

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac
1	WS23102831	S	116 N Granada AVE	ALH	601	STD	2	\$0		\$960,000	\$297.77	3224	1908/ASR	8,492/0.1949
2	DW23089620	S	13624 Frazier ST	BDPK	608	STD	2	\$0		\$1,277,000	\$435.84	2930	1928/ASR	20,918/0.4802
3	BB23082201	S	526 N Fairview ST	BBK	610	STD,TRUS	2	\$45,000	2	\$1,120,000	\$708.41	1581	1944/ASR	6,120/0.1405
4	23281727	S	4940 Lincoln AVE	LA	632	STD	2			\$2,000,000	\$823.38	2429	1908	10,799/0.24
5	CV23070161	S	801 Earlham ST	PAS	646	STD	2	\$0		\$900,000	\$458.72	1962	1905/ASR	10,086/0.2315
6	PV23090018	S	314 Lola AVE	PAS	646	STD	2	\$0		\$1,255,000	\$369.23	3399	1991/ASR	7,458/0.1712
7	PW23039800	S	6039 Friends AVE	WH	670	STD	2	\$0		\$854,605	\$499.77	1710	1920/ASR	7,000/0.1607
8	PW23095852	S	12502 125 Dorland ST	WH	670	STD	2	\$58,800		\$930,000	\$642.27	1448	1926/ASR	6,963/0.1598
9	MB23080635	S	185 W 43rd ST	LA	699	STD	2	\$0		\$616,000	\$295.87	2082	1922/ASR	5,403/0.124
10	SB23080779	S	2131 W 104th ST	LA	699	STD	2	\$31,824		\$820,000	\$461.19	1778	1947/PUB	6,168/0.1416
11	SW23067355	S	619 619 1/Walnut AVE	MNRO	699	STD	2	\$0		\$1,050,000	\$564.52	1860	1940/ASR	13,419/0.3081
12	DW22251013	S	4737 W 171st ST	LAWN	699	STD	2	\$0		\$1,325,000	\$436.14	3038	1980/ASR	5,800/0.1331
13	23247781	S	621 Rose AVE	VEN	C11	STD	2			\$1,800,000	\$972.97	1850/AP	1954	3,551/0.08
14	23278301	S	2015 Oak ST	SM	C14	STD	2			\$2,975,000	\$1,049.38	2835	1928	7,011/0.16
15	SR22204825	S	4112 Prospect AVE	LA	C20	STD,TRUS	2	\$0		\$1,000,000	\$499.50	2002	1920/ASR	5,394/0.1238
16	CV23054860	S	2266 Cove AVE	SVL	671	STD	2	\$70,800	4	\$1,231,000	\$619.22	1988	1913/ASR	5,999/0.1377
17	23274623	S	1587 W Vernon AVE	LA	C34	STD	2			\$696,000	\$428.04	1626	1927	4,982/0.11
18	RS23090970	S	244 W 69th ST	LA	C34	STD	2	\$1,700		\$830,000	\$500.30	1659	1922/EST	5,115/0.1174
19	SR23070954	S	1639 E 90th ST	LA	C36	STD	2	\$36,000		\$515,000	\$334.42	1540	1910/ASR	7,146/0.164
20	PW23069438	S	244 E 118th PL	LA	C37	STD	2	\$24,576		\$499,000	\$393.53	1268	1947/ASR	6,155/0.1413
21	RS23078802	S	146 W 54th ST	LA	C37	STD	2	\$20,172		\$720,000	\$525.55	1370	1926/EST	5,644/0.1296
22	DW23084039	S	834 E 82nd ST	LA	C37	STD	2	\$0		\$875,000	\$276.20	3168	1930/ASR	5,100/0.1171
23	DW23090528	S	1142 E 85th ST	LA	C37	STD	2	\$6,500		\$931,500	\$288.21	3232	2014/APP	5,080/0.1166
24	MB23102279	S	1517 N Eastern AVE	CO	CO	STD	2	\$55,200		\$920,000	\$454.10	2026	1940/ASR	4,791/0.11
25	SR223064514	S	2672 Roseview AVE	LA	CYPK	STD	2	\$6,560		\$1,077,500	\$358.81	3003	1913/ASR	6,360/0.146
26	SR23009800	S	9531 9533 Bothwell RD	NR	NR	STD,TRUS	2	\$0		\$1,900,000	\$379.85	5002	1977/ASR	20,536/0.4714
27	DW23055377	S	12109 Wilson AVE	LNWD	RM	STD	2	\$0		\$825,000	\$339.37	2431	1943/ASR	6,564/0.1507
28	TR23081747	S	13025 S Penrose AVE	CMP	RO	STD	2	\$26,400		\$670,000	\$567.32	1181	1937/PUB	3,751/0.0861
29	23260850	S	13508 S San Pedro ST	LA	RQ	STD	2			\$651,000	\$381.82	1705	1949	7,700/0.17
30	DW22090873	S	9333 San Juan Ave.	SOG	T2	STD	2	\$0		\$785,000	\$545.14	1440	1966/PUB	4,823/0.1107
31	22216641	S	6001 Gotham ST	BG	T3	NOD,SPAY	2			\$660,000	\$520.09	1269	1937	4,632/0.1
32	23266957	S	674 W 22nd ST	SP	181	PRO	3			\$975,000	\$335.86	2903	1933	5,000/0.11
33	WS23094969	S	3114 Charlotte AVE	RSMD	651	TRUS	3	\$0		\$1,150,000	\$536.63	2143	1955/ASR	5,467/0.1255
34	PW23088772	S	13616 Earlham Dr	WH	670	STD	3	\$54,598		\$895,000	\$438.94	2039	1926/ASR	5,905/0.1356
35	23275571	S	1635 S Durango AVE	LA	C09	STD	3			\$2,301,635	\$529.11	4350	1965	5,276/0.12
36	BB23092054	S	1310 N Kingsley DR	LA	C20	STD	3	\$0		\$1,065,000	\$378.20	2816	1921/ASR	5,446/0.125
37	DW23061939	S	10755 State ST	LNWD	RM	STD	3	\$55,500		\$760,000	\$416.21	1826	1947/ASR	3,220/0.0739
38	RS22238201	S	719 E 65th ST	ING	101	STD,TRUS	4	\$54,180		\$1,200,000	\$233.60	5137	1966/ASR	5,894/0.1353
39	SB23064343	S	1302 S Cabrillo AVE	SP	183	STD	4	\$55,800	3	\$1,050,000	\$328.23	3199	1958/ASR	4,802/0.1102
40	SR23093322	S	1142 Spazier AVE	GD	624	STD	4	\$127,000		\$2,100,000	\$525.00	4000	1986/ASR	5,934/0.1362
41	23265869	S	280 Grandview ST	PAS	646	STD	4		5	\$1,975,000	\$694.93	2842/D	2023/SLR	12,505/0.28
42	23257815	S	2627 Cullen ST	LA	C16	STD	4			\$1,200,000	\$438.60	2736	1947	6,001/0.13
43	23277386	S	455 N Hayworth AVE	LA	C19	STD	4		3	\$1,975,000	\$440.45	4484	1939	6,615/0.15
44	23252643	S	1140 Lemoyne ST	LA	671	STD	4			\$2,750,000	\$745.66	3688	1915	6,771/0.15
45	AR23035571	S	1123 W 43rd ST	LA	C34	STD	4	\$0		\$850,000	\$274.55	3096	1935/ASR	5,402/0.124
46	DW23068547	S	2838 Potomac AVE	LA	C34	STD	4	\$0		\$1,150,000	\$246.36	4668	1935/ASR	5,850/0.1343
47	23272199	S	9316 Avalon BLVD	LA	C37	STD	4			\$1,097,000	\$346.06	3170/A	1992/ASR	5,500/0.12
48	GD23095355	S	5853 Vineland AVE	NHLW	NHO	STD	4	\$185,760		\$2,325,000	\$551.34	4217	2023/BLD	4,998/0.1147
49	CV23029595	S	6519 Darwell AVE	BG	699	STD	5	\$69,120		\$1,075,000	\$351.88	3055	1940/ASR	10,974/0.2519
50	CV23075205	S	607 S Brand BLVD	GD	628	STD	6	\$100,000		\$1,700,000	\$468.71	3627	1915/APP	8,282/0.1901
51	23276347	S	722 Lincoln BLVD	SM	C14	STD	6			\$3,350,000	\$579.99	5776	1965	7,493/0.17
52	23237845	S	330 W Queen ST	ING	101	STD	7		6	\$1,665,000	\$311.45	5346/A	1962/ASR	8,756/0.2
53	WS23056446	S	2422 Johnston ST	LA	677	STD	9	\$148,560		\$2,100,000	\$336.22	6246	1986/ASR	9,915/0.2276
54	PW23091046	S	6636 Otis AVE	BELL	T3	STD	9	\$135,300		\$1,925,000	\$298.73	6444	1958/ASR	8,662/0.1989
55	23251007	S	1715 Westmoreland BLVD	LA	C16	STD	11		4	\$3,265,000	\$464.57	7028	1986	10,083/0.23
56	WS23099110	S	5606 S Figueroa ST	LA	C16	STD	16	\$146,717		\$1,680,000	\$184.82	9090	1927/ASR	6,075/0.1395
57	PW23005386	S	11716 Gurley AVE	DOW	D3	STD	23	\$358,710	4	\$5,750,000	\$454.69	12646	1957/PUB	18,252/0.419

Closed

• Duplex

116 N Granada Ave

• Alhambra 91801

2 units • \$430,000/unit • 3,224 sqft • 8,492 sqft lot • \$297.77/sqft • Built in 1908

North of Main St and South of Alhambra Rd

List / Sold: \$860,000/\$960,000

9 days on the market

Listing ID: WS23102831



Extraordinary Fixer Upper Duplex - Cash Only, Sold As-Is! Situated in a prime location, Lindaraxa Park neighborhood of Alhambra, this duplex offers the potential for both a profitable investment and a rewarding renovation project. This property consists of a spacious front house with 4 bedrooms and 1 and a half bathrooms, spanning approximately 2,648 square feet, and a separate back unit featuring 1 bedroom and 1 bathroom, encompassing approximately 576 square feet. Please note that due to the property's condition, it is being sold "as-is." Extensive repairs and renovations are required, making it an ideal project for those with the skills and resources to transform it into a lucrative investment or a dream home. Alhambra's sought-after location offers a thriving community with excellent amenities, convenient shopping, dining options, and proximity to schools. The desirable neighborhood enhances the property's long-term potential and attractiveness to tenants or future buyers.

Facts & Features

- Sold On 07/20/2023
 - Original List Price of \$860,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$798 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01991628
 - 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					\$4,500
2:	1	1	1					\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5336015004

Michael Lembeck

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

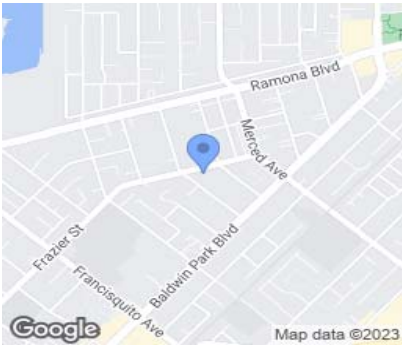
Re/Max Property Connection

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

Closed • Duplex

13624 Frazier St • Baldwin Park 91706
2 units • \$624,000/unit • 2,930 sqft • 20,918 sqft lot • \$435.84/sqft •
Built in 1928
W Francisquito Ave, N Frazier St/ Baldwin Park

List / Sold:
\$1,248,000/\$1,277,000 ↑
14 days on the market
Listing ID: DW23089620



Attention all Investors and Buyers! Two houses on a huge lot of 20,918 sqft. each with its own driveway. Perfect for large families. Front house has 2 bedroom, 1 full bathroom. Main house features 3 bedrooms, 2.1 bathrooms, big spacious living room, formal dining room, laundry room and a big kitchen area. Both units with separate electrical, gas and water meters. This property providing ample space for creating your dream home(s) and outdoor living area, well maintained landscaping, large driveway for RV park or boat and lots of space for uncovered parking. This property is truly one-of-a-kind, offering a rare opportunity to build your dream home. Whether you're seeking an investment property, or simply a spacious and versatile living space, this property has the potential to fulfill your needs and desires. Seller with deliver both units ready move in at the time of closing. Please don't disturb occupants. Thank you for your cooperation, call listing agent for any questions or to view the property. Don't miss this amazing opportunity.

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$1,248,000
- 2 Buildings
- Levels: One
- 11 Total parking spaces
- \$1,157 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lot
- Sewer: Public Sewer
- 20000-39999 Sqft, Sprinklers In Front, Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02201290
- 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	3	0	Unfurnished	\$0	\$0	\$4,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,000

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
- Buyer Agency Compensation: 2%
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8552018015

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

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

Closed • Duplex

526 N Fairview St • Burbank 91505
2 units • \$549,995/unit • 1,581 sqft • 6,120 sqft lot • \$708.41/sqft •
Built in 1944
Verdugo / Buena Vista

List / Sold:
\$1,099,990/\$1,120,000 ↑
13 days on the market
Listing ID: BB23082201



Welcome to this charming duplex in prime Burbank location. This 1,581 sqft duplex sits on a spacious 6,100 sqft lot, offering ample outdoor space for your enjoyment. Both units feature beautiful hardwood floors, creating a warm and inviting atmosphere. The front yard provides a lovely area to relax and soak up the sun. Inside, the dining room is perfect for gatherings and a cozy ambiance. The backyard offers additional outdoor space for entertaining or gardening. A 2 car detached garage provides convenient parking and storage options. For added convenience, there is an area available to hook up a washer and dryer. With updated electrical, this home is ready for you to move in and make it your own. Located within walking distance to Verdugo Park and Pool, you'll have easy access to recreational activities and outdoor fun. Don't miss out on the opportunity to own this delightful Burbank duplex.

Facts & Features

- Sold On 07/20/2023
- Original List Price of \$1,099,990
- 1 Buildings
- 4 Total parking spaces
- \$221 (Estimated)
- Laundry: Inside, See Remarks
- Cap Rate: 2.3
- \$45000 Gross Scheduled Income
- \$25250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 02138908
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2479014007

Michael Lembeck

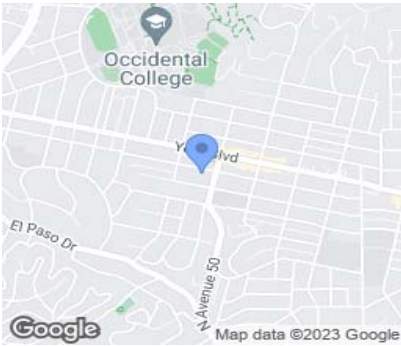
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed •

4940 Lincoln Ave • Los Angeles 90042
2 units • \$849,500/unit • 2,429 sqft • 10,799 sqft lot • \$823.38/sqft •
Built in 1908
South of York, West of Ave 50



List / Sold:
\$1,699,000/\$2,000,000 ↑
11 days on the market
Listing ID: 23281727

Enchanting Craftsman compound in the heart of Highland Park. Originally built in 1908 and recently restored with fresh and stylish updates, these two detached homes on one lot offer a myriad of possibilities for modern living. Both units are delivered vacant! The main residence is light-filled and warm with vintage charm and a balance of character and modern comfort. All the living spaces, including the three spacious bedrooms and two full bathrooms, receive beautiful natural lighting. Period details include original windows and charming built-ins throughout. Upstairs is the expansive primary bedroom featuring a large walk-in closet, a relaxing sitting area and en-suite bathroom. The home's kitchen and bathrooms have been thoughtfully updated, tastefully blending the old with the new. The kitchen features a dining nook, inviting you to enjoy warm morning coffees while basking in the sun's glow. The second home is a detached 1BR/1BA at the rear of the property offering privacy and charm in equal measure. Perfect as a guest house, office, or rental opportunity. The final bonus space is a converted garage serving as a dynamic music studio or creative space. The sprawling double lot offers ample room for alfresco dining, grassy play for kids and pets, and entertaining friends around a cozy firepit. There is even an additional storage shed and kids playhouse. This rare Highland Park property offers the best of east side NELA living with easy access to all the best shops and restaurants on York Blvd including Kumquat Coffee, Donut Friend, Belle's Bagels and much more.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,699,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Kitchen
- \$108000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5477005012

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23281727

Printed: 07/23/2023 6:05:12 AM

Closed • Duplex

801 Earllham St • Pasadena 91101

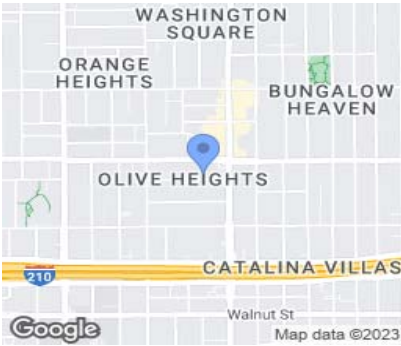
2 units • \$500,000/unit • 1,962 sqft • 10,086 sqft lot • \$458.72/sqft • Built in 1905

North of 210 Freeway, West of Lake Avenue

List / Sold: \$1,000,000/\$900,000 ↓

47 days on the market

Listing ID: CV23070161



Great Opportunity For You To Own this Fixer-Upper in a Great Neighborhood! First Time On the Market in 50 years. Opportunities like this don't come along every day. This rare opportunity will be delivered vacant, located in desirable Pasadena. These 2 homes are sitting on a generous 10,086 square foot lot, presenting investors with tremendous potential and an advantageous outcome. The possibilities are endless. This prime location is only minutes away from notable shops and eateries in Old Town Pasadena, Rose Bowl Stadium and Cal-Tech. This property is ready for those those that crave to bring their own creative vision; additionally, each unit is metered separately for gas and electricity.

Facts & Features

- Sold On 07/17/2023
 - Original List Price of \$1,000,000
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$683 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01890676
 - 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	4	1	0	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%
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5731013018

Michael Lembeck

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

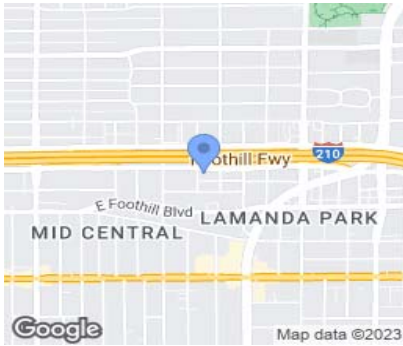
Re/Max Property Connection

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

Closed • Duplex

314 Lola Ave • Pasadena 91107
2 units • \$575,000/unit • 3,399 sqft • 7,458 sqft lot • \$369.23/sqft •
Built in 1991
North of Walnut, West of Sierra Madre

List / Sold:
\$1,150,000/\$1,255,000 ↑
13 days on the market
Listing ID: PV23090018



Two on a lot, Fixer! This exceptional opportunity to purchase duplex in Pasadena, boasting two attached 2-car garages and individual electrical and gas meters. Each unit features 3 bedrooms and 3 bathrooms, making it a great choice for an extended family, generate rental income from one unit while residing in the other, or implement various other investment strategies.

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$684 (Estimated)
- Laundry: In Garage, 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: 00835027
- 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	3	2	Unfurnished	\$0	\$0	\$3,900
2:	1	3	3	2	Unfurnished			\$3,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5746019018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

6039 Friends Ave • Whittier 90601

2 units • \$437,500/unit • 1,710 sqft • 7,000 sqft lot • \$499.77/sqft • Built in 1920

Between Broadway and Beverly Blvd.

List / Sold: \$875,000/\$854,605 ↓

15 days on the market

Listing ID: PW23039800



Great duplex in prime and desirable uptown neighborhood for an investor, or as a primary residence in front and rent back dwelling. Adorable craftsman style home in front offers 2 good sized bedrooms, remodeled full bathroom, kitchen also recently completely remodeled with tasteful designer tile, newer cabinets and flooring. Service porch/mud room. Large dining room with built in china cabinet, gorgeous original hardwood flooring throughout. Large living room features beautiful fireplace with custom tile, large mantle and built in shelving. Newer copper plumbing. Basement area has laundry room and storage, additional finished basement area is perfect for extended living space, equipped with a 3/4 bath, carpet and heating. Separate unit has 1 bedroom, 3/4 bath, kitchen, living room, laminate flooring, separate laundry, water heater and heating. Separately metered with two addresses, 6039 and 6037 Friends. Garage can house 2 small cars and has alley access. Units have never been rented, front unit can easily rent for \$2700.00 and back unit for \$1500 per month.

Facts & Features

- Sold On 07/20/2023
 - Original List Price of \$875,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Forced Air
 - \$848 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Basement, Kitchen, Laundry, Living Room
 - Floor: Laminate, Tile, Wood
- Appliances: Gas Range, Gas Water Heater
 - Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Near Public Transit
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,584
 - Electric: \$1,200.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$660
 - Cable TV: 01937239
 - Gardener:
 - Licenses:
- Insurance: \$1,781
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$924
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8135025006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW23039800

Printed: 07/23/2023 6:05:12 AM

Closed • Duplex

List / Sold: \$850,000/\$930,000 ↑

12502 12504 Dorland St • Whittier 90601

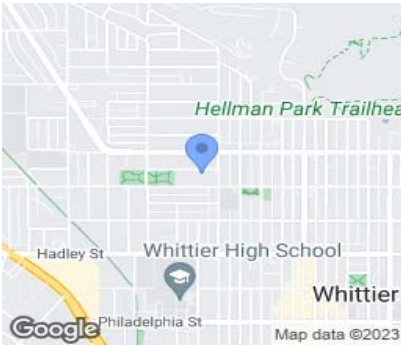
2 days on the market

2 units • \$425,000/unit • 1,448 sqft • 6,963 sqft lot • \$642.27/sqft •

Listing ID: PW23095852

Built in 1926

Pickering to Dorland



If you have been looking for your dream home or a quality investment in highly desirable Uptown Whittier location, this incredible duplex might just be what you're looking for! Great opportunity to live in one and rent the other unit in back. The meticulously curated spacious front home is the quintessential California Craftsman Bungalow. The front house features 2 bedrooms, beautifully remodeled kitchen (all new Stainless-Steel appliances included), exquisitely updated 1 bath, waterproof LVP floors, inside laundry, a one-car detached garage, new central HVAC system and new dual pane windows in both of the units. Back house has new kitchen cabinets with quartz countertops, waterproof flooring, dual pane windows, new plumbing, electrical and split system HVAC. Front house has a covered rear patio for leisurely afternoons of outdoor relaxation. The back unit has its own yard in back and a quaint landscaped yard between both homes. For your convenience, the rear and front units have separate addresses, plus there are 2 separate driveways and garages. Ready for the new buyer or investor. With close proximity to Whittier College, shopping, dining, parks and schools and entertainment options nearby and not to mention 605 freeway, it's sure to attract prospective renters. Rarely properties like this one go on the market. These 2 units will not last.

Facts & Features

- Sold On 07/17/2023
 - Original List Price of \$850,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$790 (Estimated)
- Laundry: Individual Room
 - \$58800 Gross Scheduled Income
 - \$53400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Gas Range, Refrigerator, Water Heater
 - Other Interior Features: Ceiling Fan(s), Copper Plumbing Full

Exterior

- Lot Features: Back Yard, Front Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV:
 - 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	1	1	Unfurnished	\$2,900	\$2,900	\$2,900
2:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8134020012

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: PW23095852

Printed: 07/23/2023 6:05:13 AM

Closed • Duplex

185 W 43rd St • Los Angeles 90037

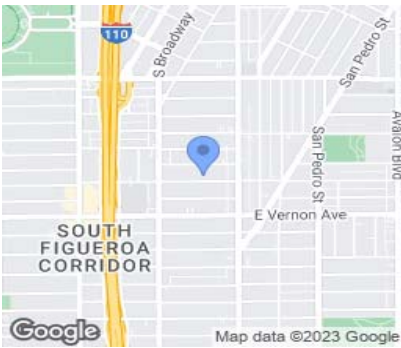
2 units • \$300,000/unit • 2,082 sqft • 5,403 sqft lot • \$295.87/sqft • Built in 1922

Cross Streets Main and Vernon

List / Sold: \$600,000/\$616,000 ↑

3 days on the market

Listing ID: MB23080635



- Facts & Features
- Sold On 07/18/2023
 - Original List Price of \$600,000
 - 2 Buildings
 - 1 Total parking spaces
 - \$0 (Unknown)

- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Exterior
- Lot Features: Back Yard

- Sewer: Public Sewer

- Annual Expenses
- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02029658
 - Gardener:
 - Licenses:

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$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
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%

- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5111015019

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed • Duplex

List / Sold: \$800,000/\$820,000 ↑

2131 W 104th St • Los Angeles 90047

30 days on the market

2 units • \$400,000/unit • 1,778 sqft • 6,168 sqft lot • \$461.19/sqft • Built in 1947

Listing ID: SB23080779

It's between 104th street and Van Ness



Located just minutes away from the famous SoFi Stadium, this duplex is situated in a prime location that is hard to beat. The area is surrounded by an array of entertainment options, including shopping centers, restaurants, and parks, making it a highly sought-after location for renters and homeowners alike. This duplex is a rare find, offering two 2-bedroom, 1-bathroom units with washer and dryer hook ups in each unit and central air and heat. Both units are occupied. Beyond the occupied units, this property also has additional space, making it a great opportunity for potential expansion. It also has an unattached garage. Buyers are to verify with city and county for approval to make the property into a 3 unit. Don't miss out on the chance to own a piece of real estate in this highly desirable area of Los Angeles.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$800,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$1,048 (Estimated)
- Laundry: Inside
- \$31824 Gross Scheduled Income
- \$28654 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,570
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,020
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,326	\$1,326	\$2,450
2:	1	2	1	1	Unfurnished	\$1,326	\$1,326	\$2,450

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: 2.25%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6058015014

Michael Lembeck

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

Re/Max Property Connection

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

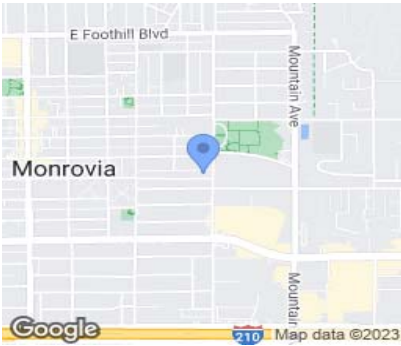
Closed • Duplex

619 619 1/2 E Walnut Ave • Monrovia 91016

2 units • \$599,500/unit • 1,860 sqft • 13,419 sqft lot • \$564.52/sqft • Built in 1940

Major cross streets are Huntington Dr and Foothill Blvd

List / Sold:
\$1,199,000/\$1,050,000 ↓
9 days on the market
Listing ID: SW23067355



HUGE PRICE REDUCTION!!! This duplex is a great investment opportunity in the heart of Monrovia. Front unit has 3 bedrooms with 2 bathrooms, large living room, nice dining area and newly remodeled kitchen. New cabinets, Granite counter tops and laminate flooring. The bedrooms have ceiling fans and carpeting. The front porch on the first house is shaded and a cozy place to catch the sunset. The 2nd unit has 2 bedrooms and one bath and a large basement area. There is plenty of on site parking with one attached single car garage, a free standing single car garage and a double carport. Property is on a double lot with two APN's and may support an additional unit and/or RV parking. Mature landscaping with many producing fruit trees, front and back. Must see to appreciate.

Facts & Features

- Sold On 07/21/2023
 - Original List Price of \$1,650,000
 - 2 Buildings
 - 4 Total parking spaces
 - 2 Total carport spaces
 - Cooling: See Remarks
 - Heating: Central
 - \$745 (Estimated)
- Laundry: In Kitchen
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate
- Appliances: Disposal, Gas Range, Microwave, Refrigerator, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00921085
 - 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	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 8517015003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SW23067355

Printed: 07/23/2023 6:05:13 AM

Closed • Duplex

4737 W 171st St • Lawndale 90260
2 units • \$675,000/unit • 3,038 sqft • 5,800 sqft lot • \$436.14/sqft •
Built in 1980
171 St

List / Sold:
\$1,350,000/\$1,325,000 ↓

129 days on the market

Listing ID: DW22251013



Back on the market, and fully available. This Beautiful Duplex features 2 Spacious 3 Bedrooms and 2 Bathrooms Units. Both Units have been Extensively Remodeled! Downstairs Unit #A Kitchen has been totally remodeled approx 2 years ago. Each Unit is over 1500 square feet and has its own washer and dryer hook ups. Quarts Counter Tops throughout, Fans in Each Bedrooms, Down stairs Unit # A has enclosed Patio 12 X 24 with permits. There is one two Car Garage and One single Car Garage. Easy access to Galleria shopping Mall, LAX , Manhattan, Redondo and Hermosa Beaches!!! BOTH UNITS ARE VACANT!!!!

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$1,599,000
- 1 Buildings
- 0 Total parking spaces
- \$852 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4081005023

Michael Lembeck

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

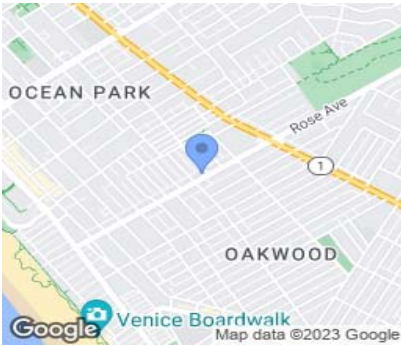
Re/Max Property Connection

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

Closed •

621 Rose Ave • Venice 90291
2 units • \$1,024,500/unit • 1,850 sqft • 3,551 sqft lot • \$972.97/sqft •
Built in 1954
3 Blocks West of Lincoln Blvd

List / Sold:
\$2,049,000/\$1,800,000 ↓
92 days on the market
Listing ID: 23247781



SELLER IS WILLING TO CARRY A 50% FIRST WITH 50% DOWN AT 4%! Large 2 story duplex located in the popular Rose Ave commercial district. Close to restaurants, coffee shops, retail, Whole Foods, and Venice Beach. Originally a small 1 story duplex, the seller built a 2 story modern townhouse style unit out of the front unit in 2008 and left the original 2 bed 1 bath unit in the rear. Main unit has 2 beds and 3 baths, nice open kitchen & living room space with a large private open patio in front. The two large bedrooms upstairs have 12 foot ceilings which gives a nice feeling to the space. The en suite master bedroom is very spacious with a balcony. There is also a skylight over the stairwell for additional light. Attached two car garage in rear off of alley has been turned into a studio rental unit with 3/4 bath and kitchenette, w/o permits. Studio unit is connected to the main unit for electrical service. May be a good candidate for an ADU, buyer to investigate. There is a gated concrete parking pad in the rear with room to park 3 cars. Property currently tenant occupied but will be delivered VACANT at the close of escrow. Great opportunity to purchase a vacant building and remodel or upgrade and re-tenant. Call agent for more info. Property under LA rent control and is zoned LAC4.

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$2,149,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Combination
- Laundry: Stackable

Interior

- Floor: Laminate
- Appliances: Disposal, Refrigerator, Gas Range, Gas Oven
- Other Interior Features: Beamed Ceilings

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3		Unfurnished	\$4,000	\$4,000	\$5,500
2:	1	2	1		Unfurnished	\$2,000	\$2,000	\$3,250
3:	1	0	1		Unfurnished	\$1,100	\$1,100	\$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: 2.5%

- C11 - Venice area
- Los Angeles County
- Parcel # 4240003004

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

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

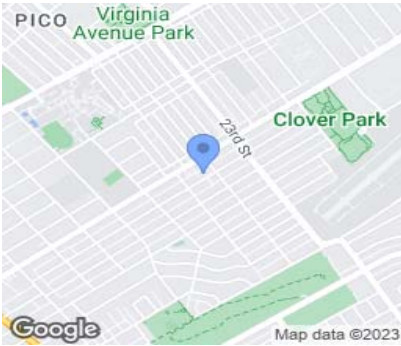
CUSTOMER FULL: Residential Income LISTING ID: 23247781

Printed: 07/23/2023 6:05:13 AM

Closed •

2015 Oak St • Santa Monica 90405
2 units • \$1,475,000/unit • 2,835 sqft • 7,011 sqft lot • \$1049.38/sqft •
Built in 1928
One block South of Ocean Park between 18th and 21st Street

List / Sold:
\$2,950,000/\$2,975,000 ↑
14 days on the market
Listing ID: 23278301



Nestled in an Enchanted Garden in Sunset Park, this beautifully remodeled Spanish style home sits at the forefront of a lovingly maintained property. Thoughtful attention to layout and use of space resulted in the 1,275 square foot, 2 bedroom 2 bathroom single family home feeling bright and spacious. The living room with large arched window and decorative fireplace leads to an open plan Dining area and kitchen with Peninsula seating, and a built in cabinet / bar area making it an ideal space for entertaining. Through the Primary Bedroom you will find a serene en-suite Bathroom with radiant heated floors, a soaking tub and separate shower stall. The second bathroom also has radiant heated floors and can be accessed from the 2nd bedroom. Step out onto the deck and be amazed by the lush oasis, and abundant fruit trees that surround you. Newly built in 2015, the 2nd structure has a 3 car garage, laundry room, storage room and a Jr ADU downstairs currently bringing in a healthy annual income from legal short term rentals. The second story is 2 bedroom one bathroom, an open floor plan with beautiful kitchen, high beamed ceilings and feels like a true extension of the front home. This property offers so much flexibility in how the next owner can chose to use it. Live in the front home and continue to collect short term rental income, or use the Jr. ADU as an additional guest bedroom or office space for the main house. Currently occupied, the 2nd unit could also continue to bring in rental income, or if you're looking for a multi-generational home this could be the ideal compound. All the units have air conditioning, tankless water heaters and the main house has recently installed solar panels. There really are no updates or upgrades needed. Enjoy the benefits of this convenient location close to Clover Park and all the restaurants, coffee shops and stores on Ocean Park as well as the much sought after Grant Elementary and John Adams Middle Schools. Don't hesitate - properties as special as this one are extremely rare!

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$2,950,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- \$58893 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$29,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- 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	\$7,500
2:	1	2	1		Unfurnished	\$3,850	\$3,850	\$4,235
3:	0	1	1		Unfurnished	\$4,000	\$4,000	\$4,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
 - Disposal:
- Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4272001014

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

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

Closed • Duplex

4112 Prospect Ave • Los Angeles 90027
2 units • \$549,500/unit • 2,002 sqft • 5,394 sqft lot • \$499.50/sqft •
Built in 1920
E. Hillhurst

List / Sold:
\$1,099,000/\$1,000,000 ↓
95 days on the market
Listing ID: SR22204825



Great investment property in the heart of Hollywood. This duplex is situated in a very desirable area of Hollywood close to shopping and restaurants. Both units are huge one bedroom and one bath , could possibly turn in to 2 bedrooms. One of the units is occupied by the owner and the other unit is leased. Long term tenants. Needs TLC.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- \$287 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood
- Appliances: Free-Standing Range
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Yard
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	\$885	\$885	\$2,000
2:	1	1	1	0	Unfurnished	\$0		

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5430002004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

2266 Cove Ave • Silver Lake 90039
2 units • \$625,000/unit • 1,988 sqft • 5,999 sqft lot • \$619.22/sqft •
Built in 1913

Heading North on Glendale Road make a right on Cove. House will be on the right.



List / Sold:
\$1,250,000/\$1,231,000 ↓
79 days on the market
Listing ID: CV23054860

Welcome to 2266 Cove Ave, a stunning duplex located in the coveted hills of Los Angeles, nestled next to the serene Silver Lake Reservoir. This property offers the perfect balance of privacy and convenience, making it an ideal home for families or anyone seeking a tranquil lifestyle. As you enter the property, you will be greeted by a spacious driveway that can fit up to four vehicles, including a carport and a one-car garage. This is a rare find in the city, providing ample space for you and your guests to park without worrying about finding street parking. The upstairs of this duplex is a standout feature, boasting an abundance of natural lighting that creates a bright and airy atmosphere. The large windows allow for ample sunshine to flood the living spaces, kitchen, and the bedrooms, making it a warm and inviting environment for you to relax and entertain guests. The downstairs unit has its own private entrance and backyard which provides a peaceful escape from the hustle and bustle of the city. The backyard is the perfect spot for outdoor dining, relaxing, and entertaining guests. It is a tranquil space surrounded by beautiful greenery and offers plenty of room for you to customize and create the perfect outdoor retreat that suits your lifestyle. This duplex is located in one of the most sought-after neighborhoods in Los Angeles, providing residents with easy access to a range of amenities, including shops, restaurants, and entertainment venues. The location is perfect for those who want to enjoy the benefits of city living while still enjoying the peace and tranquility of a hillside retreat. Don't miss the opportunity to own this stunning duplex in the heart of Los Angeles.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,488,888
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Common Area, Dryer Included, Washer Included
- Cap Rate: 4.26
- \$70800 Gross Scheduled Income
- \$63506 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Cooktop, Range Hood

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard
- Fencing: Average Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,722
- Electric: \$0.00
- Gas: \$854
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$1,292
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$391
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Partially	\$3,600	\$43,200	\$3,700
2:	1	1	1	0	Partially	\$2,300	\$27,600	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5422015008

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV23054860

Printed: 07/23/2023 6:05:13 AM

Closed •

List / Sold: **\$695,000/\$696,000** ↑

1587 W Vernon Ave • Los Angeles 90062
2 units • **\$347,500/unit** • **1,626 sqft** • **4,982 sqft lot** • **\$428.04/sqft** •
Built in 1927

8 days on the market
Listing ID: 23274623

W. Vernon Ave., east of Western Ave. Close proximity to USC.



LOOKING FOR BACK UP OFFERS. Perfect for USC student housing. Zoning should allow for an additional unit PLUS an ADU. SELLER WILL PROVIDE THE UNITS VACANT AT COE! Newer large 3-car garage with openers. May be perfect for 3rd unit above and ADU conversion? Easy alley access to garages. Close to downtown LA. Convenient to freeways and public transportation. Large 1 bedroom units with 1.5 baths in each unit. Desirable open floor plan from living room to dining room and kitchen. Crown molding in dining and living rooms. Desirable hardwood floors in living/dining in one unit. Laundry rooms in each unit. Additional paved area with separate gate for RV parking or 2-vehicle parking in tandem. Newer roof still under warranty. Backyard area perfect for garden and gatherings. Additional outside fenced storage area between garage on westerly side. Income/Expense data is estimated. Buyer to make their own Income/Expense forecasts and not rely on "Scheduled" forecast stated in listing info. Cash to new loan, FHA, VA or any other financing works but seller will not carry. Full 3% commission to selling brokerage! Please provide proof of funds and pre-approval for financed transactions.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$695,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$42864 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Appliances: Gas Cooktop, Gas Oven
- Other Interior Features: Crown Molding

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s), Window Bars
- Sewer: Sewer Paid, Other

Annual Expenses

- Total Operating Expense: \$5,136
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5021022013

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23274623

Printed: 07/23/2023 6:05:13 AM

Closed • Duplex

List / Sold: \$799,000/\$830,000 ↑

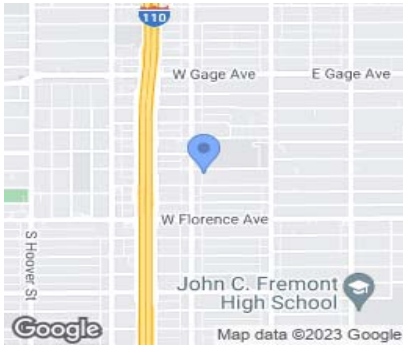
244 W 69th St • Los Angeles 90003

0 days on the market

2 units • \$399,500/unit • 1,659 sqft • 5,115 sqft lot • \$500.30/sqft • Built in 1922

Listing ID: RS23090970

Right off the 110. Between Florence and Gage.



Newly remodeled duplex in the heart of Los Angeles. This home has quartz countertops, new cabinets & flooring, paint, and A/C splitters to keep cool in the warm California weather. Minutes away from DTLA, USC & 105,110 & 10 freeways. Centrally located to Restaurants, Entertainment, and public transportation. All rents are accurate. This property is great to add to your investment portfolio! Buyer to verify square footage of building.

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$799,000
- 2 Buildings
- 0 Total parking spaces
- \$321 (Estimated)
- \$1700 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$2.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$0		\$2,500
2:	1	2	1			\$1,700		\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6012009062

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1639 E 90th St • Los Angeles 90002

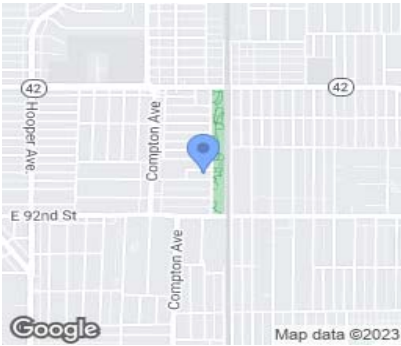
2 units • \$250,000/unit • 1,540 sqft • 7,146 sqft lot • \$334.42/sqft • Built in 1910

EXIT 10 TO COMPTON AVE TO E 90TH ST

List / Sold: \$500,000/\$515,000 ↑

40 days on the market

Listing ID: SR23070954



FIXER ALERT! ATTENTION INVESTORS!! THIS IS A GREAT INVESTMENT PROPERTY! This is a permitted legal LARGE Duplex on a huge lot with detached garage and alley perfect for ADU's with their own back entry access. Both units are rented month to month to tenants paying on time \$1,500x2 for a total of \$3,000 per month. Has a huge upside and potential to add income from garage conversion or ADU. Each unit has their own water and gas meters. Electric and gas is paid by each individual tenant now. Owners takes care of water. Property needs work, priced as lowest price per sq ft. Could be a great buy and hold cash cow with future forced appreciation or even a flip margin is there. the property has a large lot containing two separate driveway entrances from the front and rear. The front driveway can fit up to four vehicles and the rear driveway/ backyard can fit up to six vehicles. The large backyard is a blank canvas of many potential. 1 RV on property that come with it (no pink slip) left from previous owner comes with it. Conveniently located to freeways and popular transportation sources including the Metro Blue Line as well as being within close proximity to Washington Park, schools and by the Avalon Gardens and Hacienda Village neighborhoods. PLEASE DO NOT DISTURB THE OCCUPANTS, SELLERS WISH TO SELL WITH PAYING TENANTS IN PLACE. Total on title 4 bed + 4 baths on 1,540 sq ft on a massive 7,146 SQFT fenced off lot. Property may not qualify for conventional financing; Priority to cash or a hard money loan. Sold as is where is complete fixer. BPO As is value \$525k-\$550k, After repair Value ARV \$720k-750k. Deadline for offers May 4th

Facts & Features

- Sold On 07/19/2023
 - Original List Price of \$500,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1,120 (Estimated)
- Laundry: Gas Dryer Hookup
 - \$36000 Gross Scheduled Income
 - \$26000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01903267
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$2,500
2:	1	2	2	0	Unfurnished	\$1,500	\$1,500	\$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
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6044005037

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Closed • Duplex

List / Sold: \$499,000/\$499,000

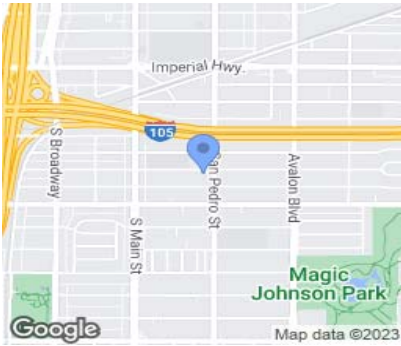
244 E 118th Pl • Los Angeles 90061

16 days on the market

2 units • \$249,500/unit • 1,268 sqft • 6,155 sqft lot • \$393.53/sqft • Built in 1947

Listing ID: PW23069438

South of 105 FWY/West of San Pedro



2 separate units with a stand alone garage in the middle that may be turned into an ADU for extra income. Front unit is a 2 bedroom/1 bath with an enclosed front yard. Rear unit is a 1 bedroom/1 bath with private front & rear yard. There is a small room at rear garage that could possibly be connected to utilize as a laundry room. Rear garage has new roof, some updates throughout both properties. Long, private, gated driveway with plenty of parking.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$499,000
- 2 Buildings
- 1 Total parking spaces
- \$556 (Estimated)
- \$24576 Gross Scheduled Income
- \$24576 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$917	\$917	\$1,600
2:	1	2	1	0	Unfurnished	\$1,131	\$1,131	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6083024005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

146 W 54th St • Los Angeles 90037

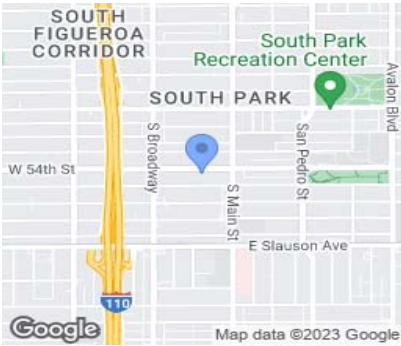
2 units • \$349,500/unit • 1,370 sqft • 5,644 sqft lot • \$525.55/sqft • Built in 1926

East of the 110, between Slauson & Vernon.

List / Sold: \$699,000/\$720,000 ↑

15 days on the market

Listing ID: RS23078802



Welcome to this well-kept duplex in the city of Los Angeles! This property has one vacancy ready for you to pick your next tenant or to move into while you collect passive income! This lot also features a long gated driveway and 2-car garage perfect to avoid busy LA streets. Located just a few minutes away from various amenities, such as the 110, 10, and 105 freeways, schools, Downtown LA, Crypto.com Arena & LAX this home won't last! Buyer is responsible for verifying all square footage, permits, etc.

Facts & Features

- Sold On 07/17/2023
 - Original List Price of \$699,000
 - 2 Buildings
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- \$20172 Gross Scheduled Income
 - \$20172 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Appliances: Dishwasher, Gas Oven, Gas Range, Range Hood
 - Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wrought Iron
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01914184
 - 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	\$1,681	\$1,681	\$2,800
2:	1	2	1	1	Unfurnished			\$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%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5101031027

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

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

834 E 82nd St • Los Angeles 90001

21 days on the market

2 units • \$437,500/unit • 3,168 sqft • 5,100 sqft lot • \$276.20/sqft • Built in 1930

Listing ID: DW23084039

82nd St between Avalon and Central



DUPLEX!! DUPLEX!! Front Unit: 4 bedrooms & 2 bathrooms, space to park 3 cars. Back Unit: 3 bedrooms & 2.5 bathrooms, space to park 4-5 cars. The total square footage is 3,168 between both units. Each unit has a laundry room, designated dining area, and a spacious living area. The front unit has a long driveway. The back unit also has a porch and parking space in the backyard. Don't miss out on this unique opportunity in a desirable location!

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$427 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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	4	2		Unfurnished			\$3,804
2:	1	3	3		Unfurnished			\$3,465

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029014022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$895,000/\$931,500** ↑

1142 E 85th St • Los Angeles 90001

35 days on the market

2 units • **\$447,500/unit** • **3,232 sqft** • **5,080 sqft lot** • **\$288.21/sqft** • **Built in 2014**

Listing ID: DW23090528

West of Manchester Ave and Central Ave



Whether you're an investor searching for a profitable venture or an aspiring owner-occupant looking to supplement your income, this property checks all the boxes! Act now and secure your future with this attractive investment! But that's not all! one of the standout advantages of this property is its newer construction with a more modern build, you can bid farewell to the headaches of updating and maintenance that often come with older homes. Its construction from 2014 is ideal for either first time buyer, owner-user or to add to a profitable portfolio. With a 3-car garage for back unit and private off-street parking spaces for front unit, convenience is at your fingertips! Not subjected to City of LA Housing rent control jurisdiction. Back tenants to remain. Front unit occupants leaving prior to close of escrow. Close proximity to major freeways and DTLA. ? Invest wisely, enjoy the benefits, and make your financial dreams a reality with this incredible opportunity! Agents please see private remarks for Offer Deadline.

Facts & Features

- Sold On 07/20/2023
 - Original List Price of \$895,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Central
 - \$0 (Estimated)
- Laundry: Washer Hookup
 - \$6500 Gross Scheduled Income
 - \$1300 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room
 - Floor: Tile
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: None
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$550
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01291397
 - Gardener:
 - Licenses:
- Insurance: \$150
 - 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	3	3	Unfurnished	\$3,250	\$3,250	\$3,500
2:	1	4	3	0	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6028025025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$899,000/\$920,000 ↑

1517 N Eastern Ave • County - Los Angeles 90063

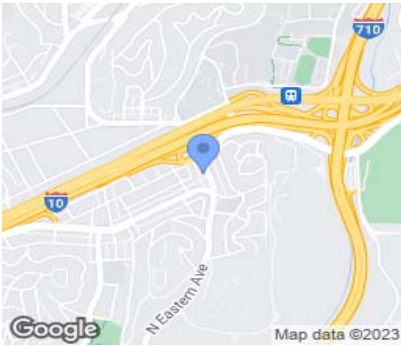
13 days on the market

2 units • \$449,500/unit • 2,026 sqft • 4,791 sqft lot • \$454.10/sqft •

Listing ID: MB23102279

Built in 1940

N/City Terrace Dr. S/10 Fwy



Welcome to 1517 N Eastern Ave, a stunning duplex located in the vibrant neighborhood of City Terrace. This beautifully renovated property offers an exceptional opportunity for both homeowners and investors alike. This duplex showcases a traditional architectural style with a contemporary touch. Spacious floor plan, lots of natural light, recessed lighting. Open kitchens are equipped with soft-closing cabinets, quartz counter tops and stainless steel appliances new Luxury plank vinyl flooring! Each unit consists of 3 bedrooms and one full bath. The spacious backyard features a covered patio overlooking the yard, ideal for lounging and for enjoying the beautiful California weather. The detached two-car garage has beautifully refinished flooring and a new sectional garage door with automatic garage door opener will be installed by close of escrow. Property has new roof, new windows, updated electrical. Owner obtained permits for third bedroom in each unit. Conveniently located off the 10 & 710 freeways. Easy commute to DTLA, Pasadena, Long Beach the Valleys, Cal State LA, USC Keck and much more.

Facts & Features

- Sold On 07/21/2023
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Combination
 - \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Inside, Washer Hookup
 - \$55200 Gross Scheduled Income
 - \$52200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Laminate, See Remarks
- Appliances: Gas Oven, Gas Cooktop, Gas Water Heater, Water Heater
 - Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Back Yard, Sloped Down, Front Yard, Rectangular Lot, Sprinklers Drip System, Sprinklers In Front
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,790
 - Electric: \$1,200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$390
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - 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:	2	3	1	1	Unfurnished	\$2,900	\$2,900	\$2,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- CO - Los Angeles (County) area
 - Los Angeles County
 - Parcel # 5226014013

Michael Lembeck

Re/Max Property Connection

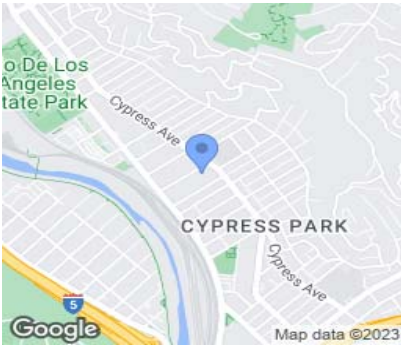
CUSTOMER FULL: Residential Income LISTING ID: MB23102279

Printed: 07/23/2023 6:05:13 AM

Closed • Duplex

2672 Roseview Ave • Los Angeles 90065
2 units • \$538,750/unit • 3,003 sqft • 6,360 sqft lot • \$358.81/sqft •
Built in 1913
Between Cypress Ave and San Fernando Rd.

List / Sold:
\$1,077,500/\$1,077,500 ↓
81 days on the market
Listing ID: DW23064514



Get ready to fall head over heels for this incredible property – not one, but TWO stunning homes on a single lot just steps away from the breathtaking Rio de Los Angeles State Park! This is the deal you've been waiting for – rare the area property which can beat the amazing value per square foot that this one offers. But it's not just the unbeatable price that makes this property a steal – it's the incredible features that it boasts. The current occupant parks six vehicles in the front, that's just the beginning. The real gem is the private green oasis that leads to the stunning BACK HOUSE (occupants leaving), complete with central air, beautiful wooden kitchen cabinets, and a one-of-a-kind intricate staircase. With tiled floors in the back and stylish wood laminate in the front, this house is a showstopper. And with a den currently used as a fourth bedroom, and a family room that can be converted to a fifth(easily converted back), potential is limitless. Plus, back house comes with its own front/back patios, making it perfect for indoor-outdoor living. That's not all – FRONT HOUSE is equally impressive (occupants to remain after sale), with a completely upgraded kitchen and bathroom that are less than a year old. And with a tenant already in place and a roof that's only four years old, this three-bedroom, two-bathroom home is an investment opportunity that you can't afford to miss. Located in the highly sought-after Cypress Park/Glassell Park area, this property is just minutes away from all the hottest spots in town, including DTLA, Pasadena, Old Town, South Pas, and Silverlake/Echo Park Hollywood. If you're feeling creative, there's room to add your personal touch, and the front garden/patio areas are just begging to be reimaged. Don't miss out on this once-in-a-lifetime opportunity – Listing has supplements regarding City of LA housing bulletin for owner occupants possible relocation for new owners.

Facts & Features

- Sold On 07/21/2023
 - Original List Price of \$1,099,900
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Central Air
 - \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
 - \$6560 Gross Scheduled Income
 - \$5700 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Rooms: Living Room, Master Bathroom, Master Bedroom
 - Floor: Tile
- Appliances: Dishwasher, Trash Compactor

Exterior

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

Annual Expenses

- Total Operating Expense: \$485
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$50
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$135
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$300
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Unfurnished	\$0	\$0	\$4,500
2:	1	3	2	0	Unfurnished	\$2,060	\$2,060	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- CYPK - Cypress Park area
 - Los Angeles County
 - Parcel # 5453003019

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

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

CUSTOMER FULL: Residential Income LISTING ID: DW23064514

Printed: 07/23/2023 6:05:13 AM

Closed • Single Family Residence

9531 9533 Bothwell Rd • Northridge 91324
2 units • \$937,500/unit • 5,002 sqft • 20,536 sqft lot • \$379.85/sqft •
Built in 1977
East of Corbin, North of Plummer

List / Sold:
\$1,875,000/\$1,900,000 ↓
134 days on the market
Listing ID: SR23009800



Two houses on one lot. The lot expands over 20,000+ square feet with grounds offering 1/2 tennis courts, swimming pool & spa plus spacious grassy area. Property is located in the Northridge Devonshire Highlands community in close proximity to Northridge Mall, CSUN, local shops and well-known restaurants. Now, let's tell you about these two dwellings: Main House (9531 Bothwell Rd) features 6 bedrooms (One bedroom and full bathroom is located on the lower level, ideal for guest), 4.5 bathrooms, family room, great room (loft), 2 primary suites plus 3 additional secondary bedrooms. Per tax assessors square feet is 4,005. Guest House - ADU (9533 Bothwell Rd) offers 2 bedrooms, 1 bathroom with side yard entrance. (ADU has never been lived in with permit C of O in 2022, Buyer to verify! It's like brand new). Per C of O square footage is 995. The 3-car garage with driveway with additional off-street parking is a plus. The possibilities are endless with this Compound and a must see. Photos have been virtually staged to help create the sense for decorating.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,915,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$796 (Estimated)
- Laundry: Individual Room
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Formal Entry, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Loft, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, See Remarks, Separate Family Room, Two Masters, Walk-In Closet
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Double Oven, Gas Cooktop, Gas Water Heater, Microwave, Water Heater
- Other Interior Features: Granite Counters, Recessed Lighting, Wet Bar

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lot 20000-39999 Sqft, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)
- 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: 01079007
- 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	6	5	3	Unfurnished	\$0	\$0	\$6,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.25%
- NR - Northridge area
- Los Angeles County
- Parcel # 2761002063

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

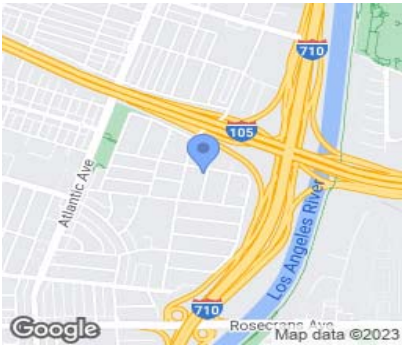
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR23009800

Printed: 07/23/2023 6:05:13 AM

Closed • Duplex
12109 Wilson Ave • Lynwood 90262
2 units • \$412,500/unit • 2,431 sqft • 6,564 sqft lot • \$339.37/sqft •
Built in 1943
South of Martin Luther King East of Atlantic Ave

List / Sold: **\$825,000/\$825,000**
9 days on the market
Listing ID: DW23055377



This is the investment property you were waiting for. These 2 units consist of main house having 3 Bedrooms 2 bath Formal Dinning area and 2 car attached garage with entrance to the main house and its own driveway. The rental unit is a one bedroom that owner divided into 2 bedrooms 1 bath with also a car garage and it's own long drive way that may fit 3-4 cars. Live in one and rent the other for extra income.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$825,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$834 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01222678
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- RM - Lynwood area
- Los Angeles County
- Parcel # 6188017015

Michael Lembeck

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

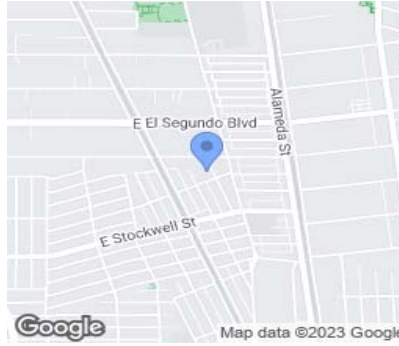
Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$639,000/\$670,000** ↑

8 days on the market

Listing ID: TR23081747

13025 S Penrose Ave • Compton 90222**2 units • \$319,500/unit • 1,181 sqft • 3,751 sqft lot • \$567.32/sqft • Built in 1937****Keep right to continue on N Mona Blvd then Turn left onto E Lucien St then Turn right at the 1st cross street onto S Penrose Ave**

MUST SEE !!!! Welcome to this charming and move-in ready home in Compton. It's fully renovate. The seller spent about \$150k on the Renovate. Beautiful kitchen with brand new cabinets and marble countertops. The Shower are brand new bathtubs and beautiful marble tiles. 2 Separate Units, and 2 separate gas meter, Features include: 2 bedrooms & 1 bathroom and 1 Kitchen. It is very suitable for investment rentable around \$2,000 on the market or living with parents. There are big avocado trees, loquat trees, and grapefruit trees in the yard. There is a storage room in the backyard that can be used as a third room. Located in a great neighborhood with easy access to local schools, parks, shopping, dining, and major transportation routes. Don't miss the opportunity !!! Only One Time Showing on 6/3/2023

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$639,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Space Heater
- \$1,027 (Assessor)
- Laundry: See Remarks
- \$26400 Gross Scheduled Income
- \$150 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Appliances: Electric Range, Gas Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01717478
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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%
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6154007028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: \$625,500/\$651,000 ↑

13508 S San Pedro St • Los Angeles 90061

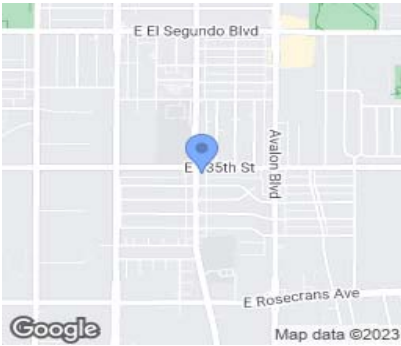
9 days on the market

2 units • \$312,750/unit • 1,705 sqft • 7,700 sqft lot • \$381.82/sqft •

Listing ID: 23260850

Built in 1949

Near the corner of 135th St and S. San Pedro St.



Desirable Duplex in Avalon Gardens in the LA County area of Los Angeles. Standard sale, rare opportunity to own this 2 unit duplex with very large separated backyards on a huge lot! Each unit has it's own private 1 car garage with new aluminum doors recently installed. One unit is already vacant and ready to occupy for current market rents, the other unit is occupied by a long term tenant that may be open to relocation by the new owner. NO BLIND OFFERS ACCEPTED, interested buyer must view the property first.

Facts & Features

- Sold On 07/17/2023
 - Original List Price of \$625,500
 - 1 Buildings
 - 2 Total parking spaces
 - Heating: Floor Furnace, Wall Furnace
- \$14100 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Rooms: Living Room
- Appliances: Gas Cooktop

Exterior

- Lot Features: Back Yard, Front Yard
 - Security Features: Carbon Monoxide Detector(s), Window Bars
- Sewer: Other, Sewer Paid

Annual Expenses

- Total Operating Expense: \$7,779
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,075	\$1,075	\$2,000
2:	1	2	1		Unfurnished	\$0	\$0	\$2,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- RQ - Compton West of Central area
 - Los Angeles County
 - Parcel # 6131002015

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed •

9333 San Juan Ave, • South Gate 90280

2 units • \$392,500/unit • 1,440 sqft • 4,823 sqft lot • \$545.14/sqft •

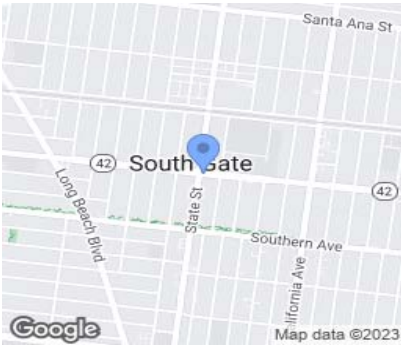
Built in 1966

South of Firestone Blvd

List / Sold: \$785,000/\$785,000 ↑

352 days on the market

Listing ID: DW22090873



Nice two bedroom and one bedroom units, remodeled about a year ago, good investment, the one bedroom has storage using as a bedroom, which will be turned back to original use, city pre-sale inspection will be clear, also there are three single car garages in the back, the two bedroom front unit will delivery vacant in October. Sellers are very motivated.

Facts & Features

- Sold On 07/18/2023
 - Original List Price of \$79,899
 - 1 Buildings
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Public Records)
- 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00338699
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	1	1	1	Unfurnished	\$2,300	\$2,300	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
 - Los Angeles County
 - Parcel # 6203002026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$660,000/\$660,000** ↓

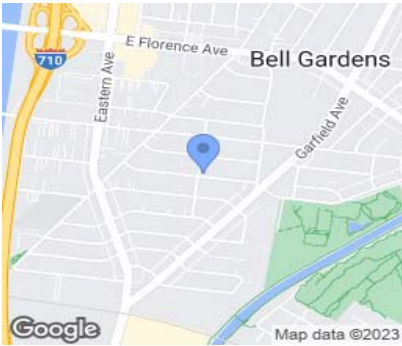
6001 Gotham St • Bell Gardens 90201

240 days on the market

2 units • \$330,000/unit • 1,269 sqft • 4,632 sqft lot • \$520.09/sqft • Built in 1937

Listing ID: 22216641

Northeast corner of Gotham St. & Gephart Ave.



Perfect Investor or Owner/User Opportunity - Duplex Sitting on Corner Lot in the Heart of Bell Gardens! Units consists of 1 Bed/1 Bath & 2 Bed/2 Bath. Upgrades include newer laminate flooring, kitchen cabinets/countertops, & bathroom tiles/cabinetry. Spacious open-air courtyard. Detached 2-car garage w/ plenty of driveway parking. Fully gated lot. Just minutes to the best shopping, dining, & entertainment the area has to offer. Both units to be delivered vacant at close of escrow. A great income property in a great neighborhood!

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$725,000
- 2 Buildings
- 2 Total parking spaces

Interior

- Appliances: Disposal, Microwave

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Notice Of Default, Short Sale sale
 - Buyer Agency Compensation: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6230015018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$899,000/\$975,000** ↑

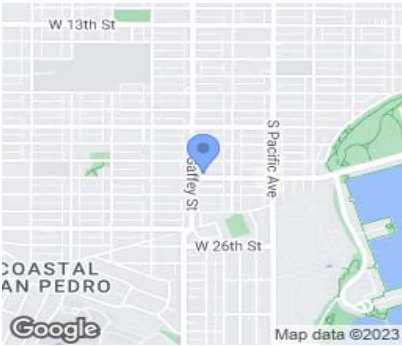
674 W 22nd St • San Pedro 90731

39 days on the market

3 units • \$299,667/unit • 2,903 sqft • 5,000 sqft lot • \$335.86/sqft • Built in 1933

Listing ID: 23266957

Get the major intersection of Gaffey and 22nd



Attention Investors and Owner-Users! Here's your chance to own an amazing 3-unit property nestled in the heart of San Pedro. With the potential for an owner-occupied or a great addition to any investor portfolio, this opportunity is too good to miss! Per the tax records, the property is a 6 bedroom/5 bathroom Triplex with 4 individual garages. The front upstairs unit is a spacious 3-bedroom, 1-bathroom that is currently rented, with a newer kitchen featuring granite countertops, and stainless steel appliances. Below the upstairs front unit is a 1 bedroom unit that can be separately rented for additional income and is attached to a high-ceiling garage for a taller vehicle. The downstairs lower unit is unpermitted however it can be connected to the upstairs unit and made back into a 3 bedroom/2 bathroom house with 2 car garage. The back building is equally impressive with two legal units, 1 will be delivered vacant (1 bedroom/1 bathroom) and 1 is occupied (2 bedroom/1 bathroom unit). Additionally, there is a bonus unfinished studio for additional rent or a coin-operated laundry room. The upstairs unit boasts two bedrooms, one bathroom, and a spacious kitchen and a large rooftop patio. And the downstairs unit is a cozy one-bedroom with easy access to the alley. The opportunity to build an ADU and a Junior ADU in the existing building, making the triplex effectively 5 income units. Buyer to do due diligence on ADU/Jr ADU permitting and plans. Probate sale, not subject to court confirmation. No blind offers. Don't miss out on this incredible opportunity to own a piece of San Pedro's thriving real estate market!

Facts & Features

- Sold On 07/21/2023
 - Original List Price of \$925,000
 - 2 Buildings
 - 7 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Individual Room

Interior

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,600	\$1,600	\$2,650
2:	1	2	1		Unfurnished	\$1,631	\$1,631	\$2,400
3:	1	1	1		Unfurnished	\$0	\$0	\$1,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- 181 - Point Fermin area

- Rent Controlled
- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 7462029026

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

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

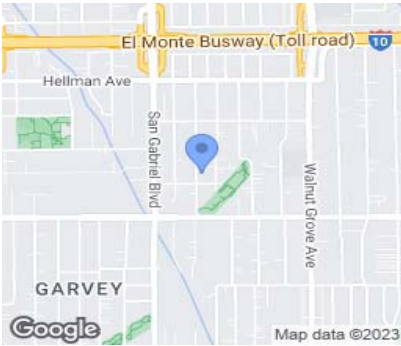
CUSTOMER FULL: Residential Income LISTING ID: 23266957

Printed: 07/23/2023 6:05:13 AM

Closed • Duplex

3114 Charlotte Ave • Rosemead 91770
3 units • \$333,333/unit • 2,143 sqft • 5,467 sqft lot • \$536.63/sqft •
Built in 1955
N/Garvey; E/San Gabriel Blvd

List / Sold:
\$1,000,000/\$1,150,000 ↑
9 days on the market
Listing ID: WS23094969



What an Opportunity! Turnkey 3 bedroom, 2 bath Front House (includes Master Suite!) with Central Air Conditioning/Forced Air Heat, new Laminate Wood Floors in the Living Room, completely re-wired with new electric panel and newer roof (approx 5 years old). Ready to Move Right In! Back House is a totally remodeled 2 bedroom, 1 bath Home that is SO cute with wood laminate floors, dual pane windows and is currently rented. Then there's a Studio attached to the rear of the 2 bedroom that needs a little bit of TLC and has so much Potential. Laundry Hook-ups for both Front and Back are outside attached to each House. No garages and plenty of driveway parking. So many possibilities here - live in one and rent the others; have extended family all live on one property; generate three incomes. Located close to San Gabriel Blvd and Garvey for transportation, restaurants, shopping and everything else these commercial areas have to offer!

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Forced Air
- \$600 (Assessor)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Suite
- Floor: Carpet, Laminate
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Level with Street, Near Public Transit
- Fencing: Average Condition, Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01975063
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	0	Unfurnished	\$800	\$0	\$2,500
3:	1	0	1	0	Unfurnished	\$0	\$0	\$900

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5288007060

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

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

CUSTOMER FULL: Residential Income LISTING ID: WS23094969

Printed: 07/23/2023 6:05:13 AM

Closed • Triplex

List / Sold: \$840,000/\$895,000 ↑

13616 Earlham Dr • Whittier 90602

14 days on the market

3 units • \$280,000/unit • 2,039 sqft • 5,905 sqft lot • \$438.94/sqft • Built in 1926

Listing ID: PW23088772

Cross Street is Painter



Location, Location, Location! This fantastic triplex is quite simply a gem! Situated on Earlham Dr., facing Whittier College, this charming property offers many features that are not often found all together on an income property. The front home is spacious, with a large open kitchen, a fireplace in the living room, and tons of good-vibe ambiance. Underneath the front house is a private laundry area and a workshop/art studio. There is also a cute, private patio for relaxing outdoors. The back two units are each one bedroom, one spacious bathroom, and a living/ dining room. These back units share their own coin operated laundry/ storage room, in addition to having a storage shed each. All units have upgraded flooring, vinyl windows, and benefit from tankless water heaters. The front house also has its own A/C system. You'll notice that there is plenty of parking available in the back and on the long driveway, which is always a plus. This exceptional property is certainly going to interest the savvy investor who knows value on sight!

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$840,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$964 (Assessor)
- Laundry: Individual Room
- \$54598 Gross Scheduled Income
- \$38295 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Workshop

Exterior

- Lot Features: Front Yard, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,304
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,365
- Cable TV: 01428773
- Gardener:
- Licenses: 96.8
- Insurance: \$1,800
- Maintenance: \$915
- Workman's Comp: \$63
- Professional Management: 1650
- Water/Sewer: \$2,096
- Other Expense: \$380
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,975	\$1,975	\$3,000
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,800
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,800

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%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8138009004

Michael Lembeck

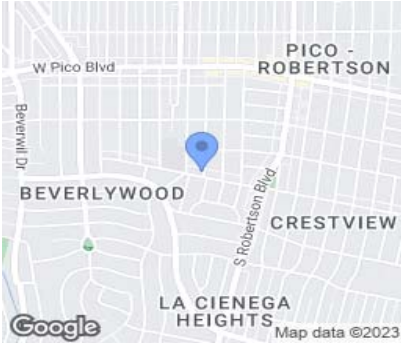
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed

1635 S Durango Ave • Los Angeles 90035
3 units • \$783,333/unit • 4,350 sqft • 5,276 sqft lot • \$529.11/sqft •
Built in 1965
South of Pico West of Robertson



List / Sold:
\$2,350,000/\$2,301,635 ↓
15 days on the market
Listing ID: 23275571

Here is a conveniently located and well-maintained property that sits on the corner of Durango and Airdrome near Beverlywood. This is the first time the property has been on the market in 45 years. The vacant Front Unit has 4 bedrooms & 3 bathrooms. The second unit is Tenant occupied and has 2 bedrooms & 2.5 bathrooms. The vacant rear unit has 1 bedroom and 1 bathroom, so the possibilities for an owner occupier with extended family, or a pure investment, are endless. You will see how a fresh vision for the property could enhance the charming touches of the era while updating the general overview. Bring your imagination and see the potential.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$2,350,000
- 2 Buildings
- Heating: Natural Gas
- Laundry: Washer Included, Dryer Included, Community

Interior

- Rooms: Art Studio
- Appliances: Dishwasher

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2		Unfurnished	\$2,859	\$2,859	\$2,859
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4305004005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23275571

Printed: 07/23/2023 6:05:13 AM

Closed • Triplex

1310 N Kingsley Dr • Los Angeles 90027
3 units • \$366,667/unit • 2,816 sqft • 5,446 sqft lot • \$378.20/sqft •
Built in 1921
Nearest major crossroad is Fountain Ave and North Kingsley Dr

List / Sold:
\$1,100,000/\$1,065,000 ↓
19 days on the market
Listing ID: BB23092054



Location, Location, Location!! Situated in the heart of East Hollywood is a rare Tri-Plex that presents both current and future value and has tremendous upside potential. This location is one of the most sought after areas surrounded by Los Feliz, Hollywood and Silver Lake and is considered a Walker's Paradise with a score of 91!! You are a short distance to Kaiser Permanente, Shakeys Pizza, Jitlada, Zankou Chicken, Arax Falafel, Thai Town, Little Armenia, Barnsdall Art Park, Home Depot, and all the great nightlife restaurants, bars and cafes that area has to offer. Centrally located within multiple metro stations as well. Property is zoned r3.1 and has room in the backyard to add 1 or more adu's, buyers to do their due diligence and verify. Perfect opportunity for owner to live in the vacant 3 bedroom unit on top floor and collect rents from bottom one bedroom units or for an experienced developer to reimagine the entire space!! Seller recently installed a new 240/400 electrical panel for the building and remodeled the kitchen in the vacant unit. Property has numerous fruit trees and an avocado tree. Do not miss out on a great and unique opportunity.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$468 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$4,000
2:	1	1	1	0	Unfurnished	\$980	\$980	\$1,800
3:	1	1	1	0	Unfurnished	\$1,018	\$1,018	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544038034

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**List / Sold: **\$775,000/\$760,000** ↓**10755 State St** • Lynwood 90262**18 days on the market****3 units** • **\$258,333/unit** • **1,826 sqft** • **3,220 sqft lot** • **\$416.21/sqft** • **Built in 1947****Listing ID: DW23061939****State St and Long Beach Blvd**

Looking for a fantastic investment opportunity in a prime location? Look no further than this great 3 unit property in the heart of Lynwood! With a convenient location close to shops, restaurants, and public transportation, this property is perfect for renters looking for a comfortable and convenient place to call home. The first floor unit features 4 bedrooms and 1 bathroom, while the second floor rear units are a 2 bed/1 bath and a 1 bed/1 bath. In addition to its prime location, this property also features 3 one car garages so each unit has its assigned garage. With a solid rental history and plenty of potential for even greater income, this property is an excellent opportunity for investors looking to expand their portfolio.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$775,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$791 (Estimated)
- Laundry: Electric Dryer Hookup, Individual Room, Outside, Washer Hookup
- \$55500 Gross Scheduled Income
- \$42450 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,050
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$922
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,090
- Maintenance: \$6,010
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,223
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	1	Unfurnished	\$1,791	\$1,791	\$2,300
2:	1	2	1	1	Unfurnished	\$1,520	\$1,520	\$1,650
3:	1	1	1	1	Unfurnished	\$1,314	\$1,314	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RM - Lynwood area
- Los Angeles County
- Parcel # 6170030011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • [Quadruplex](#)

List / Sold:

\$1,250,000/\$1,200,000 ↓

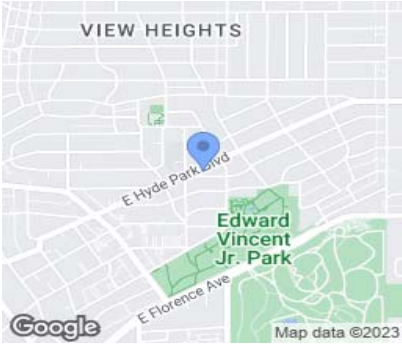
719 E 65th St • Inglewood 90302

203 days on the market

4 units • \$312,500/unit • 5,137 sqft • 5,894 sqft lot • \$233.60/sqft •
Built in 1966

Listing ID: RS22238201

405 Frwy to Florence East to N. LaBrea Ave north to E Hyde Park Blvd East to 65th St



This property is suited for the investor to trade up from 2 or 3 unit to 4 units in north Inglewood. First floor has 4 bedroom 5 baths unit with attached garage. Other three unit are 2 bedrooms 2 baths each upstairs, with attached garages in the rear. Property stretches from 65th to Hyde Park Blvd and is north of SoFi Stadium. Now is the chance to invest for your future.

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$1,119 (Estimated)
- Laundry: Common Area
- \$54180 Gross Scheduled Income
- \$34920 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,964
- Electric: \$132.00
- Gas: \$1,698
- Furniture Replacement:
- Trash: \$2,472
- Cable TV: 02213427
- Gardener:
- Licenses: 370
- Insurance: \$5,252
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,640
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$1,450	\$1,450	\$3,000
2:	1	2	2	2	Unfurnished	\$1,020	\$1,020	\$2,500
3:	1	2	2	1	Unfurnished	\$1,000	\$1,000	\$2,500
4:	1	2	2	1	Unfurnished	\$1,045	\$1,045	\$2,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4014020003

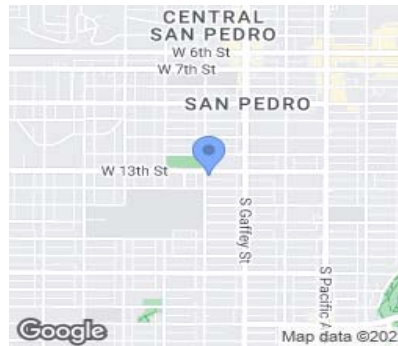
Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • **Apartment****\$1,089,000/\$1,050,000** ↓**47 days on the market****Listing ID: SB23064343****1302 S Cabrillo Ave** • San Pedro 90731**4 units** • **\$272,250/unit** • **3,199 sqft** • **4,802 sqft lot** • **\$328.23/sqft** •**Built in 1958****Just west of Gaffey at corner of 13th and Cabrillo**

The subject property is a 4-plex with an excellent mix of all 2 bedroom 1 bath units that was built in 1958. The front building is 1 story with a unit that is larger than the other units, and has an attached garage. The remaining 3 units are in the rear 2 story building with each unit having its own garage. The buildings are attached and both have pitched roofs, and washer dryer hookups in each unit. Operating expenses are very minimal, as all units are separately metered for gas and electric utilities which are paid by the tenants. There is HUGE upside in rental income when the units turnover as they are all well below market by 50% or more! The property is well located west of Gaffey and within 1 block walking distance of Vons, Dana Middle School, and across the street from The Boys & Girls Club of San Pedro, and Daniels Field which has tennis courts.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$1,089,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$499 (Estimated)
- Laundry: Inside
- Cap Rate: 2.9
- \$55800 Gross Scheduled Income
- \$31607 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$24,193
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$3,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,320	\$1,320	\$2,500
2:	1	2	1	1	Unfurnished	\$1,025	\$1,025	\$2,400
3:	1	2	1	1	Unfurnished	\$995	\$995	\$2,400
4:	1	2	1	1	Unfurnished	\$1,310	\$1,310	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7454024001

Michael Lembeck

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

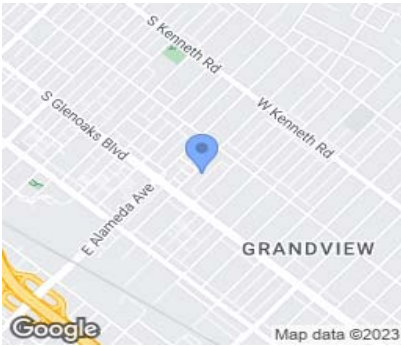
Re/Max Property Connection

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

Closed • Apartment

1142 Spazier Ave • Glendale 91201
4 units • \$468,750/unit • 4,000 sqft • 5,934 sqft lot • \$525.00/sqft •
Built in 1986
follow gps

List / Sold:
\$1,875,000/\$2,100,000 ↑
3 days on the market
Listing ID: SR23093322



Fantastic Income producing property! with a great locations located in Glendale close to shopping, restaurants, hiking trails and coffee shops. Only 5 minutes to the free way for easy commuting! The main house is a 3 bedroom 2 bathroom home with a very spacious kitchen and living area and its own laundry and garage access. The main bathroom has been updated as well. 3 units are 2 bed 1 bath units with new flooring and paint. New AC's have also been installed for each unit. The building does have a gated shared parking garage, storage spaces and community laundry.

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$1,875,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$403 (Estimated)
- Laundry: Common Area, Inside
- \$127000 Gross Scheduled Income
- \$103000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room
- Floor: Vinyl, Wood
- Appliances: Dishwasher, Gas Oven
- Other Interior Features: Balcony, Granite Counters, Pull Down Stairs to Attic, Recessed Lighting, Storage, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,736
- Electric: \$2,213.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$996
- Cable TV: 01345642
- Gardener:
- Licenses:
- Insurance: \$2,126
- 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	1	1	Unfurnished	\$1,300		\$2,400
2:	1	2	1	1	Unfurnished	\$1,800		\$2,400
3:	1	2	1	1	Unfurnished	\$0		\$2,400
4:	1	3	2	2	Unfurnished	\$0		\$3,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5621032024

Michael Lembeck

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

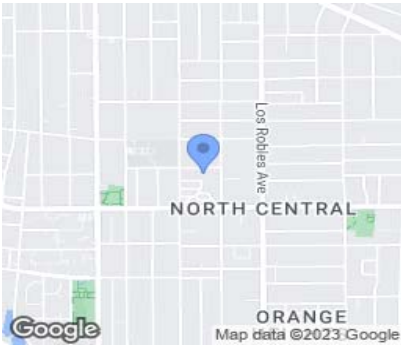
Re/Max Property Connection

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

Closed •

280 Grandview St • Pasadena 91104
4 units • \$498,750/unit • 2,842 sqft • 12,505 sqft lot • \$694.93/sqft •
Built in 2023
N of Washington; West of Los Robles

List / Sold:
\$1,995,000/\$1,975,000 ↓
46 days on the market
Listing ID: 23265869



5.3% Cap Rate!!! BRAND NEW two story Duplex + FULLY RENOVATED two detached single story bungalows on a LARGE FLAT LOT total 12,501 square feet, zoned RM-16 and RM-32. The ideal unit mix of a freestanding (2) 2+1 bungalows with in-unit laundry and (2) 2+1 2story duplex situated in a very quiet neighborhood, easy access to freeways, 5min to Old Town Pasadena with lots of activities. One garage space + 5 Carport parkings. Each unit is metered separately for gas and electricity.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$2,000,000
- 3 Buildings
- Heating: Wall Furnace
- Cap Rate: 5.3
- \$107000 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$31,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$3,000
- 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	\$2,950	\$2,950	\$3,100
2:	1	2	1		Unfurnished	\$3,100	\$3,100	\$3,100
3:	1	2	1		Unfurnished	\$2,750	\$0	\$2,750
4:	1	2	1		Unfurnished	\$2,750	\$0	\$2,750
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%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5729010028

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23265869

Printed: 07/23/2023 6:05:13 AM

Closed •

List / Sold:

\$1,199,999/\$1,200,000 ↓

82 days on the market

Listing ID: 23257815

2627 Cullen St • Los Angeles 90034
4 units • \$300,000/unit • 2,736 sqft • 6,001 sqft lot • \$438.60/sqft •
Built in 1947

South of 10FWY along La Cienega Blvd. Turn right at Cullen st, property on RHS



We are pleased to present this four-plex with incredible upside. The property has a unit mix of three (1br/1ba) and one (2br/1ba) which has its own fenced private garden + each unit has its own garage for your car or extra storage. Centrally located near Venice Blvd and La Cienega Blvd which offers easy access to the 10 freeway, entertainment, shopping, work, and Arts districts, making it an ideal spot for residents to live, work and play. The neighborhood is rapidly becoming one of the hottest rental markets in Los Angeles, attracting high-quality tenants due to the influx of entertainment, tech, and creative jobs. The property is surrounded by numerous local attractions, including Historic Culver City, Helms Bakery, Adams district for art shows and cultural events, Amazon Studios headquarters, Ivy Station, HBO headquarters, and the Cumulus development are all in close proximity. The location has excellent potential for growth and development, as the Lot is zoned LARD 1.5 allowing for development and expansion in the future. Overall, this four-plex is an exceptional investment opportunity for owner-users, 1031 exchange, investors, and developers who are looking to capitalize on the Los Angeles rental market.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,999,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen

Interior

- Floor: Wood, Tile

Exterior

- Lot Features: Rectangular Lot
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,400	\$1,400	\$2,800
2:	1	1	1		Unfurnished	\$1,047	\$1,047	\$2,000
3:	1	1	1		Unfurnished	\$1,248	\$1,248	\$2,000
4:	1	1	1		Unfurnished	\$1,103	\$1,103	\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area

- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 5065006016

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

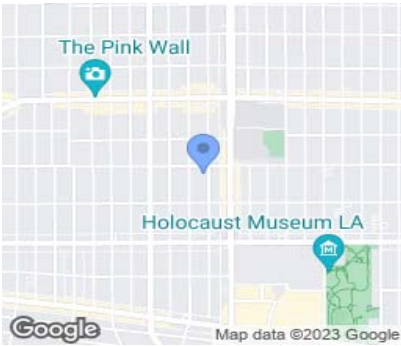
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23257815

Printed: 07/23/2023 6:05:13 AM

Closed •

455 N Hayworth Ave • Los Angeles 90048
4 units • **\$523,750/unit** • **4,484 sqft** • **6,615 sqft lot** • **\$440.45/sqft** •
Built in 1939
Near cross streets Rosewood Ave and N Hayworth Ave



List / Sold:
\$2,095,000/\$1,975,000 ↓
34 days on the market
Listing ID: 23277386

We are pleased to present 455 N Hayworth Ave, a 4-unit apartment building located in Mid-City West, an A+ location in Los Angeles. The property is comprised of 4,484 rentable square feet and consists of Two (2) One-bedroom/One-Bath and Two (2) Two-Bedroom/One-Bath units. All units are considerably large with an average size of approximately 1,100 square feet. Two of the units were remodeled and modernized, and include in-unit washer and dryers, new appliances, and new fixtures. The large units, in combination with the unique sought-after features that they offer, create a perfect opportunity for an investor, someone looking to live on-premises. With a Walk Score of 96 (Walker's Paradise), the location is conveniently located near shops, parks, restaurants, and high-end entertainment.

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$2,095,000
- 1 Buildings
- Cap Rate: 3.34
- \$70044 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,652
- 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:	1	1	1		Unfurnished	\$2,231	\$2,231	\$2,395
2:	1	1	1		Unfurnished	\$2,100	\$2,100	\$2,395
3:	1	2	1		Unfurnished	\$2,795	\$2,795	\$2,895
4:	1	2	1		Unfurnished	\$2,041	\$2,041	\$2,895
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5527032016

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23277386

Printed: 07/23/2023 6:05:13 AM

Closed •

1140 Lemoyne St • Los Angeles 90026
4 units • \$648,750/unit • 3,688 sqft • 6,771 sqft lot • \$745.66/sqft •
Built in 1915
See google Maps - right near Sunset Blvd

List / Sold:
\$2,595,000/\$2,750,000 ↑
53 days on the market
Listing ID: 23252643



We are presenting to the marketplace a four-plex in prime Echo Park that has been very tastefully and thoroughly renovated. It has also been stocked with wonderful tenants who are all paying market rent and absolutely loving their apartments. Each apartment has its own balcony/patio as private outdoor space, and they each have at least one, and some of them, two car parking. It has lots of vintage features, including original hardwood floors and built-ins. The units are light and airy and have a great open floor plan. The location is pretty perfect, on a street with mostly vintag-y, character-y properties, just like this one. In one direction, half a block away, it is walking distance to the iconic Echo Park Lake and in the other direction, mere steps away, are all the shops, bars and restaurants that have made Echo Park a hugely popular destination spot. There is central heat and air and laundry in each unit. And it is one of the few multi-family properties in Silver Lake/Echo Park where you can actually cash flow on day one. As an added bonus, there are plans for two large ADUs in the back of the lot (see renderings in the photos.) Additional parking will exist to accommodate more units if and when the ADUs get built. For anyone willing to take that project on, it will be a huge increase in cash flow. This will be a great acquisition for either an owner-user or an investor. Call listing agent if you have questions or want more info.

Facts & Features

- Sold On 07/20/2023
- Original List Price of \$2,595,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$126756 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$54,324
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,595	\$3,595	\$3,595
2:	1	2	1		Unfurnished	\$3,595	\$3,595	\$3,595
3:	1	2	1		Unfurnished	\$3,950	\$3,950	\$3,950
4:	1	2	1		Unfurnished	\$3,950	\$3,950	\$3,950
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
- C21 – Silver Lake – Echo Park area

- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5404017014

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23252643

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Closed • **Quadruplex**

1123 W 43rd St • Los Angeles 90037

4 units • \$225,000/unit • 3,096 sqft • 5,402 sqft lot • \$274.55/sqft •

Built in 1935

On the corner of Walton Ave & 43rd St

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

96 days on the market

Listing ID: AR23035571



Proud to present 1123 W 43rd St, located at the heart of a culturally vibrant neighborhood of Southern Los Angeles. Built in 1935 this property consists of four TRUE-VALUE ADD units with 750 SF/each of living area on a sizeable 5,402 SF lot. An exceptional & unique true value-add investment opportunity located in the highly desirable opportunity zone on LAR-2 zoning with TOC Tier 3 density bonus. All while being just minutes away from USC and Exposition Park. The property is priced to sell at a high proforma CAP Rate and low price per unit compared to other properties. This offering consists of two easily maintained buildings after stabilization. Two large two-story duplexes with an efficient unit mix of four bedroom & one bath units. Each unit features about 750 sqft of living area & its own one-car garage which can also be utilized as storage units for additional income or future ADU potential. According to ownership the property has been vacant for over 10 years and has suffered plenty of deferred maintenance including fire damage at the end of 2022. The City of Los Angeles has red-tagged the building so the buyer must conduct their own due diligence. After the property has been rehabbed it offers tremendous upside potential at a low price per unit & high Proforma CAP Rate.

Facts & Features

- Sold On 07/21/2023
 - Original List Price of \$900,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$0 (Public Records)
- 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02021933
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp: \$0
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	1	Unfurnished	\$0	\$0	\$6,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5020021018

Michael Lembeck

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

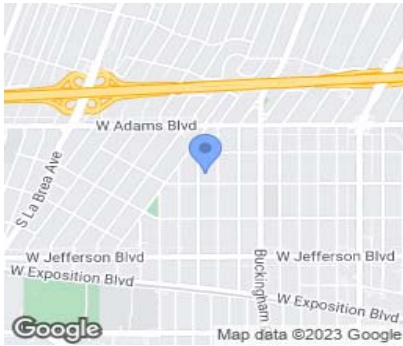
Re/Max Property Connection

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

Closed • **Quadruplex**

2838 Potomac Ave • Los Angeles 90016
4 units • \$275,000/unit • 4,668 sqft • 5,850 sqft lot • \$246.36/sqft •
Built in 1935
west of Hillcrest north of 29th st

List / Sold:
\$1,100,001/\$1,150,000 ↑
21 days on the market
Listing ID: DW23068547



SHOWING THIS SATURDAY with APPOINTMENT ONLY This charming neighborhood two-story Spanish-style income property is located in the highly West Adams few miles from USC. It offers a great opportunity for a savvy investor to enhance the natural character of this well-located fourplex. The property is ideally suited for investors looking to bring the current rents up to market levels. Each unit is approximately 1,134 sqft The impressive entrance, the first and second floors consist of a 1-bedroom, 1-bathroom unit with a large dining area, and a 2-bedroom, 1-bathroom unit with a nice-sized living area. The second floor is a mirror image of the first floor. All 4 units have their own laundry room inside the unit. The property features a long driveway that leads to the back, where you'll find carports for all the units, providing ample parking space with storage. Situated within the city of Los Angeles in the West Adams area, zoning area of LARD1.5, there may be potential for an additional unit to be built on the property (subject to verification with the city of Los Angeles). It's important to note that this property is subject to the Rent Stabilization Ordinance.

Facts & Features

- Sold On 07/19/2023
- Original List Price of \$1,100,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01949225
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,000
2:	1	2	1	1	Unfurnished	\$1,480	\$1,480	\$2,000
3:	1	1	1	1	Unfurnished	\$1,062	\$1,062	\$1,800
4:	1	1	0	1	Unfurnished	\$955	\$955	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5057007018

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

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

Closed •

List / Sold: **\$999,000/\$1,097,000** ↑

9316 Avalon Blvd • Los Angeles 90003
4 units • \$249,750/unit • 3,170 sqft • 5,500 sqft lot • \$346.06/sqft •
Built in 1992
110 Freeway to Century Blvd (exit 15) then follow Century Blvd to Avalon.

9 days on the market
Listing ID: 23272199



Charming 4-Unit Apartment in Los Angeles! Welcome to this fantastic opportunity to own a well-maintained 4-unit apartment building located in the heart of Los Angeles. This property offers a blend of comfortable living and investment potential, making it an ideal choice for savvy investors and astute buyers alike. Each unit boasts 3 bedrooms and 1 bathroom, providing ample living space for residents. One unit is recently rehabbed, updated and vacant. This is perfect for an owner occupied unit, or rent at the market rate. Plenty of parking. Laundry area on site. Easy access to major highways and public transportation. Don't miss out on this remarkable investment opportunity in Los Angeles. Whether you're looking for a profitable income property or a place to call home, this 4-unit apartment offers the best of both worlds.

Facts & Features

- Sold On 07/17/2023
- Original List Price of \$999,000
- 1 Buildings
- Heating: Wall Furnace
- \$88029 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$17,343
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$2,695
2:	1	3	1		Unfurnished	\$2,412	\$2,412	\$0
3:	1	3	1		Unfurnished	\$1,646	\$1,646	\$0
4:	1	3	1		Unfurnished	\$2,028	\$2,028	\$0
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6050008032

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23272199

Printed: 07/23/2023 6:05:14 AM

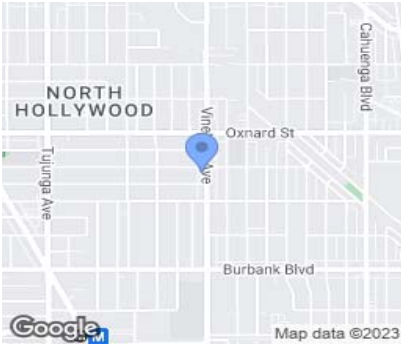
Closed • **Quadruplex**

5853 Vineland Ave • North Hollywood 91601

4 units • \$598,750/unit • 4,217 sqft • 4,998 sqft lot • \$551.34/sqft • Built in 2023

Input property address into a navigation source for most accurate directions. Vineland, between Califa & Emelita.

List / Sold:
\$2,395,000/\$2,325,000 ↓
13 days on the market
Listing ID: GD23095355



Presenting 5853 Vineland Ave. a newly constructed four-unit development with a 6% Cap Rate ProForma. 5853 Vineland Ave. is made up of 2 buildings, both 2 stories, & they are all individually metered for all utilities. Four total units; with two 3 bed 3 bath units (1 with balcony & Vaulted Ceilings), one 3 bed 2 bath unit, & one 2 bed 2 bath unit. These beautifully designed units offer en-suites in 6 of the bedrooms, have Smart controlled central HVAC, recessed lighting, individual washer / dryer hook ups, Stainless Steel Appliances Installed, and 2 parking spots per unit, & electrical vehicle charging options. Motorized & Gated parking with 3 separate driveways. There is also potential for additional guest parking spaces on site. All these amenities are attractive for potential tenants. The location of these North Hollywood units makes it easy for any tenant to enjoy all the nearby hotspots such as the Arts District and the newly developed NoHo West. These units are also near public transportation, grocery stores, restaurants, and so many other large scale development projects.

Facts & Features

- Sold On 07/20/2023
 - Original List Price of \$2,395,000
 - 2 Buildings
 - Levels: One, Two
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$271 (Estimated)
- Laundry: Inside, See Remarks, Stackable
 - \$185760 Gross Scheduled Income
 - \$143815.4 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Microwave, Refrigerator
 - Other Interior Features: Balcony, Living Room Balcony, Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot
 - Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire Sprinkler System
- Fencing: Electric, Security, See Remarks
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,010
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02190063
 - 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	3	0	Unfurnished	\$0	\$0	\$4,095
2:	1	3	3	0	Unfurnished	\$0	\$0	\$3,995
3:	1	3	2	0	Unfurnished	\$0	\$0	\$3,895
4:	1	2	2	0	Unfurnished	\$0	\$0	\$3,495

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2337022002

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

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

CUSTOMER FULL: Residential Income LISTING ID: GD23095355

Printed: 07/23/2023 6:05:14 AM

Closed • Apartment

\$1,100,000/\$1,075,000 ↓

76 days on the market

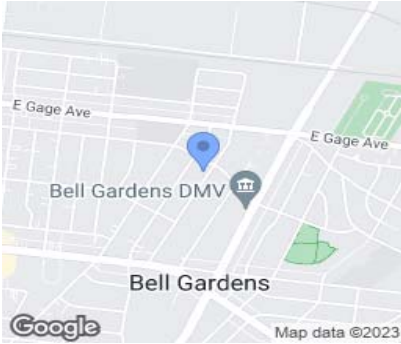
Listing ID: CV23029595

6519 Darwell Ave • Bell Gardens 90201

5 units • \$220,000/unit • 3,055 sqft • 10,974 sqft lot • \$351.88/sqft •

Built in 1940

East of I-710 & South of E Gage Ave; Near Intersection of Darwell Ave & Loveland St



BACK ON MARKET! Private Seller Financing available! We are pleased to exclusively offer for sale this 5 unit multi-family investment in the city of Bell Gardens. The subject property is comprised of 100% single story construction and offers a unit mix of; 1(2Bed/1.5Baths), 2(2Bed/1Bath)s, & 2(1Bed/1Bath)s. The rental units are situated in 2 separate buildings with a total rental square footage of 3,055 SqFt. Tenants pay for electricity and gas while the owner pays for water and trash. Tenants enjoy an onsite laundry facility as well as onsite garage and car-port parking. The current rental rates are well below market level offering a savvy investor the opportunity of a potential 60+% upside in gross rental income. The seller is willing to provide private seller financing with the following terms: 40% down payment, 3 year term, 6% interest only payments, no pre-pay penalty.

Facts & Features

- Sold On 07/19/2023
 - Original List Price of \$1,200,000
 - 3 Buildings
 - Levels: One
 - 10 Total parking spaces
 - 6 Total carport spaces
 - \$3,274 (Estimated)
- Laundry: Community, Inside
 - \$69120 Gross Scheduled Income
 - \$45768 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,279
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance: \$3,750
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,262
 - Other Expense: \$750
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,190	\$1,190	\$1,895
2:	1	2	1	0	Unfurnished	\$1,103	\$1,103	\$1,850
3:	1	2	1	0	Unfurnished	\$1,103	\$1,103	\$1,850
4:	1	1	1	0	Unfurnished	\$1,230	\$1,230	\$1,695
5:	1	1	1	0	Unfurnished	\$1,016	\$1,016	\$1,695

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6329013053

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Commercial/Residential

607 S Brand Blvd • Glendale 91204

6 units • \$283,333/unit • 3,627 sqft • 8,282 sqft lot • \$468.71/sqft • Built in 1915

N of 5 Fwy, east of Colorado St, W OF 2 FWY



List / Sold:
\$1,700,000/\$1,700,000

1 days on the market

Listing ID: CV23075205

Mix use on Glendale location on Brand Blvd near Colorado St. Property consists of 5 separate buildings. A duplex at rear of the lot two separate one bedroom houses in the middle and two separate small commercial buildings in front facing Brand Blvd. Perfect for offices or other businesses and great upwards potential on the 4 residential units. Across from Mercedes Benz and Alfa Romeo. Walking distance to Glendale Galleria and Americana,

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$1,700,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- \$847 (Estimated)
- \$100000 Gross Scheduled Income
- \$80000 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description: ESTIMATE

Unit Details

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

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5641008025

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

722 Lincoln Blvd • Santa Monica 90402
6 units • \$599,167/unit • 5,776 sqft • 7,493 sqft lot • \$579.99/sqft •
Built in 1965
N. of Montana

List / Sold:
\$3,595,000/\$3,350,000 ↓
12 days on the market
Listing ID: 23276347



Four Units will be delivered vacant out of this six-unit multifamily building at the Close of Escrow!! This contemporary property which has been family owned for many years offers an exclusive opportunity for investors to reimagine and renovate to get maximum market value in one of the best neighborhoods North of Montana in Santa Monica! The building consists of three 2BR, 1BA units, one 2BR, 2BA unit and two 1BR, 1BA units. One 1BR has already been gutted and another 1BR has the kitchen and bath semi gutted. Six car parking entails two 2 car garages plus gated parking. Close to Montana Ave. and all it offers with restaurants and shopping! First Showings Tuesday 6/6/23 from 2:00 - 3:15pm Vacant units only. Offers Due 6/7/23!

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$3,595,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- 7 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$15,600
- 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	\$1,567	\$0	\$5,000
2:	2	1	1		Unfurnished	\$0	\$0	\$3,500
3:	3	2	1		Unfurnished	\$0	\$0	\$5,000
4:	4	2	1		Unfurnished	\$0	\$0	\$5,000
5:	5	1	1		Unfurnished	\$0	\$0	\$3,500
6:	6	2	2		Unfurnished	\$0	\$0	\$5,500

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4293011013

Michael Lembeck

Re/Max Property Connection

CUSTOMER FULL: Residential Income LISTING ID: 23276347

Printed: 07/23/2023 6:05:14 AM

Closed •

List / Sold:

\$1,690,000/\$1,665,000 ↓

138 days on the market

Listing ID: 23237845

330 W Queen St • Inglewood 90301
7 units • \$241,429/unit • 5,346 sqft • 8,756 sqft lot • \$311.45/sqft •
Built in 1962
North of Manchester Blvd. West of Eucalyptus.



Back on the market and major price reduction. Highly desirable 7 unit building near downtown Inglewood. Front 2 story house w/ 3 bedrooms 1.5 bath, Den front house with 6 units in the rear. One rear unit is a 3 bed, 1.75 bath. Laundry room and storage rooms. 7 garages plus parking space. This well maintained property is in a great location. Lots of upside, minutes from downtown Inglewood, SoFi Stadium, and numerous other major developments in the fastest growing city in the south Bay. Near 2 major freeways, Metro line and much more.

Facts & Features

- Sold On 07/20/2023
- Original List Price of \$1,990,000
- 2 Buildings
- 8 Total parking spaces
- 7 Total carport spaces
- Heating: Forced Air
- Laundry: Outside
- Cap Rate: 5.6
- \$113496 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Disposal, Gas Cooktop, Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,272
- 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	\$2,557	\$2,557	\$3,000
2:	1	3	2		Unfurnished	\$2,536	\$2,536	\$2,800
3:	2	1	1		Unfurnished	\$2,574	\$2,547	\$3,600
4:	3	0	3		Unfurnished	\$3,897	\$3,897	\$4,800
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%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020008010

Michael Lembeck

Re/Max Property Connection

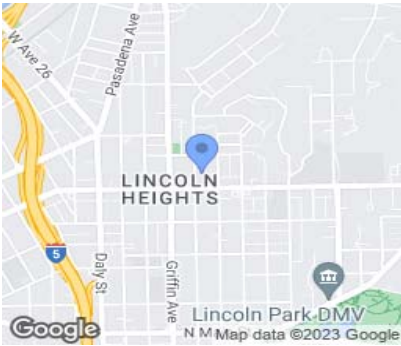
CUSTOMER FULL: Residential Income LISTING ID: 23237845

Printed: 07/23/2023 6:05:14 AM

Closed • Commercial/Residential

2422 Johnston St • Los Angeles 90031
9 units • \$250,000/unit • 6,246 sqft • 9,915 sqft lot • \$336.22/sqft •
Built in 1986
East of Griffin Avenue and North of Broadway

List / Sold:
\$2,250,000/\$2,100,000 ↓
30 days on the market
Listing ID: WS23056446



2422 Johnston St is a 9-Unit apartment building built in 1986 located east of Griffin Avenue and north of Broadway. There are five 2-bedroom units and four 1-bedroom units, with parking for each unit in the back.

Facts & Features

- Sold On 07/18/2023
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Community
- \$148560 Gross Scheduled Income
- \$82256 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$61,848
- Electric: \$1,575.00
- Gas:
- Furniture Replacement:
- Trash: \$4,877
- Cable TV: 02082542
- Gardener:
- Licenses: 500
- Insurance: \$4,060
- Maintenance: \$6,300
- Workman's Comp:
- Professional Management: 7205
- Water/Sewer: \$8,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,070	\$12,840	\$1,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	2	1	0	Unfurnished	\$1,360	\$16,320	\$2,100
4:	1	2	1	0	Unfurnished	\$1,420	\$17,040	\$2,100
5:	1	1	1	0	Unfurnished	\$1,450	\$17,400	\$1,800
6:	1	1	1	0	Unfurnished	\$1,405	\$16,860	\$1,800
7:	1	2	1	0	Unfurnished	\$1,525	\$18,300	\$2,100
8:	1	2	1	0	Unfurnished	\$1,315	\$15,780	\$2,100
9:	1	2	1	0	Unfurnished	\$1,405	\$16,860	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5208003010

Michael Lembeck

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

Re/Max Property Connection

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

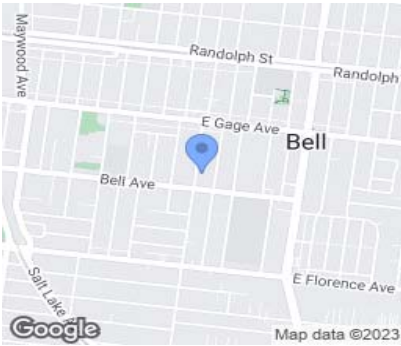
Closed • Apartment

\$1,700,000/\$1,925,000 ↑

6636 Otis Ave • Bell 90201
9 units • \$188,889/unit • 6,444 sqft • 8,662 sqft lot • \$298.73/sqft •
Built in 1958
On the corner of Bell Ave and Otis

6 days on the market

Listing ID: PW23091046



We are pleased to present 6636 Otis Ave to market, a 9 unit multifamily constructed in 1958 in the city of Bell. Otis Ave consists of seven 1 bed/1 bath units and two 2 bed/1 bath units. All units are separately metered for gas and electric and comes with communal laundry on site The property offers 12 parking spaces for tenants including two garage spaces in the rear. Rents are currently about 30% below market rate, allowing upside in rental income for a new buyer. The rear of the property has two garage spaces that could also be converted into an ADU (buyer to confirm).

Facts & Features

- Sold On 07/20/2023
 - Original List Price of \$1,700,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$24,303 (Assessor)
- Laundry: Common Area, Community
 - \$135300 Gross Scheduled Income
 - \$73093 Net Operating Income
 - 9 electric meters available
 - 9 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$58,148
 - Electric: \$1,000.00
 - Gas: \$600
 - Furniture Replacement:
 - Trash: \$2,500
 - Cable TV: 02164683
 - Gardener:
 - Licenses:
- Insurance: \$4,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 6765
 - Water/Sewer: \$10,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,650
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,650
3:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,650
4:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,650
5:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,000
6:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,650
7:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,650
8:	1	1	1	0	Unfurnished	\$500	\$500	\$1,650
9:	1	2	1	0	Unfurnished	\$1,375	\$1,375	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6325011005

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

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

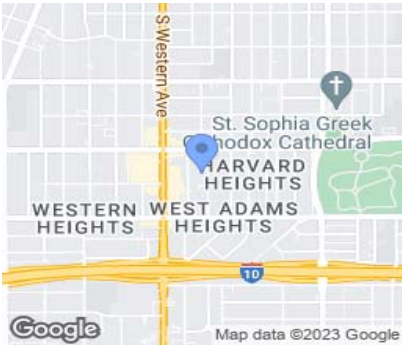
CUSTOMER FULL: Residential Income LISTING ID: PW23091046

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Closed •

1715 Westmoreland Blvd • Los Angeles 90006
11 units • \$309,091/unit • 7,028 sqft • 10,083 sqft lot • \$464.57/sqft •
Built in 1986
2 blocks east of Western between Venice Blvd and Washington Blvd

List / Sold:
\$3,400,000/\$3,265,000 ↓
49 days on the market
Listing ID: 23251007



We are pleased to present Westmoreland Apartments, a 1986 constructed multi-family property located in the Harvard Heights section of Los Angeles. Located at 1715 Westmoreland Blvd, this well maintained property is comprised of one x single/three-quarter bath, six x one bedroom/one bath, and four x two bedroom/one bath apartments. It appears the single unit may have been an office at one time and was converted to an apartment without permit. The property is subject to AB 1482 but not subject to the city of Los Angeles Rental Stabilization Ordinance. For 2022, AB 1482 allowed for 10% rent increases. There are four section 8 tenants. Each unit has its own water heater. The property has been under the same ownership for over ten years. The property was recently painted and the driveway was repaved. The current loan on the property is assumable and has a very attractive below market rate of 3.65%. The loan is fixed until April, 2026 at which time it becomes adjustable. With the assumption, the property generates significant cashflow starting on day one of ownership. Please download the OM for more specific details, and contact listing agent for more information. Please do not walk on property, tenants are not aware of sale.

Facts & Features

- Sold On 07/18/2023
 - Original List Price of \$3,400,000
 - 1 Buildings
 - Heating: Wall Furnace
- Laundry: Community
 - Cap Rate: 4.11
 - \$139582 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$89,432
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,100	\$1,100	\$1,300
2:	6	1	1		Unfurnished	\$1,755	\$10,530	\$12,000
3:	4	2	1		Unfurnished	\$1,975	\$7,900	\$8,600
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%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5074017014

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23251007

Printed: 07/23/2023 6:05:14 AM

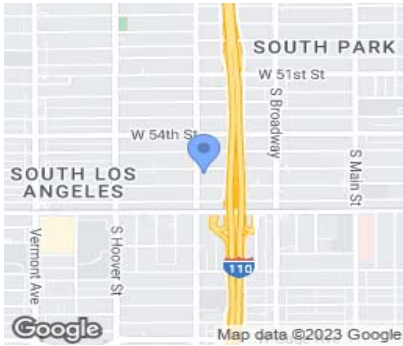
Closed • Commercial/Residential

List / Sold:
\$1,878,600/\$1,680,000 ↓

5606 S Figueroa St • Los Angeles 90037
16 units • \$117,413/unit • 9,090 sqft • 6,075 sqft lot • \$184.82/sqft •
Built in 1927

1 days on the market
Listing ID: WS23099110

Driving Westbound on Slauson make a right onto Figueroa St.



This is a very centralized location. The property is close to the City of Huntington Park, and the Los Angeles Coliseum. There is a mix of long term tenants with room for rental upside. The building is routinely maintained. There is a very nicely taken care of Church next to the building. Sold in AS IS condition.

Facts & Features

- Sold On 07/21/2023
- Original List Price of \$1,878,600
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- \$146717 Gross Scheduled Income
- \$117597 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$29,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,686
- Cable TV: 00885737
- Gardener:
- Licenses: 1707
- Insurance: \$5,240
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$17,708
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$780	\$780	\$1,350
2:	2	0	1	0	Unfurnished	\$0	\$0	\$1,350
3:	2	0	1	0	Unfurnished	\$630	\$1,260	\$2,600
4:	2	1	2	0	Unfurnished	\$1,012	\$1,012	\$2,900
5:	1	0	1	0	Unfurnished	\$807	\$807	\$1,350
6:	1	0	1	0	Unfurnished	\$966	\$966	\$1,350
7:	1	0	1	0	Unfurnished	\$914	\$914	\$1,350
8:	1	0	1	0	Unfurnished	\$500	\$500	\$1,350
9:	1	0	1	0	Unfurnished	\$802	\$802	\$1,350
10:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,350
11:	1	0	1	0	Unfurnished	\$675	\$675	\$1,350
12:	1	0	1	0	Unfurnished	\$950	\$950	\$1,350
13:	1	0	1	0	Unfurnished	\$1,300	\$1,300	\$1,350

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5001036003

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: WS23099110

Printed: 07/23/2023 6:05:14 AM

Closed

• Apartment

11716 Gurley Ave • Downey 90241

23 units • \$250,000/unit • 12,646 sqft • 18,252 sqft lot • \$454.69/sqft • Built in 1957

Downey Ave & Stewart & Gray Rd

\$5,750,000/\$5,750,000

147 days on the market

Listing ID: PW23005386



We are pleased to present this 23 unit offering in an excellent rental pocket of Downey, CA. The property has over 49% upside in rental income and has been meticulously maintained from previous ownership. There are 23 surface parking spaces, all new vinyl windows installed in 2022, no municipal rent control, only subject to AB 1482.

Facts & Features

- Sold On 07/17/2023
 - Original List Price of \$6,325,000
 - 1 Buildings
 - 23 Total parking spaces
 - \$4,927 (Estimated)
- Laundry: Community, Dryer Included, Washer Included
 - Cap Rate: 3.65
 - \$358710 Gross Scheduled Income
 - \$217183 Net Operating Income
 - 24 electric meters available
 - 24 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$136,396
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02164683
 - Gardener:
 - Licenses:
- Insurance: \$5,058
 - Maintenance: \$11,500
 - Workman's Comp: \$6,900
 - Professional Management: 10761
 - Water/Sewer: \$0
 - Other Expense: \$17,422
 - Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$1,155	\$1,155	\$1,650
2:	18	1	1	18	Unfurnished	\$1,315	\$23,678	\$1,895
3:	4	2	1	4	Unfurnished	\$1,265	\$5,060	\$2,200

Of Units With:

- Separate Electric: 24
 - Gas Meters: 24
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1%
- D3 - Southwest Downey, S of Firestone, W of Downey area
 - Los Angeles County
 - Parcel # 6255014039

Michael Lembeck

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Cell Phone: 714-742-3700

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