

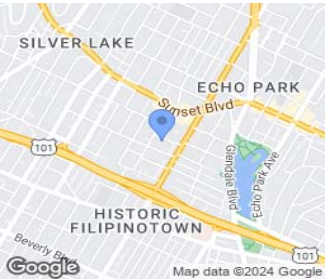
Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	L\$Soft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24402581	S	2138 Santa Ynez ST	LA		STD	2			\$1,230,000	\$708.12	1737/OTH	1921	4,991/0.1146	N		07/18/24	22/22
2	24398185	S	1354 N Benton WAY	LA		STD	2			\$1,891,000	\$987.98	1914	1923	6,738/0.1547	N	2	07/15/24	38/38
3	RS24143079	S	243 E Tamarack AVE	ING	102	NOD	2	\$0		\$750,000	\$484.50	1548	1930/PUB	7,497/0.1721	N	1	07/19/24	0/0
4	SB24113427	S	4737 W 165th ST	LAWN	113	STD	2	\$0		\$935,000	\$488.00	1916	1947/ASR	5,200/0.1194	N	3	07/17/24	0/0
5	DW24105931	S	341 E 118th PL	LA	122	STD	2	\$60,000		\$795,000	\$670.32	1186	1938/PUB	5,597/0.1285	N	3	07/20/24	6/6
6	SR24086907	S	210 W Alameda AVE	BBK	610	STD	2	\$4,269		\$1,030,000	\$638.96	1612	1944/ASR	7,231/0.166	N	2	07/16/24	21/21
7	AR24080697	S	150 - 148 Vaxon AVE	SGAB	654	STD	2	\$73,200		\$1,050,000	\$477.27	2200	1919/SEE	11,076/0.2543	N	2	07/17/24	42/42
8	24342895	S	2222 W Olympic BLVD	MTB	674	STD	2			\$559,000	\$565.79	988/A	1948/ASR	2,491/0.0572	N	2	07/18/24	191/191
9	DW24005050	S	3323 Darwin AVE	LA	677	STD	2	\$24,000		\$66,000	\$60.44	1092	1954/ASR	6,941/0.1593	N	0	07/16/24	6/6
10	DW24005243	S	3327 Darwin AVE	LA	677	STD	2	\$28,800		\$760,000	\$443.67	1713	1941/ASR	7,107/0.1632	N	2	07/16/24	6/29
11	TR24084111	S	235 Olive ST	CLAR	683	STD	2	\$0		\$979,000	\$460.49	2126	1945/ASR	8,786/0.2017	N	2	07/18/24	29/29
12	CV24117756	S	232 W 3rd ST	SDMS	689	STD	2	\$57,600		\$1,061,250	\$557.38	1904	1961/ASR	6,952/0.1596	N	2	07/16/24	2/2
13	DW24089051	S	3202 Flower ST	HNPk	699	STD	2	\$0		\$785,000	\$383.11	2049	1926/ASR	5,866/0.1347	N	4	07/15/24	45/45
14	DW24083575	S	8219 8221 Morton AVE	LA	699	STD	2	\$0		\$800,000	\$531.21	1506	1963/ASR	6,031/0.1385	N	0	07/15/24	16/16
15	DW24115493	S	9010 Beach ST	LA	699	STD	2	\$0		\$913,000	\$415.00	2200	1922/PUB	6,667/0.1531	N	0	07/16/24	6/6
16	SR23149065	S	14416 Pinney ST	ARL	ARL	STD	2	\$72,000		\$925,000	\$444.28	2082	1951/ASR	6,819/0.1565	N	0	07/17/24	183/183
17	24397729	S	9012 Din ST	LA	C09	STD	2			\$1,300,000	\$661.91	1964/AP	1953/ASR	6,008/0.1379	N	1	07/15/24	20/20
18	24367211	S	1647 S Holt AVE	LA	C09	STD	2			\$1,725,000	\$583.36	2957/A	1930/ASR	6,318/0.145	N	2	07/16/24	108/108
19	DW24010075	S	11466 Venice BLVD	LA	C13	STD	2	\$42,436		\$850,000	\$894.74	950	1953/ASR	2,499/0.0574	N	2	07/16/24	133/133
20	22159253	S	619 Pacific ST	SM	C14	STD	2			\$2,085,000	\$2,961.65	704	1914	7,451/0.1711	N	2	07/15/24	721/7206
21	24352137	S	819 26th ST	SM	C14	STD	2			\$3,650,000	\$985.16	3705	1938	8,825/0.2026	N	3	07/19/24	107/107
22	24368361	S	1352 S Longwood AVE	LA	HPK	STD	2			\$1,180,000	\$462.56	2551/A	1928/ASR	6,972/0.1601	N	3	07/17/24	32/32
23	24403895	S	1143 N Sycamore AVE	LA	C20	STD	2			\$1,260,000	\$626.24	2012	1920	5,846/0.1342	N	2	07/15/24	54/54
24	BB24041706	S	2330 Levick ST	LA	671	STD	2	\$128,400		\$1,832,000	\$631.72	2900	1923/ASR	10,000/0.2296	N	2	07/16/24	103/103
25	24373493	S	6405 Ocean Front WALK	PDLR	C31	STD	2			\$4,263,000	\$1,760.84	2421	1965	2,551/0.0586	N	2	07/15/24	103/103
26	24373473	S	6401 Ocean Front WALK	PDLR	C31	STD	2			\$4,437,000	\$1,832.71	2421	1965	2,551/0.0586	N	2	07/15/24	186/290
27	DW23219925	S	155 E Golden AVE	LA	C34	STD	2	\$2,450		\$650,000	\$455.50	1427	1921/ASR	5,624/0.1291	N	0	07/16/24	0/61
28	DW24115190	S	9007 Beach ST	LA	C34	STD	2	\$0		\$1,000,000	\$402.25	2486	2024/BLD	3,375/0.0775	N	2	07/15/24	2/2
29	MB24122490	S	8906 S Harvard BLVD	LA	C34	STD	2	\$0		\$1,033,000	\$498.79	2071	1930/ASR	6,753/0.155	N	0	07/18/24	21/21
30	SR24084955	S	411 W 11th ST	LA	C36	PRO	2	\$0		\$620,000	\$329.56	2112	1988/PUB	6,043/0.1387	N	0	07/16/24	81/81
31	24377244	S	725 W 83rd ST	LA	C36	STD	2			\$750,000	\$382.07	1963	1921	6,001/0.1378	N	3	07/19/24	106/106
32	PW24115137	S	629 E 8th ST	LA	C37	PRO	2	\$104,976		\$1,150,000	\$328.01	3506	2012/PUB	5,736/0.1317	N	0	07/16/24	4/4
33	CV24050518	S	522 Simmons AVE	ELA	ELA	STD	2	\$42,072		\$715,000	\$485.40	1473	1951/ASR	5,353/0.1229	N	1	07/17/24	8/8
34	SW24113209	S	45122 Spearman AVE	LNCr	LAC	STD	2	\$22,200		\$395,500	\$413.27	957	1954/ASR	7,837/0.1799	N	1	07/16/24	37/37
35	SR24122466	S	6557 Scout AVE	BG	T3	STD	2	\$2,400		\$915,000	\$391.36	2338	1957/ASR	7,891/0.1812	N	0	07/15/24	217/217
36	224002103	S	4937 Topanga Canyon BLVD	WHLL	WHLL	STD	2			\$1,095,000	\$625.20	1435	1951/ASR	6,252/0.1435	N	0	07/19/24	0/0
37	SB24147181	S	1031 E Young ST	WILL	196	TRUS	3	\$0		\$689,000	\$398.04	1731	1953/ASR	5,395/0.1239	N	0	07/19/24	172/172
38	DW23188078	S	4947 Barstow ST	LA	621	STD	3	\$46,320		\$1,050,000	\$456.92	2298	1941/ASR	7,499/0.1722	N	0	07/19/24	386/372
39	SR23075801	S	584 N Mar Vista AVE	PAS	646	STD	3	\$4,970		\$1,010,000	\$453.32	2228	1915/ASR	9,208/0.1864	N	2	07/15/24	43/43
40	24375307	S	1335 Buena Vista AVE	POM	687	STD	3			\$830,000	\$625.47	1327	1947	18,806/0.4317	N	2	07/19/24	105/105
41	24376485	S	2001 S Congress AVE	LA	C16	STD	3			\$800,000	\$389.48	2054	1905	6,004/0.1378	N	0	07/18/24	184/184
42	24347471	S	1636 S Ridgely DR	LA	C16	STD	3			\$1,085,000	\$390.01	2782	1964	5,820/0.1336	N	2	07/16/24	182/362
43	23311045	S	3319 Primera AVE	LA	C30	STD	3			\$1,225,000	\$694.44	1764/A	1936	6,258/0.1437	N	2	07/15/24	32/32
44	24377199	S	1266 W 35th PL	LA	C34	STD	3			\$1,100,000	\$708.76	1552	1920	4,725/0.1085	N	2	07/17/24	34/34
45	DW24066235	S	4331 S Budlong AVE	LA	C34	STD	3	\$237,600		\$2,550,000	\$515.20	4949.5	2024/BLD	5,281/0.1212	N	0	07/18/24	6/6
46	SR24098295	S	15636 Mavall ST	NOH	NOH	STD	3	\$76,200		\$865,000	\$540.62	1600	1942/ASR	6,643/0.1525	N	2	07/18/24	47/47
47	DW24034785	S	2813 Independence AVE	NOH	T2	STD	3	\$86,400		\$985,000	\$397.98	2475	1964/ASR	5,139/0.118	N	0	07/18/24	79/79
48	QC24084544	S	3170 Ohio Ave	SOG	T4	STD	3	\$55,200		\$825,000	\$322.14	2561	1944/PUB	6,935/0.1592	N	4	07/17/24	127/127
49	24386597	S	2103 Carnegie LN	REDO	152	STD	4			\$2,340,000	\$449.83	5202/E	1963/OTH	7,506/0.1723	N	0	07/19/24	56/118
50	24364505	S	2404 S Carolina ST	SP	181	STD	4			\$975,000	\$265.52	3672/A	1957/ASR	6,092/0.1399	N	0	07/17/24	4/4
51	SB24079961	S	1206 N Park Western DR	SP	193	STD	4	\$102,648		\$1,270,000	\$307.36	4132	1964/ASR	8,103/0.186	N	2	07/19/24	93/93
52	CV24113145	S	11831 Basve ST	ELM	619	STD	4	\$50,292		\$1,550,000	\$377.86	4102	1935/ASR	20,718/0.4756	N	0	07/19/24	21/21
53	24381389	S	8997 Keith AVE	WHO	C10	STD	4			\$1,900,000	\$743.93	2554	1918	6,527/0.1498	N	0	07/19/24	84/84
54	24406399	S	6112 Temple Hill DR	LA	C30	STD	4			\$2,430,000	\$700.09	3471	1949/ASR	6,100/0.14	N	2	07/19/24	228/228
55	24377211	S	3915 Walton AVE	LA	C34	STD	4			\$1,040,000	\$313.82	3314	1929	3,582/0.0822	N	6	07/19/24	13/13
56	23336875	S	7804 - 7800 Western AVE	LA	C36	STD	4			\$670,000	\$398.81	1680/A	1952	5,504/0.1264	N	2	07/15/24	10/10
57	SR24103315	S	45119 Beech AVE	LNCr	LAC	STD	4	\$98,880		\$875,000	\$222.08	3940	1981/ASR	8,901/0.2043	N	3	07/16/24	72/72
58	24394437	S	3458 W 67th ST	LA	PHHT	STD	4			\$1,259,000	\$337.90	3726	1966	5,041/0.1157	N	2	07/19/24	57/57
59	CV24088544	S	8042 Garfield AVE	BG	T3	STD	4	\$0		\$995,000	\$362.21	2747	1949/ASR	10,582/0.2429	N	2	07/15/24	46/46
60	DW24047294	S	8676 State ST	SOG	T4	STD	4	\$72,000		\$675,000	\$335.32	2013	1942/ASR	5,596/0.1285	N	4	07/15/24	10/10
61	MB24105643	S	7727 Walker AVE	CUD	T5	STD	4	\$95,052		\$1,200,000	\$416.67	2880	1958/ASR	5,184/0.119	N	2	07/15/24	72/72
62	24389143	S	483 E 49th ST	LA	C42	STD	5			\$860,000	\$208.03	4134/OTH	1909	7,420/0.1703	N	2	07/16/24	6/6
63	SB24116829	S	6616 6618 Makee AVE	LA	C42	STD	6	\$82,593		\$900,000	\$238.92	3767	1961/ASR	7,185/0.1649	N	0	07/17/24	68/251
64	24387885	S	7260 Canby AVE	RES	RES	STD	6			\$1,150,000	\$225.14	5108/OTH	1954/OTH	8,003/0.1837	N	0	07/15/24	0/0
65	CV24077597	S	568 E Colorado AVE	GLDR	629	TRUS	7	\$150,840		\$2,000,000	\$289.35	6912	1963/ASR	10,745/0.2467	N	0	07/18/24	21/21
66	SB24146613	S	11643 Fucalvotus	HAWT	108	STD	8	\$0		\$3,050,000	\$350.25	8708	1963/PUB	11,268/0.2587	N	8	07/15/24	99/99
67	PW24103827	S	1620 W 209th	TORR	122	STD	8	\$214,956		\$2,600,000	\$338.50	7681	1988/ASR	11,326/0.26	N	0	07/19/24	120/120
68	PW24029624	S	112 N Huntington DR	ALH	601	TRUS	8	\$170,544		\$2,000,000	\$528.54	3784	1922/ASR	10,574/0.2427	N	0	07/19/24	38/38
69	24364479	S	4412 Finley AVE	LA	637	STD	8			\$2,360,000	\$364.99	6466	1964	6,710/0.154	N	0		

Closed •

2138 Santa Ynez St • Los Angeles 90026
2 units • \$599,500/unit • 1,737 sqft • 4,991 sqft lot • \$708.12/sqft •
Built in 1921
Off of Alvarado and Santa Ynez

List / Sold:
\$1,199,000/\$1,230,000 ⬆️
22 days on the market
Listing ID: 24402581



Nestled between the vibrant Echo Park and Silver Lake neighborhoods with views of the scenic Los Angeles topography, this rare VACANT duplex stands as a beacon of opportunity for investors and owner-users. The front unit offers two bedrooms, one bath, and an additional versatile room (perfect for an office, art room, or study), electric fire place for those wine nights, central heat/air complemented by a spacious eat-in kitchen, and inviting outdoor patios. The rear unit features a two-bedroom, one-bath arrangement with an ample bonus loft space (256 sq feet), perfect for customization into an additional bedroom, office, art room or playroom. Both units are poised for modernization, with the promise of high rental yields. Reflecting the superior upgrades, this property incorporates high-end materials and modern attributes. The intuitive open floor plan effortlessly connects living, dining, and kitchen spaces, a sumptuous European-styled kitchen. This culinary haven is outfitted with quartz countertops, custom backsplash, new cabinets with designer fixtures, and stainless steel appliances. The bathrooms are transformed into chic retreats, featuring custom "wood" tile surrounds, LED lighting, and modern fixtures, with the a luxurious shower/bath. Natural light floods the primary bedroom and the guest rooms both boast generous closet space. The property has been upgraded meticulously, including new luxury vinyl plank floors, new 200 AMP electrical panel (split meters), double pane windows, and a host of new installations, ensuring comfort and style. The outdoor space offers a low-maintenance yard that includes orange, avocado, pomegranate, & guava trees. Perfect for entertaining and relaxation, and the lot itself holds immense potential for adding an ADU or further development, leveraging the build-able lot to its full earning potential. This investment property, delivered fully VACANT, invites you to seize a unique Los Angeles real estate opportunity. With its prime location and inherent charm, it is perfectly suited for those ready to craft a dream home while enjoying the benefits of supplemental income. Perfect to owner occupy and earn or for the savvy investors portfolio (LARD3 zoned). Close to all of the restaurants, around the corner from Mohawk Bend, The Echoplex, Sunset Junction all of the coolest shops on Sunset Blvd., Echo Park & Silver Lake.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- SellerConsiderConcessionYN:

Interior

- Rooms: Loft
- Appliances: Dishwasher, Range

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,995
2:	2	2	1		Unfurnished	\$0	\$0	\$4,220

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5402037029

Michael Lembeck

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

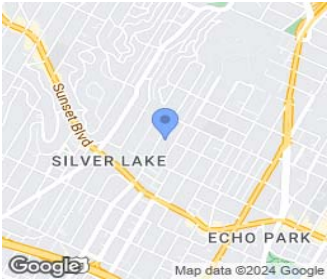
Citivest Realty Services, Inc

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

Closed •

1354 N Benton Way • Los Angeles 90026
2 units • **\$944,000/unit** • **1,914 sqft** • **6,738 sqft lot** • **\$987.98/sqft** •
Built in 1923
North of Sunset between McCollum and Angelus.

List / Sold:
\$1,888,000/\$1,891,000 
38 days on the market
Listing ID: 24398185



First time on the market in 50 years! Location is everything, and these two separate homes on one lot are a rare find. Built in 1923, this charming, well-loved and maintained Spanish style home sits prominently above the street with expansive treetop, and hillside views. The front house, with its open floorplan and light-filled windows features three bedrooms and two baths, with one ensuite. The upgrades include new painting, light fixtures, well-maintained wood floors, a silicon roof, and refreshed landscaping. A lovely, hidden and romantic one bedroom, one bath casita resides in the rear. Both homes feature an inviting indoor-outdoor flow, laundry rooms, private, and enclosed patios with decking. A spacious two-car garage (with a third parking space) adds to the practicality and charm. If location is what you're looking for, look no further. A close distance to the Silver Lake Reservoir, Botanica, Pijji Palace, Modo Yoga, and Bodega Park, 1354 North Benton Way is seconds away from the pulse of Silver Lake, and if it's a house you're looking for, this one is your home.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$1,888,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Individual Room, Washer Included
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02103630
- 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	\$0
2:	1	1	1		Unfurnished	\$2,718	\$2,718	\$3,200

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
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5424016002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$800,000/\$750,000 ↓

243 E Tamarack Ave • Inglewood 90301
2 units • \$400,000/unit • 1,548 sqft • 7,497 sqft lot • \$484.50/sqft •
Built in 1930
Major cross streets are Prairie & Manchester

0 days on the market
Listing ID: RS24143079



Fantastic opportunity to own a charming Spanish-style duplex within walking distance to SoFi Stadium and the new Intuit Dome. This well-maintained property offers 1,548 sq ft of living space on a generous 7,501 sq ft lot, with zoning that allows for the potential to build up to 4 units. The front unit features 3 spacious bedrooms and 1 bathroom, perfect for a family or rental income. The back unit is a cozy 1 bedroom, 1 bathroom with its own carport, providing additional rental potential or guest accommodation. Situated in a prime location, this property offers convenience and growth potential. Don't miss this excellent opportunity at a great price.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$640 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02071517
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 1%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4021030022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$935,000/\$935,000

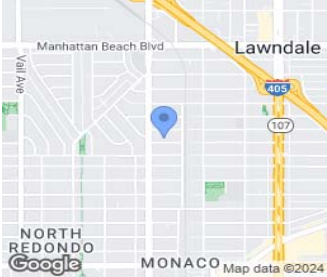
4737 W 165th St • Lawndale 90260

0 days on the market

2 units • \$467,500/unit • 1,916 sqft • 5,200 sqft lot • \$488.00/sqft • Built in 1947

Listing ID: SB24113427

The first block off Inglewood Ave.



For comp purposes only!

Facts & Features

- Sold On 07/17/2024
 - Original List Price of \$935,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Central
 - \$789 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, In Kitchen
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Living Room, Main Floor Bedroom
- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - 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	3	1	1	Unfurnished	\$0	\$0	\$3,500
2:	1	3	1	2	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4080013022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$750,000/\$795,000

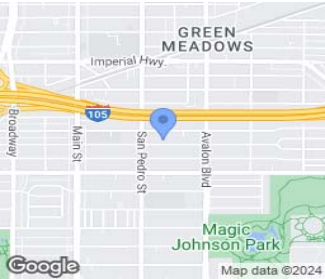
341 E 118th Pl • Los Angeles 90061

6 days on the market

2 units • \$375,000/unit • 1,186 sqft • 5,597 sqft lot • \$670.32/sqft • Built in 1938

Listing ID: DW24105931

Right onto W Imperial Hwy to right onto S San Pedro St left onto E 118th Pl



Welcome to your next investment opportunity! This charming duplex will be delivered VACANT and features two distinct units perfect for living or leasing. The front unit has 3 spacious bedrooms and 2 modern bathrooms, with a new roof installed just five years ago, ensuring peace of mind for years to come. The second unit is equally impressive with 2 bedrooms and 1 bath, where the kitchen, bathroom, and one of the bedrooms have been updated within the last two years. Don't miss out on this unique chance to own a versatile duplex, ready to generate income, or accommodate your extended family!

Facts & Features

- Sold On 07/20/2024
- Original List Price of \$750,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$599 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Inside
- \$60000 Gross Scheduled Income
- \$60000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	3	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 6083020025

Michael Lembeck

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

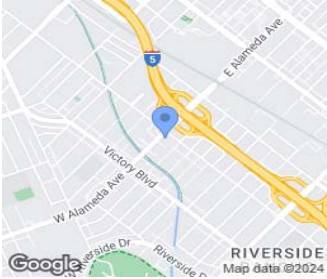
Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,050,000/\$1,030,000 ↓
21 days on the market
Listing ID: SR24086907

210 W Alameda Ave • Burbank 91502
2 units • \$525,000/unit • 1,612 sqft • 7,231 sqft lot • \$638.96/sqft •
Built in 1944
N. Victory



Traditional Bungalow style Duplex on Nice size Lot in great location convenient to all. Good solid structure, Roof, Plumbing, Electrical are all updated from original. Detached 2 car garage and large driveway. Potential for development.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$244 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, See Remarks, Washer Hookup
- \$4268.92 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level
- Security Features: Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$2,165	\$4,330	\$4,330

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 5625017006

Michael Lembeck

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

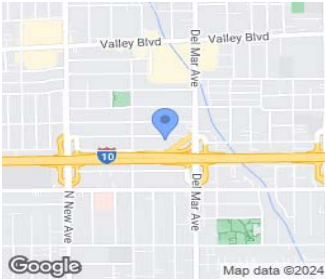
Citivest Realty Services, Inc

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

Closed • Duplex

150 -148 W Saxon Ave • San Gabriel 91776
2 units • \$570,000/unit • 2,200 sqft • 11,076 sqft lot • \$477.27/sqft •
Built in 1919
W/ Del Mar, S/Glendon Way

List / Sold:
\$1,140,000/\$1,050,000 ↓
42 days on the market
Listing ID: AR24080697



This listing is Two on the lot sits on a over 11,000 SQ FT lot . The Larger Unit 150 W. Saxon is a 3 Bedroom/1.5 Bathroom house with large front yard which provide few parking lot and good size back yard. The second unit /148 W. Saxon is a 2 Bedroom/1 Bathroom Unit with a good sized yard & storage area ,house built 1955. Two car garage in the front for both units. Beautiful secured gated properties and ample security night lights both houses. Owner also have Security camera system will leave the line system for advance security application . Large lots provide upgrading opportunity of adding ADU ,great investment opportunity . Minutes away from Valley Blvd and Center of business corridor of City of San Gabriel where three famous franchise Chain hotels such as Hilton Hotel/Sheraton Hotel /Hyatt Regency and San Gabriel /Focus shopping center located .stores and restaurant.Easy access to FWY 10,710 ,210,60 & 605 Property sold at "as is physical condition " seller will not respond on repairing request .

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,190,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$73200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Laminate, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Block Walls

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level, Paved
- Security Features: Gated with Guard, Security Lights
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Lighting

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	1	Unfurnished	\$3,300	\$3,300	\$3,300
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360045038

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

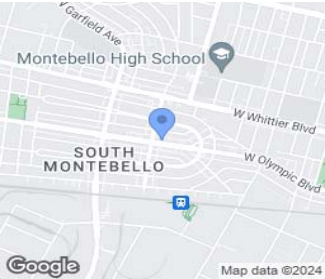
List / Sold: **\$569,000/\$559,000** ↓

2222 W Olympic Blvd • Montebello 90640
2 units • **\$284,500/unit** • **988 sqft** • **2,491 sqft lot** • **\$565.79/sqft** •
Built in 1948

191 days on the market

Listing ID: 24342895

E. Garfield / S. of Whittier Blvd.



Opportunity knocks. This well maintained duplex has one bedroom, one bath each, & one car garage each. Laundry hook ups. Tiled floors. Easy access to freeway and public transportation, walking score:84. close to restaurants, shopping, Montebello High & Intermediate School. Citadel outlets, Montebello Park, Montebello/Commerce Metrolink.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$569,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01425093
 - 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	\$1,155	\$1,155	\$1,650
2:	1	1	1		Unfurnished	\$1,161	\$1,161	\$1,650
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6337012014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$620,000/\$66,000 ↓

3323 Darwin Ave • Los Angeles 90031
2 units • \$310,000/unit • 1,092 sqft • 6,941 sqft lot • \$60.44/sqft •
Built in 1954
NW Corner of Darwin Ave & Thomas St.

6 days on the market
Listing ID: DW24005050



Don't miss this amazing opportunity to own in a highly desired area of Los Angeles. Minutes away from USC Keck Medicine Queen Anne Recreation Center Brewery Art Walk University of Southern California (USC) San Antonio Winery Dodger Stadium Property is being sold AS-IS. City allows up to 3 dwellings per parcel (with additional 3 ADU's) per parcel Call city for further info. All units (1 bed/1 bath) all currently occupied. Buyer/Buyer's Agent to conduct their due diligence in verifying any/all info prior to submission of offer included but not limited to all figures and info provided via listing. Please submit package with proof of funds, Pre-qual letter, FICO Score & will be cross qualified by our preferred lender. Current owner expenses - Gardener, Water/Sewer (DWP) ** Please DO NOT DISTURB TENANTS/OCCUPANTS **

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$620,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$2,808 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$24000 Gross Scheduled Income
- \$23400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Vinyl
- Appliances: None, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,680
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933326
- Gardener:
- Licenses:
- Insurance: \$1,680
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5211003026

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$750,000/\$760,000

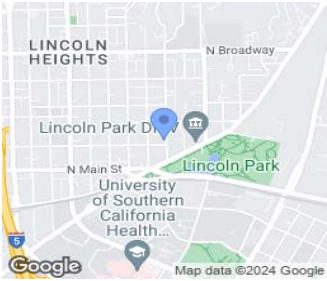
3327 Darwin Ave • Los Angeles 90031

6 days on the market

2 units • \$375,000/unit • 1,713 sqft • 7,107 sqft lot • \$443.67/sqft • Built in 1941

Listing ID: DW24005243

NW Corner of Darwin Ave & Thomas St.



Don't miss this amazing opportunity to own a prime corner lot in a highly desired area of Los Angeles. Minutes away from USC Keck Medicine Queen Anne Recreation Center Brewery Art Walk University of Southern California (USC) San Antonio Winery Dodger Stadium Corner Lot. Property is being sold AS-IS. City allows up to 3 dwellings per parcel (with additional 3 ADU's) per parcel Call city for further info. All units (1 bed/1 bath) with side patios. All are currently occupied. Buyer/Buyer's Agent to conduct their due diligence in verifying any/all info prior to submission of offer included but not limited to all figures and info provided via listing. Please submit package with proof of funds, Pre-qual letter, FICO Score & will be cross qualified by our preferred lender. Current owner expenses - Gardener, Water/Sewer (DWP) ** Please DO NOT DISTURB TENANTS/OCCUPANTS **

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$4,555 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$28800 Gross Scheduled Income
- \$25120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet, Vinyl
- Appliances: Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Park Nearby
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$3,680
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933326
- Gardener:
- Licenses:
- Insurance: \$1,680
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,250	\$2,500	\$4,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5211003027

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$989,000/\$979,000 ↓

235 Olive St • Claremont 91711
2 units • \$494,500/unit • 2,126 sqft • 8,786 sqft lot • \$460.49/sqft •
Built in 1945

29 days on the market

Listing ID: TR24084111



Welcome to 235-239 Olive Street. Amazing investment opportunity to own a duplex in the beautiful tree lined city of Claremont. The front unit has 3 bedrooms + den and 1 bathroom. There is a spacious flex room where the laundry hookups are located. The back unit also has 3 bedrooms, a large den and 1 bathroom. Set between the units is a 2 car garage that has a ¾ bathroom and a kitchenette (possible 3rd unit). Both units have central air and tankless water heaters. Separately metered for gas and electric. Large 8,786 SqFt lot size with room for expansion. Huge potential with this value add property. Can live in one and rent out the other. Ideally located a few blocks to the vibrant "Village" known for its shopping, entertainment and eateries, the prestigious Claremont Colleges and a convenient Metrolink station. Close proximity to award winning public and private schools, community parks, nature trails and easy 10/210 freeway access.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$1,060,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$1,194 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Living Room, Main Floor Bedroom
- Floor: Concrete, Laminate, Tile
- Appliances: Gas Range, Tankless Water Heater

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02188471
- 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	3	1	2	Unfurnished			\$2,750
2:	1	3	1		Unfurnished			\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 683 - Claremont area
- Los Angeles County
- Parcel # 8313025007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,039,900/\$1,061,250
2 days on the market
Listing ID: CV24117756

232 W 3rd St • San Dimas 91773
2 units • \$519,950/unit • 1,904 sqft • 6,952 sqft lot • \$557.38/sqft •
Built in 1961
3rd St & Cataract



Two homes on one lot.

Facts & Features

- Sold On 07/16/2024
 - Original List Price of \$1,039,900
 - 2 Buildings
 - Levels: One
 - 5 Total parking spaces
 - 1 Total carport spaces
 - Cooling: Ductless
 - Heating: Ductless
 - \$875 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$57600 Gross Scheduled Income
 - \$40320 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,400
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01873088
 - Gardener:
 - Licenses:
- Insurance: \$2,700
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$0	\$0	\$4,800
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 689 - San Dimas area
 - Los Angeles County
 - Parcel # 8387015017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$800,000/\$785,000 ↓

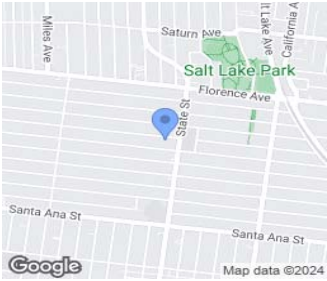
3202 Flower St • Huntington Park 90255

45 days on the market

2 units • \$400,000/unit • 2,049 sqft • 5,866 sqft lot • \$383.11/sqft • Built in 1926

Listing ID: DW24089051

State Street and Flowe Street



Welcome to the beautiful City of Huntington Park. Great investment opportunity. Great for first time buyers, Live in one and rent the others. This Property Features two units that are 2 bedrooms 1 bathroom each. Front home consists of 2-bedroom 1 bath, living room, dining room, laundry room. Second unit is a large 2 bedrooms 1 bath located above 2 huge 2 car garages. Home is centrally located to shopping centers, schools, public transportation.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$906 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6212009043

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$790,000/\$800,000

8219 8221 Morton Ave • Los Angeles 90001

16 days on the market

2 units • \$395,000/unit • 1,506 sqft • 6,031 sqft lot • \$531.21/sqft • Built in 1963

Listing ID: DW24083575

Florence/ Nadeau



Great income property! VACANT!!!! 2 on a lot separate homes !!Freshly remolded spacious units with plenty of parking. Nice street calm location seller very Motivated Hurry this one wont last!!!

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$775,000
- 2 Buildings
- 6 Total parking spaces
- \$1,139 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$110
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$110
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6026023017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$899,999/\$913,000

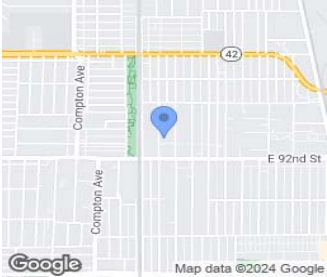
9010 Beach St • Los Angeles 90002

6 days on the market

2 units • \$450,000/unit • 2,200 sqft • 6,667 sqft lot • \$415.00/sqft • Built in 1922

Listing ID: DW24115493

Parallel to Graham Ave, closer to E 92nd St



Location , Location , location... Newly upgraded duplex, Move in ready...with HUGE LOT! Features include: 4 Bedrooms / 2 Bathrooms + 2 Bedrooms / 1Bathroom Beautiful kitchen , updated bathrooms, . Freshly painted interior and exterior. Nice layout, long driveway, good sized bedrooms, and 3 car carport. This unique property has lots of potential for anyone, large families looking to live in the same property. This one won't last, come see for yourself.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$899,999
- 2 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- \$1,176 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02211662
- 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	0	Unfurnished	\$0	\$0	\$4,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,052

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6044013006

Michael Lembeck

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

Citivist Realty Services, Inc

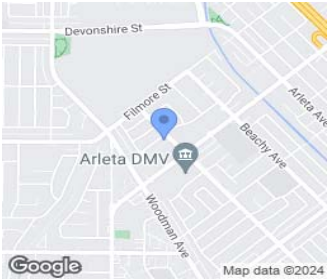
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$925,000/\$925,000

14416 Pinney St • Arleta 91331
2 units • \$462,500/unit • 2,082 sqft • 6,819 sqft lot • \$444.28/sqft •
Built in 1951
woodman to Pnney

183 days on the market
Listing ID: SR23149065



this, is a very good opportunity to own a duplex, in a very nice area close to everything, stores, transportation, Parks Etc. come to see it. as per owner information the property will be delivery Vacant.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$376 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$72000 Gross Scheduled Income
- \$68000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$980
- Electric: \$400.00
- Gas: \$80
- Furniture Replacement:
- Trash: \$80
- Cable TV: 01094739
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- ARL - Arleta area
- Los Angeles County
- Parcel # 2647028011

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

9012 Olin St • Los Angeles 90034
2 units • \$647,500/unit • 1,964 sqft • 6,008 sqft lot • \$661.91/sqft •
Built in 1953
West of Robertson, North of Cattaraugus

List / Sold:
\$1,295,000/\$1,300,000 
20 days on the market
Listing ID: 24397729



9012-9014 Olin Street -- Welcome to this charming single-story duplex, located in the heart of Reynier Village, a perfect blend of comfort and convenience. Each unit features 2 bedrooms, 1 bathroom, a spacious living area, dining area galley style kitchens and ample storage. The front unit (9012) has been recently renovated with updated kitchen featuring stainless steel appliances, updated bathroom, and flooring. Completely private, gated entrance with shared grassy courtyard in front and oversized patio and rear yard nearest the detached garage. Situated in a quiet neighborhood close to schools, shopping, and public transport, this duplex offers an excellent opportunity for both owner/users and investors. Don't miss out on this unique property! Both units are tenant occupied. The property can only be shown to pre-qualified, lender-approved buyers with an accepted written offer. DRIVE BY ONLY. PLEASE DO NOT DISTURB TENANTS OR WALK ON PREMISES. Front (remodeled) unit is reflected in photographs.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$1,295,000
 - 1 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Heating: Propane, Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
 - \$48681 Net Operating Income
 - 2 gas meters available

Interior

- Floor: Laminate, Vinyl, Wood
- Appliances: Refrigerator

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$7,386
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01527644
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,182	\$3,182	\$3,500
2:	1	2	1		Unfurnished	\$1,490	\$1,490	\$3,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- C09 - Beverlywood Vicinity area
 - Los Angeles County
 - Parcel # 4301004019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,895,000/\$1,725,000 ↓

108 days on the market

Listing ID: 24367211

1647 S Holt Ave • Los Angeles 90035
2 units • \$947,500/unit • 2,957 sqft • 6,318 sqft lot • \$583.36/sqft •
Built in 1930
Holt Ave & Airdrome St



100% VACANT! 1647 S Holt Ave, an exquisite duplex located in the highly sought-after Pico-Robertson neighborhood! This stunning property offers two spacious 2-bedroom, 1-bathroom units and will be delivered 100% vacant, providing endless possibilities for its fortunate new owner. Combining the charm of 1930's Spanish-style architecture with modern renovations, this remarkable property is truly exceptional. Among its numerous upgrades are upgraded electrical systems, copper plumbing, central AC & heat upstairs, new spanish tiled roof, remodeled wood burning fireplaces, new permitted HVAC(furnace), new sewer lines, updated landscaping and a fully entitled recreation room with a bathroom and wet bar. Additionally, each unit is equipped with its own in-unit washer and dryer hookups, offering added convenience and luxury. The expansive lot of 6,381 square feet perfectly complements the building's 2,957 rentable square feet, providing ample space and endless potential. The backyard also includes a separate building that holds immense promise. Currently entitled as a recreation room, the building can be left as is, or it can easily be transformed into an Accessory Dwelling Unit (ADU) (Buyer to Verify). This would offer the opportunity for additional rental income or a flexible space for various purposes, such as a home office, gym, or guest quarters. Whether you're an investor seeking a lucrative income property, a multi-generational family in need of separate living quarters, or an owner-occupant desiring to rent out the other unit, this property caters to diverse needs. Situated in the desirable Pico-Robertson neighborhood, you'll enjoy convenient access to a wide array of amenities, including restaurants, shops, parks, and entertainment options. This prime location offers a desirable blend of convenience and tranquility, making it one of Los Angeles' most coveted places to call home. Don't miss out on the chance to own this extraordinary duplex, featuring spacious living areas, modern upgrades, ADU potential, with the gorgeous charm of Spanish-style architecture. Embrace this opportunity to create your dream home or investment property in one of the most sought-after neighborhoods in Los Angeles. Please Do Not Disturb The Tenants(Family Still Occupying Upstairs Unit).

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$1,895,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Combination
- SellerConsiderConcessionYN:
- Laundry: Stackable
- \$79623 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$39,105
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- 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	\$4,000	\$4,000	\$4,000
2:	1	2	1		Unfurnished	\$4,000	\$4,000	\$4,000
3:	1	0	1		Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303013070

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$849,900/\$850,000 ↓

11466 Venice Blvd • Los Angeles 90066
2 units • \$424,950/unit • 950 sqft • 2,499 sqft lot • \$894.74/sqft •
Built in 1953

133 days on the market
Listing ID: DW24010075

On Venice Blvd Between 405 FWY and S Centinela



Great investment opportunity in Mar Vista neighborhood or live in one unit and use the income for back unit to help pay your mortgage. This duplex consists of two 1 bedroom, 1-bathroom units. There is a rear two car detached garage accessible from the alley that is currently used by the Seller with the potential for additional income or possible junior ADU (Buyer to verify ADU building codes and requirements). Both units have laundry hook-ups inside the units and separate utilities. The front unit is freshly painted and was previously upgraded and has newer kitchen cabinets, counter tops and laminate flooring. The back unit has laminate flooring, with great potential. The front unit will be vacant and the back unit will be occupied at close of escrow. This property is just a short distance to shops, restaurants and freeway access. Proforma rent is estimated Buyer is advised to independently verify the accuracy of all information.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$949,900
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$220 (See Remarks)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$42436 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	0	Unfurnished	\$1,340	\$1,340	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4214009005

Michael Lembeck

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

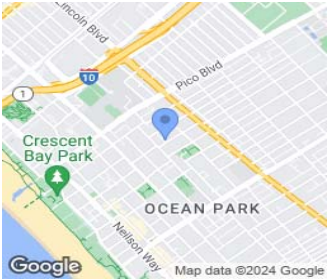
Citivist Realty Services, Inc

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

Closed •

619 Pacific St • Santa Monica 90405
2 units • \$1,125,000/unit • 704 sqft • 7,451 sqft lot • \$2961.65/sqft •
Built in 1914
Between Pico Blvd and Ocean Park ... and between Lincoln and 6th Street

List / Sold:
\$2,250,000/\$2,085,000 ↓
721 days on the market
Listing ID: 22159253



2 (1+1) units ... tear downs for development part of 2 parcel sale (619 / 621 Pacific) for development opportunity - sold together. Tenant Occupied ...Do not disturb tenant. Seller will be entertaining a 1031 exchange at COE. Tenant is related to Listing Agent. Seller is doing a 1031 exchange and Buyer to cooperate at no expense to the Buyer. Reduced price and submit all offers.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$3,100,000
- 2 Buildings
- 2 Total parking spaces
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Art Studio
- Floor: Wood
- Appliances: None, Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01868807
- 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	\$0	\$0	\$2,500
2:	1	1	1		Unfurnished	\$750	\$9,000	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4289005014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$3,795,000/\$3,650,000 ↓

143 days on the market

Listing ID: 24352137

819 26th St • Santa Monica 90403
2 units • \$1,897,500/unit • 3,705 sqft • 8,825 sqft lot • \$985.16/sqft •
Built in 1938
North of Wilshire Blvd, at the corner of 26th and Montana Ave.



Located in Santa Monica, at the corner of 26th St and Montana ave, stands a remarkable property with 2 large homes on a lot, with the rear house at 821 26th St, vacant and front house can be delivered vacant. This property represents California living at its best! This exceptional property boasts 3,705 square feet of meticulously designed interior space, priced at \$1,024 per SF (one of the lowest in Santa Monica) which is set upon an expansive 8,825 SF lot, offering elegance, comfort, and convenience. The allure of the property is apparent with lush landscaping and manicured gardens. The interiors are bathed in natural light, courtesy of large windows in every room. The living spaces are designed with both relaxation and entertainment in mind. The living rooms, one with a wood burning fireplace, serve as the perfect gathering spot on those cozy evenings. The dining area transitions into the kitchen which features custom cabinetry, an oversized pantry and expansive granite countertops. Beyond the main living areas lie the many bedrooms, each offering a private bathroom. Both primary suites, boasts generous proportions and en-suite bathrooms. The rear home primary suite also features a fireplace, a balcony, a dumbwaiter and walk-in closet space. The Additional spacious bedrooms, each with their own private bathrooms, offer versatility and privacy for family or guests. Tucked away upstairs on the 3rd floor, a spacious loft with a bedroom and a dedicated bathroom offers a retreat with privacy. The loft with generous dimensions, provides ample space for relaxation or productivity, a versatile workspace. Outside, the allure of California living truly comes to life. The sprawling backyard, a private retreat amidst the city, features a spacious pool with lush greenery, offering relief on those warm summer days. The meticulously landscaped grounds provide ample space for outdoor entertaining and dining. The property features two, 2-car garages, providing plenty of storage and convenience for residents and their vehicles. Situated in one of Santa Monica's most coveted neighborhoods walking distance to award winning Franklin elementary school, this property offers unparalleled access to the best the city has to offer. From world-class dining and shopping along Montana Avenue to the sunny shores of Santa Monica Beach. This property with its design, spacious interiors, and captivating outdoor space represents the quality of California living! Live in one and collect rent on the other. Both homes can be delivered vacant!

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$4,195,900
- 2 Buildings
- Levels: One, Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Inside

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- 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	\$6,100	\$6,100	\$8,000
2:	2	4	4		Unfurnished	\$0	\$10,000	\$10,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4266013070

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

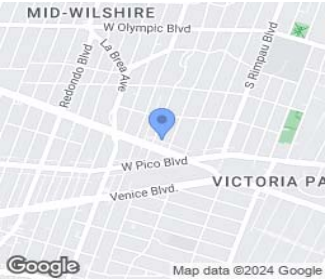
\$1,250,000/\$1,180,000 ↓

107 days on the market

Listing ID: 24368361

1352 S Longwood Ave • Los Angeles 90019
2 units • \$625,000/unit • 2,551 sqft • 6,972 sqft lot • \$462.56/sqft •
Built in 1928

North of San Vicente Blvd, East of Highland Blvd. In Longwood Highlands Neighborhood.



FIRST SHOWINGS SATURDAY 2-4PM (MAR. 16TH) & TUESDAY 1-2PM (MAR. 19TH) BY APPOINTMENT PLEASE. Opportunity Knocks in Prime Longwood Highlands. Great Classic Spanish Duplex on a large 6,977 sq. ft. lot. Lovingly owned and maintained by long-term owner, with 2 sets of excellent tenants (\$5400/mos) in place. Many luxury & architectural 2-story homes and duplexes in area. Future possibility for development or ADU with alley-side entrance. Each unit has an open kitchen/dining concept and extra large living rooms, The upstairs unit has great natural light and views of the Baldwin Hills. Upstairs unit also has a 3rd room that some might consider using as a 3rd bedroom. There is no south-side neighbor for this property (alley), and the mature hedges provide great privacy. There is future potential to re-imagine the current 3-car garage: either as a garage ADU conversion, or going to a 2-story ADU above garage concept. The front and rear grassy yards are very large and offers space for everyone. Tankless hot water heaters & updated electrical panels. Convenient access to Ralphs, Starbucks, Chipotle, Chase Bank, etc - all just several streets away. Central Mid-LA location near the Grove/Farmer's Market, Beverly Hills, Culver City, and K-town. Come see it soon - and make an offer.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 3
- \$39856 Net Operating Income

Interior

- Rooms: Art Studio, Bonus Room
- Floor: Carpet, Wood

Exterior

Annual Expenses

- Total Operating Expense: \$23,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5083021009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

1143 N Sycamore Ave • Los Angeles 90038
2 units • \$650,000/unit • 2,012 sqft • 5,846 sqft lot • \$626.24/sqft •
Built in 1920
East of Labrea North of Santa Monica Blvd

List / Sold:
\$1,300,000/\$1,260,000 ↓
32 days on the market
Listing ID: 24403895



Welcome home to this beautiful property. Two houses on a lot separated by a central parking courtyard with a large shade palm tree. Live in your own home and rent the other or have your own compound. Fully gated and hedged from the street for privacy, and is utterly charming in the heart of West Hollywood/Hollywood border. Front house is approximately 1,100 sqft 3 bed 1 bath and features hardwood floors, large living room and dining room, a laundry room w/washer and dryer, and a front yard that is private and hedged for the front house, perfect for entertaining. Back house is approximately 900 sqft 2 bed 1 bath with its own private gated rear patio & yard, its own laundry, and eat-in kitchen dining area. Both homes have had upgrades to plumbing, roof, and various meaningful improvements. This is a perfect home for end-user with built-in income or an investor to rent out both homes. Also zoned LAR3 (Tier 4) for future development. Walk score of 93! Located next to the new hip Sycamore Ave District, see link for the details. <https://bit.ly/4b2gBdS>. And 1 block away from the West Hollywood Gateway shopping center, and just blocks from Melrose. An unbeatable location. Both units are tenant occupied, rents shown are actual rents.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$52692 Net Operating Income

Interior

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

Exterior

- Lot Features: Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$19,080
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01955895
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,781	\$2,781	\$4,300
2:	2	2	1		Unfurnished	\$3,200	\$3,200	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5531013016

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$2,195,000/\$1,832,000 ↓
54 days on the market
Listing ID: BB24041706

2330 Teviot St • Los Angeles 90039
2 units • **\$1,097,500/unit** • **2,900 sqft** • **10,000 sqft lot** • **\$631.72/sqft** •
Built in 1923
Just off of Glendale Blvd, between Brier Ave & Bancroft Ave.



2330 Teviot St is a rare, meticulously maintained duplex (two single-family residences on a massive 10,000 square foot lot) nestled in highly sought-after Silver Lake! The sprawling hillside property is just minutes away from the picturesque Silver Lake Reservoir and Glendale Blvd, home to popular spots like Whole Foods, Red Lion Tavern, and Constellation Coffee! With its prime, walkable location, breathtaking views of the Silver Lake Reservoir, and expansive decks off each unit's living area, this property has always been a magnet for A+ tenants. Additionally, there is an existing non-conforming unit (used currently as storage) that has potential to be converted into an ADU- offering buyers a significant value add play! This iconic hillside property will be delivered with one home vacant at close of escrow- presenting an ideal opportunity for both owner-occupiers and investors alike. Option A: Reside in the luxuriously renovated, vacant single-family residence while enjoying rental income to offset expenses. Option B: Rent both units out for a projected cap rate of 4.76% and convert the non-conforming unit into an ADU for further added income! The front home's tenants are highly reliable and respectful, with a track record of timely payments- making them both perfect neighbors and tenants! The rear residence is a fully remodeled 3-bedroom, 2-bathroom SFR that blends the character and charm of the 1920's with ultra-chic modern accents (2023 renovation). Features include original arched details, curved plaster ceilings, modern LED recessed lighting, a brand-new kitchen with stainless steel LG appliances, and a spacious deck offering captivating sunset views of Silver Lake Reservoir and the canyon. The front residence, a 2003 constructed 2-bedroom, 2-bathroom SFR with an attached two-car garage, boasts an open floor plan, a gourmet kitchen with a large island, a stylish tiled bathroom, and expansive sliding glass doors leading to a generous sun deck with sweeping hillside and reservoir views. Notably, both residences have their own washer and dryer units! With 6 private parking spaces (4 exterior spaces and 2 garage spaces) secured behind a motorized security gate, parking is ample—a rare find in this bustling area! Whether you're looking for a home with rental income potential or a savvy investment opportunity, 2330 Teviot St offers the versatility and financial prospects you've been searching for!

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$2,195,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 1 Total carport spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$389 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Hookup, Washer Included
- Cap Rate: 4.76
- \$128400 Gross Scheduled Income
- \$104407 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Basement, Den, Formal Entry, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Walk-In Closet
- Floor: Vinyl
- Appliances: Dishwasher, Electric Oven, Freezer, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Living Room Balcony, Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,857
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521873
- Gardener:
- Licenses:
- Insurance: \$2,030
- Maintenance: \$1,000
- 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	\$6,500
2:	1	2	2	2	Unfurnished	\$4,200	\$4,200	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5440008010

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$4,450,000/\$4,263,000 ↓

6405 Ocean Front Walk • Playa del Rey 90293
2 units • \$2,225,000/unit • 2,421 sqft • 2,551 sqft lot • \$1760.84/sqft •
Built in 1965

103 days on the market
Listing ID: 24373493

On Ocean Front Walk



(NEW EXTERIOR PAINT - CAN BE PURCHASED TOGETHER OR SEPARATE) A once-in-a-lifetime opportunity to own two iconic beachfront duplexes nestled in the coveted Playa Del Rey neighborhood of Los Angeles. These trophy assets have full upcoming vacancy by end of August 2024 and promise unparalleled potential for savvy investors or owner-users seeking the ultimate coastal lifestyle. Ideally positioned on Ocean Front Walk, the most private and secluded beachfront pocket of Playa Del Rey, these duplexes offer panoramic ocean views from every unit, with the beach as your backyard to the West and the Del Rey Lagoon and Park steps away to the East. Residents enjoy nearly exclusive beach access, where this prime location has minimal noise and foot traffic while maintaining close proximity to all local amenities and attractions. Each unit is impeccably maintained, but also presents a blank slate for value enhancement. Electrical and plumbing (copper) have been upgraded throughout each building, and each unit is individually metered for utilities (except laundry - W/D in garage of each building shared by respective tenants). Both buildings have garage spaces accommodating two cars each and ample storage, while the 6401 building has additional on site tandem parking on the North side of the building + EV charging. The full upcoming vacancy is a rare gem in Playa Del Rey's real estate landscape, not to mention the unmatched location, rental upside, and value add potential that comes with it. Don't miss your chance to own a piece of Playa Del Rey's sought-after beachfront and unlock this property's full potential.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$4,750,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 3
- \$142225 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave

Exterior

- Waterfront Features: Ocean Front

Annual Expenses

- Total Operating Expense: \$67,775
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02126177
- 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	\$0
2:	1	3	2		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116002026

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$4,650,000/\$4,437,000 ↓

103 days on the market

Listing ID: 24373473

6401 Ocean Front Walk • Playa del Rey 90293
2 units • \$2,325,000/unit • 2,421 sqft • 2,551 sqft lot • \$1832.71/sqft •
Built in 1965
On Ocean Front Walk



(NEW EXTERIOR PAINT - CAN BE PURCHASED TOGETHER OR SEPARATE) A once-in-a-lifetime opportunity to own two iconic beachfront duplexes nestled in the coveted Playa Del Rey neighborhood of Los Angeles. These trophy assets have full upcoming vacancy by end of August 2024 and promise unparalleled potential for savvy investors or owner-users seeking the ultimate coastal lifestyle. Ideally positioned on Ocean Front Walk, the most private and secluded beachfront pocket of Playa Del Rey, these duplexes offer panoramic ocean views from every unit, with the beach as your backyard to the West and the Del Rey Lagoon and Park steps away to the East. Residents enjoy nearly exclusive beach access, where this prime location has minimal noise and foot traffic while maintaining close proximity to all local amenities and attractions. Each unit is impeccably maintained, but also presents a blank slate for value enhancement. Electrical and plumbing (copper) have been upgraded throughout each building, and each unit is individually metered for utilities (except laundry - W/D in garage of each building shared by respective tenants). Both buildings have garage spaces accommodating two cars each and ample storage, while the 6401 building has additional on site tandem parking on the North side of the building + EV charging. The full upcoming vacancy is a rare gem in Playa Del Rey's real estate landscape, not to mention the unmatched location, rental upside, and value add potential that comes with it. Don't miss your chance to own a piece of Playa Del Rey's sought-after beachfront and unlock this property's full potential.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$4,750,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - Cap Rate: 3
 - \$142225 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

- Waterfront Features: Ocean Front

Annual Expenses

- Total Operating Expense: \$67,775
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02126177
 - 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	\$0
2:	1	3	2		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- C31 - Playa Del Rey area
 - Los Angeles County
 - Parcel # 4116002025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$630,000/\$650,000

155 E Colden Ave • Los Angeles 90003

186 days on the market

2 units • \$315,000/unit • 1,427 sqft • 5,624 sqft lot • \$455.50/sqft • Built in 1921

Listing ID: DW23219925

Between Main and San Pedro and North of Century



Front 2/1 unit VACANT AS OF May 1 2024. The property is being sold "AS IS" and with back unit tenant occupied. This is the perfect starter, home needs a little TLC. But has a lot of potential. Back unit was upgraded 2 years ago. Please DO NOT DISTURB TENANTS. All separate meters including water. Don't pass up the opportunity to see this diamond in the rough. Subject property is close proximity to 110/105 FWY and shopping centers. Buyers to exercise due diligence with regards to any/all property permits.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$630,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$539 (Estimated)
- SellerConsiderConcessionYN:
- \$2450 Gross Scheduled Income
- \$200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: None

Exterior

- Lot Features: Lawn, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,200
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6052005032

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Single Family Residence

List / Sold: \$974,900/\$1,000,000

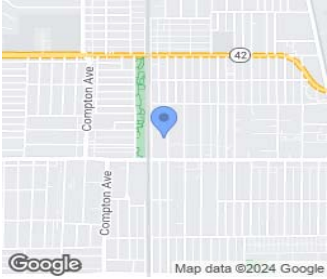
9007 Beach St • Los Angeles 90002

0 days on the market

2 units • \$487,450/unit • 2,486 sqft • 3,375 sqft lot • \$402.25/sqft • Built in 2024

Listing ID: DW24115190

South of Firestone. North of 92nd St. East of Graham Ave.



BRAND NEW CONSTRUCTION WITH ADU IN THE BACK! Perfect for two families or live in one and rent the other. This beautiful new ground up construction features two separate homes on one lot in the city of Los Angeles. About a 10 miles from Downtown LA and close to major freeways. The front house has, 5 bedrooms, 4 bathrooms with a living area of approximately 2,000 square feet! Walk into the front home with the kitchen, dining room, living room, a bedroom and a bathroom on the 1st floor. Four bedrooms and three bathrooms upstairs. The ADU in the rear is over the spacious 2-car garage and has 2 bedrooms, 1 bathroom with a living area of 536 square feet. Both homes have SOLAR PANELS that are paid off to significantly minimize the electrical bill. Each home comes equipped with central AC and heat, microwave, washer/dryer hookups, tankless water heaters, separate water, gas, and electrical meters. Vinyl flooring and recessed lighting throughout. No rent control and separate meters means great income property for any investor. New construction means little to no maintenance cost for years to come.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$974,900
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$117 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02113020
- 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	5	4	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6044012058

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$998,000/\$1,033,000

8906 S Harvard Blvd • Los Angeles 90047

7 days on the market

2 units • \$499,000/unit • 2,071 sqft • 6,753 sqft lot • \$498.79/sqft • Built in 1930

Listing ID: MB24122490

online directions



TWO HOMES ON ONE LOT: LIVE SMART, STEP INTO IMMEDIATE RENTAL INCOME TO OFFSET THE MORTGAGE PAYMENT: Welcome Home to the Gramercy Park neighborhood-90047 where this stunning Spanish-style home + a permitted detached ADU Studio blends timeless elegance with modern sophistication. If you are looking for quality work, this is it! Enjoy the home's light & bright open concept featuring 4 large bedrooms & 3 full size bathrooms. The open floor plan allows to use the most out of the 1,763 Sq Ft of living space, perfect for those seeking generous sized bedrooms and this is not including the additional 308 Sq Ft ADU. Recently updated in every sense possible. Upon arriving you will notice no attention to detail was spared in the design choices & finishes! The kitchen boasts bright white custom cabinets, single bowl farmhouse sink, designer backsplash that pairs well with the custom designed peninsula featuring a built-in range and hood vent all while the independent laundry room does not compromise any of the entertaining kitchen space. Throughout the home you'll walk on newly installed warm tone laminate flooring, custom two-tone color scheme, the 4 bathrooms were carefully designed with a two-way tile design, blue tooth speakers, modern floating vanities, & led mirrors. The backyard has plenty of room for the perfect outdoor living space setting, featuring multiple entertaining options with low maintenance landscaping. Nestled in a prime location, get ready to explore all the entertainment, dining, and shopping options in very close proximity, as this neighborhood boasts a vibrant scene that caters to everyone's preferences. Commuters enjoy a short distance drive to the Iconic So-Fi Stadium, Intuit Dome- home of the LA Clippers, Hollywood Park Entertainment District, Marina & Playa Del Rey Beach, the 110/105/405/91 freeways. Additional improvements: new windows, new HVAC units, new plumbing, new electrical, and lastly the front driveway was restored with graded concrete making parking access a non-issue. This is the one - at no additional cost Listing Agent to assist in securing tenants - ADU STUDIO APPROX \$1700 monthly- Book your tour today.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$998,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Concessions in Price: \$22455
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Walk-In Closet

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01715650
- 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	0	Unfurnished	\$0	\$0	\$4,800
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,700

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
- Buyer Agency Compensation: 2.25%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6037005002

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$610,000/\$620,000

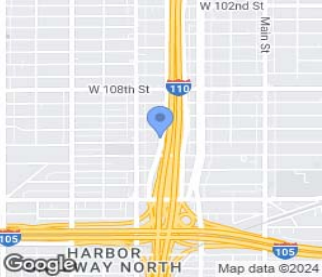
411 W 111th St • Los Angeles 90061

21 days on the market

2 units • \$305,000/unit • 2,112 sqft • 6,043 sqft lot • \$293.56/sqft • Built in 1988

Listing ID: SR24084955

East of Figueroa St, North of Imperial Hwy, South of 108th St



Looking for an investment in Los Angeles? This centrally located duplex offers immense potential for investors seeking a fixer-upper opportunity. Nestled in a charming cul-de-sac, the property boasts a secure gated parking area, ensuring convenience and peace of mind for residents. Surrounded by a welcoming neighborhood, this property presents a promising prospect for renovation and rental income. Don't miss out on this chance to capitalize on LA's thriving real estate market.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$610,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$534 (Estimated)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01209953
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6075031034

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: \$695,000/\$750,000 ↗

725 W 83rd St • Los Angeles 90044

81 days on the market

2 units • \$347,500/unit • 1,963 sqft • 6,001 sqft lot • \$382.07/sqft •

Listing ID: 24377244

Built in 1921

Google Maps



Introducing a remarkable investment opportunity! This meticulously maintained duplex features two spacious 3-bedroom, 2-bathroom units, providing versatile living spaces for residents. Nestled within a gated property, the front and back units share only one common wall, ensuring privacy and tranquility for both occupants. The front yard is exclusively dedicated to the front house, while ample parking is available at the back, enhancing convenience for residents. The back unit, constructed in 2005, boasts modern amenities such as new wood-like vinyl floors, a separate kitchen, and ample closet space. Meanwhile, the front unit offers an open floor plan, covered front and back porches, and laundry hookups. Whether you're seeking to generate rental income or live in one unit while renting out the other, this duplex presents endless possibilities for financial growth and investment. Zoned R3, there's potential for further development, including the option to build multi-unit structures. This presents a compelling opportunity for investors looking to maximize their returns and expand their portfolio in a thriving rental market. Located in a desirable area with strong rental demand, this property promises lucrative returns. Offer subject to inspection, drive-by only. PLEASE DO NOT APPROACH THE TENANTS.

Facts & Features

- Sold On 07/16/2024
 - Original List Price of \$695,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 7.7
 - \$54493.93 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$10,646
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,227	\$2,227	\$3,700
2:	2	3	2		Unfurnished	\$3,118	\$3,118	\$3,700

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6032022006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,150,000/\$1,150,000
6 days on the market
Listing ID: PW24115137

629 E 78th St • Los Angeles 90001
2 units • \$575,000/unit • 3,506 sqft • 5,736 sqft lot • \$328.01/sqft •
Built in 2012
North on Avalon Blvd from 105 freeway, right on E 78th Street



Seize this rare opportunity to own a highly desirable front-and-back unit duplex, built in 2012. This exceptional property features 3,506 square feet of living space, comprising two distinct 5-bedroom, 3-bathroom townhouse-style units. Each unit offers an upstairs and downstairs, providing ample space and privacy. The property includes a separate 3-car garage accessible via back gates, along with off-street parking for at least two additional vehicles. Each unit is equipped with dual-pane vinyl windows, granite countertops in the kitchen, and solid wood cabinets throughout. The kitchen and bathrooms feature tile flooring, enhancing durability and ease of maintenance. The front unit is currently tenanted, providing a steady monthly rental income. The rear unit has been newly painted and fitted with vinyl plank flooring, making it turn-key and ready for immediate occupancy by buyer or new tenants. This property generates positive cash flow, with rental income exceeding operating expenses when all units are leased. Buyers are advised to verify all information, including rental income and expenses. Inquire with Agent for additional information. Location is 5 miles from SoFi Stadium; near the 110 and 105 freeways.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$1,150,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - Heating: Forced Air
 - \$465 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside
 - Cap Rate: 7
 - \$104976 Gross Scheduled Income
 - \$81783 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry
 - Floor: Vinyl
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,193
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01428775
 - Gardener:
 - Licenses: 0
- Insurance: \$1,351
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 4596
 - Water/Sewer: \$2,049
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$4,374	\$4,374	\$4,500
2:	1	5	3	1	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 1.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6023025025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$749,000/\$715,000 ↓

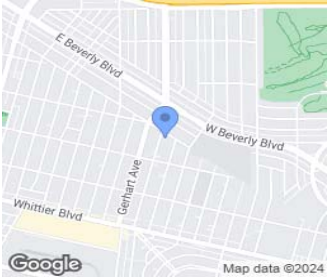
522 Simmons Ave • East Los Angeles 90022

106 days on the market

2 units • \$374,500/unit • 1,473 sqft • 5,353 sqft lot • \$485.40/sqft • Built in 1951

Listing ID: CV24050518

North of Whittier Blvd, South of Beverly Blvd



Fantastic Duplex in the heart of ELA, border with Montebello, Two separate buildings, Front is a 1 bedroom 1 bathroom home and the Back is a 2 bedroom 1 bathroom home. Super Location with a very large driveway with carports on the back with a storage room.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$42072 Gross Scheduled Income
- \$25000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Fencing: Average Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$150
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01705011
- Gardener:
- Licenses:
- Insurance: \$120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,628	\$1,628	\$2,000
2:	1	2	1	0	Unfurnished	\$1,878	\$1,878	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6342014014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$379,999/\$395,500

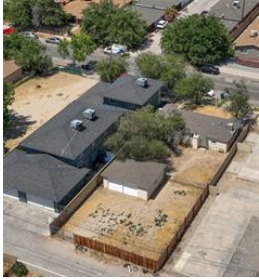
45122 Spearman Ave • Lancaster 93534

4 days on the market

2 units • \$190,000/unit • 957 sqft • 7,837 sqft lot • \$413.27/sqft • Built in 1954

Listing ID: SW24113209

138 W to 87th St E to E Palmdale Blvd to 70th St E to E Avenue 1 to Spearman Ave



Calling all Investors and First-Time Buyers! This is a fantastic investment opportunity that holds even more potential. You have the flexibility to either rent out both units or reside in one while renting out the other to help cover the mortgage costs. This duplex consists of two units, each with its own separate address: 45122 and 45124 Spearman Ave (for mailing purposes. 45122 is on title and there is one APN). There are separate gas and electric meters. And one water meter. Both units feature 1 bedroom and 1 bathroom, offering a total of 957 square feet. To add to the allure, one of the units has recently undergone a fresh interior paint job. Inside, you'll find a cozy living area and a convenient eat-in kitchen. The property also boasts a detached two-car garage that presents the potential for third and fourth unit conversion. Situated on a spacious and highly usable lot spanning 7,834 square feet, this property is a true gem. Notably, this parcel falls within the Transit-Oriented Development (TOD) zone and the neighborhood medium (NM) zone section, as per the City planning for Lancaster. Moreover, the City planning department has indicated the "potential" for a triplex or quadplex up to three stories, subject to the guidelines. To ensure accurate and comprehensive information, it is strongly advised that all prospective buyers conduct their own due diligence by contacting the city planning department for further details and verification. The property comes with the added benefit of no HOA fees and boasts low taxes. Limited termite clearance report on file. Photos have been "virtually" staged.

Facts & Features

- Sold On 07/17/2024
 - Original List Price of \$37,999
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1,001 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
 - \$22200 Gross Scheduled Income
 - \$15200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,600
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01015471
 - Gardener:
 - Licenses:
- Insurance: \$594
 - Maintenance: \$800
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense: \$3,606
 - Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$925	\$1,850	

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- LAC - Lancaster area
 - Los Angeles County
 - Parcel # 3138005008

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$868,800/\$915,000

6557 Scout Ave • Bell Gardens 90201

8 days on the market

2 units • \$434,400/unit • 2,338 sqft • 7,891 sqft lot • \$391.36/sqft •

Listing ID: SR24122466

Built in 1957

Google Maps



Discover an exceptional property in a charming and tranquil neighborhood. This unique lot features two well-maintained houses, perfect for versatile living arrangements. The front house offers 3 spacious bedrooms and 1.75 modern baths, providing ample space. The rear house includes 3 comfortable bedrooms and 1 well-appointed bath. Both houses are well kept, ensuring a welcoming and appealing living space. Nestled in a lovely, quiet neighborhood, this property offers a peaceful retreat from the hustle and bustle. The back unit boasts a cozy backyard, perfect for summer BBQs, outdoor dining, and relaxation. Enjoy the best of both worlds with this versatile and inviting property.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$868,800
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$2400 Gross Scheduled Income
- \$28800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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	\$3,200
2:	1	3	1	1	Unfurnished	\$2,400	\$2,400	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6357036017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,095,000/\$1,095,000

37 days on the market

Listing ID: 224002103

4937 Topanga Canyon Blvd • Woodland Hills 91364
2 units • \$547,500/unit • sqft • 6,252 sqft lot • No \$/Sqft data •
Built in 1951
South of Ventuta Blvd.



"Rare Opportunity: Investment Duplex in Woodland Hills!Here's your chance to secure a prime investment in the heart of Woodland Hills. This maintained duplex boasts a range of desirable features that make it an investor's dream.The property has few upgrades' including a a roof installed just three years ago, along with copper plumbing ensuring long-term durability and efficiency. What's more, each unit enjoys separate utilities, featuring 2 electric meters, 2 water meters, and 2 gas meters, providing convenience and flexibility for both tenants and landlords alike.Unit 1 offers a cozy yet spacious layout, featuring one bedroom and one bathroom. Recently upgraded with a new mini-split AC system and fnew flooring, this unit also boasts a private front and side yard, perfect for enjoying the California sunshine.Unit 2 is equally impressive, offering two bedrooms, one bath, and additional space that can serve as a comfortable family room or home office. The inviting family room features a charming fireplace, adding warmth and character to the space. There is a large kitchen with dining area Plus, this unit boasts a beautiful private backyard, providing a serene retreat right at home.With its unbeatable location, upgrades, and potential for rental income, this opportunity won't last long. Whether you're an experienced investor or a first-time buyer looking to generate passive income, don't miss out on this chance to own a piece of Woodland Hills real estate.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$1,095,000
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Cooling:
 - Heating: Fireplace(s), Natural Gas
 - SellerConsiderConcessionYN:
- 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Bonus Room
 - Floor: Wood
- Appliances: Convection Oven, Dishwasher, Disposal, Gas Cooking, Refrigerator

Exterior

- Lot Features: Lawn, Walkstreet
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00933412
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Managemnt:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- WHLL - Woodland Hills area
 - Los Angeles County
 - Parcel # 2170010004

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$689,000/\$689,000

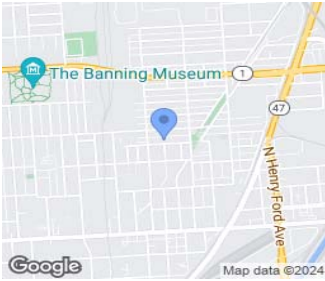
1031 E Young St • Wilmington 90744

0 days on the market

3 units • \$229,667/unit • 1,731 sqft • 5,395 sqft lot • \$398.04/sqft • Built in 1953

Listing ID: SB24147181

EAST OF SANFORD/WEST OF WATSON



Welcome to this charming duplex located at 1031 E Young St in Wilmington, CA. This property offers a combined living space of 1,731 square feet, situated on a generous 5,395 square foot lot. Each unit provides comfortable living quarters, making it an ideal investment opportunity or a perfect choice for multi-generational living. The property boasts a prime location, conveniently close to local parks, ensuring ample recreational opportunities for residents. Families will appreciate the proximity to quality schools, making the daily commute for students a breeze. Additionally, the Port of Los Angeles is just a short drive away, providing easy access to major transportation hubs and a variety of employment opportunities. Don't miss out on this versatile and well-located property in the heart of Wilmington. Schedule a viewing today to experience all that 1031 E Young St has to offer!

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$689,000
- 2 Buildings
- 0 Total parking spaces
- \$367 (Estimated)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$1,338	\$1,338	\$2,600
2:	2	2	0	0	Unfurnished	\$1,278	\$1,278	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7425014034

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$995,000/\$1,050,000

4947 Barstow St • Los Angeles 90032

175 days on the market

3 units • \$331,667/unit • 2,298 sqft • 7,499 sqft lot • \$456.92/sqft • Built in 1941

Listing ID: DW23188078

South of Huntington Dr. West of Eastern



Fantastic investment potential! This property boasts three units, including two with 2 bedrooms and 1 bathroom each, as well as one unit featuring 1 bedroom and 1 bathroom. Additionally, there are three convenient garages/carports. Property includes an expansive storage space on the lower level, complete with two separate rooms and a bathroom. Currently, all units are occupied by long-term tenants, maintaining the property's consistent rental income. Each unit is well maintained and in great condition. Nestled in the sought-after El Sereno neighborhood, this investment is strategically located, being just a 7-minute drive to Cal State L.A. and a mere 15-minute commute to Downtown Los Angeles. Don't miss out on this incredible opportunity in a thriving and upcoming area!

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$995,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$46320 Gross Scheduled Income
- \$3560 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Gentle Sloping, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01986798
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,455	\$2,910	\$4,200
2:	1	1	1	1	Unfurnished	\$950	\$950	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5218018022

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:

\$1,400,000/\$1,010,000 ↓

396 days on the market

Listing ID: SR23075001

584 N Mar Vista Ave • Pasadena 91106

3 units • \$466,667/unit • 2,228 sqft • 8,208 sqft lot • \$453.32/sqft • Built in 1915

Orange Grove Blvd to Mar Vista



Calling all investors! Front house features 3 bedrooms 1 bathroom and the duplex features two 1 bedroom 1 bathroom units. Property is zoned PSR3 which may give investors/developers the opportunity to add another 3 units. Buyer to fully investigate and verify all information.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$1,400,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - 3 Total carport spaces
 - \$876 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$4970 Gross Scheduled Income
 - \$52200 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,840
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$840
 - Cable TV: 01526998
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,270	\$2,270	\$3,300
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,750
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5739006022

Michael Lembeck

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

Citivest Realty Services, Inc

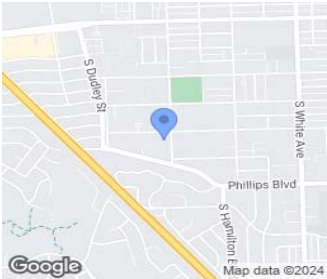
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold: \$699,000/\$830,000 ↗

1335 Buena Vista Ave • Pomona 91766
3 units • \$233,000/unit • 1,327 sqft • 18,806 sqft lot • \$625.47/sqft •
Built in 1947
Mission to Buena Vista

43 days on the market
Listing ID: 24375307



Development opportunity. 18,800 SF lot with potential to build 6-8 homes/units per current SB 330 overlay zone. Currently property consists of a 1327 SF owner occupied SFR with 4 bedrooms and one bathroom. There is a very large enclosed patio attached to the home. Behind the garage is a permitted space currently used as a rental unit. Additionally there is another unpermitted stand alone unit currently rented and two storage sheds. Property may be delivered vacant. Seller is looking to close escrow in June or July. Drive by only. Do not walk on property. There are dogs on the property. Exterior showings can be arranged with notice. Offers are due Monday, April 8th.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$699,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01144040
 - 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		Unfurnished	\$0	\$0	\$2,000
2:	2	0	2		Unfurnished	\$800	\$800	\$800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8343014004

Michael Lembeck

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

Citivest Realty Services, Inc

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

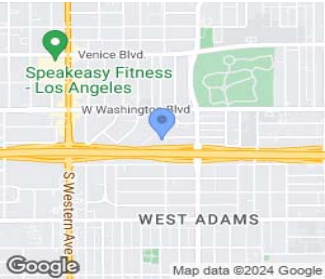
Closed •

List / Sold: **\$849,000/\$800,000** ↓

2001 S Congress Ave • Los Angeles 90018
3 units • **\$283,000/unit** • **2,054 sqft** • **6,004 sqft lot** • **\$389.48/sqft** •
Built in 1905

105 days on the market
Listing ID: 24376485

Cross streets: South Congress / South De La Salle



INVESTOR/DEVELOPER welcome to this Boundless potential with this exceptional RD2.1 / TOC property nestled in the heart of Los Angeles, perfectly situated at 2001 S Congress Ave. Surrounded by the vibrant growth of West Adams, this property offers a rare opportunity for visionary investors to reimagine and unlock its full value. Featuring three units with generous layouts, including 2 bedrooms + den + 1 bath, 2 bedrooms + 1 bath, and 1 bedroom + 1 bath, this property is a canvas for endless possibilities and lucrative income streams. Its strategic location grants effortless access to key landmarks such as the 10 Freeway, USC, Loyola Law School, USC Village, Exposition Park, K-Town, Downtown LA, and major hospitals. Don't miss your chance to seize this remarkable acquisition opportunity.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$849,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$51850 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$350
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02205941
 - 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	\$1,750	\$1,750	\$2,800
2:	1	2	1		Unfurnished	\$1,650	\$1,650	\$2,600
3:	1	0	1		Unfurnished	\$950	\$950	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5074029022

Michael Lembeck

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

Citivist Realty Services, Inc

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

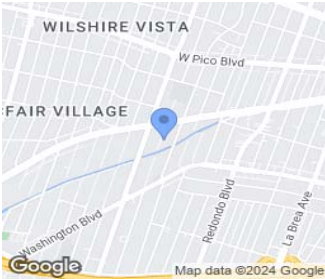
Closed •

List / Sold: \$999,995/\$1,085,000 ↓

1636 S Ridgely Dr • Los Angeles 90019
3 units • \$333,332/unit • 2,782 sqft • 5,820 sqft lot • \$390.01/sqft •
Built in 1964

184 days on the market
Listing ID: 24347471

South of Venice, East of Hauser on Cul-De-Sac Street to 1636 S. Ridgely Dr



Buyer Is Advised to Independently Verify the Accuracy of All Information Through Personal Inspection and with Appropriate Professionals Including Accuracy of Square Footage, Lot Size, Ordinances, Zoning, Rent Control, Permits, Use Code, Schools And/or Other Information Concerning the Conditions or Features of the Property Provided by Seller or Obtained from Public Record or Other Sources.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included

Interior

- Rooms: Entry, Living Room, Primary Bathroom
- Appliances: Dishwasher, Gas Oven, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02071123
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,500	\$1,163	\$4,500
2:	2	2	1		Unfurnished	\$3,000	\$1,250	\$3,500
3:	3	2	1		Unfurnished	\$3,000	\$1,090	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5064005005

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

3319 Primera Ave • Los Angeles 90068
3 units • \$459,667/unit • 1,764 sqft • 6,258 sqft lot • \$694.44/sqft •
Built in 1936
Barham to Lake Hollywood to Primera Avenue.

List / Sold:
\$1,379,000/\$1,225,000 ↓
182 days on the market
Listing ID: 23331045



Last Chance to get into the owner's unit! ***The other two units are shown with a fully-negotiated offer.*** Experience the allure of Old Hollywood Hills and the magical feel of living on Primera Avenue! Located in the heart of Hollywood, this enchanting property is ideally located near studios, and the city's finest restaurants, shopping, and entertainment. With Hollywood's bustling energy just steps away, the new owners will revel in the convenience of city living, while enjoying the privacy and serenity of their own oasis. This unique building was originally built in 1936 and has since been renovated into a triplex, creating a spacious 2BR + 2BA Owner's Unit, an additional 2BR + 1BA, and a cozy studio. The Owner's unit (2+2) just became available. The other two units are leased and bringing in generous monthly income. The Owner's Suite is complete with Old Hollywood period accents, hardwood floors, and high ceilings that exude timeless elegance. The step-down living room with a fireplace provides a warm and inviting ambiance and a front deck outside the living room offers panoramic views, the perfect setting for sipping coffee, morning yoga, or enjoying a good book. If you are a high-powered Executive, go about your daily work from a comfortable natural office space. Feel the breezes, while making deals, relaxing on your overstuffed rattan sofa, doing it YOUR way! The beautiful gourmet granite kitchen and recessed lighting provide modern convenience, while the spacious master bedroom with and bath offer a sanctuary of comfort and privacy. Enter from the street through lush gardens into a large private patio with a fireplace that is waiting for the right host to entertain family and friends and create new memories. This property is a rare find in this area and the current owners are waiting to pass the torch to the next generation as they prepare for retirement. Take advantage of this opportunity and contact us to schedule a showing to get you on your way to owning a property that earns monthly income to make your life easier! The two leases are month-to-month, and both are under 10 years, making it possible to pursue owner occupancy on the lower end of the relocation fee scale through direct new owner-tenant negotiation, abiding by LA's RSO guidelines to properly relocate the tenant. *Shown with Accepted Offer or LOI + Proof of Funds, and 24-HOUR NOTICE. ***OWNER'S UNIT WILL BE DELIVERED VACANT UP UNTIL 6/1 then it will be rented*** Building Subject to LA Rent Control, RSO.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Cap Rate: 3.8
- \$56985 Net Operating Income

Interior

- Rooms: Living Room, Primary Bathroom
- Floor: Tile, Wood
- Appliances: Disposal
- Other Interior Features: High Ceilings

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$38,739
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,100	\$4,100	\$4,100
2:	1	2	1		Unfurnished	\$2,362	\$2,362	\$2,750
3:	1	0	1		Unfurnished	\$1,515	\$1,515	\$1,750

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5579019020

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: 23331045

Printed: 07/21/2024 9:46:09 AM

Closed •

List / Sold: **\$995,000/\$1,100,000** ↗

1266 W 35th Pl • Los Angeles 90007

32 days on the market

3 units • **\$331,667/unit** • **1,552 sqft** • **4,725 sqft lot** • **\$708.76/sqft** •

Listing ID: 24377199

Built in 1920

Google Maps



Introducing an exceptional Student Housing Portfolio featuring three free-standing houses and six parking spots, ideally situated just two blocks west of USC within the DPS patrol and Lyft zone, offering students convenient and complimentary transportation services. The property boasts full occupancy with USC students, secured by 1-year lease agreements typically backed by parents. All student leases start August 1st, and end July 29th the next year. All current students are graduating this year - property could be delivered vacant by July 29, 2024. Each one-story house underwent extensive remodeling, including updates to plumbing, electric and sewer systems, bathrooms, kitchens, tiled flooring, granite countertops, and appliances. The configuration includes two 2-bedroom, 1-bathroom houses, alongside a unique 1-bedroom, 1-bathroom house utilized as two separate rooms. Each house offers a distinct floor plan with dual entrances, ensuring added privacy for each student. Surrounded by lush greenery, the property features on-site laundry facilities and bike racks. This emphasis on privacy and natural surroundings appeals to students seeking the comforts of a home over multi-unit buildings. This investment opportunity presents a prime chance for investors to acquire a premier student housing portfolio in the desirable USC submarket. For developers/investors, the option to acquire the adjacent property at 1270 W 35th Place further enhances the opportunity, enabling the development of multi-unit student housing on a sizable combined lot of 9,636 sq ft, a rarity in this area. Or living in one house and renting out others can be a smart financial move, providing you with a stable income stream while potentially helping you build equity in the properties you own. Offer subject to inspection, drive-by only. PLEASE DO NOT APPROACH THE TENANTS. ALL OFFERS DUE ON 5/8/24 AT 5 PM.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$995,000
 - 3 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Electric
 - SellerConsiderConcessionYN:
- Cap Rate: 8.47
 - \$84305 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$9,295
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01947193
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5040006006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$2,550,000/\$2,550,000 
34 days on the market
Listing ID: DW24066235

4331 S Budlong Ave • Los Angeles 90037
3 units • **\$850,000/unit** • **4,950 sqft** • **5,281 sqft lot** • **\$515.20/sqft** •
Built in 2024
Between Normandie Ave & Vermont / W 43rd Street & W Vernon Ave.



NEW Development!! This Luxurious and Modern Multi Family Property consists of a Duplex and ADU. Central location close to the 10 & 110 Fwy, USC, Natural History Museum of L.A., SOFI Stadium, Crypton Arena & more. The three-story building has an ADU on the first floor with 3 bedrooms & 3 Baths. Unit #1 is 3 floors and consists of 9 Bedrooms & 10 Bathrooms and Unit 2 is a 2 story with 6 Bedrooms & 6 Bathrooms. The units have a Great and Spacious Floor Plan Layout. Spacious Bedrooms & custom closets in all the units. The kitchens have quartz countertops, stainless steel appliances, & custom-made cabinets. Beautifully painted with Laminate Flooring that weathers any storm! Each unit has their own central HVAC system. With recess lighting throughout each unit. The laundry rooms have electric & gas hook-ups, tankless water heaters in each unit. The property has a 2 two car garage and long driveway with 2 stall parking. Decorative wood, block & iron fencing with front gate. the property has artificial grass which makes landscape maintenance a breeze. ***Not a rent control property*** You must see this development to fully appreciate all the amenities offered.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$546 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$237600 Gross Scheduled Income
- \$225600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Multi-Level Bedroom
- Floor: Laminate
- Appliances: Gas & Electric Range, Refrigerator, Tankless Water Heater
- Other Interior Features: 2 Staircases, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Block, Excellent Condition, New Condition, Wood, Wrought Iron
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$12,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01928821
- Gardener:
- Licenses: 300
- Insurance: \$4,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	9	10	1	Unfurnished	\$0	\$0	\$9,900
2:	1	6	6	1	Unfurnished	\$0	\$0	\$6,600
3:	1	3	3	0	Unfurnished	\$0	\$0	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020010019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$880,000/\$865,000 ↓

15636 Mayall St • North Hills 91343

34 days on the market

3 units • \$293,333/unit • 1,600 sqft • 6,643 sqft lot • \$540.62/sqft • Built in 1942

Listing ID: SR24098295

Cross Streets Mayall and Aqueduct



PRICE IMPROVEMENT! Welcome to this exceptional income property offering a blend of comfort and versatility. Fully remodeled in 2022, each of the three units boasts modern amenities and thoughtful design. The main house unfolds into two spacious units, each comprising two bedrooms and a bath, ideal for cozy living arrangements. Additionally, a creatively converted rec room presents a private retreat with one bedroom and bath, maximizing the property's potential. Embracing contemporary living, every unit enjoys the luxury of individual climate control with mini-split A/C systems, ensuring comfort year-round. Efficiency meets convenience with a tankless water heater providing on-demand hot water, while the recently installed roof promises durability and reliability. Moreover, this property boasts upgraded electrical and plumbing systems, offering peace of mind and efficiency to its residents.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$940,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$250 (Estimated)
- SellerConsiderConcessionYN:
- \$76200 Gross Scheduled Income
- \$68506 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,694
- Electric: \$2,177.00
- Gas: \$120
- Furniture Replacement:
- Trash: \$1,451
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,043
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,902
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,400
3:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- NOH - North Hills area
- Los Angeles County
- Parcel # 2661023018

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold: \$949,950/\$985,000

2813 Independence Ave • South Gate 90280

6 days on the market

3 units • \$316,650/unit • 2,475 sqft • 5,139 sqft lot • \$397.98/sqft • Built in 1964

Listing ID: DW24034785

N/ Firestone Blvd, E/ Long Beach Blvd



Boasting over 40 years of exclusive ownership, this prized triplex in South Gate offers a premium homesite, countless improvements, and outstanding investment and income opportunities. The front building is a two-story duplex (Units A & B) with two spacious two-bedroom, one-bath units. The rear building (Unit C) is a two-bedroom-one bath unit.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$949,950
- 2 Buildings
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$907 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Gas Dryer Hookup, Outside, Washer Hookup
- Cap Rate: 6.53
- \$86400 Gross Scheduled Income
- \$62026 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,374
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6211021023

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$885,000/\$825,000 ↓

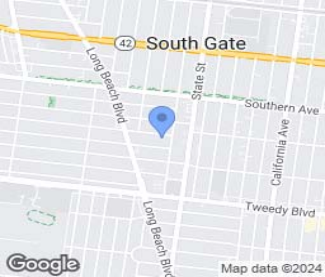
3170 Ohio Ave • South Gate 90280

47 days on the market

3 units • \$295,000/unit • 2,561 sqft • 6,935 sqft lot • \$322.14/sqft • Built in 1944

Listing ID: OC24084544

Madison Ave and Souther Avenue



Welcome to the Quaint Gateway City of South Gate Ca. This property is a total of 6 bedrooms & 3 bathrooms featuring 6 onsite parking spaces. Close to Freeways, Sofi Stadium and 7 miles from Downtown Los Angeles. Neighborhood schools and shopping are in close proximity to the property. Blocks from our lovely Saint Helen's Catholic School. The City features an Aquatic Center and more -neighborhood park is South Gate Park. Call for more details.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$885,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Stackable
- \$55200 Gross Scheduled Income
- \$51900 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$600
- Cable TV: 01961892
- Gardener:
- Licenses: 0
- Insurance: \$900
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,800
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

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

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
- Buyer Agency Compensation: 2.25%
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6206015009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

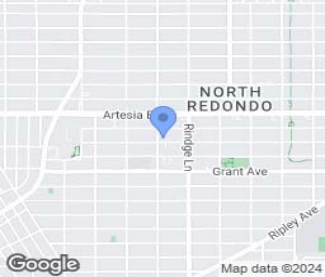
\$2,400,000/\$2,340,000 ↓

79 days on the market

Listing ID: 24386597

2103 Carnegie Ln • Redondo Beach 90278
4 units • \$600,000/unit • 5,202 sqft • 7,506 sqft lot • \$449.83/sqft •
Built in 1963

South of Artesia Boulevard, West of Rindge Lane, East of Blossom Lane, North of Rockefeller Lane



Presenting an exceptional 4-Unit opportunity in north Redondo Beach, this listing features all 3-bedroom/2-bathroom units, each providing spacious floorplans averaging approximately 1,300 square feet. With a current CAP rate of 5.91% and a GRM of 12.77, this investment offers strong returns. Additionally, the property is delivered with TWO VACANT units both of which are rent ready as-is. 2103 Carnegie Lane also offers washer and dryer hook-ups for each and every unit as well as ample parking with a total of 4 garage spaces and 4 tandem spaces.2103 Carnegie Lane is NOT under LA City Rent Control and thus investors can capitalize on the property's substantial upside potential under AB-1482 , making 2103 Carnegie Lane an enticing investment in a prime Beach City sub-market. 2103 Carnegie Lane also qualifies for residential financing allowing a potential purchaser to receive max leverage and put less money down.

Facts & Features

- Sold On 07/17/2024
 - Original List Price of \$2,400,000
 - 1 Buildings
 - Levels: Multi/Split
 - 4 Total parking spaces
 - SellerConsiderConcessionYN:
- Cap Rate: 5.91
 - \$141803 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,502
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02081496
 - 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	\$4,200	\$4,200	\$4,200
2:	1	3	2		Unfurnished	\$3,563	\$3,563	\$4,200
3:	1	3	2		Unfurnished	\$4,200	\$4,200	\$4,200
4:	1	3	2		Unfurnished	\$3,699	\$3,699	\$4,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- 152 - N Redondo Bch/Villas South area
 - Los Angeles County
 - Parcel # 4156008014

Michael Lembeck

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

Citivist Realty Services, Inc

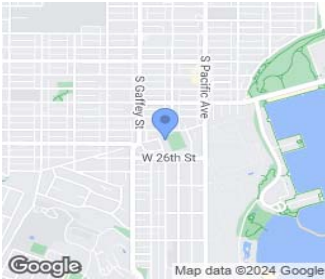
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold: \$1,295,000/\$975,000 ↓

2404 S Carolina St • San Pedro 90731
4 units • \$323,750/unit • 3,672 sqft • 6,092 sqft lot • \$265.52/sqft •
Built in 1957
West of Pacific and South of 24th

127 days on the market
Listing ID: 24364505



Perfect owner-user opportunity! We are pleased to present this fourplex in the Point Fermin area of San Pedro! The unit mix consists of four 2+1 units with one unit having an ocean view. The investment consists of approximately 3,672 of rentable square feet and is situated on an approximately 6,092 square foot parcel. Recent property upgrades include new vinyl windows throughout, a newer roof and new water heaters in each unit. The building amenities include a large driveway with 4 carport spaces. Each unit includes an in-unit washer & dryer and some of the units have been renovated. The property is separately metered for both gas & electricity. The property is subject to City of Los Angeles Rent Stabilization Ordinance. Point Fermin is a very popular destination for renters as this location consists of mainly single family homes and smaller residential properties. The building is 2 miles from the new Ports O' Call development. This development is totally revitalizing the city of San Pedro and bringing terrific restaurants and retail to the area. The building is also close to Point Fermin Park and the Korean Friendship Bell. This sprawling coastal park offers panoramic ocean views, lush green spaces, and recreational amenities such as hiking trails, picnic areas, and a historic lighthouse.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 5.11
- \$66171 Net Operating Income

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$29,812
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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	\$1,750	\$1,750	\$2,450
2:	1	2	1		Unfurnished	\$2,208	\$2,208	\$2,450
3:	1	2	1		Unfurnished	\$2,450	\$2,450	\$2,450
4:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,550

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465010031

Michael Lembeck

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

Citivest Realty Services, Inc

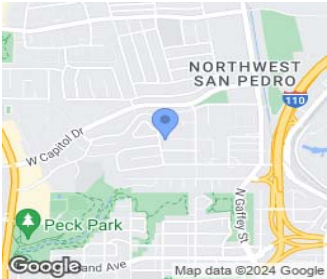
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Quadruplex

List / Sold:
\$1,270,000/\$1,270,000

1206 N Park Western Dr • San Pedro 90732
4 units • \$317,500/unit • 4,132 sqft • 8,103 sqft lot • \$307.36/sqft •
Built in 1964
1206 N Park Western Drive, San Pedro

56 days on the market
Listing ID: SB24079961



Introducing a lucrative income property featuring four very spacious units, all currently occupied. This well-maintained property comprises one 3 bedroom, 2 bath unit, and three 2 bedroom, 1 bath units, each upgraded with modern amenities including copper plumbing, tiled floors, washer and dryer hookups, marble countertops, and ceramic tile. The exterior of the building has been recently painted and the roof is less than 7 years old. Each unit offers the convenience of multiple carport parking spaces, ensuring ease for residents. This great property is currently operating at a 5.5% CAP Rate. Nestled in a prime location near restaurants, parks, stores, and the marina, this property offers a desirable living experience with great views of the harbor enjoyed from the rear apartments.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,270,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.6
- \$102648 Gross Scheduled Income
- \$70968 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Tile
- Appliances: Built-In Range, Dishwasher, Gas Range, Water Heater
- Other Interior Features: Copper Plumbing Full, Tile Counters, Unfurnished

Exterior

- Lot Features: Level with Street, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Excellent Condition, Masonry
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,200
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,300
3:	1	2	1	2	Unfurnished	\$0	\$0	\$2,300
4:	1	2	1	2	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 193 - San Pedro - North area
- Los Angeles County
- Parcel # 7445013053

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:

\$1,300,000/\$1,550,000

4 days on the market

Listing ID: CV24113145

11831 Basye St • El Monte 91732
4 units • \$325,000/unit • 4,102 sqft • 20,718 sqft lot • \$377.86/sqft •
Built in 1935
Ramona to Cogswell



FIRST TIME ON MARKET IN GENERATIONS - Situated on a large lot in a desirable rental area this 4 unit property features a main house built in circa 1935 and 3 identical separate units built in the late 50's. The main house offers lots of charm with 3 bedrooms and 1 bathrooms with approx. 1,606 Sq Ft of living space, two car garage and own driveway. The three rear units come with a separate driveway, three carports with identical floorplans of 832 Sq Ft comprised of 2 bedrooms, 1 bathrooms with washer hook-ups and some dryer hook ups. Each unit has a fenced yard. All units are separately metered.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$1,300,000
 - 4 Buildings
 - Levels: One
 - 5 Total parking spaces
 - 3 Total carport spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$1,398 (Estimated)
 - SellerConsiderConcessionYN: No
- Laundry: See Remarks
 - \$50292 Gross Scheduled Income
 - \$25792 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Appliances: Water Heater

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,680
 - Cable TV: 01983717
 - Gardener:
 - Licenses:
- Insurance: \$2,560
 - Maintenance: \$1,750
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,420
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,966	\$1,966	\$2,500
2:	1	2	1	0	Unfurnished	\$1,242	\$1,242	\$1,800
3:	1	2	1	0	Unfurnished	\$983	\$983	\$1,800
4:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 3
 - Refrigerator:
 - Wall AC: 2

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8548007040

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

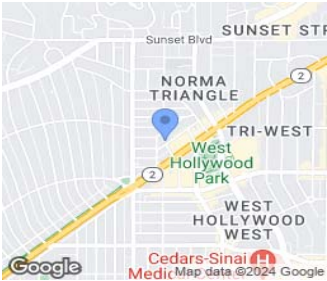
\$1,995,000/\$1,900,000 ↓

93 days on the market

Listing ID: 24381389

8997 Keith Ave • West Hollywood 90069
4 units • \$498,750/unit • 2,554 sqft • 6,527 sqft lot • \$743.93/sqft •
Built in 1918

The subject property is situated in a prime West Hollywood location, north of Santa Monica Boulevard and east of N Doheny Drive.



We are pleased to present a four (4) unit apartment building located at 8997 Keith Avenue in West Hollywood, California. The subject property is situated in a prime West Hollywood location, north of Santa Monica Boulevard and east of N Doheny Drive. Built in 1918, this property contains a great unit mix of two (2) one-bedroom / one-bathroom units and two (2) two-bedroom / two-bathroom units. One (1) one-bedroom unit and one (1) two-bedroom unit have spacious rooftop patios. The units are well-maintained with each unit having in-unit washers and dryers or a dedicated washer and dryer in the laundry room for that specific unit. Equipped with a long gated driveway this complex also offers full on-site parking and a small dedicated laundry room. Tenants will love living just down the street from the Sunset Strip to the north, and Beverly Hills to the west. This pocket allows immediate access to incredible local amenities including the Troubador Theater, Sur Restaurant and Lounge, Soho House, Rocco's, and Insomnia Cookies. Situated in a prime West Hollywood location, this offering presents an excellent opportunity for any investor to capitalize on a Seller carried first new loan or 30-year fixed residential financing to acquire a character, Spanish style asset with strong rental upside potential.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$2,100,000
- 3 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included
- Cap Rate: 4.26
- \$84957 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,283
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,972	\$1,972	\$2,800
2:	1	2	2		Unfurnished	\$2,403	\$2,403	\$2,900
3:	1	1	1		Unfurnished	\$3,250	\$3,250	\$3,250
4:	1	2	2		Unfurnished	\$2,533	\$2,533	\$3,550

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4340015006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

6112 Temple Hill Dr • Los Angeles 90068
4 units • \$499,750/unit • 3,471 sqft • 6,100 sqft lot • \$700.09/sqft •
Built in 1949
Consult Google Maps

List / Sold:
\$1,999,000/\$2,430,000 
21 days on the market
Listing ID: 24406399



Welcome to an unparalleled opportunity in the heart of the Hollywood Hills! A 4-unit property offering views from every unit that will be delivered completely vacant! This is truly a once-in-a-lifetime chance to own prime real estate in one of LA's most coveted neighborhoods. Experience the epitome of Hollywood Hills living in the spectacular top-floor residence, featuring a spacious kitchen with a cozy breakfast nook, a separate dining room, and a sprawling terrace with breathtaking panoramic views from Downtown LA to the Capitol Records Building to the Pacific Ocean. Live luxuriously in the expansive two-bedroom home while capitalizing on the investment potential of the additional 3 units or seize the rare opportunity to set market rents and curate a roster of exceptional tenants for the entire building from the beginning of your ownership. Whether you're seeking a dream home with income potential or a savvy investment opportunity, this pristine building offers endless possibilities in one of LA's most desirable locales. Don't miss your chance to indulge in Hollywood Hills living at its finest in this legacy property.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$7,000
2:	1	2	1		Unfurnished	\$0	\$0	\$4,500
3:	1	1	1		Unfurnished	\$0	\$0	\$5,000
4:	1	1	1		Unfurnished	\$0	\$0	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5585022015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$950,000/\$1,040,000** ↗

3915 Walton Ave • Los Angeles 90037

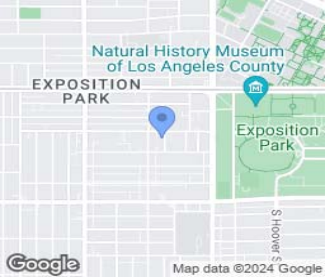
84 days on the market

4 units • \$237,500/unit • 3,314 sqft • 3,582 sqft lot • \$313.82/sqft •

Listing ID: 24377211

Built in 1929

Google Maps



Welcome to this charming Spanish-style fourplex conveniently located near USC, Exposition Park, Lucas Museum, The Coliseum, and BMO Stadium. This property features two lower and two upper units, including two 2-bedroom 1-bath and two 1-bedroom 1-bath apartments. Each spacious unit offers plenty of natural light, high ceilings, and two parking spots. Plus, there's a separate laundry room and kitchen in every unit, along with individual gas and electric meters. With only a few shared walls and two gated entrances, residents enjoy privacy and peace of mind. Whether you're seeking a personal residence in one or two connected units while garnering rental income from others, or an investor looking to capitalize on the stable income generated by all four current Section 8 tenants, this property presents an enticing opportunity. The neighborhood's popularity among students, coupled with its proximity to USC and the prospect of expanding through neighboring properties, offers both immediate returns and long-term growth potential for discerning investors or developers. Offer subject to inspection, drive-by only. PLEASE DO NOT APPROACH THE TENANTS.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$950,000
 - 1 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 7.34
 - \$73066 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$10,923
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02078273
 - 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	\$2,061	\$2,061	\$2,500
2:	2	2	1		Unfurnished	\$1,701	\$1,701	\$2,500
3:	3	1	1		Unfurnished	\$1,790	\$1,790	\$1,790
4:	4	1	1		Unfurnished	\$1,447	\$1,447	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5037020033

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$715,000/\$670,000** ↓

7804 - 7808 S Western Ave • Los Angeles 90047

228 days on the market

4 units • **\$178,750/unit** • **1,680 sqft** • **5,504 sqft lot** • **\$398.81/sqft** • **Built in 1952**

Listing ID: 23336875

The subject property is located in a solid South Los Angeles location, south of W Florence Avenue and west of S Normandie Avenue.



We are pleased to present two (2) concurrent duplexes located at 7804-7808 S Western Avenue in Los Angeles, California. The subject property is located in a solid South Los Angeles location, south of W Florence Avenue and west of S Normandie Avenue. Built in 1947 and 1952, this concurrent double-lot contains a streamlined unit mix of four (4) one-bedroom / one-bathroom bungalow style units spread across two (2) duplexes. One (1) unit will be delivered vacant. The double lot has a favorable zoning of LAC2-1VL-CPIO under the South Los Angeles implementation overlay with addition TOC incentives under tier 1, and ED 1 eligibility to eliminate parking requirements. This opens countless opportunities to add value in this changing neighborhood. The property sits between two (2) new construction residential developments, one (1) under construction to the north and one (1) 2018 construction to the south. The zoning and abutting 16ft alleyway allows the construction of seven (7) units by-right, or twenty-four (24) potential buildable units based off an increased base density per CPIO in a TOC project. Alternatively, there is also potential to build multiple ADU units in the back of the property. Situated in a solid South Los Angeles location, this offering presents an excellent opportunity for any investor or developer to capitalize on adding value in a rapidly changing market of Los Angeles.

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$725,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 6.25
 - \$44657 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$19,037
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,900	\$1,900	\$1,900
2:	1	1	1		Unfurnished	\$1,222	\$1,222	\$1,900
3:	1	1	1		Unfurnished	\$1,250	\$1,250	\$1,900
4:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,900
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6018032002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold: \$875,000/\$875,000

45119 Beech Ave • Lancaster 93534

8 days on the market

4 units • \$218,750/unit • 3,940 sqft • 8,901 sqft lot • \$222.08/sqft • Built in 1981

Listing ID: SR24103315

Take 14 N and Exit Avenue I, Turn R onto Elm St, L onto Ivesbrook St, property will be on the R.



Great Investment Opportunity in the Lancaster Area, 4 units total in a gated community. Three units are 2 bedrooms and 1 1/2 bathrooms and one unit is 2 bedrooms and 1 bath. Potential to build more units in the back. Property features a clean meticulously designed, low-maintenance landscape. Great cash flow with friendly tenants. Property is centrally located close to shopping, schools, hospitals, and more. Easy freeway access.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$875,000
- 1 Buildings
- 6 Total parking spaces
- \$2,382 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$98880 Gross Scheduled Income
- \$79224 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,656
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,533
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,611
- Other Expense: \$16,512
- Other Expense Description: Ins & PT

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,200	\$26,400	\$2,400
2:	1	2	2	0	Unfurnished	\$1,640	\$19,200	\$2,400
3:	1	2	2	0	Unfurnished	\$2,200	\$19,200	\$2,400
4:	1	2	1	0	Unfurnished	\$2,200	\$26,400	\$2,400

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
- Buyer Agency Compensation: 1.5%
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3134003010

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

3458 W 67th St • Los Angeles 90043
4 units • \$306,250/unit • 3,726 sqft • 5,041 sqft lot • \$337.90/sqft •
Built in 1966
Near cross streets 67th and S Victoria Ave.



List / Sold:
\$1,225,000/\$1,259,000 ↑
13 days on the market
Listing ID: 24394437

On the market for the first time in seven years, this property offers a rare investment opportunity for buyers and investors. Two of the four units are vacant and recently renovated, making them move-in ready. With 50% of the units available for market-rate rental upon acquisition, investors can benefit from high cash flow without the complexities of below-market tenants. This is particularly advantageous given the stringent rent control regulations in Los Angeles and potential changes in tenant protection laws. At the projected Section 8 rate of \$3,000 for two-bedroom units, buyers can expect a stabilized cap rate of just under 8% with potential for positive leverage in a challenging interest rate environment. The property features modern amenities such as a remote-controlled security gate, ample on-site parking, and a convenient laundry facility, catering to contemporary living needs. Each unit, averaging 925 square feet, offers spacious layouts with in-unit heating and abundant natural light, creating a welcoming and comfortable living environment.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 7.78
- \$95330 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,207
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,006	\$3,006	\$3,006
2:	1	1	1		Unfurnished	\$1,767	\$1,767	\$2,150
3:	1	2	1		Unfurnished	\$3,006	\$3,006	\$3,006
4:	1	2	1		Unfurnished	\$3,006	\$3,006	\$3,006

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006022002

Michael Lembeck

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

Citivist Realty Services, Inc

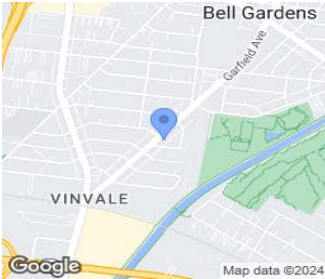
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • **Quadruplex**

List / Sold: **\$995,000/\$995,000** ↗

8042 Garfield Ave • Bell Gardens 90201
4 units • **\$248,750/unit** • **2,747 sqft** • **10,582 sqft lot** • **\$362.21/sqft** •
Built in 1949
North Firestone South Florence East Eastern ave

10 days on the market
Listing ID: CV24088544



We are pleased to present a unique investment opportunity in the heart of Bell Gardens, California. This well-maintained quadruplex is hitting the market for the first time in 40 years, offering an ideal chance for both seasoned and novice investors. Each unit offers spacious living areas with ample natural light. Functional kitchens equipped with essential appliances. Each unit is independently metered for gas and electricity, owner pays water and trash. Well-kept common areas with convenient on-site parking available for tenants. Recent upgrades include new roofing on all 4 units. Close proximity to local shopping centers, parks, and schools. Easy access to major highways and public transportation. This property not only offers a stable rental income but also potential for capital appreciation given its good condition and desirable location. Whether you're looking to expand your rental portfolio or step into real estate investment, this quadruplex promises to be a prudent choice. For more information or to schedule a viewing, please contact Listing Agent Rosalba Farias.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$925,000
 - 4 Buildings
 - 4 Total parking spaces
 - 2 Total carport spaces
 - \$3,216 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
 - \$54600 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
 - Floor: Carpet, Tile
- Appliances: Water Heater
 - Other Interior Features: Ceramic Counters, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft, Rectangular Lot, Level, Walkstreet, Yard
 - Security Features: Carbon Monoxide Detector(s)
- Fencing: Chain Link, Fair Condition, Stucco Wall
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01333814
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6230025007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold: \$699,800/\$675,000 ↓

8676 State St • South Gate 90280

46 days on the market

4 units • \$174,950/unit • 2,013 sqft • 5,596 sqft lot • \$335.32/sqft • Built in 1942

Listing ID: DW24047294

Firestone blvd./State st.



CASH or Hard Money Only, (FIXER) (Store front) 3 Units 1 bed/ 1 bath, with 3 single car garages. Property has a store front, per city may not be able to use as business due to the zoning change of 2015, zoning is NM/R2/R3 (CODE 11.55) no longer commercial mix/used (Small window for store front of 6 months from prior vacancy rule to put a similar business there, pet grooming, pet store something of the same nature, you have till April of this year to put a new License for business and for the city approval or can be residential with 15feet setback from property line. Property still boast of potential, to convert the garages to an ADU, possible rents \$1,500 each unit. The property needs repairs, remodeling, new roof and more. Please refer to the city of South Gate for any other questions or concerns.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$699,800
- 3 Buildings
- 3 Total parking spaces
- \$1,246 (Estimated)
- SellerConsiderConcessionYN:
- \$72000 Gross Scheduled Income
- \$68150 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$650
- Cable TV: 02094258
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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:	3	1	1	3	Unfurnished	\$0	\$0	\$1,500
2:	1	0	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6210025017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold:

\$1,199,999/\$1,200,000

7727 Walker Ave • Cudahy 90201

10 days on the market

4 units • **\$300,000/unit** • **2,880 sqft** • **5,184 sqft lot** • **\$416.67/sqft** • **Built in 1958**

Listing ID: MB24105643

Turn right onto Wilcox Ave Pass by Carl's Jr (on the right in 0.6 mi) ? 0.9 mi Turn left onto Clara St ? 0.2 mi
Turn right onto Walker Ave Destination will be on the right



SHOW & SELL. The exterior was recently painted and all the 4-units are in livable condition and the 4-units are 2 bedrooms, 1 bathroom with large closets, agents show to your fussy buyers these units have good rents and 3 of the renters are section 8 , which rents are on the first of the month in your account. For 1-Time Home Buyers ask for one unit to be vacant, all units are the same size. Agents look at the supplements for rental information.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$1,199,999
 - 1 Buildings
 - 4 Total parking spaces
 - 4 Total carport spaces
 - \$2,432 (Estimated)
 - SellerConsiderConcessionYN:
- \$95052 Gross Scheduled Income
 - \$90617.44 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,435
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,618
 - Cable TV: 02022092
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$617
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	8	4	4		\$7,921		\$10,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.5%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6226027045

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$825,000/\$860,000** ↗

483 E 49th St • Los Angeles 90011

77 days on the market

5 units • \$165,000/unit • 4,134 sqft • 7,420 sqft lot • \$208.03/sqft • Built in 1909

Listing ID: 24389143

Located between Avalon Blvd & San Pedro St and just north of the South Park Recreation Center



483 E49th St in the South Park neighborhood of Los Angeles, located between Avalon Blvd & San Pedro St and just north of the South Park Recreation Center. The property features two structures, a fourplex made up of two one-bedrooms and two two-bedrooms and a three-bedroom ADU at the rear of the property that was constructed in 2022; the ADU is currently vacant. There are ten parking spaces; gas and electricity are separately metered. The property is REO Lender owned and is being offered at a low \$165,000 per unit and \$200 PSF at the asking price. The ADU totals 808 SF with an open layout between the kitchen and living rooms; the master bedroom has an ensuite bathroom; features include vinyl plank flooring, new appliances, recessed lighting and new cabinetry. Units within the fourplex are well-maintained with original finishes, but can be further enhanced when unit turnover occurs with new flooring, paint, appliances, lighting enhancements and updated kitchens and bathrooms to achieve market rents. Located in a dense, infill location of South Los Angeles with an easy commute to Downtown and Vernon; close distance to multiple Metro local lines on Avalon Blvd and 1.4 miles from the Metro A Rail Line.

Facts & Features

- Sold On 07/15/2024
 - Original List Price of \$825,000
 - 5 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Seller Consider Concession Y/N:
- \$52978 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,019
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02208853
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$882	\$1,763	\$3,370
2:	2	2	1		Unfurnished	\$1,063	\$2,125	\$4,300
3:	1	3	2		Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5109020009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Commercial/Residential

List / Sold: \$975,000/\$900,000 ↓

6616 6618 S Makee Ave • Los Angeles 90001

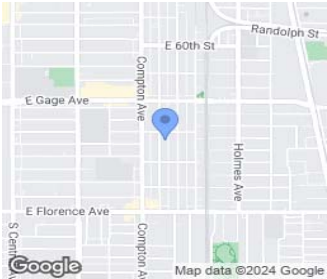
6 days on the market

6 units • \$162,500/unit • 3,767 sqft • 7,185 sqft lot • \$238.92/sqft •

Built in 1961

Listing ID: SB24116829

between Gage and Florence off Compton Ave



Exciting Investment Opportunity in the Heart of the Florence Graham District! Situated within the vibrant community of the Florence Graham District, this investment prospect showcases three buildings, collectively offering six units for potential investors. The accommodations include a spacious three-bedroom unit with 1¾ baths on the lower level, complemented by four one-bedroom, one-bath units, and a studio unit situated above the garage. Tenant convenience is prioritized with ample parking, including a garage, and dual access points from both the front and rear of the property. Each building has undergone significant upgrades, including new roofs, fascia, and mailboxes. Furthermore, individual units have received specific enhancements to elevate their appeal and functionality: - 6616 D Studio: A comprehensive renovation featuring new plumbing and gas lines, a tankless water heater, a freshly constructed patio, as well as new kitchen and bathroom installations, laminate flooring, heater, and windows. - 6618 A-B: Upgrades include new laminate flooring, partial window replacements, updated gas lines, and water heater installations, enhanced plumbing systems, updated electrical panel, renovated kitchen and bathrooms, new sewer mainline, and the addition of a new porch/patio area. - 6616 B & C: These units feature newly retiled showers. - 6616 A & B: New toilet installations. Don't miss this incredible opportunity to invest in a property with significant potential for returns. ,

Facts & Features

- Sold On 07/16/2024
 - Original List Price of \$975,000
 - 3 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$3,010 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
 - \$82593 Gross Scheduled Income
 - \$58593 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Level
 - Security Features: Fire and Smoke Detection System
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,000
 - Electric: \$1,000.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01856701
 - Gardener:
 - Licenses:
- Insurance: \$2,100
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,718	\$1,718	\$1,800
2:	1	1	1	0	Unfurnished	\$1,182	\$1,182	\$1,300
3:	1	1	1	0	Unfurnished	\$1,236	\$1,236	\$1,300
4:	1	1	1	1	Unfurnished	\$1,504	\$1,504	\$1,600
5:	1	1	1	0	Unfurnished	\$1,344	\$1,344	\$1,400
6:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6010033004

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

7260 Canby Ave • Reseda 91335
6 units • \$208,333/unit • 5,108 sqft • 8,003 sqft lot • \$225.14/sqft •
Built in 1954
South of Wyandotte St; North of Sherman Way

List / Sold:
\$1,250,000/\$1,150,000 ↓
57 days on the market
Listing ID: 24387885



7260 Canby Avenue is a 6-unit, apartment building located in Reseda, CA. Built in 1954, the property consists of two one-bedroom, one-bathroom and four two-bedroom, one- bathroom units. Recent improvements include a new pitched-roof, copper plumbing, and new windows. Additionally, all units have been upgraded with new flooring. Located in the heart of the San Fernando Valley, the property is situated just off Reseda Boulevard and Sherman Way providing proximity to shopping, restaurants, coffee shops, and entertainment. Additionally, the building is near Dignity Health Northridge Hospital Media Center which employs over 1,600 professionals.

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.72
- \$58963 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$44,976
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,604	\$3,208	\$3,208
2:	4	2	1		Unfurnished	\$1,430	\$5,721	\$5,721

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- RES - Reseda area
- Los Angeles County
- Parcel # 2119021017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Commercial/Residential

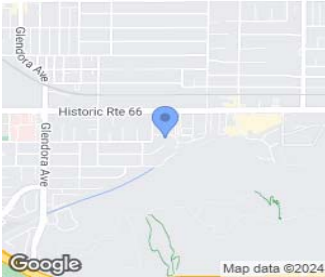
List / Sold:

\$2,200,000/\$2,000,000 ↓

68 days on the market

Listing ID: CV24077597

568 E Colorado Ave • Glendora 91740
7 units • \$314,286/unit • 6,912 sqft • 10,745 sqft lot • \$289.35/sqft •
Built in 1963
S/Route 66, E/Lemar Park Dr



Incredible investment opportunity! You'll never want for tenants with this seven-unit building with plenty of parking, set on a quiet cul-de-sac amid amazing mountain views in the city of Glendora. Two of the seven are updated with new kitchen counters, cabinets, stainless steel sinks, and wood laminate flooring. The building itself boasts a new roof (2023), new exterior paint, and an upgraded laundry room with a new washer. The building's plumbing also has been upgraded within the past five years. The tenants enjoy seven covered parking spaces and an additional three open spaces. All units have long-term tenants. There's upside rent potential.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$2,200,000
- 1 Buildings
- 10 Total parking spaces
- 7 Total carport spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- Cap Rate: 5.23
- \$150840 Gross Scheduled Income
- \$115044 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$44,196
- Electric: \$444.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,812
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$2,640
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense: \$3,000
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,900
2:	1	2	1	0	Unfurnished	\$0	\$2,100	\$2,100
3:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
4:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,900
5:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
6:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,900
7:	1	3	2	0	Unfurnished	\$1,870	\$1,870	\$2,100

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 629 - Glendora area
- Los Angeles County
- Parcel # 8644010030

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:

\$3,200,000/\$3,050,000 ↓

0 days on the market

Listing ID: SB24146613

11643 Eucalyptus • Hawthorne 90250
8 units • \$400,000/unit • 8,708 sqft • 11,268 sqft lot • \$350.25/sqft •
Built in 1963
Take Imperial highway to Eucalyptus. Turn right



Facts & Features

- Sold On 07/18/2024
- Original List Price of \$3,200,000
- 2 Buildings
- 8 Total parking spaces
- 8 Total carport spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Washer Hookup
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	3	2	0	Unfurnished	\$2,650	\$2,650	\$3,000

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$2,600,000/\$2,600,000
21 days on the market
Listing ID: PW24103827

1620 W 209th • Torrance 90501
8 units • \$325,000/unit • 7,681 sqft • 11,326 sqft lot • \$338.50/sqft •
Built in 1988
East of Western & North West of Torrance Blvd



We are pleased to introduce 1620 West 209th ST the marketplace. This exquisite 8 unit multifamily building consists of 8 condominium units (8 individual APN numbers) all condominium units are separately metered for gas and electric. The asset is comprised of 5, 3 bedroom x 2 bathroom units with 3, 2 bedroom x 2 bathroom units. Amenities include gated access, onsite laundry, covered and uncovered parking (16 parking spaces in total) on-site laundry, security doors, and private balconies with select units. Located in close proximity to Parks, Schools, Restaurants, Coffee shops, the 110 and 405 interchange, providing residents with easy access to major employment centers throughout the South Bay.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$2,600,000
- 0 Buildings
- Levels: Two
- 16 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area, See Remarks
- Cap Rate: 5.35
- \$214956 Gross Scheduled Income
- \$139318 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Level, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$69,190
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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:	5	3	2	10	Unfurnished	\$11,355	\$136,260	\$14,000
2:	3	2	2	6	Unfurnished	\$6,350	\$76,200	\$7,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7349002037

Michael Lembeck

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

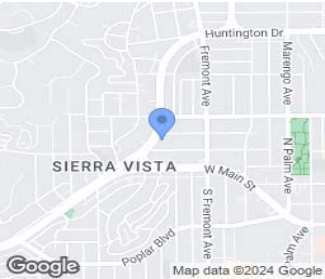
Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$2,450,000/\$2,000,000 ↓
99 days on the market
Listing ID: PW24029624

112 N Huntington Dr • Alhambra 91801
8 units • \$306,250/unit • 3,784 sqft • 10,574 sqft lot • \$528.54/sqft •
Built in 1922
Huntington Blvd south of Alhambra Blvd and north of Main



MAJOR PRICE REDUCTION! BRING OFFERS! Location! Location! Location! 112 and 114 N. Huntington. Family-held and first time on the market in almost 50 years! Well maintained eight unit apartment complex within three separate buildings in prestigious northern Alhambra on a 10,574 sq ft lot. All units come with their own one-car garage securely located in the rear of the property with secure driveway for the complex. Eclectic mix of units include two studio units, three one bedroom units in the front building, two two-bedroom units in the rear building; and one three-bedroom unit in the middle building. Located just south of South Pasadena, this clean and meticulously maintained apartment complex really shines with pride of ownership with its manicured grounds and updated units. All information will be supplied to the buyer in writing with all the financials within escrow. Highly desirable location and huge demand for additional housing in this prestigious area. Was recently appraised at \$2,576,000.00 in October of 2023. All information is deemed reliable, but not guaranteed by seller or agent. Please do not disturb tenants.

Facts & Features

- Sold On 07/18/2024
- Original List Price of \$2,799,000
- 3 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- \$2,574 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 4.8
- \$170544 Gross Scheduled Income
- \$126084 Net Operating Income
- 8 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$44,460
- Electric: \$900.00
- Gas: \$480
- Furniture Replacement:
- Trash: \$6,360
- Cable TV: 01852777
- Gardener:
- Licenses: 500
- Insurance: \$4,000
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,936	\$1,936	\$2,900
2:	1	0	1	1	Unfurnished	\$1,400	\$1,400	\$1,700
3:	1	0	1	1	Unfurnished	\$1,500	\$1,500	\$1,700
4:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
5:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
6:	1	1	1	1	Unfurnished	\$1,540	\$1,540	\$1,900
7:	1	2	1	1	Unfurnished	\$1,936	\$1,936	\$2,200
8:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,200

Of Units With:

- Separate Electric: 8
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator: 8
- Wall AC:

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5292002019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$2,479,000/\$2,360,000 ↓

120 days on the market

Listing ID: 24364479

4412 Finley Ave • Los Angeles 90027
8 units • \$309,875/unit • 6,466 sqft • 6,710 sqft lot • \$364.99/sqft •
Built in 1964
East of Hillhurst, North of Franklin



Proudly presenting this remarkable opportunity in the heart of Los Feliz. Building is located in unique and truly one-of-a-kind rental market Neighborhood So many amazing shops, Restaurants, boutiques, walking trails, golf courses, tennis courts, close to freeways, delicious coffee shops, ice cream shops. Village is full of many great chefs to entertain you for breakfast, lunch or dinner. Nice building-call me Offer subject to interior inspection.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$2,649,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01079007
 - 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	\$1,332	\$1,332	\$2,500
2:	2	1	1		Unfurnished	\$930	\$930	\$2,000
3:	3	1	1		Unfurnished	\$1,049	\$1,049	\$2,000
4:	4	2	1		Unfurnished	\$1,431	\$1,431	\$2,500
5:	5	2	1		Unfurnished	\$1,477	\$1,477	\$2,500
6:	6	1	1		Unfurnished	\$1,800	\$1,800	\$2,000
7:	7	1	1		Unfurnished	\$1,456	\$1,456	\$2,000
8:	8	2	1		Unfurnished	\$2,488	\$2,488	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5590010004

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

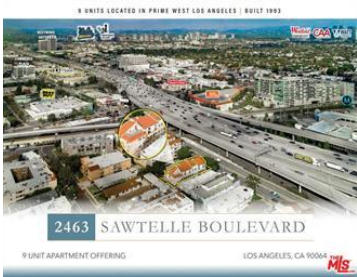
List / Sold:

\$5,300,000/\$3,760,000 ↓

58 days on the market

Listing ID: 23338061

2463 Sawtelle Blvd • Los Angeles 90064
9 units • \$588,889/unit • 8,952 sqft • 7,352 sqft lot • \$420.02/sqft •
Built in 1993
Located South of Pico Boulevard and West of the 405 Freeway



We are pleased to present 2463 Sawtelle Boulevard, a 9-unit apartment building located in the prime rental submarket of West Los Angeles. Built in 1993, the property is not subject to LA City Rent Control (only subject to California State Rent Control). The building has an excellent unit mix consisting of (2) one-bedroom/one-bathroom units, (2) one-bedroom/two bathroom with office/den units, (3) two-bedroom/two-bathroom units, (1) two-bedroom/two bathroom with office/den unit and (1) two-bedroom/three-bathroom unit with office/den unit. The property features controlled access, subterranean secure gated parking with 16 spaces and an on-site laundry facility. The units feature fireplaces, central heat and air-conditioning with Nest Climate Control Systems, recessed lighting, skylights in office/den spaces, solid wood eco-friendly carbonized bamboo flooring, dishwashers, stainless steel and black stainless-steel appliances and bathrooms with tiled roman tubs (select units) and showers (one large unit has a custom Japanese soaking tub). All units with multiple bedrooms feature bedrooms with en-suite baths. All second-floor units feature large multi-story split-level layouts with New York style live-work spaces which feature vaulted double height ceilings with loft space on the second floor that can be used as an additional bedroom, office or den. These top-level units also feature balconies and large 11x13 patio decks facing north which can be used for barbecuing, fitness equipment and/or home gardens. These units are excellent for prospective tenants looking for family living with office/ workspace. The 8,952 sf building sits on a 7,350 sf lot that is LAR3 zoned. 2463 Sawtelle Boulevard boasts a Walk Score of 85 as it is just a short walk to coffee shops, cafes, restaurants and retail along both Pico Boulevard and the trendy strip of Sawtelle Boulevard known as Sawtelle Japantown located just a few blocks to the north. The property is conveniently located near the 10 and 405 freeways providing easy access to Santa Monica/Venice, Downtown Los Angeles, San Fernando Valley and South Bay. The property is also just 1 block from the Sepulveda Expo Line Station offering a viable public transportation option for tenants commuting westbound to Santa Monica or eastbound to Culver City, USC, Downtown Los Angeles and beyond.

Facts & Features

- Sold On 07/19/2024
- Original List Price of \$5,300,000
- 1 Buildings
- Levels: Multi/Split
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 4.47
- \$236759 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$117,028
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,495	\$4,990	\$5,100
2:	2	1	2		Unfurnished	\$3,795	\$7,590	\$8,200
3:	3	2	2		Unfurnished	\$3,206	\$9,619	\$10,650
4:	1	2	2		Unfurnished	\$3,800	\$3,800	\$4,350
5:	1	2	3		Unfurnished	\$4,395	\$4,395	\$4,450
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4260040039

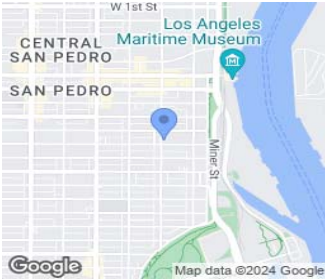
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Apartment

1020 S Centre St • San Pedro 90731
10 units • \$118,400/unit • 4,230 sqft • 6,865 sqft lot • \$236.41/sqft •
Built in 1919
11th & Center

List / Sold:
\$1,184,000/\$1,000,000 ↓
100 days on the market
Listing ID: SB24052998



10 Units in the Heart of San Pedro is a perfect property for investors! These units have been cared for and many have been upgraded as they became available. Some of the current rents are low, but the potential is high. Wonderful location close to restaurants, shops and easy access to the South Bay, Long Beach and the docks! This property needs to be sold with 282 W. 11th Street: next door is a 6,757 square foot R2 lot!! Call for details. Opportunity is knocking!

Facts & Features

- Sold On 07/17/2024
- Original List Price of \$1,850,000
- 5 Buildings
- 0 Total parking spaces
- \$1,013 (Estimated)
- SellerConsiderConcessionYN:
- \$106104 Gross Scheduled Income
- 10 electric meters available
- 10 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Corner Lot, Lot 6500-9999, Flag Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345054
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	10	0	Unfurnished	\$8,842	\$10,342	\$15,000

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 185 - Plaza area
- Los Angeles County
- Parcel # 7456003003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Commercial/Residential

List / Sold:
\$4,198,000/\$3,800,000 ↓
94 days on the market
Listing ID: CV24033541

241 E Fremont • Montebello 90640
16 units • **\$262,375/unit** • **9,912 sqft** • **21,717 sqft lot** • **\$383.37/sqft** •
Built in 1958
South side of the E Fremont Cul-de-sac



We are pleased to exclusively present the opportunity to acquire 241 East Fremont Square, a 16-unit multifamily investment property in the city of Montebello, California. Surrounded by single family residences, the apartment is located in a cul-de-sac within a quiet suburban neighborhood next to the Rio Hondo Bike Path. Constructed in 1958, the apartment sits on an over 0.49 acres (21,717 square feet) parcel with a total building area of 9,912 square feet. The property consists of sixteen one-bedroom/one-bathroom floor plans with an average of 620 square feet per unit. Each unit features either a patio (ground floor units) or a balcony (second floor units), gated front doors, floor to ceiling sliding patio doors, and wall-unit air conditioning. The apartment complex offers its residents with a swimming pool surrounded by lush landscaping, on-site laundry room with three washers and two dryers, two electric gated parking entrances, and sixteen open parking spaces. All units are individually metered for gas and electricity and have separate hot water heaters. The property is conveniently surrounded by multiple major thoroughfares within Southern California including CA-60, CA-19, I-5, and I-605, providing easy access for commuters west to Downtown Los Angeles, north to San Gabriel Valley, and east to cities in the Inland Empire. For residents taking public transportation, the closest bus line is a 10-minute walk and the Montebello/Commerce Metrolink Station is just an 8-minute drive away. With a very walkable score of 71, this multifamily property is within walking distance of several outdoor recreational areas using the Rio Hondo Bike Path including the Rio Hondo Park, Montebello Barnyard Zoo, and the Whittier Narrows Reservoir. In addition, several major shopping centers are within a three-mile radius of the subject property including Village Walk shopping center, Mart of Montebello, Montebello Town Square, and The Shops at Montebello. This section of Montebello boasts ideal demographics as there are more than 579,000 within a 5-mile radius, with an average household income exceeding \$89,000 within a 3-mile radius.

Facts & Features

- Sold On 07/15/2024
- Original List Price of \$5,000,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$298200 Gross Scheduled Income
- \$171844 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$120,910
- Electric: \$4,225.00
- Gas: \$4,225
- Furniture Replacement:
- Trash: \$4,225
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$7,000
- Maintenance: \$14,910
- Workman's Comp:
- Professional Management: 20400
- Water/Sewer: \$4,225
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1	0	Unfurnished	\$1,553	\$24,850	\$1,700

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6347008015

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$3,350,000/\$2,950,000 ↓

56 days on the market

Listing ID: 23335807

515 S Kingsley Dr • Los Angeles 90020
16 units • \$209,375/unit • 12,516 sqft • 11,260 sqft lot • \$235.70/sqft •
Built in 1959
On Kingsley Drive just south of 5th Street.



We are pleased to present 515 South Kingsley Drive, a value add 16-unit apartment building located in the heart of Koreatown. Built in 1959, the property consists of (16) one-bedroom/one-bathroom units. Current rents are approximately 50% under market providing a new investor the opportunity to renovate units and common areas in order to maximize rental income. The property features controlled access, covered parking and an on-site laundry facility. The units feature laminate flooring, air-conditioning and renovated kitchens with new cabinetry and stone countertops (select units). The 12,516 sf building sits on a 11,260 sf lot that is LAR4 zoned. This property can be purchased along with neighboring 501 South Kingsley Drive, 22-units (38-unit portfolio). 515 South Kingsley Drive boasts a Walk Score of 93 as it is located just a short walk to trendy coffee shops, cafes, bars, restaurants, and retail along both Wilshire Boulevard and Western Avenue. The property is conveniently located near the 101, 10 and 110 freeways and just a short drive to major job centers such as Hollywood, Century City, Beverly Hills and Downtown LA. The property is also 0.4 miles from the Wilshire/Normandie Metro D Line Station offering a viable public transportation option for eastbound commuters headed to Downtown Los Angeles and westbound commuters headed to Beverly Hills/Century City/Westwood (western route to be completed in phases from 2025-2027).

Facts & Features

- Sold On 07/19/2024
 - Original List Price of \$3,350,000
 - 1 Buildings
 - Levels: Multi/Split
 - 16 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 4.23
 - \$141661 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$113,134
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01872625
 - 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:	16	1	1		Unfurnished	\$1,298	\$21,599	\$31,200
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5503023016

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Newport Beach, 92660

Closed •

List / Sold:

\$2,400,000/\$2,310,000 ↓

46 days on the market

Listing ID: 24395673

4754 Oakwood Ave • Los Angeles 90004
16 units • \$150,000/unit • 6,394 sqft • 7,253 sqft lot • \$361.28/sqft •
Built in 1941
Located 1 mile east of Larchmont Blvd. (Larchmont Village) and just north of Beverly Blvd.



Located 1 mile from Larchmont Blvd. & Melrose Ave, 4754 Oakwood is a 16-unit property offered at \$150,000 PPU & 10.62 GRM on current rents. This 16-unit value-add property is 1 mile east from the heart of Larchmont Blvd. This elegant tree-lined commercial hub is home to many beloved boutiques, bustling cafes, and iconic eateries. Notable tenants include Go Get Em Tiger, Groundwork Coffee, Levain Bakery, Salt & Straw, the Larchmont Wine & Cheese store, and more. In addition, the property is located just north of Beverly Blvd, and offers proximity to Hollywood, Koreatown, and Hancock Park. Built in 1941, 4754 Oakwood features (16) bachelor units that average approx. 400 SF each. Each bachelor features a coat closet, plenty of cabinet space, wood-laminate flooring, and large picture windows that allow abundant natural light. The property is offered at 10.62 GRM and 5.73% CAP on current rents, with 2 VACANT UNITS and approx. 44% rental upside. By achieving market rents, 4754 Oakwood will stabilize at a 9.43% CAP and 7.53 GRM.

Facts & Features

- Sold On 07/16/2024
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- Cap Rate: 5.73
- \$137513 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$82,774
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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:	16	0	1		Unfurnished	\$1,167	\$18,668	\$26,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522032021

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CUSTOMER FULL: Residential Income LISTING ID: 24395673

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