

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	220023440SD	S	2557 W Avenue 31	LA			2	\$23,916	3	\$960,000			1914	12,239/0.28
2	PV23091537	S	2439 Andreo AVE	TORR	134	TRUS	2	\$29,400		\$1,300,000	\$541.67	2400	1942/ASR	7,036/0.1615
3	SB23094760	S	112 44th ST	MANH	142	STD	2	\$180,000	4	\$3,125,000	\$1,270.33	2460	1959/ASR	1,433/0.0329
4	QC23107609	S	419 South Lake Street	BBK	610	STD,TRUS	2	\$60,000		\$858,000	\$794.44	1080	1952/ASR	3,941/0.0905
5	CV23101103	S	11736 Mulhall ST	ELM	619	STD,TRUS	2	\$0		\$950,000	\$704.23	1349	1939/ASR	16,436/0.3773
6	P1-13884	S	7636 Dav ST	TUJ	659	STD,TRUS	2	\$44,280		\$702,108	\$444.94	1578	1924	5,393/0.12
7	IG23095495	S	2013 Baudin ST	POM	687	STD	2	\$0		\$760,000	\$353.98	2147	1964/ASR	7,361/0.169
8	CV23032182	S	1706 E 126th ST	CMP	699	STD	2	\$84,000		\$670,000	\$236.41	2834	1906/ASR	10,371/0.2381
9	DW23091235	S	1723 E 113th ST	LA	699	STD	2	\$0		\$715,000	\$413.77	1728	1944/ASR	6,846/0.1572
10	23280373	S	2310 Oak ST	SM	C14	STD	2			\$1,850,000	\$852.53	2170	1940	7,018/0.16
11	23283301	S	1215 S Citrus AVE	LA	HPK	STD	2			\$1,443,000	\$454.92	3172	1936	6,249/0.14
12	SR23110056	S	1129 W 24th ST	LA	C34	STD	2	\$43,044		\$860,000	\$402.62	2136	1907/ASR	5,874/0.1348
13	IV23029702	S	615 E 38th ST	LA	C34	STD	2	\$77,400	6	\$940,000	\$390.04	2410	2009/ASR	4,800/0.1102
14	DW23064032	S	329 W 83rd ST	LA	C37	STD	2	\$0		\$612,000	\$468.61	1306	1962/ASR	5,764/0.1323
15	DW23097182	S	1524 -152 105th ST	LA	C37	STD	2	\$0		\$715,000	\$504.94	1416	1947/ASR	4,548/0.1044
16	PW23115260	S	725 -727 E 84th Pl	LA	C37	STD	2	\$79,800		\$1,050,000	\$281.58	3729	2018/PUB	5,100/0.1171
17	PW23089128	S	1364 E 20th ST	LA	C42	STD	2	\$32,160		\$445,000	\$267.11	1666	1913/OTH	5,978/0.1372
18	DW23121922	S	12817 Downey AVE	DOW	D4	TRUS	2	\$0		\$705,000	\$416.17	1694	1955/ASR	6,762/0.1552
19	23272669	S	1941 Browning BLVD	LA	PHHT	PRO	2			\$810,000	\$387.93	2088	1922	7,012/0.16
20	SR23108759	S	38920 9th ST E	PDL	PLM	STD	2	\$40,260		\$410,000	\$231.64	1770	1955/ASR	7,267/0.1668
21	DW23057173	S	10940 Pope AVE	LNWD	RM	STD	2	\$0		\$369,000	\$234.88	1571	1953/ASR	5,169/0.1187
22	QC23043778	S	6612 Loma Vista AVE	BELL	T6	STD	2	\$5,500		\$963,000		2	1947/ASR	7,000/0.1607
23	RS23016739	S	3127 W Avenue 32	LA	623	TRUS	3	\$0		\$1,225,000	\$414.41	2956	1924/ASR	9,604/0.2205
24	PF23098775	S	2547 Piedmont AVE	MTR	635	STD	3	\$18,480		\$1,280,000	\$618.96	2068	1923/ASR	7,563/0.1736
25	TR23074258	S	601 W Riggin ST	MP	641	STD	3	\$64,860	4	\$1,150,000	\$438.93	2620	1948/APP	8,001/0.1837
26	23281129	S	427 James ST	LA	680	STD	3			\$1,418,750	\$572.08	2480	1922	7,830/0.17
27	23246991	S	2620 S Budlong AVE	LA	C16	STD	3		6	\$1,000,000	\$534.76	1870/A	1900/ASR	2,907/0.06
28	SR23045634	S	5934 Corney AVE	LA	C16	STD	3	\$94,800		\$1,565,000	\$823.68	1900	1950/ASR	6,500/0.1492
29	MB23065756	S	520 Solano Avenue	LA	671	STD,TRUS	3	\$40,388		\$805,000	\$235.93	3412	1897/ASR	5,836/0.134
30	23270213	S	1825 Redesdale AVE	LA	671	STD	3			\$3,100,000	\$926.20	3347	1925	5,462/0.12
31	PW23005649	S	4421 Wall ST	LA	C34	STD	3	\$57,996		\$724,000	\$478.84	1512	1955/ASR	3,413/0.0784
32	PW23105046	S	121 E 88th ST	LA	C34	STD	3	\$118,800		\$1,575,000	\$462.96	3402	2023/BLD	7,150/0.1641
33	PW23105031	S	829 W 66th ST	LA	C34	STD	3	\$128,400		\$1,850,000	\$382.86	4832	2023/BLD	7,150/0.1641
34	SR22219167	S	316 W 79th ST	LA	C37	STD	3	\$1,750		\$600,000	\$342.86	1750	1925/ASR	6,589/0.1513
35	BB23007335	S	1711 Miramar ST	LA	C42	STD	3	\$0		\$954,000	\$389.39	2450	1908/PUB	3,758/0.0863
36	MB23063310	S	1205 Prado Street	ELA	ELA	TRUS	3	\$36,000		\$690,000	\$356.22	1937	1922/ASR	5,612/0.1288
37	23273725	S	44740 Gadsden AVE	LNCR	LAC	STD	3			\$635,000	\$262.83	2416	1953	7,973/0.18
38	PW23090998	S	3037 Flower ST	LNWD	RM	STD	3	\$76,800		\$925,000	\$382.86	2416	1963/ASR	6,502/0.1493
39	IG23021729	S	2761 Nebraska AVE	SOG	T4	STD	3	\$50,400		\$765,000	\$409.53	1868	1953/ASR	5,403/0.124
40	SB23096681	S	14717 Condon AVE	LAWN	112	STD	4	\$117,000		\$1,700,000	\$403.70	4211	1962/PUB	11,393/0.2615
41	SB23099199	S	3618 Del Amo BLVD	TORR	126	STD	4	\$101,100	3	\$1,785,000	\$388.47	4595	1970/ASR	6,000/0.1377
42	SB23069982	S	1042 N Banning BLVD #4	WILM	195	STD	4	\$2,272		\$600,000	\$333.33	1800	1925/ASR	4,308/0.0989
43	GD23012271	S	412 W Elmwood AVE	BBK	610	STD	4	\$77,820		\$1,287,000	\$515.62	2496	1954/PUB	4,743/0.1089
44	TR23101911	S	452 E Rio Grande ST	PAS	646	STD	4	\$75,360		\$1,800,000	\$543.48	3312	1961/ASR	7,980/0.1832
45	TR23133544	S	2325 Angela ST	POM	687	STD	4	\$67,200		\$1,338,750		1	1965/ASR	7,157/0.1643
46	23252283	S	236 MARKET ST	VEN	C11	STD	4	\$75,998		\$1,590,000	\$841.27	1890	1940	2,850/0.06
47	23273201	S	506 N Madison AVE	LA	671	STD	4		5	\$1,150,000	\$328.95	3496	1963	4,998/0.11
48	23271071	S	8722 Ramsgate AVE	LA	C29	STD	4		6	\$1,400,000	\$429.45	3260	1951	6,822/0.15
49	23260051	S	8716 Ramsgate AVE	LA	C29	STD	4		6	\$1,400,000	\$429.45	3260/OTH	1951	6,820/0.15
50	23253491	S	132 W 74th ST	LA	C37	STD	4		7	\$1,108,000	\$483.84	2290	1983	7,936/0.18
51	23272875	S	1416 Malvern AVE	LA	C42	STD	4			\$800,000	\$255.18	3135	1915	6,366/0.14
52	23270949	S	145 E 36th Pl	LA	C42	STD	4		7	\$1,150,000	\$455.63	2524	1901	6,250/0.14
53	IV23093030	S	6022 Agra ST	BG	T3	STD	4	\$92,280	5	\$1,250,000	\$361.48	3458	1963/ASR	6,978/0.1602
54	23254065	S	612 Edgewood ST	ING	101	STD	5		5	\$1,665,000	\$260.28	6397/AP	1941/ASR	11,996/0.27
55	PW23072177	S	5234 Jacyer AVE	LW	24	STD	5	\$133,056	3	\$2,050,000	\$417.86	4906	1978/ASR	8,841/0.203
56	MB23073683	S	609 Jacmar DR	MTB	674	TRUS	5	\$70,620		\$1,075,000	\$315.25	3410	1963/PUB	6,506/0.1494
57	AR22143198	S	1810 S Manhattan Pl	LA	C17	STD	5	\$87,564		\$1,370,000	\$291.49	4700	1923/ASR	6,630/0.1522
58	DW23065265	S	1179 W 37th ST	LA	C34	STD,TRUS	5	\$85,968		\$1,800,000	\$323.97	5556	1992/ASR	7,784/0.1787
59	DW23058581	S	944 N Ditman AVE	CTER	CTER	STD	5	\$9,000		\$1,150,000	\$460.00	2500	1921/ASR	7,521/0.1727
60	TR23111993	S	2519 E Monroe ST	CARS	136	AUC	6	\$0		\$1,460,000	\$588.71	2480	1947/ASR	5,413/0.1243
61	23250689	S	617 Echandia ST	LA	BOYH	STD	6		6	\$1,275,000	\$329.29	3872	1964	11,830/0.27
62	23236177	S	703 W 79th ST	LA	C36	STD	6		7	\$1,700,000	\$467.80	3634	1958	7,139/0.16
63	23260037	S	627 Echandia ST	LA	BOYH	STD	9			\$1,042,500	\$230.64	4520	1900	11,626/0.26

Closed •

List / Sold: **\$975,000/\$960,000** ↓

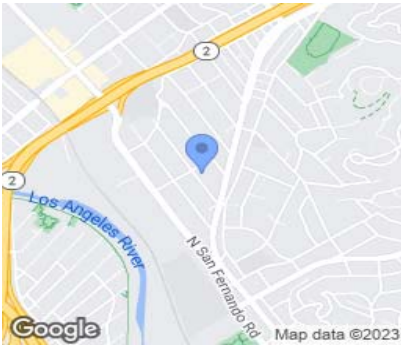
2557 W Avenue 31 • Los Angeles 90065

42 days on the market

2 units • \$487,500/unit • sqft • 12,239 sqft lot • No \$/Sqft data • Built in 1914

Listing ID: 220023440SD

CrossStreet: Eagle Rock Blvd



INCREDIBLE POTENTIAL!!! Over approx. 2,100 SF of living space!! Huge lot, over 1/4 Acre!! 2 separate structures Plus a large storage/garage structure. Needs some TLC but similar turn-key properties sell for over \$2,000,000. Great neighborhood!!

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- Cap Rate: 2.5
- \$23916 Gross Scheduled Income
- \$23916 Net Operating Income

Interior

- Appliances: Gas Water Heater

Exterior

- Security Features: Window Bars

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01935389
- 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:		3	2			\$1,194		\$2,750
2:		2	1			\$799		\$1,750
3:			0					
4:			0					

Of Units With:

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

Additional Information

- Buyer Agency Compensation: 2%
- Los Angeles County
- Parcel # 5457014001

Michael Lembeck

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

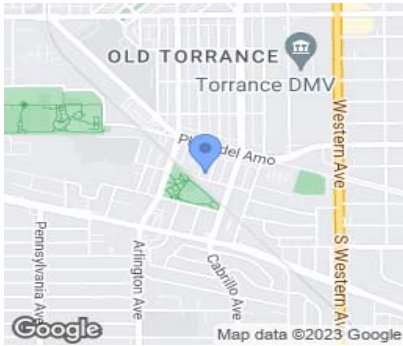
Re/Max Property Connection

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

Closed • Duplex

2439 Andreo Ave • Torrance 90501
2 units • \$512,500/unit • 2,400 sqft • 7,036 sqft lot • \$541.67/sqft •
Built in 1942
Plaza Del Amo & Andreo

List / Sold:
\$1,025,000/\$1,300,000 ↑
16 days on the market
Listing ID: PV23091537



This duplex in Old Torrance is a rare opportunity to own a property with two separate homes on a large 7066 square foot R-3 lot. Front House: This is a charming 2-bedroom, 1-bathroom home with hardwood floors. It features a dining room, kitchen with a private laundry area. The front house also has its own private yard. A fence separates it from the rear house, providing great privacy between the two homes. Rear House: Stylish remodeled two-story home. It consists of 3 bedrooms and 2 bathrooms. The first floor has 1 bedroom and a remodeled bathroom, along with a washer and dryer located in a closet. On the second floor, you'll find an exceptional home with vaulted ceilings and skylights. The kitchen has been stunningly remodeled and offers an open floor plan with newer flooring. The living room features a cozy fireplace and an enclosed patio. A spacious primary bedroom with a balcony. The newly remodeled Jack & Jill bathroom opens to the third bedroom. The property also boasts an expansive yard. The front house offers a charming living space, while the rear house provides a stylish and remodeled living experience with an open floor plan and impressive features. This property is great for an owner/user, or investor. Do Not miss this amazing opportunity.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,025,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- \$497 (Estimated)
- Laundry: In Closet, Individual Room
- \$29400 Gross Scheduled Income
- \$26004.98 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate, Wood
- Appliances: Disposal, Gas Oven, Gas Cooktop
- Other Interior Features: Balcony, Beamed Ceilings, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,395
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	0	Unfurnished	\$2,450	\$2,450	\$2,900
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,800

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7357012012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PV23091537

Printed: 07/30/2023 2:19:03 PM

Closed • Duplex

\$2,865,000/\$3,125,000 ↑

3 days on the market

Listing ID: SB23094760

112 44th St • Manhattan Beach 90266

2 units • \$1,432,500/unit • 2,460 sqft • 1,433 sqft lot • \$1270.33/sqft •

Built in 1959

Corner Lot: On the Corner of 44th St & Ocean Drive



We are pleased to present 112 44th St, Manhattan Beach: located only one block up from The Strand on a corner lot. This side-by-side duplex, built in 1959, boasts two townhome style units measuring roughly 1,200 SqFt each. Both units have full panoramic ocean views as well as access to the rooftop deck in the previous owners unit. Both units are 2-bedroom, 1.5-bathroom units and have their own washer/dryer hookups. On the ground level there are two very large enclosed 2-Car Garages, which is very rare for the notoriously parking-scarce El Porto area of Manhattan Beach. One of the units has recently undergone upgrades, such as new laminate flooring, new kitchen appliances, new bathroom vanity, cleaned fireplace, and a fresh paint job throughout the unit. This property is perfect for an owner/user who can offset their mortgage, or as a full investment property located within the coastal zone / Manhattan Beach Sand Section, which allows for short term rentals for increased income. Both units will be delivered vacant.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$2,865,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$2,409 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
 - Cap Rate: 4.43
 - \$180000 Gross Scheduled Income
 - \$126866 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot
 - Waterfront Features: Across the Road from Lake/Ocean, Beach Access, Beach Front, Ocean Access, Ocean Front, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,735
 - Electric: \$450.00
 - Gas: \$450
 - Furniture Replacement:
 - Trash: \$450
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$1,772
 - Maintenance: \$7,200
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$450
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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%
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4137006031

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

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

CUSTOMER FULL: Residential Income LISTING ID: SB23094760

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Closed • Duplex

List / Sold: \$800,000/\$858,000 ↑

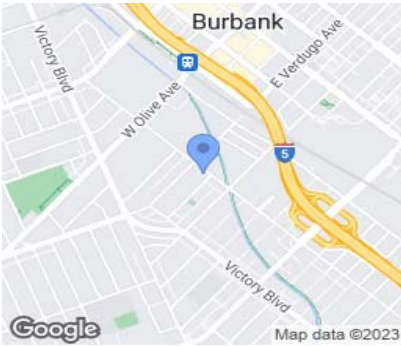
419 South Lake Street • Burbank 91502

6 days on the market

2 units • \$400,000/unit • 1,080 sqft • 3,941 sqft lot • \$794.44/sqft • Built in 1952

Listing ID: OC23107609

From 5 Freeway, exit S to Lake St. Turn North West and proceed to Duplex



Prime Burbank Location Duplex with Rear unit VACANT. Very Low Maintenance Building Offering Two Units with 1 Bedroom Each on an almost 4000sqft Lot. Each Unit has Indoor Washer/Dryer. Hardwood Floors, and Dual Pane Window. Rear Unit has Granite Counters. The Duplex has a Brand New Roof and a 2 Car Garage. Front Unit is Occupied on Month to Month paying \$1680. There is a Full Gated Back Yard in Rear of Building.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$183 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$60000 Gross Scheduled Income
- \$60000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator

Exterior

- Lot Features: Back Yard
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00979311
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$1,680	\$1,680	\$2,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2451020022

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

List / Sold: **\$899,900/\$950,000** ↑

11736 Mulhall St • El Monte 91732

9 days on the market

2 units • \$449,950/unit • 1,349 sqft • 16,436 sqft lot • \$704.23/sqft •

Built in 1939

Listing ID: CV23101103

E/Peck Road & S/Lower Azusa Road



ATTENTION INVESTORS! WHAT A GREAT OPPORTUNITY WITH SO MUCH POTENTIAL. Two separate units on a HUGE LOT with POTENTIAL for a 3rd and possibly, a 4th Unit. Rare to find income property that has been well maintained inside and out. The front house has 2 bedrooms and 1 bathroom with a detached 2 car garage. The rear Unit has 2 bedrooms and 1 bathroom. The front unit has a private driveway to accommodate multiple vehicles. BOTH units have long-term tenants. Dwelling and lot S.F. is approximate per tax roll. Buyer to verify.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$899,900
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - 1 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$654 (Estimated)
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft, Level, Near Public Transit
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01978266
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2%
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8547017110

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$625,000/\$702,108 ↑

7636 Day St • Tujunga 91042

5 days on the market

2 units • \$312,500/unit • 1,578 sqft • 5,393 sqft lot • \$444.94/sqft • Built in 1924

Listing ID: P1-13884

Duplex is located south of Foothill Blvd between Apperson & Plainview. Tommy's is at the corner!



Great opportunity to own an investment property at a great price. Each unit is a 2 bedroom + 1 bath. Each has a yard, parking, storage room, AND their own laundry room. Lots of potential. Property management in place if desired.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- \$44280 Gross Scheduled Income
- \$32000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- 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:	2	2	1	0	Unfurnished	\$1,895	\$1,895	\$2,500
2:	2	2	1		Unfurnished		\$1,795	
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2558035025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$750,000/\$760,000 ↑

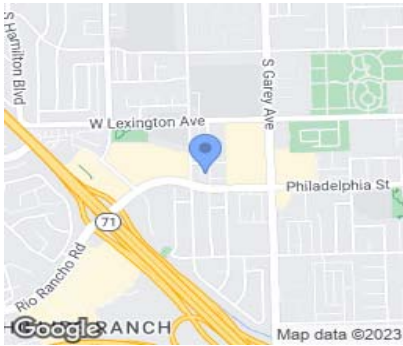
2013 Baudin St • Pomona 91766

13 days on the market

2 units • \$375,000/unit • 2,147 sqft • 7,361 sqft lot • \$353.98/sqft • Built in 1964

Listing ID: IG23095495

just north of the 60 FWY.....a skip to Orange County/Chino Hills/Diamond Bar



Location is ideal.....Hop into Orange County or Hop into LA.....Chino Hills and Diamond Bar are nearby.....Perfect Starter Investment Home.....Single level.....Live in one - Rent the other.....Unit one is 3 Bedrooms and Two Bathrooms.....Unit two is Two Bedrooms and one Bath.....Current tenants have 10+ years residence here and are paying below market rents.....Two car garage is split by the tenants.....Please do not disturb tenants....Make offer subject to inspection.....

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$579 (Estimated)
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- 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	0	1	Unfurnished	\$0	\$0	\$3,200
2:	1	2	0	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8344037020

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1706 E 126th St • Compton 90222

2 units • \$362,500/unit • 2,834 sqft • 10,371 sqft lot • \$236.41/sqft • Built in 1906

Wilmington Avenue to 126th

List / Sold: \$725,000/\$670,000 ↓

64 days on the market

Listing ID: CV23032182



Duplex located in the City of Compton. Two separate buildings with 8 total bedrooms and 2 bathrooms. Huge lot with over 10,000 sqft of flat usable land. Close to schools, shopping and restaurants. Easy access to freeways.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$900,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$1,223 (Estimated)
- Laundry: See Remarks
 - \$84000 Gross Scheduled Income
 - \$71400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft, Level
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$3,500
 - Electric: \$500.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 01978349
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	1	0	Unfurnished	\$0	\$0	\$3,500
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 2 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6147025010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1723 E 113th St • Los Angeles 90059

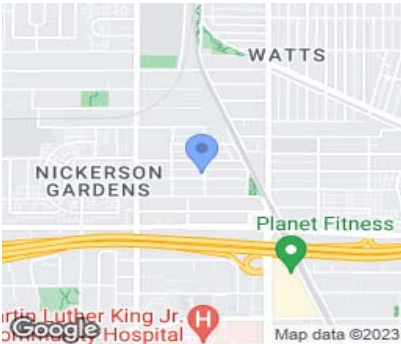
2 units • \$344,500/unit • 1,728 sqft • 6,846 sqft lot • \$413.77/sqft • Built in 1944

main cross streets Compton Ave and Imperial Hwy

List / Sold: \$689,000/\$715,000 ↑

10 days on the market

Listing ID: DW23091235



Well-manicured DUPLEX with the perfect layout of 2 separate units with no common walls and a detached 2 car garage that may be converted for use as an ADU. Large 6,846 SqFt corner lot with a wrought iron fence securing it as well as security gates, security doors, and window bars. Both units have a patio making it the perfect home to live in while you rent out the other unit for income or could be the perfect opportunity to rent out both units since you'll be sure to have happy tenants in these welcoming and comfortable units! One unit will be delivered vacant with the possibility of both being delivered vacant. Centrally located to the 105 and 100 freeways, Compton airport, CSUDH, schools, parks and some of the beloved dining places like Roscoe's, Tempo Cantina, and King Taco. These units have so much potential from being owner occupied with 1-2 sources of rental income or being strictly income and are move-in ready so they are sure to sell fast, schedule your viewing appointment and be ready to make your offer!

Facts & Features

- Sold On 07/26/2023
 - Original List Price of \$689,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$603 (Estimated)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02090827
 - 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	2				
2:	1	2	1					

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6069020001

Michael Lembeck

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

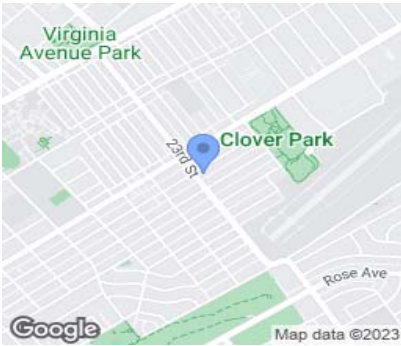
Re/Max Property Connection

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

Closed •

2310 Oak St • Santa Monica 90405
2 units • \$947,500/unit • 2,170 sqft • 7,018 sqft lot • \$852.53/sqft •
Built in 1940
Ocean Park boulevard to 23rd St to Oak

List / Sold:
\$1,895,000/\$1,850,000 ↓
21 days on the market
Listing ID: 23280373



First time on the market! 2310 are 2312 Oak St are two attached units to be delivered vacant! Terrific opportunity to build a new home or renovate this duplex in the sought after Sunset Park neighborhood. One block from Clover Park. This area of Santa Monica was voted by Niche as one of the "Best Places to Live" in 2023. Unbeatable location that's rated as "Very Walkable" with a walk score of 74, and a "Biker's Paradise" with a bike score of 94. This neighborhood is home to the top ranked Grant Elementary School. Close to Ocean Park shops and restaurants as well as downtown Santa Monica. This property could be the perfect owner-user/mother in law, or a rental add on. There are also various development opportunities worth exploring as the property is situated on a 7018 square foot lot, zoned R2. It is currently comprised of two attached units. The front unit has two bedrooms and two baths, the rear unit has two bedrooms and one bath. There is a two car detached garage, maybe perfect for an ADU. Can park long vehicle in driveway. Owner occupied property and will deliver two vacant units at close of escrow.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$1,895,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Attic, Living Room, Two Masters, Walk-In Closet
- Floor: Wood
- Appliances: Disposal, Refrigerator, Gas Range
- Other Interior Features: Phone System

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01182553
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$4,800
2:	1	2	1		Unfurnished	\$0	\$0	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

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

- Parcel # 4272021002

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

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

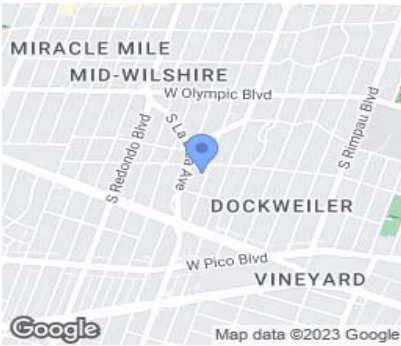
CUSTOMER FULL: Residential Income LISTING ID: 23280373

Printed: 07/30/2023 2:19:03 PM

Closed •

1215 S Citrus Ave • Los Angeles 90019
2 units • \$747,500/unit • 3,172 sqft • 6,249 sqft lot • \$454.92/sqft •
Built in 1936
On S Citrus Ave, Between Pico Blvd and Olympic Blvd.

List / Sold:
\$1,495,000/\$1,443,000 ↓
8 days on the market
Listing ID: 23283301



Charming value add Spanish style fixer duplex nestled in a prime location on one of the best streets near Mid-Wilshire, Mid City and Miracle Mile. Lush greenery and walkway welcome you to the front door and upon entry you will find a very open floor plan, charming windows with light pouring in, and a very spacious layout with each unit consisting of 3 bedrooms and 2 bathrooms. Vintage kitchen and bathrooms, perfect for an investor to update and have a great income property or an end user to make this their own and live in one and rent the other! So much charm with original hardwood flooring, curved archways, an extra den/office/formal dining room (so much space!), and textured Spanish style walls just to name a few. Deco style and spacious kitchen and laundry room plus and a sizable living room, for a combined total of 3,172 square feet. The property's upstairs and downstairs are one unit on top, and one on the bottom plus it has a detached garage (two car garages, one for each unit so four spaces total) and a back yard which is perfect to turn into an ADU for another income producing unit! Lot size 6249. Each unit is approximately 1,585 square feet on a 6,249 square foot R3-1 lot. Lemon and loquat fruit trees surround the property with new zero-maintenance landscaping, perfect for that indoor/outdoor California living! Don't miss this great opportunity and rare find. One unit is delivered vacant (bottom unit is vacant)!! This is a must see.

Facts & Features

- Sold On 07/28/2023
 - Original List Price of \$1,495,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included, Inside, Individual Room
 - \$68000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available

Interior

- Rooms: Living Room, Master Bathroom, Walk-In Closet
 - Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Range, Gas Oven, Oven
 - Other Interior Features: High Ceilings, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01811831
 - 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	\$3,000	\$3,000	\$4,000
2:	1	3	2		Unfurnished	\$0	\$0	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084027026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23283301

Printed: 07/30/2023 2:19:03 PM

Closed

• Duplex

1129 W 24th St • Los Angeles 90007

2 units • \$424,995/unit • 2,136 sqft • 5,874 sqft lot • \$402.62/sqft • Built in 1907

Hoover St. and W. 24th

List / Sold: \$849,990/\$860,000

7 days on the market

Listing ID: SR23110056



This must-see Duplex with upside potentials in the southwestern area of Los Angeles close to renowned USC (right on USC shuttle on 24th St. and Hoover St.) This well-maintained front 2 bd and 1.5 ba unit is occupied by the seller, which will be vacant at close of escrow. The backside unit has 2 bd and 1 ba, occupied tenants with extra income. This stunning front unit boasts a bright and light open floor plan with high ceiling and laminated hardwood floor throughout. The living room and dining room have welcoming round shape entryways and crown molding offering the graceful ambience with natural sunshine from energy saving double pane windows. The spacious, really spacious kitchen has lots of cabinets, and much more. Beautifully maintained front yard and 4 parking spaces are available in the back yard and side way. And please do not miss the huge extra storage space under the front unit. Seeing and believing!

Facts & Features

- Sold On 07/26/2023
 - Original List Price of \$849,990
 - 2 Buildings
 - 4 Total parking spaces
 - \$419 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$43044 Gross Scheduled Income
 - \$28037 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,007
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$840
 - Cable TV: 01183189
 - Gardener:
 - Licenses:
- Insurance: \$2,956
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$946
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$2,800	\$2,800
2:	1	2	1	0	Unfurnished	\$797	\$797	\$797

Of Units With:

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

Additional Information

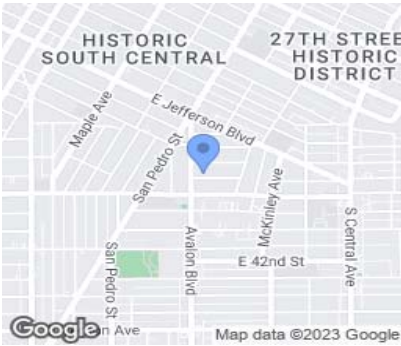
- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5055020004

Michael Lembeck

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

Re/Max Property Connection

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



One unit can be delivered vacant. Well maintained newer duplex in great location! Non-rent control! Minimum maintenance and cost for artificial turf and concrete combined yard. Upgraded vinyl fencing worth over \$17K. Newer exterior paint, electric call charger. Upstairs unit (4 bedroom) has Central air AC unit.

Facts & Features

- Sold On 07/27/2023
 - Original List Price of \$985,000
 - 1 Buildings
 - Levels: Two
 - 1 Total parking spaces
 - \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - Cap Rate: 5.5
 - \$77400 Gross Scheduled Income
 - \$52800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,600
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01999125
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3600
 - Water/Sewer: \$1,800
 - Other Expense: \$9,000
 - Other Expense Description: tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$3,250	\$3,250	\$3,800
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5121006037

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

329 W 83rd St • Los Angeles 90003

2 units • \$299,500/unit • 1,306 sqft • 5,764 sqft lot • \$468.61/sqft • Built in 1962

0

List / Sold: \$599,000/\$612,000 ↓

49 days on the market

Listing ID: DW23064032



!!!! PRICE REDUCED!!!!**HIGHLY MOTIVATED SELLER** Excellent investment Opportunity... One unit is 3 Bedrooms 1 Bath and the Second unit is 2-bedrooms 1-Bath sitting on a generously sized lot measuring approximately 5,764 sq. ft. Zoned LAR2 with a potential to expand to add an ADU /3rd rental unit(Buyer to Verify with the City of LA/Building and safety)Newer Roof, newer sliding wrought iron gate. There are separate Gas and Electrical meters, and one Main Water meter. Both units have plenty of front yard space. Centrally located close to freeways, shopping, schools and restaurants. Property profile shows one unit 3B-1B Second unit 2B-1B, Both units are Effectively functioning as 3-Bedrooms 2-baths structures. Buyer to verify all and any building permits. One of the tenant may be open to moving out and will consider relocation terms. Tenants are currently under Month-to-Month contracts.

Facts & Features

- Sold On 07/26/2023
 - Original List Price of \$619,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$281 (Estimated)
- 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01859953
 - Gardener:
 - Licenses:
- Insurance: \$685
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,300
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,400	\$2,400	\$2,500
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6031033028

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Single Family Residence**

List / Sold: **\$729,900/\$715,000** ↓

1524 -1526 E 105th St • Los Angeles 90002

18 days on the market

2 units • **\$364,950/unit** • **1,416 sqft** • **4,548 sqft lot** • **\$504.94/sqft** • **Built in 1947**

Listing ID: DW23097182

Compton Ave / E 106th St



Recently Remodeled 2 Units on a LOT... Features include: 2 Bedrooms / 2 Bathrooms each Unit. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. On title property shows as 4bed/2bath. This is a must see!

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$729,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$500 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6065016006

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

725 -727 E 84th Pl • Los Angeles 90001
2 units • \$575,000/unit • 3,729 sqft • 5,100 sqft lot • \$281.58/sqft •
Built in 2018
West of McKinley Ave and North of Manchester Ave

List / Sold:
\$1,150,000/\$1,050,000 ↓
5 days on the market
Listing ID: PW23115260



Great investment property, newer construction built in 2018. Fully leased at \$6650 per month. Market rents for the area range from \$7600-9000 per month. There is one shared wall with no one above or below. Each unit is about 1800 sf with 5 bedrooms and 3 bathrooms. The front unit has a single car garage, the back unit has a 2-car garage. Each unit is equipped with central heating, interior laundry upstairs, drought tolerant landscaping, dual paned windows and granite kitchen countertops. Separate electric and gas meters, tenants pay all utilities except water.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$425 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Upper Level, Washer Hookup
- \$79800 Gross Scheduled Income
- \$57009 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Main Floor Bedroom, Master Suite
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range, Water Heater
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,880
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management: 4680
- Water/Sewer: \$4,560
- Other Expense: \$10,360
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	1	Unfurnished	\$3,250	\$3,250	\$3,800
2:	1	5	3	2	Unfurnished	\$3,400	\$3,400	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029023007

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

List / Sold: **\$569,000/\$445,000** ↓

1364 E 20th St • Los Angeles 90011

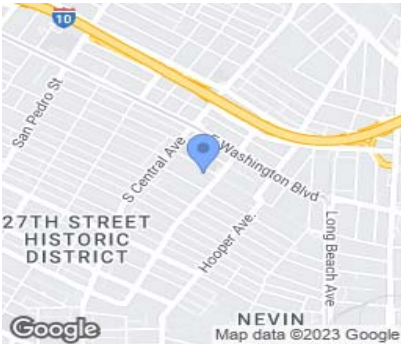
42 days on the market

2 units • \$284,500/unit • 1,666 sqft • 5,978 sqft lot • \$267.11/sqft •

Built in 1913

Listing ID: PW23089128

Washington and Central



Excellent opportunity for an investor to own a reasonably priced duplex in Los Angeles near USC. Each unit includes 2 bedrooms and 1 bathroom. Conveniently located near the 10 freeway with plenty of shopping and restaurant options nearby. The property is fully occupied and will be delivered with tenants in place.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$575,000
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Other)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$32160 Gross Scheduled Income
 - \$24410 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,750
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 02190978
 - Gardener:
 - Licenses:
- Insurance: \$500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,340	\$1,340	\$1,800
2:	1	2	1	0	Unfurnished	\$1,340	\$1,340	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5119002009

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

List / Sold: **\$699,000/\$705,000** ↑

12817 Downey Ave • Downey 90242

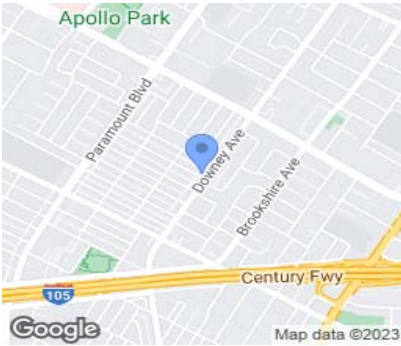
12 days on the market

2 units • \$349,500/unit • 1,694 sqft • 6,762 sqft lot • \$416.17/sqft •

Built in 1955

Listing ID: DW23121922

Downey Ave and Adoree



CASH ONLY! First time ever on the market! This Fixer Duplex is a perfect fix and flip or fix and hold property! This true midcentury modern duplex offers an amazing opportunity to bring this duplex back to its awesome 1955 look! Comprised of one building, it offers two units, each measuring approximately 847, for a total of 1,697 on a large, 6,762 corner lot. Each unit offers a large open floor plan with full Kitchen, Living Room, Dining Room, Bedroom, Bathroom and Laundry room. Units could easily be configured into two bedrooms. The possibilities may include adding an ADU or two (check with the city of Downey) or going up and adding more square footage. This location is a perfect location! BRING YOUR VISION AND SEE WHAT CAN BE ACHIEVED! Will be delivered vacant....never rented out owned by original architect's family.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$699,000
 - 1 Buildings
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$560 (Estimated)
- Laundry: Individual Room
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02211662
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- D4 - Southeast Downey, S of Firestone, E of Downey area
 - Los Angeles County
 - Parcel # 6260009059

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$810,000/\$810,000**
0 days on the market
Listing ID: 23272669

1941 Browning Blvd • Los Angeles 90062
2 units • \$405,000/unit • 2,088 sqft • 7,012 sqft lot • \$387.93/sqft •
Built in 1922

Take I-10 E and exit Arlington Ave to S Van Ness Ave. Continue on S Van Ness Ave to Browning Blvd. Turn right onto S Van Ness Ave. Turn left onto Browning Blvd



Welcome to 1941 Browning Blvd. This duplex which sits on a large 7,012 square foot lot was completely rebuilt two years ago. Each spacious unit features 2 bedrooms and 1 bathroom on each side. The living room area has an open concept floor plan providing lots of space and newly installed recessed lighting. The kitchen boasts brand new fixtures and appliances with beautiful maple wood cabinets and granite counters. There are lovely bamboo tile floors throughout. Each unit is equipped with a laundry unit in the hallway making room for stackable washer and dryers. The bathrooms are modern with new flooring and fixtures as well. This property is perfect for a first time home owner looking to live in one unit and rent out the other or for an investor looking to add to their rental portfolio. This income property has tremendous upside potential and is located a short drive to USC and Exposition Park, The Natural History Museum, cool restaurants and cafes! Property is a probate sale and being sold "AS-IS". Tenant in one unit to remain in possession. Second unit delivered vacant. No court confirmation required. Buyer to verify square footage (lot and structure) and all MLS information. Broker and broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/ dimensions, permitted or unpermitted spaces. Do not disturb the tenant.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$810,000
- 1 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Disposal

Exterior

- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01974991
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,700	\$2,700	\$2,700
2:	2	2	1		Unfurnished	\$0	\$0	\$2,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
- PHHT - Park Hills Heights area
 - Los Angeles County

- Buyer Agency Compensation: 2.5%

- Parcel # 5035011013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23272669

Printed: 07/30/2023 2:19:03 PM

Closed • Duplex

List / Sold: \$385,000/\$410,000 ↑

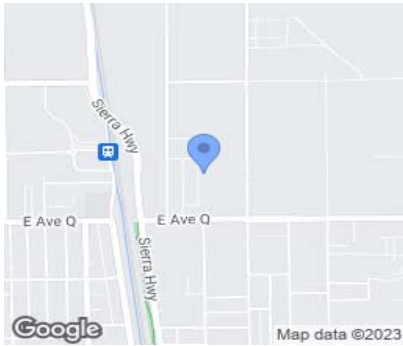
38920 9th St E • Palmdale 93550

3 days on the market

2 units • \$192,500/unit • 1,770 sqft • 7,267 sqft lot • \$231.64/sqft • Built in 1955

Listing ID: SR23108759

From Palmdale blvd, head North on Sierra highway. East on Q, North on Rambler, East on 9th st



Exclusive Duplex in Palmdale - Your Next Investment awaits! Introducing an incredible chance to become the proud owner of a duplex in the heart of Palmdale. This property showcases two units: a spacious 3-bedroom, 1-bathroom dwelling at the rear, and a charming 2-bedroom, 1-bathroom unit at the front. Rear tenant has access to the gated rear yard while the front tenant has access to the gated front yard. The long driveway guarantees plenty of parking for up to 6 vehicles. Conveniently situated in close proximity to Palmdale Boulevard and Sierra Highway, this prime location offers easy access to the thriving city amenities. Nestled within a street with numerous other duplexes, this property presents a fantastic investment opportunity.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$385,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$850 (Assessor)
- Laundry: Gas Dryer Hookup, Inside
- \$40260 Gross Scheduled Income
- \$37870 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Tile

Exterior

- Lot Features: 0-1 Unit/Acre, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,390
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$840
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management: 170
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,790	\$1,790	\$1,790
2:	1	2	1	0	Unfurnished	\$1,565	\$1,565	\$1,565

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%
- PLM - Palmdale area
- Los Angeles County
- Parcel # 3022018004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$699,000/\$369,000 ↓

10940 Pope Ave • Lynwood 90262

77 days on the market

2 units • \$349,500/unit • 1,571 sqft • 5,169 sqft lot • \$234.88/sqft • Built in 1953

Listing ID: DW23057173

N. of Imperial/E of Atlantic



Nice property centrally located and close to shopping Freeways and public transportatin.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$685 (Estimated)
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02039210
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

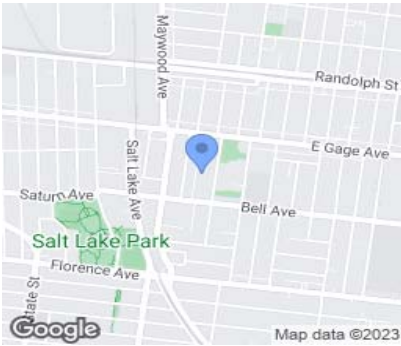
- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RM - Lynwood area
- Los Angeles County
- Parcel # 6194008002

Michael Lembeck

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

Re/Max Property Connection

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



Great opportunity to get into this amazing 2 unit rare to find this type of units selling in Bell!! Perfect for a family to Live in the front house and rent the back house both have 2 car garages. Front unit is a 3 bedroom 2.5 bath featuring a huge private master bedroom with private bathroom. The back unit features a 2 bedroom 1 bath with a upgraded kitchen, cute patio to entertain. The owner has taken very good care of the property very clean. This unique property has plenty of room for RV parking.

Facts & Features

- Sold On 07/24/2023
 - Original List Price of \$949,000
 - 2 Buildings
 - Levels: One, Two
 - 2 Total parking spaces
 - \$830 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - \$5500 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$175
 - 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	\$3,300
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,300

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%
- T6 - Maywood, Bell area
 - Los Angeles County
 - Parcel # 6324005026

Michael Lembeck

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

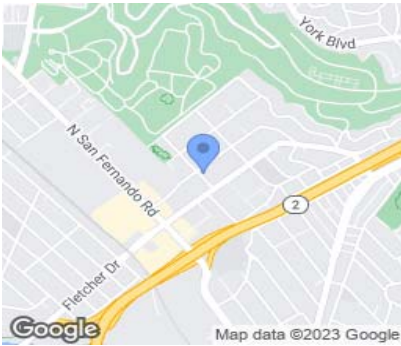
Re/Max Property Connection

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

Closed • Triplex

3127 W Avenue 32 • Los Angeles 90065
3 units • \$433,000/unit • 2,956 sqft • 9,604 sqft lot • \$414.41/sqft •
Built in 1924
Fletcher Dr & San Fernando Rd

List / Sold:
\$1,299,000/\$1,225,000 ↓
133 days on the market
Listing ID: RS23016739



Glassel Park area, corner property, three units consisting of a duplex in the front, two bedrooms, one bathroom, one bedroom, one bathroom and a single-family residence with two bedrooms, one bathroom in the back. Three car garages. Large lot size. Very convenient location, close to downtown Los Angeles, Dodgers Stadium and many other attractions.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Other)
- 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: 01896421
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5458017002

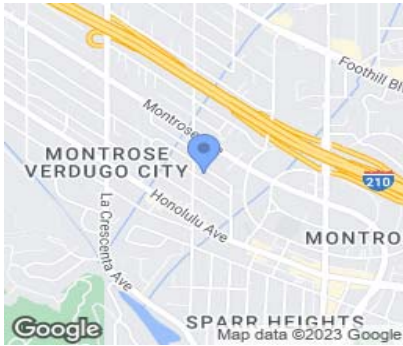
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Triplex

2547 Piedmont Ave • Montrose 91020
3 units • \$366,667/unit • 2,068 sqft • 7,563 sqft lot • \$618.96/sqft •
Built in 1923
Cross Street Rosemont

List / Sold:
\$1,100,000/\$1,280,000 ↑
8 days on the market
Listing ID: PF23098775



Single family home and duplex building in the rear in the desirable area of Montrose. Located on a quiet street but is in close proximity to shopping and transportation. Perfect opportunity to Live in one, rent out the others: Front house at 2547 Piedmont has 2 bedrooms 1 bath, central air, fireplace in Living room, laundry room and a detached one car garage with adjacent storage room. 2-1 bedroom 1 bath units in the rear on 2538 and 2540 Manhattan Avenue have wall a/c units and are separately metered. Property is in the unincorporated area of County of Los Angeles.

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- \$473 (Estimated)
- Laundry: See Remarks
- \$18480 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$20,348
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01928565
- Gardener:
- Licenses: 120
- Insurance: \$945
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,943
- Other Expense: \$1,500
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	1	1	0	Unfurnished	\$1,540	\$1,540	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5807017037

Michael Lembeck

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

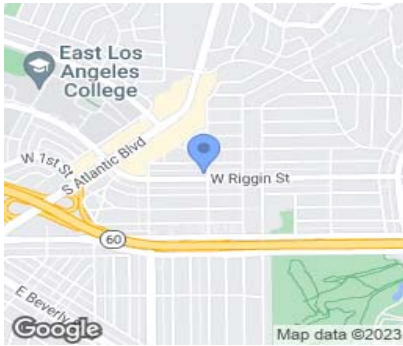
Re/Max Property Connection

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

Closed • Triplex

601 W Riggin St • Monterey Park 91754
3 units • \$398,667/unit • 2,620 sqft • 8,001 sqft lot • \$438.93/sqft •
Built in 1948
Riggin St and S. Bradshaw Ave

List / Sold:
\$1,196,000/\$1,150,000 ↓
50 days on the market
Listing ID: TR23074258



Welcome to an exceptional investment opportunity in the highly desirable area of Monterey Park. This impressive triplex features three separate units, with two units offering 2 bedrooms and 1 bathroom each, and the third unit with 1 bedroom and 1 bathroom. The units have unique layouts, and they all come with long-term tenants, ensuring a steady stream of income. The total living space of nearly 2,500 square feet and the over 8,000 square foot lot size provide plenty of space for comfortable living. The detached garage with 3 parking spaces and extra storage space offers convenience and security for tenants. The property generates a rental income of \$ per month, with potential to increase further to market rent. Additional income can be generated from leasing out the extra parking space and storage shed. These features make this an ideal investment opportunity for investors looking to earn stable passive income. The location of this triplex offers easy access to major freeways such as the 60 and 10, as well as local amenities, including shopping centers, restaurants, schools, and college. Tenants can enjoy a comfortable living experience in well-maintained living spaces with plenty of natural light and ample closet space. The backyard is a good size, providing ample space for outdoor activities such as barbecues. This triplex sits on a large lot, allowing for potential expansion or development, making it an excellent investment opportunity. With a desirable location and the potential for increased rental income, this investment property is not to be missed. Don't miss your chance to own this fantastic investment property and take advantage of the rental market's increasing demand in the City of Monterey Park.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,288,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4
- \$64860 Gross Scheduled Income
- \$51020 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01897136
- Gardener:
- Licenses: 200
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,920	\$1,920	\$2,300
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,300
3:	1	1	1	1	Unfurnished	\$1,485	\$1,485	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5266006034

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

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

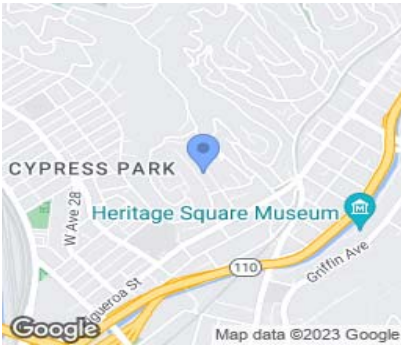
CUSTOMER FULL: Residential Income LISTING ID: TR23074258

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Closed •

427 James St • Los Angeles 90065
3 units • \$416,667/unit • 2,480 sqft • 7,830 sqft lot • \$572.08/sqft •
Built in 1922
Use this address for directions: 440 Ulysses St

List / Sold:
\$1,250,000/\$1,418,750 ↑
11 days on the market
Listing ID: 23281129



USE 440 ULYSSES,90065 FOR DIRECTIONS. Experience the enchantment of owning a truly remarkable property, nestled in the hills of Mt.Washington. This is an investment opportunity that transcends the ordinary, allowing you to build a lasting legacy while basking in the allure of a dreamy lifestyle. Prepare to be captivated by this extraordinary hillside compound, boasting not just one, but three exquisite craftsman homes on a sprawling street-to-street lot. As you approach the front home, 440 Ulysses, you will be transported back in time to the golden era of Los Angeles. This magnificent residence, a splendid homage to the city's rich heritage, exudes elegance and charm. Step inside to discover a world of architectural marvels, from the coffered ceilings and built-in features to the original floors that bear witness to the passage of time. Both the grandeur of the oversized kitchen and a stately decorative fireplace, create a captivating ambiance throughout. With 3 bedrooms and 2 bathrooms, this dwelling offers ample space. But the wonders of this property do not end there. Prepare to embark on a journey down the hill, where you will encounter two adorable craftsman rentals that will not only ignite your imagination but also offset your mortgage. The first is a picturesque one-bedroom, one-bathroom cottage, enchanting in its simplicity. Complete with its own yard and front porch, this cozy abode beckons you to unwind and revel in the tranquil surroundings. Descend further to discover the recently remodeled 2-bedroom, 1-bathroom bungalow, nestled at the bottom of the lot. Radiating with modern elegance, this dwelling is accompanied by its own yard, storage facilities, and a private driveway. Remarkably, both of these homes on James Street are already leased to exceptional tenants, ensuring a steady stream of supplemental income from the moment you become the proud owner. Imagine the possibilities that await you within this extraordinary investment. It is a dream come true for first-time home buyers, offering the opportunity to reside on a cul-de-sac street and savor a lifestyle where monthly payments are even lower than current rental rates. Embrace the chance to create a legacy for generations to come, while relishing in the splendor of this idyllic setting. Don't let this once-in-a-lifetime opportunity pass you by. Unleash your imagination, secure your future, and embark on a journey toward a brighter tomorrow. Seize this dreamy investment opportunity and forge a path to a magnificent legacy.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$1,250,000
- 3 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$111600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: Dishwasher, Disposal

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,050
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$5,500
2:	1	1	1		Unfurnished	\$800	\$800	\$1,700
3:	1	2	1		Unfurnished	\$3,000	\$3,000	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

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

- 680 - Mount Washington area
- Los Angeles County
- Parcel # 5452009011

Michael Lembeck

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

Re/Max Property Connection

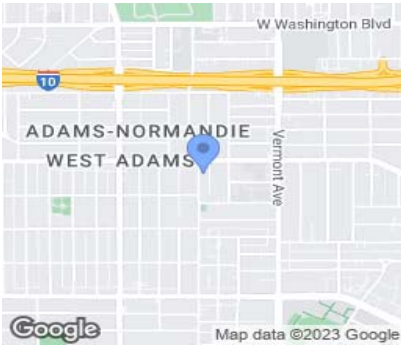
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$899,000/\$1,000,000** ↑

2620 S Budlong Ave • Los Angeles 90007
3 units • **\$299,667/unit** • **1,870 sqft** • **2,907 sqft lot** • **\$534.76/sqft** •
Built in 1900
**** USE GOOGLE MAPS ****

21 days on the market
Listing ID: 23246991



Situated in historic West Adams, this circa 1900 Craftsman triplex is ready for your vision to bring it to the next level with one unit delivered VACANT. Perfect for investor or owner/user. The 3 large units feature a downstairs 5BD + 2BA, upstairs 2BD + 1BA and 1BD + 1BA (delivered vacant). Major rental and value upside. Off street parking for 3 and separately metered for gas and electric. A perfect opportunity near USC campus for student housing, investment in a growing area or owner/user dream to restore and have your tenants pay your mortgage!

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$899,000
 - 1 Buildings
 - 2 Total parking spaces
 - Heating: Wall Furnace
- Cap Rate: 5.6
 - \$50456 Net Operating Income

Interior

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$20,608
 - 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	5	2		Unfurnished	\$2,472	\$2,472	\$5,500
2:	1	1	1		Unfurnished	\$0	\$0	\$2,250
3:	1	2	1		Unfurnished	\$1,200	\$1,200	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5054030052

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23246991

Printed: 07/30/2023 2:19:04 PM

Closed • Triplex

5934 Comey Ave • Los Angeles 90034
3 units • \$561,667/unit • 1,900 sqft • 6,500 sqft lot • \$823.68/sqft •
Built in 1950
West on Washington Blvd. right on Comey Ave.

List / Sold:
\$1,685,000/\$1,565,000 ↓
46 days on the market
Listing ID: SR23045634



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

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,720,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Stackable
- \$94800 Gross Scheduled Income
- \$93600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5065013017

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

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

Closed • **Triplex**List / Sold: **\$878,000/\$805,000** ↓**520 Solano Avenue** • Los Angeles 90012**61 days on the market****3 units** • **\$292,667/unit** • **3,412 sqft** • **5,836 sqft lot** • **\$235.93/sqft** •
Built in 1897**Listing ID: MB23065756****101 Hollywood/LA freeway merge onto 110 Pasadena freeway exit 25 for Solano towards Academy rd**

BACK ON THE MARKET Elysian Park Three unit property 4 minutes away from Dodger Stadium . This Triplex features a total of 10 Bedrooms , 5 1/2 Bathrooms , A Three Car Garage and room for up to 6 cars. Front house consist of 4 bedrooms plus Office 1 and 3/4 baths, inside laundry room ,newer roof and a 1 Car garage . Rear units were built in 1968 Unit 522 #1 is a Renovated 3 bedroom 2 bathroom 1 Car Garage featuring a Master Bedroom , newer floors and laundry hook ups in garage. Upper Unit 522 #2 features an Amazing View of the Canyon and City lights and also is a 3 bedroom 2 bathroom with a Master and a 1 Car Garage . Property boast a sq footage of 3412 on a 5,836 Lot has tons of potential and is 7 min away from Chinatown, Located in the revered Solano Canyon ,8 min away from Down Town LA ,near the metro link and several bus stops, LA State Historic Park , Solano Community Gardens, LA River and the 101 ,110 and 5 freeway. A Profitable Project for Developer to turn at least 1 of the Car Garages into a Junior Adu or the Ideal purchase for an Owner Occupant wanting to break into this desirable location while offsetting the mortgage with rents. Enormous Upside on rents making it a perfect Buy and Hold Investment ,Investors Submit!

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$988,000
- 2 Buildings
- Levels: One, Two, Three Or More
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Inside, Washer Hookup
- \$40388 Gross Scheduled Income
- \$15206 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Floor: Laminate, Vinyl, Wood

Exterior

- Lot Features: Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,182
- Electric: \$756.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01209239
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,996
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$1,124	\$1,124	\$3,800
2:	1	3	2	1	Unfurnished	\$1,280	\$1,280	\$3,000
3:	1	3	2	1	Unfurnished	\$962	\$962	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5414023005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB23065756

Printed: 07/30/2023 2:19:04 PM

Closed •

1825 Redesdale Ave • Los Angeles 90026
3 units • \$1,033,000/unit • 3,347 sqft • 5,462 sqft lot • \$926.20/sqft •
Built in 1925
101 fwy to Silver Lake Blvd to Silver Lake West to Redesdale.

List / Sold:
\$3,099,000/\$3,100,000 ↑
13 days on the market
Listing ID: 23270213



Here's your chance to own this one of a kind Silver Lake "Trophy" Income property. Completely reimagined to its former glory, awaits this Lake View Spanish Colonial Triplex on one of the most coveted streets west of the Lake. Shatter the rent records and create your own market with this Charactered beauty, delivered 100% vacant at the close of escrow!!! Seriously, theres nothing like it on market!!! Top unit boasts 3 Bdr's, 2 Bth's, Middle Unit is 2 Brd's, 2 Bth's, and the lower is 1 Brd, 1 Bth. This street to street lot offers an incredible dynamic in the units. Top and Middle unit's can be best accessed off of Rotary Dr where a 3 car garage sits, and the Lower unit is best accessed off of Redesdale. Property is situated just a short walk from the Lake and Coffee/Dining just around the way....Run Don't walk!!!

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$2,799,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

Interior

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:	1	3	2		Unfurnished	\$0	\$0	\$0
2:	2	2	2		Unfurnished	\$0	\$0	\$0
3:	3	1	1		Unfurnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5431031016

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

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23270213

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LOOK NO MORE HERE IS WHAT YOU HAVE BEEN LOOKING FOR!!!!!!!!!!!!!! Excellent opportunity in Los Angeles. This is a single building with three units. Rent all three or you could live in one unit and rent the other two. Good investment opportunity close to Community College, University, Downtown LA, Staples Center/LA Live, USC and Coliseum. Easy access to the 10 and 110 fwys, and public transportation.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$724,777
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$307 (Estimated)
- \$57996 Gross Scheduled Income
 - \$57996 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,100
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01854035
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,666
2:	1	1	1	0	Unfurnished	\$1,333	\$1,333	\$2,096
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,096

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5109001023

Michael Lembeck

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

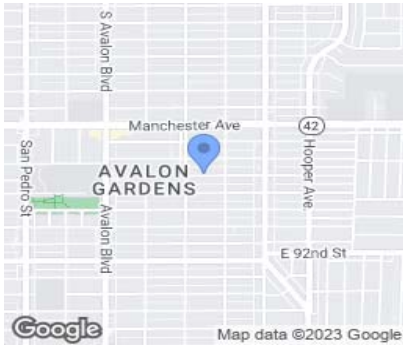
Re/Max Property Connection

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

Closed • Triplex

121 E 88th St • Los Angeles 90003
3 units • \$533,333/unit • 3,402 sqft • 7,150 sqft lot • \$462.96/sqft •
Built in 2023
Between Main and Wall

List / Sold:
\$1,600,000/\$1,575,000 ↓
6 days on the market
Listing ID: PW23105046



Very desirable, income producing duplex and SFR (two on a lot). The duplex consists of two (2) 3-Bedroom / 2-Bathroom units and the single family consists of 3-Bedrooms / 1-Bathroom. The property has two, two-car tandem garages located in the rear of the property. Each unit includes dual pane vinyl windows, granite counter tops, wood cabinets throughout, tile flooring in kitchens and baths, mirrored closet doors, laminate flooring in common areas and bedrooms, as well as forced heat throughout both units. The property has an artificial lawn to minimize maintenance and water usage. This is new construction, no rent control! Agents bring your investors!

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: High Efficiency
- Heating: Central, Natural Gas
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$118800 Gross Scheduled Income
- \$118800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927358
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,300	\$39,600	\$39,600
2:	1	3	2	1	Unfurnished	\$3,300	\$39,600	\$39,600
3:	1	3	1	2	Unfurnished	\$3,300	\$39,600	\$39,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6041003021

Michael Lembeck

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

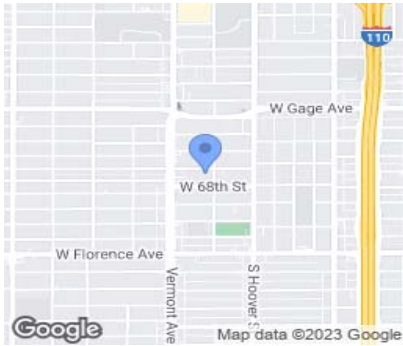
Re/Max Property Connection

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

Closed • Triplex

829 W 66th St • Los Angeles 90044
3 units • \$633,333/unit • 4,832 sqft • 7,150 sqft lot • \$382.86/sqft •
Built in 2023
Between Hoover and Menlo

List / Sold:
\$1,900,000/\$1,850,000 ↓
6 days on the market
Listing ID: PW23105031



Very desirable, income producing duplex and SFR (two on a lot). The duplex consists of two (2) 3-Bedroom / 2-Bathroom units and the single family consists of 5-Bedrooms / 3-Bathrooms. The property has one two car tandem garage located at the front of the property and two single car garages located in the rear of the property. This design allows each unit to have the luxury of a garage. Each unit includes dual pane vinyl windows, granite counter tops, wood cabinets throughout, tile flooring in kitchens and baths, mirrored closet doors, laminate flooring in common areas and bedrooms, AC and forced heat throughout both units. The property has an artificial lawn to minimize maintenance and water usage. This is new construction, no rent control! Agents bring your investors!

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central, Natural Gas
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$128400 Gross Scheduled Income
- \$128400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927358
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,300	\$39,600	\$39,600
2:	1	3	2	1	Unfurnished	\$3,300	\$39,600	\$39,600
3:	1	5	3	2	Unfurnished	\$4,100	\$49,200	\$49,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6013012006

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

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

Closed • **Triplex**

List / Sold: **\$625,000/\$600,000** ↓

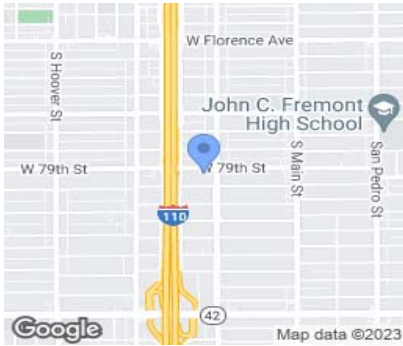
316 W 79th St • Los Angeles 90003

177 days on the market

3 units • \$208,333/unit • 1,750 sqft • 6,589 sqft lot • \$342.86/sqft • Built in 1925

Listing ID: SR22219167

From Florence, turn onto S Broadway, Right onto 79th St. Property on Right.



Great investment opportunity for Investor or Developer. This Triplex is located in South Los Angeles minutes away from Downtown LA, SoFi Stadium and the 110 and 105 freeways. The property is zoned R2. Front unit is a 3 Bed/1Bath and rear units are both 1Bed/1 Bath. Main unit is separately metered and the rear units share a meter for Electricity and Gas. 1 water meter for whole property. There are 2, 1 car detached garages with additional parking. Please contact for additional information.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$625,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$414 (Estimated)
- Laundry: See Remarks
- \$1750 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,200
- Electric: \$7,200.00
- Gas: \$7,200
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01013938
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,000	\$1,000	\$2,907
2:	1	1	1	1	Unfurnished	\$750	\$750	\$1,801
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,801

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031022018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$949,000/\$954,000 ↑

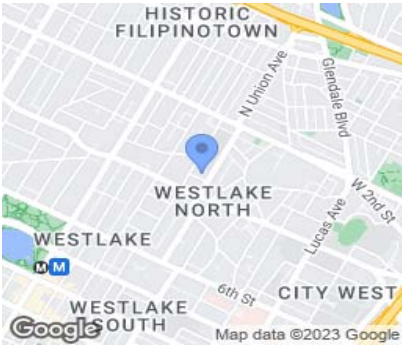
1711 Miramar St • Los Angeles 90026

106 days on the market

3 units • \$316,333/unit • 2,450 sqft • 3,758 sqft lot • \$389.39/sqft • Built in 1908

Listing ID: BB23007335

One block N of 3rd Street, E of Alvarado, between Burlington & Union



In the heart of Westlake/Filipino Town presenting an upgraded triplex with 2,450 square feet of rentable space. First unit is 3 bedrooms 1 bathroom with large deck over garage. Fully updated in 2012, super charming with fireplace in living room, open kitchen with dining room and large updated bathroom. Second unit is a studio with long term tenant with updated flooring in 2015. Third unit is 1 bedroom 1 bathroom fully remodeled in 2015 with access to the back yard. Entire building updated in 2012 with new double pane windows, doors, and exterior stucco/paint. 4 car garage utilized by all tenants. Great location close to FWY, Downtown LA, Echo Park lake and public transportation.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$949,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Forced Air, Natural Gas, Wall Furnace
- \$331 (Estimated)
- Laundry: Common Area, In Garage
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Vinyl, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Balcony, Living Room Balcony, Living Room Deck Attached, Recessed Lighting, Stone Counters, Sunken Living Room, Tandem, Track Lighting

Exterior

- Lot Features: Zero Lot Line
- Fencing: Chain Link, Security
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01833148
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	0	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5153002026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: BB23007335

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Closed • Triplex

List / Sold: **\$700,000/\$690,000** ↓

1205 Prado Street • East Los Angeles 90023

18 days on the market

3 units • \$233,333/unit • 1,937 sqft • 5,612 sqft lot • \$356.22/sqft •

Listing ID: MB23063310

Built in 1922

60 freeway , off on Indiana St. , south to Olympic Blvd, right to Prado Street, right to address



Great 3 unit opportunity. Just off of 2 main streets in ELA- Boyle Heights area. Front unit faces the street and is a 2 bedroom independent unit featuring a living room, dining room, kitchen, 2 bedrooms and a full bath as well as it's own laundry room and an additional side entrance to an additional room that could be used as an additional bedroom or a storage room. Behind this unit there is another building consisting of 2 one bedroom units. Each unit has its's living room, dining area and kitchen along with it's laundry area. Middle unit has been recently painted and ready for an owner user or a new tenant. Property/Units sit right next to a commercial building on Olympic Blvd. Subject to interior inspection.

Facts & Features

- Sold On 07/24/2023
 - Original List Price of \$700,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- Laundry: Individual Room
 - \$36000 Gross Scheduled Income
 - \$32000 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Bathroom
 - Floor: Laminate, Wood
- Other Interior Features: Ceiling Fan(s), Formica Counters, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level with Street, Level, Near Public Transit
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,100
 - Electric: \$1,500.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$700
 - Cable TV: 00709414
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$700
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,034	\$1,034	\$1,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200
3:	1	1	1	0	Unfurnished	\$824	\$824	\$1,200

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 5191027002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB23063310

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Closed •

List / Sold: **\$700,000/\$635,000** ↓

44740 Gadsden Ave • Lancaster 93534

20 days on the market

3 units • **\$233,333/unit** • **2,416 sqft** • **7,973 sqft lot** • **\$262.83/sqft** •

Listing ID: 23273725

Built in 1953

South of West Lancaster Blvd. Google Maps



Welcome to this beautifully remodeled triplex, a fantastic investment opportunity that combines modern living with income-generating potential. Situated one block south of W. Lancaster Blvd, this property offers three separate units, each with its own separate meters and laundry. Large parking lot and three individual single car garages. A convenient location surrounded by entertainment, restaurants, shops, and cultural centers. This triplex offers an excellent opportunity for generating income, as each unit can be rented out individually. Whether you're an investor looking for a lucrative rental property or a homeowner seeking the perfect combination of modern living and rental income, this freshly remodeled triplex is the ideal choice. Don't miss out on this incredible opportunity. Be advised improvements are being made to the property at the time of listing and may cause inconvenience to showing. Broker and Broker's agent(s) do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot dimensions, permitted or un-permitted spaces, or other information concerning the conditions or features of the property. Buyer/Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate licensed professionals, to satisfy themselves and rely only on same. Schedule a viewing today and envision yourself living in one unit while enjoying the financial benefits of the remaining units.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$700,000
 - 2 Buildings
 - Levels: Multi/Split
 - 6 Total parking spaces
 - Cooling: Evaporative Cooling
 - Heating: Wall Furnace
- Laundry: Outside
 - \$45000 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Appliances: None

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3133011013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23273725

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Closed • Triplex

List / Sold: \$989,000/\$925,000 ↓

3037 Flower St • Lynwood 90262

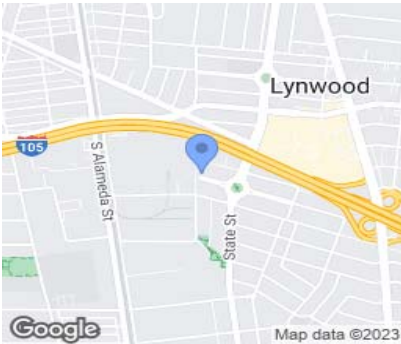
5 days on the market

3 units • \$329,667/unit • 2,416 sqft • 6,502 sqft lot • \$382.86/sqft •

Listing ID: PW23090998

Built in 1963

From I-105 W exit Long Beach Blvd and turn right, then turn left on E Imperial Hwy and a left onto State St. then at the roundabout, take the first exit onto Flower St, destination is at the end of cul-de-sac on right.



CALLING ALL INVESTORS, RECENTLY UPGRADED TRIPLEX WITH POSITIVE CASH FLOW. This lovely triplex has been owned and operated by the same family since 1982. Investment ready turnkey property offers low maintenance and full occupancy with cooperative and reliable tenants. Located on a quiet residential cul-de-sac this three unit gem is ready for its new ownership. The front unit is a freestanding single family Craftsman, built in 1925 with tons of modern upgrades. Featuring 2 bedrooms and one full bath, enclosed porch and sun room. This historic home has new paint inside and out, whole house water filtration system, new flooring, newer roof, new plumbing, new wifi A/C window units and brand new water heater. The second building is a good sized duplex built in 1963. It is comprised of two 2 bedroom and 1.5 bath units. Boasting fresh paint inside and out, tile flooring downstairs and newer laminate flooring in both units upstairs. Both units have new low flow toilets, new wifi A/C units and new lighting. All three units are individually metered and each feature individual laundry hook ups, plus private patio areas. To the rear of the property is a 3 car garage with new garage doors offering each unit its own single car garage. This large rear garage may have the ability to be expanded by adding an ADU. In addition to the garages there is more on site parking. Finally the exterior of the property has been recently equipped with new outdoor solar lighting and new fire extinguishers. Centrally located to the 105, 710 and 91 freeways, plus blocks just from Plaza Mexico, restaurants, shops and more. This income producing gem with not last long, so submit your best offer today!

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$989,000
 - 2 Buildings
 - Levels: Two
 - 9 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$947 (Estimated)
- Laundry: Inside, Outside
 - \$76800 Gross Scheduled Income
 - \$62361 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Laminate
- Appliances: 6 Burner Stove, Gas Range, Water Heater
 - Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Cul-De-Sac, Front Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wire, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,198
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,080
 - Cable TV: 01525011
 - Gardener:
 - Licenses:
- Insurance: \$1,390
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,728
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,400
2:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$2,500
3:	1	2	2	1	Unfurnished	\$2,000	\$2,000	\$2,500

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet: 0
 - Dishwasher: 0
 - Disposal: 0
- Drapes: 0
 - Patio: 3
 - Ranges: 3
 - Refrigerator: 3
 - Wall AC: 6

Additional Information

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

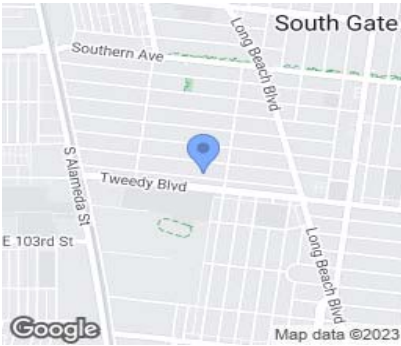
- Parcel # 6169008014

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

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW23090998

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Please write offers subject to inspection of interiors

Facts & Features

- Sold On 07/28/2023
 - Original List Price of \$799,900
 - 3 Buildings
 - 3 Total parking spaces
 - \$852 (Estimated)
- Laundry: Washer Hookup
 - \$50400 Gross Scheduled Income
 - \$49845 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: Disposal, Gas Water Heater, Water Heater
 - Other Interior Features: Ceramic Counters, Copper Plumbing Partial

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
 - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block, Chain Link, Good Condition, Wrought Iron
 - Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV: 01473854
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,000
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6205013005

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

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

List / Sold:

Closed • **Quadruplex****\$1,888,888/\$1,700,000** ↓**15 days on the market****14717 Condon Ave** • Lawndale 90260**4 units** • **\$472,222/unit** • **4,211 sqft** • **11,393 sqft lot** • **\$403.70/sqft** •**Built in 1962****Listing ID: SB23096681****From Marine Ave go north on Condon Ave, property will be on your left-hand side**

We are excited to offer this 4 unit property in the city of Lawndale. The property contains four 3 bedroom/1 bathroom units with four 1 car garages. There are three separate structures (front duplex, stand alone garage, and rear duplex) on a large 11,393 sqft lot that may have potential to add an additional unit. The roofs were completely removed and replaced in 2016 with building permits. Each unit has laundry hookups located inside the unit. The rental income generated by the property is \$9,750 per month as of June 2023.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,888,888
- 3 Buildings
- 4 Total parking spaces
- \$0 (Seller)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$117000 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,991
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance: \$2,731
- 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	\$2,500	\$2,500	\$3,000
2:	1	3	1	1	Unfurnished	\$2,400	\$2,400	\$3,000
3:	1	3	1	1	Unfurnished	\$2,450	\$2,450	\$3,000
4:	1	3	1	1	Unfurnished	\$2,400	\$2,400	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4078007025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

3618 Del Amo Blvd • Torrance 90503

4 units • \$445,000/unit • 4,595 sqft • 6,000 sqft lot • \$388.47/sqft • Built in 1970

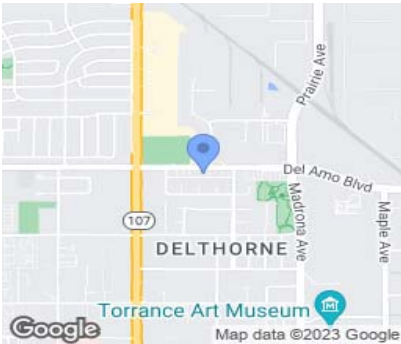
East of Hawthorne Blvd.

List / Sold:

\$1,780,000/\$1,785,000 ↑

6 days on the market

Listing ID: SB23099199



Welcome to Del Amo Blvd, a charming four unit building nestled in the desirable city of West Torrance. This well-maintained property offers an excellent opportunity for investors or homeowners looking to generate rental income while enjoying the perks of a convenient location. Situated on a beautifully landscaped lot, showcasing curb appeal with its manicured lawns, mature trees, and a welcoming facade. The exterior features a combination of stucco and wood accents. Each unit within the building has its own unique character and offers comfortable living spaces. The interiors are well-appointed and designed to maximize functionality and comfort. The floor plans vary slightly but generally consist of spacious living areas, bedrooms with ample closet space, and bathrooms with modern fixtures. Some units include additional features such as private balconies or patios, enhancing the overall appeal. Nestled in West Torrance, one of the most sought-after cities in Southern California, this property benefits from being close a wide range of amenities, including shopping centers, restaurants, parks, the beach. The property is close freeways, allowing for quick and easy commuting throughout the Los Angeles area. Don't miss out on this fantastic opportunity to own a piece of Torrance's thriving real estate market.

Facts & Features

- Sold On 07/26/2023
 - Original List Price of \$1,780,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Heating: Radiant
 - \$957 (Estimated)
- Laundry: Common Area
 - Cap Rate: 3.01
 - \$101100 Gross Scheduled Income
 - \$56563 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Electric Range
 - Other Interior Features: Balcony

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$44,537
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,849
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$2,075
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,418
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,485	\$2,485	\$3,200
2:	1	2	2	0	Unfurnished	\$2,200	\$2,200	\$2,650
3:	1	2	2	0	Unfurnished	\$1,790	\$1,790	\$2,650
4:	1	2	2	0	Unfurnished	\$1,950	\$1,950	\$2,650

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- 126 - Central Torrance area
 - Los Angeles County
 - Parcel # 7524029008

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

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

CUSTOMER FULL: Residential Income LISTING ID: SB23099199

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Closed • **Quadruplex**

List / Sold: **\$795,000/\$600,000** ↓

1042 N Banning Blvd # 4 • Wilmington 90744

36 days on the market

4 units • \$198,750/unit • 1,800 sqft • 4,308 sqft lot • \$333.33/sqft • Built in 1925

Listing ID: SB23069982

From Avalon left on Denni St., Right on Banning Blvd, it will be on the left side.



Fantastic investment opportunity. This property has not been listed in over 21 years. Great Opportunity to make a good investment. More or less about 4830 sq. ft. lot size. We have long term tenants. Needs some upgrades. Property to be sold AS-IS ONLY. PLEASE DO NOT WALK ON PROPERTY. Seller motivated. Located close to 110 fwy, bus lines, etc. Great starter property. Walking distances to school, across from a park, walking distances to other parks and museums, restaurants. From Sofi Stadium about 32 minutes away. About 13 minutes away from Vincent Thomas Bridge. About 41 minutes away from Disneyland. About 32 minutes away from Knotts Berry Farm. About 13 minutes away from Port A Call Village. About 18 minutes away from the Cabrillo Beach.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$895,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$381 (Estimated)
- \$2272 Gross Scheduled Income
- \$1500 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Floor: Laminate, See Remarks, Tile, Vinyl
- Appliances: None, Recirculated Exhaust Fan, Water Heater Central
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Security Lights, Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$7,260
- Electric: \$1,200.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$360
- Cable TV: 02021338
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$772	\$772	\$1,650
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,650
3:	1	1	1	0	Unfurnished	\$728	\$728	\$1,650
4:	1	1	1	0	Unfurnished	\$772	\$772	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7423021007

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB23069982

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Closed • **Quadruplex**

412 W Elmwood Ave • Burbank 91506
4 units • \$287,500/unit • 2,496 sqft • 4,743 sqft lot • \$515.62/sqft •
Built in 1954
412 W. Elmwood Ave

List / Sold:
\$1,150,000/\$1,287,000 ↑
14 days on the market
Listing ID: GD23012271



Nestled in the heart of Burbank, this charming 4-unit building offers the perfect investment opportunity. Each unit boasts a spacious one-bedroom layout, complete with ample natural light. The building also features a total of 4 garage spots, providing residents with off-street parking. There is a separate common laundry room for tenants' convenience. Do not miss out on this wonderful opportunity.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$1,150,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Public Records)
- Laundry: Common Area, See Remarks
 - \$77820 Gross Scheduled Income
 - \$58365 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,850
 - Electric: \$3,000.00
 - Gas: \$250
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01968355
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,485	\$1,485	\$1,800
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,800
3:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,800
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2451031010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

452 E Rio Grande St • Pasadena 91104
4 units • \$462,500/unit • 3,312 sqft • 7,980 sqft lot • \$543.48/sqft •
Built in 1961
cross street Los Robles Avenue/Washington Blvd

List / Sold:
\$1,850,000/\$1,800,000 ↓
6 days on the market
Listing ID: TR23101911



Welcome to RIO GEANDE apartment! A truly unique and exciting opportunity for investors in a fantastic location in Pasadena. The building consists of 4 units, Unit (1) 2 beds 1 bath, Unit (2) 2 beds 1 bath, Unit (3) 2 beds 1 bath, Unit (4) 2 beds 1 bath. Living area is 832 sqft for every unit with nice layout. All units are same floor plan. Units are in good condition. Nice quality sold wood front door, good size for family room. Lots of windows bring in bright sunlight, newer kitchen cabinets, tiles counter tops, laminate flooring, double-pane windows, 3 newer mini split AC units in each unit, two new water heater & two tankless was installed in 2018, there are 3 ceiling fans and dishwasher in #2 & 4. # 2 has been fully upgraded in 2019, with white shaker kitchen cabinet, shower room, new wood shelving window covering. Two units in downstairs each have their own private nice backyard with beautiful gardens. New painted wood fences close the whole backyard. Two unit in upstairs each has a private balcony. Each unit has one garage parking & one tandem parking. Interlocking Concrete Pavers on driveways and backyard. A nice wooden gate to the trash area. This apartment complex is convenient and close to bus stops, grocery stores, restaurants, shops and Rose Bowl. The location accessible with freeway access, close to Old Town, L.A. downtown and and the fun Pasadena sports. The school district and amenities make this a highly desirable and in-demand rental community.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,850,000
- 1 Buildings
- 4 Total parking spaces
- \$1,011 (Estimated)
- Laundry: See Remarks
- \$75360 Gross Scheduled Income
- \$62686 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,294
- Electric: \$455.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,571
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$1,556
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,912
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,300
2:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,300
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,300
4:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5838040019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: TR23101911

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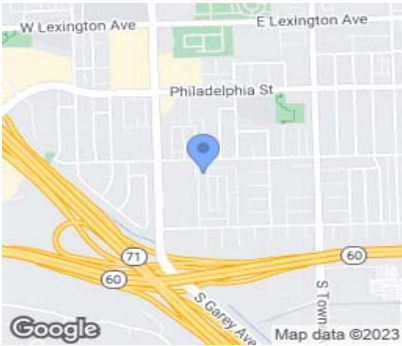
Closed • [Quadruplex](#)

2325 Angela St • Pomona 91766
4 units • \$312,500/unit • 1 sqft • 7,157 sqft lot • No \$/Sqft data •
Built in 1965
on street

List / Sold:
\$1,250,000/\$1,338,750 ↑

0 days on the market

Listing ID: TR23133544



Excelent opportunity to own 4 unit property. all 3 bed 2 bath all rented. DO not disturb occupants.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,026 (Estimated)
- \$67200 Gross Scheduled Income
- \$40000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$880
- Electric: \$30.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02185725
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	2	1	Unfurnished	\$1,350	\$1,350	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8331024003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

236 MARKET St • Venice 90291
4 units • \$399,750/unit • 1,890 sqft • 2,850 sqft lot • \$841.27/sqft •
Built in 1940
East of Main St., west of Abbot Kinney Blvd. Windward Circle Area

List / Sold:
\$1,599,000/\$1,590,000 ↓
96 days on the market
Listing ID: 23252283



New gross rental income increase. Character craftsman three blocks to beach. Four legal units, two separate buildings. 1 bedroom upper unit delivered vacant. Front units are side by side singles with separate kitchens, h/wood flrs, walk-in closets and 40s style tile bathrooms. Back units are two upper/ lower 1 bedrooms. Great for owner/user. Feature grassy common area between buildings and extemely cool neighbors. Upside potential on rents. \$110,000 gross income reflects 5% allowable increase February 2024 and market rental value of 1 bedroom owner unit delivered vacant. Please do not disturb tenants.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$1,689,000
- 2 Buildings
- \$75998 Gross Scheduled Income

Interior

- Appliances: Disposal, Refrigerator, Gas Oven

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,950	\$24,624	\$24,624
2:	1	0	1		Unfurnished	\$2,310	\$27,720	\$27,720
3:	1	1	1		Unfurnished	\$2,083	\$28,811	\$28,811
4:	1	0	1		Unfurnished	\$1,500	\$18,947	\$18,947
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4238013027

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23252283

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Closed •

506 N Madison Ave • Los Angeles 90004

4 units • \$312,500/unit • 3,496 sqft • 4,998 sqft lot • \$328.95/sqft •

Built in 1963

\$1,250,000/\$1,150,000 ↓

27 days on the market

Listing ID: 23273201

The subject property is situated in a good East Hollywood location two (2) blocks outside Silver Lake, south of Melrose Avenue and west of N Virgil Avenue.



We are pleased to present a four (4) unit apartment building located at 506 N Madison Avenue in Los Angeles, California. The subject property is situated in a good East Hollywood location two (2) blocks outside Silver Lake, south of Melrose Avenue and west of N Virgil Avenue. Built in 1963, this property contains a streamlined unit mix of four (4) two-bedroom / one-bathroom units. These bright units feature tons of windows letting in natural light. Each room is spacious and well kept with lots of built-in closet space. The kitchens feature Terra Cota tiles, a stove/oven combo, refrigerator, and tons of dark wood cabinet space. The four (4) units sit in a near 3,500 SF building on a near 5,000 SF lot. This lot is gated and secure with controlled entry access. The property features plenty of onsite parking with four (4) spots in back and two (2) additional spots in front. There is ample space to add up to two (2) ADU unit(s). Residents of the subject property enjoy the dominant access to nearby commercial corridors and outdoor space. Tenants can walk two (2) blocks north to Melrose Ave to visit It's Boba Time, Tasty's Juice Bar, Going Underground Records, and the LA Museum of Love. Outdoor recreation is available right across the street at Madison West Park, a quaint green space with a newer playground. Situated just two (2) blocks from Silver Lake, this offering presents an excellent opportunity for any investor capitalize on a highly leveraged 30-year fixed residential loan with a possible owner-user play.

Facts & Features

- Sold On 07/27/2023
 - Original List Price of \$1,250,000
 - 1 Buildings
 - Heating: Wall Furnace
- Cap Rate: 5.11
 - \$63814 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,847
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01079007
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,650	\$2,650	\$2,650
2:	1	2	1		Unfurnished	\$1,150	\$1,150	\$2,650
3:	1	2	1		Unfurnished	\$1,631	\$1,631	\$2,650
4:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,650
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.5%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5539031017

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23273201

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Closed •

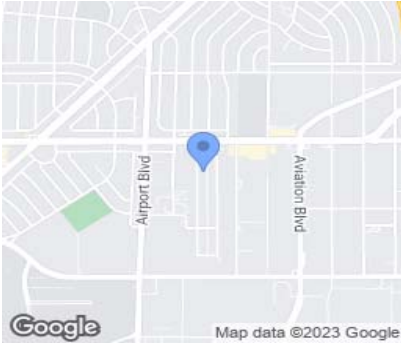
List / Sold:

\$1,400,000/\$1,400,000

44 days on the market

Listing ID: 23271071

8722 Ramsgate Ave • Los Angeles 90045
4 units • \$350,000/unit • 3,260 sqft • 6,822 sqft lot • \$429.45/sqft •
Built in 1951
West on W. Manchester Ave, South on Ramsgate Ave



We are pleased to offer an attractive investment opportunity in the bustling neighborhood of Westchester. This fully vacant fourplex, comprising four spacious two-bedroom one bath units, is ripe for transformation. Value-add investors and owner-users alike have a unique chance to build significant property value. The potential to add ADUs, subject to state and local laws, alongside the ability to rent units at market rates post-Ellis Expiration on November 3, 2023, amplifies this property's investment potential. Located in the vibrant Westchester neighborhood, surrounded by economic hubs like Google, Northrop Grumman, and Boeing, and in proximity to the renowned Loyola Marymount University, this property is perfectly positioned to attract a diverse and affluent tenant base.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Cap Rate: 6.38
- \$89267 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,625
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163239
- 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	\$2,575	\$0	\$10,300
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C29 - Westchester area
- Los Angeles County
- Parcel # 4125015017

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23271071

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Closed •

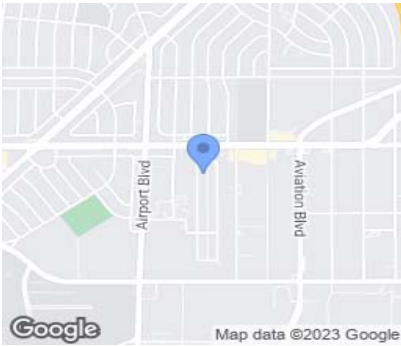
List / Sold:

\$1,400,000/\$1,400,000 ↓

90 days on the market

Listing ID: 23260051

8716 Ramsgate Ave • Los Angeles 90045
4 units • \$350,000/unit • 3,260 sqft • 6,820 sqft lot • \$429.45/sqft •
Built in 1951
West on W. Manchester Blvd, South on Ramsgate Ave



We are proud to present an exceptional investment opportunity in the heart of Westchester, Los Angeles. This fully vacant fourplex, with four spacious two-bedroom one bath units, offers a remarkable opportunity for value-add investors and owner-users alike. The ability to create high-quality housing options, ready to be rented at market rates after the Ellis Expiration on November 3, 2023, presents a compelling prospect. Furthermore, the potential to add Accessory Dwelling Units (ADUs), subject to state and local laws, enhances the property's appeal. Situated in Westchester, a thriving neighborhood known for its economic strength and rapid growth, this property is poised to capitalize on the flourishing rental demand. Its strategic location near major employers, renowned educational institutions, and proximity to Playa Del Rey offers a lifestyle of convenience and relaxation, further boosting its attractiveness to potential tenants.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$3,100,000
- 1 Buildings
- Cap Rate: 6.38
- \$89267 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,625
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163239
- 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	\$2,575	\$0	\$10,300
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C29 - Westchester area
- Los Angeles County
- Parcel # 4125015018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23260051

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Closed •

List / Sold:
\$1,195,000/\$1,108,000 ↓

132 W 74th St • Los Angeles 90003

93 days on the market

4 units • \$298,750/unit • 2,290 sqft • 7,936 sqft lot • \$483.84/sqft • Built in 1983

Listing ID: 23253491

Between Main and Broadway Blvd, Located mid-block on the South Side of 74th St.



Price Reduction! Incredible 4-unit Investment or Owner-User opportunity cash flowing at an amazing 6.9% Cap Rate and 10.7 GRM from Day 1! 4 fully renovated units including a large 5-Bed 2-Bath detached house in the front plus 3 non-rent controlled (1 Bed/1 Bath) units in the rear built-in 1983. The front house was entirely stripped to the studs and thoroughly renovated with permits featuring a new roof, electrical system, plumbing, windows, updated kitchen, renovated bathrooms, and more. Additional upside to 8.2% Cap Rate and 9.3 GRM on proforma. All utilities are individually metered for gas & electricity and preliminary plans for two detached ADUs have been made for the center of the lot. The 7,840 SF lot provides ample parking onsite and the 3 back units, being exempt from LA City Rent Control, can be increased by 10% annually (5% + CPI). Over the past few years, South Los Angeles has experienced consistent expansion due to its reasonable housing prices and convenient location near Downtown LA, Sofi Stadium, USC, Culver City, and South Bay. Rental rates in South LA have surged by almost 25% since 2020. The area's low vacancy rates combined with a landlord-dominant real estate environment and abundant job opportunities nearby indicate that significant long-term growth is on the horizon for South LA.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Heating: Wall Furnace
- Cap Rate: 6.9
- \$82445 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$25,190
- 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	5	2		Unfurnished	\$4,374	\$3,560	\$4,374
2:	1	1	1		Unfurnished	\$2,096	\$0	\$2,096
3:	1	1	1		Unfurnished	\$2,096	\$1,840	\$2,096
4:	1	1	1		Unfurnished	\$2,096	\$1,751	\$2,096
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031007033

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23253491

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Closed •

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

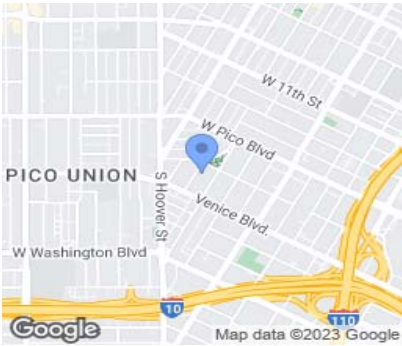
1416 Malvern Ave • Los Angeles 90006

30 days on the market

4 units • \$212,250/unit • 3,135 sqft • 6,366 sqft lot • \$255.18/sqft • Built in 1915

Listing ID: 23272875

South of Pico/North of Venice



PRICE REDUCED TO FAST SELL!!! Well Maintenance 4 Unit Income property, located on of most desired rental place, within minutes of DTLA, Korea town and USC. New Pavement , New Roofing with City Permit (2018), New Exterior Paint with City Permit (2021), Foundation Repaired(2019) and with light remodeling all units. Rent can be raised up to 7%. All utilities are paid by the owner. See attached for CAP/GRM One of units is belongs to Section 8. The property located "ALVARADO TERRACE HISTORIC DISTRICT PARK(cozy and cleaned)" is a designated historic district in the Pico-Union district of Los Angeles. \$400 is the storage rental income as M-T-M.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$849,000
- 1 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Disposal

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,094	\$1,094	\$1,900
2:	1	1	1		Unfurnished	\$1,200	\$1,200	\$1,800
3:	1	1	1		Unfurnished	\$1,234	\$1,234	\$1,800
4:	2	2	1		Unfurnished	\$1,800	\$1,800	\$2,200
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%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5135007004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23272875

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Closed •

List / Sold:

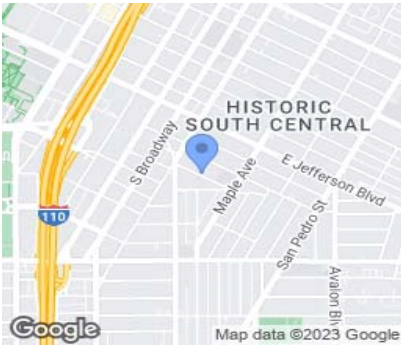
\$1,250,000/\$1,150,000 ↓

18 days on the market

Listing ID: 23270949

145 E 36th Pl • Los Angeles 90011
4 units • \$312,500/unit • 2,524 sqft • 6,250 sqft lot • \$455.63/sqft •
Built in 1901

Located between Main Street & Maple Avenue. Situated on the North Side of 36th Place.



Incredible 4-unit Investment or Owner-User opportunity cash flowing at an amazing 6.6% Cap Rate and 11.1 GRM from Day 1 just minutes from USC and DTLA! Vacant & Renovated 5 Bed 2 Bath house downstairs plus 3 renovated (1 Bed/1 Bath) units upstairs. Large 6,250 SF Lot with ~10 tandem parking spaces in the back. Additional upside to 7.8% Cap Rate and 9.7 GRM on proforma. All utilities are individually metered for gas & electricity. There are plans to add 2 large Detached ADUs in the back for further upside. Over the past few years, South Los Angeles has experienced consistent expansion due to its reasonable housing prices and convenient location near Downtown LA, Sofi Stadium, USC, Culver City, and South Bay. Rental rates in South LA have surged by almost 25% since 2020. The area's low vacancy rates combined with a landlord-dominant real estate environment and abundant job opportunities nearby indicate that significant long-term growth is on the horizon for South LA.

Facts & Features

- Sold On 07/24/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 6.6
- \$82517 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$26,003
- 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	5	2		Furnished	\$4,374	\$0	\$4,374
2:	1	1	1		Unfurnished	\$2,096	\$1,675	\$2,096
3:	1	1	1		Unfurnished	\$2,096	\$1,550	\$2,096
4:	1	1	1		Unfurnished	\$2,096	\$1,724	\$2,096
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5120010011

Michael Lembeck

Re/Max Property Connection

CUSTOMER FULL: Residential Income LISTING ID: 23270949

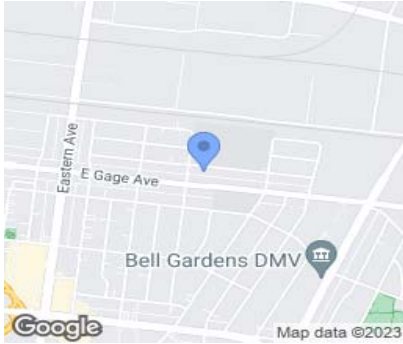
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Closed • **Quadruplex**

6022 Agra St • Bell Gardens 90201

4 units • \$323,750/unit • 3,458 sqft • 6,978 sqft lot • \$361.48/sqft • Built in 1963

North of Gage Ave



List / Sold:
\$1,295,000/\$1,250,000 ↓

23 days on the market

Listing ID: IV23093030

SPECTACULAR QUADPLEX WITH ADDITIONAL INCOME PRODUCING POTENTIAL! This beautifully updated quadplex is located in a quiet, family-friendly neighborhood in Bell Gardens. Be greeted by the updated exterior landscaping with new stamped concrete in the driveway of the well maintained front yard. Front house: This two bedroom, 1 bath unit has been completely remodeled with new everything, including electrical, plumbing, kitchen, bathrooms, luxury flooring, quartz countertops, shaker cabinets, and new windows. Unit A: This 2 bed/1 bath unit is also brand new and features the same high-quality finishes as the front house. Unit B: This 2 bed/1 bath unit is in original condition but is well-maintained and clean. It has a spacious living room, a large kitchen, and two bedrooms. Unit C: This 2 bed/1 bath unit is partially updated and has been freshly painted. It has two bedrooms and one bathroom. This quadplex is located in a great location in Bell Gardens. It is close to schools, parks, shopping, and restaurants. Buyer's can potentially build TWO ADUs over the garages in the back, which would add significant value to the property. (buyer to verify) Close to schools, parks, shopping, metro line, freeways and the Long Beach Airport. If you are looking for a beautiful, well-maintained property in a great location, then 6022 Agra St. is the perfect place for you. Schedule a showing today!

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- \$2,995 (Estimated)
- Laundry: Inside
- Cap Rate: 4.57
- \$92280 Gross Scheduled Income
- \$62846 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room
- Floor: See Remarks
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: Lot 6500-9999, Near Public Transit
- Fencing: Average Condition, Chain Link, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,665
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,395	\$2,395	\$2,400
2:	1	2	2	1	Unfurnished	\$1,995	\$1,995	\$2,350
3:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$2,350
4:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6330006035

Michael Lembeck

Re/Max Property Connection

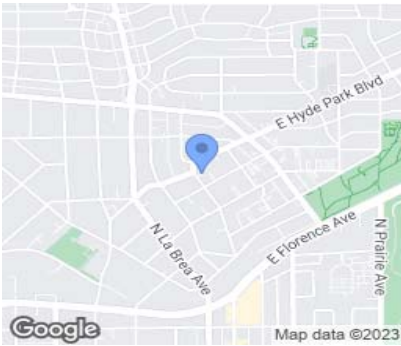
CUSTOMER FULL: Residential Income LISTING ID: IV23093030

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Closed •

612 Edgewood St • Inglewood 90302
5 units • \$318,000/unit • 6,397 sqft • 11,996 sqft lot • \$260.28/sqft •
Built in 1941
East of Labrea Ave. South of Hyde Park Blvd,

List / Sold:
\$1,590,000/\$1,665,000 ↑
51 days on the market
Listing ID: 23254065



Desirable North Inglewood 5 Unit building with great upside, on a large lots. 612 Edgewood Ave; 3 units on the south side of the driveway, all 2 bedrooms 1 bath each. 616 Edgewood Ave; North side has a front 2 story 3 bedrooms, bonus room w/ 2 baths house and a rear 2 bedroom 1 bath unit over the garage. There will be several units vacant at COE. This is a trust sale. Property is being sold in its "As Is" present condition, no warranties. Buyer to due their own due diligence to verify all aspects of the property and satisfy themselves. Please call agent if you have additional questions.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$1,590,000
 - 3 Buildings
 - Cooling: Central Air
 - Heating: Central
- Laundry: Individual Room
 - Cap Rate: 5
 - \$102700 Net Operating Income

Interior

- Floor: Carpet, Tile

Exterior

Annual Expenses

- Total Operating Expense: \$40,100
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,230	\$1,230	\$2,300
2:	1	2	1		Unfurnished	\$0	\$0	\$2,300
3:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,300
4:	1	3	2		Unfurnished	\$0	\$0	\$3,000
5:	1	2	1		Unfurnished	\$0	\$0	\$2,300
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: 2.25%
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4016014021

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23254065

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Closed • Apartment

5234 Hayter Ave • Lakewood 90712
5 units • \$419,800/unit • 4,906 sqft • 8,841 sqft lot • \$417.86/sqft •
Built in 1978
West of Lakewood Blvd, just South of Candlewood St

List / Sold:
\$2,099,000/\$2,050,000 ↓
53 days on the market
Listing ID: PW23072177



One of a few rare 5-Plex's that seldom come on the market located in an excellent area of Lakewood. Unit mix is 1-3 bedroom 2 bath and 4 large 2 bedroom 2 bath units. Each unit has a 1 car garage plus there is an additional 3-1 car garages rented at \$150 ea. Building also has a laundry room with owner owned washer and dryer plus a storage room. 3 bedroom was recently remodeled including new kitchen cabinets and countertop. The 3 bedroom has central A/C, in unit laundry hook-ups plus an open parking space along with the 1-car garage. Property is walking distance to Lakewood Town Center with great shopping and restaurants. Building is centrally located to 605, 91, 405 and 710 freeways.

Facts & Features

- Sold On 07/28/2023
- Original List Price of \$2,199,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- \$1,919 (Estimated)
- Laundry: Community, Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 3.42
- \$133056 Gross Scheduled Income
- \$75269 Net Operating Income
- 5 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$55,787
- Electric: \$1,228.00
- Gas: \$3,966
- Furniture Replacement:
- Trash: \$3,262
- Cable TV: 02059572
- Gardener:
- Licenses:
- Insurance: \$2,770
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 7066
- Water/Sewer: \$2,975
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,800	\$2,800	\$2,800
2:	1	2	2	1	Unfurnished	\$1,850	\$1,850	\$2,300
3:	1	2	2	1	Unfurnished	\$1,975	\$1,975	\$2,300
4:	1	2	2	1	Unfurnished	\$1,975	\$1,975	\$2,300
5:	1	2	2	1	Unfurnished	\$1,975	\$1,975	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 24 - Lakewood Mutuals area
- Los Angeles County
- Parcel # 7155003013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

609 Jacmar Dr • Montebello 90640

5 units • \$245,000/unit • 3,410 sqft • 6,506 sqft lot • \$315.25/sqft • Built in 1963

Montebello Blvd. South of Mines to Jacmar Drive, East to number

List / Sold:
\$1,225,000/\$1,075,000 ↓
51 days on the market
Listing ID: MB23073683



This property consists of 3-2 bedroom units with one bath, and 2-1 bedrooms, one bath units. There is a common coin operated laundry room on the ground level along with a 100 gallon central gas water heater. There is covered parking for 5 cars with storage cabinets. Apartments A and B just completed refurbishing. This building is located in a very well-kept area of Montebello near a school north of Washington Blvd. Being built in 1963, the sellers recommend to any new buyers to consider upgrading the plumbing systems. All apartments are occupied at rents below current market levels. Please show from outside only without disturbing the tenants. Current rents are all month-to-month: Offers can be submitted subject to approval of interior of the units. PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$1,295,000
 - 1 Buildings
 - 5 Total parking spaces
 - 5 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Public Records)
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, Washer Hookup
 - \$70620 Gross Scheduled Income
 - \$59209 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Concrete, Vinyl
- Appliances: None, Water Heater Central

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Landscaped, Lawn, Near Public Transit, Paved, Sprinklers None
- Fencing: Average Condition, Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,167
 - Electric: \$493.00
 - Gas: \$2,328
 - Furniture Replacement:
 - Trash: \$360
 - Cable TV: 01525011
 - Gardener:
 - Licenses: 215
- Insurance: \$1,590
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 4925
 - Water/Sewer: \$1,896
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,100	\$1,100	
2:	1	1	1	1	Unfurnished	\$935	\$935	
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	
4:	1	2	1	1	Unfurnished	\$1,100	\$1,100	
5:	1	1	1	1	Unfurnished	\$1,100	\$1,100	

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6352028022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB23073683

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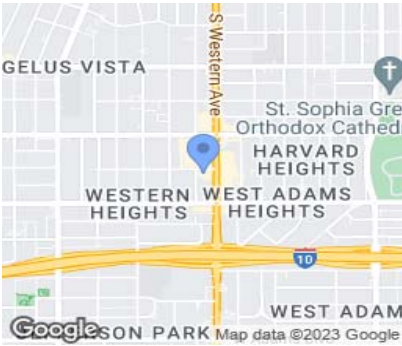
Closed •

1810 S Manhattan Pl • Los Angeles 90019
5 units • **\$280,000/unit** • **4,700 sqft** • **6,630 sqft lot** • **\$291.49/sqft** •
Built in 1923
North of 10 Freeway, West of Western

List / Sold:
\$1,400,000/\$1,370,000 ↓

291 days on the market

Listing ID: AR22143198



Located in a high demand rental area of Los Angeles. 4 units in the front building with 2 bedroom 1 bath with inside laundry room and large living room. One of the 2 bedroom unit has a den .One unit 1 bedroom on top of 5 garages in the back building. Additional rent income from 5 car garages for storage room and 4 parking spaces. Security gate in the driveway. Close to Down town Los Angeles and USC campus.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,510,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- \$624 (Estimated)
- Laundry: Individual Room
- \$87564 Gross Scheduled Income
- \$53263 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,301
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,736
- Cable TV: 01887660
- Gardener:
- Licenses: 410
- Insurance: \$3,250
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,430
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,820	\$1,820	\$2,000
2:	1	2	1	0	Unfurnished	\$1,438	\$1,438	\$2,000
3:	1	2	1	0	Unfurnished	\$1,438	\$1,438	\$2,000
4:	1	2	1	0	Unfurnished	\$1,438	\$1,438	\$2,000
5:	1	1	1	0	Unfurnished	\$1,163	\$1,163	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5073013013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

1179 W 37th St • Los Angeles 90007
5 units • \$400,000/unit • 5,556 sqft • 7,784 sqft lot • \$323.97/sqft •
Built in 1992
North of Exposition Blvd and West of Vermont Ave.

List / Sold:
\$2,000,000/\$1,800,000 ↓
28 days on the market
Listing ID: DW23065265



Great 5 unit investment in an excellent location just a block from USC , this 5 unit property consist of 2-3 bedrooms 2 baths and 3-2 bedrooms 1 bath, the property seats on a large lot 7,840 sqft zone LARD1.5-1 and it is in the TOC tier 3 also this property is exempted from the City of LA RSO (Rent Stabilization Ordinance) it falls under the State AB 1482 which allows for yearly rent increments of 5% plus CPI but not to exceed 10% which will give you a great opportunity to increase rents year over year, located on a cul-de sac street and in the USC's DPS patrol zone, walking distance to the USC campus and the university village, super well located in the hart of it all, the Natural History Museum, LA Memorial Coliseum, California Science Center, BMO Stadium, Swim Stadium, and the Lucas Museum to be open 2025, 3 blocks from the Metro station and public transit bus stops, must see to appreciate, create your perpetual generational income, for more information schedule an appointment.

Facts & Features

- Sold On 07/26/2023
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: Community, Gas Dryer Hookup, Individual Room
- \$85968 Gross Scheduled Income
- \$42741 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$43,227
- Electric: \$1,080.00
- Gas:
- Furniture Replacement:
- Trash: \$3,552
- Cable TV: 01525011
- Gardener:
- Licenses: 575
- Insurance: \$3,900
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,200	\$2,200	\$3,500
2:	1	3	2	1	Unfurnished	\$2,250	\$2,250	\$3,400
3:	1	2	1	1	Unfurnished	\$886	\$886	\$2,200
4:	1	2	1	1	Unfurnished	\$886	\$886	\$2,200
5:	1	2	1	1	Unfurnished	\$942	\$942	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040030003

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW23065265

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Closed • Commercial/Residential

List / Sold:

\$1,298,888/\$1,150,000 ↓

944 N Ditman Ave • City Terrace 90063
5 units • \$259,778/unit • 2,500 sqft • 7,521 sqft lot • \$460.00/sqft •
Built in 1921

13 days on the market
Listing ID: DW23058581

From City Terrace Dr head south onto N Ditman Ave. Units will be on the east side of the street



Welcome to 944 N. Ditman Ave in up and coming City Terrace! This 5 unit turn key beauty is conveniently nestled in between the communities of East Los Angeles, Boyle Heights, El Sereno & Lincoln Heights. Great opportunity for the savvy investor who is looking for a low maintenance income producing property as no inch was spared in the remodeling of this entire property! Each unit has newer modern grey laminate flooring throughout, newer recessed lighting and light fixtures/ceiling fans, newly installed wall air conditioners & wall heating units...newer energy efficient dual paned windows throughout allowing plenty of natural light to permeate every corner...Kitchens & bathrooms have newer shaker cabinets/vanities with light marble colored quartz counter tops. Each full bathroom has beautifully finished tile in showers & niches. The costliest of items/finishing has already been installed eg electrical, plumbing, block walls etc thereby saving the new owner the normal hefty costs & time associated with new acquisitions! Upside potential!!...Although the current great rents currently paid by the existing tenants, there's still room to raise rents. Low maintenance with plenty of hardscape on the property grounds. Plenty of parking in this gated property = happy tenants!! On site coin laundry which generates additional income and is contracted w/a third party. Bonus grassy/DG area at the rear of the property for residents to enjoy BBQs & entertain guests etc. Why City Terrace? Aside from residing in the unincorporated area of LA County, City Terrace is home to City Terrace Park which has pools, basketball and tennis courts, a playground, a splash pad, picnic areas, a gymnasium...offering plenty of activities for the local community...the City Terrace Library & the plethora of art murals throughout City Terrace are additional examples of the community benefits that help ensure low turnover of tenants!! Potential to add an additional unit = extra future income potential (Seller will provide buyer w/copies of plans to build a 6th 1 bed/1 bath unit). Plenty of public transportation close by such as the Metro Gold Line which runs from ELA through DTLA and ends in Azusa. Add this gem to your portfolio of income producing properties TODAY!!

Facts & Features

- Sold On 07/24/2023
 - Original List Price of \$1,298,888
 - 3 Buildings
 - 10 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Common Area, Community
 - \$9000 Gross Scheduled Income
 - \$7479 Net Operating Income
 - 4 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Tile
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Quartz Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Near Public Transit, Paved, Up Slope from Street
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wrought Iron
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$1,521
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02004320
 - Gardener:
 - Licenses:
- Insurance: \$1,521
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$2,000	\$2,000	\$2,400
2:	1	2	0	0	Unfurnished	\$2,200	\$2,200	\$2,400
3:	1	1	0	0	Unfurnished	\$1,600	\$1,600	\$1,650
4:	1	1	0	0	Unfurnished	\$1,600	\$1,600	\$1,650
5:	1	1	0	0	Unfurnished	\$1,600	\$1,600	\$1,650

Of Units With:

- Separate Electric: 4
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
 - Disposal:
- Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- CTER - City Terrace area
 - Los Angeles County
 - Parcel # 5231009026

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

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

Closed • Commercial/Residential

2519 E Monroe St • Carson 90810

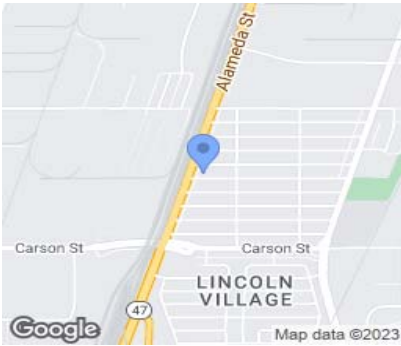
6 units • \$250,000/unit • 2,480 sqft • 5,413 sqft lot • \$588.71/sqft • Built in 1947

East of Alameda

\$1,499,999/\$1,460,000 ↓

14 days on the market

Listing ID: TR23111993



**** AGENT BONUS!**** SELLER FINANCING AVAILABLE! Sharp and remodeled SIX UNIT residential income property located in a prime area of Carson. The renovation project has just been completed and FIVE UNITS ARE VACANT and ready for your investors/savvy real estate aficionados to place their own tenants in property. UNIT MIX: THREE 2bedroom/1ba units and THREE 1bedroom/1ba units. Terrific curb appeal with ample off street parking. Each unit remodeled with beautiful hardwood-like flooring thru out, quartz kitchen counters, stainless steel appliances (microwave in all units, gas stove in 5 units), and upgraded cabinetry/hardware. Beautiful bathroom w/custom tilework/finishes. Mini-split air conditioning. Property consists of four detached units and one duplex. 6 gas meters, 5 electric meters, and 2 water meters with a water submeter for each unit which may allow property owner to charge each tenant individually for water use. Storage room in the back. Ample on site parking. No need to preview!

Facts & Features

- Sold On 07/27/2023
 - Original List Price of \$1,499,999
 - 5 Buildings
 - 0 Total parking spaces
 - Cooling: See Remarks
 - Heating: See Remarks
 - \$0 (Estimated)
- 5 electric meters available
 - 6 gas meters available
 - 2 water meters available

Interior

- Floor: See Remarks

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$0	\$0	\$8,400
2:	2	1	1	0	Unfurnished	\$0	\$0	\$3,800
3:	1	1	1	0	Unfurnished	\$650	\$650	\$1,900

Of Units With:

- Separate Electric: 5
 - Gas Meters: 6
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 6

Additional Information

- Auction sale
 - Rent Controlled
 - Buyer Agency Compensation: 5%
- 136 - Central Carson area
 - Los Angeles County
 - Parcel # 7308013037

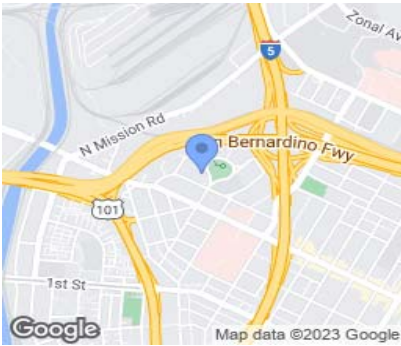
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed •

617 Echandia St • Los Angeles 90033
6 units • \$216,667/unit • 3,872 sqft • 11,830 sqft lot • \$329.29/sqft •
Built in 1964
N of Bridge St. and Echandia St.

List / Sold:
\$1,300,000/\$1,275,000 ↓
87 days on the market
Listing ID: 23250689



Pleased to offer a well kept 6 unit apartment building consisting of Four 1 Bed + 1 Bath and Two 2 Bed + 1.5 Bath. The existing Cap and GRM are attractive and there is future upside in rents. The property sits on an oversized 11,841 sq. ft. lot and is located in a Tier 3 TOC. There are 3 separate buildings, offering privacy for the tenants. There are newer windows, roofs and paved driveway. The location has a good walk score and a stone's throw away from White Memorial Hospital and Bridge Street Elementary School.

Facts & Features

- Sold On 07/25/2023
- Original List Price of \$1,300,000
- 3 Buildings
- Heating: Wall Furnace
- Cap Rate: 5.52
- \$71819 Net Operating Income

Interior

- Appliances: Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$29,472
- 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:	4	1	1		Unfurnished	\$1,003	\$4,013	\$5,600
2:	2	2	1		Unfurnished	\$2,345	\$4,689	\$5,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5174003014

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23250689

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Closed •

703 W 79th St • Los Angeles 90044

6 units • \$279,167/unit • 3,634 sqft • 7,139 sqft lot • \$467.80/sqft •

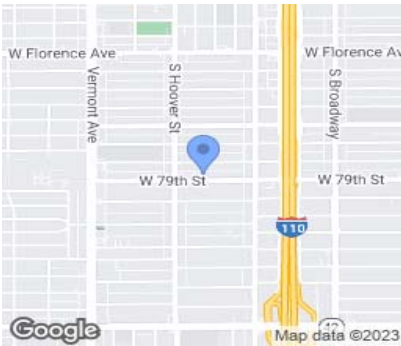
Built in 1958

\$1,675,000/\$1,700,000 ↓

91 days on the market

Listing ID: 23236177

The subject property is located in the City of Los Angeles. The property is situated south of Florence Avenue, North of Manchester Avenue, West of Figueroa Street and East of Hoover Street.



We are pleased to offer this six unit investment opportunity, located in the City of Los Angeles. The unit mix consists of six 2+1 units. The investment consists of approximately 3,634 of rentable square feet and is situated on an approximately 7,139 square foot parcel. Recent property upgrades include a new surveillance system, new exterior paint, new exterior lighting, new exterior building and unit numbers, and all six of the units have recently been renovated. The building amenities include a large parking area with six total spaces, a secured gated entry, and the property is separately metered for both gas & electricity. The property is subject to City of Los Angeles Rent Stabilization Ordinance and the property is in compliance with the Los Angeles Soft-Story Retrofit Program.

Facts & Features

- Sold On 07/25/2023
 - Original List Price of \$1,785,000
 - 1 Buildings
- Cap Rate: 7.11
 - \$119093 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$42,748
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01968431
 - 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	\$2,123	\$2,123	\$2,666
2:	1	2	1		Unfurnished	\$2,414	\$2,414	\$2,625
3:	1	2	1		Unfurnished	\$2,452	\$2,452	\$2,625
4:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,625
5:	1	2	1		Unfurnished	\$1,950	\$1,950	\$2,625
6:	1	2	1		Unfurnished	\$2,123	\$2,123	\$2,625
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%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6020015016

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

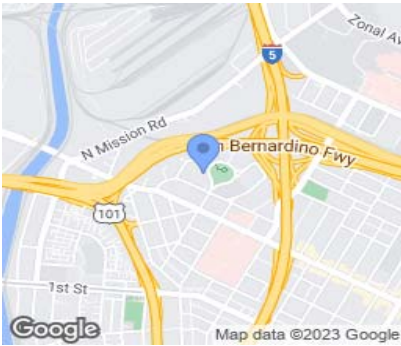
CUSTOMER FULL: Residential Income LISTING ID: 23236177

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Closed •

627 Echandia St • Los Angeles 90033
9 units • \$125,000/unit • 4,520 sqft • 11,626 sqft lot • \$230.64/sqft •
Built in 1900
NE of Echandia and Bridge st.

List / Sold:
\$1,125,000/\$1,042,500 ↓
74 days on the market
Listing ID: 23260037



Builders: Opportunity to build 4 Units RTI, while cash flowing from 5 Existing Units: 9 Units Once Construction is Completed. Located in a Qualified Opportunity Zone. Delivered Shovel Ready for a 3 Story Duplex: 3,876 Total SQ. FT2 Story Duplex: 2,280 Total SQ. FT. No Relocation Fees.

Facts & Features

- Sold On 07/27/2023
- Original List Price of \$1,125,000
- 3 Buildings
- Heating: Wall Furnace
- \$28353 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,906
- 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:	4	1	1		Unfurnished	\$808	\$3,231	\$8,384
2:	1	0	1		Unfurnished	\$1,600	\$1,600	\$1,600
3:	2	4	3		Unfurnished	\$3,804	\$0	\$7,608
4:	2	1	1		Unfurnished	\$2,096	\$0	\$4,192
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5174003015

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

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

