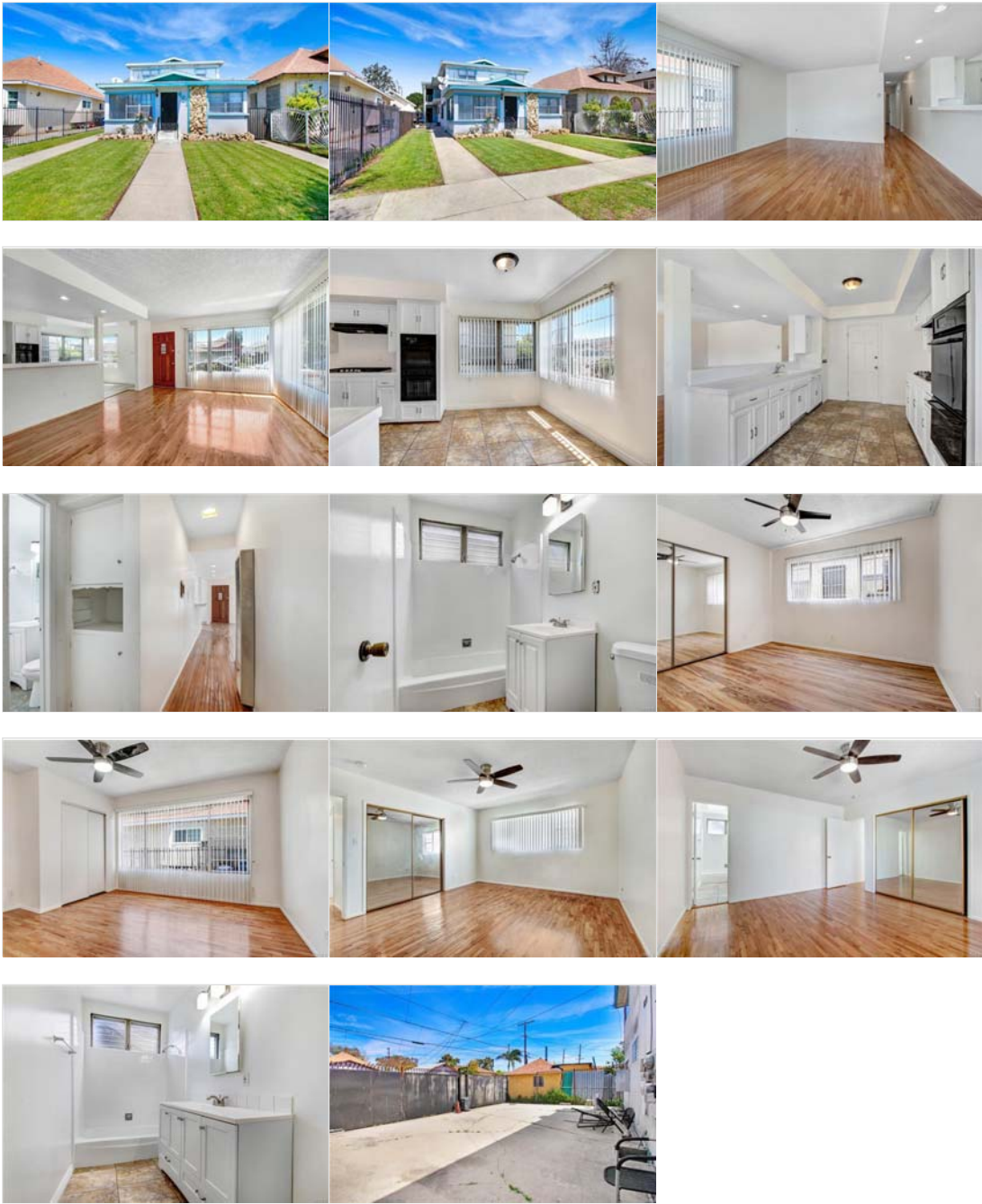
Michael Lembeck

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Re/Max Property Connection

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

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Closed • Apartment

623 E Chevy Chase Dr • Glendale 91205

5 units • \$370,000/unit • 3,971 sqft • 8,109 sqft lot • \$440.70/sqft • Built in 1953

East Chevy Chase Drive



List / Sold:
\$1,850,000/\$1,750,000 ↓

10 days on the market

Listing ID: SB23061923

The owner's grandfather purchased the lot on Chevy Chase Drive in 1951 or 1952 and then began construction of this timeless 5-unit building. Construction was completed in 1953 and it is being offered for sale for the first time in 70 plus years. There are five 2 bedroom / one bath units with 3,971 square feet of living space on a 8,109 square foot lot. 5 enclosed garages plus community laundry room (owner owned machines) and separate owners storage room...plus a small basement area where the wine press, barrels and bottles were once stored. Numerous improvements to the property including new composition roof in 2007, copper plumbing in 2010, upgraded electrical systems in 2017, new sewer line cleanouts and sewer lines to the street in 2017, exterior paint in 2018. You get the picture. This multi-generational family property has been well cared for over the years. Six separate gas and electrical meters. Definite upside in future rental income, little to no deferred maintenance, wonderful Glendale location. What's not to love about 623 East Chevy Chase Drive.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$872 (Estimated)
- Laundry: Community, Individual Room
- Cap Rate: 2.6
- \$83100 Gross Scheduled Income
- \$47947 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Laundry
- Floor: See Remarks
- Appliances: 6 Burner Stove, Free-Standing Range, Disposal, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Back Yard, Rectangular Lot, Near Public Transit, Up Slope from Street, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,153
- Electric: \$0.00
- Gas: \$575
- Furniture Replacement:
- Trash: \$2,230
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,582
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,566
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,350
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,000
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,000
4:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$2,150
5:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,150

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 5
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator: 0
- Wall AC: 0

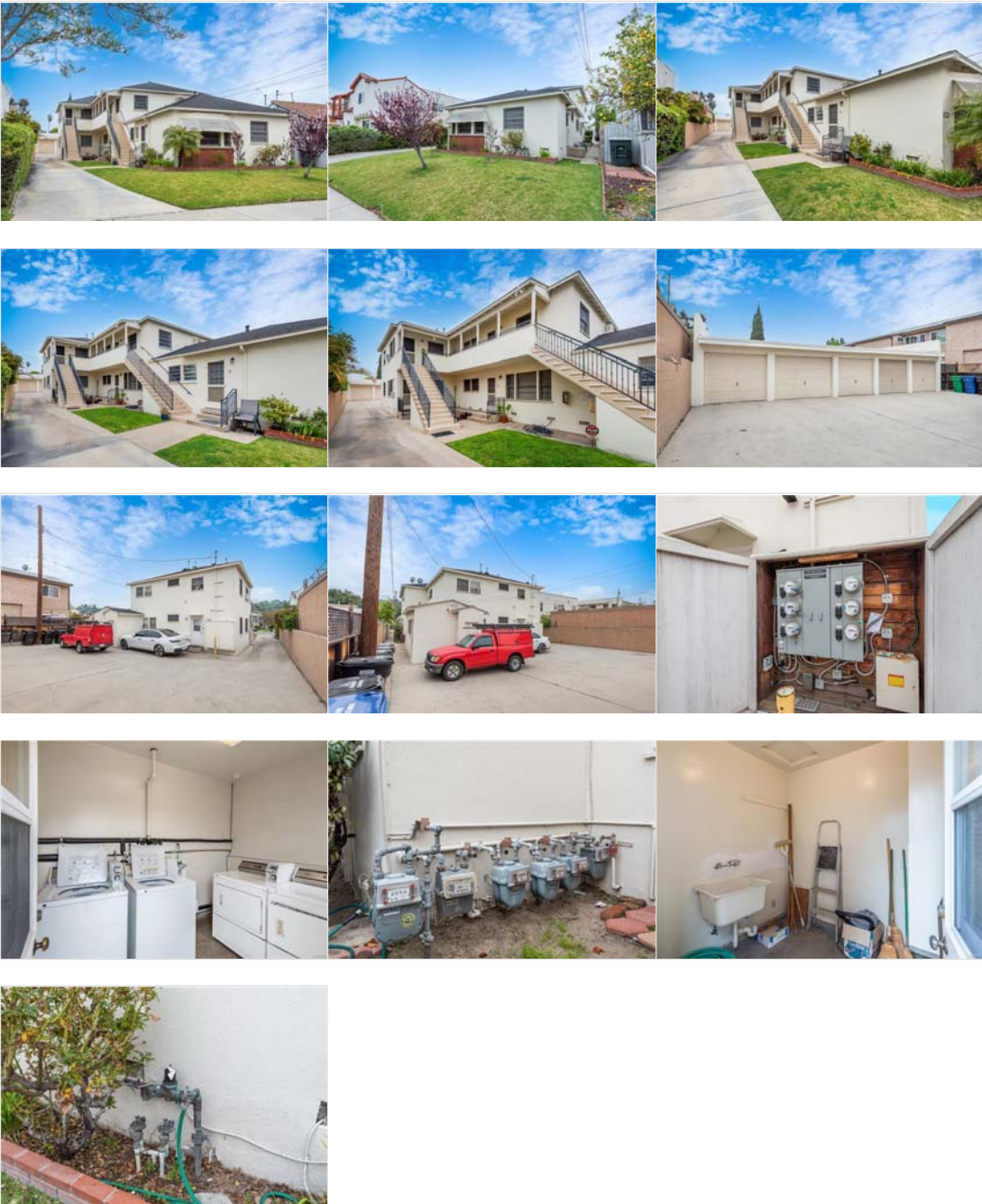
Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5676006007

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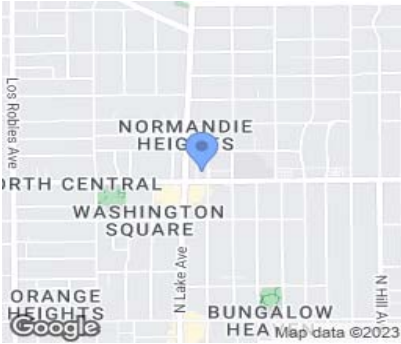
CUSTOMER FULL: Residential Income LISTING ID: SB23061923

Printed: 06/12/2023 7:41:37 AM

Closed • Apartment

1365 N Mentor Ave • Pasadena 91104
5 units • \$419,000/unit • 3,736 sqft • 7,113 sqft lot • \$528.64/sqft •
Built in 1936
Lake Ave. & Washington Blvd.

List / Sold:
\$2,095,000/\$1,975,000 ↓
20 days on the market
Listing ID: AR23042899



This attractive 1936 Mediterranean style apartment complex offers a great opportunity for investors and first-time buyers alike. Within its two separate buildings, a duplex and a triplex, this complex offers five units with all the period-appropriate features of its era such as flooring, tile, cabinet and fixtures, but with the added convenience of modern amenities. Such amenities include mini split heat and air conditioners, individual electric and gas meters, and individual water heaters. Four single car private garages are rented separately and can be reconfigured to one Large 2 Bedroom ADU. The seller's 1.075M loan is assumable with a favorable interest rate of 3.15% fixed until May 2026. This turnkey apartment complex is perfect for anyone looking to invest in a property that offers both vintage charm and modern convenience.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$20,950,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$1,160 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.38
- \$12997 Gross Scheduled Income
- \$70771 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,983
- Electric: \$742.00
- Gas: \$576
- Furniture Replacement:
- Trash: \$1,388
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,388
- Other Expense: \$1,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,902	\$1,902	\$2,250
2:	1	1	1	0	Unfurnished	\$1,997	\$1,997	\$2,250
3:	1	2	1	0	Unfurnished	\$2,226	\$2,226	\$2,400
4:	1	1	1	0	Unfurnished	\$2,150	\$2,150	\$2,200
5:	1	1	1	0	Unfurnished	\$2,195	\$2,195	\$2,200

Of Units With:

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

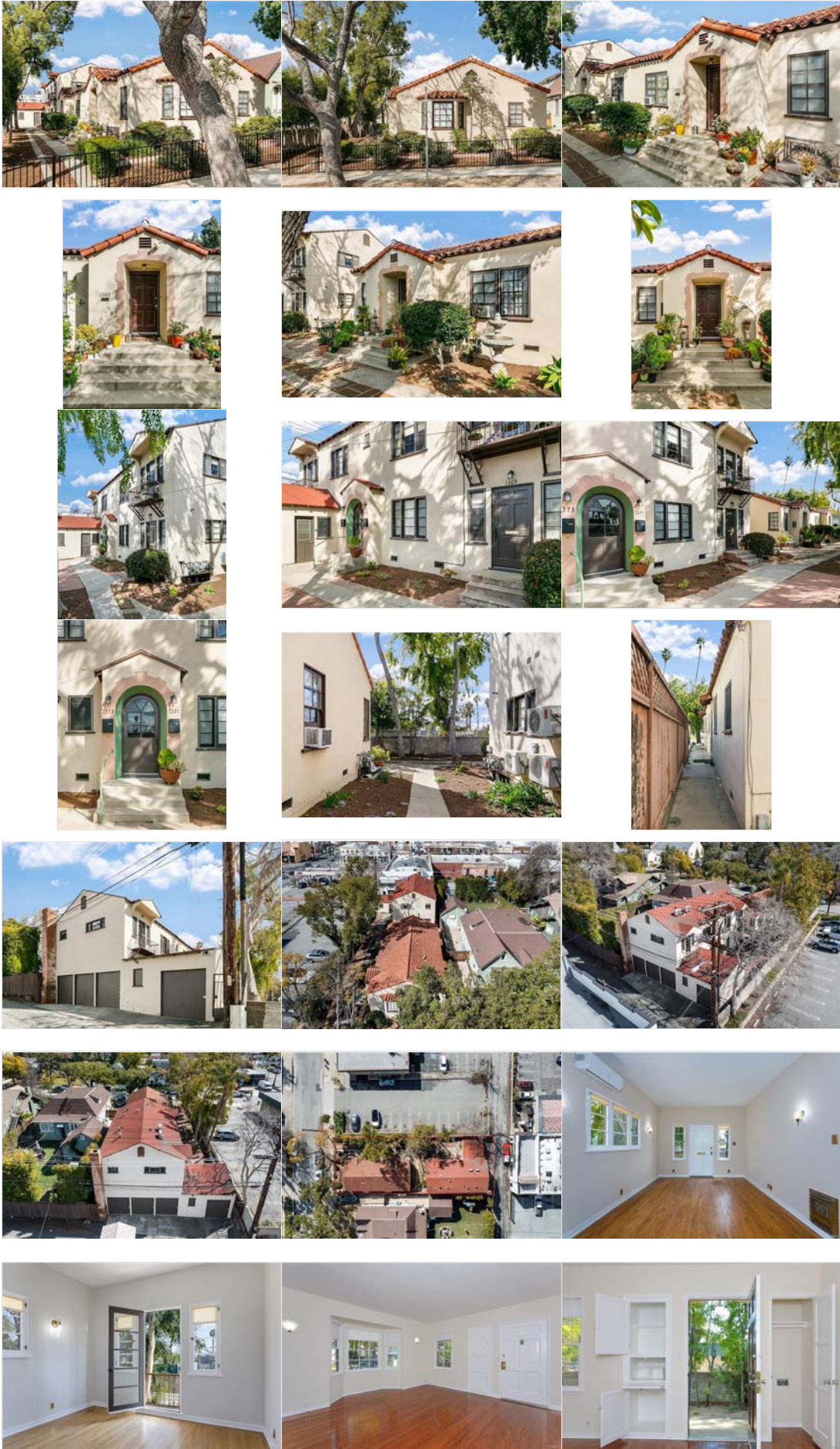
Additional Information

- Standard sale
- Rent Controlled
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5848029019

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

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23042899

Printed: 06/12/2023 7:41:38 AM

Closed • Commercial/Residential

List / Sold: \$775,000/\$755,000 ↓

11525 Inglewood Ave • Hawthorne 90250
5 units • \$155,000/unit • 1,838 sqft • 4,605 sqft lot • \$410.77/sqft •
Built in 1953
Inglewood and 116th st

166 days on the market
Listing ID: DW22231208



Great opportunity to own 5 units income property in the South Bay city of Hawthorne! Centrally located close to freeway, SpaceX, LAX, Sofi Stadium, Hollywood Park, The Kia Forum, Shopping Center, Restaurants, Dockweiler Beach, DTLA and more. 4 single-units and One bedroom, each unit has there own parking space.

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$999,999
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,398 (Estimated)
- \$53400 Gross Scheduled Income
- \$44900 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,500
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	0	Furnished	\$850	\$850	\$1,200
2:	1	0	0	0	Furnished	\$850	\$850	\$1,200
3:	1	0	0	0	Furnished	\$850	\$850	\$1,200
4:	1	0	0	0	Furnished	\$850	\$850	\$1,200
5:	1	1	0	0	Furnished	\$1,050	\$1,050	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4141018019

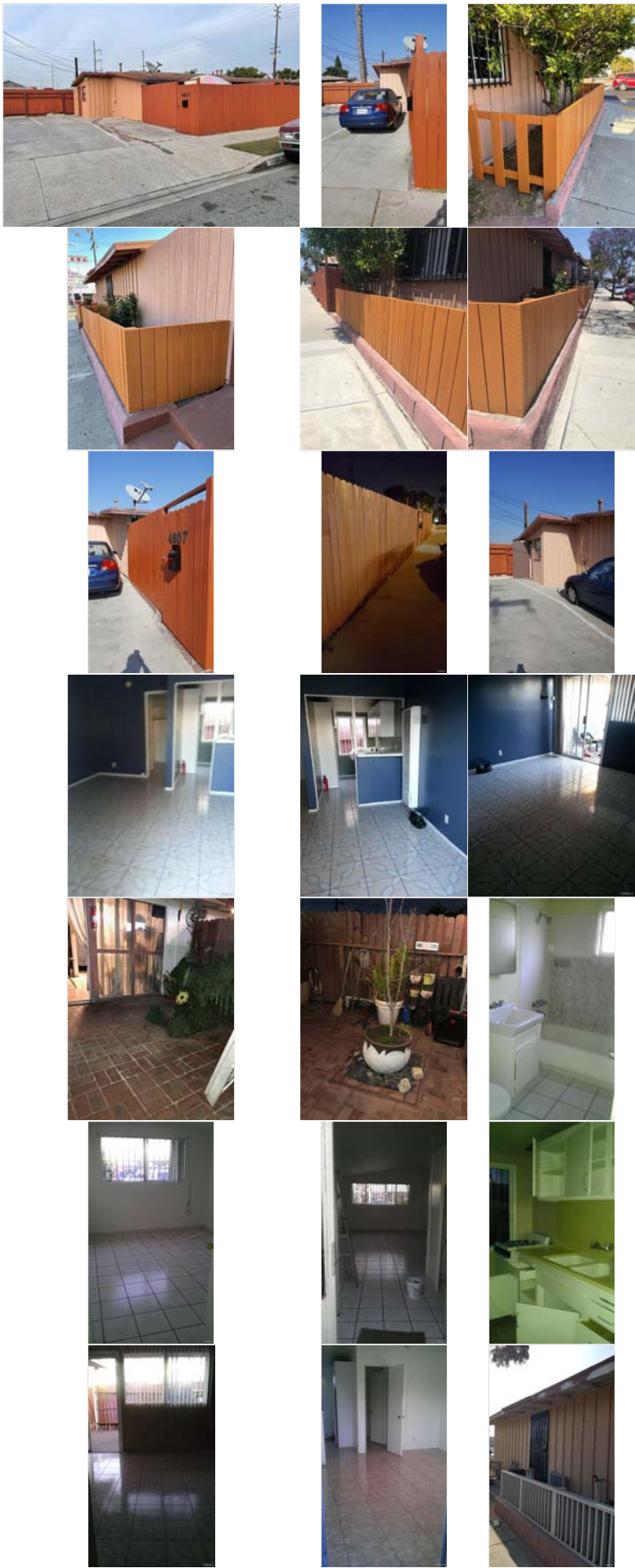
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

1209 - 1217 E 67th St • Los Angeles 90001
6 units • \$208,333/unit • 3,750 sqft • 9,704 sqft lot • \$333.33/sqft •
Built in 1924
East of the 110 S of the 10

List / Sold:
\$1,250,000/\$1,250,000 ↓
161 days on the market
Listing ID: 22215533



\$200k Reduction!! Double Lot -Fantastic opportunity to own residential income unit with great income potential. The property is centrally located with proximity to the 105, 110 and the 10 freeways. It is a pair of triplexes, allowing for multitude of financing options. Situated behind a pair of palm trees, these Spanish style units are freestanding with unparalleled privacy for the occupants. The property has been completely rehabbed with new plumbing, new electrical, lighting, interior/exterior paint, new landscape, and new bathroom fixtures. The kitchen features granite counter-top, tile flooring, custom cabinets and a range/over .ALL Six Units Renovated in 2014 and Fully Occupied

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$1,450,000
- 3 Buildings
- Heating: Natural Gas

Interior

Exterior

- Security Features: Carbon Monoxide Detector(s)

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,650	\$1,650	\$1,650
2:	2	2	1		Unfurnished	\$1,030	\$1,030	\$1,650
3:	3	2	1		Unfurnished	\$1,586	\$1,586	\$1,650
4:	4	2	1		Unfurnished	\$1,415	\$1,415	\$1,650
5:	5	2	1		Unfurnished	\$1,267	\$1,267	\$1,650
6:	6	2	1		Unfurnished	\$1,038	\$1,038	\$1,650
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 6010006028

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

Re/Max Property Connection
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22215533

Printed: 06/12/2023 7:41:38 AM

Closed • Apartment

354 W Elk Ave • Glendale 91204
6 units • \$358,333/unit • 3,081 sqft • 6,344 sqft lot • \$622.85/sqft •
Built in 1946
Half block south of Glendale Galleria. Between Columbus and Brand.



List / Sold:
\$2,150,000/\$1,919,000 ↓
135 days on the market
Listing ID: SR22241201

\$100,000 price reduction... We are pleased to introduce a rare opportunity to acquire a TRUE walk to Americana & Galleria investment opportunity. Elk Americana is comprised of 6 units which are all renovated. Situated just 1 block from both, this 6 unit offering awards tenants the utmost walkability with a Walk Score of 91! The current ownership has done an astute job of renovating units to modern amenity finishes which complements the craftsman styled feel of the property. Due to the property's unique aesthetic and proximity to downtown Glendale, vacancy is either non-existent or quickly absorbed. New ownership can continue to run this ease of management asset while capturing loss to lease with minimal effort. Rear building was repiped in 2019. Offered at a very attractive in-place CAP rate of 4.35% and 15.7 GRM, that asset at market rents will provide 5.02% CAP and 14.1 GRM, hard to find metrics in the Gem City. ** Contact listing agent for offering memorandum **

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$2,250,000
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 4.11
- \$136512 Gross Scheduled Income
- \$92451 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,331
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$11,131	\$11,131	\$12,395
# Of Units With:								
• Separate Electric: 7					• Drapes:			
• Gas Meters: 7					• Patio:			
• Water Meters: 2					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696005015

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

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

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CUSTOMER FULL: Residential Income LISTING ID: SR22241201

Printed: 06/12/2023 7:41:38 AM

Closed •

List / Sold: **\$1,499,000/\$950,000** ↓

3731 Glendon Ave • Los Angeles 90034

137 days on the market

6 units • \$249,833/unit • 2,383 sqft • 4,717 sqft lot • \$398.66/sqft •

Built in 1926

Listing ID: 23233655

Google Maps



3731 Glendon Ave presents a prime investment opportunity in the highly sought-after Palms neighborhood. This 6-unit multifamily property boasts a desirable unit mix of five 1-bedroom units and one studio, totaling 2,383 square feet on a spacious 4,717 square foot lot, zoned LAR3. The building has undergone recent renovations, featuring new windows, a freshly painted exterior, and new water heaters, ensuring it is well-maintained for potential tenants. Additionally, the property offers ample parking with six designated spaces. The location of this property is highly desirable, with the bustling Culver City only steps away, and the presence of major industry players such as Sony Studios, Amazon Studios, and Tik Tok in the area. The property is also conveniently located in proximity to the beach communities of Venice and Santa Monica, and the affluent neighborhoods of Rancho Park, Cheviot Hills, and Mar Vista. Furthermore, with the newly constructed Expo Line running through Palms, public transportation is readily available for tenants. This property presents a significant opportunity for investors, with an estimated 80%+ upside in gross rental income and 120% upside in net operating income.

Facts & Features

- Sold On 06/06/2023
 - Original List Price of \$1,499,000
 - 1 Buildings
 - 6 Total parking spaces
- Cap Rate: 2.71
 - \$40637 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,997
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance: \$6,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,250	\$15,000	\$1,900
2:	1	1	1		Unfurnished	\$1,000	\$12,540	\$1,900
3:	1	1	1		Unfurnished	\$1,300	\$15,600	\$1,900
4:	1	1	1		Unfurnished	\$715	\$8,580	\$1,900
5:	1	1	1		Unfurnished	\$1,100	\$13,200	\$1,900
6:	1	0	1		Unfurnished	\$438	\$5,256	\$1,000
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4252029027

Michael Lembeck

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

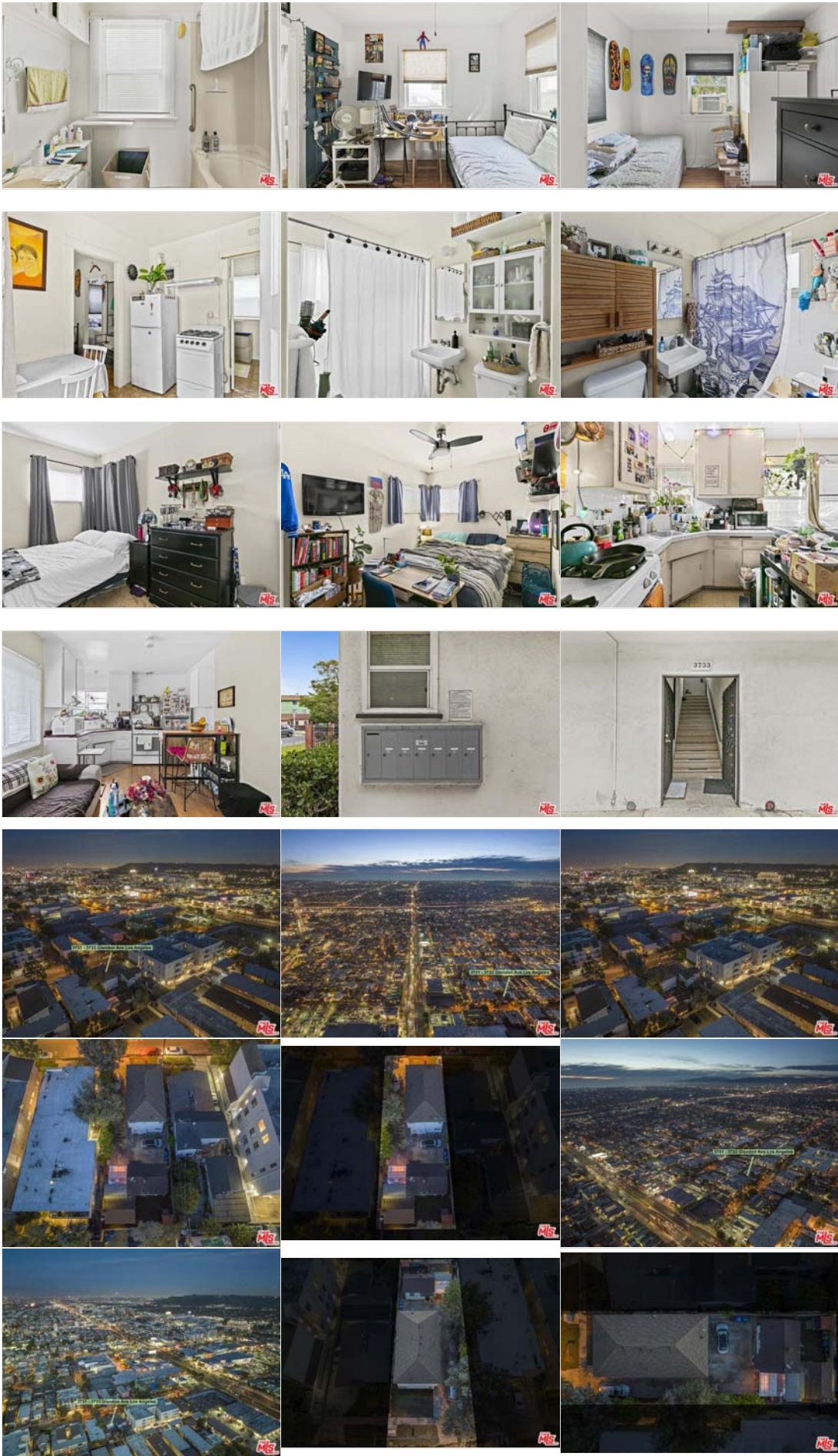
Re/Max Property Connection

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

Mission Viejo, 92691

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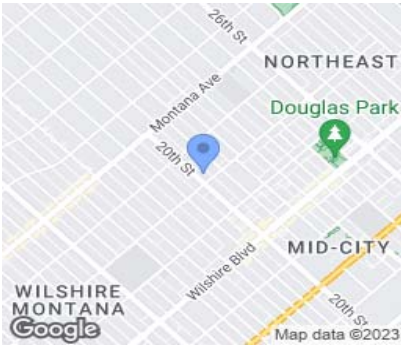
CUSTOMER FULL: Residential Income LISTING ID: 23233655

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Closed •

947 20th St • Santa Monica 90403
6 units • \$800,000/unit • 9,878 sqft • 8,024 sqft lot • \$394.82/sqft •
Built in 1971
Washington and 20th

List / Sold:
\$4,800,000/\$3,900,000 ↓
188 days on the market
Listing ID: DW22218559



Amazing location and great investment opportunity! One SFR, TWO townhouses and THREE apartment units!! This 6-unit multifamily property is conveniently located near Santa Monica's coastal community, Santa Monica College, and close to the Metro Expo Line and Third Street Promenade! Brand new outside paint! Perfectly centered to accommodate the long-term demand for housing the workforce in the tech economy as well as the returning students to the renowned Santa Monica College. Units have been upgraded and well maintained throughout the years. These units are much bigger than the typical SM apartments. 5 garage spaces in back for 5 of the units as well as a private 2 car garage and driveway for the HUGE Single-Family, 3 bedroom/3 bathroom front residence! Front home also has an extra living space right off of the garage which includes an additional bathroom and kitchen! Front house gets beautiful views from their private sun deck. So many perks to this fantastic opportunity. Call me for more info.

Facts & Features

- Sold On 06/05/2023
- Original List Price of \$5,400,000
- 1 Buildings
- Levels: Two, Three Or More
- 9 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Forced Air
- \$0 (Unknown)
- Laundry: Community
- Cap Rate: 3.79
- \$261408 Gross Scheduled Income
- \$182128 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,444
- Electric: \$977.00
- Gas: \$1,276
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses: 261
- Insurance: \$4,372
- Maintenance: \$1,739
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,722
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	2	Unfurnished	\$6,150	\$6,150	\$7,600
2:	1	2	3	1	Unfurnished	\$2,609	\$2,609	\$4,800
3:	1	2	3	1	Unfurnished	\$3,450	\$3,450	\$4,800
4:	1	2	2	1	Unfurnished	\$3,200	\$3,200	\$4,200
5:	1	2	2	1	Unfurnished	\$3,200	\$3,200	\$4,200
6:	1	2	2	1	Unfurnished	\$3,176	\$3,176	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277012022

Michael Lembeck

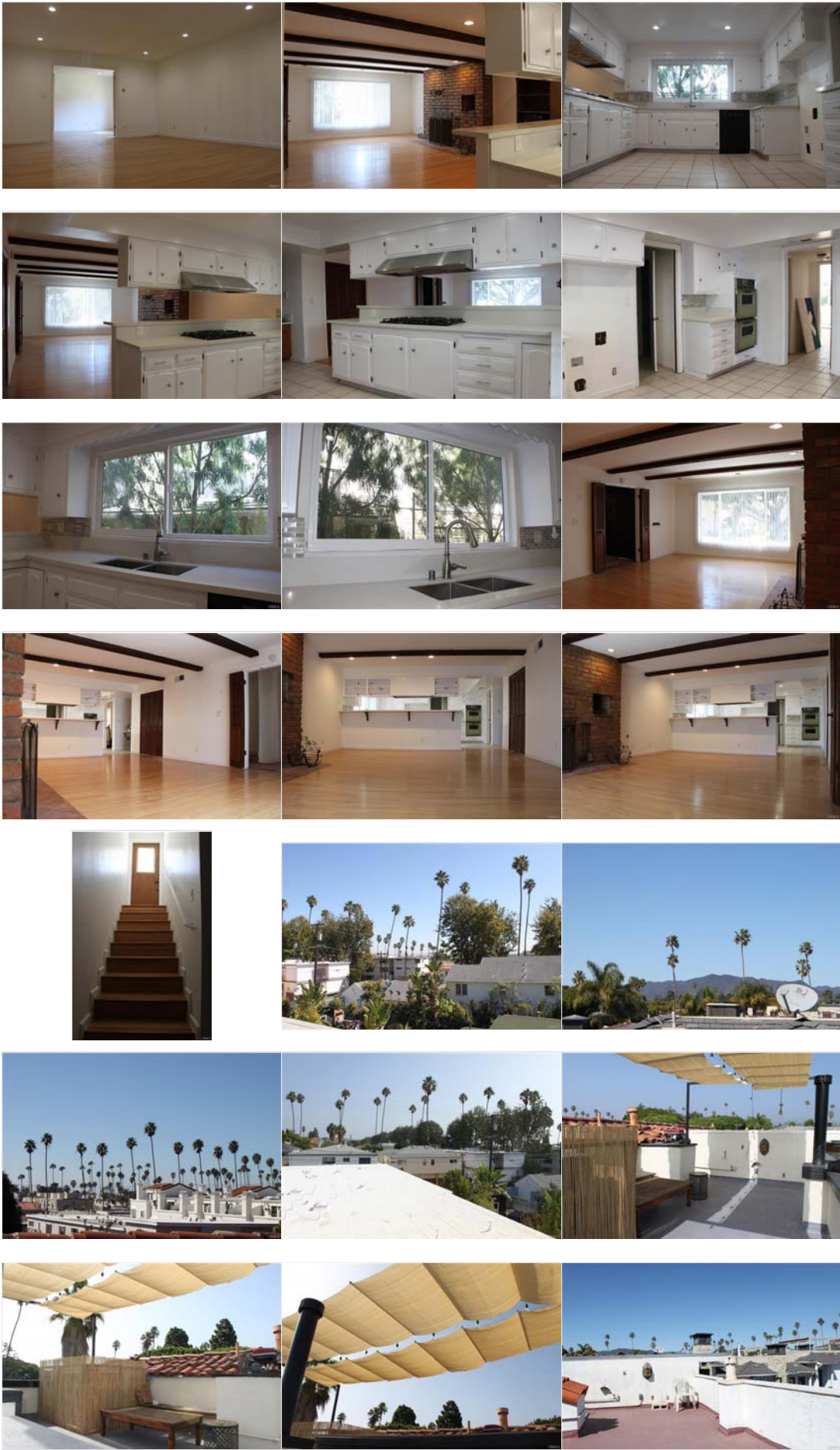
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW22218559

Printed: 06/12/2023 7:41:38 AM

Closed •

512 N Spaulding Ave • Los Angeles 90036
8 units • **\$256,250/unit** • **4,112 sqft** • **5,722 sqft lot** • **\$498.54/sqft** •
Built in 1927
North of Fairfax between Melrose and Beverly.



List / Sold:
\$2,050,000/\$2,050,000
14 days on the market
Listing ID: 23268974

Great 8-unit building with huge rental upside within a few blocks of The Grove, Pan Pacific Park, Television City and some of the trendiest boutique shops, restaurants, theatres and cafes along Melrose Avenue, earning this property a walk Walker's Paradise score of 94. The walkable stretch of North Fairfax Avenue between Melrose Ave and Beverly Blvd where the property is located - has emerged over the past few years as one of the most vibrant centers of shopping and dining in the city. It also sits within close proximity to landmarks such as the LA County Museum of Art and La Brea Tar Pits. 512 - 514 North Spaulding has a great unit mix and it offers an investor great rental upside and one of the most highly coveted rental markets in the city. Three one-bedroom units will be delivered vacant at closing.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$2,050,000
- 1 Buildings
- 4 Total parking spaces
- Cap Rate: 5.28
- \$108248 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$66,538
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,650	\$1,650	\$1,900
2:	1	0	1		Unfurnished	\$1,650	\$1,650	\$1,900
3:	1	0	1		Unfurnished	\$1,600	\$1,600	\$1,900
4:	1	0	1		Unfurnished	\$1,153	\$1,153	\$1,900
5:	1	1	1		Unfurnished	\$1,463	\$1,463	\$2,500
6:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500
7:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500
8:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5527025016

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

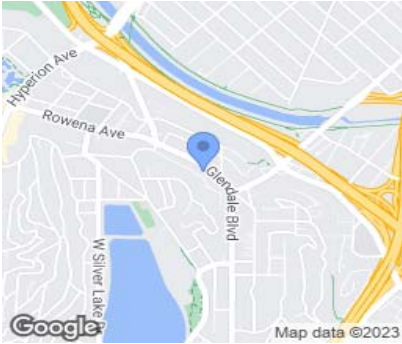
List / Sold:

\$3,050,000/\$2,350,000 ↓

287 days on the market

Listing ID: 22192663

2631 Glendale Blvd • Los Angeles 90039
8 units • \$381,250/unit • 6,980 sqft • 14,818 sqft lot • \$336.68/sqft •
Built in 1947
Great Location on Glendale Blvd in Silver Lake



The sale includes the adjacent fourplex located at 2637 Glendale Blvd. 2631 Glendale Blvd (APN: 5439-009-003) and 2637 Glendale Blvd (APN: 5439-009-004) are two side-by-side fourplexes in Silver Lake being offered for sale together as one transaction. The offering provides investors a unique opportunity to acquire eight units in a premier Los Angeles rental market with meaningful long-term capital appreciation. 2631 and 2637 Glendale Blvd are ideally located in Silver Lake and walkable to many neighborhood hotspots. It features an ideal unit composition of eight large Two (2) Two-Bedroom | One-Bathroom units. The units are large in size and average nearly 900 square feet each. The units offer many original details featured in 1940s construction such as original hardwood floors, ample windows, many original built-ins, and a separate room for an in-unit washer/dryer. As a bonus, there are currently two vacant units allowing the next owner to optimize and rent for market value. Units are accessed through a quiet, open-air courtyard; each unit features front and rear access and exit. In all, 2631 and 2637 Glendale Blvd feature 6,980 SF of improvements on a collective 14,818 square feet of land, zoned LAR2. The property is fully parked with a total of 8 parking spaces. Gas and electrical utilities are separately metered.

Facts & Features

- Sold On 06/07/2023
- Original List Price of \$3,050,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 4
- \$121044 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$56,232
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1		Unfurnished	\$1,884	\$15,075	\$22,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

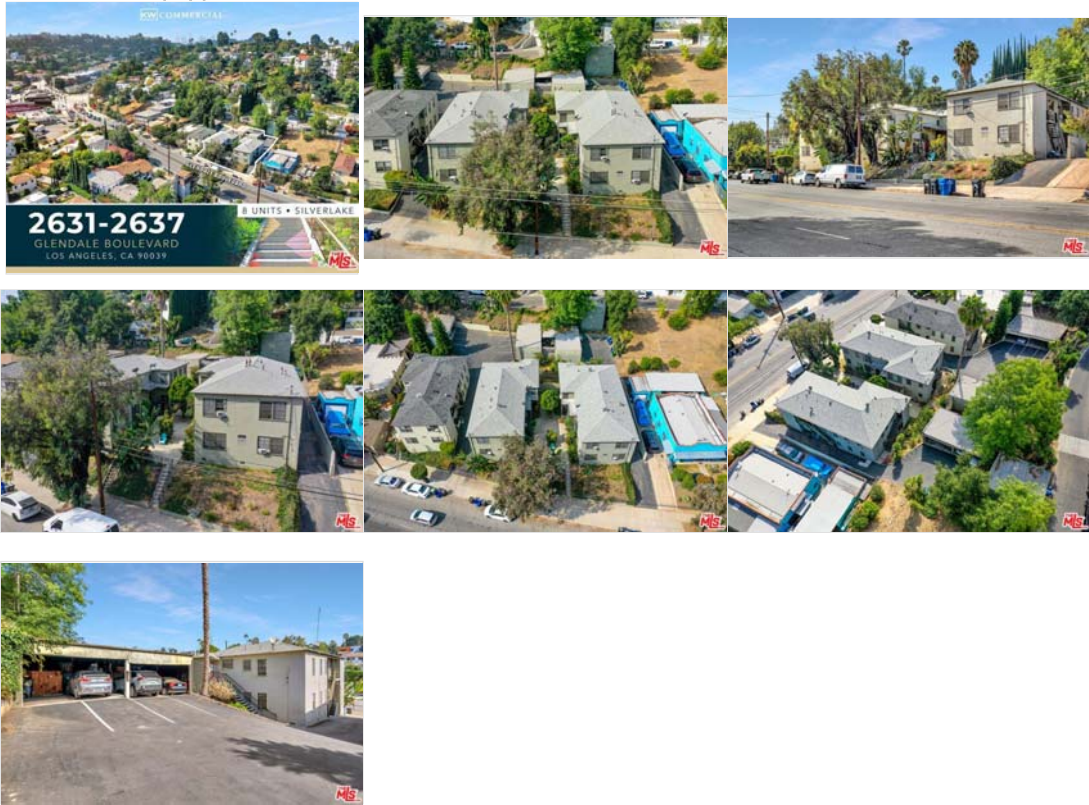
Additional Information

- Standard sale
- Rent Controlled
- Los Angeles County
- Parcel # 5439009003

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 22192663

Printed: 06/12/2023 7:41:38 AM

Closed •

12340 Tennessee Ave • Los Angeles 90064
9 units • \$221,667/unit • 3,827 sqft • 6,250 sqft lot • \$431.67/sqft •
Built in 1956
North of Pico Blvd. and West of S. Barrington Ave.

List / Sold:
\$1,995,000/\$1,652,000 ↓
40 days on the market
Listing ID: 23241663



2302 S. Carmelina Ave. & 12340 Tennessee Ave. is a rare multi-family investment opportunity located in the heart of LA's famed community of Rancho Park. Consisting of 9 units set amongst 3 properties and lushly landscaped grounds, the buildings boast a great unit mix consisting of spacious 1-bedroom and studio floor plans and a home. The buildings represent a quintessential value-add opportunity rarely available in such a prime location. The unit mix includes (1) 1-bed, 1-bath house with a den, (4) 1-bed, 1-bath units, and (4) efficiency units. Please note, the original configuration of the property consisted of a house and 4 units. The 4 units were all 2 bedroom two bath units and were converted to 4 one bedroom one bath units and 4 efficiency units. Certificate of occupancy shows 5 units. Each of the units offers an abundance of rental upside. Additional property features include on-site parking, an on-site laundry facility, and gated entry. Priced at a low \$255,000 per unit, this basis is rarely seen on the Westside. A quick walk to high-end dining and nightlife, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire an easy to manage turn-key asset in one of the best locations of the Westside.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$2,295,000
- 1 Buildings
- \$88049 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$59,929
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,095	\$1,095	\$1,595
2:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,895
3:	1	1	1		Unfurnished	\$1,490	\$1,490	\$1,895
4:	1	0	1		Unfurnished	\$1,095	\$1,095	\$1,595
5:	1	0	1		Unfurnished	\$1,038	\$1,038	\$1,595
6:	1	1	1		Unfurnished	\$1,695	\$1,695	\$1,895
7:	1	1	1		Unfurnished	\$1,695	\$1,695	\$1,895
8:	1	0	1		Unfurnished	\$1,095	\$1,095	\$1,595
9:	1	1	1		Unfurnished	\$1,964	\$1,964	\$2,395
10:								
11:								
12:								
13:								

Of Units With:

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

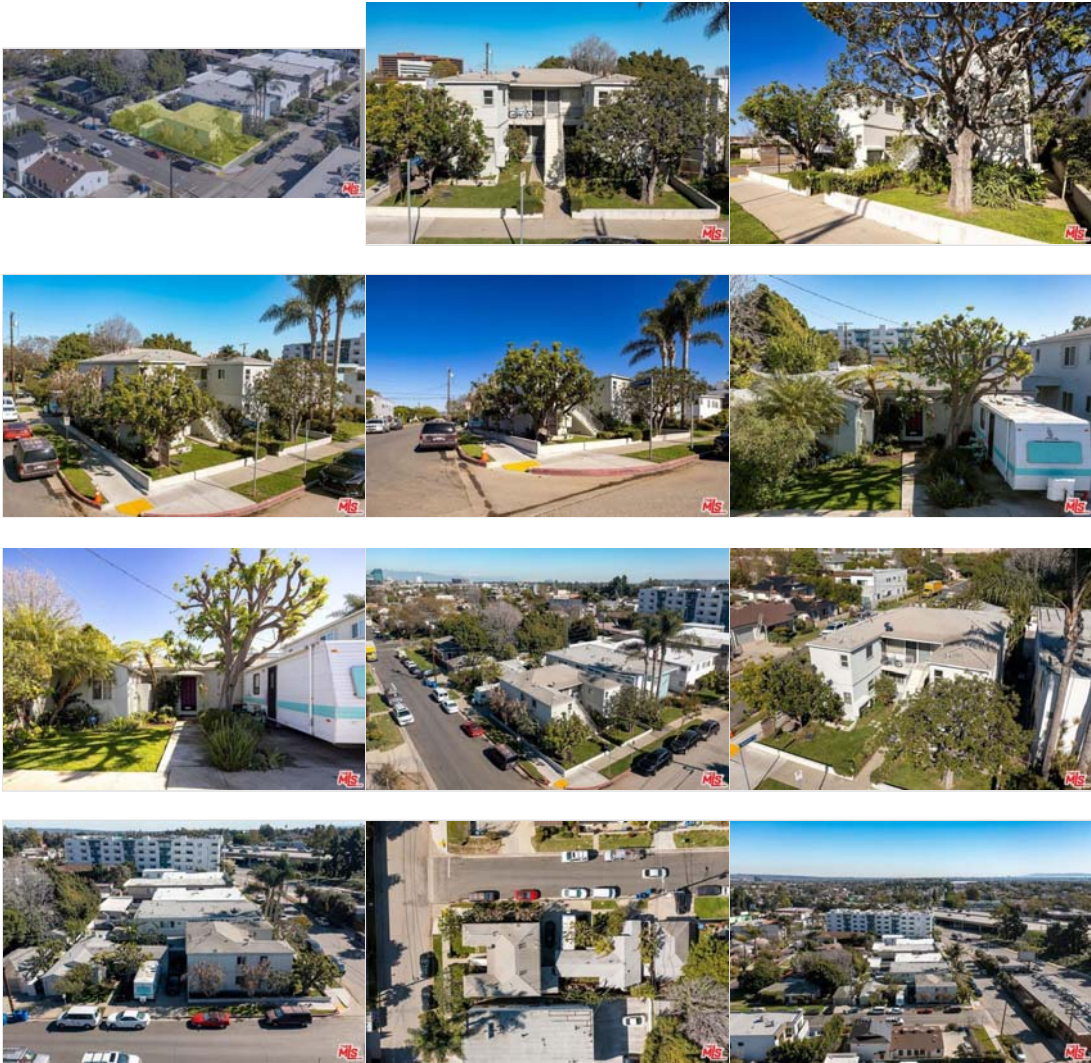
Additional Information

- Standard sale
- Los Angeles County
- Parcel # 4259028001

Michael Lembeck

Re/Max Property Connection

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Closed •

714 E Elk Ave • Glendale 91205
10 units • \$140,000/unit • 6,951 sqft • 6,782 sqft lot • \$165.44/sqft •
Built in 1994
South of Colorado Cross Streets: Everett/Elk

List / Sold:
\$1,400,000/\$1,150,000 ↓
8 days on the market
Listing ID: 23233117



714 East Elk, a RENT RESTRICTED, low income senior housing complex, centrally located vibrant city of Glendale, CA. The property was built in 1994, consists of 9 (1br/1ba) and 1 (3Br/2ba). Close to the Downtown Business District, The Americana, Galleria, eateries, cafes and parks. Building is 40% Vacant.

Facts & Features

- Sold On 06/08/2023
- Original List Price of \$1,400,000
- 1 Buildings
- \$9484 Net Operating Income

Interior

- Floor: Carpet, Laminate
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$49,706
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1		Unfurnished	\$848	\$5,085	\$8,404
2:	1	3	2		Unfurnished	\$0	\$0	\$1,667
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5674028011

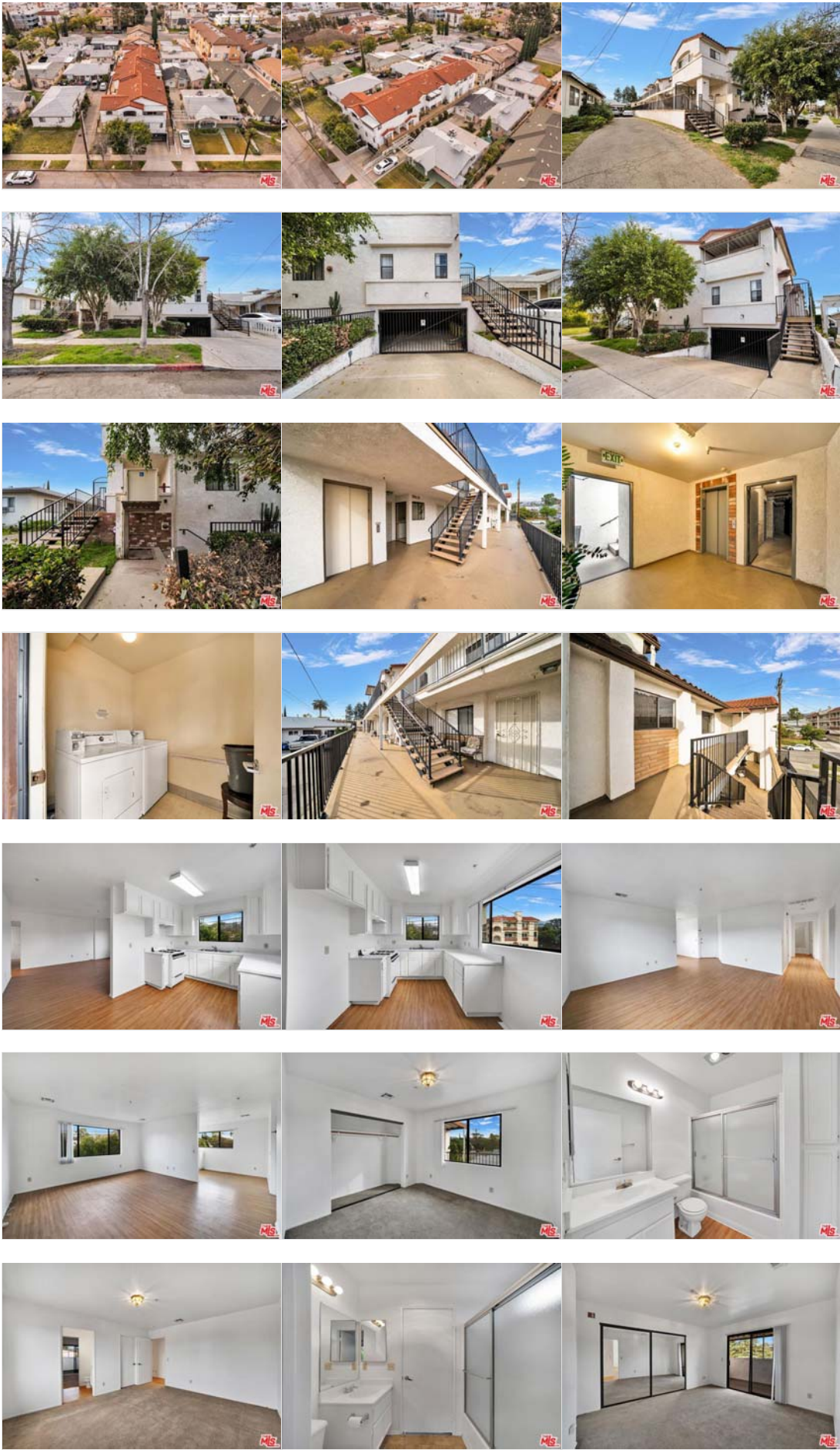
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23233117

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Closed •

3279 Provon Ln • Los Angeles 90034
10 units • \$275,000/unit • 8,112 sqft • 11,492 sqft lot • \$365.26/sqft •
Built in 1954
North of National Blvd, West of Castle Heights Ave



List / Sold:
\$2,750,000/\$2,963,000 ↑
16 days on the market
Listing ID: 23261403

10-unit apartment building with soft story retrofit completed in 2018. Unit mix is 1 - 2+2, 2 - 2+1, 7 - 1+1. Total building square footage is 8,112 situated on a 11,492 square foot lot. Located in the high demand area of Castle Heights, Beverlywood Adjacent - one of the most desirable pockets in Los Angeles. The area is undergoing an enormous transformation with the construction of new apartment buildings as well as major entertainment companies such as Amazon, Apple and HBO. Close to the future Google campus. Minutes to Culver City's popular restaurants, bars, fitness centers and theaters. Close to the Expo Line and the 405 and 10 freeways. This is a Trust Sale, no court confirmation required.

Facts & Features

- Sold On 06/06/2023
- Original List Price of \$2,750,000
- 1 Buildings
- \$150294 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,923
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,150	\$2,150	\$2,150
2:	2	2	1		Unfurnished	\$2,813	\$2,813	\$2,813
3:	7	1	1		Unfurnished	\$9,777	\$9,777	\$9,777
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

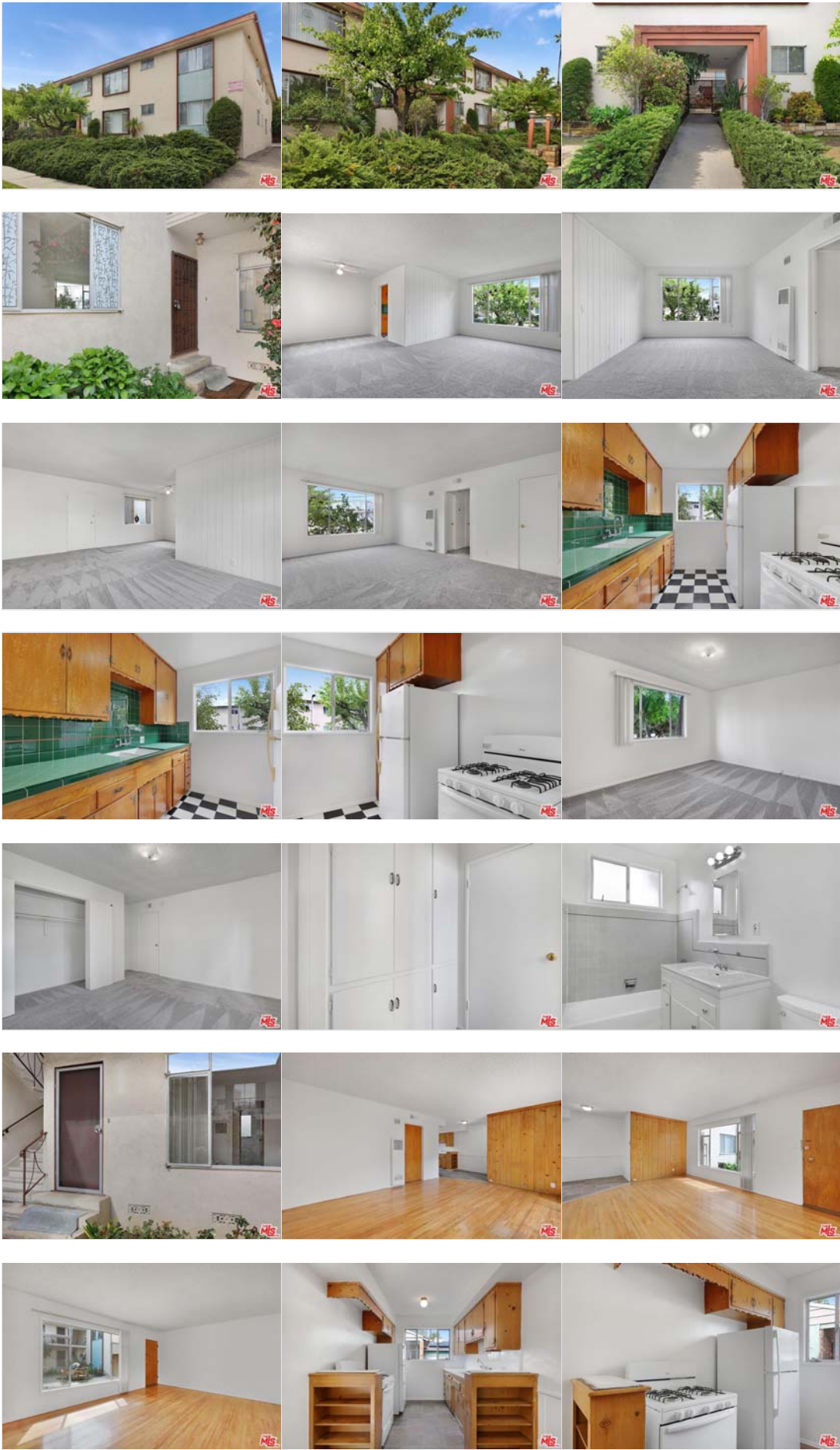
Additional Information

- Probate Listing sale
- C08 - Cheviot Hills/Rancho Park area
- Los Angeles County
- Parcel # 4311004013

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Re/Max Property Connection
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23261403

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Closed • Apartment

2053 Argyle Ave • Los Angeles 90068

11 units • \$159,000/unit • 6,418 sqft • 20,153 sqft lot • \$354.47/sqft • Built in 1941

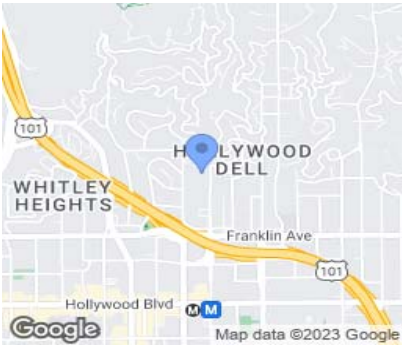
North of Franklin Avenue

List / Sold:

\$1,749,000/\$2,275,000 ↑

34 days on the market

Listing ID: SR23029711



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY 2 SIDE BY SIDE PARCELS TOGETHER AS ONE SALE, TOTALING 20,153± SQ. FT. OF LAND. 2053 ARGYLE CONSISTS OF AN 8 UNIT APARTMENT BUILDING AND 2067 ARGYLE CONSISTS OF A 3 UNIT APARTMENT BUILDING. SEPARATE ELECTRIC AND GAS METERS FOR BOTH BUILDINGS. FABULOUS LOCATION. CLOSE TO SHOPPING, ENTERTAINMENT AND ICONIC HOLLYWOOD BOULEVARD. POSSIBLE DEVELOPMENT SITE. BUYERS SHOULD CHECK WITH THE CITY/COUNTY FOR CURRENT BUILDING RESTRICTIONS AND REQUIREMENTS. SOLD SUBJECT TO EXISTING OCCUPANCY. 2053 ARGYLE AVENUE IS CURRENTLY IN REAP. TRUSTEE CURRENTLY WORKING WITH THE CITY TO CORRECT RECORDED VIOLATIONS. VIOLATIONS AVAILABLE UPON REQUEST.

Facts & Features

- Sold On 06/09/2023
- Original List Price of \$1,749,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$102660 Gross Scheduled Income
- 12 electric meters available
- 11 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$858	\$858	\$858
2:	1	0	1	0	Unfurnished	\$583	\$583	\$583
3:	1	1	1	0	Unfurnished	\$1,045	\$1,045	\$1,045
4:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,050
5:	1	1	1	0	Unfurnished	\$0	\$0	\$0
6:	1	0	1	0	Unfurnished	\$895	\$895	\$895
7:	1	1	1	0	Unfurnished	\$932	\$932	\$932
8:	1	1	1	0	Unfurnished	\$881	\$881	\$881
9:	1	1	1	0	Unfurnished	\$819	\$819	\$819
10:	1	1	1	0	Unfurnished	\$995	\$995	\$995
11:	1	0	1	0	Unfurnished	\$497	\$497	\$497

Of Units With:

- Separate Electric: 12
- Gas Meters: 11
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5586005014

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR23029711

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