

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	DW23078499	S	519 Stepney ST	ING	101	STD	2	\$0		\$900,000	\$520.83	1728	1921/ASR	6,002/0.1378	N		2	07/05/23	9/182
2	OC23074293	S	15401 Faysmith Ave	GR	120	STD	2	\$78,960		\$880,000	\$433.93	2028	1950/PUB	5,850/0.1343	N		0	07/06/23	25/25
3	DW23088855	S	1617 W Shorb ST	ALH	601	STD	2	\$17,160		\$950,000	\$661.56	1436	1942/PUB	6,693/0.1537	N		0	07/07/23	11/11
4	CV23061086	S	138 S Barranca AVE	CVN	614	STD	2	\$0		\$950,000	\$458.94	2070	1952/ASR	8,066/0.1852	N		1	07/05/23	48/232
5	WS23046642	S	11961 Roseglen ST	ELM	619	STD	2	\$36,000		\$865,000	\$536.27	1613	1941/ASR	9,675/0.2221	N		2	07/07/23	55/262
6	PW23090646	S	1140 E 32nd ST	SIGH	8	TRUS	2	\$0		\$925,000	\$360.06	2569	1969/ASR	5,550/0.1274	N		3	07/03/23	9/9
7	23273663	S	1763 Vista Del Mar AVE	LA	C20	STD	2			\$1,038,000	\$522.13	1988/OTH	1922	4,062/0.09				07/07/23	15/15
8	SR23107729	S	717 N Occidental BLVD	LA	671	STD	2	\$0		\$1,505,000	\$547.67	2748	1920/ASR	6,392/0.1467	N		3	07/07/23	6/6
9	23273473	S	2314 Edgewater TER	LA	671	STD	2			\$1,705,000	\$1,017.91	1675/T	1924	4,050/0.09	N			07/07/23	12/12
10	22215681	S	4264 Baldwin AVE	CULV	C28	STD	2			\$1,632,000	\$923.08	1768	1949	6,754/0.15				07/06/23	214/214
11	IN23075082	S	9623 Bandera ST	LA	C34	STD	2	\$0		\$690,000	\$312.50	2208	1922/ASR	7,148/0.1641	N		0	07/06/23	28/28
12	23273297	S	910 W 71st ST	LA	C34	STD	2			\$750,000	\$335.12	2238	1937	3,963/0.09	N			07/07/23	9/9
13	MB23087087	S	624 W 49th ST	LA	C34	STD	2	\$0		\$820,000	\$372.73	2200	1922/EST	6,800/0.1561	N		1	07/07/23	14/14
14	RS23064874	S	1221 E 78th ST	LA	C37	PRO	2	\$0		\$440,000	\$348.93	1261	1906/ASR	4,749/0.109	N		2	07/07/23	38/38
15	23271803	S	244 Columbia PL	LA	C42	STD	2			\$500,000	\$366.57	1364	1923	1,289/0.02	N			07/07/23	17/17
16	23257857	S	6215 Flora AVE	BELL	T6	STD	2			\$550,000	\$524.81	1048	1931	6,430/0.14			2	07/06/23	55/55
17	23263509	S	11322 Mississippi St	LA	WLA	STD	2			\$2,850,000	\$826.09	3450/E		5,150/0.11			2	07/03/23	38/38
18	P1-13684	S	1163 E 48th ST	LA		STD	3	\$4,949		\$680,500	\$182.34	3732	1928/ASR	6,809/0.15	N		3	07/06/23	42/42
19	23242205	S	231 E Hyde Park BLVD	ING	101	STD	3		6	\$1,455,000	\$465.00	3129	1990	4,666/0.1	N		6	07/05/23	71/86
20	SB22105982	S	640 W Redondo Beach BLVD	GR	116	STD	3	\$36,480		\$750,000	\$336.62	2228	1956/PUB	5,999/0.1377	N		0	07/05/23	356/356
21	GD22252153	S	324 W Elk AVE	GD	628	STD	3	\$0	0	\$1,286,000	\$609.77	2109	1921/ASR	6,381/0.1465	N		0	07/07/23	169/169
22	AR23067336	S	2511 Yorkshire WAY #2	POM	687	TRUS	3	\$30,480		\$830,000	\$220.98	3756	1964/ASR	9,121/0.2094	N		6	07/03/23	10/10
23	DW23064189	S	2744 Raymond AVE	LA	C16	STD,TRUS	3	\$0		\$1,215,000	\$294.62	4124	1905/ASR	7,254/0.1665	N		3	07/07/23	43/43
24	PW23028732	S	1677 S Harvard BLVD	LA	C16	STD	3	\$73,440		\$1,400,000	\$490.71	2853	1909/ASR	5,831/0.1339	N		0	07/03/23	36/36
25	SR23045634	S	5934 Corney AVE	LA	C16	STD	3	\$94,800		\$1,665,000	\$876.32	1900	1950/ASR	6,500/0.1492	N		3	07/03/23	46/46
26	23278637	S	503 N Kingsley DR	LA	C17	STD	3			\$1,470,000	\$461.10	3188	1922	7,773/0.17				07/07/23	6/6
27	23258787	S	3640 Adair ST	LA	C42	REO	3			\$457,000	\$240.78	1898	1906	4,800/0.11	N		0	07/05/23	64/64
28	23270015	S	1614 W 38th ST	LA	PHHT	STD	3			\$1,035,000	\$283.64	3649	1924	5,443/0.12	N		2	07/06/23	26/26
29	SB23054937	S	3702 W 126th ST	HAWT	108	STD	4	\$90,156	4	\$1,585,000	\$330.21	4800	1989/ASR	6,701/0.1538	N		8	07/07/23	31/31
30	RS23029437	S	1110 255th ST	HC	124	STD	4	\$92,602		\$1,300,000	\$243.72	5334	1963/ASR	7,004/0.1608	N		0	07/03/23	57/57
31	WS23038143	S	1180 College View DR	MP	641	STD	4	\$68,520		\$1,450,000	\$381.58	3800	1962/PUB	7,864/0.1805	N		0	07/05/23	71/71
32	CV23023369	S	2515 Houston ST	LA	BOYH	PRO	4	\$0		\$621,000	\$254.61	2439	1920/EST	7,000/0.1607	N		0	07/07/23	5/5
33	PW22194573	S	702 E 42nd ST #4	LA	C37	TRUS	4	\$62,700		\$941,914	\$285.08	3304	1965/ASR	5,399/0.1239	N		0	07/06/23	242/242
34	AR23096908	S	311 N Curtis AVE	ALH	601	STD	5	\$101,400		\$2,400,000	\$416.67	5760	1989/ASR	7,504/0.1723	N		10	07/06/23	10/10
35	AR23077021	S	621 N Stoneman AVE	ALH	601	STD	5	\$0		\$2,800,000	\$550.42	5087	1965/PUB	7,463/0.1713	N		0	07/06/23	26/424
36	23271911	S	4900 St Elmo DR	LA	C16	STD	5		4	\$1,125,000	\$260.42	4320/OTH	1945	6,235/0.14				07/03/23	8/8
37	22202741	S	16458 W Sunset BLVD	PACPAL	C15	STD	6		2	\$2,000,000	\$380.01	5263/A	1955	9,964/0.22			6	07/03/23	143/143
38	SB23075588	S	2014 Carnegie LN	REDO	151	STD	7	\$288,540		\$4,300,000	\$678.66	6336	1964/ASR	7,510/0.1724	N		0	07/06/23	5/5
39	23270465	S	636 E 97th ST	ING	102	STD	9		5	\$2,600,000	\$389.81	6670	1956	8,975/0.2			9	07/06/23	38/217
40	23258747	S	1835 Greenfield AVE	LA	C05	STD	14		7	\$4,890,000	\$354.25	13804	1963	13,242/0.3				07/05/23	66/66

Closed • Duplex

List / Sold: **\$890,000/\$900,000** ↑

519 Stepney St • Inglewood 90302

9 days on the market

2 units • **\$445,000/unit** • **1,728 sqft** • **6,002 sqft lot** • **\$520.83/sqft** •

Listing ID: DW23078499

Built in 1921

Right Centinela Ave and Right Stepney



Excellent opportunity to own a duplex in heart of Inglewood. This duplex offers a two-bedroom, one bath unit, along with a three-bedroom, one bath in the back. Its perfect for investors looking to easily manage multiple residence or perfect for an owner occupied that can live in one unit and rent the other unit. Located Near Sofi Stadium, YouTube Theater, Kia Forum its ideal for anyone wanting to be close to all of the excitement. With a unique location and plenty of amenities nearby it's an opportunity you won't want to miss!

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$890,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$59 (Public Records)
- Laundry: Outside
- 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:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- 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	\$0
2:	1	3	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4015003033

Michael Lembeck

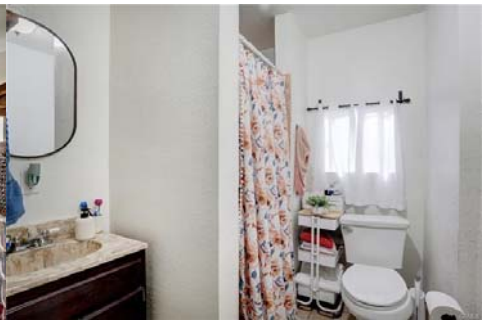
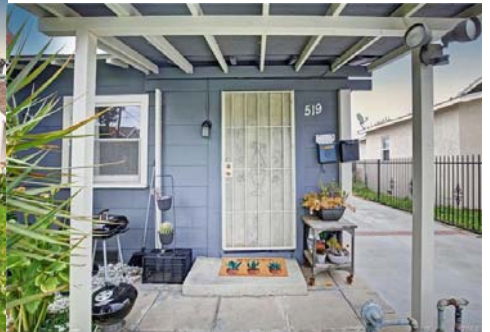
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23078499

Printed: 07/09/2023 7:06:43 AM

Closed • **Single Family Residence**

List / Sold: **\$998,880/\$880,000** ↓

15401 Faysmith Ave • Gardena 90249

25 days on the market

2 units • **\$499,440/unit** • **2,028 sqft** • **5,850 sqft lot** • **\$433.93/sqft** •
Built in 1950

Listing ID: OC23074293

Cross street: W154th St & Faysmith Ave



Great Investment Opportunity! This beautiful single story duplex offers huge income potential. It sits on a convenient Corner location with 2 units and 7 rooms. One unit features 5 bedrooms, 3 baths, a living room, with renovated kitchen and bathrooms. The other unit (ADU) has 2 bedrooms, 1 bath. The property is located next to El Camino College. It's convenient to the shopping centers and freeways.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$998,880
- 2 Buildings
- 2 Total parking spaces
- \$7,284 (Assessor)
- Laundry: Inside
- \$78960 Gross Scheduled Income
- \$78460 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$600
- Electric: \$300.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	0	Partially	\$56,160	\$56,160	\$56,160
2:	1	2	1	0	Unfurnished	\$22,800	\$22,800	\$22,800

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
- 120 - South Gardena area
- Los Angeles County

- Buyer Agency Compensation: 2%

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC23074293

Printed: 07/09/2023 7:06:43 AM

Closed • Duplex

List / Sold: **\$899,000/\$950,000** ↑

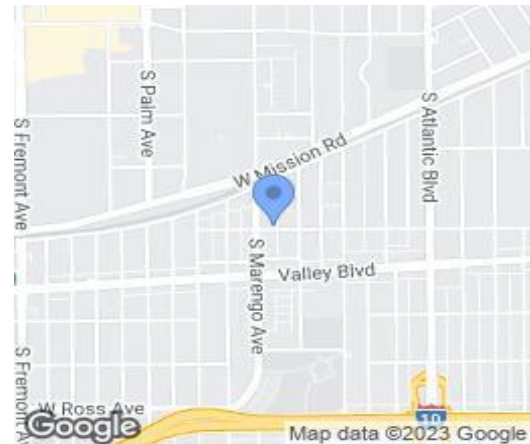
1617 W Shorb St • Alhambra 91803

11 days on the market

2 units • \$449,500/unit • 1,436 sqft • 6,693 sqft lot • \$661.56/sqft • Built in 1942

Listing ID: DW23088855

North of the 10 freeway / Between S. Marengo Ave. & S. Atlantic Blvd /Valley Blvd & W. Mission Rd



Charming Duplex with great opportunity for you to live in one unit and have income from the other unit. In the desirable city of Alhambra, this 2-bedroom, 1 bathroom and 1-bedroom, 1-bathroom sit side by side on the same lot. Beautiful Wood Floors, Central Air and Heating, Ceiling Fans, Fireplace, Lovely Kitchen Bay Window, New Windows and Inside Laundry Room in the 2-bedroom unit. The 1-bedroom unit has Mini-split air, Outdoor Laundry, New Roof and the garage converted to extra storage and living space. Bathrooms have been remodeled with lovely tile in showers. Each unit has a private backyard patio and a front porch to relax after a long day. This property is located North of the 10 freeway / Between S. Marengo Ave. & S. Atlantic Blvd /Valley Blvd & W. Mission Rd.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Owner)
- Laundry: Gas Dryer Hookup, Individual Room, Outside, Washer Hookup
- \$17160 Gross Scheduled Income
- \$16646 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Floor: Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,816
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$816
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$1,430	\$1,430	\$1,650

Of Units With:

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

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

- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5350029020

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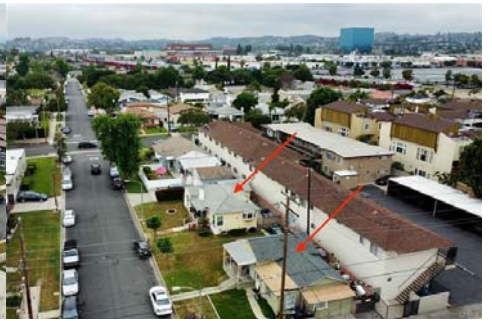
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23088855

Printed: 07/09/2023 7:06:43 AM

Closed • Duplex

List / Sold: **\$925,888/\$950,000** ↑

138 S Barranca Ave • Covina 91723

48 days on the market

**2 units • \$462,944/unit • 2,070 sqft • 8,066 sqft lot • \$458.94/sqft •
Built in 1952**

Listing ID: CV23061086

From the I-10 (West/East), exit Barranca, and proceed North. Home will be on your right just before Badillo.



DOUBLE WIN - BACK ON THE MARKET & A PRICE REDUCTION!!!! Buyer couldn't perform so here is your chance to live in one and rent the other! Welcome to your dream home! This stunning, updated and modern contemporary family home offers the perfect blend of style, functionality, and comfort. With a total of 5 bedrooms and 3 bathrooms, this 2-unit home provides ample space for multi-generational living, or the opportunity to generate rental income. Located in a desirable residential neighborhood, this home boasts an attractive curb appeal with a well-maintained front yard and a charming outdoor patio that's perfect for relaxation and entertainment. Step inside and be greeted by an open-concept living space filled with natural light and contemporary finishes that create a welcoming and inviting atmosphere. The main unit features 4 bedrooms and 2 bathrooms, including a master suite with an ensuite bathroom. The spacious living room seamlessly flows into the dining area and updated kitchen, complete with modern appliances, and sleek cabinetry. The main unit also includes a laundry area for convenience. The second unit features 1 bedroom and 1 bathroom, perfect for extended family, guests, or as a rental unit. It offers a comfortable living space with a full kitchen and a separate entrance, providing privacy and independence. One of the highlights of this home is the outdoor patio, where you can enjoy alfresco dining, entertain guests, or simply relax and unwind. The patio is beautifully landscaped and provides a serene retreat for outdoor living. Additional features of this home include updated flooring, new water heaters, stainless steel refrigerator in main residence, new doorbells, mailboxes for each unit, fresh interior paint, modern light fixtures, and central heating and air conditioning for year-round comfort. Conveniently located near schools, parks, shopping centers, and major highways, this home offers an ideal location for families and commuters alike. Don't miss this opportunity to make this contemporary family home your own! Schedule a showing today and experience the modern lifestyle that awaits you!

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$948,888
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$802 (Estimated)
- Laundry: Gas Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:

- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Partially	\$0	\$0	\$3,400
2:	1	1	1	1	Partially	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 614 - Covina area
- Los Angeles County
- Parcel # 8446011025

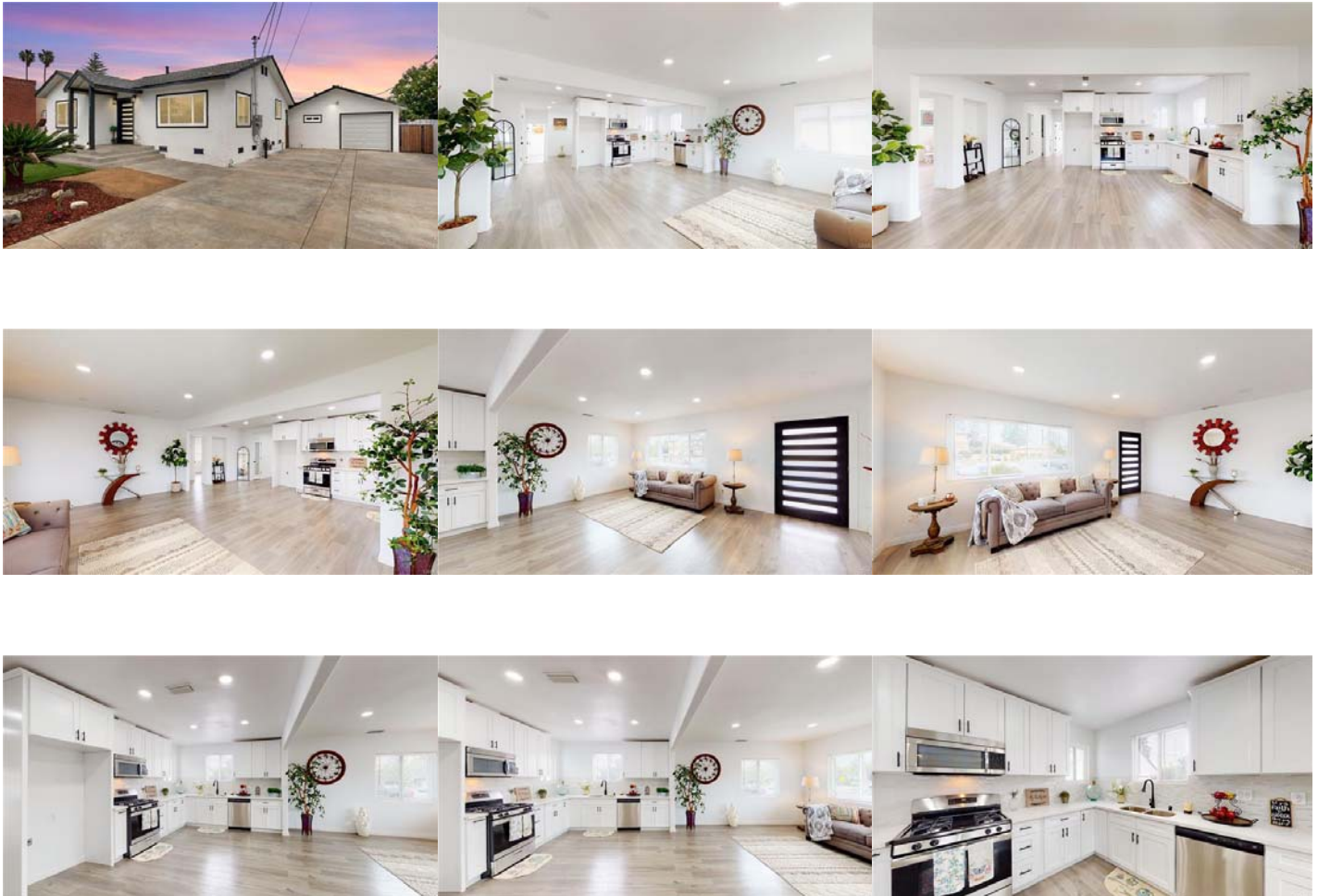
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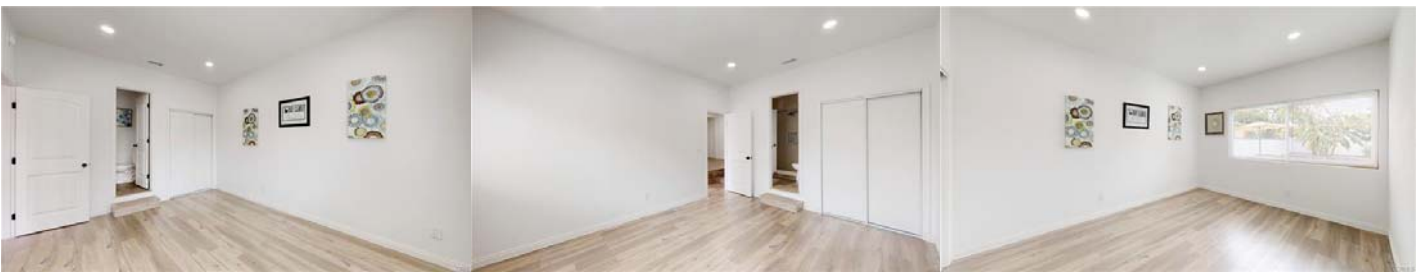
State License #: 01019397
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Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$868,000/\$865,000** ↑

11961 Roseglen St • El Monte 91732

55 days on the market

2 units • \$434,000/unit • 1,613 sqft • 9,675 sqft lot • \$536.27/sqft • Built in 1941

Listing ID: WS23046642

East. Peck Rd - North. Lower Azusa Rd



This is Investor delight good for live one and rent out another, property locate at the corner lot with diffent address and entry 11961 Roseglen Street 3 bed, 2 1.75 bath 4911 Cogwell Road 1 bed, 1 bath 2 detach car garage plus more space for parking

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$858,000
- 2 Buildings
- 2 Total parking spaces
- \$3,284 (Assessor)
- Laundry: Gas Dryer Hookup
- \$36000 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 2 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: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	\$2,300	\$2,300	\$2,500
2:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8547004013

Michael Lembeck

Re/Max Property Connection

▼ Click arrow to display photos



Closed • Duplex

List / Sold: **\$899,000/\$925,000** ↑

1140 E 32nd St • Signal Hill 90755

9 days on the market

2 units • \$449,500/unit • 2,569 sqft • 5,550 sqft lot • \$360.06/sqft • Built in 1969

Listing ID: PW23090646

Cross streets are Orange Ave and 32nd St.



Welcome to 1140 E 32ND ST, a fantastic duplex property located in a charming neighborhood of Signal Hill. This property offers the best of both worlds—a spacious front house with 3 bedrooms and a back home with 2 bedrooms. With its desirable living space, central location, and community atmosphere, this property presents a wonderful opportunity for comfortable living and potential investment. The front house features a well-designed layout, including three sizeable bedrooms, two full bathrooms, a washer and dryer area, a living room fireplace, a vaulted ceiling, a dining room skylight with tons of natural light, a side patio, a 2-car garage, and a large kitchen that overlooks the roomy living room. The second home house has its own separate entrance, offering privacy and versatility. It features vaulted ceilings and an open-concept area, providing a flexible space for various needs and activities. The back lot includes a guest bedroom and a primary bedroom with a full bath and an expansive closet. One of the highlights of the back lot is the patio area, which grants access to a roof deck. This outdoor space is perfect for enjoying the beautiful weather and panoramic views. Additionally, the back lot includes a one-car garage. Both homes have newer dual pane windows, the roof is less than 15 years old, the sewer pipe was recently relined, newer ceiling fans with an electric heater, and newer thermostats. Located in a quiet neighborhood with a strong sense of community, this property provides a serene and welcoming environment. Enjoy the convenience of being centrally located to the best shopping and dining options Signal Hill has to offer, with easy freeway access for seamless commuting and exploration. . Don't miss the opportunity to own this remarkable duplex at 1140 E 32ND ST. With its front house boasting spacious bedrooms, a side patio, a living room fireplace, vaulted ceilings, and a skylight, and the back lot featuring its own entrance, roof deck, and an open concept area, this property offers a range of possibilities for comfortable living and potential investment. Experience the best of Signal Hill's lifestyle—schedule a viewing today!

Facts & Features

- Sold On 07/03/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- \$865 (Estimated)
- Laundry: In Closet
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Carpet, Laminate
- Appliances: Electric Cooktop, Disposal, Water Heater
- Other Interior Features: Beamed Ceilings, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 02061504
- Gardener:
- Licenses:

- 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	\$3,345
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,549

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7148010086

Michael Lembeck

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

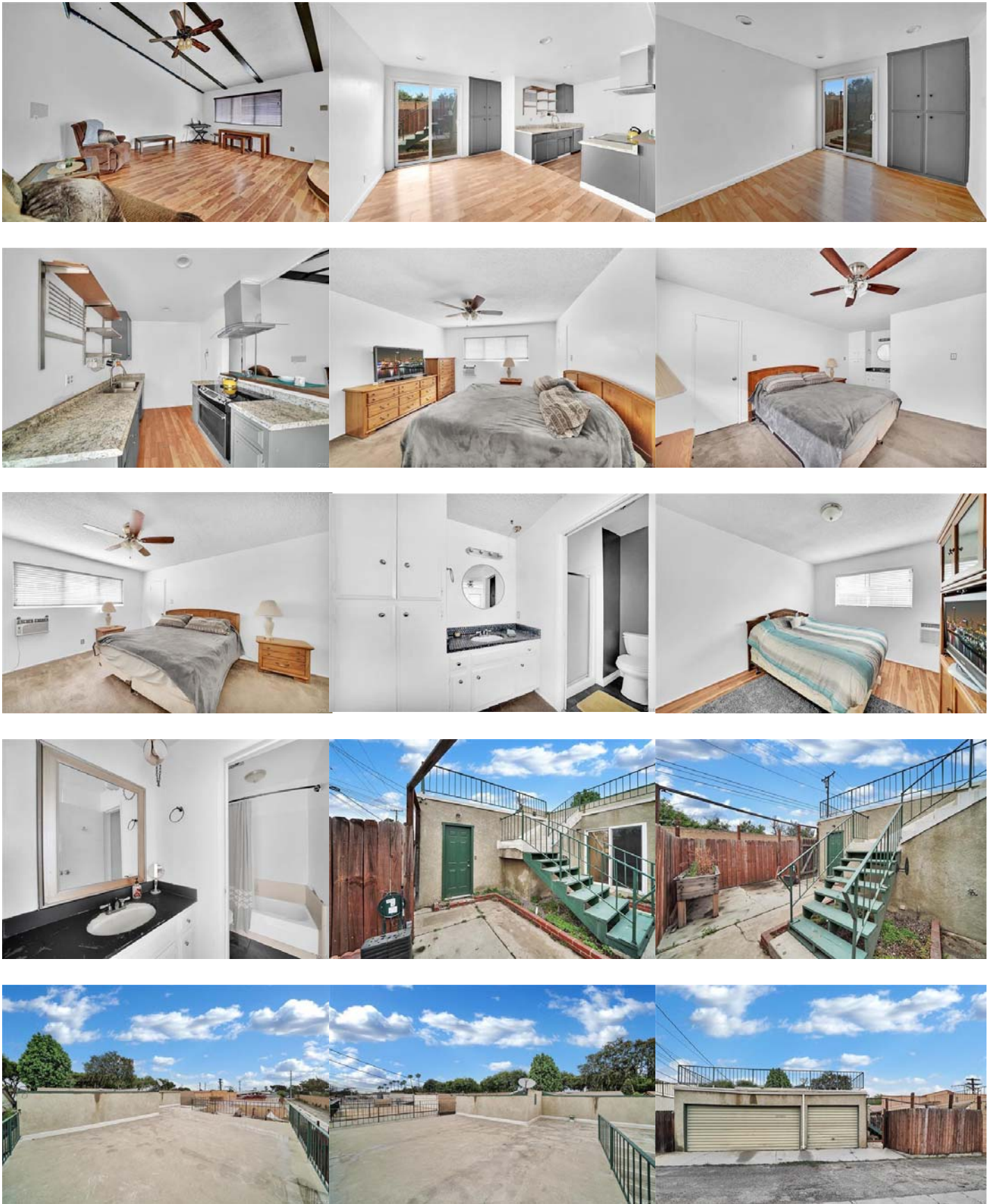
Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold: **\$975,000/\$1,038,000** ↑

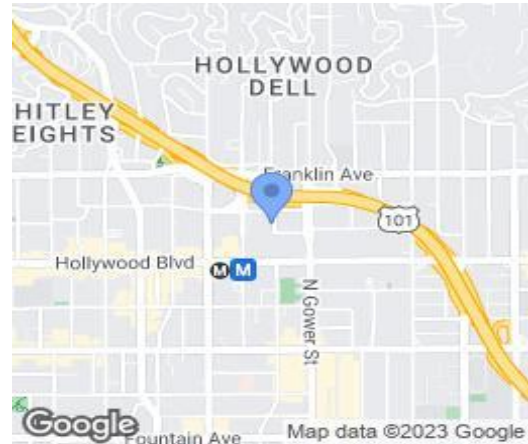
1763 Vista Del Mar Ave • Los Angeles 90028

15 days on the market

2 units • **\$487,500/unit** • **1,988 sqft** • **4,062 sqft lot** • **\$522.13/sqft** •
Built in 1922

Listing ID: 23273663

Yucca Street to Vista Del Mar



Whether you're searching for an ideal home for multi-generational living or a savvy income-generating opportunity, this Spanish Hollywood duplex might be the one you've been searching for! Built in 1922 and retaining tons of original charm, these units have been maintained by the same owner for almost 60 years. Live in the vacant primary residence while enjoying rent from the tenant occupying the 1-bedroom unit. In the main dwelling, discover a unique interior combining inlaid hardwood flooring and immaculate millwork, from the elegant crown molding to the striking trim work on the windows and doors. Entertaining is a breeze in the living room with a Batchelder fireplace to mingle around. Handsome wood built-ins extend to the chandelier-lit dining area where gorgeous windows bring in abundant light. Appreciate the enclosed sunlit porch or the primary bedroom's balcony overlooking a secluded patio with a fountain. A separate entrance leads to the secondary residence, showcasing a living room with a fireplace, full kitchen, well-sized bedroom, and a full bath. Come for a tour to see the possibilities that await you!

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$975,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$51480 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,600
2:	2	1	1		Unfurnished	\$1,090	\$1,090	\$1,700
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%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5546031009

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 23273663

Printed: 07/09/2023 7:06:46 AM

Closed • Duplex

List / Sold:

\$1,550,000/\$1,505,000 ↓

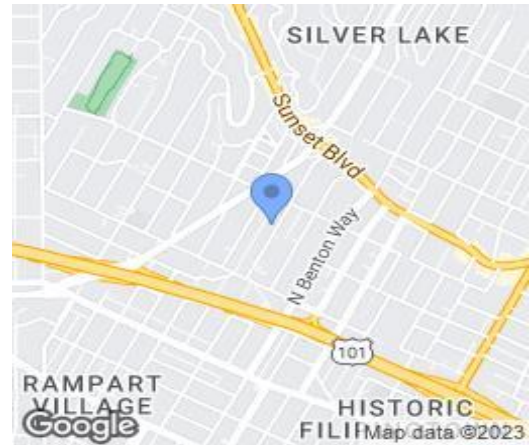
6 days on the market

Listing ID: SR23107729

717 N Occidental Blvd • Los Angeles 90026

2 units • **\$775,000/unit** • **2,748 sqft** • **6,392 sqft lot** • **\$547.67/sqft** •
Built in 1920

S of Sunset Blvd, W of N Benton Way



Rare opportunity in a prime Silver Lake location! Updated and sharp, 2-story duplex with fresh paint, new engineered flooring, new decorative tile in the kitchen and bath, and stunning views of the Silver Lake Hills! Opportunity for additional income with ADUs or development! Great curb appeal with brand new landscaping and classic 1920's aesthetic. Each unit boasts 2 sizable bedrooms with large picture windows and hardwood floors. Each unit also offers a large living room with a cozy fireplace and space to include a dining area. Additional features include in-unit laundry hookups, nearly 6400 sq ft lot, and detached 3-car garage at the alley at the back of the property. The property could be a fantastic investment for an owner/occupier looking to supplement their income, an investor looking to expand their rental portfolio in a high demand area, or an amazing opportunity for a developer looking to take advantage of the multiple unit zoning! (RD1.5). Spectacular location near trendy shopping, dining, the Silver Lake farmer's market, and Echo Park Lakeside Park. Nearby access to Sunset Blvd and the 101, 110, and 5 freeways. Don't let this property pass you by!

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Vinyl, Wood
- Appliances: Gas Oven, Gas Range, Water Heater
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Front Yard, Near Public Transit
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5401027005

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed •

List / Sold:

\$1,479,000/\$1,705,000 ↑

12 days on the market

Listing ID: 23273473

2314 Edgewater Ter • Los Angeles 90039

**2 units • \$739,500/unit • 1,675 sqft • 4,050 sqft lot • \$1017.91/sqft •
Built in 1924**

From Glendale Blvd., take Silver Lake Blvd., and turn left on Edgewater Terrace. Property is on left toward end of cul-de-sac.



Set back on a quiet cul-de-sac a block away from the Silver Lake Reservoir, 2312-4 Edgewater is the kind of rare gem that's the stuff of dreams - a vacant duplex with timeless Spanish beauty in an absolutely unbeatable location! Inside the larger 2 bed/2 bath unit (2314), golden hour sunlight pours onto rich, warm original hardwood floors from windows with views of Griffith Observatory. The serene, updated kitchen opens up to a dining room adorned with a skylight and hand-carved built-in cabinetry. From the large back bedroom, exit to a gated yard with access to the detached garage and bonus space featuring new doors and custom built-in bookshelves. The second 1 bed/1 bath unit (2312) features gleaming hardwood floors in the living room and bedroom as well as a kitchen with newer refrigerator and stove, dining nook, bathroom with original tiling, and a secluded back patio. The perfect blend of old-world charm and modern convenience, the home has been lovingly updated by its owners and features copper plumbing, tankless water heaters, newer insulation, foundation bolting, a hand-painted mural, and more. Live in one unit and rent out the other, or make the property your own private garden compound, with plenty of room for family, friends, and work-from-home space. Moments away from the Reservoir and dog park as well as hot spots like Red Lion Tavern, Cha Cha Lounge, Silver Lake Wine, Constellation Coffee, and Whole Foods 365, you're in the heart of the action while without sacrificing peace, quiet, and calm.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$1,479,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central, Combination, Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside, In Closet

Interior

- Rooms: Bonus Room
- Floor: Wood, Tile, Carpet
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Landscaped, Yard
- 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	2		Unfurnished	\$0	\$0	\$5,350

2:	1	1	1	Unfurnished	\$0	\$0	\$3,100
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%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5439001003

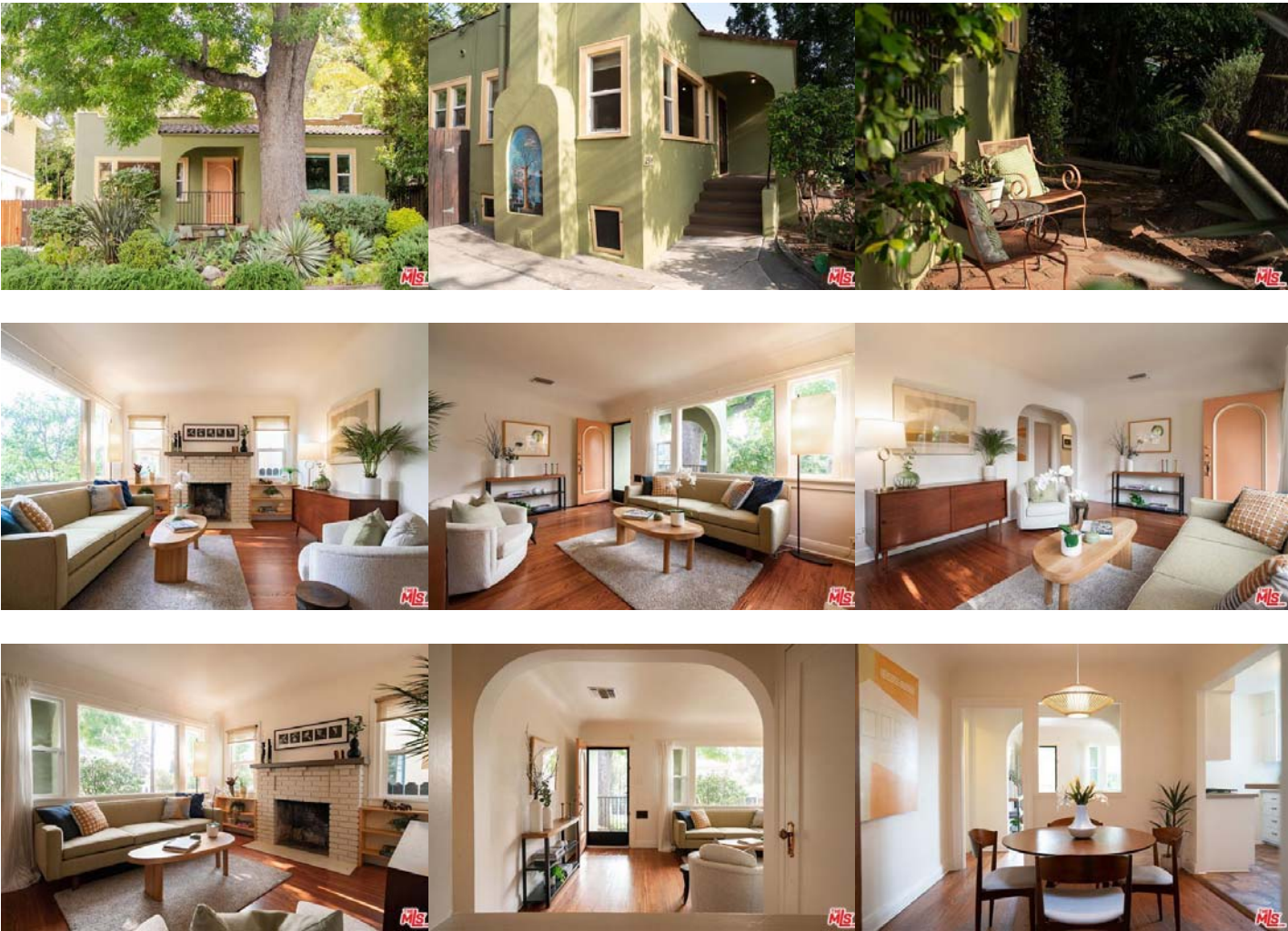
Michael Lembeck

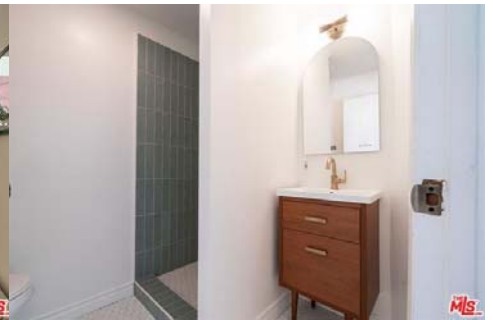
State License #: 01019397
Cell Phone: 714-742-3700

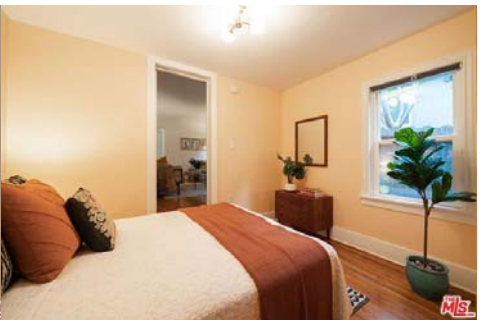
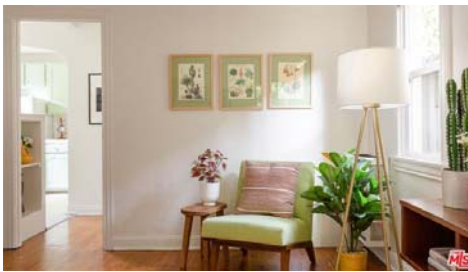
Re/Max Property Connection

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

Click arrow to display photos









Closed •

List / Sold:

\$1,632,000/\$1,632,000 ↓

214 days on the market

Listing ID: 22215681

4264 Baldwin Ave • Culver City 90232

**2 units • \$816,000/unit • 1,768 sqft • 6,754 sqft lot • \$923.08/sqft •
Built in 1949**

West of Duquesne, South of Farragut



One story duplex with a quiet location in the last block of Baldwin Avenue in the Gateway Adjacent neighborhood close to Downtown Culver City. Built in 1949, and not expanded since then, each unit features a living room, dining area, two bedrooms, and one bath. Both units have smooth ceilings, plaster walls, hardwood floors, and are in nice condition. Front unit has laundry hookups in the unit and the rear unit has hookups in the detached garage. The lot measures 50' X 135' with an R2 zoning and there is a large back yard that could be suitable for an ADU. Baldwin Avenue dead ends at the La Ballona Creek so the only cars on the street are local. Great location near the Culver Studios (home to Amazon), Sony Studios, Apple, downtown Culver City, Platform, and the Expo Station. Property is being sold through a trust, but no court confirmation will be required.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$1,695,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	64	2	1		Unfurnished	\$2,940	\$2,940	\$2,940
2:	66	2	1		Unfurnished	\$2,415	\$2,415	\$2,415
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: 3%

- C28 - Culver City area
- Los Angeles County
- Parcel # 4207025029

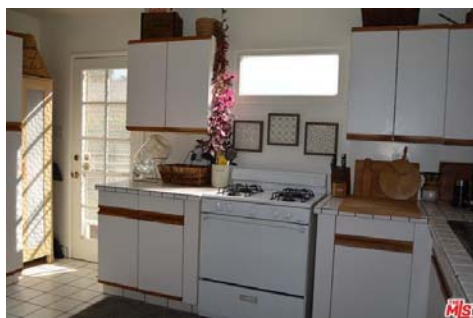
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$630,000/\$690,000** ↑

9623 Bandera St • Los Angeles 90002

28 days on the market

2 units • \$315,000/unit • 2,208 sqft • 7,148 sqft lot • \$312.50/sqft • Built in 1922

Listing ID: IN23075082

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



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

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$630,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Forced Air
- \$652 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6048034033

Michael Lembeck

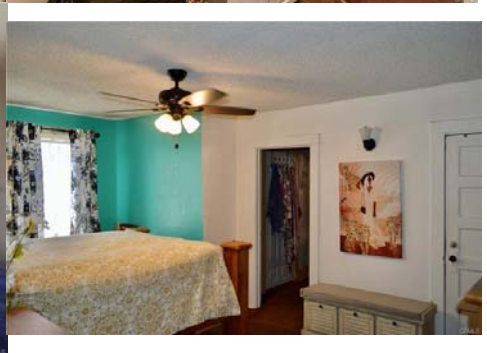
State License #: 01019397
Cell Phone: 714-742-3700

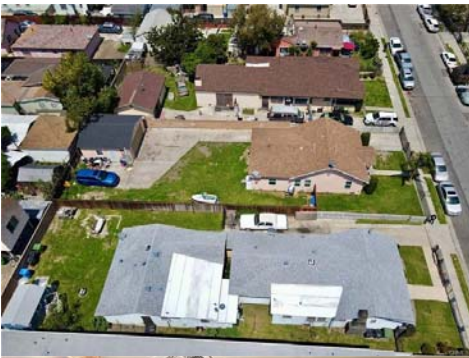
Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold: **\$650,000/\$750,000** ↑

910 W 71st St • Los Angeles 90044

9 days on the market

**2 units • \$325,000/unit • 2,238 sqft • 3,963 sqft lot • \$335.12/sqft •
Built in 1937**

Listing ID: 23273297

North of Florence Ave and East of Vermont Ave



Excellent investment opportunity in Los Angeles, that will be delivered vacant. The home consists of 3 bedrooms, 2 bathrooms on the main floor, and a 2-bedroom ADU on the 2nd floor with it's own private entrance. Perfect for first time owners looking to generate passive income - live in one unit and rent out the other. The primary bedroom on the main floor as well as the entire ADU on the 2nd floor is newly built and fully permitted. 4 parking spaces within the secured property, with plenty of street parking available on this quiet street. The home is situated across the street from St. Raphael Catholic Church & Elementary School, and diagonally across from Mount Carmel Recreation Center. Whether you are an experienced investor or just starting out, this property is a must-see for anyone looking to get into the lucrative Los Angeles real estate market. Don't miss out on this amazing investment opportunity - schedule a showing today and discover all that this incredible home has to offer!

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$650,000
- 1 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6013001017

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$825,000/\$820,000** ↑

624 W 49th St • Los Angeles 90037

14 days on the market

2 units • **\$412,500/unit** • **2,200 sqft** • **6,800 sqft lot** • **\$372.73/sqft** •
Built in 1922

Listing ID: MB23087087

from W. Vernon Avenue to S. Figueroa Street to w. 49th Street Los Angeles CA 90037



Amazing 2 Units on a Lot 2 separate Houses, Duplex, 2~Houses.... Large Lot with "Two Separate Driveways" Unit#1 Front House includes 2-Bedrooms & 2-Bathrooms Unit#2 Back House includes 2-Bedrooms & 1-Bathroom Duplex has a separate 3rd structure "Garage" that has Potential for ADU Zoning allows to "Convert into 3-4 Units" going up! Front House is very spacious with a Large Dining Room and a Formal Living Room that includes a Functional Fire Place. Great curb appeal with large moldings. Master bedroom has its own bathroom. "Large Driveway big enough to fit 6-cars" Back house in two story with 1-bedroom in the top level, the bottom level includes 1-Bedroom and 1- bath with a stackable laundry. This property has tons of Potential with many newer 3-level buildings in the area. New Construction 3 & 4 Units are being built in the same street! A True Must See!!!!

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$815,000
- 2 Buildings
- 7 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02081855
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5018023039

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: MB23087087

Printed: 07/09/2023 7:06:55 AM

Closed • Duplex

List / Sold: **\$549,000/\$440,000** ↓

1221 E 78th St • Los Angeles 90001

38 days on the market

2 units • **\$274,500/unit** • **1,261 sqft** • **4,749 sqft lot** • **\$348.93/sqft** •
Built in 1906

Listing ID: RS23064874

Cross streets are Nadeau St. and Hooper Ave.



Great duplex in the city of Los Angeles, this unique opportunity is for someone looking to invest in real estate. The property features two separate units with their own entrances. The front unit has two bedrooms and one bathroom, the kitchen was recently upgraded. The second unit has one bedroom and one bathroom.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$549,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,048 (Estimated)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$755
- Electric: \$180.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$125
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Furnished	\$0	\$0	\$2,250
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,650

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6024016028

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

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

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CUSTOMER FULL: Residential Income **LISTING ID:** RS23064874

Printed: 07/09/2023 7:06:55 AM

Closed •

List / Sold: **\$489,000/\$500,000** ↑

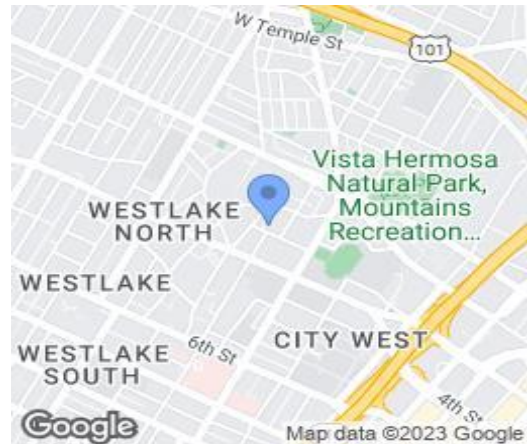
244 Columbia Pl • Los Angeles 90026

17 days on the market

2 units • **\$244,500/unit** • **1,364 sqft** • **1,289 sqft lot** • **\$366.57/sqft** •
Built in 1923

Listing ID: 23271803

Google Maps



Introducing the remarkable Historic Belmont Square Duplexan exhilarating chance to ignite your real estate empire and seize a golden opportunity! Prepare to be captivated by this hidden gem nestled in the heart of Los Angeles, where dreams of lucrative returns become a thrilling reality. Located in the vibrant vicinity of DTLA, Historic Filipino town, and Echo Park, this duplex is poised to become the epicenter of Los Angeles' hottest new neighborhood. The gaze of eager buyers has shifted towards this coveted corner of the city, seeking the next big thing in the realm of real estate. And guess what? You've found it! Unlocking the true essence of rarity, this property unveils not only the potential for handsome financial gains but also the unrivaled advantage of residing in the very home you are renovating. Picture yourself living amidst the excitement, crafting your vision, and adding your personal touch to this historical dwelling. With each unit offering ample space and an abundance of natural light, these 1-bedroom, 1-bathroom retreats will captivate the hearts of discerning individuals and couples alike. Embrace the low-maintenance lot and uncover the allure of Los Angeles' secret walk streets, where tranquility coexists with urban vibrancy. But wait, there's more! Renovation loans are not merely a possibility they are actively being considered to fuel your dreams and maximize your profit potential. Imagine the freedom to bring your creative aspirations to life while strategically enhancing the property's value. The Historic Belmont Square Duplex is more than just a property it's an extraordinary invitation to embark on an exhilarating journey of financial success. Don't miss out on this chance to secure your place among the savvy investors and enthusiasts who are making their mark on the Los Angeles real estate scene. Seize the moment, ignite your passion, and unleash your full potential in this unparalleled real estate venture. The time is now! Don't let this once-in-a-lifetime opportunity slip through your fingers!

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$489,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Refrigerator, Range

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance: \$100
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- 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	\$1,900
2:	2	1	1		Unfurnished	\$0	\$0	\$1,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5153016029

Michael Lembeck

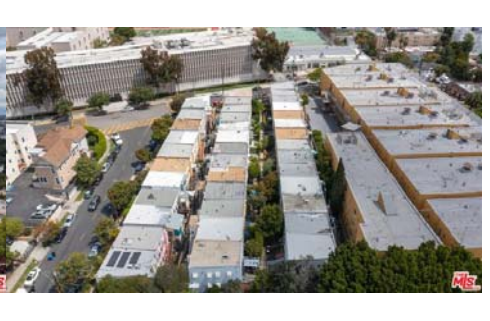
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23271803

Printed: 07/09/2023 7:06:55 AM

Closed •

List / Sold: **\$575,000/\$550,000** ↓

6215 Flora Ave • Bell 90201

55 days on the market

2 units • \$287,500/unit • 1,048 sqft • 6,430 sqft lot • \$524.81/sqft •

Listing ID: 23257857

Built in 1931

Check map



Original bungalow style duplex. Detached front and back units. Each unit has 1 bedroom & 1 bath with 1 car private garages. Units have their own laundry rooms and dining areas. Back unit has laminate floors and a remodeled kitchen. Large corner lot. Avocado tree in front. Nice location across from the school. Current tenants are on month to month leases.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$625,000
- 2 Buildings
- 2 Total parking spaces
- \$62400 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,500
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6317024012

Michael Lembeck

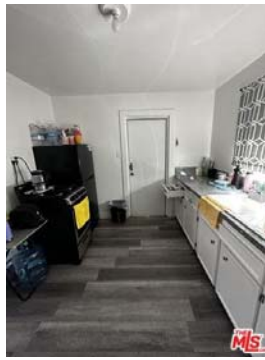
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,950,000/\$2,850,000 ↓

38 days on the market

Listing ID: 23263509

11322 Mississippi St • Los Angeles 90025

2 units • \$1,475,000/unit • 3,450 sqft • 5,150 sqft lot • \$826.09/sqft •

Built in

Sawtelle



This unique income property located in the heart of Sawtelle Japantown is a hidden gem waiting to be discovered. The duplex structure with an additional studio provides numerous options for an owner-user to live on site and rent out the other units or generate an outstanding source of income for an investor. The chic, private and custom design by Holger Schubert of Archisis Inc. creates a sense of luxury and style throughout the property which has proven to attract long-term tenants from all over the world. Each apartment represents a minimalist space with the utmost attention to detail offering high-end appliances, fixtures and an interior design not found in the furnished apartment rental market. Unsuspecting and surrounded by mature bamboo, this zen-like destination is within steps to a bustling neighborhood known for its amazing restaurants, shops and entertainment. With easy access to everything that LA has to offer, including Santa Monica and Beverly Hills, this is a prime location for those who desire the urban convenience and energy amidst an environment of serenity and calm.

Facts & Features

- Sold On 07/03/2023
- Original List Price of \$2,950,000
- 2 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$150000 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

- Security Features: Fire and Smoke Detection System, Carbon Monoxide Detector(s), Gated Community

Annual Expenses

- Total Operating Expense: \$50,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Furnished	\$10,500	\$10,500	\$10,500
2:	2	1	1		Furnished	\$6,000	\$6,000	\$6,000
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%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4260002023

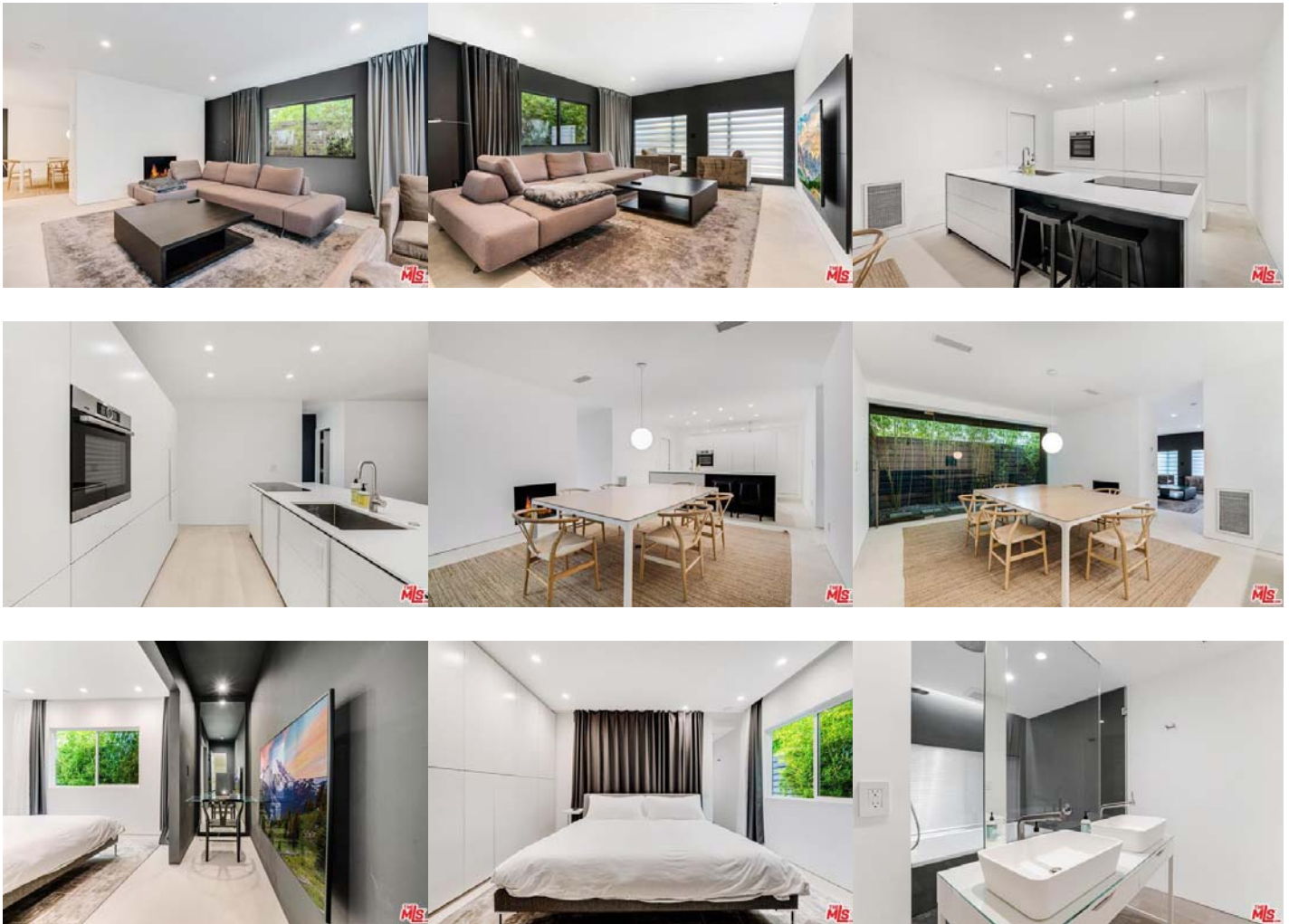
Michael Lembeck

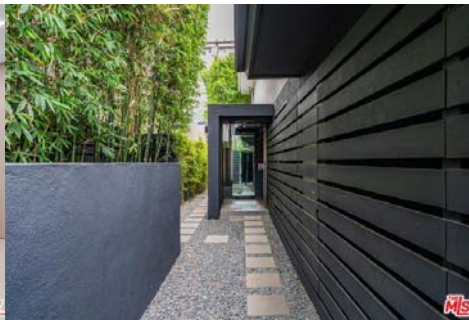
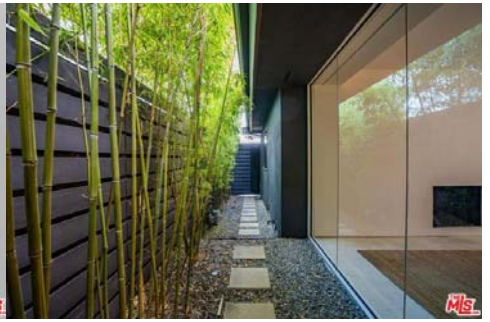
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$750,000/\$680,500** ↓

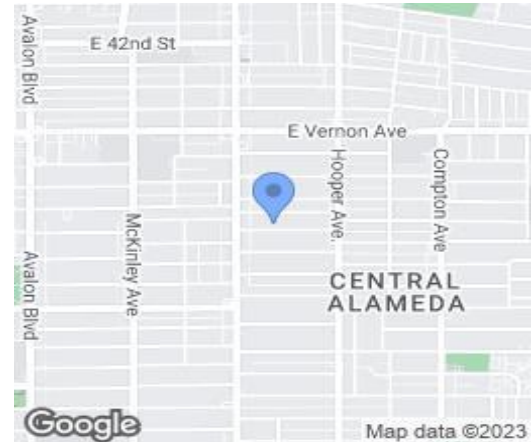
1163 E 48th St • Los Angeles 90011

42 days on the market

3 units • **\$250,000/unit** • **3,732 sqft** • **6,809 sqft lot** • **\$182.34/sqft** •
Built in 1928

Listing ID: P1-13684

Nearest main streets are E Vernon St and S Central Ave



Here is a fantastic chance to purchase a spacious multi-family building that spans two floors and has three units. The first floor consists of two units that each have 2 bedrooms and 1 bathroom, while the second floor has a larger unit with 2 bedrooms and 2 bathrooms. The property also offers ample parking, including three garage spaces and additional spots on the premises. This is a rare investment opportunity as there are currently no other properties of this size and type available in the area. Don't miss out!

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$4949 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01252740
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$1,306	\$1,306	\$0
2:		2	1	1	Unfurnished	\$2,142	\$2,142	
3:		2	1	1	Unfurnished	\$1,500	\$1,500	
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- Los Angeles County
- Parcel # 5107017008

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-13684

Printed: 07/09/2023 7:06:58 AM

Closed •

List / Sold:

\$1,499,000/\$1,455,000 ↓

71 days on the market

Listing ID: 23242205

231 E Hyde Park Blvd • Inglewood 90302

**3 units • \$499,667/unit • 3,129 sqft • 4,666 sqft lot • \$465.00/sqft •
Built in 1990**

Just east of La Brea on Hyde Park Blvd. East of the 405 Freeway.



3 Vacant Units in North Inglewood, freshly remodeled inside and out! Ground floor is a 613 SF 1Br+1Ba+Den; 2nd floor is a 966 SF 2Br+2Ba+Balcony off Living Room; 3rd & 4th floors are an incredible 2 story Owner's Unit of 1,532 SF with 3 Brs + 2Ba and a Balcony off the Master Suite and a Rooftop Deck! All 3 Units Have Brand New Kitchens and Bathrooms, Flooring, Appliances and so much more! There are 3 enormous garages (400 SF each!) that fit 2 cars each. It is possible for the Buyer to convert 2 of the garages into 2 ADU's, recording or art studio, or home office or gym. Potential to rent all 3 units for appx \$9,100/month or \$109,200/year (excluding ADU potential rent). This property would be great for an owner-user or an investor, as there are multiple options on how to maximize usage of the property and returns based on the new owner's priorities. Property was built in 1990 and is in excellent condition with 100% copper plumbing, everything freshly painted and remodeled. Well located near Ladera Heights and Hyde Park; appx 2 miles north of SoFi Stadium. 3 Blocks east of La Brea & 2 Blocks south of Centinela.

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$1,595,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Stackable
- Cap Rate: 5.7
- \$85448 Net Operating Income

Interior

- Rooms: Walk-In Closet, Office, Master Bathroom
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Oven
- Other Interior Features: Living Room Balcony, High Ceilings

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Smoke Detector(s), Window Bars
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$23,752
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,300	\$0	\$2,300
2:	1	2	1		Unfurnished	\$3,000	\$0	\$3,000
3:	1	3	2		Unfurnished	\$3,800	\$0	\$3,800
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016011002

Michael Lembeck

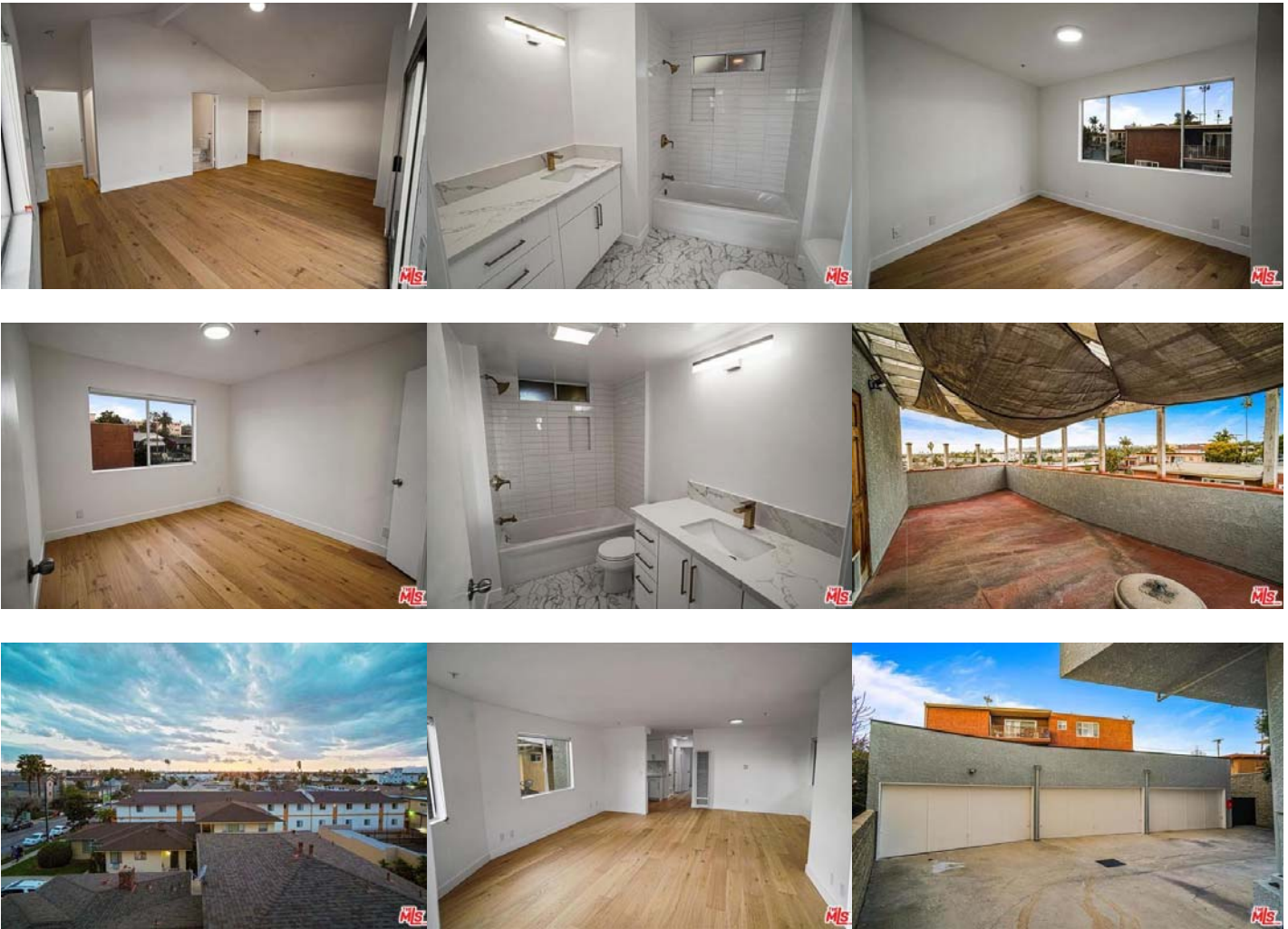
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

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

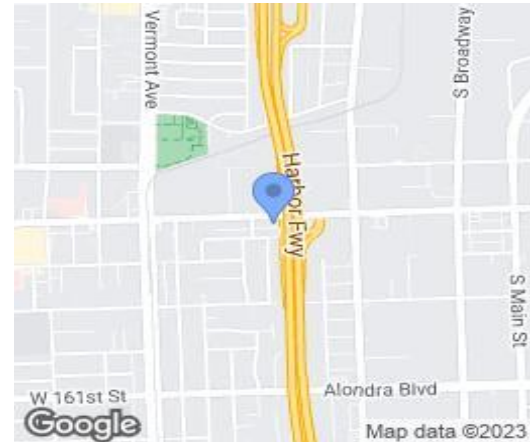
640 W Redondo Beach Blvd • Gardena 90247

356 days on the market

3 units • **\$250,000/unit** • **2,228 sqft** • **5,999 sqft lot** • **\$336.62/sqft** •
Built in 1956

Listing ID: SB22105982

Redondo Bch. Blvd and 110frwy



Three unit property located in Gardena next to the 110 frwy. Tax record shows 2/1, 1/1, 1/1. Property has 3/1, 2/1, 2/1. One unpermitted bedroom in each unit. Conventional loan or cash only.

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$880,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Heating: Natural Gas
- \$932 (Estimated)
- \$36480 Gross Scheduled Income
- \$32400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Bamboo
- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Barbed Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,456
- Electric: \$576.00
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$935	\$935	\$1,400
2:	1	1	1	1	Unfurnished	\$1,005	\$1,005	\$1,600
3:	1	2	1	1	Unfurnished	\$1,100	\$1,100	\$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: 2.25%

- 116 - North Gateway area
- Los Angeles County
- Parcel # 6120008004

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB22105982

Printed: 07/09/2023 7:06:59 AM

Closed • **Triplex**

List / Sold:

\$1,299,000/\$1,286,000 ↓

169 days on the market

Listing ID: GD22252153

324 W Elk Ave • Glendale 91204

3 units • **\$433,000/unit** • **2,109 sqft** • **6,381 sqft lot** • **\$609.77/sqft** •
Built in 1921

Cross Streets: Central Avenue



Three houses in one lot in a prime area of Glendale. Two blocks away from Americana at Brand and Glendale Galleria. Live in front house with 2 bedrooms and 1 bathroom. Two units with 1 bedroom and 1 bathroom each are tenants occupied. Each unit has its own A/C. Laundry room located in between the 2 units. Coin-Op is available for tenants and owner. Carpet Flooring in all unit.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$1,299,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01906808
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,268	\$1,268	\$1,268
3:	1	1	1	0	Unfurnished	\$1,385	\$1,385	\$1,385

Of Units With:

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

- Disposal: 0

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696005008

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: GD22252153

Printed: 07/09/2023 7:06:59 AM

Closed • **Triplex**

List / Sold: **\$795,000/\$830,000** ↑

2511 Yorkshire Way # 2 • Pomona 91767

10 days on the market

**3 units • \$265,000/unit • 3,756 sqft • 9,121 sqft lot • \$220.98/sqft •
Built in 1964**

Listing ID: AR23067336

210 exit Towne head south to Arrow Hwy tur right to Yorkshire right



LOCATION, LOCATION! Very spacious and a great investment opportunity Triplex (3 units) in the city of North Pomona. Building over 3,700 sq ft and over 9,000 sq. ft. lot. Located within 2 Miles from Claremont College, Western University, and University of La Verne. Units are very large with an excellent mix of units. Unit #1 is 3 bed/2 bath. Unit #2 and Unit #3 are 2 bed/2 bath. Each unit comes with its own 2-car garage (total 6-car garages). These unit will be a great investment with updates and improvements. There are 3 Electric Wall Heaters, 3 Water Heaters, 3 Electric Meters and 1 Water Meter. Nearby Shopping Center, Schools, Bus Stops, Community Parks, Pomona Fairplex, Golf Courses, Walmart food, 99 Cent Only, Am/Pm, Auto Zone, and Metro-Link. Paved Sidewalks, Curbs & Street Lighting. Prime location for investment. Cash Offers Only.

Facts & Features

- Sold On 07/03/2023
- Original List Price of \$795,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$869 (Estimated)
- Laundry: Inside
- \$30480 Gross Scheduled Income
- \$19075 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,605
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01514230
- Gardener:
- Licenses: 100
- Insurance: \$2,805
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,900
- Other Expense: \$3,800
- Other Expense Description: Tax's

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,320	\$1,320	\$2,500
2:	1	2	2	2	Unfurnished	\$1,220	\$1,220	\$2,000
3:	1	2	2	2	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 687 - Pomona area
- Los Angeles County
- Parcel # 8366023026

Michael Lembeck

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

Re/Max Property Connection

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

☐ Click arrow to display photos





Closed • **Triplex**

List / Sold:

\$1,200,000/\$1,215,000 ↓

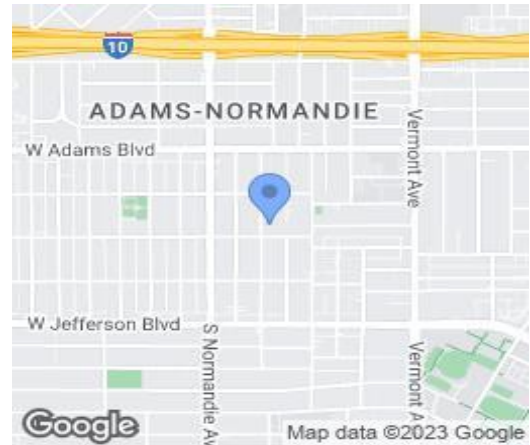
43 days on the market

Listing ID: DW23064189

2744 Raymond Ave • **Los Angeles 90007**

3 units • **\$400,000/unit** • **4,124 sqft** • **7,254 sqft lot** • **\$294.62/sqft** •
Built in 1905

South on Normandie from 10 fry Left on 29th St. Left on Raymond Ave



"This property represents a lucrative investment opportunity for student housing in close proximity to USC, situated in a highly coveted area with LAC2, Tier 3 TOC zoning, significantly augmenting its worth. The multi-family 3-unit property comprises a 2-story house that has been divided into a duplex, alongside a third unit located above the 3-car garage and laundry room. The main house features 4 bedrooms, 2 bathrooms, a capacious living room with a study, laundry room, kitchen, dining room, and a generously-sized enclosed patio. Additionally, there is a 2 bedroom, 1 bathroom unit with its own private entrance, along with another 2 bedroom, 1 bathroom unit. This historic property has not undergone any updates and may require some cleaning and renovations. Nonetheless, it holds considerable potential. The property's charming front porch and long driveway, leading to a parking area with ample space for 4+ cars next to the 3-car garage, renders it a unique and appealing proposition. Located in the heart of the city, the property offers convenient access to various amenities. In summary, if you seek a prime investment property near USC, this property represents an exceptional opportunity that warrants serious consideration."

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Other Interior Features: Balcony, Beamed Ceilings

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: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054012010

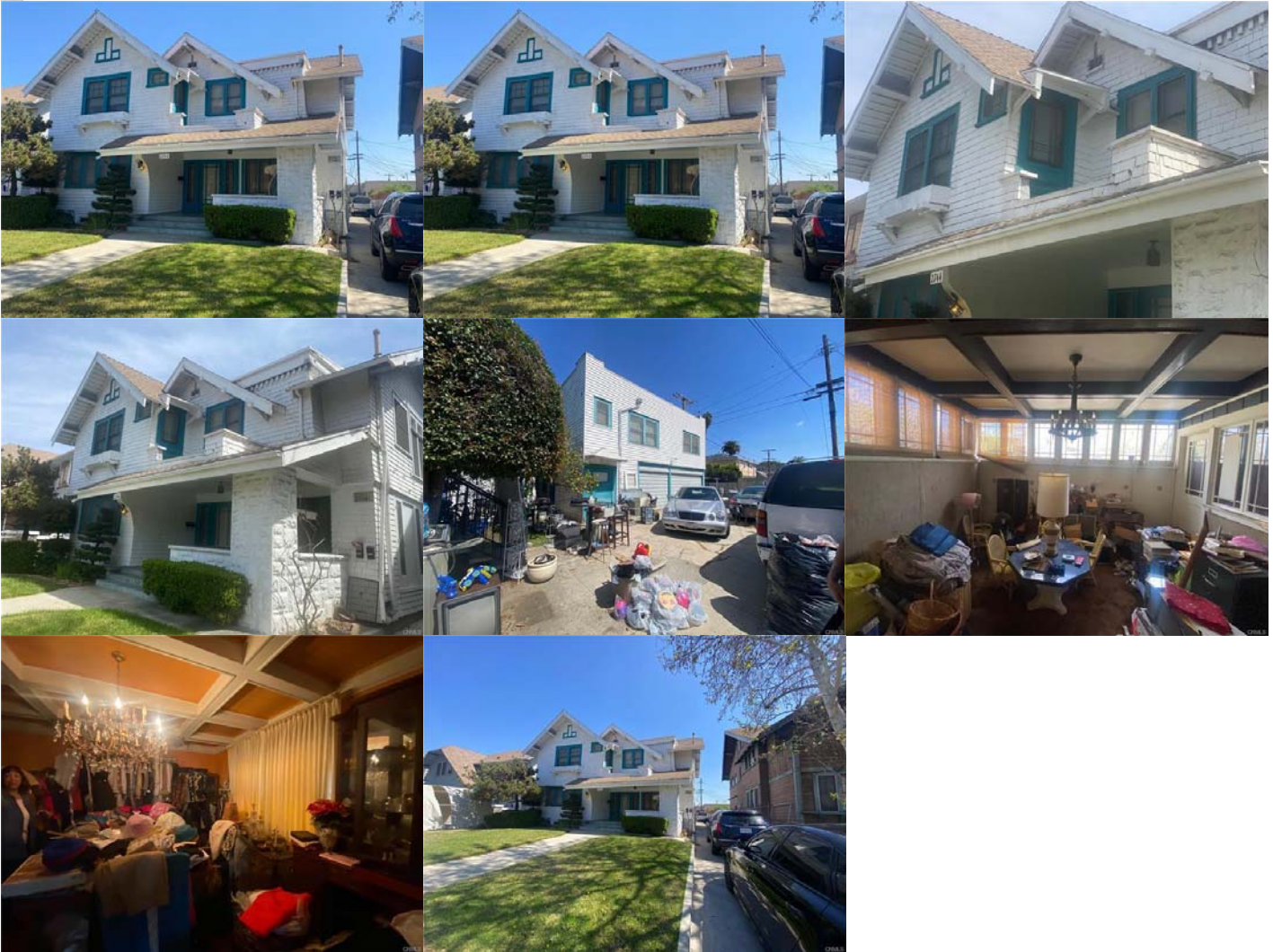
Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



Closed • Duplex

List / Sold: **\$1,400,000/\$1,400,000**

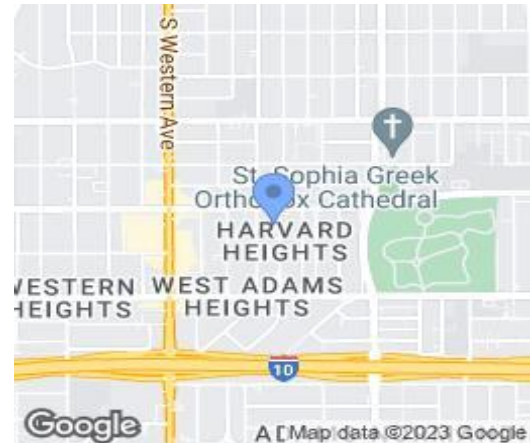
1677 S Harvard Blvd • Los Angeles 90006

36 days on the market

3 units • **\$466,667/unit** • **2,853 sqft** • **5,831 sqft lot** • **\$490.71/sqft** •
Built in 1909

Listing ID: PW23028732

South of Venice Bl and East of Western Ave.



Very nice duplex in the heart of Korea Town area, Beautiful bathrooms, floor, kitchens, 3 bedrooms 2 bath each unit, , 1st floor and 2nd floor are all tenant occupied, This is 3 unit property and is permitted for duplex. there are ample parking space in the backyard, carport. spacious attic space. please drive by only, subject to interior inspection upon accepted offer. Please check this great opportunity for all investors.

Facts & Features

- Sold On 07/03/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$73440 Gross Scheduled Income
- \$673450 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 01064868
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$25,800	\$2,150	\$2,700
2:	1	2	2	0	Unfurnished	\$34,440	\$2,750	\$3,500
3:	1	1	1	0	Unfurnished	\$13,200	\$1,100	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5074021020

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income **LISTING ID:** PW23028732

Printed: 07/09/2023 7:07:01 AM

Closed • **Triplex**

List / Sold:

\$1,685,000/\$1,665,000 ↓

46 days on the market

Listing ID: SR23045634

5934 Comey Ave • Los Angeles 90034

3 units • **\$561,667/unit** • **1,900 sqft** • **6,500 sqft lot** • **\$876.32/sqft** •
Built in 1950

West on Washington Blvd. right on Comey Ave.



Stunning newly renovated one story triplex with tons of upgrades. Located in mid-city Los Angeles neighborhood. This fantastic 1-story Triplex comes with 3 spacious units. Two 1 bedroom/1 bath and One 2/bed/2 bath units complete this property. Each unit has a gourmet custom kitchen with stainless-steel appliances and quartz counters. A new fence wraps around the entire property for privacy and security with keyless entry for every unit and security lights. Beautiful and lush landscape surround the property. It's an oasis with patio spaces and decks leading out from each unit. There are 3 detached garage spaces with alley access. This turn key property is great for an investment if you are looking for an income property....perfect for a 1031 exchange. Live in one, lease out the others. Located just minutes away from shops and restaurants on Washington Blvd. Can be rendered empty or have renters stay. A great opportunity you don't want to miss.

Facts & Features

- Sold On 07/03/2023
- Original List Price of \$1,720,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Stackable
- \$94800 Gross Scheduled Income
- \$93600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	\$0	\$0	\$2,300
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,300
3:	1	2	2	1	Unfurnished	\$0	\$0	\$3,300

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5065013017

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos





Closed •

List / Sold:

\$1,495,000/\$1,470,000 ↓

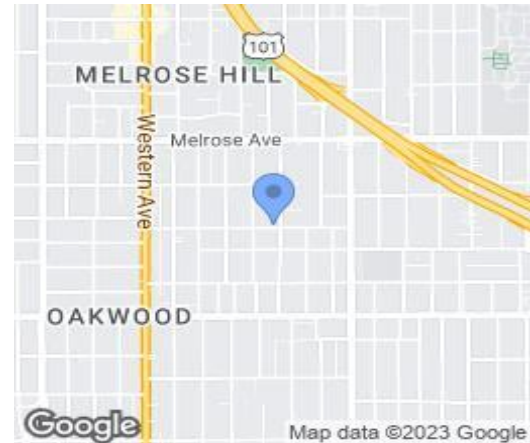
6 days on the market

Listing ID: 23278637

503 N Kingsley Dr • Los Angeles 90004

**3 units • \$498,333/unit • 3,188 sqft • 7,773 sqft lot • \$461.10/sqft •
Built in 1922**

Corner of Kingsley Dr. and Maplewood Ave.



Presenting a remarkable investment opportunity in the highly sought-after area of Mid-Wilshire/Koreatown, a newly listed triplex is now available for acquisition. Located on the corner of Kingsley and Maplewood Ave, this property boasts a generous lot size of 0.18 acres and offers a total of 3,188 square feet of meticulously designed living space. Embracing the essence of convenience and security, the property is gated, ensuring privacy and tranquility for its occupants. Comprising of two two-bedroom, each with one bath on Maplewood Ave, along with a spacious three-bedroom, three-bath home on N Kingsley Drive, this triplex showcases a thoughtful and versatile layout to accommodate various tenant preferences. Distinguished by its low-maintenance characteristics, the property is equipped with separately metered gas and electricity, minimizing operational complexities. Additionally, the front home features an impressive posted verandah, affording a distinct sense of elegance and exclusivity, while offering ample parking space for up to six vehicles. The two units on Maplewood Ave possess their own front gate entrance, ensuring convenience for the tenants. Conveniently situated in close proximity to prominent establishments such as Beverly Blvd shops, and the renowned Larchmont area, this triplex capitalizes on the thriving and appreciating locale of Mid-Wilshire/Koreatown. Boasting exceptional investment potential, seize the opportunity to acquire this appealing triplex now, with the potential to capitalize on the future upside rental prospects.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$1,495,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$0	\$0	\$5,000
2:	2	2	1		Unfurnished	\$2,095	\$2,095	\$2,095
3:	3	2	1		Unfurnished	\$2,020	\$2,020	\$2,020
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%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521010026

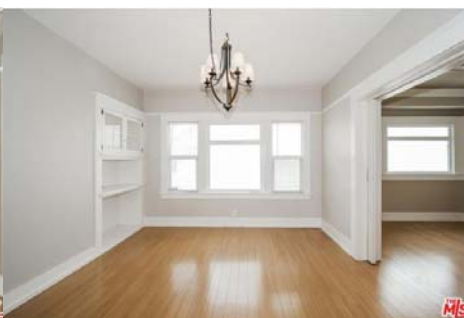
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23278637

Printed: 07/09/2023 7:07:05 AM

Closed •

List / Sold: **\$474,900/\$457,000** ↓

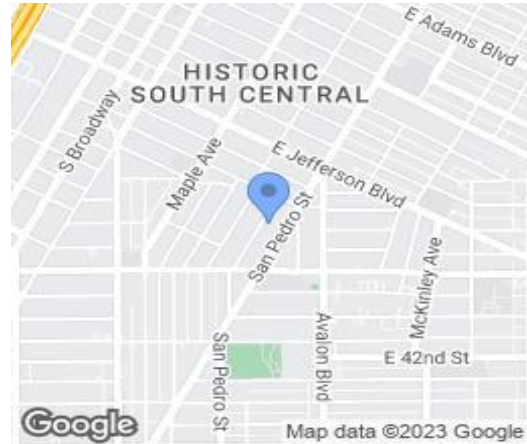
3640 Adair St • Los Angeles 90011

64 days on the market

3 units • **\$158,300/unit** • **1,898 sqft** • **4,800 sqft lot** • **\$240.78/sqft** •
Built in 1906

Listing ID: 23258787

North of Martin Luther King. South of Jefferson. West of San Pedro. South of 36th.



All Highest & Best Offers Due Friday 5/26 by 11:59PM Mountain Standard Time! Investment opportunity! Partially occupied triplex. Front unit (1BR/1BA) vacant, rear unit (1/4) 1BR/1BA occupied and rear unit (1/2) 3BR/1BA occupied. The property is sold as-is and partially occupied. Property is in REAP with the City of LA and will not be delivered with clear title (REAP recorded on title). Cash offers only! See MLS Docs folder for REAP demand and associated documents. Please do not disturb tenants!

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$509,600
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks

Interior

- Appliances: None

Exterior

- 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:	2	1	1		Unfurnished	\$0	\$0	\$0
2:	1	3	1		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

- Real Estate Owned sale
- Buyer Agency Compensation: 3%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5121012022

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23258787

Printed: 07/09/2023 7:07:05 AM

Closed •

List / Sold: **\$999,000/\$1,035,000** ↑

1614 W 38th St • Los Angeles 90062

26 days on the market

**3 units • \$333,000/unit • 3,649 sqft • 5,443 sqft lot • \$283.64/sqft •
Built in 1924**

Listing ID: 23270015

South of Exposition and West of Western Ave.



Amazing Opportunity to own this well-maintained Spanish Style Triplex in Vermont Square! Offering a total of 3649 sq. ft of living space! The two front units are spacious, with over 1240 sq. ft. and have 2 bedrooms , 1 bath, large windows, lots of natural light, laundry hookups, and new remodeled showers. The upper unit has a balcony, all new ceilings with newly installed recessed lighting in the living and dining room. The rear unit is detached from the front units, built above two single car garages and has 2 bedrooms and 1 bath with a laminate wood floor and a newly built staircase with 825 sq. ft. Each unit has 1 parking space and two of the tenants use the garages. This income property has tremendous upside potential, is located a short drive to USC and Exposition Park, The Natural History Museum, cool restaurants and cafes!

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$999,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: See Remarks

Interior

- Floor: Wood, Laminate, Carpet
- Appliances: Gas Cooktop

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,392	\$1,392	\$2,400
2:	2	2	1		Unfurnished	\$1,339	\$1,339	\$2,400
3:	3	2	1		Unfurnished	\$1,450	\$1,450	\$2,100
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%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5035031019

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Apartment**

List / Sold: **\$1,585,000/\$1,585,000**

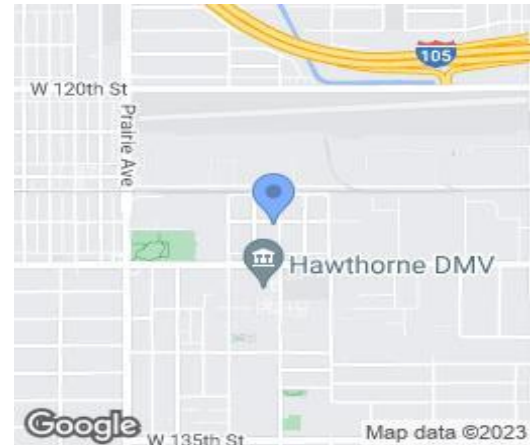
3702 W 126th St • Hawthorne 90250

31 days on the market

4 units • \$396,250/unit • 4,800 sqft • 6,701 sqft lot • \$330.21/sqft • Built in 1989

Listing ID: SB23054937

Off of Prairie Ave and El Segundo Blvd



Trophy 4 Plex located in one of the most desirable pockets of the South Bay. This massive, 4,800 SF, 4 unit building comes with an incredibly desirable unit mix. Potential owner's unit is a 3Bed+2.5Bath Townhouse and there are also (3) 2Bed+2Bath units. One unit could be delivered empty at the close of escrow. This is the perfect opportunity for any owner/user looking to live in one unit and let their neighbors pay their mortgage or any investor looking for prime asset with a high yielding unit mix. Electrical, plumbing and roof are all in good condition due to the building being built in 1989. A brand new roof was installed in 2018. The property has 8 garage parking spots (10 total) on-site as well as an on-site laundry room. Some units also have washer/dryer hookups. Once rented for market, 3702 W 126th St will operate at a 7.74% and 10.08 GRM. This is a perfect opportunity for any investor or owner to grab an incredible asset in a great neighborhood. The subject property is located in a nice quiet pocket of Hawthorne, which features great schools such as Hawthorne Math & Science Academy, Kornblum School, Bud Carson and Leuzinger. Additionally, the property is just minutes from major employers and new developments such as Hawthorne Plaza Mall, Ring Headquarters, Boeing, SpaceX, Hollywood Park and SoFi Stadium.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$1,585,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 3.63
- \$90156 Gross Scheduled Income
- \$57597 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,855
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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			\$2,530	\$2,530	\$4,700
2:	1	2	2			\$1,661	\$1,661	\$2,800
3:	1	2	2			\$1,661	\$1,661	\$2,800
4:	1	2	2			\$1,661	\$1,661	\$2,800

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
- Buyer Agency Compensation: 2.5%

- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4049002051

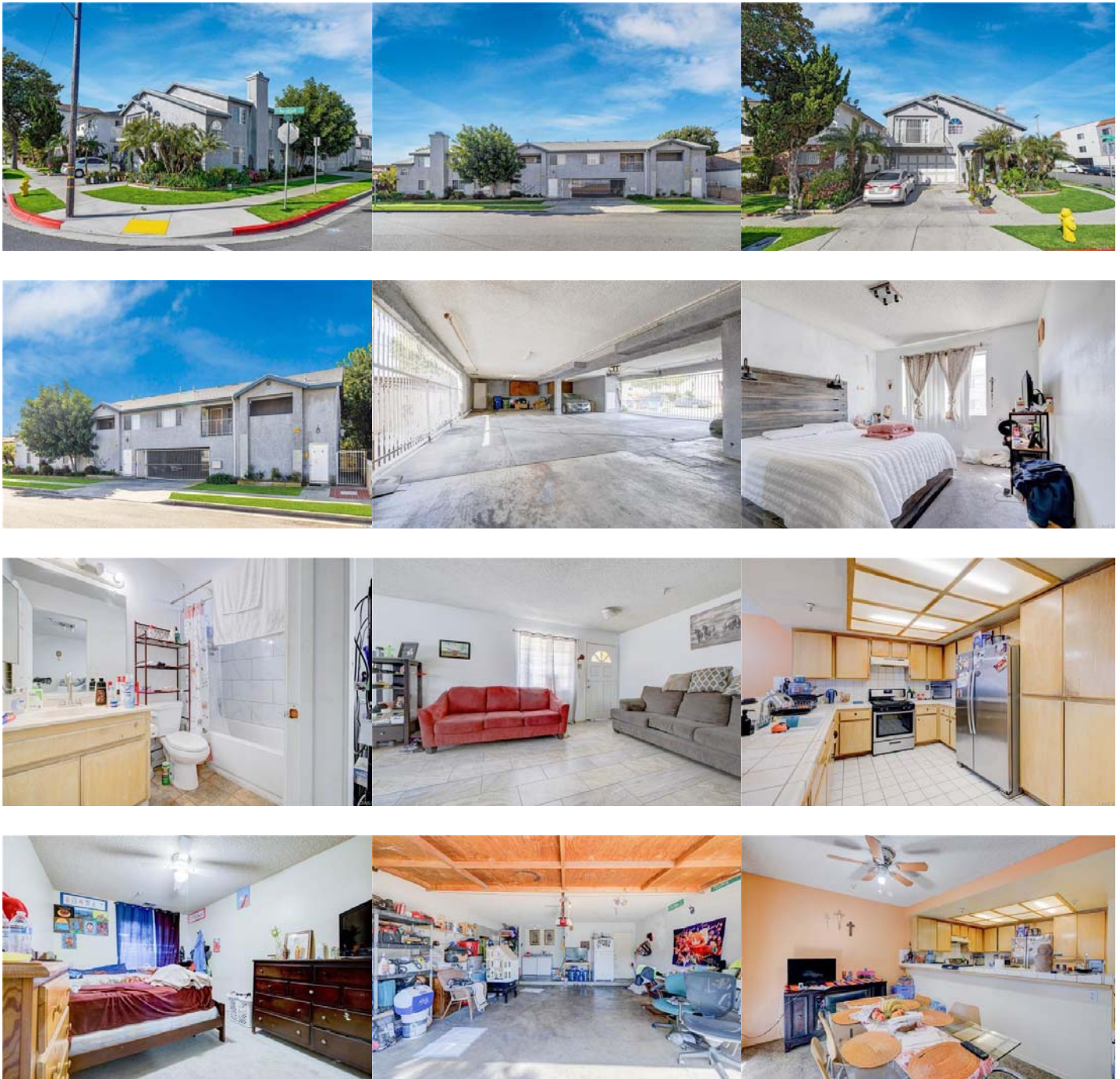
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB23054937

Printed: 07/09/2023 7:07:10 AM

Closed • **Quadruplex**

List / Sold:

\$1,450,000/\$1,300,000 ↓

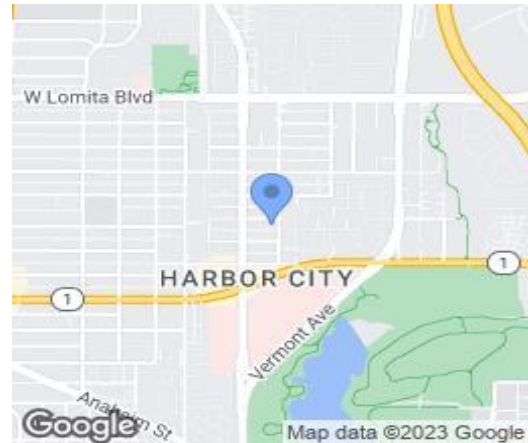
57 days on the market

Listing ID: RS23029437

1110 255th St • Harbor City 90710

4 units • \$362,500/unit • 5,334 sqft • 7,004 sqft lot • \$243.72/sqft • Built in 1963

Normandie/255 Street



Excellent opportunity to own well maintained Fourplex all 3 bed 2 bath units in the South Bay area with proximity to 110 freeway, beaches and shopping. Very spacious units, two units approx 1369 sqft & the other two units approx 1298 sqft with washer & dryer hookups. This apartment building makes up to total of 5334 sqft in living space situated on a 7004 sqft lot. (These are estimates buyer to verify lot size & built area). Each unit is separately metered for Electric & Gas. Tenant pays for gas, electric & trash. Given the property's ideal South Bay location and significant upside rent potential it is a once in a life time investment opportunity for an investor seeking growth and stability and at the same time is an appropriate hedge against inflation.

Facts & Features

- Sold On 07/03/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- \$0 (Unknown)
- Laundry: In Closet, Washer Hookup
- \$92602 Gross Scheduled Income
- \$62348 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Tile
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Microwave, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,254
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$686
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,831	\$1,831	\$2,900
2:	1	3	2	0	Unfurnished	\$2,095	\$2,095	\$2,900
3:	1	3	2	0	Unfurnished	\$1,795	\$1,795	\$2,900
4:	1	3	2	0	Unfurnished	\$1,995	\$1,995	\$2,900

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher: 4
- Disposal:

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 124 - Harbor City area
- Los Angeles County
- Parcel # 7413011032

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed • **Quadruplex**

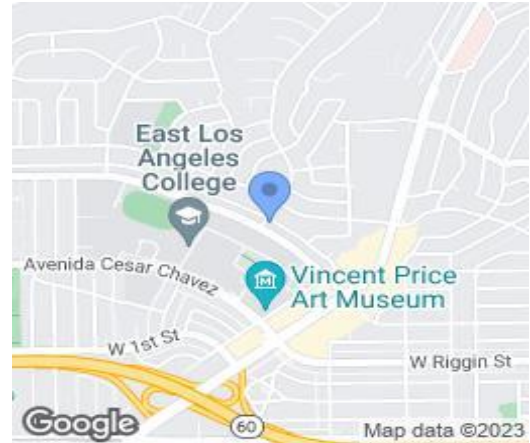
List / Sold:

\$1,489,000/\$1,450,000 ↓

71 days on the market

1180 College View Dr • **Monterey Park 91754**
4 units • **\$372,250/unit** • **3,800 sqft** • **7,864 sqft lot** • **\$381.58/sqft** •
Built in 1962
cross Crest Vista Dr.

Listing ID: WS23038143



All leases are month to month and rents can be increased right after close. Excellent investment opportunity! Monterey Park City prime and high demanded rental area, ± 3800 SQFT buildings on a ± 7864 SQFT lot, total four very spacious and bright units. Ideal for living in one and collect rents on others. The front detached one-story single house has 3 bedrooms and 1.75 bathrooms with a private backyard (\$1,800/month). The back two-story building has three 2 bedrooms 1 bathroom units (\$1,330/month, \$1,380/month, and \$1,200/month), each one has a private balcony and shared big front patios. Six carport plus tandem total ten parking spaces, on-site laundry, separated electric and gas meters. Well maintained and very easy to manage. The rents are noticeably below market, offer investors over 37% upside potential. Flyer is attached in the supplements section. Very close to Brightwood Elementary School, Sunnyslopes Park, and East Los Angeles College; belonging to the famous Mark Keppel High School; just minutes away from Freeway 60, 710, and 10; only 5 miles away from Downtown Los Angeles. Walking distance to Atlantic Blvd commercial corridor, which has groceries, pharmacy stores, banks, restaurants, various shops, public transportations, and much more. Drive by only, do not disturb tenants, they don't know the sale.

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$1,489,000
- 2 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$68520 Gross Scheduled Income
- \$40460 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$28,060
- Electric: \$290.00
- Gas: \$1,398
- Furniture Replacement:
- Trash: \$1,546
- Cable TV: 02194387
- Gardener:
- Licenses: 559
- Insurance: \$2,928
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,546
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,800	\$1,800	\$2,600
2:	1	2	1	0	Unfurnished	\$1,330	\$1,330	\$1,750
3:	1	2	1	0	Unfurnished	\$1,380	\$1,380	\$1,750
4:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,750

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5253013031

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$745,000/\$621,000** ↓

2515 Houston St • Los Angeles 90033

5 days on the market

4 units • **\$186,250/unit** • **2,439 sqft** • **7,000 sqft lot** • **\$254.61/sqft** •
Built in 1920

Listing ID: CV23023369

South of Wabash, East of Fickett



DRIVE BY ONLY FOR THE MOMENT! Attention Investors! Property is a fixer upper. This 3-bedroom 4 bath. Four separate units with alley access. Property is close to parks, County USC Hospital, short distance to downtown. Property has two gas meters and share one water heater. A true diamond in the rough that has so much potential.

Facts & Features

- Sold On 07/07/2023
- Original List Price of \$745,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Electric
- \$0 (Unknown)
- Laundry: Common Area, Washer Hookup
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement
- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,680
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,180
- Cable TV: 01340867
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$990
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177017023

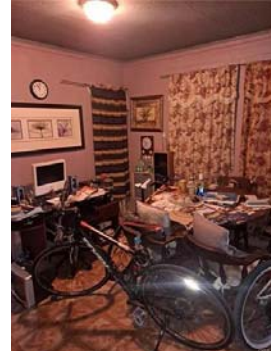
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$995,000/\$941,914** ↓

702 E 42nd St # 4 • Los Angeles 90011

242 days on the market

4 units • \$248,750/unit • 3,304 sqft • 5,399 sqft lot • \$285.08/sqft • Built in 1965

Listing ID: PW22194573

East of Avalon Blvd



Great Income Producing Four Unit Building, with Extra Laundry Income. Excellent Long-Term Tenants. \$25,000. Recently Spent on New Exterior Paint, Staircase and Walkways Repairs and New Tub Enclosures. Great Los Angeles Location.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$493 (Estimated)
- Laundry: Common Area, Community, Individual Room
- \$62700 Gross Scheduled Income
- \$54200 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Free-Standing Range

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,500
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01271683
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
3:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
4:	1	2	1	0	Unfurnished	\$1,335	\$1,335	\$2,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5115006016

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22194573

Printed: 07/09/2023 7:07:14 AM

Closed • [Apartment](#)

List / Sold:

\$2,500,000/\$2,400,000 ↓

10 days on the market

Listing ID: AR23096908

311 N Curtis Ave • Alhambra 91801

**5 units • \$500,000/unit • 5,760 sqft • 7,504 sqft lot • \$416.67/sqft •
Built in 1989**

Heading west on Main St, make a right on to Curtis Ave and property is on your left



Optimal 5-unit investment in north Alhambra. Property has been impeccably maintained and offers a turn-key pride of ownership opportunity for buyers. Perfect opportunity for an owner-users who plan to occupy the front unit or apartment investor due to its superior location and floor plans. Each bright and airy unit is sizable with a functional layout featuring 2 ensuite bedrooms (2nd floor) and cozy den space (1st floor). Every unit has a 2-car garage. Perfect lot size of 7,504 SF for relaxed maintenance. Located conveniently to many public transit stops and to FWY 10, 110, 710, 210, and 134, providing easy access to other parts of the Greater Los Angeles area. Its prime location is minutes away from many supermarkets (99 Ranch Market, Costco, Target, Aldi, etc.), downtown Alhambra, Alhambra Park, Old Town Pasadena, CSULA, PCC, USC, and all amenities the City of Alhambra has to offer.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$101400 Gross Scheduled Income
- \$91400 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,000
- Electric: \$540.00
- Gas: \$180
- Furniture Replacement:
- Trash: \$2,040
- Cable TV: 01902322
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	3	2	Unfurnished	\$2,100	\$8,450	\$10,650
2:	1	2	3	2	Unfurnished	\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5338015011

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23096908

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Closed • Apartment

List / Sold:

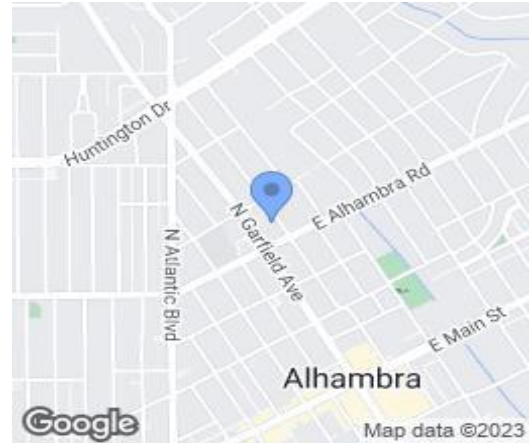
\$2,998,000/\$2,800,000 ↓

26 days on the market

Listing ID: AR23077021

621 N Stoneman Ave • Alhambra 91801

5 units • **\$599,600/unit** • **5,087 sqft** • **7,463 sqft lot** • **\$550.42/sqft** •
Built in 1965
s/huntington



AIRBNB + SHORT TERM RENTAL! 5 NEWLY REMODELED & FURNISHED UNITS. We pleased to present a 5 unit apartment listing located in the ABSOLUTE best location North Alhambra. Adjacent to San Marino and South Pasadena. Walking distance to Ralphs and In n Out. This 5 Unit consist 1 ? 1 bedroom/1 bathroom, 2 ? 2 bedroom/1 bathroom, 1 - 3 bedroom/1.75bath & 1 - 3 bedroom/1.5 Townhouse. This property is remodeled and furnished and AIRBNB READY! Sales price includes all furnitures and NEW appliances. Current Airbnb income \$30,000+/month

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$2,998,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Public Records)
- Laundry: Common Area
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02164070
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 1.5%

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5322032018

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

\$1,050,000/\$1,125,000 ↑

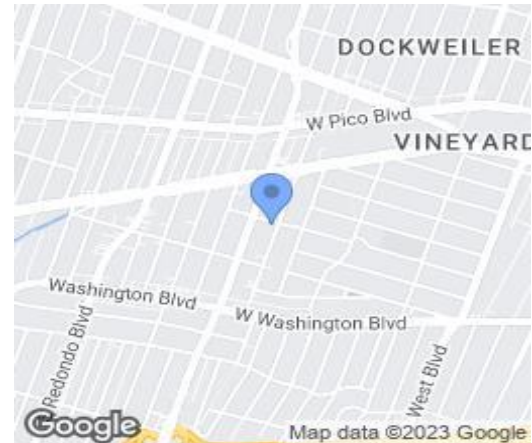
8 days on the market

Listing ID: 23271911

4900 St Elmo Dr • Los Angeles 90019

**5 units • \$210,000/unit • 4,320 sqft • 6,235 sqft lot • \$260.42/sqft •
Built in 1945**

4900 St. Elmo Dr. Los Angeles, CA 90019



Facts & Features

- Sold On 07/03/2023
- Original List Price of \$1,050,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.34
- \$45585 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,007
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01874204
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,101	\$1,101	\$2,150
2:	2	1	1		Unfurnished	\$1,795	\$1,500	\$2,150
3:	3	1	1		Unfurnished	\$1,073	\$1,073	\$2,150
4:	4	2	1		Unfurnished	\$1,500	\$1,500	\$2,850
5:	5	1	1		Unfurnished	\$1,231	\$1,231	\$2,150

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067004001

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23271911

Printed: 07/09/2023 7:07:15 AM

Closed •

List / Sold:

\$2,900,000/\$2,000,000 ↓

143 days on the market

Listing ID: 22202741

16458 W Sunset Blvd • Pacific Palisades 90272

**6 units • \$483,333/unit • 5,263 sqft • 9,964 sqft lot • \$380.01/sqft •
Built in 1955**

HWY 1 From Malibu, East on Sunset. Property located between Las Casas and Bienveneda avenues.



Rare income opportunity on W. Sunset Blvd in Pacific Palisades. Built in 1954, the property features six apartment units: (four) - 2 Bd/1Ba and (two) - 1Bd/1Ba. There are (six) enclosed garage parking spaces, laundry facility, outdoor shower, luscious green landscape with mature trees lining entry/walkway, wood-burning fireplaces, and wood floors. Some of the units have been upgraded, have back yards, decks, and views. All units are currently occupied. Please do not disturb tenants. All showings will be subject to an accepted offer. Great potential for long term investment returns in an excellent location.

Facts & Features

- Sold On 07/03/2023
- Original List Price of \$3,499,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Community, Individual Room
- Cap Rate: 2.3
- \$66883 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$17,171
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,250	\$1,250	\$3,500
2:	1	2	1		Unfurnished	\$1,400	\$1,400	\$3,250
3:	1	1	1		Unfurnished	\$500	\$500	\$2,300
4:	1	1	1		Unfurnished	\$1,200	\$1,200	\$2,300
5:	1	2	1		Unfurnished	\$1,300	\$1,300	\$2,300
6:	1	2	1		Unfurnished	\$1,400	\$1,400	\$3,250
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%
- C15 - Pacific Palisades area
- Los Angeles County
- Parcel # 4414027002

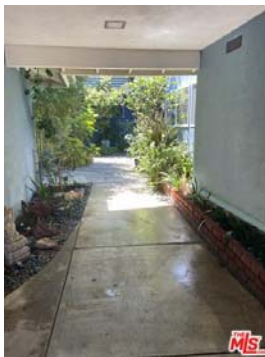
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Commercial/Residential**

List / Sold:

\$4,200,000/\$4,300,000 ↑

5 days on the market

Listing ID: SB23075588

2014 Carnegie Ln • Redondo Beach 90278

**7 units • \$600,000/unit • 6,336 sqft • 7,510 sqft lot • \$678.66/sqft •
Built in 1964**

South of Artesia Blvd between Rindge and Aviation



2014 Carnegie Ln is a fully remodeled 7 unit property in prime North Redondo Beach. It was originally built in 1964 but just received a top to bottom renovation including a brand new and fully permitted 3BR/2BA ADU. The ideal unit mix consists of 1-3BR/2.5BA two story townhouse, 1-3BR/2BA and 5-2BR/1.5BA. The kitchens are brand new and include real wood slow close shaker cabinetry, quartz Carrera countertops, designer tiled backsplashes and high end stainless steel appliances, all completed with single family level finishes. The bathrooms have new modern themed vanities, mirrors, low flow toilets and bathtubs or walk in showers with designer tiled enclosures. Flooring was updated with luxury wood vinyl designed to look sharp and last for years. The property has newer vinyl windows and all new window blinds. There are new ceiling fans in all bedrooms, new recessed lighting, new smooth finished ceilings, new tankless water heaters in every unit and new extra cabinets for storage in most units. The property has new electric sub panels and electric GFI upgrades (no permits), new wall heaters in every unit and 4 units have new AC which is a rare amenity for beach rentals. 6 of the 7 units also have new high end Samsung or LG washers and dryers. The exterior was updated with a new modern paint scheme, new outdoor lighting and new fencing to privatize an upstairs patio and front yard which was also updated with new AstroTurf. The units are individually metered for utilities and the plumbing is all copper. There is onsite parking in the form of 4 open spaces. The property is 100% leased and stabilized with great tenants at great rental rates. The current gross monthly income is \$24,050 and an annual SGI of \$288,600. There is \$1,600 per month upside in just one of the 2BR/1.5BA units already proven by identical units at the subject property. The property is offered at an actual CAP of 4.81%. Due to the phenomenal revenue generation provided by the subject property there are financing options with much higher leverage versus what is usually afforded to similar properties. Perfectly located only a few blocks to the crux of Hermosa Beach, Manhattan Beach and Redondo Beach. Just less than 2 miles away are the sand and the Hermosa Beach Pier. It has an excellent walk score of 85 (very walkable) and bike score of 69. It's the perfect opportunity for almost any buyer, from those that are in a 1031 exchange to anyone looking for a better than market cashflow.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$4,200,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$1 (Assessor)
- Laundry: See Remarks
- \$288540 Gross Scheduled Income
- \$203165 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$76,719
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0

- Cable TV: 01834818
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	2	0	Unfurnished	\$15,575	\$15,575	\$18,250
2:	1	3	2	0	Unfurnished	\$4,295	\$4,295	\$4,300
3:	1	3	3	0	Unfurnished	\$4,175	\$4,175	\$4,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4156010005

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23075588

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Closed •

List / Sold:

\$2,750,000/\$2,600,000 ↓

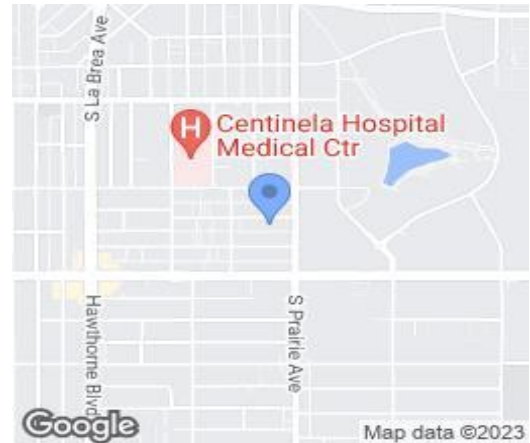
38 days on the market

Listing ID: 23270465

636 E 97th St • Inglewood 90301

**9 units • \$305,556/unit • 6,670 sqft • 8,975 sqft lot • \$389.81/sqft •
Built in 1956**

E. 97th St. & S. Prairie Ave



We are pleased to present 636 East 97th Street, a 9-unit investment property in Inglewood, California. The property is located between Prairie Avenue and Flower Street just off Century Boulevard in the Hollywood Park Area. This area is a solid majority-renter market with low vacancy rates. 636 East 97th Street consists of one 2 bedroom 1.5 bathroom unit and eight 1 bedroom 1 bathroom units. All of the units are separately metered for gas and electricity. The property also offers four single car garages. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture potential upside in rents.

Facts & Features

- Sold On 07/06/2023
- Original List Price of \$2,750,000
- 1 Buildings
- 9 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.43
- \$149352 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$65,908
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$2,100	\$2,100	\$2,250
2:	1	1	1		Unfurnished	\$990	\$990	\$2,250
3:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,350
4:	1	1	1		Unfurnished	\$2,150	\$2,150	\$2,250
5:	1	1	1		Unfurnished	\$1,650	\$1,650	\$2,250
6:	1	2	1		Unfurnished	\$2,900	\$2,900	\$3,000
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4024043005

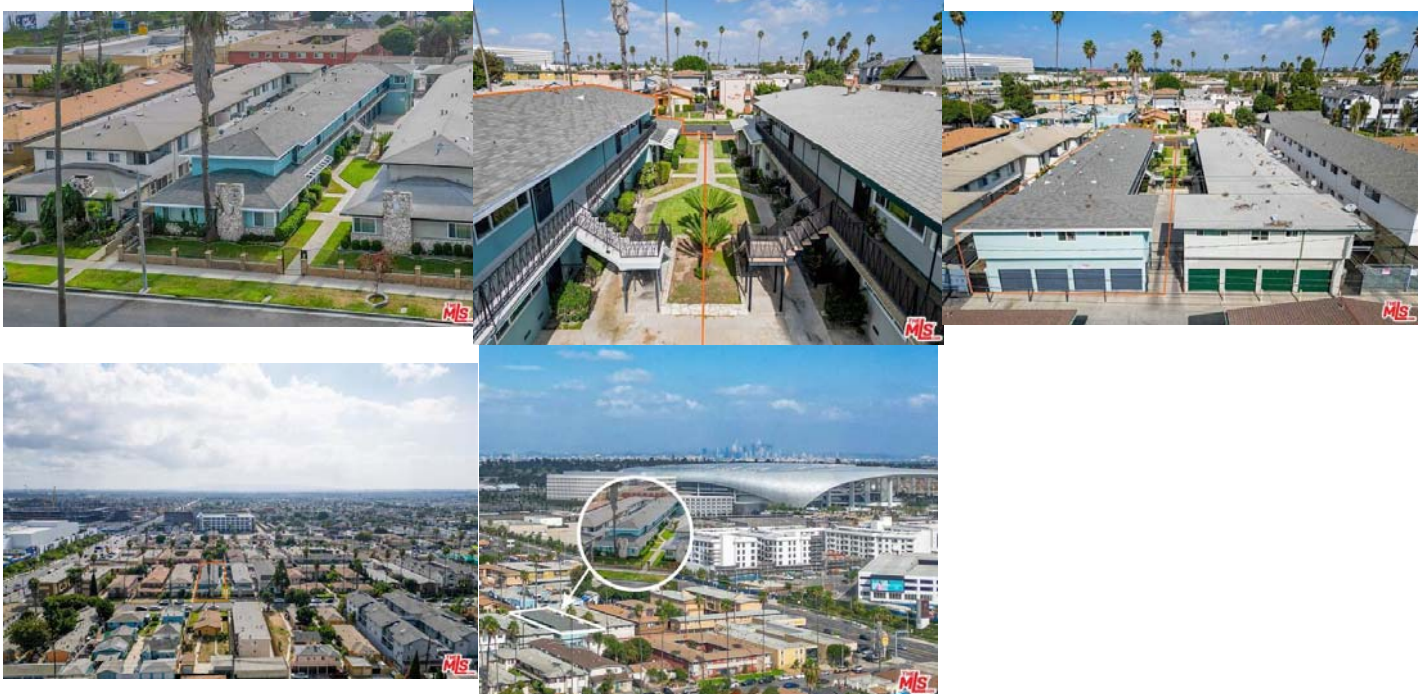
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$6,000,000/\$4,890,000 ↓

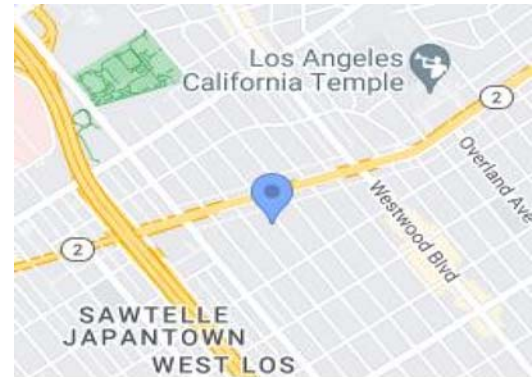
66 days on the market

Listing ID: 23258747

1835 Greenfield Ave • Los Angeles 90025

**14 units • \$428,571/unit • 13,804 sqft • 13,242 sqft lot • \$354.25/sqft •
Built in 1963**

East on Santa Monica Blvd, South on Greenfield Ave



NEW PRICING!!! We are thrilled to present an extraordinary investment opportunity in the heart of prime West LA on Greenfield Ave. Boasting an extra-large 13,242 SF lot, this multi-family property features 14 units within a 13,804 SF building, offering a superb unit mix of spacious one, two, and three-bedroom layouts to generate substantial rental income for investors. Originally constructed in 1965, this property is being delivered 100% vacant, offering the perfect opportunity for value-add investors to renovate and improve the units to unlock their full potential. With the five-year Ellis Act expiration date in December 2023, investors have the opportunity to re-occupy at market rental rates, allowing them to maximize their return on investment and generate long-term income streams. Located in the heart of West LA, this property offers easy access to a wide range of amenities. Tenants can take a stroll to Sawtelle Blvd, where you'll find an array of trendy shops, restaurants, and cafes, offering some of the city's finest cuisine. Experience the thriving culinary scene at night markets or relax and watch a movie at the nearby Landmark Theater. Conveniently located near public transportation and major highways, this property provides easy access to everything that the city has to offer. Enjoy quick access to the 405 and 10 freeways, which take you to popular destinations such as Santa Monica, Culver City, and Downtown LA. Investors can take advantage of the property's strategic location just 2 miles south of the UCLA campus and maximize their return on investment by capitalizing on the tremendous West LA rental demand. This exceptional property presents a rare and lucrative opportunity for investors to own a prime West LA investment property, combining an excellent location and the potential for significant returns. With its vacant status and the upcoming Ellis Act expiration date, this property is a diamond in the rough, waiting to be polished and transformed into an outstanding investment opportunity. Don't miss out on this unique chance to own a prime piece of West LA real estate!

Facts & Features

- Sold On 07/05/2023
- Original List Price of \$6,800,000
- 1 Buildings
- Cap Rate: 6.96
- \$417329 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$133,243
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$0	\$0	\$22,000
2:	4	2	2		Unfurnished	\$0	\$0	\$15,800
3:	2	3	2		Unfurnished	\$0	\$0	\$9,500

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4323013044

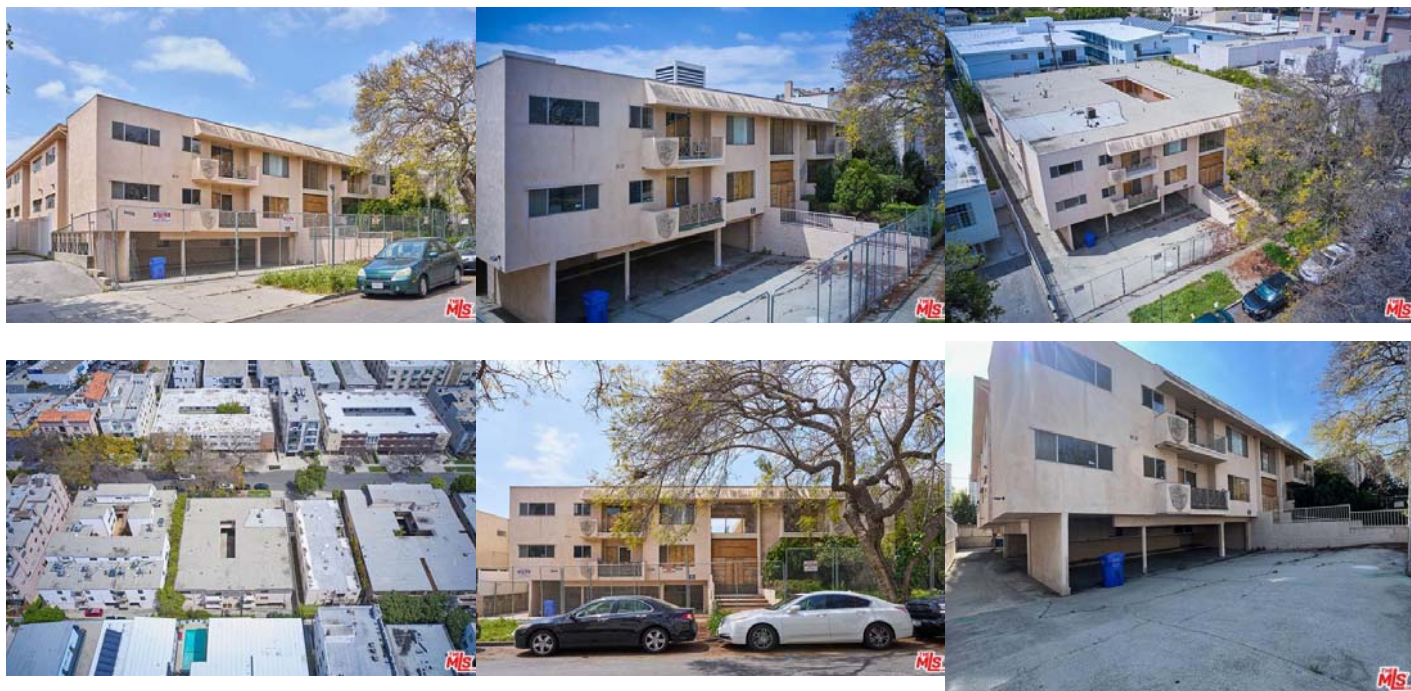
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