

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	24398817	S	3311	London ST	LA		STD	2			\$1,700,000↓	\$637.18	2668/A	1909/ASR	5,157/0.1184	N			07/25/24	59/59
2	24397129	S	615 W	Olive ST	ING	101	STD	2			\$800,000↑	\$518.47	1543	1925	4,398/0.101	N		2	07/24/24	13/13
3	24375025	S	315 W	Manchester BLVD	ING	101	STD	2		6	\$1,150,000↓	\$309.06	3721/A	1953/ASR	9,162/0.2103			2	07/24/24	59/59
4	DW24107617	S	3838 W	106th ST	ING	102	STD,TRUS	2	\$0		\$710,000↑	\$446.54	1590	1922/ASR	6,422/0.1474	N		0	07/24/24	10/10
5	SB24118560	S	4522 W	170th ST	LAWN	113	STD	2	\$22,800		\$1,030,000↑	\$586.56	1756	1960/PUB	5,802/0.1332	N		2	07/25/24	10/10
6	24396833	S	16218 S	Saint Andrews PL	GR	119	STD	2			\$1,285,000↓	\$546.81	2350	1950	7,977/0.1831	N		2	07/26/24	55/55
7	WS24050400	S	424 W	2nd ST	SP	185	STD	2	\$111,600	5	\$1,550,000↓	\$314.85	4923	2017/PUB	5,001/0.1148	N		2	07/22/24	12/12
8	AR24088571	S	440	Linwood AVE	MNRO	639	STD	2	\$73,200		\$1,650,000↓	\$639.53	2580	1924/SEE	8,627/0.198	N		3	07/26/24	52/52
9	AR24132617	S	1017	Diamond AVE	SPAS	658	STD	2	\$1,800		\$1,875,000↓	\$1,038.21	1806	1925/ASR	5,958/0.1368	N		2	07/26/24	7/7
10	PW24108198	S	2734	Amanda ST	WCOV	669	STD	2	\$60,000		\$1,050,000↓	\$444.16	2364	1979/ASR	7,684/0.1764	N		4	07/26/24	49/49
11	DW24113390	S	5830	Bonfair AVE	LW	699	TRUS	2	\$40,200		\$870,000↓	\$566.41	1536	1944/ASR	6,782/0.1557	N		2	07/25/24	9/9
12	DW24091806	S	158 N	Townsend AVE	LA	BOYH	STD	2	\$37,200	3	\$750,000↓	\$469.92	1596	1922/ASR	6,603/0.1516	N		0	07/24/24	33/33
13	24386217	S	2118 N	Woodland WAY	LA	C03	STD	2		25	\$1,250,000	\$727.59	1718	1923	3,959/0.0909	N		1	07/24/24	37/37
14	24409467	S	2337	Hauser BLVD	LA	C16	STD	2			\$1,200,000↑	\$565.24	2123	1924	6,079/0.1396	N		1	07/23/24	19/19
15	24389287	S	1122 S	Citrus AVE	LA	HPK	STD	2			\$1,810,000↓	\$606.37	2985	1926	6,502/0.1493				07/25/24	79/79
16	24397951	S	1278	Meadowbrook AVE	LA	C19	STD	2		5	\$2,500,000↓	\$637.10	3924	2023/BLD	6,407/0.1471	N		4	07/25/24	56/56
17	EV24121717	S	1423 W	65th ST	LA	C34	STD	2	\$0		\$802,000↑	\$520.44	1541	1930/ASR	4,763/0.1093	N		2	07/23/24	10/64
18	IV24029197	S	1523 E	83rd ST	LA	C34	STD	2	\$3,800		\$805,000↑		3	1929/ASR	6,923/0.1589	N		2	07/26/24	81/81
19	SR24088357	S	1643 1645	36th PL	LA	C34	STD	2	\$0		\$1,100,000↑	\$448.25	2454	1922/PUB	7,270/0.1669	N		0	07/23/24	23/23
20	AR24006669	S	154 E	84th PL	LA	C34	STD	2	\$103,200	7	\$1,200,000	\$341.39	3515	2018/ASR	5,201/0.1194	N		3	07/24/24	155/155
21	24377241	S	1213 E	119th ST	LA	C37	STD	2		3	\$750,000↑	\$460.97	1627	1947	8,930/0.205			2	07/23/24	88/88
22	SR24092546	S	13123	Goleta ST	PAC	PAC	STD	2	\$0		\$879,999	\$514.62	1710	1947/ASR	7,499/0.1722	N		1	07/25/24	9/9
23	PW24016185	S	17105	Woodruff AVE	BF	RG	TPAP,TRUS	2	\$0		\$500,000↓	\$415.97	1202	1943/ASR	3,516/0.0807	N		0	07/23/24	120/120
24	24377099	S	823 W	131st ST	CMP	RN	STD	2		6	\$740,000↓	\$459.06	1612	1940	6,021/0.1382				07/26/24	91/91
25	PW24085480	S	6721	Flora AVE	BELL	T3	STD	2	\$0		\$910,000↑	\$681.14	1336	1923/PUB	4,410/0.1012	N		2	07/22/24	39/39
26	IV24071251	S	1201 E	78th ST	LA	699	STD	3	\$0		\$990,000↑	\$382.39	2589	1960/ASR	4,931/0.1132	N		3	07/24/24	38/88
27	DW24109507	S	1042 W	84th PL	LA	699	STD	3	\$114,000		\$1,075,000↓	\$358.81	2996	1938/ASR	5,263/0.1208	N		0	07/23/24	11/11
28	24365491	S	806 N	Citrus AVE	LA	C20	STD	3			\$1,685,000↓	\$710.07	2373	1924	6,002/0.1378			3	07/23/24	139/139
29	SR24037610	S	700 W	53rd ST	LA	C34	STD	3	\$0		\$500,000↓		2	1914/PUB	5,440/0.1249	N		0	07/26/24	96/96
30	24351675	S	1217 W	60th PL	LA	C34	STD	3		6	\$830,000↓	\$313.33	2649/A	1931/ASR	6,259/0.1437			3	07/24/24	128/128
31	24371127	S	11344	Oxnard ST	NHLW	NHO	STD	3		5	\$890,000↓	\$377.44	2358	1927	7,746/0.1778				07/24/24	93/93
32	SB24106836	S	11921	Menlo AVE	HAWT	108	STD	4	\$91,980		\$1,152,000↑	\$620.69	1856	1925/ASR	6,561/0.1506	N		0	07/23/24	13/13
33	PV24105923	S	20618 S	Western AVE	TORR	122	STD	4	\$0		\$1,150,000↑	\$336.26	3420	1957/PUB	6,388/0.1466	N		0	07/26/24	10/10
34	24348875	S	1624 W	206th ST	TORR	122	STD	4			\$1,195,000	\$400.47	2984	1954	7,001/0.1607				07/26/24	176/267
35	24394705	S	7035 N	Figueroa ST	LA	632	STD	4			\$2,075,000↓	\$567.40	3657	1923	5,405/0.1241			1	07/23/24	63/63
36	PW24060420	S	9032	Burma RD	PR	649	STD	4	\$99,600		\$1,452,000↓	\$314.56	4616	1952/ASR	9,979/0.2291	N		3	07/23/24	84/84
37	24370605	S	1223	23rd ST	SM	C14	STD	4		4	\$2,850,000↓	\$537.33	5304	1961	5,326/0.1223				07/26/24	126/126
38	PW23071662	S	128 E	54th ST	LA	C42	STD	4	\$62,136		\$610,000↓	\$145.72	4186	1963/ASR	5,306/0.1218	N		0	07/23/24	132/132
39	SR24108451	S	621 E	22nd ST	LA	C42	STD	4	\$87,636		\$977,000↑	\$309.47	3157	1913/ASR	5,001/0.1148	N		0	07/23/24	9/9
40	24346809	S	1135 E	67th ST	LA	C42	STD	5		6	\$980,000	\$392.00	2500	1926/ASR	4,743/0.1089				07/26/24	197/197
41	RS24023789	S	2300 W	12th ST	LA	C17	STD	6	\$111,761	5	\$1,350,000↓	\$334.82	4032	1906/ASR	6,274/0.144	N		10	07/25/24	91/91
42	24389567	S	25220	Bigelow RD	TORR	125	STD	8			\$3,652,170↑	\$646.17	5652	1966	11,986/0.2752				07/25/24	35/35
43	24349997	S	3729	Delmas TER	LA	C13	STD	9		5	\$3,585,000↓	\$517.32	6930	1985	7,248/0.1664	N			07/23/24	184/636
44	24407663	S	6535	Fulton AVE	VNS	VG	STD	16		6	\$3,750,000	\$251.83	14891	1963	15,727/0.361				07/25/24	31/31
45	SR24000632	S	1913 W	3rd St.	LA	C34	STD	41	\$646,199	6	\$6,170,000↓	\$284.44	21692	1923/PUB	20,283/0.4656	N		0	07/24/24	89/89

Closed •

List / Sold: **\$999,000/\$1,700,000** ↓

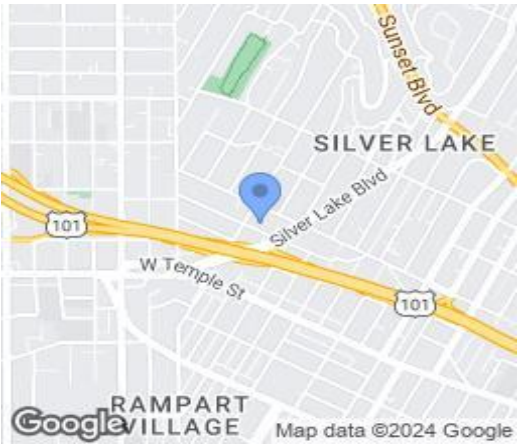
3311 London St • Los Angeles 90026

59 days on the market

2 units • \$499,500/unit • 2,668 sqft • 5,157 sqft lot • \$637.18/sqft • Built in 1909

Listing ID: 24398817

Silver Lake Blvd to London St



Discover urban sophistication in this Silver Lake gem! The front house, reimagined from the studs up, boasts a sleek organic modern design, while the back house is a recently built marvel. Nestled in a vibrant neighborhood, you're just steps away from the hottest restaurants and shopping spots. Both homes feature stunning patios perfect for BBQs and seamless indoor-outdoor California living. With the latest finishes and a hip, cool vibe, this property embodies the trendy Silver Lake lifestyle. Don't miss out on this unique opportunity to live in one of LA's most coveted areas! Front home is 3 bedroom 2 bath and the rear ADU is 2 bed 1.5 bath.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$1,799,900
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- \$103200 Net Operating Income

Interior

- Rooms: Entry, Family Room, Living Room, Primary Bathroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Range, Range Hood
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard, Bluff, Landscaped
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinkler System, Gated Community
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$19,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01357849
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$6,000	\$6,000	\$6,000
2:	1	2	1		Unfurnished	\$4,750	\$4,750	\$4,750

Of Units With:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- Los Angeles County
- Parcel # 5401013020

Michael Lembeck

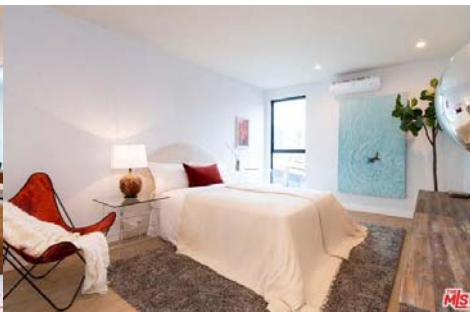
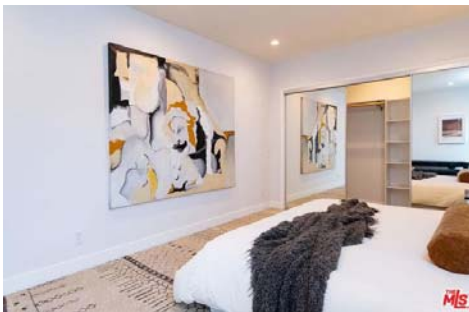
State License #: 01019397
Cell Phone: 714-742-3700

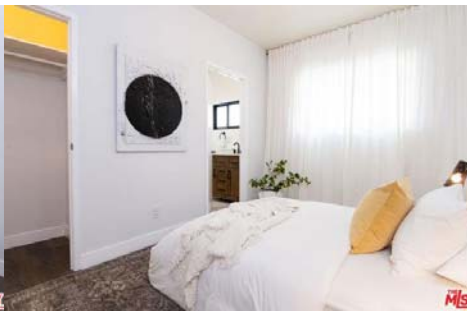
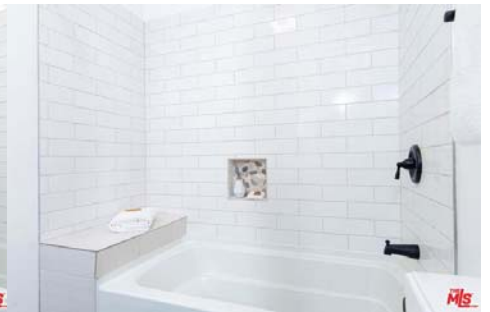
Citivest Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 24398817

Printed: 07/28/2024 7:04:56 AM

Closed •

List / Sold: **\$800,000/\$800,000** ↑

615 W Olive St • Inglewood 90301

13 days on the market

**2 units • \$400,000/unit • 1,543 sqft • 4,398 sqft lot • \$518.47/sqft •
Built in 1925**

Listing ID: 24397129

S of W Manchester Blvd, E of 405, N of W Arbor Vitae St, W of La Brea Ave.



Ready for a remodel. After more than 47 years in the family, this westside of Inglewood duplex presents the opportunity to begin again. Yearning for a makeover, these 2 units each with 2 bedrooms and 1 bath provide a canvas for investment and reimagination. The front unit is a house built with Spanish-tiled roof, a small front yard and a double wide driveway. The back unit is also 2 bedrooms and one bathroom set above 2 separate garages and a shared laundry room. As an extra value-add, both units will be delivered vacant. Offering proximity to the 405 freeway, LAX airport and the economic growth Inglewood is experiencing, 615 West Olive is opening the door for its next owner to step up and in.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$650,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room

Interior

- Floor: Carpet, Wood

Exterior

- Lot Features: Rectangular Lot

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- 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	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4018013013

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold:

\$1,200,000/\$1,150,000 ↓

59 days on the market

Listing ID: 24375025

315 W Manchester Blvd • Inglewood 90301

**2 units • \$600,000/unit • 3,721 sqft • 9,162 sqft lot • \$309.06/sqft •
Built in 1953**

East of 405 Freeway and West of La Brea.



Back on market! 315 W. Manchester Blvd is located directly on one of the main corridors between LAX and the Intuit Dome, future Clippers Arena, and the \$5.5 Billion SoFi Stadium and Hollywood Park. The property consists of a well-appointed two-story office building and a two-story 4 bedroom 2 bath single family residence (square footage TBD) on a 9,210 SF lot zoned R4. The office building, of approx. 2,275 SF, has been occupied by a law firm for many years and can be delivered vacant. The house is currently vacant as well. Due to the R4 zoning, the city will approve a change of use to residential for the front office building. Additionally, the two car garage may present the opportunity for an ADU. This is an ideal opportunity for an owner-user or investor to acquire a strategically located asset on the rapidly transforming Manchester Blvd thoroughfare in Inglewood. An owner-user who intends to occupy the office building can qualify for up to 90% SBA financing with still historically low 20-year fixed interest rates.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.9
- \$71000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01967906
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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: 2.000%

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020008005

Michael Lembeck

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

Citivest Realty Services, Inc

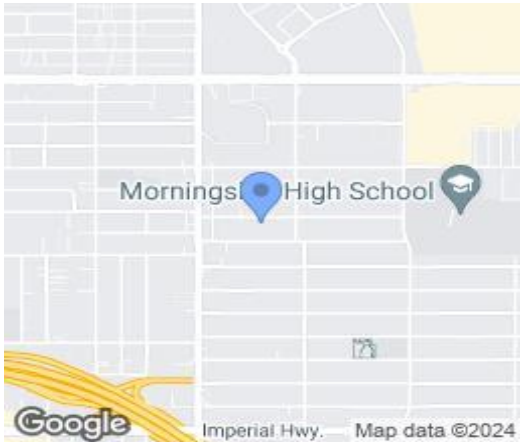
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 24375025

Printed: 07/28/2024 7:04:57 AM



This 2-bedroom, 1-bath duplex is an excellent investment opportunity located in the vibrant city of Inglewood, CA. Situated near the iconic SoFi Stadium, this property is ideal for investors looking to capitalize on the growth and development in the area. Unit Layout: Each unit features 2 bedrooms and 1 bathroom, providing a comfortable living space. Condition: The property is in need of repair, offering a chance to customize and increase its value through renovation. Location: Prime location close to entertainment, dining, and shopping options at SoFi Stadium and the surrounding area. Potential: Great potential for rental income or resale after renovation due to the high demand in this developing neighborhood.

Facts & Features

- Sold On 07/24/2024
 - Original List Price of \$699,000
 - 3 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$558 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Near Public Transit, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01917184
 - Gardener:
 - Licenses:
- Insurance: \$1,750
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$0	\$0	\$5,200
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 2 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4032018004

Michael Lembeck

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

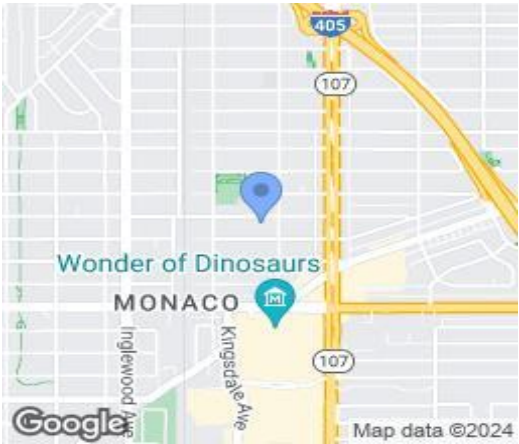
Citivest Realty Services, Inc

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

Click arrow to display photos







Prime Lawndale Duplex. This well-positioned Lawndale property with city views offers the perfect blend of potential income and comfortable living. The duplex features two charming units: a cozy 2-bedroom, 1-bathroom front house with a grassy front yard, covered rear patio with laundry hookups, and convenient driveway parking; and a spacious 3-bedroom, 2-bathroom back house boasting a 2-car garage with a beautiful paver patio featuring a free-standing patio cover and fire pit. Concrete driveway and pavers done about 5 years ago. There is ample parking with a long, uphill driveway. Prime location for easy access to beach cities, the 405 freeway, shopping, and more. This duplex is perfect for investors seeking a steady income or owner-occupants desiring extra space or potential mortgage assistance through rent. Don't miss out on this fantastic opportunity!

Facts & Features

- Sold On 07/25/2024
 - Original List Price of \$975,000
 - 2 Buildings
 - Levels: One
 - 5 Total parking spaces
 - Heating: Wall Furnace
 - \$788 (Unknown)
 - SellerConsiderConcessionYN: No
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$22800 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01879720
 - 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				\$1,900	\$2,500
2:	1	3	2				\$0	\$3,500

Of Units With:

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

- Disposal:

Additional Information

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

- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081022015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB24118560

Printed: 07/28/2024 7:05:00 AM

Closed •

List / Sold:

\$1,299,000/\$1,285,000 ↓

55 days on the market

Listing ID: 24396833

16218 S Saint Andrews Pl • Gardena 90247

**2 units • \$649,500/unit • 2,350 sqft • 7,977 sqft lot • \$546.81/sqft •
Built in 1950**

Major cross streets: Western and 162nd St. Take 162nd St, Left on St Andrews Pl.



Three (3) Separate Structures on a large almost 8000 sqft flat lot that will be Delivered Vacant. This Stunning turnkey property features two separate, completely updated homes with a new detached oversized 2 car garage, perfect for an owner user looking for additional rental income, a multi-generational living household, or a savvy landlord/investor. The front house offers 3 bedrooms and 2 bathrooms in approximately 1,350 square feet of open designed living space creating a spacious and inviting atmosphere. The home features, New 100% waterproof luxury wide plank Vinyl Flooring, New recessed lighting, 2 newly designed Bathrooms that include upgraded porcelain tiles, new sinks & toilets, and a new laundry room. All new plumbing and electrical, including 2 new electrical service panels, A New HVAC System, New Tankless water heater, New Exterior colored coated stucco, All new dual pane/Low E windows, and new insulation. New mirrored closets with new exterior & interior doors and all new fixtures and hardware throughout. New Smart accessories includes New WIFI Ring camera doorbell, New WIFI Nest thermostat, All new dimmer switches, New Fans with remote control and new garage door with WIFI garage door opener and keypad. The house is also updated with a brand new modern designed Kitchen with its centerpiece being the extra-large island with quartz counter with waterfall, a new convenient bar area, new shaker cabinets, a new pot filler, stylish herringbone tile backsplash and ALL new upgraded stainless-steel appliances. The back house has 2 bedrooms and 1 large bathroom with approximately 1,000 square feet. This home boasts all the same high-end upgrades as the front house, ensuring consistent quality and luxury throughout the property. It has a front/side and back yard with a shed for added storage and includes an oversized driveway with a RV, large utility vehicles or a 3+ car parking space. Both homes feature new roofs, All New sprinkler system and landscaping, new concrete driveways and have individual washer and dryer hookups for added convenience. Each home is also equipped with its own separate electric and gas meters, ensuring independence and efficiency. The detached garage is fully finished with a new laundry area, recessed lights, separate New electrical Sub Panel, with New gas line, New hot/cold water lines and drain, offering capable functionalities to be converted into a detached ADU. Each House is thoughtfully designed to provide comfort and privacy, featuring modern amenities and stylish finishes. Located in desirable part of town and central neighborhood with convenient access to freeways, restaurants, and shopping. This property is truly a gem!! Don't miss the chance to explore the potential and charm of this unique offering. Schedule a showing today and discover why this is a unique duplex and the perfect place to call home!

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,299,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: In Closet, Inside
- \$88200 Net Operating Income

Interior

- Rooms: Family Room, Living Room
- Appliances: Dishwasher

Exterior

Annual Expenses

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

- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:

- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,375	\$0	\$4,375
2:	1	2	1		Unfurnished	\$2,975	\$0	\$2,975

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 4066014007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 24396833

Printed: 07/28/2024 7:05:01 AM

Closed • Duplex

List / Sold:

\$1,600,000/\$1,550,000 ↓

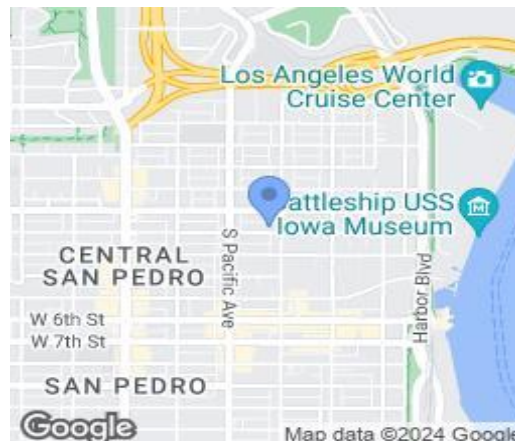
12 days on the market

Listing ID: WS24050400

424 W 2nd St • San Pedro 90731

2 units • \$800,000/unit • 4,923 sqft • 5,001 sqft lot • \$314.85/sqft •
Built in 2017

Exit Expressway 47 on Harbor South, Right on 2nd.



BUILT IN 2017, THIS TURNKEY DUPLEX IS NOT SUBJECT TO RENT CONTROL!! A MASSIVE DUPLEX FEATURING TWO UNITS - ONE WITH 5 BEDROOMS, 3 BATHS AND THE OTHER WITH 4 BEDROOMS, 3 BATHS WITH 6 (SIX!) TOTAL PARKING SPACES. IN THE UP AND COMING NEIGHBORHOOD OF SAN PEDRO, STEPS AWAY FROM THE WEST HARBOR DEVELOPMENT (WWW.WESTHARBORLA.COM), A 42 ACRE WATERFRONT DISTRICT WITH AN OUTDOOR AMPHITHEATER AND UPSCALE SHOPPING, DINING, AND HOTELS. THIS PROPERTY HAS SCENIC VIEWS OF THE OCEAN. BRING ALL BUYERS AND INVESTORS! ONE UNIT IS CURRENTLY RENTED; YOU WILL GET INSTANT INCOME PRODUCING CASH FLOW. YOU CAN LIVE OR RENT OUT THE OTHER! RENT SCHEDULE FROM APPRAISER SHOWS 10,925 IN PRO FORMA RENT. EXPENSES ARE ESTIMATED.

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$520 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 5.13
- \$111600 Gross Scheduled Income
- \$111600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Entry, Family Room, Foyer, Jack & Jill, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Closet
- Floor: Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting, Storage

Exterior

- Lot Features: Garden, Patio Home
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$29,500
- Electric: \$500.00
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01881605
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	5	3	3	Unfurnished	\$0	\$0	\$5,800
2:	1	4	3	3	Unfurnished	\$4,300	\$4,300	\$5,125

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7449024016

Michael Lembeck

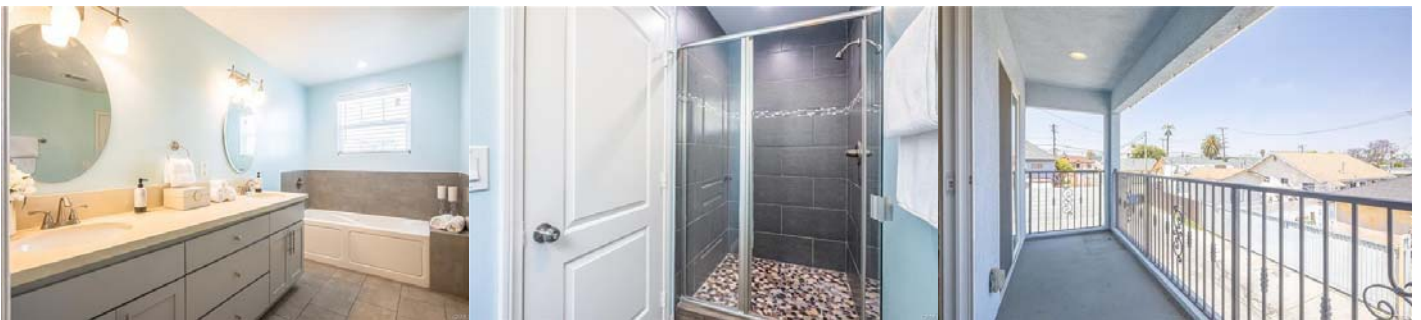
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos









Closed • Duplex

List / Sold:

\$1,717,000/\$1,650,000 ↓

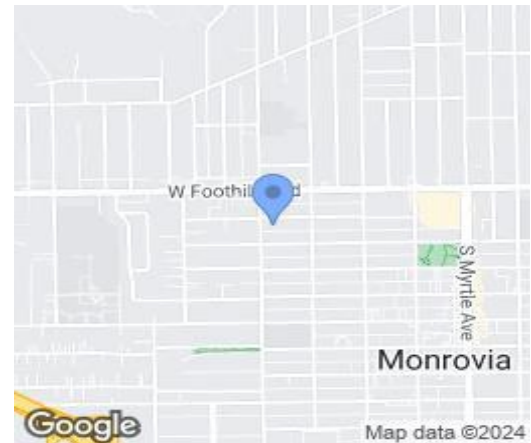
440 Linwood Ave • Monrovia 91016

52 days on the market

**2 units • \$858,500/unit • 2,580 sqft • 8,627 sqft lot • \$639.53/sqft •
Built in 1924**

Listing ID: AR24088571

East of Mayflower Ave., West of Myrtle Ave., South of Foothill Blvd., North of Colorado Blvd.



A Wonderful Single-Family Residence (#440) with Brand New ADU (#440-1) as the 2nd Unit Located in a Highly Desirable Location of City of Monrovia, One Block South of Foothill Blvd, minutes to Great Selection of Retails, Restaurants, Supermarkets, Business District, Public Transportations. The Main Home (#440) Has Been Substantially Extended and Remodeled and Recently Accomplished a Gorgeous Brand New ADU (#440-1) in 2023: the Main Home offers 3 Bedrooms, 2 3/4 Baths (1,580 sq'ft approx.) + Two Car Garage: The Brand New ADU at The Rear Features 2 Bedrooms, 2 full Baths (990 sq'ft approx.) + One Car Garage. Private Front Patio. Both Units Offer Open Floor Plan, Bright and Airy, New Kitchen/Appliances, New Laminated Flooring throughout, Central Air/Heat, Master Suits, In-Unit Laundry Area, Landscape With Sprinkler System, So Many Features & Amenities to Appreciate. Excellent Turnkey Condition with Great Curb Appeal, Great for Any Buyer or Investor, or Live in One and Rent the Other. Make these Lovely Homes for Enjoyment or Investment at Your Choice. Must See to Appreciate

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,717,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks, Stackable, Washer Hookup
- \$73200 Gross Scheduled Income
- \$63240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Basement, Kitchen, Laundry, Primary Suite, See Remarks
- Floor: Laminate
- Appliances: Dishwasher, Free-Standing Range, Range Hood
- Other Interior Features: Built-in Features, Open Floorplan

Exterior

- Lot Features: Front Yard, Landscaped, Paved, Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$22,640
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8505009004

Michael Lembeck

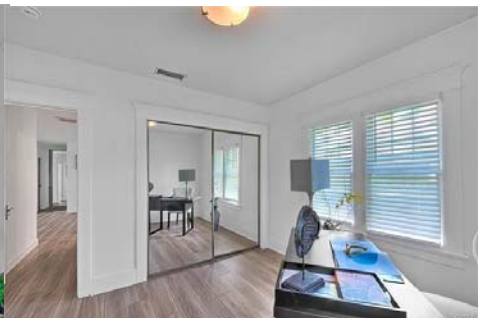
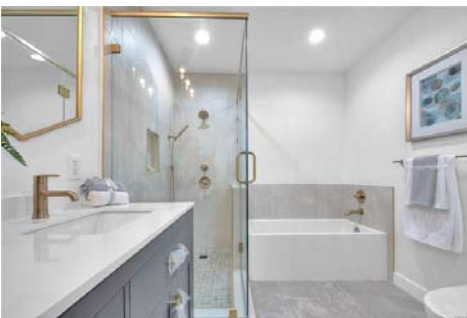
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CORP.3



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CORP.3

Closed • Duplex

List / Sold:

\$1,950,000/\$1,875,000 ↓

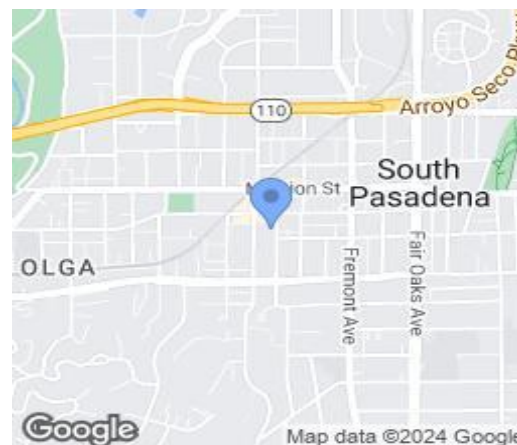
7 days on the market

Listing ID: AR24132617

1017 Diamond Ave • South Pasadena 91030

2 units • \$975,000/unit • 1,806 sqft • 5,958 sqft lot • \$1038.21/sqft •
Built in 1925

North of Monterey Road, South of El Centro Street



Stunning Spanish-Style duplex with rental income potential. Address is 1017 and 1017.5. Excellent location, beautiful tree lined street in the heart of South Pasadena, walking distance to shopping, restaurants, farmer's market, Garfield Park, library across the street. Discover the charm and elegance of this beautifully maintained property, perfect for those seeking a luxurious lifestyle in a prestigious neighborhood. This unique offering features two units on a single lot, providing flexibility and comfortable living. Front unit features 3 Bedrooms 1.75 Baths, new interior paint, new interior flooring, new cabinet doors in kitchen and bathrooms, new ceiling fans, fanlight windows, formal dining room. Vintage fireplace in bright and sunny living room. Back unit features 1 bedroom and 1 bath. It has its own backyard. Ideal for rental income or extended family. Few minutes to 110 Freeway, 10 minutes commute to Downtown LA. Embrace the timeless beauty of Spanish architecture while enjoying modern updates and conveniences. This property offers the best of both worlds: a comfortable, stylish home and an income-generating opportunity. Don't miss this rare opportunity to own a piece of elegance in an esteemed community.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,950,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,067 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$1800 Gross Scheduled Income
- \$1600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Range, Refrigerator, Water Heater
- Other Interior Features: Crown Molding

Exterior

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

Annual Expenses

- Total Operating Expense: \$200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5315006018

Michael Lembeck

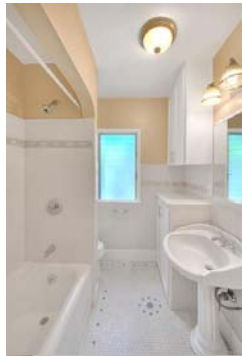
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos









Closed • Duplex

List / Sold:

\$1,080,000/\$1,050,000 ↓

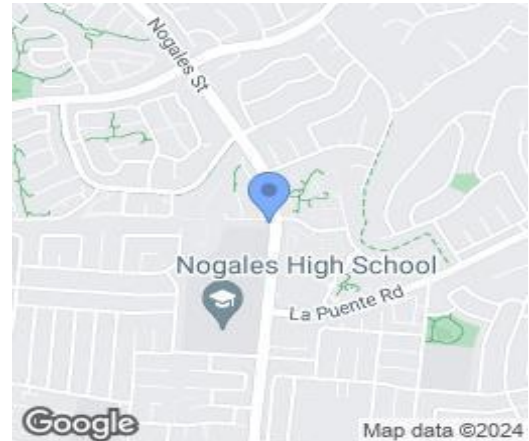
2734 Amanda St • West Covina 91792

49 days on the market

**2 units • \$540,000/unit • 2,364 sqft • 7,684 sqft lot • \$444.16/sqft •
Built in 1979**

Listing ID: PW24108198

Head north on Nogales from the 60FWY, On the corner of Nogales and Amanda



Very rare incoming opportunity! Side by side duplex (Unit A + Unit B). Stable monthly rent of \$5000 (\$2500/each). Unit A is a 3bed + 2 bath and Unit B is a 3bed 1.5 Bath. Both units have 2 car garages. Unit A has a private gated front porch area while unit B has a HUGE gated backyard with potential to expand. There is a community pool and picnic area and is very close to nearby shopping and schools. Quiet nice neighborhood and walking distance to Nogales Highschool. Gas + Electric are metered for each unit. Come see!

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,080,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,741 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$60000 Gross Scheduled Income
- \$42171 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,829
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$1,434
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense: \$3,468
- Other Expense Description: HOA

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- \$283 HOA dues Monthly
- Buyer Agency Compensation: 2.25%

- 669 - West Covina area
- Los Angeles County
- Parcel # 8733017008

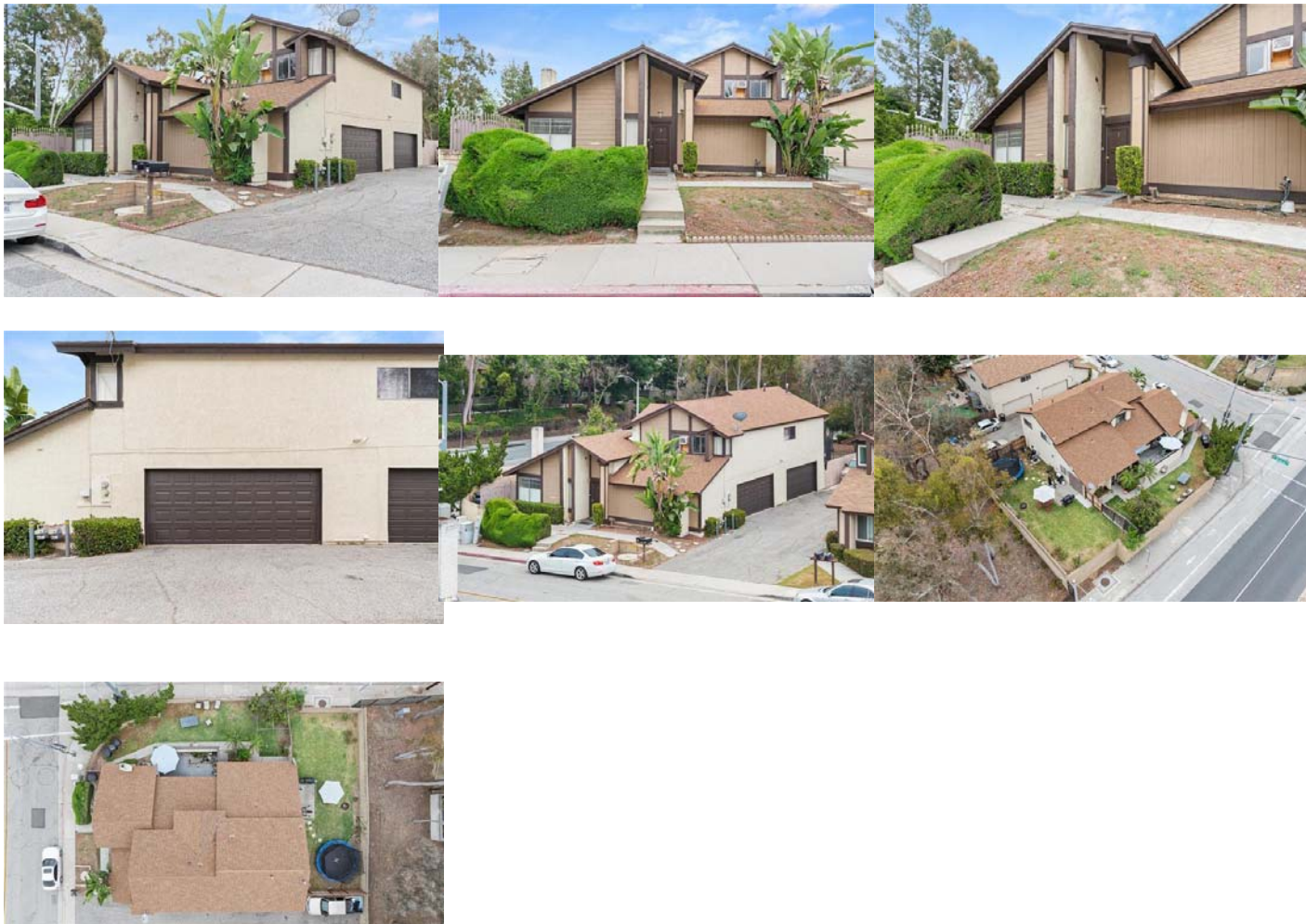
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** PW24108198

Printed: 07/28/2024 7:05:11 AM



Discover the charm and potential of this rare duplex in the heart of Lakewood. This property is a true gem, offering features that make it an exceptional investment opportunity. One of the standout aspects is the detached garage, which provides the possibility of being converted into an additional unit while still leaving ample room for a yard. The convenient alleyway access means this additional unit can have its own separate entrance, perfect for maximizing rental income or creating a guest suite. Both units have been tastefully remodeled over the years, with one unit boasting central heating and air conditioning for added comfort. Each unit is fitted with double-pane windows and newer water heaters, ensuring energy efficiency and reliability. The practicality of the property is further enhanced by the inclusion of laundry hook-ups for each unit, plus an additional hook-up available for the garage. Situated in a prime location, this duplex is close to a variety of amenities, including popular restaurants, the Lakewood Center Mall, and major freeways, offering both convenience and lifestyle benefits. The current tenants are long-term and on a month-to-month basis, providing stable and immediate rental income. This is a unique opportunity that combines location, potential, and practicality. Don't miss out on this rare find in Lakewood. Please do not disturb tenants.

Facts & Features

- Sold On 07/25/2024
 - Original List Price of \$875,000
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Central
 - \$761 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Outside
 - \$40200 Gross Scheduled Income
 - \$35900 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,300
 - Electric:
 - Gas: \$1,200
 - Furniture Replacement:
 - Trash: \$400
 - Cable TV: 02142871
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,500
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7168001016

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed

• Duplex

158 N Townsend Ave • Los Angeles 90063

2 units • \$399,975/unit • 1,596 sqft • 6,603 sqft lot • \$469.92/sqft • Built in 1922

N/ 60 freeway, E/ Indiana

List / Sold: \$799,950/\$750,000 ↓

33 days on the market

Listing ID: DW24091806



Welcome to your new investment opportunity or home in the vibrant community of Wellington Heights, nestled in the heart of East LA. This charming duplex offers a rare combination of comfort, convenience, and potential for savvy investors or discerning homeowners alike. Front unit offers 2BD 1BA 884 sq. ft. and back unit offers 2BD 1BA 712 sq. ft. Each unit of this well-maintained duplex has one assigned parking space and the property boasts its own distinctive character and functionality. The spacious layout of each residence is designed to accommodate modern living while retaining the charm of its historical roots.

Facts & Features

- Sold On 07/24/2024
 - Original List Price of \$799,950
 - 2 Buildings
 - 0 Total parking spaces
 - \$1,169 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Outside
 - Cap Rate: 2.9
 - \$37200 Gross Scheduled Income
 - \$23201 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,999
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$700
 - Cable TV: 01425679
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,300
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,200

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%

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5232015024

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** DW24091806

Printed: 07/28/2024 7:05:11 AM

Closed •

List / Sold:

\$1,250,000/\$1,250,000

2118 N Woodland Way • Los Angeles 90068

37 days on the market

2 units • \$625,000/unit • 1,718 sqft • 3,959 sqft lot • \$727.59/sqft •
Built in 1923

Listing ID: 24386217

Enter Camrose from Highland avenue (traffic light prior to 101 onramp, has left turn lane for those travelling north). Turn right on Woodland Way (first street on right). Duplex is at the end of the street.



First time on the market since 1979. This duplex brims with character, yet could provide a development opportunity in a sought-after area. Nestled on a side street at the end of a cul de sac near the Hollywood Bowl, it is close to everything, yet seems so peaceful. The upstairs 2 bedroom 1 bath unit is currently vacant and features a spacious living room and dining room, an efficiently laid out kitchen with easy to maneuver work triangle, and two bedrooms on the back end of the building, providing privacy. The front porch area for the second floor unit provides a peaceful respite. The second unit is a one bedroom one bath, which is currently rented. Recently installed central air and heating. Bring your imagination to make this either your home or a prime rental.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 25
- \$41579 Net Operating Income

Interior

- Floor: Wood
- Appliances: Disposal, Gas Oven, Range, Refrigerator
- Other Interior Features: High Ceilings

Exterior

- Lot Features: Irregular Lot, Utilities - Overhead
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$9,007
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,880	\$0	\$3,500
2:	1	1	1		Unfurnished	\$1,358	\$1,358	\$1,358

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%

- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5549028020

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed •

List / Sold:

\$1,049,000/\$1,200,000 ↑

19 days on the market

Listing ID: 24409467

2337 Hauser Blvd • Los Angeles 90016

**2 units • \$524,500/unit • 2,123 sqft • 6,079 sqft lot • \$565.24/sqft •
Built in 1924**

Main streets are Apple St and Hauser Blvd



Looking for both a comfortable home and an excellent investment opportunity in bustling downtown LA? Centrally located in the Mid-City neighborhood, this incredible property is a must-see! Two units stand on a single, gated lot, one of which is currently occupied. You can choose to enjoy a dual income or live in one while leasing the other. A generous front yard bordered by verdant foliage rests before the 3-bedroom, 2-bath main residence - an ideal spot to relax or gather for weekend BBQs. Enter the beautifully updated interior finished with elegant crown molding, soothing neutral tones, and dark, wide-plank flooring. Large bay windows usher in brilliant natural light, illuminating the seamlessly flowing living area's inviting fireplace. Prepare delectable dishes in the bright kitchen equipped with stainless steel appliances, abundant cabinetry, subway tile backsplash, and gleaming granite countertops. Three well-sized bedrooms are graced with ample storage, two of which are accommodated by a refreshing shared bath. The primary suite showcases a walk-in closet and a chic ensuite. In addition, there's a laundry nook and a versatile bonus room. In the rear, a 2-bedroom, 2-bath stand-alone unit is exemplary as a rental for a steady stream of revenue. Its open-concept layout features a full kitchen and even an outdoor patio where tenants can unwind. Also, there's gated parking for both units plus the front house has the garage. Convenience is yours with proximity to the I-10 and Metro Expo Line stops on Jefferson/La Cienega and Jefferson/La Brea. An array of shops and restaurants are easily accessible, including Veas Cafe, MizLaLa Mediterranean, Delicious Pizza, and Tartine. Come grab this amazing offer before it passes you by!

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,049,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included

Interior

- Rooms: Primary Bathroom
- Floor: Laminate
- Appliances: Dishwasher, Microwave, Oven, Range, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063007087

Michael Lembeck

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

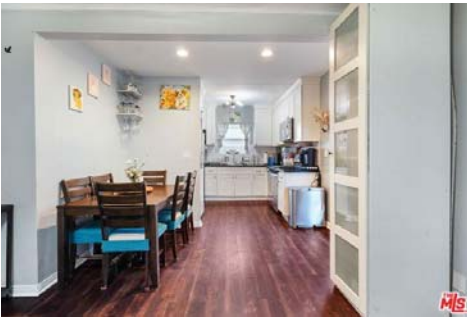
Citivest Realty Services, Inc

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

Click arrow to display photos









Closed •

List / Sold:

1122 S Citrus Ave • Los Angeles 90019

2 units • \$950,000/unit • 2,985 sqft • 6,502 sqft lot • \$606.37/sqft •
Built in 1926

W Olympic Blvd or San Vincente Blvd to S Citrus Ave

\$1,900,000/\$1,810,000 ↓

79 days on the market

Listing ID: 24389287



Incredible investment opportunity! Ideal for both owner-occupiers and investors alike, this charming duplex resides on a lovely tree-lined street. Offering two recently renovated units, each with 3 bedrooms, 3 bathrooms, and convenient in-unit laundry. Impressively updated building; with newer HVAC systems, roof, flooring, kitchens, bathrooms, and more. With approximately 2,985 square feet of living space on a generous ~6,503 square foot lot, this property also includes a gated swimming pool and plenty of parking space. Plus, with such a generous lot size, there's potential for an additional structure to be built (Buyer to verify independently with the city). Take advantage of this unbeatable value in Los Angeles!

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: Two, Multi/Split
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Stackable, Washer Included

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084022035

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24389287

Printed: 07/28/2024 7:05:14 AM

Closed •

List / Sold:

\$2,625,000/\$2,500,000 ↓

56 days on the market

Listing ID: 24397951

1278 Meadowbrook Ave • Los Angeles 90019

2 units • \$1,312,500/unit • 3,924 sqft • 6,407 sqft lot • \$637.10/sqft •
Built in 2023

North of Pico and West of La Brea



2023 construction Spanish style duplex located in a highly desirable mid-Wilshire pocket! Built by TJH, this duplex features two 4 bedroom / 2.5 bathroom townhome units. Currently, one unit is vacant making this the perfect owner-user opportunity! The other unit is occupied which helps to offset the mortgage expense! The units offer top of the line finishes throughout and there was no stone unturned during construction. Throughout units, you will find wide plank vinyl flooring, recessed lighting, polished chrome plumbing, white shaker cabinets and white quartz countertops. The kitchen features brand new stainless steel appliances, including a Bertazzoni gas range and Frigidaire refrigerator, dishwasher and microwave. Each unit also includes a 2 car garage and 1 outdoor space. Each unit also enjoys in-unit laundry hookups and a private backyard. The property includes solar panels that are owned and fully paid off by the developer. Tenants pay all utilities keeping costs low for an investor! The property is subject to LA City RSO (Rent Control).

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$2,625,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.97
- \$130502 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$38,724
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01970345
- 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	2		Unfurnished	\$7,195	\$7,195	\$7,195
2:	1	4	2		Unfurnished	\$0	\$0	\$7,195

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5070008016

Michael Lembeck

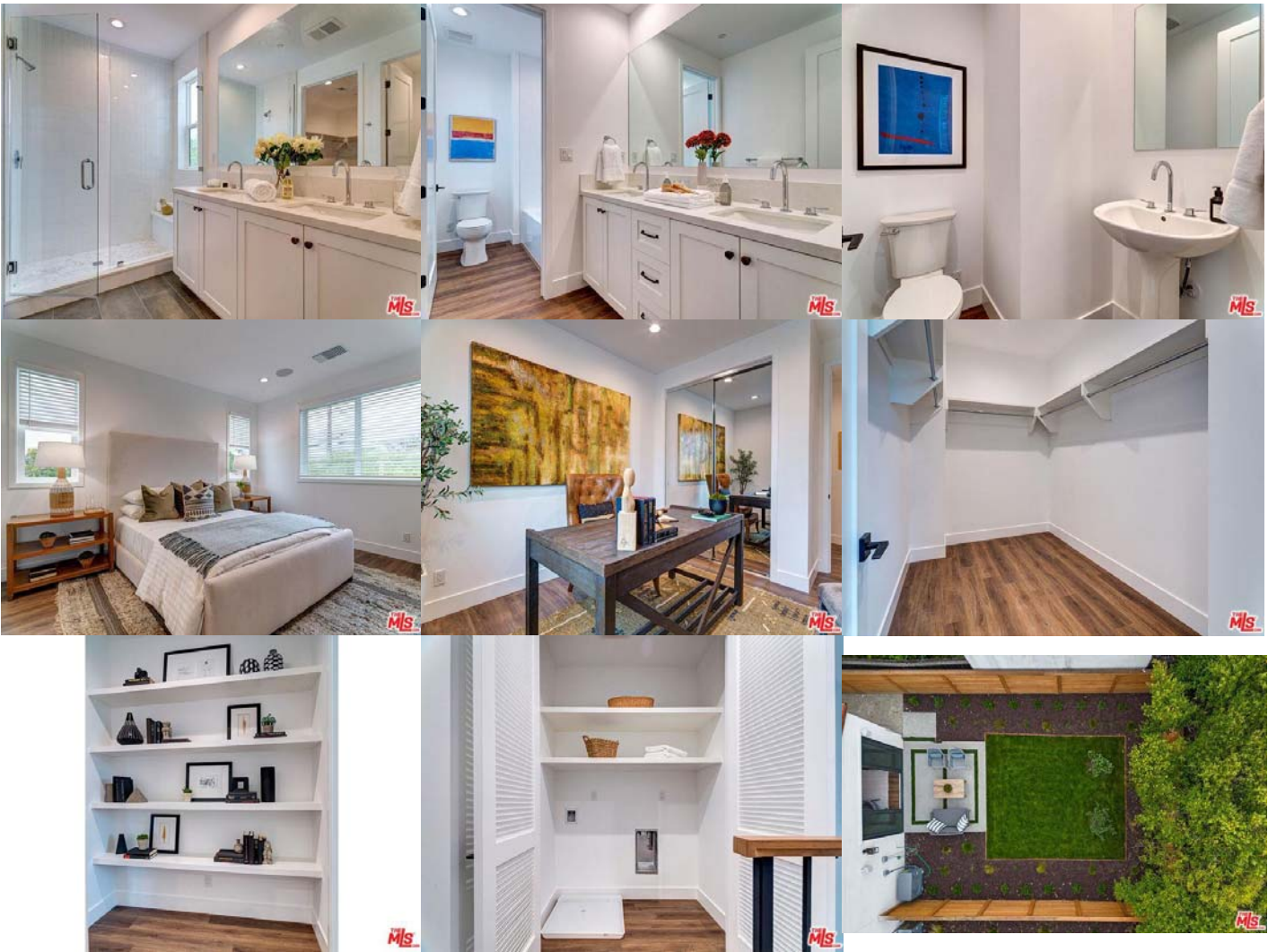
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed

• Duplex

1423 W 65th St • Los Angeles 90047

2 units • \$399,950/unit • 1,541 sqft • 4,763 sqft lot • \$520.44/sqft • Built in 1930

From 10 West exit 14A toward Los Angeles Street. Continue on East 17th St turn left onto South Main St. Turn right onto 65th St.

List / Sold: \$799,900/\$802,000

10 days on the market

Listing ID: EV24121717



Investment opportunity! Rent 1 unit and live in the other! Opportunity in a great location and center of Los Angeles! FULLY REMODELED DUPLEX! The front unit is fully functional and encompasses 2 bedrooms and 2 full bathrooms and features an open floor plan with a modern kitchen design and living area. This unit also has its own individual laundry room with a rear exit door that leads to backyard. This unit can easily separated into 2 units as the back portion has its on entrance and full bathroom making it almost equivalent to a TRIPLEX! Each unit has its own separate address along with its own gas and electrical meters. Each kitchen in both units were carefully designed with customized cabinetry and quartz countertops, remodeled bathrooms with modern cabinetry and beautiful tile. This duplex has a new roof with FULLY PAID OFF SOLAR PANELS and a BRAND NEW DETACHED 2 CAR GARAGE! BRAND NEW SOD in the front yard with a NEW IRRIGATION SYSTEM! This duplex is short commute away from the Sofi Stadium, DTLA, Art District and the Metro Link Stations. Perfect for an extended family or an investor and or buyer in need of immediate cash flow!

Facts & Features

- Sold On 07/23/2024
 - Original List Price of \$799,900
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$3,384 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room
 - Floor: Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02004333
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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 # 6015001020

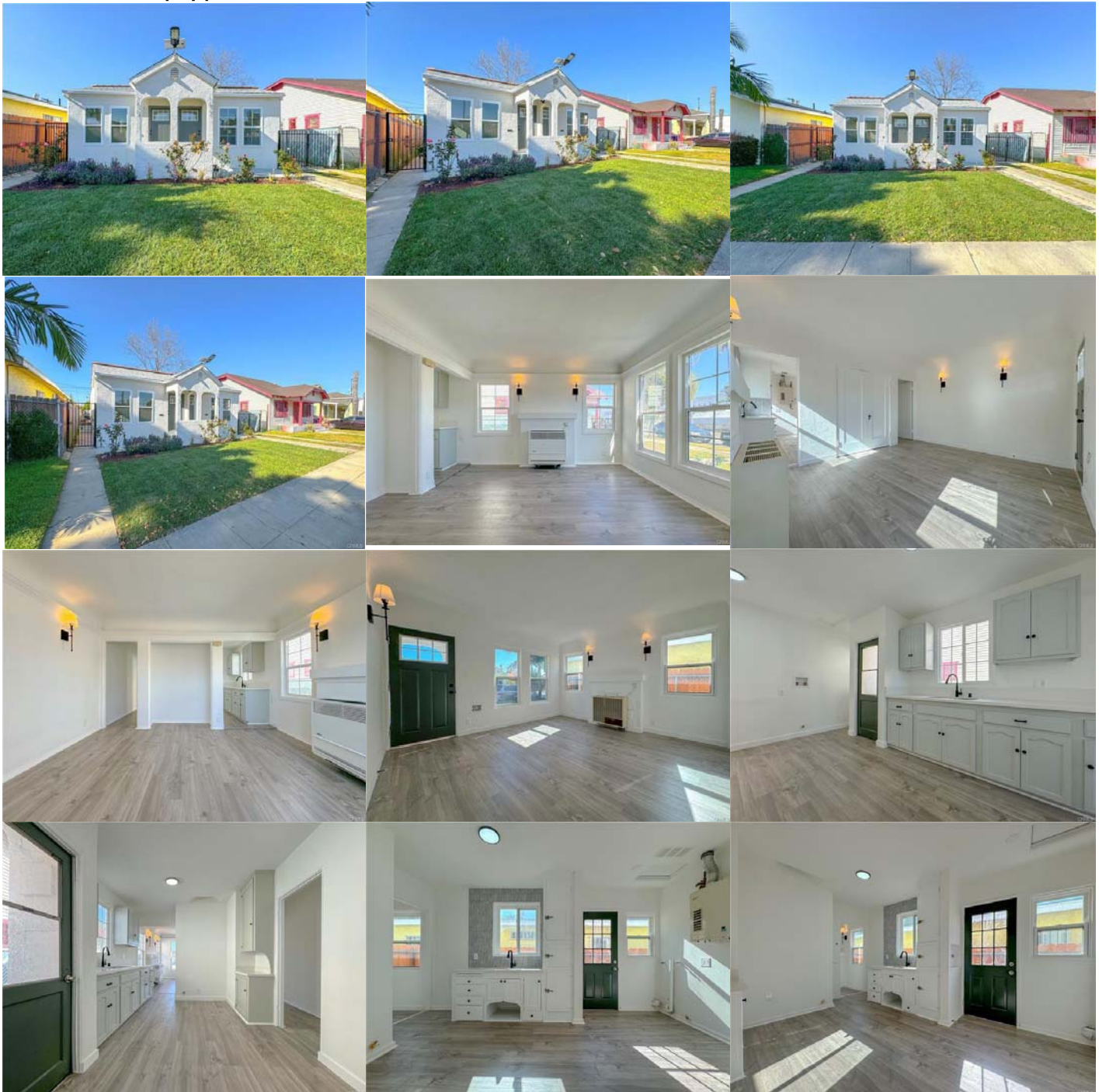
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed • **Single Family Residence**

List / Sold: **\$799,900/\$805,000** ↑

1523 E 83rd St • Los Angeles 90001

81 days on the market

2 units • **\$399,950/unit** • **3 sqft** • **6,923 sqft lot** • **No \$/Sqft data** •
Built in 1929

Listing ID: IV24029197

Compton X Firestone



Fantastic investors opportunity!! 2 Units with large lots .. one Unit 3/1 and other unit 2 is a 2/1. There is also an bonus unit 1/1. The back extra structure ((Permits are unknown by Seller and listing agent). The Los has a 2 car garage and lots of Fruit trees.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$799,900
- 3 Buildings
- 2 Total parking spaces
- \$1,142 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$3800 Gross Scheduled Income
- \$800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01299446
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

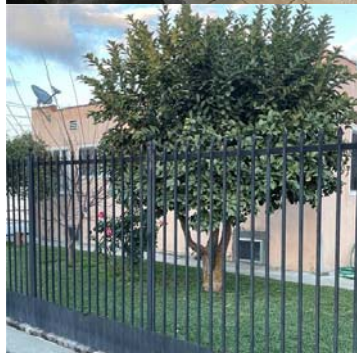
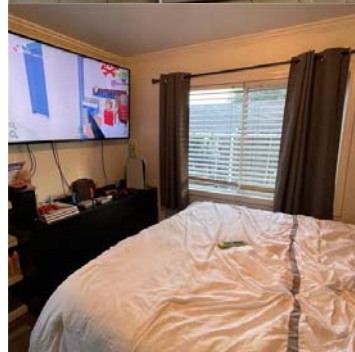
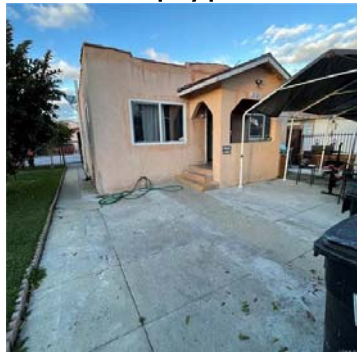
Additional Information

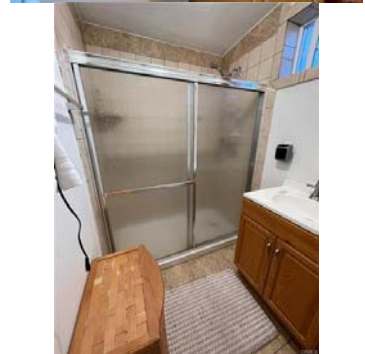
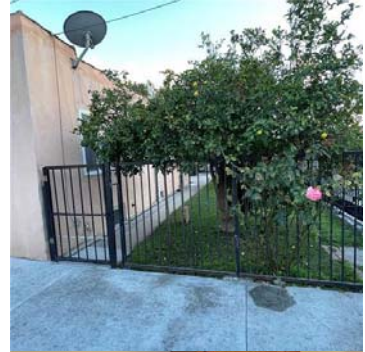
- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6028010015

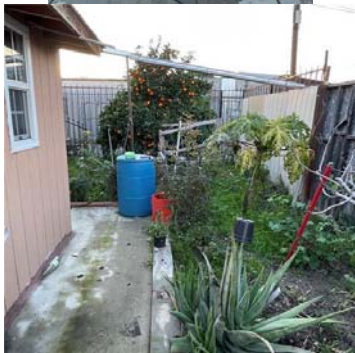
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Click arrow to display photos







Closed • **Single Family Residence**

List / Sold:

\$1,075,000/\$1,100,000 ↑

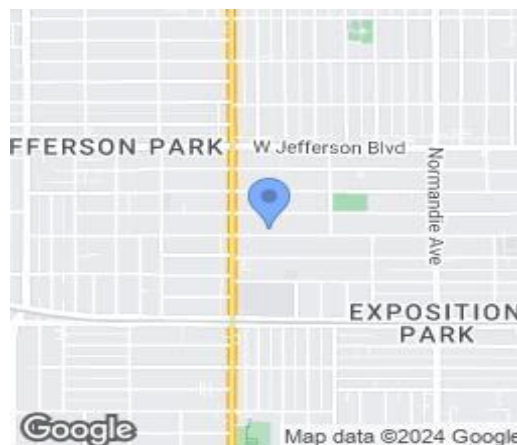
23 days on the market

Listing ID: SR24088357

1643 1645 W 36th Pl • Los Angeles 90018

2 units • **\$537,500/unit** • **2,454 sqft** • **7,270 sqft lot** • **\$448.25/sqft** •
Built in 1922

Turn right onto S Western Ave, Turn left onto W36th Pl, Arrive on your left.



Massive opportunity!! PROPERTY WILL BE DELIVERED VACANT! to live in one and rent out the other, or rent them both to maximize your income opportunity. Both units being completely separate structures. The front unit consists of a 3 bedroom, 1 full bathroom. Galley style kitchen finished with granite counter tops. The front also offers central AC. The back unit was built in 2006 with a beautiful open floor dine in, kitchen and living area. Finished with recess lightings and 10 foot high ceilings. Offering an abundance of natural light, with 3 bedrooms and 2 bathrooms. The primary being a en-suite, also equipped with central heat & air. As an added bonus, there are fully paid off solar panels. With plenty of parking to accommodate both units. Moments away from the 110 freeway, Downtown LA and USC campus. Local restaurants, public transport nearby. Hurry and book your private tour, before this gem slips away!

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,075,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$439 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Primary Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Range, Water Heater
- Other Interior Features: Granite Counters, Storage, Track Lighting

Exterior

- Lot Features: Yard
- Security Features: Security Lights
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01733215
- 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	\$3,200	\$3,200
2:	1	3	2	0	Unfurnished	\$0	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5041015006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed • [Duplex](#)

List / Sold:

\$1,200,000/\$1,200,000

155 days on the market

Listing ID: AR24006669

154 E 84th Pl • Los Angeles 90003

**2 units • \$600,000/unit • 3,515 sqft • 5,201 sqft lot • \$341.39/sqft •
Built in 2018**

E 84th Place crosses Main St



Great investment opportunity in Los Angeles! We are pleased to offer a spacious duplex in a tree-line Street Los Angeles. This newer duplex was built in 2018, not being subject to rent control. It consists of a total 10 bedrooms, 6 bathrooms, 3 cars garages, front and back yard. It features open floor plan, granite countertops, wood floor in living room and brand new carpets in the bedrooms. The entire property was remodeled completely. It is located at a high demand market area . The investors collect the maximum rents with very lower expense and enjoy the investment.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$405 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 6.96
- \$103200 Gross Scheduled Income
- \$83536 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Electric Cooktop, Gas Oven
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	5	3	1	Unfurnished	\$0	\$0	\$4,300
2:	1	5	3	2	Unfurnished	\$0	\$0	\$4,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6030015014

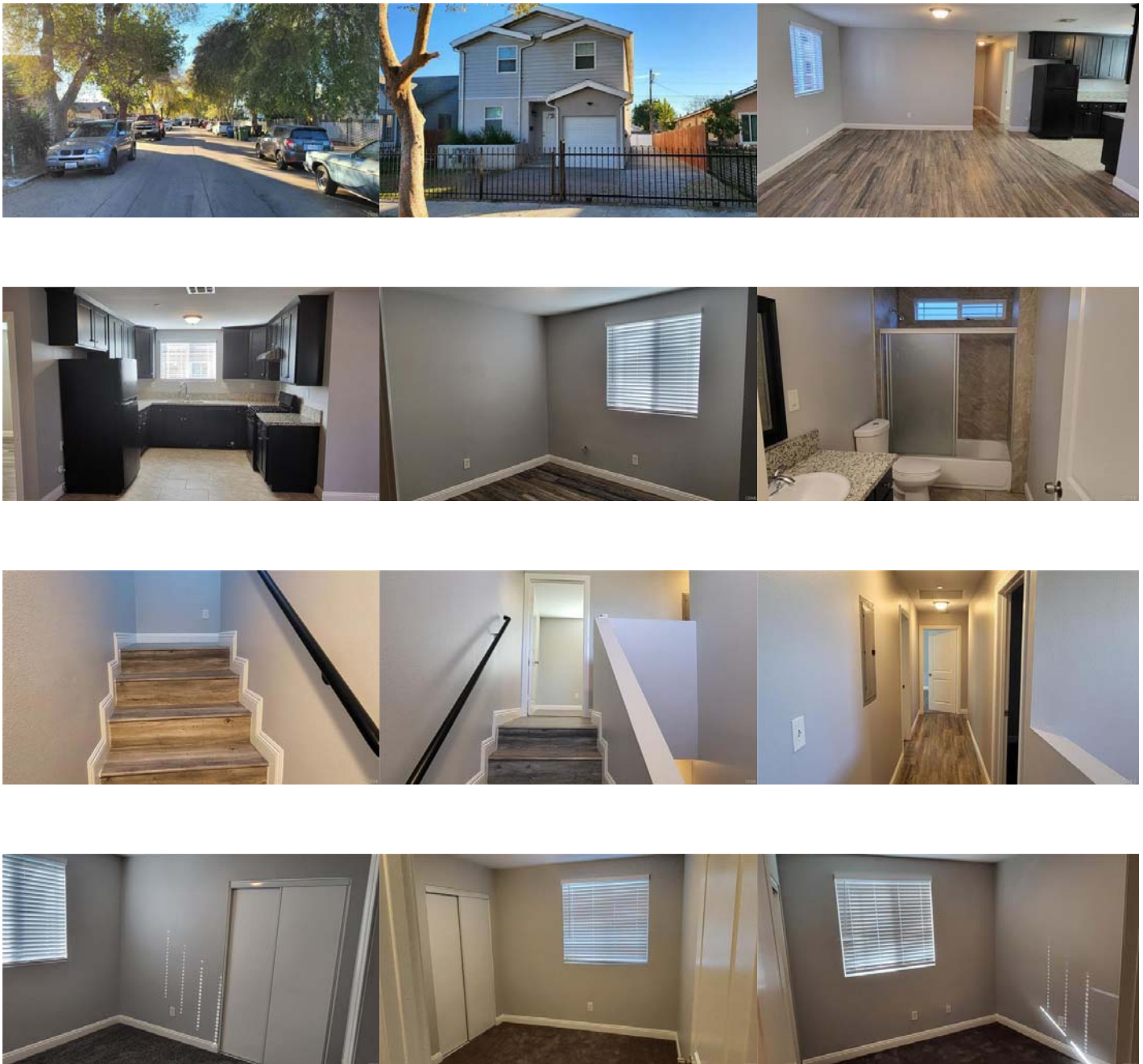
Michael Lembeck

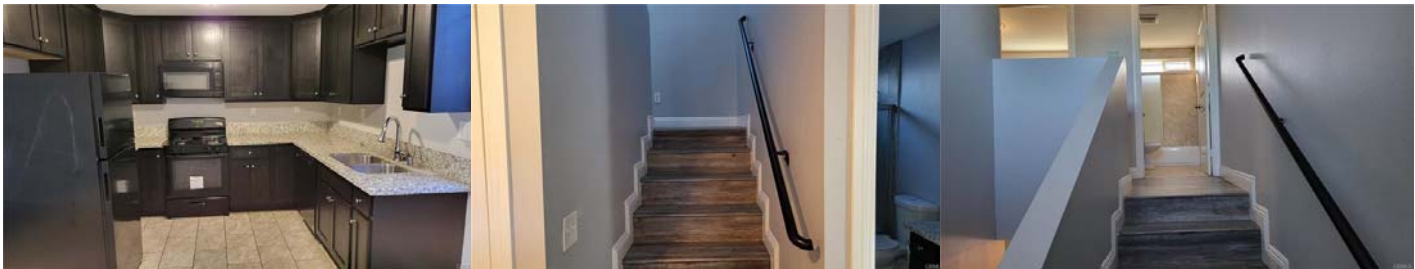
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed •

List / Sold: **\$699,000/\$750,000** ↑

1213 E 119th St • Los Angeles 90059

88 days on the market

**2 units • \$349,500/unit • 1,627 sqft • 8,930 sqft lot • \$460.97/sqft •
Built in 1947**

Listing ID: 24377241

Google Maps



Presenting an extraordinary opportunity with immense potential, this large lot boasts R3 zoning and ample space for development. Whether you choose to demolish the existing building and garage to construct multiple units in this R3 zoning or opt to retain the duplex, continue to collect rent and add additional units at the back, the possibilities for expansion and investment are boundless. The existing side-by-side duplex boasts well-appointed two-bedroom, one-bathroom layouts in each unit. One unit, recently renovated, features wood-like vinyl flooring, a modern kitchen with quartz countertops, and in-unit laundry. The remodeled unit will be delivered vacant and move in ready, so the new owner can live there or rent it out for market value. Meanwhile, the other well-maintained unit is occupied by a Section 8 tenant, ensuring immediate income stability. Complementing the residences, a detached two-car garage adds convenience, while the large backyard offers serene privacy amidst lush greenery. Ample parking on the driveway accommodates at least three vehicles, catering to both residents and guests. Recent upgrades, such as the installation of a new main sewer line laid the groundwork for future development. Strategically situated near major thoroughfares including the 105 and 110 freeways, as well as key amenities like the Martin Luther King Community Hospital, King Drew Magnet High School, Charles Drew University, Magic Johnson Park and Shopping Center, this property provides unparalleled access to a plethora of services and attractions. Offer subject to inspection, drive-by only. PLEASE DO NOT APPROACH THE TENANTS. ALL OFFERS DUE ON 5/8/24 AT 5 PM.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 2.5
- \$17.45 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$6,809
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00878394
- 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	\$2,600
2:	2	2	1		Unfurnished	\$2,022	\$2,022	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6148013013

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • Duplex

List / Sold: **\$879,999/\$879,999**

13123 Goleta St • Pacoima 91331

9 days on the market

**2 units • \$440,000/unit • 1,710 sqft • 7,499 sqft lot • \$514.62/sqft •
Built in 1947**

Listing ID: SR24092546

118 E exit Laurel Canyon Blvd make a right on Goleta St. make a left



A must-see property, very hard to find 2 units that will be delivered vacant at the close of escrow, it can be for investment or to live in one and rent the other unit (13123 Goleta St. 1100 sqft 3 bedrooms and 1 bathroom and 10116 Kewen Ave 600 sqft. STUDIO, see supplements for the certificate of occupancy, the buyer must do their investigations with the LA building and Safety. The electrical panels for both units were replaced with permits, last year the seller re-wired the house without permits, and last September the roof was replaced without permits, and re-pipe with copper plumbing 6 years ago with no permit. 10116 Kewen Ave. roof was replaced about 2 years ago with no permits. Please don't disturb occupants on 10116 Kewen Ave. This unit will be available for showing only to an accepted offer. Please write the offer subject to inspection of the second unit. At this moment only cash offers or buyers with FHA and conventional offers can work out with the seller to wait longer to close escrow regarding finalizing the update on electric panels.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$879,999
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$358 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01087948
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Drapes:
- Patio:
- Ranges: 1

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- PAC - Pacoima area
- Los Angeles County
- Parcel # 2623011012

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR24092546

Printed: 07/28/2024 7:05:27 AM

Closed • Commercial/Residential

List / Sold: **\$599,000/\$500,000** ↓

17105 Woodruff Ave • Bellflower 90706

120 days on the market

2 units • **\$299,500/unit** • **1,202 sqft** • **3,516 sqft lot** • **\$415.97/sqft** •
Built in 1943

Listing ID: PW24016185

woodruff north of 91



Welcome to a truly unique property opportunity in the heart of Bellflower! This distinctive lot, zoned for office building (buyer to check with city), seamlessly blends business and residential elements. With a prime location offering easy access to major transportation arteries, it's a strategic hub with possibility! The property includes a single office building and residential home - both units are currently leased. Adding to its charm, a cozy home on the lot creates a perfect live-work solution, catering to those seeking a balanced lifestyle. The lot allows for ample parking. With its zoning and investment potential, this property stands as a rare gem in the vibrant city of Bellflower. Whether you're an entrepreneur, investor, or someone desiring a unique live-work experience, don't miss the chance to explore the endless possibilities this distinctive property has to offer! Inquire for income/expenses.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- \$764 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- 2 electric meters available
- 2 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: 01946005
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Third Party Approval, Trust sale
- Buyer Agency Compensation: 2.5%

- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7109028001

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW24016185

Printed: 07/28/2024 7:05:29 AM

Closed •

List / Sold: **\$700,000/\$740,000** ↑

823 W 131st St • Compton 90222

91 days on the market

**2 units • \$350,000/unit • 1,612 sqft • 6,021 sqft lot • \$459.06/sqft •
Built in 1940**

Listing ID: 24377099

Google maps



Presenting an outstanding opportunity: a gated duplex comprising two charming freestanding homes, each boasting its own unique features. One house offers 3 bedrooms and 1 bath on a slab foundation, while the other features 2 bedrooms and 1 bath on a raised foundation. Both homes enjoy spacious private backyards shaded by lush fruit trees, including guavas, avocados, apples, and mandarines, creating a serene and picturesque atmosphere for comfortable living. The 3-bedroom house showcases faux wall paint, beautiful floor tiles, and an inviting eat-in kitchen with laundry hookups. Meanwhile, the 2-bedroom house features an eat-in kitchen, laundry room, and a back porch leading to the backyard. The option to further divide the front yard enhances the sense of separation and privacy between the two homes, making it perfect for family members living close, but desiring their own space. Ideally situated, this property offers easy access to shopping centers and major freeways, including the 105 and 110, as well as nearby educational institutions such as King/Drew Magnet High School of Medicine and Science and Charles R. Drew University. Additional amenities and services within reach include Martin Luther King Community Hospital, Walmart Supercenter, Magic Johnson Park, and Compton Airport. Don't miss out on this rare opportunity to own a tranquil retreat with endless potential for comfortable living and investment in a desirable neighborhood. Offer subject to inspection, drive-by only. PLEASE DO NOT APPROACH THE TENANTS.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Space Heater
- SellerConsiderConcessionYN:
- Cap Rate: 6.42
- \$44926 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$13,154
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01931889
- 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	\$1,900	\$1,900	\$2,300
2:	2	3	1		Unfurnished	\$2,940	\$2,940	\$3,300

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6146005008

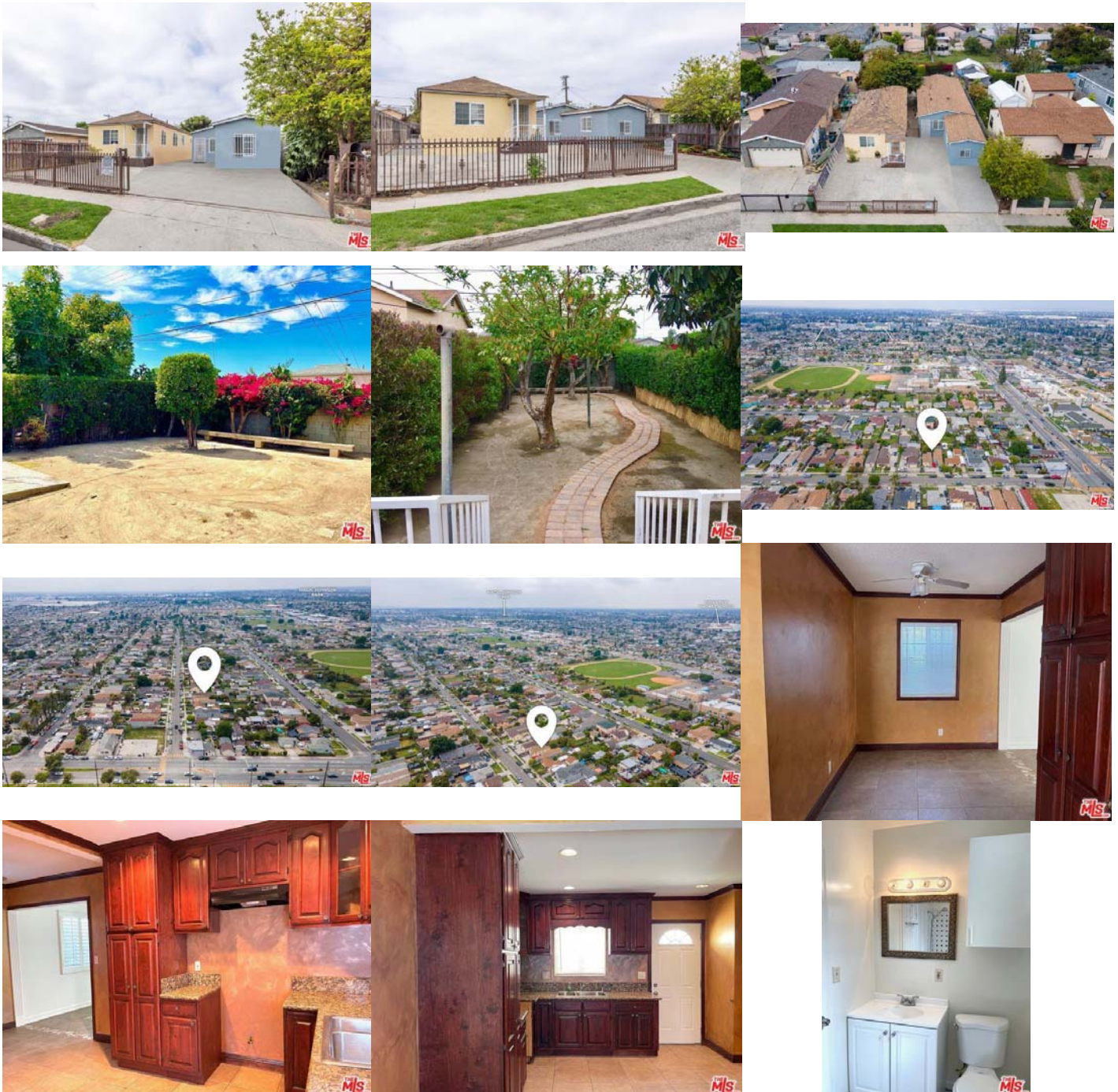
Michael Lembeck

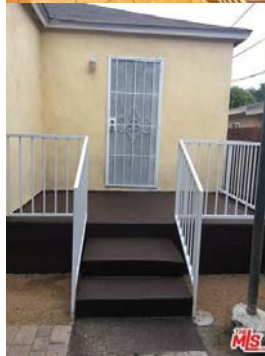
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • Duplex

List / Sold: **\$934,999/\$910,000** ↓

6721 Flora Ave • Bell 90201

39 days on the market

2 units • **\$467,500/unit** • **1,336 sqft** • **4,410 sqft lot** • **\$681.14/sqft** •
Built in 1923

Listing ID: PW24085480

Corner of Bell Ave and Flora Ave



Seller will consider 2-1 Buydown Credit to buyer! Amazing opportunity to own in a desirable pocket of Bell, CA! This charming duplex has undergone a complete top-to-bottom renovation including new mini splits in each unit, new windows, new floors, new kitchen cabinets, quartz countertops, new appliances in each unit, new paint, and landscaping. The front unit boasts a spacious layout, featuring 2 bedrooms and 1 bath spread across 896 square feet. The rear unit offers the same convenient layout with 1 bedroom and 1 bath. The property has plenty of parking with 2 one car garages and additional driveway parking behind a locked gate. Laundry hooks ups in each unit. Situated within close proximity to Bell High School, Corona Ave Elementary, Magnolia Science Academy, and Camp Little Bear Park and Lodge, it presents a convenient and family-friendly environment. Don't miss out on the chance to own this fantastic duplex.

Facts & Features

- Sold On 07/22/2024
- Original List Price of \$949,888
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$679 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Lawn, Yard
- Security Features: Security Lights
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01857852
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2

- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6325014027

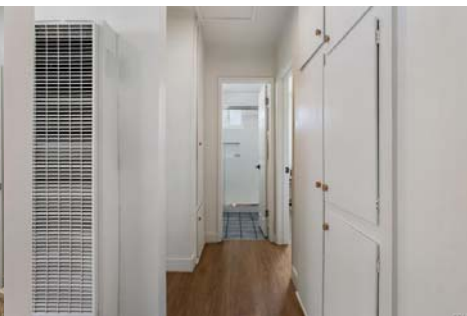
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW24085480

Printed: 07/28/2024 7:05:29 AM

Closed • **Triplex**

List / Sold: **\$975,000/\$990,000** ↑

1201 E 78th St • Los Angeles 90001

38 days on the market

3 units • **\$325,000/unit** • **2,589 sqft** • **4,931 sqft lot** • **\$382.39/sqft** •
Built in 1960

Listing ID: IV24071251

East of Central Ave South Florence Ave



***FHA Ready! Great opportunity to own a triplex with potential to add more units. Live in one and rent the rest at market rents. Main house has 3 bedrooms and 1 bathroom. Back units consist of a 2bedroom 1 bathroom unit and one unit marked as a single unit. Property has a bonus unit at the bottom, making it seemed like 4 units for the price of 3. It also has a 3 car garage that can possibly become an ADU. All units have been remodeled and ready to rent at top market rents. No rent control, property sits on County line and is not consider Los Angeles City. New roof on both buildings

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$970,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$380
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV: 02004519
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$180
- 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	\$4,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500

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
- 699 - Not Defined area

- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 6024015017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** IV24071251

Printed: 07/28/2024 7:05:29 AM

Closed • Triplex

List / Sold:

\$1,150,000/\$1,075,000 ↓

11 days on the market

Listing ID: DW24109507

1042 W 84th Pl • Los Angeles 90044

3 units • \$383,333/unit • 2,996 sqft • 5,263 sqft lot • \$358.81/sqft •
Built in 1938

North of Manchester, west of Vermont ave



Discover an incredible opportunity with this stunning Spanish-style duplex, complete with a brand new 720 sq ft, 2-bedroom ADU, offering a total of three beautifully remodeled units! Each unit in the duplex features 2 spacious bedrooms and 1 modern bathroom, all enhanced with new kitchens, stylish flooring, dual-pane windows, ceiling fans, and more. Located minutes from downtown Los Angeles, near major freeways, the airport, and SoFi Stadium, this property combines charm with modern convenience. Whether you're looking to live in one unit and rent the others or maximize rental income from all three, this potential cash cow is priced to sell and ready to deliver. Don't miss your chance to own this exceptional income-producing property in a prime location—schedule a viewing today and seize the possibilities!

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless, Wall Furnace
- \$331 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, In Closet, Individual Room
- \$114000 Gross Scheduled Income
- \$85800 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01858567
- 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		Unfurnished			\$3,500
2:	1	2	1		Unfurnished			\$3,500
3:	1	2	1		Unfurnished			\$2,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6033025004

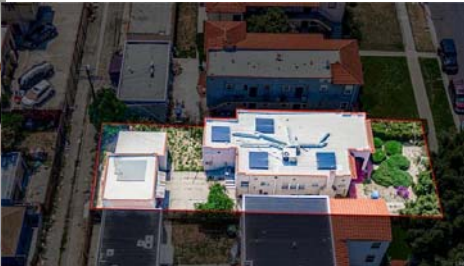
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW24109507

Printed: 07/28/2024 7:05:33 AM

Closed •

List / Sold:

\$1,795,000/\$1,685,000 ↓

139 days on the market

Listing ID: 24365491

806 N Citrus Ave • Los Angeles 90038

3 units • **\$598,333/unit** • **2,373 sqft** • **6,002 sqft lot** • **\$710.07/sqft** •
Built in 1924

This tri-plex is located on Citrus Ave. - between Waring Ave. and Willoughby Ave.



Beautifully remodeled 1920's Melrose Tri-plex with amazing walkability to Osteria Mozza, Starbucks, California Chicken Cafe, and so many other shops and restaurants. Tree-lined street just north of Melrose and west of Highland in Hancock Park adjacent surrounded by multi-million dollar homes. This 3-unit building has kept her old Spanish charm of hardwood floors and stucco archways while undergoing extensive renovations including central heat & air, new electrical and plumbing, new kitchens and baths, stainless steel appliances, and washer/dryer units in all 3 apartments. Designed with privacy in mind, each unit has its own garage and private gated and hedged yards. The largest unit, a 2-bedroom/1 bath, will be delivered vacant for an owner-occupied opportunity or can easily be rented for \$4,000/month. Unit 2 is a 2-bedroom/1 bath, currently rented for \$3,950 and Unit 3 is a large studio with built-in Murphy Bed and separate kitchen currently rented for \$2,000/month. Amazing rental history, amazing location, amazing amenities.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$103100 Net Operating Income

Interior

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

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$16,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$3,795	\$4,000
2:	2	2	1		Unfurnished	\$3,950	\$3,950	\$3,950
3:	3	1	1		Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5524003011

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • Duplex

List / Sold: **\$558,900/\$500,000** ↓

700 W 53rd St • Los Angeles 90037

96 days on the market

3 units • **\$186,300/unit** • **2 sqft** • **5,440 sqft lot** • **No \$/Sqft data** •
Built in 1914

Listing ID: SR24037610

Exit 110 Fwy S. Flower St down to 53rd St.



Priced to sell! COMPLETE REHAB to come in correct permit violations and add rear garage into legal ADU OF 2 BED 1 BATH. Property has 3 electrical meters and 3 gas meters. Agent makes no guarantee of any details regarding property condition potential buyers to due their due diligence. Property is SOLD AS-IS.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$645,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$364 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00871788
- 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	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	0	0	Unfurnished	\$0	\$0	\$0

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
- C34 - Los Angeles Southwest area
- Los Angeles County

• Buyer Agency Compensation: 2%

• Parcel # 5001026031

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SR24037610

Printed: 07/28/2024 7:05:34 AM

Closed •

List / Sold: **\$828,000/\$830,000** ↓

1217 W 60th Pl • Los Angeles 90044

128 days on the market

3 units • **\$276,000/unit** • **2,649 sqft** • **6,259 sqft lot** • **\$313.33/sqft** •
Built in 1931

Listing ID: 24351675

South of Slauson, between Western and Vermont



3rd Price Reduction! Beautiful triplex consisting of 3 spacious 2 bed 1 bath units in a quiet, tree-lined neighborhood of South L.A. centrally located between USC, Downtown L.A., Inglewood, and LAX. One of the front units is vacant and has been renovated including new flooring and kitchen upgrades. The other front unit pays \$1,400. Front units are approximately 850 square feet each. The rear unit, situated above the 3 garages, pays \$2,000, consists of around 949 square feet, and has been extensively renovated in 2023 with ceiling fans, granite countertops, newer kitchen cabinets, laundry room, renovated bathroom appliances, new windows and doors, and new wall furnace. The building underwent an electrical panel upgrade to 200 amp power in 2023. 1217 W. 60th Place presents an exciting opportunity for an investor or owner-occupant to purchase an extensively renovated triplex in the heart of L.A. with 33% vacancy. Fannie Mae has now adjusted guidelines for owner-occupants to qualify for conventional 30-year fixed rate financing for as low as 5% down payment. Additionally, 75% of the future rental income of the non-owner occupied units can be added to clients' qualifying monthly income.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$998,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.8
- \$49800 Net Operating Income

Interior

- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01522411
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,400	\$1,400	\$1,400
2:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,000
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					

9:	0
10:	0
11:	0
12:	0
13:	0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6003016019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold: **\$890,000/\$890,000** ↓

11344 Oxnard St • North Hollywood 91606

93 days on the market

**3 units • \$296,667/unit • 2,358 sqft • 7,746 sqft lot • \$377.44/sqft •
Built in 1927**

Listing ID: 24371127

Oxnard & Tujunga



We are pleased to introduce 11344 Oxnard Street, a 3-unit value-add investment opportunity in North Hollywood, CA. Constructed in 1927, this rent-controlled property sits on a 7,744 square foot lot (0.18 acres), with a gross building area of 2,358 square feet. There's nearly 44% upside potential over current gross rents, and the buyer could add more value by converting the garages into an ADU. The property's three units are split into a duplex at the front of the lot, and a separate house at the rear. The front duplex includes a 2 bed / 1 bath unit of approximately 750 square feet, and a 1 bed / 1 bath unit of about 550 square feet. The separate house at the back is the most desirable unit at the property. That 2 bed / 2 bath house has approximately 850 square feet, and it also contains in-unit laundry facilities, adding to tenant convenience. The seller has recently made capital improvements such as replacing water heaters in all units and overhauling the water main in October 2022. The property offers ample parking with two spots in the middle of the lot, and two additional 1-car garages at the back of the lot where there's additional space in front of the garages for an extra tandem space. The property's proximity to NoHo West offers potential residents access to amenities like Trader Joe's, Regal Cinemas, LA Fitness, Starbucks, ULTA, and the upcoming Nordstrom Rack, among others.

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.02
- \$44661 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,429
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- 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	\$1,232	\$1,232	\$1,950
2:	1	2	1		Unfurnished	\$1,347	\$1,347	\$2,500
3:	1	2	2		Unfurnished	\$2,595	\$2,595	\$3,000

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337010006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24371127

Printed: 07/28/2024 7:05:36 AM

Closed • **Quadruplex**

List / Sold:

\$1,150,000/\$1,152,000 ↑

13 days on the market

Listing ID: SB24106836

11921 Menlo Ave • Hawthorne 90250

**4 units • \$287,500/unit • 1,856 sqft • 6,561 sqft lot • \$620.69/sqft •
Built in 1925**

West of Prairie Ave, North of 120th St



Great investment you don't want to miss. Opportunity to own these four units in the City of Hawthorne. The property offers a detached front house with 2 bedrooms 1 bath, Front yard, and a porch. This house was upgraded in 2020 with waterproof laminate flooring throughout, new cabinets, granite countertops and vanity. The roof was replaced in 2016. There are Three units located in the back of the house on a large back yard in 2 buildings, unit A & B in one building and unit C in the detached building. Unit C has new copper water lines, unit B has new drywall, Unit A-B has new roof (Feb. 2024). Big lot with 6,561 square feet. Separate meters for gas and electric. Onsite coin Op. laundry with its own electric meter. Property fully surveyed. Great income producing property. Ready for investors looking for cash flow or owners occupied. Centrally located, close to shopping malls, freeways, newly built SOFI Stadium, Downtown Los Angeles, USC, Crypto Arena, upcoming Los Angeles Clippers Stadium.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$902 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$91980 Gross Scheduled Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428775
- 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	\$2,745	\$2,745	\$2,745
2:	1	0	1	0	Unfurnished	\$1,535	\$1,535	\$1,535
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,535
4:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4047026022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SB24106836

Printed: 07/28/2024 7:05:37 AM

Closed • **Quadruplex**

List / Sold:

\$1,100,000/\$1,150,000 ↑

10 days on the market

Listing ID: PV24105923

20618 S Western Ave • **Torrance 90501**

4 units • **\$275,000/unit** • **3,420 sqft** • **6,388 sqft lot** • **\$336.26/sqft** •
Built in 1957

S. Western Avenue / W. 207th ST.



Welcome to this fantastic quadruplex in the city of Torrance is an exceptional investment opportunity. Each of the four units features a spacious layout with 2 bedrooms, 1 bathroom, some units had updated kitchen, and a comfortable living room. With its prime location and 7 parking spaces, this property promises great rental potential and steady income. The owners would like to deliver possession of two O/O units within 30 days after (COE).

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 0 Total carport spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428775
- 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	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0
4:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,200

Of Units With:

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

- Disposal:

Additional Information

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

- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351008026

Michael Lembeck

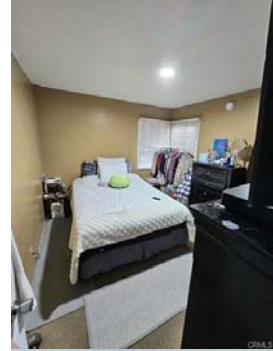
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold:

\$1,195,000/\$1,195,000

176 days on the market

Listing ID: 24348875

1624 W 206th St • Torrance 90501

**4 units • \$298,750/unit • 2,984 sqft • 7,001 sqft lot • \$400.47/sqft •
Built in 1954**

From the 405 exit western turn left on W 206th



Amazing investment opportunity! Best income to cost ratio in the area, don't pass this opportunity up or you'll regret it. This four-unit building includes a BRAND NEW 2 bedroom 1 bath unit, and 3 other two bedroom one bath units. The new unit comes complete with a/c in each room, shaker cabinets, tiled showed, luxury plank vinyl flooring and stainless-steel appliances. Plentiful parking in the driveway for each unit, and the back three units each have a large outdoor storage shed. There is a separate laundry room with a coin-operated washer and dryer for the convenience of the tenants. All four existing tenants have a longstanding history of paying rent in a timely manner, even during COVID. Building features new foundation reinforcing, gutters and more. This building is well maintained and is centrally located to shops, dining and freeway. Drive by only! Access to units with accepted offer.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$9,883
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,150
2:	2	2	1		Unfurnished	\$1,240	\$1,240	\$1,800
3:	3	2	1		Unfurnished	\$1,355	\$1,355	\$2,000
4:	4	2	1		Unfurnished	\$1,180	\$1,180	\$1,800
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351008007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold:

\$2,295,000/\$2,075,000 ↓

63 days on the market

Listing ID: 24394705

7035 N Figueroa St • Los Angeles 90042

4 units • \$573,750/unit • 3,657 sqft • 5,405 sqft lot • \$567.40/sqft •
Built in 1923

From 134 Figueroa exit, head south toward York, property is on the right side of the street.



Retail/Residential Mix in the heart of Highland Park at 7035 N Figueroa Ave, currently home to the renowned Discount Mirrors Studio. This unique property blends residential and commercial spaces, perfect for creative professionals, entrepreneurs, and investors. The main building features a professionally designed recording studio, a cozy bachelor studio with a kitchenette, and a prime storefront retail space, ideal for a gallery or boutique. Adding to its allure, the property includes a charming 650 sq ft detached bungalow at 6029 Tipton Way. This bungalow offers versatility as a guest house, rental unit, or private residence, nestled on a quiet street yet just steps from the main building. Located in a vibrant neighborhood, this property is surrounded by popular spots like The York, Kitchen Mouse, Highland Park Bowl, Avenue 50 Studio, The Judson Studios, and Materia. Enjoy trendy cafes, bars, and eateries such as Cafe de Leche, The Hermosillo, and ETA, making it a desirable location for both living and business. With potential rental incomes of \$3,000-\$3,200/month for an 800+ sq ft gallery space and \$2,200-\$2,500/month for the bungalow, this property presents a fantastic investment opportunity. The versatile spaces can be reconfigured to suit your needs, offering multiple income streams. Ample street parking is available for tenants, clients, and visitors. New roof on all structures including garage. Updated electrical. New split system heating/cooling in main structure. Don't miss this incredible chance to own a dynamic property in one of Los Angeles' most sought-after neighborhoods, where creativity and opportunity converge! Delivered vacant! DO NOT DISTURB OCCUPANTS.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$2,295,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Heat Pump
- Heating: Heat Pump
- SellerConsiderConcessionYN:
- \$15000 Net Operating Income

Interior

- Floor: Wood

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$3,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	0	0	Unfurnished	\$3,200	\$0	\$3,200
2:	1	1	1	Unfurnished	\$2,500	\$0	\$2,500
3:	1	0	0	Unfurnished	\$10,000	\$0	\$10,000
4:	1	0	0	Unfurnished	\$1,000	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5480012014

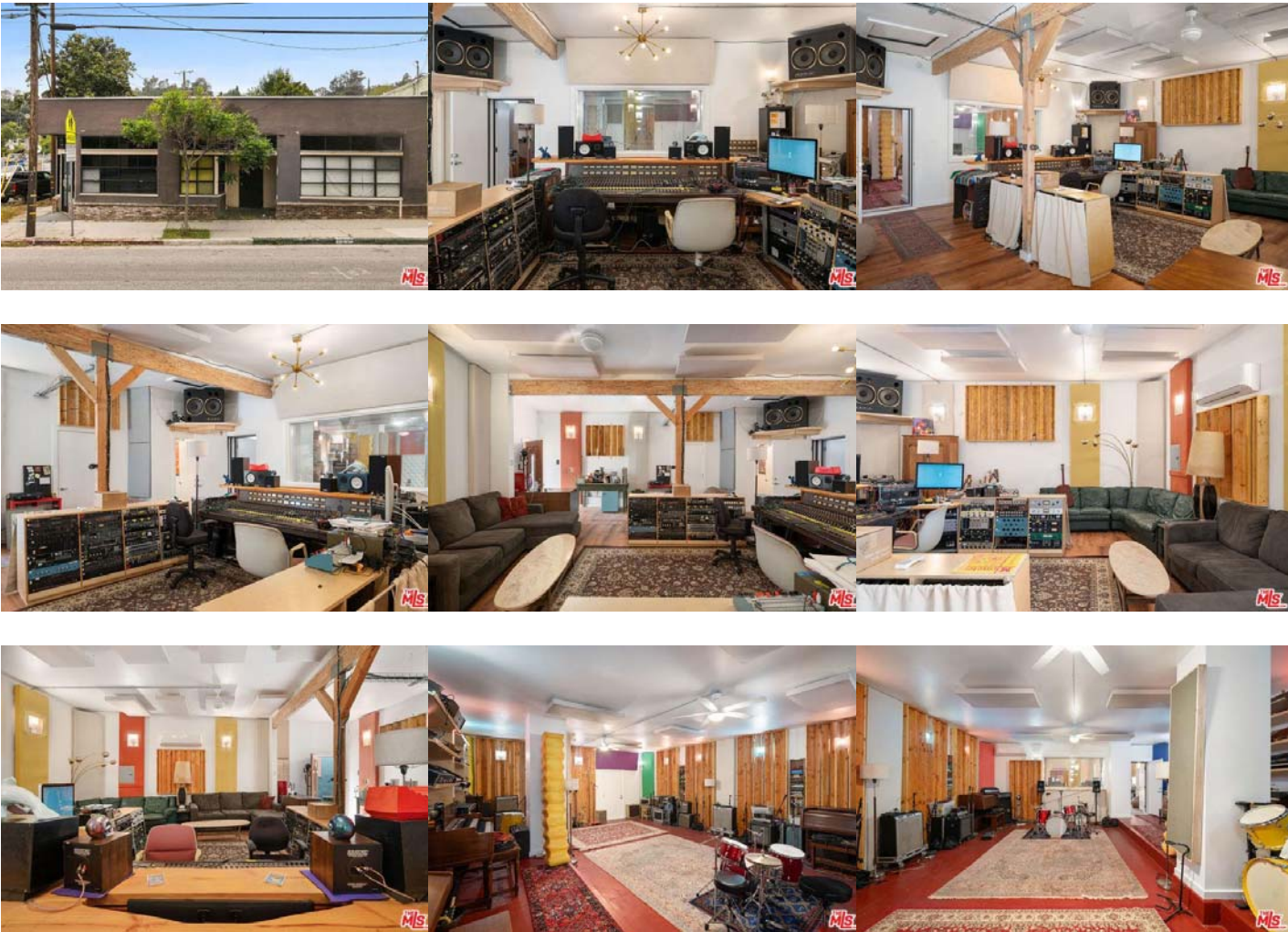
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,500,000/\$1,452,000 ↓

9032 Burma Rd • **Pico Rivera 90660**

84 days on the market

4 units • **\$375,000/unit** • **4,616 sqft** • **9,979 sqft lot** • **\$314.56/sqft** •
Built in 1952

Listing ID: PW24060420

Off of Burma and Rex Road



We are pleased to present to market 9032 Burma Road in Pico Rivera, CA. With a phenomenal unit mix of large units averaging 1,154 square feet the property consists of all two and three bedroom units, 40% rental upside, and a large 3 bed owners unit. This presents a great opportunity for a seasoned or owner user investor to acquire a turn key building in a great sub market of Los Angeles. 9032 Burma Road consists of a large 3 bed/1 bath house built in 1952, and three 2 bed/2 bath units in the rear that were built in 1989. There are three single car garages in the rear of the property along with ample space for more parking. The property is separately metered for gas and electricity. Pico Rivera currently has no municipal rent control and this property falls under AB-1482 allowing for higher rent increases. The property lies on a quiet street surrounded by new construction buildings and is minutes away from the 605 and 5 freeways making it ideal for commuters.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$3,013 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$99600 Gross Scheduled Income
- \$60401 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,211
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	1	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,850
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,850
4:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,850

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6381017017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW24060420

Printed: 07/28/2024 7:05:43 AM

Closed •

List / Sold:

\$2,995,000/\$2,850,000 ↓

126 days on the market

Listing ID: 24370605

1223 23rd St • Santa Monica 90404

**4 units • \$748,750/unit • 5,304 sqft • 5,326 sqft lot • \$537.33/sqft •
Built in 1961**

East on Wilshire Blvd, South on 23rd St



Don't miss this rare opportunity to own a one of a kind fourplex in a highly sought after Santa Monica neighborhood! This property boasts a front unit ideal for an owner-user, designed as a spacious 2-level townhouse with all the comforts of a home. The 3 bedroom & 2 bath unit features a large primary bedroom with sitting area and convenient ensuite bath on the first floor with the other two large bedrooms and one bath on the second floor all with ample closet space. A dedicated washer and dryer room with back door as well as a 1-car garage provides secure parking and storage space. The remaining 3 units each offer 2 bedrooms and 1.5 bathrooms with balcony. All 4 units have beautifully renovated open kitchens, stainless steel appliances, tile, wood flooring and overall fantastic layouts providing comfortable living spaces.. The property offers private gated entrances with keyless entry as well as a digital door lock for each unit. A shared laundry room on site adds convenience for all residents. The building underwent a seismic soft story retrofit in 2020. This property's ideal proximity to the area's finest amenities, from trendy shops and restaurants to parks and just a short distance to Whole Foods and Trader Joe's makes this the ideal lucrative investment and a place to call home.

Facts & Features

- Sold On 07/26/2024
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.15
- \$124388 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$51,318
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,400	\$4,400	\$4,500
2:	1	2	1		Unfurnished	\$3,795	\$3,795	\$3,795
3:	1	2	1		Unfurnished	\$3,400	\$3,400	\$3,795
4:	1	2	1		Unfurnished	\$3,500	\$3,500	\$3,795

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4276017029

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • **Apartment**

List / Sold: **\$785,000/\$610,000** ↓

128 E 54th St • Los Angeles 90011

132 days on the market

4 units • **\$196,250/unit** • **4,186 sqft** • **5,306 sqft lot** • **\$145.72/sqft** •
Built in 1963

Listing ID: PW23071662

Turn east on Main Street



Facts & Features

- Sold On 07/23/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$62136 Gross Scheduled Income
- \$39136 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991053
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,552	\$1,552	\$1,552
2:	1	2	1	0	Unfurnished	\$1,118	\$1,118	\$1,118
3:	1	2	1	0	Unfurnished	\$1,377	\$1,377	\$1,377
4:	1	2	1	0	Unfurnished	\$1,337	\$1,337	\$1,337

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
- C42 - Downtown L.A. area

- Rent Controlled
- Buyer Agency Compensation: 2%

- Los Angeles County
- Parcel # 5101014007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** PW23071662

Printed: 07/28/2024 7:05:44 AM

Closed • **Quadruplex**

List / Sold: **\$899,950/\$977,000** ↑

621 E 22nd St • Los Angeles 90011

9 days on the market

4 units • **\$224,988/unit** • **3,157 sqft** • **5,001 sqft lot** • **\$309.47/sqft** •
Built in 1913

Listing ID: SR24108451

South of the 10 FWY and East of the 110 FWY



Great investment opportunity in Los Angeles with this 4 Unit Building | Total rent amount for all 4 units \$7,303/ Month. Excellent cash flow for an investor. Close proximity to USC, Downtown LA, and 10 FWY. Electrical, plumbing were updated in 2015. Excellent investment property on a corner lot.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$899,950
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$493 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- \$87636 Gross Scheduled Income
- \$66986 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Fencing: Block, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense: \$3,600
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,000	\$2,000	\$2,600
2:	1	2	1	0	Unfurnished	\$1,975	\$1,975	\$2,400
3:	1	1	1	0	Unfurnished	\$1,739	\$1,730	\$2,000
4:	1	1	1	0	Unfurnished	\$1,589	\$1,589	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC: 4

Additional Information

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

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5127006021

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold: **\$980,000/\$980,000**

1135 E 67th St • Los Angeles 90001

197 days on the market

**5 units • \$196,000/unit • 2,500 sqft • 4,743 sqft lot • \$392.00/sqft •
Built in 1926**

Listing ID: 24346809

Off of Central and 67th Street



****Seller Financing available: 5% Interest Only for 5 Years 70% LTV.**** We are pleased to exclusively offer for sale 1135 E 67th Street, a value add 5-unit apartment building built in 1926. The property boasts a favorable unit mix of well maintained four (4) one-bedroom, one-bathroom units and one (1) two-bedroom, one-bathroom unit. 1135 E 67th Street is a prime investment opportunity with significant value add potential, 40% rental upside as well as ADU potential (buyer must verify). The property is situated in the growing Florence-Graham submarket and is just a few miles away from both USC and SoFi Stadium, as well as walking distance to many restaurants, retail outlets, and metro stations.

Facts & Features

- Sold On 07/26/2024
 - Original List Price of \$980,000
 - 4 Buildings
 - Levels: One
 - 0 Total parking spaces
 - SellerConsiderConcessionYN:
- Cap Rate: 5.57
 - \$54559 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,574
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00409987
 - 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	\$1,224	\$4,896	\$1,700
2:	1	2	1		Unfurnished	\$1,919	\$1,919	\$2,400
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: 2.500%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6010005026

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 24346809

Printed: 07/28/2024 7:05:46 AM

Closed • [Apartment](#)

List / Sold:

\$1,390,000/\$1,350,000 ↓

91 days on the market

Listing ID: RS24023789

2300 W 12th St • Los Angeles 90006

6 units • **\$231,667/unit** • **4,032 sqft** • **6,274 sqft lot** • **\$334.82/sqft** •
Built in 1906

Hoover St & 12th St. South West Corner.



"PRICE REDUCED FOR A QUICK SALE" LAR4 ZONING 6-UNIT APT IN THE HEART OF LOS ANGELES!!! GREAT INVESTMENT & DEVELOPMENT OPPORTUNITY 6-Unit APARTMENT BUILDING ON THIS LAR-4ZONING AREA , TOC TIER 2 LOT on a busy HOOVER ST. TWO STORIES VICTORIAN-STYLE BUILDING, SIZE:4,032 SQ FT, WITH LARGE LOT (SIZE APP. 6,272 SQ FT.) WITH ASSIGNED 10 PARKING LOTS. THIS PROPERTY LOCATED AT THE CORNER OF HOOVER STREET AND W. 12TH STREET, NEXT TO THE PUBLIC TRANSPORTATION BUS STOP. CENTRALLY LOCATED TO L.A. LIVE, STAPLES, CONVENTION CENTER, DOWNTOWN L.A., KOREA TOWN, AND USC CAMPUS. THIS INCOME PROPERTY IS SET UP AS SIX (6) UNITS. SOLD WITH TENANTS IN THE PLACES. THERE ARE FENCED 10 PARKING OPEN SPACES AVAILABLE. THE SELLER HAS UPGRADED/REPLACED ALL PLUMBING, SEWER LINE, AND KITCHENS ACCORDING TO THE L.A. CITY BUILDING CODE FOR A PERIOD OF A COUPLE OF YEARS RECENTLY. THIS PROPERTY IS TO BE SOLD IN AS A "AS-IS CONDITION". PLEASE DRIVE BY OR WALK AROUND ONLY. DO NOT GO DIRECTLY. DO NOT DISTURB CURRENT OCCUPANTS. ALL CURRENT TENANTS ARE PAY RENT ON TIME MONTHLY AND VERY COOPERATIVE TO THE LANDLORD. VERY EASY ACCESS TO/FROM FWY 10, 101 AND 110. THIS PROPERTY IS TO BE SOLD IN AS A "AS-IS CONDITION". PLEASE DRIVE BY OR WALK AROUND ONLY. DO NOT GO DIRECTLY. DO NOT DISTURB CURRENT OCCUPANTS.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Cap Rate: 5.1
- \$111761 Gross Scheduled Income
- \$7841 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Basement

Exterior

- Lot Features: Level with Street, Near Public Transit
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,720
- Electric: \$1,100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,600
- Cable TV: 01209953
- Gardener:
- Licenses: 500
- Insurance: \$2,500
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 400
- Water/Sewer: \$6,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	3	Unfurnished	\$2,080	\$2,080	\$2,400

2:	1	1	1	1	Unfurnished	\$1,431	\$1,431	\$1,800
3:	1	1	1	1	Unfurnished	\$1,460	\$1,460	\$1,800
4:	1	1	2	1	Unfurnished	\$899	\$899	\$1,300
5:	1	1	2	0	Unfurnished	\$1,000	\$1,000	\$1,400
6:	1	3	2	4	Unfurnished	\$2,436	\$2,436	\$2,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5076015023

Michael Lembeck

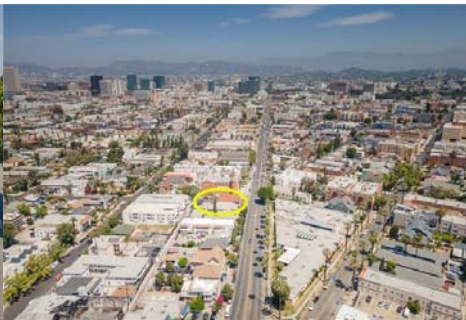
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: RS24023789

Printed: 07/28/2024 7:05:49 AM

Closed •

List / Sold:

\$3,600,000/\$3,652,170 ↑

25220 Bigelow Rd • Torrance 90505

35 days on the market

**8 units • \$450,000/unit • 5,652 sqft • 11,986 sqft lot • \$646.17/sqft •
Built in 1966**

Listing ID: 24389567

Bigelow Rd & Newton St



We are pleased to present our newest exclusive listing in the highly sought-after community of Walteria in South Torrance. This trophy property is on the market for the first time in 40 years and is a rare opportunity to own real estate in a highly desirable location with a low supply of multifamily housing. Located on the border of Rolling Hills Estates, it is within minutes of schools, Whole Foods, Trader Joe's, Home Depot, Costco, and the exclusive Rolling Hills Country Club. This unique property is comprised of two separate fourplexes on two separate APNs. Each building has two 2-bedroom units and two 1-bedroom units, making it an ideal unit mix that will always stay full! The property has been meticulously cared for and has a "pride of ownership" feel to it. There is a 1:1 parking ratio with plenty of street parking for tenants. This is a rare opportunity to own an exceptional investment property that will generate strong returns into the future! DO NOT DISTURB TENANTS. DRIVE BY ONLY.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$3,600,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$137328 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$68,808
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- 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	2	1		Unfurnished	\$2,220	\$2,220	\$2,950
2:	4	1	1		Unfurnished	\$2,050	\$2,050	\$2,350

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%

- 125 - Waleria area
- Los Angeles County
- Parcel # 7535021036

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold:

\$4,350,000/\$3,585,000 ↓

184 days on the market

Listing ID: 24349997

3729 Delmas Ter • Los Angeles 90034

**9 units • \$483,333/unit • 6,930 sqft • 7,248 sqft lot • \$517.32/sqft •
Built in 1985**

North of Venice Blvd., West of Main Street; East of Clarington



9 Units Tri-Level building ,newly Painted with some units that are Townhouse style, 6 out of 9 units totally remodeled in contemporary style. Fully rented. All units with fireplace, window AC, some with High cathedral Ceilings, some units has lofts with 1/2 bath and closet. The remodeled units has pedestal sinks, new shower stalls, huge master suite in some units. All units has their own electric and gas meters. 13 subterranean parking spaces.

Facts & Features

- Sold On 07/23/2024
- Original List Price of \$4,350,000
- 1 Buildings
- Levels: Multi/Split
- 13 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.8

Interior

- Floor: Tile
- Appliances: Dishwasher, Disposal

Exterior

- Security Features: Automatic Gate, Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01896723
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2		Unfurnished	\$4,825	\$4,825	\$8,000
2:	1	2	1		Unfurnished	\$2,350	\$2,350	\$3,800
3:	2	0	1		Unfurnished	\$4,190	\$4,190	\$4,400
4:	2	2	2		Unfurnished	\$7,895	\$7,895	\$8,500
5:	2	1	1		Unfurnished	\$5,895	\$5,895	\$6,400
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4313014026

Michael Lembeck

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

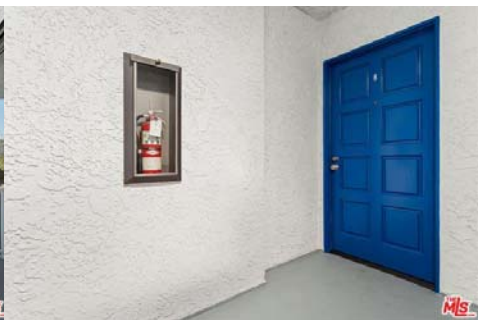
Citivest Realty Services, Inc

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

Click arrow to display photos









Closed •

List / Sold:

\$3,750,000/\$3,750,000

31 days on the market

Listing ID: 24407663

6535 Fulton Ave • Van Nuys 91401

**16 units • \$234,375/unit • 14,891 sqft • 15,727 sqft lot • \$251.83/sqft •
Built in 1963**

The subject property is situated in a great Valley Glen location, north of Victory Boulevard and east of Van Nuys Boulevard.



We are pleased to present a sixteen (16) unit apartment building located at 6535 Fulton Avenue in Los Angeles, California. The subject property is situated in a great Valley Glen location, north of Victory Boulevard and east of Van Nuys Boulevard. Built in 1963, this property contains an incredible unit mix of eleven (11) two-bedroom / one-bathrooms units, two (2) two-bedroom / two-bathroom units, and three (3) three-bedroom / two-bathroom units. One (1) unit will be delivered vacant. Select units were recently refurbished with new flooring and remodeled bathrooms and kitchens. Both the bathrooms and kitchens feature beautiful granite countertops, bright white cabinets, and stainless steel appliances. Each unit is very spacious averaging around 1,000 square feet. Residents can take advantage of the property's on-site amenities, such as laundry facilities, thirteen (13) covered parking spaces, three (3) uncovered parking spaces, a courtyard swimming pool, and a quaint, grassy front yard. The property includes a very large vacant storage space that can be easily converted into an ADU. The subject property is situated in Valley Glen, one (1) block south of Fulton Avenue Park. Valley Glen is a dynamic and diverse family-friendly portion of the San Fernando Valley that offers plenty of fun activities, good local food, great parks, and nice buildings. Situated in a great Valley Glen location, this offering presents an excellent opportunity for any investor to capitalize on the strong rental upside in a core market of Los Angeles.

Facts & Features

- Sold On 07/25/2024
- Original List Price of \$3,750,000
- 1 Buildings
- Levels: Multi/Split
- 16 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.75
- \$215461 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

- Lot Features: Landscaped
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$111,955
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01854035
- 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:	11	2	1	Unfurnished	\$1,548	\$1,548	\$2,350
2:	2	2	2	Unfurnished	\$2,037	\$2,037	\$2,400
3:	3	3	2	Unfurnished	\$2,099	\$2,099	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.750%
- VG - Valley Glen area
 - Los Angeles County
 - Parcel # 2329025023

Michael Lembeck

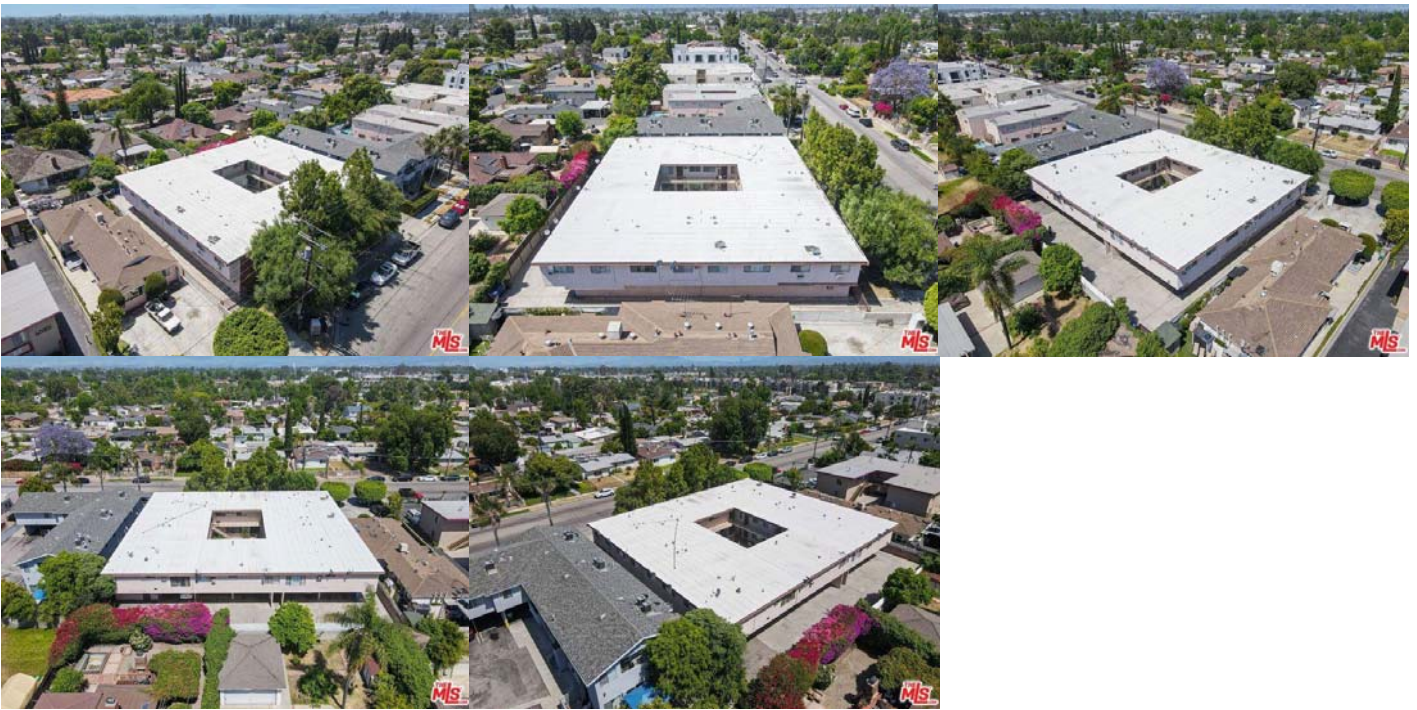
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24407663

Printed: 07/28/2024 7:05:55 AM

Closed • **Apartment**

List / Sold:

\$6,300,000/\$6,170,000 ↓

89 days on the market

Listing ID: SR24000632

1913 W 3rd St. • **Los Angeles 90057**

41 units • **\$153,659/unit** • **21,692 sqft** • **20,283 sqft lot** • **\$284.44/sqft** •
Built in 1923

1913 W. 3rd St, Los Angeles, CA 90057



We are proud to present The Victorian on 3rd, an amazing multifamily opportunity located at 1901 & 1913 West 3rd Street in The City of Los Angeles, California. This unique apartment complex is comprised of *41 highly improved apartment units in two separate and distinct two-story buildings, and the addition of (1) One-Bedroom + One-Bath detached home. The buildings are constructed of wood frame with a flat/pitched roof and stucco exterior as well as wood siding. Development for each of the buildings was completed in 1942 & 1923 respectively and encompassing a total of **±21,692 building square feet situated on two separate parcels totaling ±20,283 square feet offering a zoning of LAC2 which could be beneficial for future development. *(34) Singles + One Bath Units *(6) One-Bedroom + One-Bath Units *(1) One-Bedroom + One-Bath Detached Unit * Total unit count differs from title and was provided by Seller and is believed to be the correct legal unit count. Buyer to verify. ** Total building square footage differs from title and was provided by Seller and said to be a correct accounting of all improvement square footage including basement. Buyer to verify. *** Currently there are ±21 parking spaces with the potential to add an additional ±3 spaces. Buyer to verify. **PROPERTY HIGHLIGHTS** + Attractive value metrics of 6.04% Cap Rate | 9.75 GRM | \$153,659 CPU + Excellent leverage quoted with attractive interest only financing + Solid day-1 cash flow and additional rental upside potential + Ratio Utility Billing System (RUBS) in place for many units + Major electrical and unit upgrades + Individually metered for gas and electric + Upgraded fire suppression system including hard-wired smoke detectors + 50% plus of the units tastefully remodeled + Complete unit appliance package of gas range, fridge, dishwasher & microwave + Two adjacent buildings & lots on a signalized corner + Separate APNs for each property & zoned LAC2 totaling +/-20,283 sq. ft. of land + Great candidate to capitalize on newly approved Section 8 housing voucher increases + Controlled intercom access and CCTV monitoring + On-site gated parking for 24 cars & 2 separate laundry rooms + Beautifully maintained and clean property

Facts & Features

- Sold On 07/24/2024
- Original List Price of \$6,475,000
- 3 Buildings
- 24 Total parking spaces
- 0 Total carport spaces
- \$0 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 6.04
- \$646199 Gross Scheduled Income
- \$380618 Net Operating Income
- 41 electric meters available
- 41 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$246,195
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$11,916
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$18,477
- 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:	34	0	1	0	Unfurnished	\$1,190	\$40,460	\$1,395
2:	7	1	1	0	Unfurnished	\$1,630	\$11,408	\$1,895

Of Units With:

- Separate Electric: 41
- Gas Meters: 41
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 1.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5154020025

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





