

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24405463	S	4647 W 154th ST	LAWN	112	STD	2			\$891,000	\$634.62	1404	1959	3,695/0.0848			07/29/24	27/27
2	PV24071487	S	4153 W 164th ST	LAWN	113	STD	2	\$61,800		\$930,000	\$611.44	1521	1949/APP	5,467/0.1255	N	2	08/01/24	44/44
3	SB24034059	S	1620 W 208th ST	TORR	123	TRUS	2	\$0		\$928,000	\$474.44	1956	1947/ASR	7,751/0.1779	N	0	08/02/24	90/90
4	WS24034796	S	2009 S Fremont AVE	ALH	601	STD	2	\$52,800	4	\$850,000	\$502.36	1692	1931/ASR	4,761/0.1093	Y	2	07/31/24	115/115
5	PW24121434	S	2822 N Eastern AVE	LA	621	STD	2	\$27,361		\$562,500	\$418.53	1344	1950/ASR	2,250/0.0517	N	0	07/31/24	6/6
6	24372209	S	3748 Harriman AVE	LA	621	STD	2			\$690,000	\$655.27	1053	1950	7,507/0.1723			07/31/24	131/131
7	DW23170392	S	4535 Kingswell	LA	637	STD	2	\$26,400		\$1,350,000	\$454.85	2968	1936/ASR	6,755/0.1551	N	0	07/30/24	237/237
8	E1-17550	S	10334 Ave Ridgwa AVE	LA	659	STD	2	\$51,000		\$800,000	\$497.85	1396	1953/PUB	4,410/0.1012	N	2	07/29/24	23/23
9	DW24104190	S	11434 Walnut ST	WH	670	STD	2	\$62,400		\$900,000	\$551.47	1632	1960/ASR	7,177/0.1648	N	2	08/01/24	8/8
10	MB24073497	S	2119 Eastlake AVE	LHTS	677	STD	2	\$0		\$815,000	\$509.38	1600	1912/ASR	4,392/0.1008	N	0	08/01/24	54/54
11	PW24047918	S	6527 Denver AVE	LA	699	STD	2	\$0		\$765,000	\$453.74	1686	1912/ASR	5,402/0.124	N	2	08/01/24	45/137
12	WS24105633	S	7814 S Western AVE	LA	699	STD	2	\$68,760	6	\$915,000	\$382.53	2392	2018/ASR	2,753/0.0632	N	0	07/29/24	31/31
13	PF24030367	S	1312 Laveta TER	LA	699	STD	2	\$73,200		\$1,195,000	\$967.61	1235	1921/ASR	1,656/0.038	N	1	07/31/24	155/155
14	PF24119907	S	1020 Allen AVE	GD	699	STD	2	\$20,400		\$1,300,000	\$1,016.42	1279	1946/ASR	8,007/0.1838	N	1	07/29/24	13/13
15	DW24086107	S	405 S 3rd AVE	LPUE	699	STD	2	\$1		\$1,500,000	\$494.89	3031	1961/ASR	24,268/0.5571	N	2	07/31/24	0/0
16	IV24103524	S	1916 E 76th PL	LA	C16	TRUS	2	\$0		\$696,000	\$374.80	1857	1906/ASR	8,936/0.2051	N	0	07/31/24	10/10
17	24403677	S	1228 S Burnside AVE	LA	C19	STD	2		5	\$1,858,000	\$611.18	3040/A	1936/ASR	6,329/0.1453			07/29/24	40/40
18	BB24067632	S	219 W 51st ST	LA	C34	STD	2	\$25,000		\$525,000	\$307.74	1706	1912/ASR	5,465/0.1255	N	0	08/01/24	46/46
19	PW24029369	S	859 E 80th ST	LA	C36	STD	2	\$0		\$760,000	\$404.47	1879	1947/ASR	5,336/0.1225	N	2	07/29/24	57/57
20	24351149	S	9534 Grange ST #1-2	LA	C37	STD	2			\$650,000	\$402.48	1615/A	1988/ASR	3,372/0.0774			08/02/24	179/179
21	RS24081969	S	12550 125 Brookshire AVE	DOW	D4	STD	2	\$27,600		\$1,075,000	\$517.32	2078	1967/APP	5,249/0.1205	N	4	07/31/24	37/37
22	MB24158768	S	330 S Eastern AVE	ELA	ELA	STD,TRUS	2	\$0		\$265,000	\$258.79	1024	1926/PUB	5,626/0.1292	N	0	07/31/24	0/0
23	24404267	S	3574 Cimarron ST	LA	PHHT	STD	2			\$795,000	\$421.08	1888	1922	4,833/0.111			08/02/24	46/46
24	DW24055886	S	12021 S Willowbrook AVE	CMP	RN	STD	2	\$0		\$750,000	\$385.21	1947	1922/ASR	10,054/0.2308	N	2	07/29/24	131/131
25	PW24134160	S	743 E 92nd ST	LA	WATT	NOD	2	\$0		\$560,000	\$392.16	1428	1940/ASR	4,847/0.1113	N	2	07/30/24	6/6
26	DW24034337	S	11214 S Main ST	LA	WATT	STD	2	\$62,136		\$645,000	\$282.28	2285	1998/ASR	6,288/0.1444	N	0	07/29/24	79/79
27	QC24099527	S	949 E 113th ST	LA	WATT	STD	2	\$75,600		\$860,000	\$328.24	2620	2002/ASR	4,340/0.0996	N	0	07/31/24	7/7
28	24400755	S	795 E Kensington RD	LA	STD	STD	3			\$1,490,000	\$443.72	3358/OTH	1926	6,406/0.1471			08/01/24	41/41
29	SB24063230	S	3108 Laurel AVE	MANH	143	STD	3	\$91,800		\$2,200,000	\$1,602.33	1373	1942/ASR	4,640/0.1065	N	1	07/31/24	1/1
30	PW24039658	S	6547 Danwell AVE	BG	699	STD	3	\$50,844		\$950,000	\$384.30	2472	1955/PUB	10,853/0.2492	N	0	07/29/24	98/98
31	24415518	S	604 N Cummings ST	LA	BOYH	STD	3			\$1,000,000	\$364.70	2742	1908	5,552/0.1275			08/02/24	0/
32	24380526	S	2722 E 2nd ST	LA	BOYH	STD	3		6	\$1,100,000	\$421.78	2608	1954	6,753/0.155	N		07/29/24	105/105
33	CV23182348	S	1627 Leighton AVE	LA	C34	STD	3	\$100,200	7	\$810,000	\$501.24	1616	1914/ASR	5,434/0.1247	N	0	07/31/24	222/222
34	MB24049069	S	5911 Miramonte BLVD	LA	C34	STD	3	\$0		\$820,000	\$345.12	2376	1920/PUB	7,213/0.1656	N	0	08/01/24	34/34
35	24392393	S	1318 W 35th PL	LA	C34	STD	3			\$1,525,000	\$529.70	2879	1908	6,803/0.1562			07/29/24	19/19
36	24380539	S	926 S Ford BLVD	LA	ELA	STD	3		7	\$1,060,000	\$377.49	2808	1973	5,456/0.1253	N		08/01/24	108/108
37	SR24118244	S	10536 Dxnard ST	NHLW	NHO	STD	3	\$27,960		\$795,000	\$417.32	1905	1943/ASR	7,257/0.1666	N	0	07/31/24	11/11
38	RS24086543	S	9616 - 961 Rose ST	BF	RF	STD	3	\$123,600		\$2,000,000	\$455.06	4395	2022/BLD	10,291/0.2362	N	4	07/31/24	77/77
39	DW24056166	S	2311 Lexia ST	HNPk	T1	STD	3	\$5,150		\$665,000	\$497.75	1336	1910/PUB	6,382/0.1465	N	0	08/01/24	73/73
40	BB24121415	S	1850 N Hollywood WAY	BBK	610	TRUS	4	\$84,960		\$1,381,500	\$535.05	2582	1947/ASR	5,370/0.1233	N	4	07/31/24	6/6
41	WS23223226	S	4706 Catalina ST	LA	621	STD	4	\$65,520		\$1,025,000	\$401.49	2553	1957/ASR	6,171/0.1417	N	3	07/31/24	208/208
42	AR24065539	S	35 N Grand Oaks AVE	PAS	646	STD	4	\$91,057		\$1,600,000	\$419.51	3814	1987/PUB	8,519/0.1956	N	0	07/30/24	76/76
43	23335721	S	232 N Almont DR	BEVH	C01	STD	4			\$3,022,500	\$503.75	6000	1931	5,737/0.1317	N		07/31/24	154/154
44	24402981	S	1622 W 25th ST	LA	C16	STD	4			\$1,349,000	\$242.10	5572/A	1930/ASR	7,494/0.172		5	07/30/24	49/49
45	PW24009831	S	1947 N Vista Del Mar AVE	LA	C20	STD	4	\$360,000	8	\$3,700,000	\$448.92	8242	2023/PUB	6,223/0.1429	N	4	07/31/24	142/142
46	PW24084300	S	443 E Century BLVD	LA	C34	STD	4	\$0		\$810,000	\$295.30	2743	1961/ASR	4,518/0.1037	N	0	08/01/24	0/0
47	MB24128911	S	131 E 36th PL	LA	C37	STD,TRUS	4	\$129,310	7	\$1,260,000	\$298.30	4224	1983/PUB	9,373/0.2152	N	8	07/31/24	7/7
48	24383177	S	4154 Ince BLVD	CULV	C28	STD	5		4	\$1,480,000	\$597.26	2478/E	1928/EST	7,279/0.1671		3	07/30/24	100/100
49	24371861	S	218 E 27th ST	LA	C42	STD	5		6	\$755,000	\$173.32	4356/A	1912/ASR	6,253/0.1435			07/31/24	116/116
50	PF24145243	S	105 S Granada AVE	ALH	601	STD	6	\$141,360	4	\$1,968,888	\$349.59	5632	1964/ASR	7,267/0.1668	N	0	07/31/24	0/0
51	24370143	S	149 S Oakhurst DR	BEVH	C01	STD	6		4	\$2,875,000	\$488.86	5881	1930	6,072/0.1394			08/01/24	135/135
52	24418405	S	1022 N Croft AVE	LA	C10	STD	6		4	\$1,875,000	\$311.25	6024	1958	6,505/0.1493			08/02/24	16/16
53	24410335	S	1229 Princeton ST	SM	C14	STD	6		5	\$2,900,000	\$375.45	7724	1977	7,013/0.161			07/29/24	30/30
54	24371643	S	634 E Adams BLVD	LA	C42	STD	6		5	\$725,000	\$173.11	4188/A	1912/ASR	8,572/0.1968			07/31/24	117/117
55	D1-17542	S	420 W Elmwood AVE	BBK	610	STD	9	\$221,196		\$3,525,000	\$384.32	9310	1988/PUB	6,670/0.1531	N	18	07/31/24	55/55
56	24347247	S	4351 Normal AVE	BBK	610	STD	12			\$2,100,000	\$220.03	9544	1918	9,303/0.2136			07/29/24	104/104
57	24391225	S	8116 3rd ST	DOW	D2	STD	14		3	\$2,800,000	\$363.45	7704/A	1941	20,996/0.482		14	07/30/24	30/30
58	24408601	S	1818 Camden AVE	LA	C05	STD	16		5	\$9,631,625	\$502.54	19166/A	1987	13,253/0.3042			07/31/24	28/28
59	24408753	S	1248 1242 McClellan DR	LA	WLA	STD	17		5	\$8,524,375	\$614.99	13861/A	1987/ASR	9,136/0.2097			07/30/24	28/28
60	24390411	S	1518 Euclid ST	SM	C14	STD	20			\$6,590,000	\$325.01	20276	1970	14,993/0.3442			08/01/24	84/84

Closed •

4647 W 154th St • Lawndale 90260

2 units • \$409,500/unit • 1,404 sqft • 3,695 sqft lot • \$634.62/sqft • Built in 1959

Heading east on Marine from Inglewood Ave, turn right on Condon and then left on 154th Street.

List / Sold: \$819,000/\$891,000 ↗

27 days on the market

Listing ID: 24405463



Lovingly maintained and updated Lawndale duplex featuring a spacious 2-bed/1-bath unit and 1-bed plus den/1-bath unit, both delivered vacant, offering a rare opportunity for both owner/users and savvy investors. Property boasts new windows throughout, new 50-year roof (2019), updated electrical, new vinyl flooring, new smart garage door-opener, plus renovated kitchen and bath in one of the units. Each unit has its own dedicated outdoor space, and the current owner's unit also features a private covered patio area with spa. Situated in a highly accessible neighborhood with easy freeway access, this property combines all the comfort and convenience you've been searching for. Whether you're considering living in one unit while renting out the other or seeking a reliable long-term investment, this duplex is poised to meet your residential and financial objectives. Take advantage of this excellent opportunity to own a well-positioned property at a great rate and price. Run don't walk!

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$819,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4079011015

Michael Lembeck

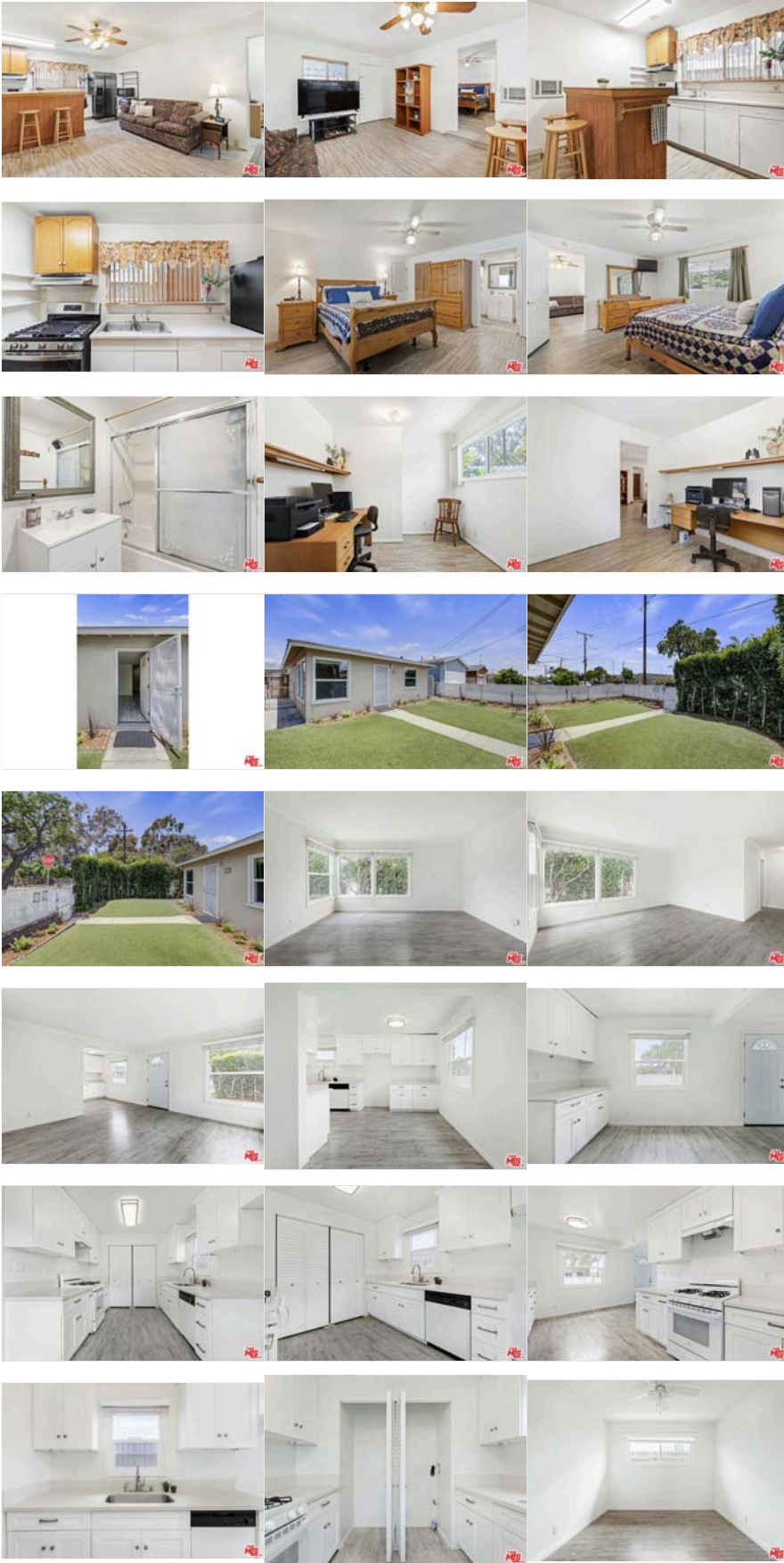
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CUSTOMER FULL: Residential Income LISTING ID: 24405463

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Closed • Duplex

List / Sold: \$925,000/\$930,000

4153 W 164th St • Lawndale 90260

44 days on the market

2 units • \$462,500/unit • 1,521 sqft • 5,467 sqft lot • \$611.44/sqft • Built in 1949

Listing ID: PV24071487

Prairie Ave to 164th



Back on the market! Buyer could not qualify! Immaculate duplex in a convenient Lawndale location. The property features two stand-alone buildings. Both units are very private from each other. The front unit features 2 beds and 1 bath. The rear unit also features 2 beds and 1 bath. Both units have been completely remodeled (Floor to ceiling, wall to wall). The units feature: custom/handmade cabinetry, stylish countertops, premium laminated floors, ceramic tiles and eye-pleasing color schemes. The rear unit features and oversized 2 car garage. Both units have their own laundry. New cement driveway front and back. Both units exterior paint has just been done. The offering is located just minutes away from award winning school districts, Manhattan Beach, Redondo Beach freeways and more. This property is a great investment opportunity whether strictly for income or to live in one of the units and rent the other! This is a must see! Tenant occupied back unit. Please do not disturb the tenants.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$792 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$61800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate
- Appliances: Disposal, Gas Range
- Other Interior Features: Recessed Lighting

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4074013033

Michael Lembeck

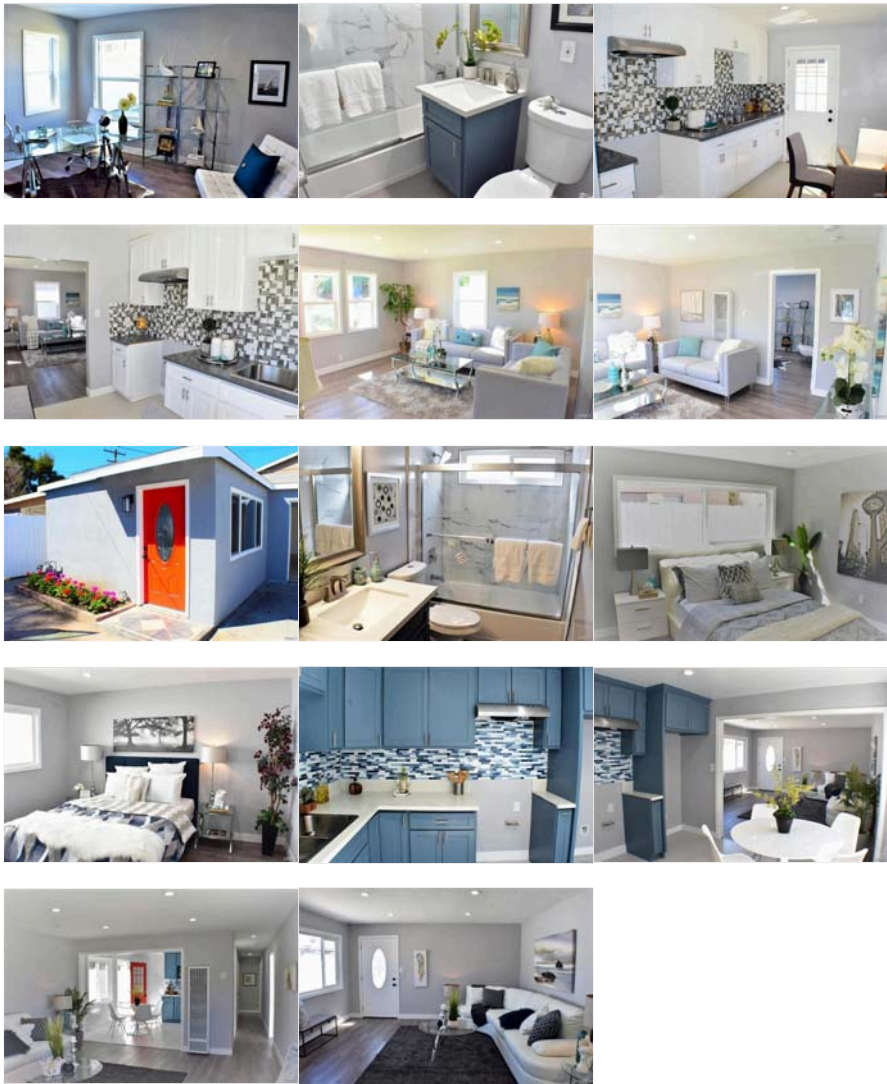
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CUSTOMER FULL: Residential Income LISTING ID: PV24071487

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Closed • Duplex

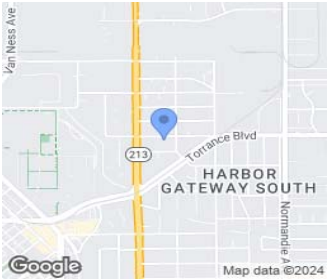
List / Sold: \$950,000/\$928,000 ↓

1620 W 208th St • Torrance 90501

90 days on the market

2 units • \$475,000/unit • 1,956 sqft • 7,751 sqft lot • \$474.44/sqft • Built in 1947

Listing ID: SB24034059



HUGE price reduction. \$50,000 shaved off the original asking price. You might want to hurry and get your offer in NOW. 2 HOUSES ON ONE LOT. 2 separate houses on a large 7,751 lot. The front house is 3 beds with 1 bathroom. it is 1,074 sq ft. Original hardwood floors throughout. Nice ceramic tiles in the kitchen and bathroom. There is a separate laundry room so no need to go to the laundromat. The back house is 2 beds and 1 bath, however, the owner has enclosed a portion of the back and thus added 2 more unpermitted rooms. Has nice laminate flooring in the living room and bedrooms with large ceramic tile pavers in the kitchen. Most of the windows have been replaced with vinyl, dual-pane windows. Both of these homes could use some TLC. It could be considered a light to moderate fixer. Lots of parking in the front, on the side and in the rear. There are a few nice storage bins in the rear of the lot. Great, for extra storage. This property is zoned LARD1.5 and since the lot is 7,751 sq ft, you can tear down this property and build a big, 5 unit building. This is the value play of the property. How many times have you looked at duplexes and wish you would have bought it? Well, this is your chance. There may be special lending incentives that are available if you buy this property. This property will be sold in it AS IS condition. Seller will not do any repairs. Property will be delivered vacant. Call for more info.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$1,000,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$648 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Appliances: Disposal
- Other Interior Features: Copper Plumbing Partial

Exterior

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

Annual Expenses

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

Unit Details

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

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 123 - County Strip area
- Los Angeles County
- Parcel # 7351010008

Michael Lembeck

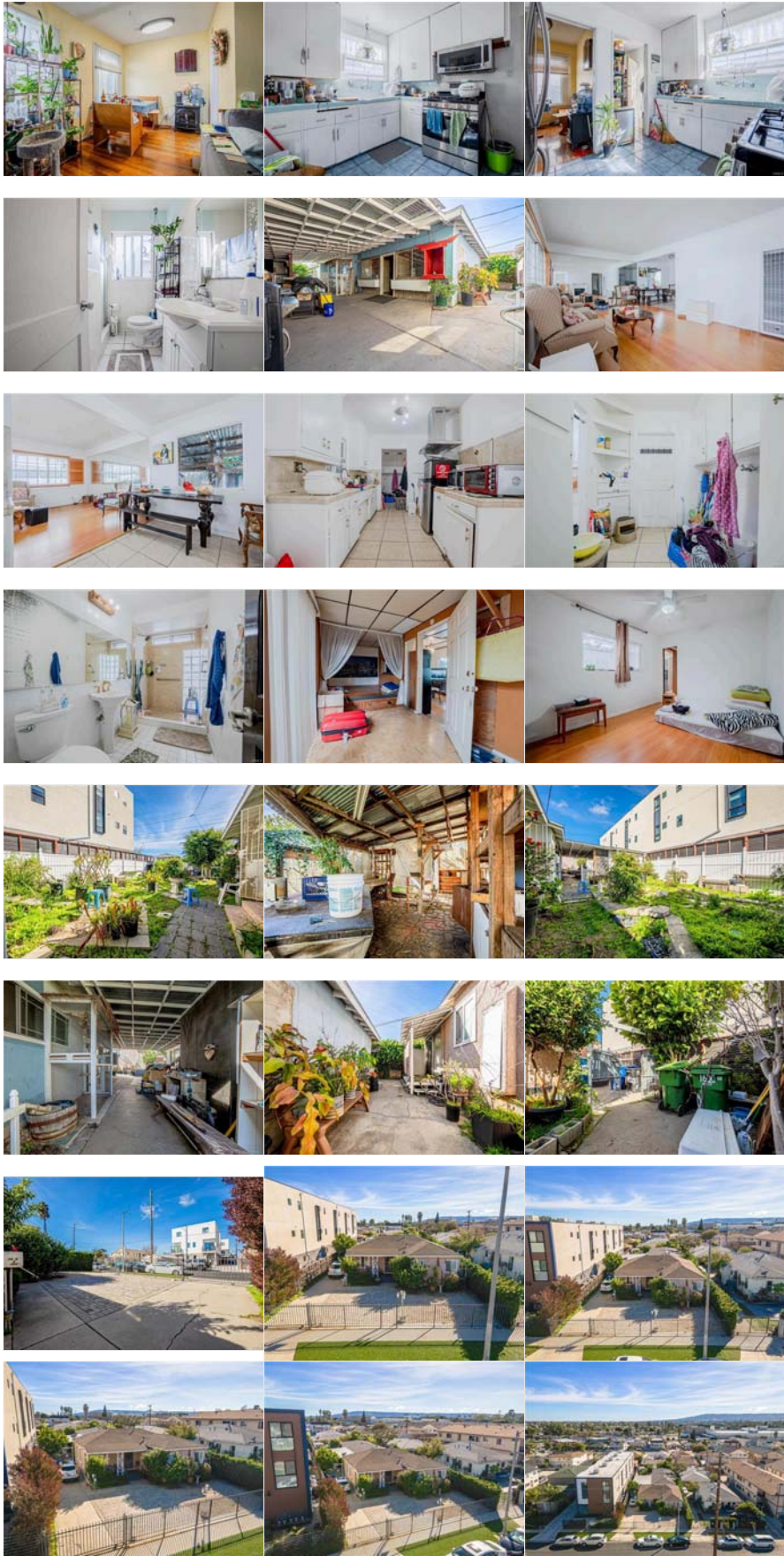
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CUSTOMER FULL: Residential Income LISTING ID: SB24034059

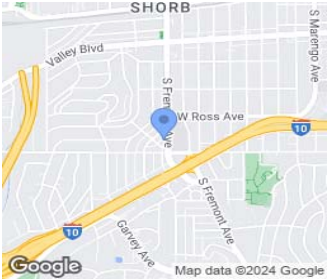
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Closed • Duplex

List / Sold: \$899,000/\$850,000 ↓

2009 S Fremont Ave • Alhambra 91803
2 units • \$449,500/unit • 1,692 sqft • 4,761 sqft lot • \$502.36/sqft •
Built in 1931
North of Hellman

115 days on the market
Listing ID: WS24034796



Spacious side by side duplex with one bedroom, one bath in each unit. Unit 2011 has been totally remodeled/updated with new hardwood floors, dual pane windows, new kitchen includes dishwasher and stove, new bath with beautiful, large shower with multiple shower heads and sliding glass enclosure. The living room faces the small front area, the formal dining room is open to the kitchen, the laundry room has access to the side walkway and the bedroom is at the back of the unit with a sliding glass door to the pool and spa! Unit 2009 is the same floor plan in reverse and features a fireplace. This unit is occupied on a month to month agreement and has not been recently updated. Both units share use of the pool and spa as well as the double detached garage that opens to the alley with an automatic opener. This property is suitable to live in one, rent the other; rent both units or perhaps buy it with a friend/relative and each get a unit to live in! The occupied unit is to be shown with acceptable offer only, Unit 2011 can be shown with appointment with listing agent. Don't let this opportunity pass you by!

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$899,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$700 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- Cap Rate: 4.19
- \$52800 Gross Scheduled Income
- \$37770 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,030
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$690
- Cable TV: 00630929
- Gardener:
- Licenses:
- Insurance: \$1,560
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$690
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5352026022

Michael Lembeck

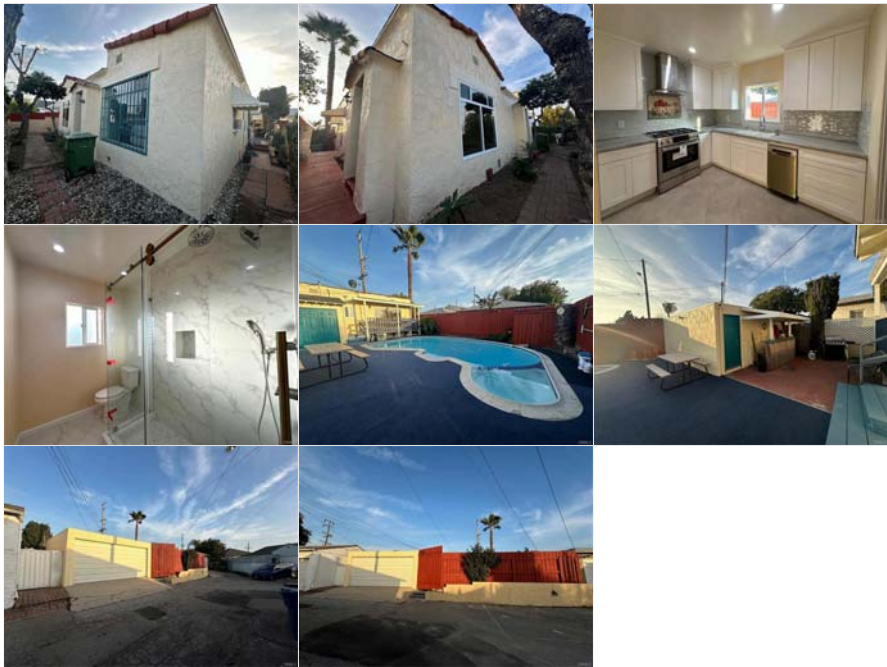
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Closed • Duplex

List / Sold: \$550,000/\$562,500

2822 N Eastern Ave • Los Angeles 90032

6 days on the market

2 units • \$275,000/unit • 1,344 sqft • 2,250 sqft lot • \$418.53/sqft • Built in 1950

Listing ID: PW24121434

Eastern Ave and Lynnfield St



Facts & Features

- Sold On 07/31/2024
- Original List Price of \$550,000
- 1 Buildings
- 0 Total parking spaces
- \$259 (Estimated)
- SellerConsiderConcessionYN:
- \$27361 Gross Scheduled Income
- \$17909 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Up Slope from Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,558
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142871
- Gardener:
- Licenses:
- Insurance: \$1,127
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,641
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,033	\$1,033	\$2,495
2:	1	2	1	0	Unfurnished	\$1,336	\$1,336	\$2,495

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%
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5217002009

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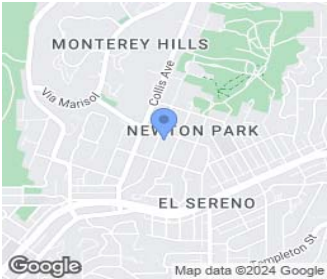
Closed •

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

3748 Harriman Ave • Los Angeles 90032
2 units • **\$350,000/unit** • **1,053 sqft** • **7,507 sqft lot** • **\$655.27/sqft** •
Built in 1950

131 days on the market
Listing ID: 24372209

North of Huntington Dr, East of 110 Fwy



Unlock the potential of this hillside duplex nestled in the picturesque neighborhood of El Sereno. The property features two separate units, providing endless possibilities for rental income, multi-generational living, or a combination of both. Residents enjoy convenient access to local amenities, including shops, restaurants, parks, and hiking trails. Plus, easy commuting to Downtown LA, Pasadena, and beyond ensures a lifestyle of both convenience and exploration. While this property requires repairs and updates, the potential return on investment is undeniable. Bring your contractor and explore the possibilities of restoring this duplex to its former glory or reimagining it into a modern urban oasis. 1 unit will be delivered vacant, while the other has a tenant that may be willing to move out. Seize this chance to own a piece of El Sereno's hillside charm and unlock the hidden gem waiting to be discovered.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02210353
 - 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	\$1,500	\$18,000	\$18,000
2:	1	1	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5306011003

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Closed • Duplex

4535 Kingswell • Los Angeles 90027
2 units • \$740,000/unit • 2,968 sqft • 6,755 sqft lot • \$454.85/sqft •
Built in 1936
South of Los Feliz, East of Vermont, West of Hillhurst Ave

List / Sold:
\$1,480,000/\$1,350,000 ↓
237 days on the market
Listing ID: DW23170392



Located in the Heart of Los Feliz and walking distance to Hillhurst and Vermont, this duplex's perfect location makes it easy to access many of the most popular shops, restaurants and cafes that the city has to offer. In close proximity to Griffith Park, the Greek Theater and major freeways is another reason this property offers easy access getting across LA County. Walking distance to Vermont / Sunset metro stop. With 2,968 sq ft., this duplex offers one of the largest spaces for 2 units and the property also features a garage on its 6,755 that could be perfect for an ADU, for an expansion to be converted into a 1200 sq ft 3/2 ADU and even possibly a second ADU above the first ADU for another 1200 sq. ft 3/2(buyer to verify with city). Call listing agent for more details.The downstairs unit consists of 5 bedrooms and 3 bathrooms with a few of the bedrooms having direct access to the exterior. Upstairs unit consists of 2 bedrooms and 1 bathroom. Both units have very large living rooms and the rear of the property has lots of space for parking multiple cars.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$1,545,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$26400 Gross Scheduled Income
- \$21840 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Gas Range

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Electric, Security, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527644
- 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	5	3		Unfurnished	\$3,478	\$3,478	\$5,000
2:	1	2	1		Unfurnished	\$2,345	\$2,345	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5590022011

Michael Lembeck

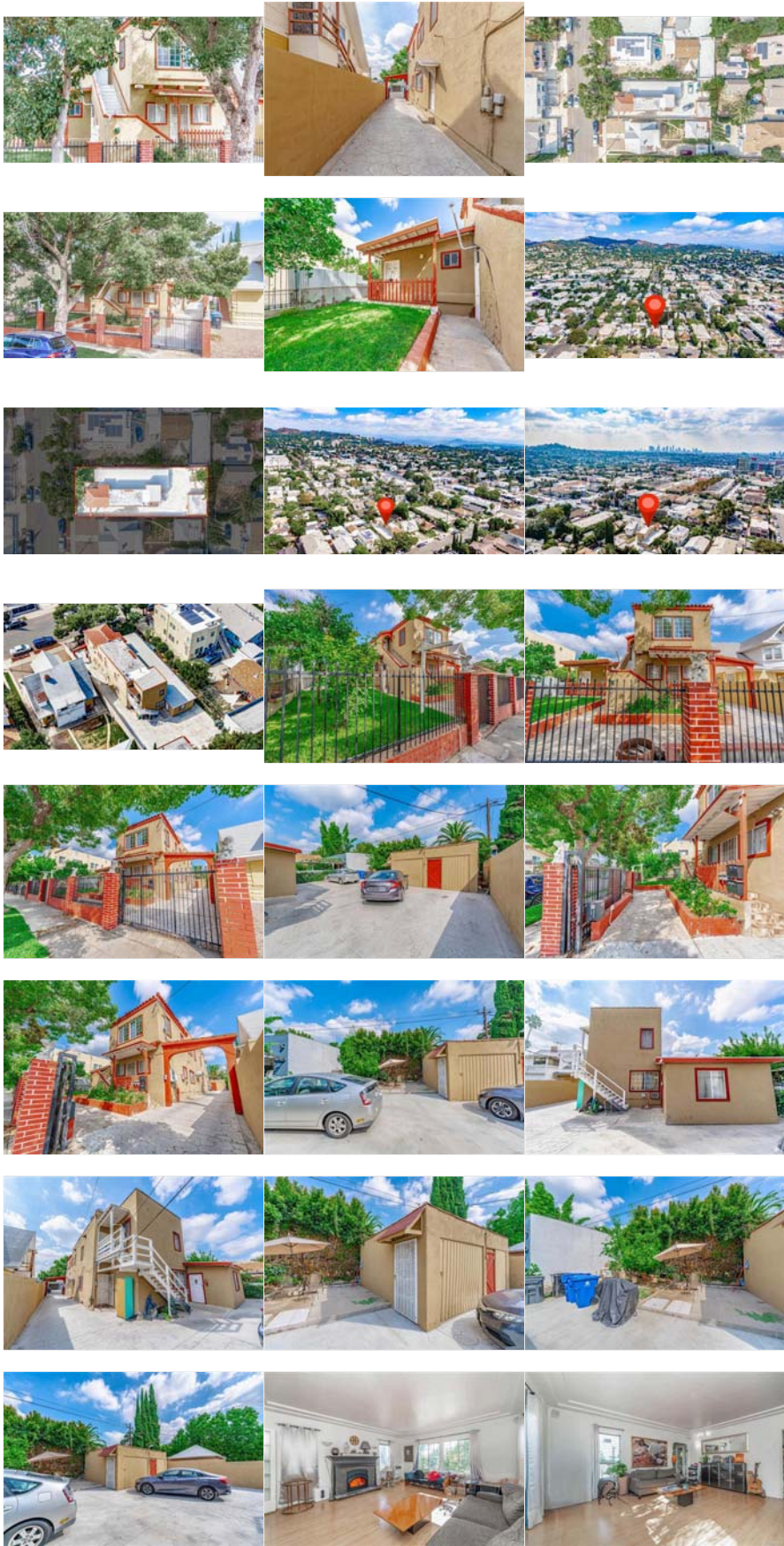
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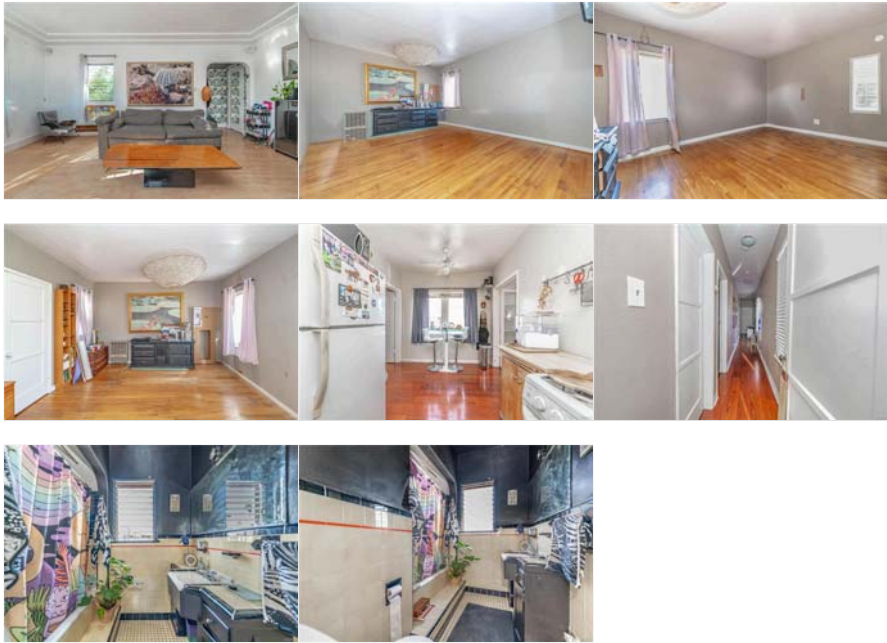
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Closed • Duplex

List / Sold: \$695,000/\$800,000

10334 Avenue Eldora Ave • Sunland 91040

23 days on the market

2 units • \$347,500/unit • 1,396 sqft • 4,410 sqft lot • \$497.85/sqft • Built in 1953

Listing ID: P1-17550

South Sunland Located in the third block South of Foothill Blvd. in South Sunland between the Sunland off ramp to the West and the Lowell Off ramp to the East off the 210 Freeway. The Lowell off ramp borders the La Crescenta portion of North G



Bring your handy buyers or builders. This is a fixer with great bones. It has a good floor plan and is located in an otherwise well maintained, desirable, low density South Sunland neighborhood. This is a two-story duplex. There is a two-bedroom one bath unit on the first floor and a one bedroom one bath unit over the garage. There is a separate storage / laundry, a two-car garage with room for storage or workbench and rear off street parking for 4 cars one space could possibly accommodate and RV. It needs all new flooring, paint, new counters and fixtures in kitchens and baths. The landscaping and paving also needs attention.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$695,000
- 1 Buildings
- Levels: Two, Multi/Split
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, In Kitchen, Individual Room, Inside, See Remarks, Washer Hookup
- \$51000 Gross Scheduled Income
- \$46000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, See Remarks
- Appliances: Free-Standing Range, Gas Range, Gas Cooktop, Gas Water Heater, Water Heater
- Other Interior Features: Ceramic Counters, In-Law Floorplan, Tile Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Rectangular Lot, Level, Sprinklers None, Walkstreet, Yard
- Fencing: Chain Link, Fair Condition, Needs Repair, See Remarks, Wood
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$5,039
- Electric: \$1,828.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,234
- Maintenance: \$1,163
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,828
- Other Expense:
- Other Expense Description: 5039 2022 expenses

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$0	\$10,150	\$21,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$30,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2560012007

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CUSTOMER FULL: Residential Income LISTING ID: P1-17550

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Closed • Duplex

List / Sold: \$875,000/\$900,000

11434 Walnut St • Whittier 90606

8 days on the market

2 units • \$437,500/unit • 1,632 sqft • 7,177 sqft lot • \$551.47/sqft • Built in 1960

Listing ID: DW24104190

Exit off 605 fwy Slauson, off Norwalk blvd.



Great Opportunity 2 houses on a Corner lot. Both homes consist of 2 bedrooms and 1 bath, 816sq. ft. each. Each have their own 1 car deep garage and covered patios. Located near all fwys, 5, 605, 105 and 91. Just redid patio, put new patio roofing; and includes washer and dryer hook ups. This is a Corner property with two separate units, the 11434 has a larger side corner lot; both have rear and front lawns. Also has a Large shade tree for afternoon bar b que, and family time. Walking distance to Pioneer High, and Los Nietos Middle school, next corner is the Library, and brand new Public pool is 2 blocks. Great for multifamily that want to live together, or great investment with good rents. Uptown Whittier Shopping and restaurants within minutes. Both have detached garages with Possible Potential of junior ADU's. Buyers, Buyers agent and the buyers agent broker are all advised to check with county of Los Angeles and to do due diligence on all information of property and of all their inspections.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$875,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$758 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Outside, See Remarks
- \$62400 Gross Scheduled Income
- \$60000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Appliances: Disposal
- Floor: Carpet, Tile

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinklers In Front
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$150
- Insurance: \$350
- Electric:
- Gas:
- Furniture Replacement:
- Maintenance:
- Trash: \$145
- Workman's Comp:
- Cable TV: 00000001
- Professional Management:
- Gardener:
- Water/Sewer:
- Licenses:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8178031033

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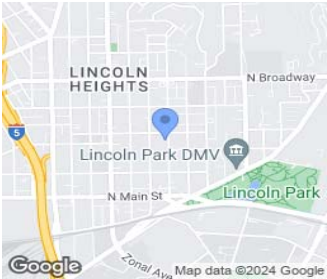
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Closed • Duplex

List / Sold: \$830,000/\$815,000 ↓

2119 Eastlake Ave • Lincoln Heights 90031
2 units • \$415,000/unit • 1,600 sqft • 4,392 sqft lot • \$509.38/sqft •
Built in 1912
N of Main, West of Mission

54 days on the market
Listing ID: MB24073497



Location!! Location!! COMPLETELY RENOVATED!!!! BOTH UNITS DELIVERED VACANT!!!! YES VACANT!!!! READY TO MOVE-IN.. Duplex located in the Lincoln Heights area and only a short drive to USC, Kech Medical Center and Downtown LA. with incredible possibility to create your very own paradise in a community that's walkable and near schools, parks, public transportation, shopping, dining and Fwy 5, 10, 110 and 710. It's a wonderful opportunity just waiting for your imagination and creativity for you to live in one while renting out the remaining for income. Don't miss this amazing opportunity to own in a highly desired area of Los Angeles. Agent to conduct their due diligence in verifying any/all info prior to submission of offer included but not limited to all figures and info provided via listing. Please submit package with proof of funds, Pre-qual letter, FICO Score & will be cross qualified by our preferred lender.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$899,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$298 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Quartz Counters

Exterior

- Lot Features: Back Yard, Lawn, Level, Utilities - Overhead, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01929736
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$0	\$0	\$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%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5210028004

Michael Lembeck

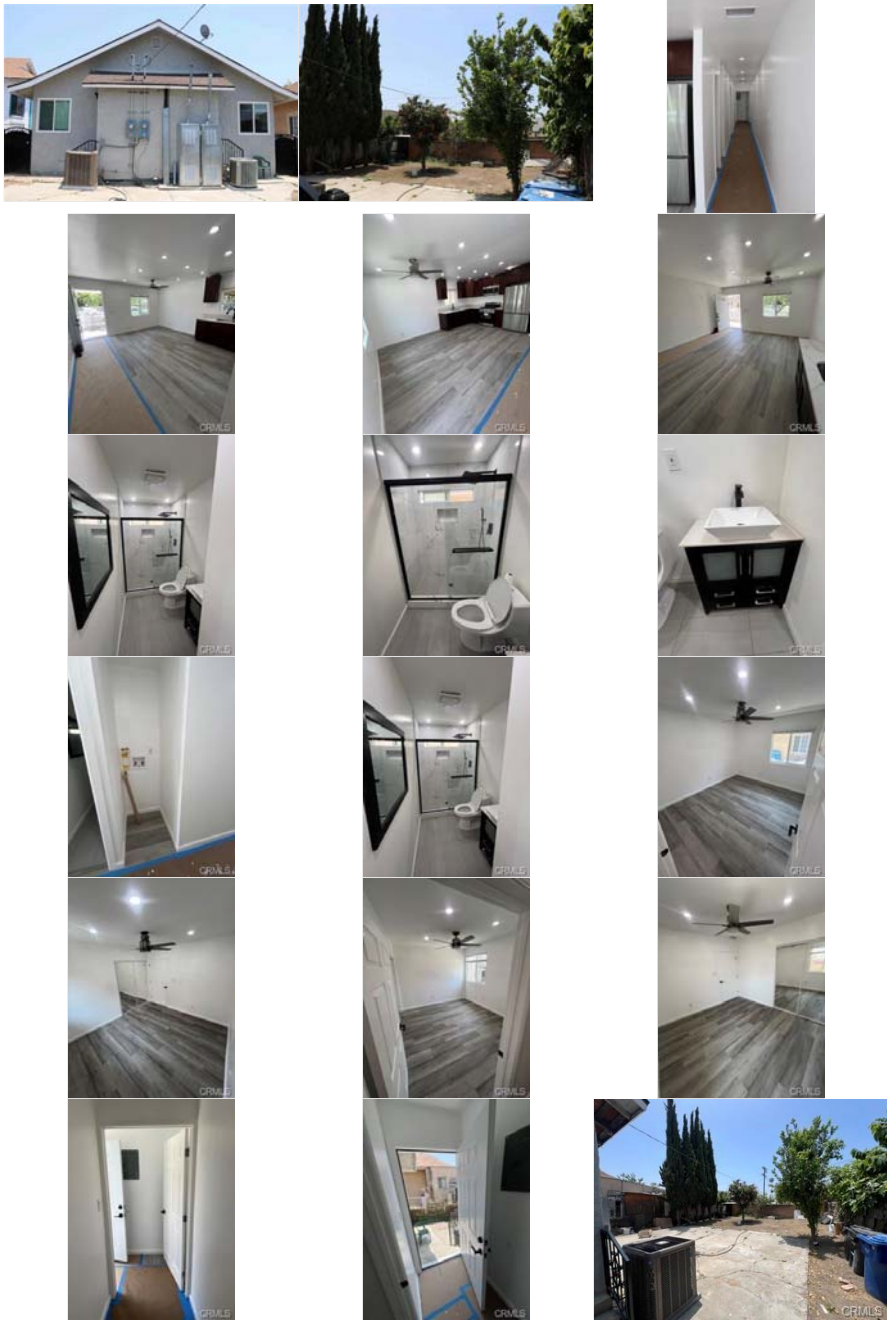
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Closed • Duplex

List / Sold: \$765,000/\$765,000

6527 Denver Ave • Los Angeles 90044

45 days on the market

2 units • \$382,500/unit • 1,686 sqft • 5,402 sqft lot • \$453.74/sqft •

Listing ID: PW24047918

Built in 1912
Denver & 65



Great opportunity! Perfect as your own residence, or as an investment. New roofs and new paint inside in both units. Upgraded electrical in front unit. Both units are very very taken care of. Very close to freeways, restaurants, and schools. A must -see!

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$765,000
- 2 Buildings
- 6 Total parking spaces
- \$429 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 6013016018

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CUSTOMER FULL: Residential Income LISTING ID: PW24047918

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Closed • Duplex

List / Sold: \$929,000/\$915,000 ↓

7814 S Western Ave • Los Angeles 90047

31 days on the market

2 units • \$464,500/unit • 2,392 sqft • 2,753 sqft lot • \$382.53/sqft • Built in 2018

Listing ID: WS24105633

Western and Figueroa



No rent control! Built in 2018, this beautiful duplex has an upstairs unit and a downstairs unit - both occupied. Duplex offers two single-level 3 bedroom, 2 bath units, each with its own in-unit washer dryers. Both units are on Month to Month Lease with immediate Fair Market Rent at \$3300. Performance CAP at 6.75%. Open floor plan with living room, dining room, and kitchen. Both units have almost identical layouts with laminate flooring and recessed lighting throughout. Modern kitchen with stainless appliances and quartz countertops. Low expenses since units are separately metered for gas, power, and water - tenants pay for all utilities! Tandem driveway parking that's behind the gate. Excellent location and approximately 3-miles from SoFi Stadium!

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$980,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$303 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 5.69
- \$68760 Gross Scheduled Income
- \$65514 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Main Floor Bedroom, Main Floor Primary Bedroom

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,246
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance: \$726
- Maintenance:
- Workman's Comp:
- Professional Management: 2520
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,785	\$2,785	\$3,300
2:	1	3	2	0	Unfurnished	\$2,945	\$2,945	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6018032034

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: WS24105633

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Closed • Duplex

List / Sold:

\$1,199,000/\$1,195,000 ↓

155 days on the market

Listing ID: PF24030367

1312 Laveta Ter • Los Angeles 90026
2 units • \$599,500/unit • 1,235 sqft • 1,656 sqft lot • \$967.61/sqft •
Built in 1921
One block north of Sunset Blvd.



Stunning Spanish style duplex is located in the heart of Echo Park! The property is nestled just off of Sunset Blvd. giving it excellent walk-ability to all that Echo Park has to offer. The units have tons of charm and offer some great original details!

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,200,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: See Remarks
- \$185 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$73200 Gross Scheduled Income
- \$58226 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,973
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$238
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$984
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$804
- Other Expense: \$213
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5419027013

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Duplex

List / Sold:

\$1,095,000/\$1,300,000

13 days on the market

Listing ID: PF24119907

1020 Allen Ave • Glendale 91201
2 units • \$547,500/unit • 1,279 sqft • 8,007 sqft lot • \$1016.42/sqft •
Built in 1946
Take Western Ave off 5 Freeway or Victory off 134 and San Fernando Rd to Allen Ave



Opportunity! Location! Location! Location! Wonderful home on a scenic tree-lined Southern California street on a large flat 8,000+ square foot lot. This beautiful home is above San Fernando and just below Glenoaks. The long driveway leads to a garage. Some other nice features of the home include wonderful curb appeal, an extra deep spacious backyard with many mature fruit trees, outdoor barbecue area, and large 8K+ square foot lot per assessor's data. This home is ideally located near shopping, restaurants, Brand Park, hiking trails, and the historic Kenneth Village. What a great opportunity awaits the new owner of this beautiful mid-century home. The curb appeal will captivate you. This property features a main house with 2 bedrooms, 1 bathroom, a dining area adjacent to an open living room with indoor laundry hookups. The rear guest house has 1 bedroom, 1 bathroom. The backyard is spacious with an opportunity to possibly build ADU, Junior or Multi units. This property is zoned GLR4!!!

Facts & Features

- Sold On 07/29/2024
 - Original List Price of \$1,095,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$281 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Kitchen
 - \$20400 Gross Scheduled Income
 - \$19200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5624009006

Michael Lembeck

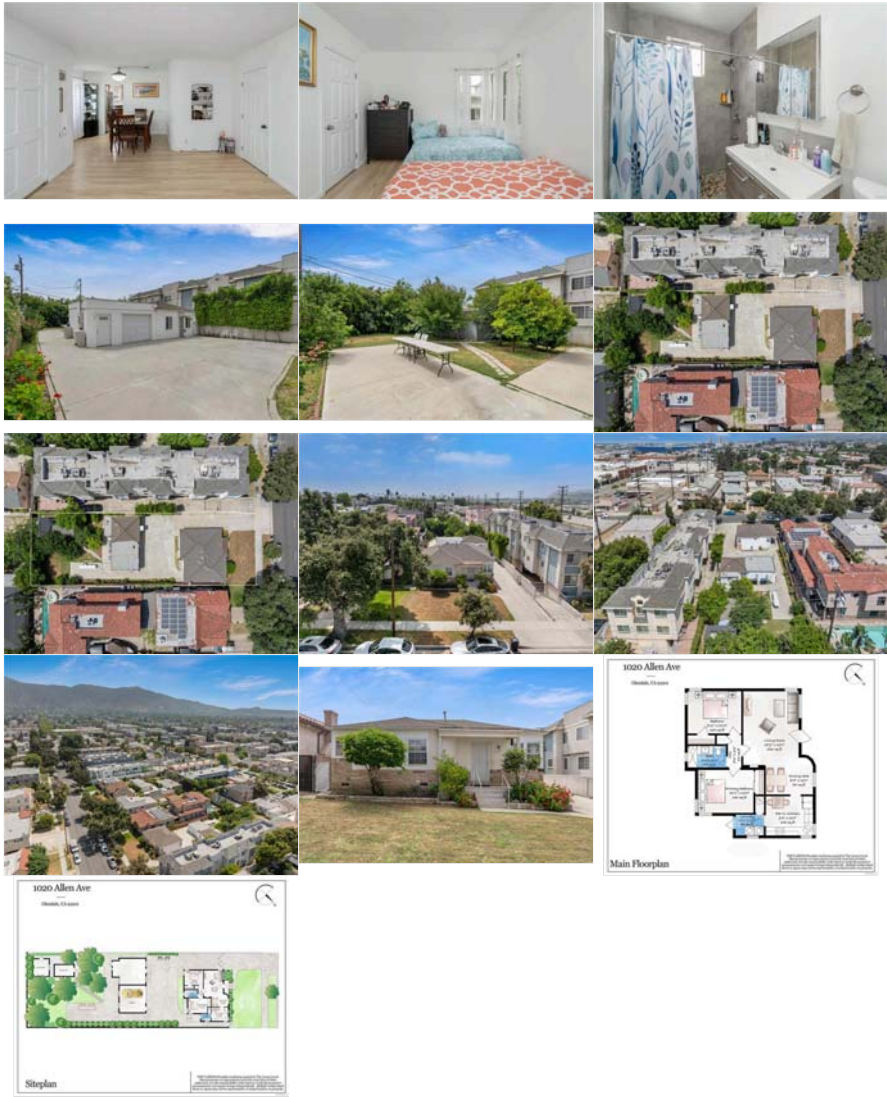
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PF24119907

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Closed • Duplex

405 S 3rd Ave • La Puente 91746
2 units • \$700,000/unit • 3,031 sqft • 24,268 sqft lot • \$494.89/sqft •
Built in 1961
Don Julian Rd to S 3rd Ave

List / Sold:
\$1,400,000/\$1,500,000 ⬆
0 days on the market
Listing ID: DW24086107



Welcome to 405 S 3rd, La Puente! This charming property offers a unique opportunity in the coveted Avocado Heights area. Situated on a sprawling 24,252 sq foot lot, this duplex exudes spaciousness and potential. Each unit features a comfortable layout with 3 bedrooms and 2 bathrooms, providing ample living space for residents. Whether you're an investor seeking rental income or a homeowner looking for a multi-generational living arrangement, this property offers versatility and convenience. Nestled within tree-lined streets, the neighborhood offers a serene ambiance and a sense of community. Residents will appreciate the tranquility and privacy afforded by the expansive lot size, perfect for outdoor enjoyment and relaxation. Additionally, the property includes a detached 2-car garage, providing convenient parking and storage space for occupants. Don't miss out on this rare opportunity to own a duplex in the desirable Avocado Heights area. Schedule your showing today and unlock the potential of this wonderful property!

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$1,015 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01856858
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	3	2	0	Unfurnished	\$3,500	\$3,500	\$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
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8112010009

Michael Lembeck

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

Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: \$699,999/\$696,000 ↓

1916 E 76th Pl • Los Angeles 90001

10 days on the market

2 units • \$350,000/unit • 1,857 sqft • 8,936 sqft lot • \$374.80/sqft • Built in 1906

Listing ID: IV24103524

S. Alameda Street, West on Nadeau Street, East on Crockett Blvd, West on E 76th Place



Discover 1916 E 76th Pl, Los Angeles, a delightful duplex situated in the vibrant 90001 community. This historic gem, built in 1906, seamlessly combines classic charm with modern convenience. The main building offers spacious living on an expansive 8,936 sq ft lot, ideal for outdoor activities or future expansions. Nestled in a highly walkable neighborhood with an impressive walk score of 94, this property provides easy access to local amenities, schools, and public transportation. The rolling, hilly topography enhances the scenic appeal, making it a truly inviting place to call home. Served by the Los Angeles Unified School District, the area offers a comfortable living environment and a promising investment opportunity. While the property does feature some deferred maintenance, it presents a fantastic chance to add personal touches and boost its value. The property is currently tenant-occupied, ensuring immediate rental income potential. Experience the best of Los Angeles living in this well-maintained duplex, where historical charm meets modern lifestyle needs.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$699,999
- 2 Buildings
- 10 Total parking spaces
- 2 Total carport spaces
- Cooling: Ductless
- \$1,145 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Built-In Range, Recirculated Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Rectangular Lot
- Security Features: Automatic Gate, Carbon Monoxide Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01164432
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 6025019005

Michael Lembeck

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Citivist Realty Services, Inc

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: IV24103524

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Closed •

1228 S Burnside Ave • Los Angeles 90019
2 units • \$897,500/unit • 3,040 sqft • 6,329 sqft lot • \$611.18/sqft •
Built in 1936
On Burnside, S of San Vicente, near Hauser Blvd.

List / Sold:
\$1,795,000/\$1,858,000 
40 days on the market
Listing ID: 24403677



A rare trophy Spanish duplex with 1 unit delivered vacant on a beautiful tree-lined street in Miracle Mile. This property has been meticulously upgraded and maintained by current and past owners, with central HVAC, updated copper plumbing, electrical rewiring, restored windows, rebuilt chimney, ADT alarm systems, rebuilt front staircase, upgraded driveway and landscaping, bolted foundation and more. The spacious units of over 1,500sf each offer desirable vintage, center hall floor plans with upgraded kitchen, breakfast room with china cabinets, and laundry room with service porches. Living and formal dining rooms feature intricate tray ceilings and archways, large picture windows, fireplace, and gleaming hardwood floors. Privately situated, large bedrooms provide ample space and storage, with a hall bathroom featuring tub and shower. Behind the automatic driveway gate are 2 car garages for each unit, plus back deck and grassy yard for everyone's enjoyment. They really don't make them like this anymore. Located walking distance to Yummy Market and Sonoratown, and centrally located with easy access to Culver City, Hancock Park, Beverly Hills, and Downtown. A smart, turn key property for investors or owner users looking for a beautiful vintage property to call home.

Facts & Features

- Sold On 07/29/2024
 - Original List Price of \$1,795,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
 - Cap Rate: 4.5
 - \$100620 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$6,900
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00951359
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,160	\$4,160	\$4,800
2:	1	2	1		Unfurnished	\$0	\$0	\$4,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5085015006

Michael Lembeck

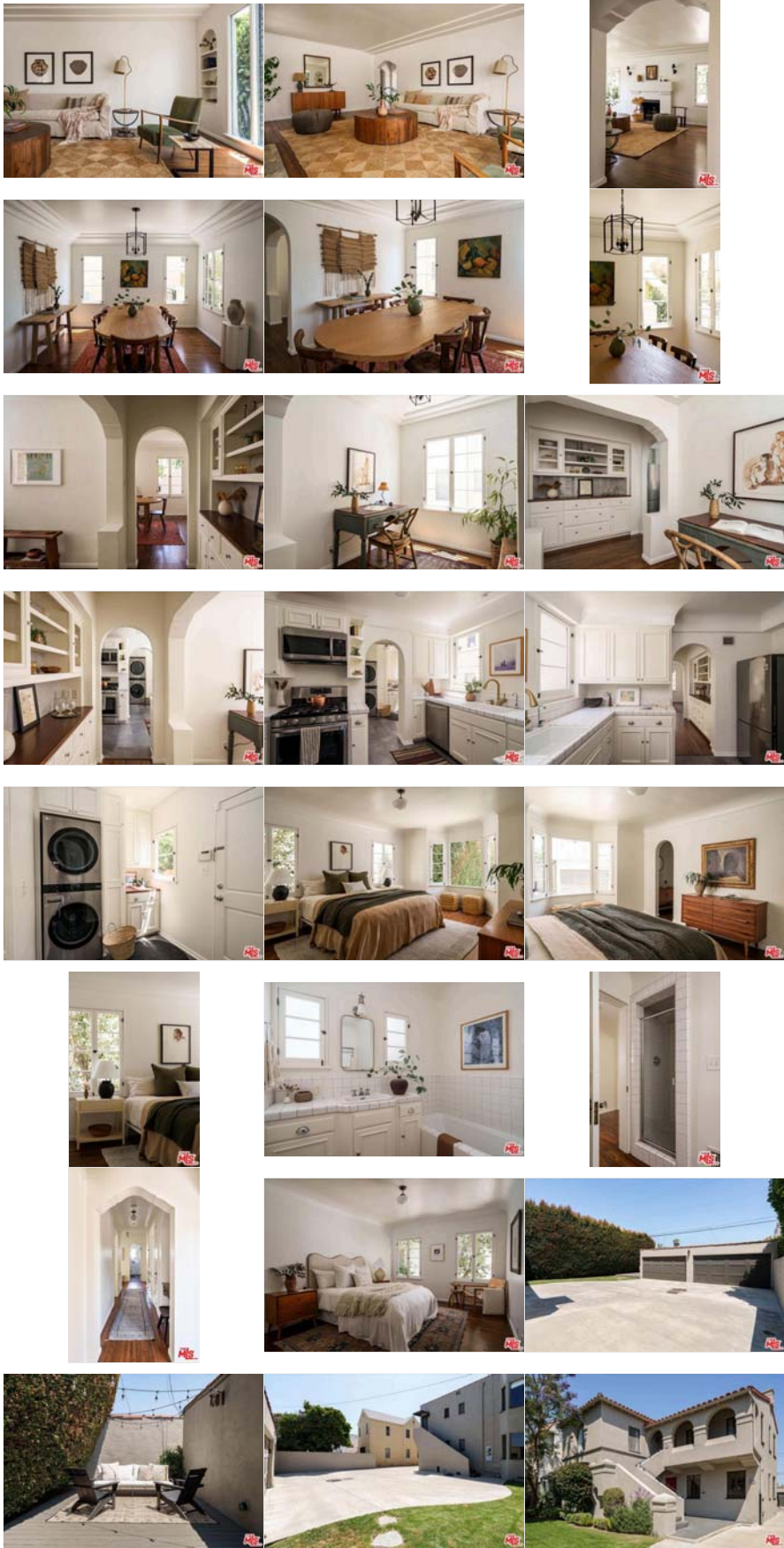
State License #: 01019397
Cell Phone: 714-742-3700

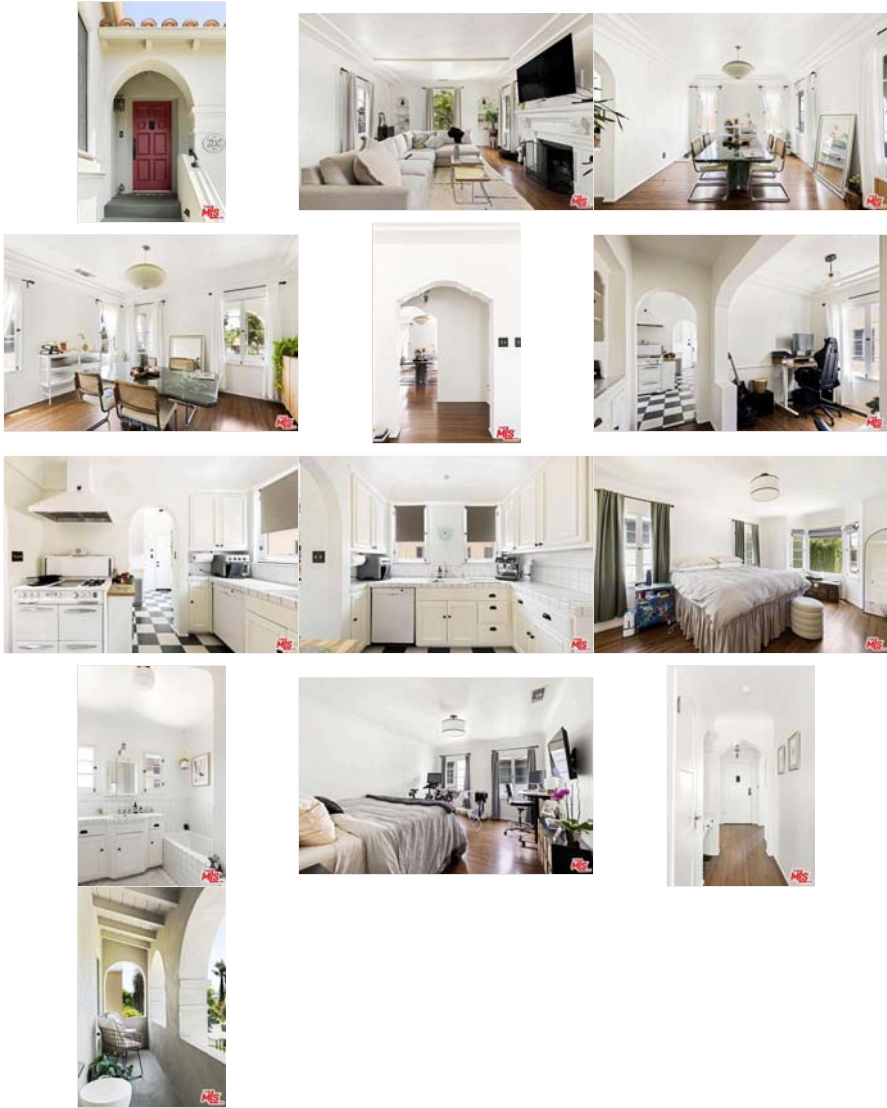
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CUSTOMER FULL: Residential Income LISTING ID: 24403677

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Closed • Duplex

List / Sold: \$549,995/\$525,000 ↓

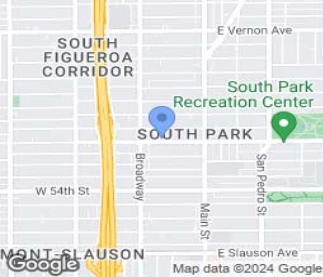
219 W 51st St • Los Angeles 90037

46 days on the market

2 units • \$274,998/unit • 1,706 sqft • 5,465 sqft lot • \$307.74/sqft • Built in 1912

Listing ID: BB24067632

Between Broadway and main St.



Side-by-side duplex, zoned LAR2. Tenant occupied, subject to LA City rent control.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$549,995
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
- \$25000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00871788
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$2,100
2:	1	1	1	0	Unfurnished	\$730	\$730	\$1,600

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%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5110023024

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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

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Closed • Duplex

List / Sold: \$759,999/\$760,000

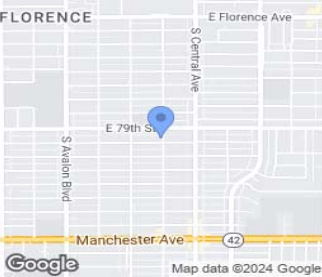
859 E 80th St • Los Angeles 90001

57 days on the market

2 units • \$380,000/unit • 1,879 sqft • 5,336 sqft lot • \$404.47/sqft • Built in 1947

Listing ID: DW24029369

MAIN CROSS STREETS CENTRAL AVE AND MANCHESTER AVE



Great Property for investment or first time home buyer. Both units are 3 bedrooms 1 bathroom with wood flooring. Has plenty of parking. It has a 2 car garage and an additional space for 2 more cars. It has alley access and laundry hookups outside. It is close to shopping,transportation, and freeways.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$660,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$366 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01299446
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Furnished	\$1,716	\$1,716	\$1,716
2:	1	3	1	1	Furnished	\$1,420	\$1,420	\$1,420

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%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6029003030

Michael Lembeck

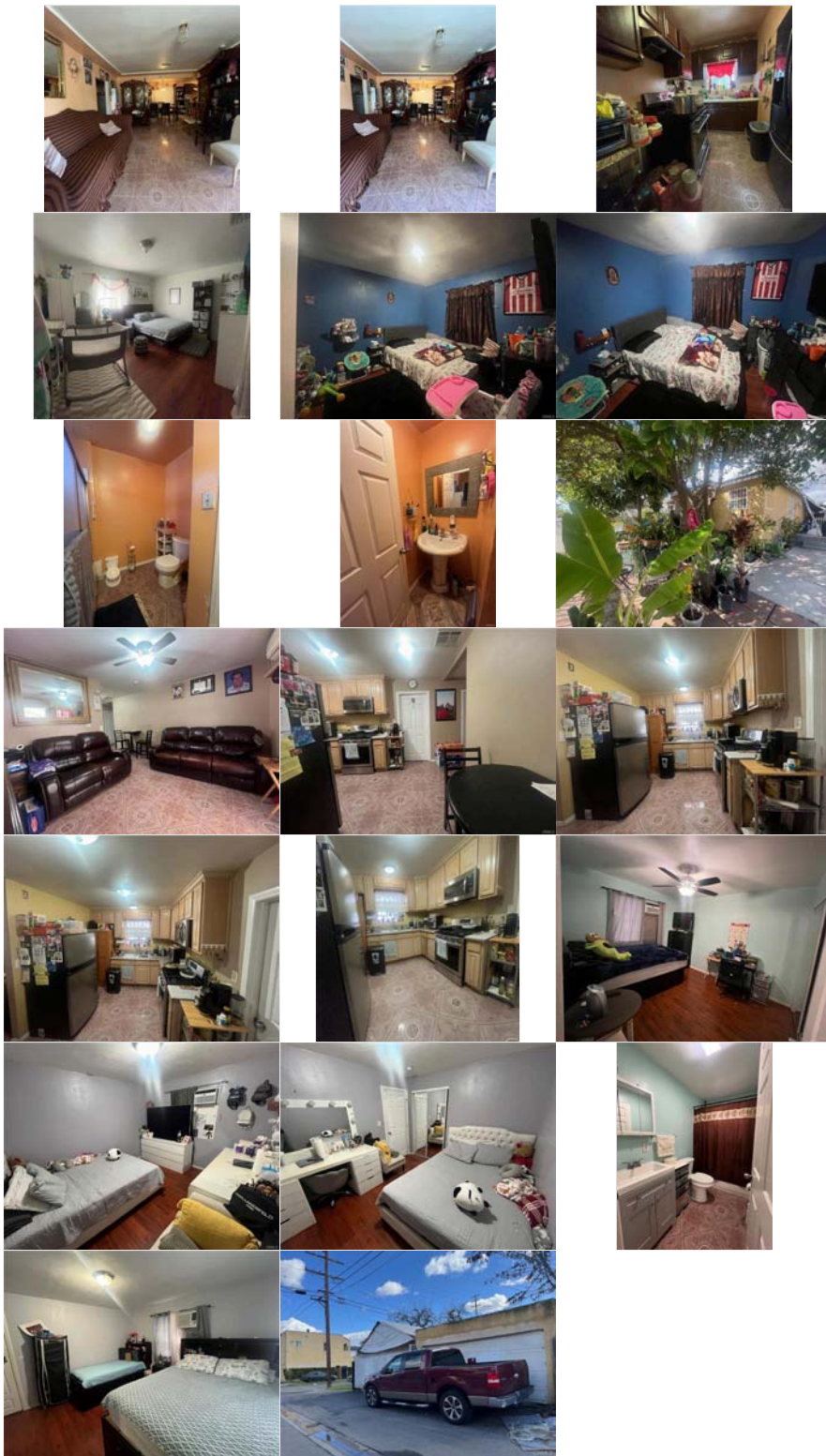
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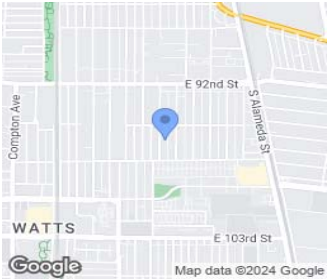
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Closed •

List / Sold: **\$650,000/\$650,000** ↓

9534 Grape St # 1-2 • Los Angeles 90002
2 units • \$325,000/unit • 1,615 sqft • 3,372 sqft lot • \$402.48/sqft •
Built in 1988
E 95nd st and Grape st.

179 days on the market
Listing ID: 24351149



*Update (5/2/24) - Both unit deliver vacant!! * The motivated seller has adjusted the price for a quick sale. Don't miss out come see it soon! Great investment opportunity! The well-maintained duplex was upgraded in 2019 and the exterior of the property was repainted in 2023. Live in one and rent out the other. Each unit has two bedrooms and one bath with two parking spots. A total of 4 side-by-side parking spots are available. Extra storage and shared laundry room in back. Tenants are using their wall A/C. The seller will pay all solar fees at the close of escrow. The new owner will have paid-off solar. Conveniently located near shopping centers, schools, and major freeways.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$689,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01886242
- 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	\$30,000
2:	2	2	1		Unfurnished	\$0	\$0	\$24,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6046014044

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24351149

Printed: 08/04/2024 6:04:59 AM

Closed • Duplex

List / Sold:
\$1,100,000/\$1,075,000 ↓

37 days on the market

Listing ID: RS24081969

12550 12552 Brookshire Ave • Downey 90242
2 units • \$550,000/unit • 2,078 sqft • 5,249 sqft lot • \$517.32/sqft •
Built in 1967

North of Imperial Hwy, West of Lakewood Blvd, East of Downey Avenue, South of Firestone Blvd



Just Listed for Sale! Amazing find! Great opportunity to own (2) on a lot, Legal (2) unit/duplex in the desirable city of Downey, CA 90242. Live in one and rent the other or rent both out. Steps away from Brookshire Children's Park and less than 1.5 Miles from "Downey Landing" which features local Cine-mark theater, fitness center, restaurants, bars, grills and a large array of stores. Great addition to any real estate portfolio or real estate schedule. 105 Fwy's are near by connecting you to 605 Fwys, 5 Fwys and 710 Fwys. Front Unit (12550) single story consists of: (2) Bedrooms (1) Bathroom, indoor laundry room, ample living room, dining room next to kitchen. Rear unit (12552) consists of 2 story: (2) Bedrooms (1) Bathroom + 1/2 restroom downstairs, indoor laundry room downstairs, kitchen downstairs, living room all down stairs. Bedrooms and bathroom are located on the second floor. Rare (4) Car Garage Detached. (3) electrical meters, 1 for each unit and 1 for the Garages, (2) gas meters, 1 for each unit, (1) water meter. Great upside potential, surrounded by multi unit properties.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$648 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- \$27600 Gross Scheduled Income
- \$24024 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Near Public Transit, Park Nearby
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$3,576
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$756
- Cable TV: 01862347
- Gardener:
- Licenses:
- Insurance: \$1,320
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,300	\$2,300	\$3,200
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6261009012

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: RS24081969

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Closed • Duplex

List / Sold: \$265,000/\$265,000

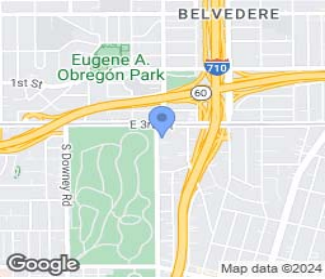
330 S Eastern Ave • East Los Angeles 90022

0 days on the market

2 units • \$132,500/unit • 1,024 sqft • 5,626 sqft lot • \$258.79/sqft • Built in 1926

Listing ID: MB24158768

3rd St to South Eastern Ave



SOLD BEFORE ISSUE. NON_ARMS_LENGTH SALE.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$265,000
- 2 Buildings
- 0 Total parking spaces
- \$1,121 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	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, Trust sale
- Buyer Agency Compensation: 2.5%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5236019007

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: MB24158768

Printed: 08/04/2024 6:04:59 AM

Closed •

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

3574 Cimarron St • Los Angeles 90018
2 units • \$397,500/unit • 1,888 sqft • 4,833 sqft lot • \$421.08/sqft •
Built in 1922
East of Arlington, South of Jefferson

46 days on the market
Listing ID: 24404267



This lovely side-by-side duplex is a great starter investment for someone who wants to own and have an investment. The tenant is with good standing for 15 years. While living in this fabulous property you collect rent to help pay the mortgage. Perfect for someone who wants to live in a popular, evolving, cultural community that is hip and steadily evolving into something very special. Spacious 1+1 with so much character, vintage details and tons of storage. Both units have in-unit laundry, and the exterior is very well-maintained. New paint, wood laminate floors, fireplace, new light fixtures and a huge front porch to sit out and enjoy your coffee in the morning or relax and watch the sun set. Situated on a peaceful palm tree-lined street, close to countless city destinations, metro line, popular restaurants, art galleries, museums and more. This is a fabulous opportunity that I know you will love. Please DO NOT DISTURB Tenants at 3574 Vacant Unit is 3576. See showing instructions.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$4120 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$4,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02204002
- 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	\$961	\$961	\$2,100
2:	1	1	1		Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5042025005

Michael Lembeck

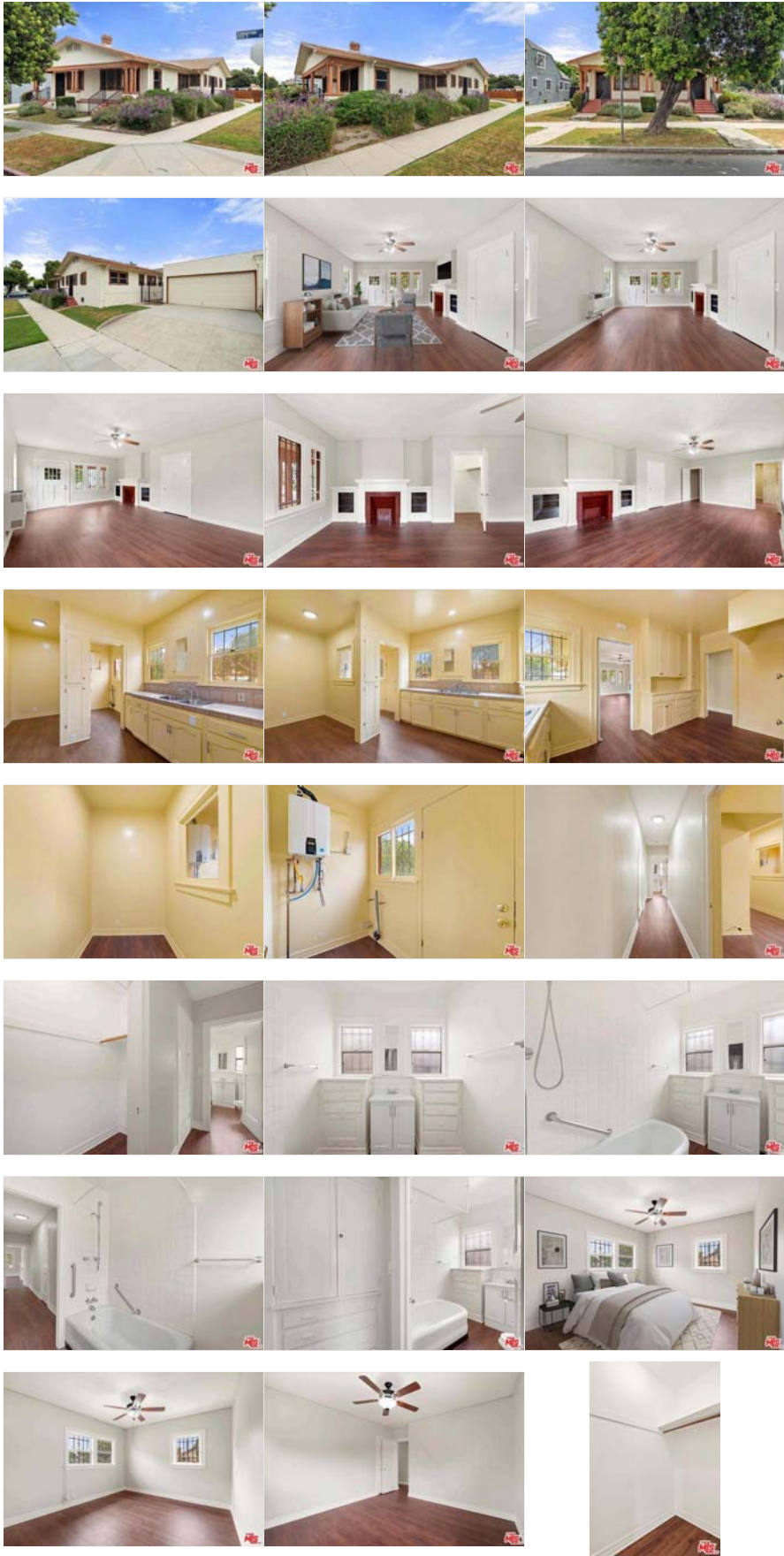
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Newport Beach, 92660

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Closed • Duplex

List / Sold: \$800,000/\$750,000 ↓

12021 S Willowbrook Ave • Compton 90222
2 units • \$400,000/unit • 1,947 sqft • 10,054 sqft lot • \$385.21/sqft •
Built in 1922

131 days on the market

Listing ID: DW24055886



Nice duplex. Perfect for someone who wants to live in one unit and rent the other. Zoned R3. Front house has 3 bedrooms, 2 baths. Back house has 2 bedrooms, 1 bath. Front unit roof replaced 7 years ago. Electrical panels replaced 7 years ago on both units. Both units have a laundry room.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,190 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,300
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6150006011

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: DW24055886

Printed: 08/04/2024 6:04:59 AM

Closed • Duplex

List / Sold: \$555,000/\$560,000

743 E 92nd St • Los Angeles 90002

6 days on the market

2 units • \$277,500/unit • 1,428 sqft • 4,847 sqft lot • \$392.16/sqft • Built in 1940

Listing ID: PW24134160

East of Avalon, West of Central



Great price for this area!!!! This is a FIXER for both units and is an amazing investment opportunity. Front house is 2 bd 1 bath with a service porch with washer and dryer hook ups. It also has a large closet in one of the bedrooms. As you walk down the long driveway, you will see the rear unit, located over the detached garage. The rear unit is a 1 bedroom, 1 bath and is vacant. Think of this property as a blank canvas that you can make your own.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$555,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$531 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Attic, Utility Room, Walk-In Closet
- Other Interior Features: Block Walls

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$700	\$700	\$2,600
2:	1	1	1		Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Notice Of Default sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- WATT - Watts area
- Los Angeles County
- Parcel # 6042014026

Michael Lembeck

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State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24134160

Printed: 08/04/2024 6:04:59 AM

Closed • Duplex

List / Sold: \$645,000/\$645,000 ↓

11214 S Main St • Los Angeles 90061

79 days on the market

2 units • \$322,500/unit • 2,285 sqft • 6,288 sqft lot • \$282.28/sqft • Built in 1998

Listing ID: DW24034337

105 west exit wilmington blvd make a right on imperial hwy turn right on main st



***Investor Property Opportunity!!!!** "Duplex" in the City of Los Angeles. This property is comprised of two units. Long spacious driveway can accommodate up to four or more vehicles on the expansive lot. The front unit offers 2 bedrooms, 2 baths, and extra large space that can be used as den or bedroom (no closet). 2nd unit is 3 bedroom 2 bath (1 bath MAY NOT be permitted). Property is being sold" AS IS". Units can serve as a lucrative rental investment. Lot size has incredible potential to add on. Feel free to contact agent with any questions.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$888 (Estimated)
- SellerConsiderConcessionYN:
- \$62136 Gross Scheduled Income
- \$50136 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile
- Appliances: None

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,560
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2					
2:	1	3	2					

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: 3%
- WATT - Watts area
- Los Angeles County
- Parcel # 6073025004

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24034337

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Closed • Duplex

List / Sold: \$859,000/\$860,000

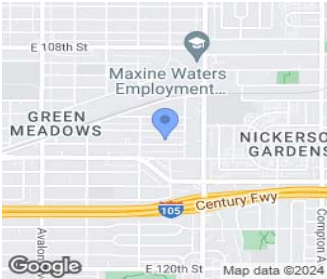
949 E 113th St • Los Angeles 90059

7 days on the market

2 units • \$429,500/unit • 2,620 sqft • 4,340 sqft lot • \$328.24/sqft • Built in 2002

Listing ID: OC24099527

949 E 113th Street, Los Angeles



This well-located Duplex boasts a CAP Rate of 5.70% and a GRM of 11.36. The building comprises two units, each offering 4 bedrooms and 2 bathrooms. The upstairs and downstairs units both offer perfect-sized kitchens, a laundry area with hookups, private entrances, and ample assigned parking space. The open floor plans make these units feel exceptionally spacious. Currently, both units are occupied by long-term tenants, ensuring a stable income stream. Conveniently located just minutes from downtown Los Angeles, shopping centers, transportation, freeways, and the Metro. Don't miss out on this prime investment! Tenants are responsible for all utilities. Please refer to the supplement section for the income statements. Additional interior photos, videos and income statements can be emailed upon request.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$859,000
- 1 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$606 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$75600 Gross Scheduled Income
- \$58278 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,321
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01939139
- Gardener:
- Licenses: 136.33
- Insurance: \$985
- Maintenance:
- Workman's Comp:
- Professional Management: 5292
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$3,150	\$3,150	\$3,500
2:	1	4	2	0	Unfurnished	\$3,150	\$3,150	\$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
- Buyer Agency Compensation: 2%
- WATT - Watts area
- Los Angeles County
- Parcel # 6072023014

Michael Lembeck

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

Citivist Realty Services, Inc

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Newport Beach, 92660

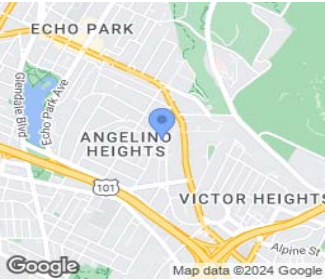
Click arrow to display photos



Closed •

795 E Kensington Rd • Los Angeles 90026
3 units • \$498,333/unit • 3,358 sqft • 6,406 sqft lot • \$443.72/sqft •
Built in 1926
maps.google.com

List / Sold:
\$1,495,000/\$1,490,000 ↓
41 days on the market
Listing ID: 24400755



Exquisite Craftsman-style triplex, nestled in the heart of the highly sought-after Angelino Heights HPOZ. Two of the three units (Units 799 & 797) will be delivered vacant and ready to rent at the close of escrow. Unit 799 (lower, door on the right, vacant) has 3 beds/2 baths over 1,258 square feet. It features a historic-tile powder room, high ceilings, and hardwood floors. An original decorative fireplace and a rear deck through French doors off the kitchen enhance its home-like appeal. Estimated market rent: \$3600/mo. Unit 797 (upper unit, front door on the left, vacant) is the largest at 1,287 square feet. It has 4 beds/2 baths. Estimated market rent: \$3800/mo. Unit 795 (lower rear unit, door on the left), an 813 sq. ft., two-story unit with 2 beds/2 baths, is currently rented at \$2515/mo. That unit's living room features a lofted ceiling with exposed beams and a rear deck that opens off the kitchen, with stairs down to the yard. The property also includes a rear 2-car carport with separate alley access, assignable to any unit, which may be convertible to an ADU (buyer to investigate and verify). This pride-of-ownership building has been lovingly maintained by the current owner for 14 years, making it a unique and valuable investment opportunity or a great way for an owner-user to live in Angelino Heights with two mortgage-helpers. Ideal location, high bedroom count, and tons of character - a trophy property and a great long-term investment.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- \$118980 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

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:	795	2	2		Unfurnished	\$2,515	\$2,515	\$3,250
2:	797	4	2		Unfurnished	\$0	\$0	\$3,800
3:	799	3	2		Unfurnished	\$0	\$0	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5405019017

Michael Lembeck

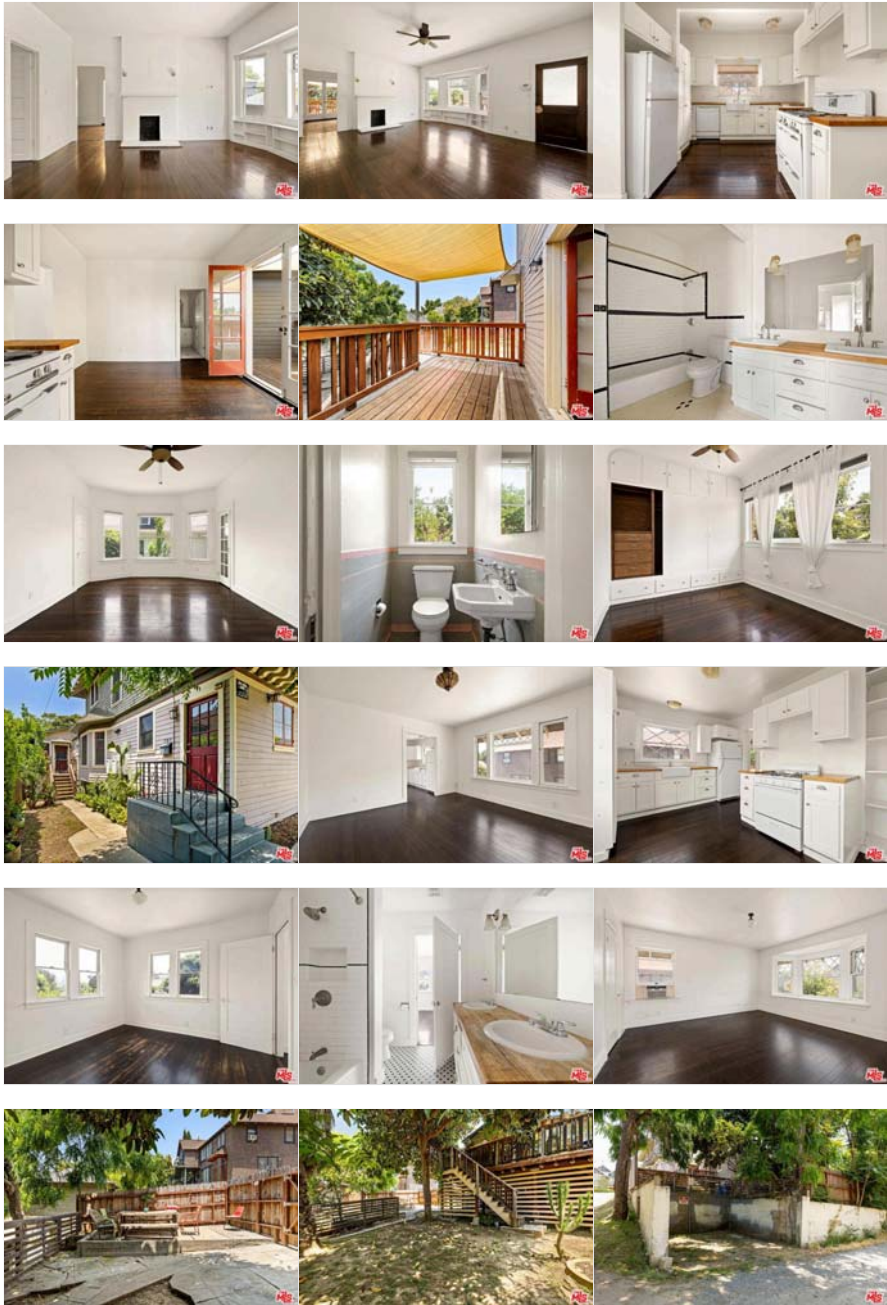
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Click arrow to display photos





Closed • Triplex

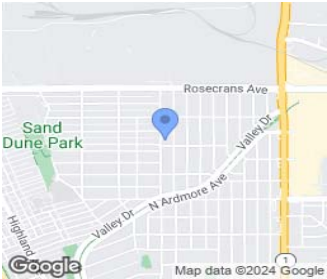
List / Sold:

\$2,100,000/\$2,200,000 

1 days on the market

Listing ID: SB24063230

3108 Laurel Ave • Manhattan Beach 90266
3 units • \$700,000/unit • 1,373 sqft • 4,640 sqft lot • \$1602.33/sqft •
Built in 1942
31st and Laurel Ave



Updated tri-plex in the heart of the Tree Section. Close to greenbelt, downtown and award winning schools. Front building consists of two units: Unit #A is a light and bright 2 bedroom 1 bath, small office area, and private patio. Unit #B is a 1 bedroom 1 bath with a very cool vibe - enjoy the private yard view from the oversized Dutch Door. Rear building is a studio over 1 car garage, large grassy yard, and laundry room. Front building brings in over 80% of the income. Keep front building for the charm and income. Bring your Architect and vision for the re-imagination of the rear of the property.

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$2,100,000
 - 2 Buildings
 - Levels: Two
 - 1 Total parking spaces
 - Heating: Wall Furnace
 - \$683 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area
 - \$91800 Gross Scheduled Income
 - \$71800 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,960
 - Electric: \$2,400.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$350
 - Cable TV: 01290500
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 4590
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$3,650	\$3,650	\$3,650
2:	1	1	1	0	Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 143 - Manhattan Bch Tree area
 - Los Angeles County
 - Parcel # 4174008011

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB24063230

Printed: 08/04/2024 6:05:00 AM

Closed • Triplex

List / Sold: \$988,000/\$950,000 ↓

6547 Darwell Ave • Bell Gardens 90201
3 units • \$329,333/unit • 2,472 sqft • 10,853 sqft lot • \$384.30/sqft •
Built in 1955

98 days on the market
Listing ID: PW24039658

Turn left on Florence property is on lefthand side



Triplex in the City Of Bell Gardens Portfolio sale. The properties are each 2bed 1 bath with plenty of yard space and no shared walls.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$988,000
- 3 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- \$2,555 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$50844 Gross Scheduled Income
- \$44928 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01171617
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Managemnt:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,377	\$1,377	\$2,100
2:	1	2	1	1	Unfurnished	\$1,490	\$1,490	\$2,100
3:	1	2	1	1	Unfurnished	\$1,370	\$1,370	\$2,100

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%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6329013049

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24039658

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Closed •

List / Sold:

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

0 days on the market

Listing ID: 24415518

604 N Cummings St • Los Angeles 90033
3 units • \$333,333/unit • 2,742 sqft • 5,552 sqft lot • \$364.70/sqft •
Built in 1908
Cesar Chavez, right on Cummings.



Entered into themls.com for comp purposes only. Selling off-market.

Facts & Features

- Sold On 08/02/2024
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- 3 Total carport spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	9	5		Unfurnished	\$3,000	\$3,000	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5175028015

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 24415518

Printed: 08/04/2024 6:05:00 AM

Closed •

2722 E 2nd St • Los Angeles 90033
3 units • \$366,667/unit • 2,608 sqft • 6,753 sqft lot • \$421.78/sqft •
Built in 1954

List / Sold:
\$1,100,000/\$1,100,000 ↓
105 days on the market
Listing ID: 24380526

The subject property is situated in an ideal East Los Angeles / Boyle Heights location, north of the -5 freeway and east of the -101 freeway.



We are pleased to present a three (3) property portfolio (may be sold together or separate) totaling nine (9) unit located in Los Angeles, California. The subject property is situated in an ideal East Los Angeles / Boyle Heights location, north of the -5 freeway and east of the -101 freeway. Built in 1954, 2722 E 2nd Street contains an exceptional unit mix of two (2) two-bedroom / one-bathroom units and one (1) three-bedroom / two-bathroom detached single-family residence. There is ample on-site parking available. Built in 1927, 1050 S Bonnie Beach Place contains a incredible unit mix of two (2) two-bedroom / one and a half-bathroom units and one (1) three-bedroom / one and a half-bathroom unit. There is positive initial cash flow at a 7.26% cap rate on current numbers. Additionally, there is potential to convert the carports into multiple ADU unit(s). Built in 1973, 926 S Ford Boulevard contains a streamlined unit mix of three (3) two-bedroom / one and a half-bathroom units with a bonus den. There is potential to convert the carports into multiple ADU unit(s). Situated in an ideal East Los Angeles / Boyle Heights location, this offering presents an excellent opportunity for any investor to capitalize on 30-year fixed residential financing to acquire up to three (3) triplexes all within a few miles of each other.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included
- Cap Rate: 6.35
- \$69859 Net Operating Income

Interior

- Floor: Wood
- Appliances: Built-In, Dishwasher, Oven, Range, Range Hood, Refrigerator

Exterior

- Lot Features: Landscaped, Rectangular Lot

Annual Expenses

- Total Operating Expense: \$22,097
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02088571
- 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	\$2,300	\$2,300	\$2,700
2:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,700
3:	1	3	2		Unfurnished	\$3,200	\$3,200	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.750%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5180013006

Michael Lembeck

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

Citivist Realty Services, Inc

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

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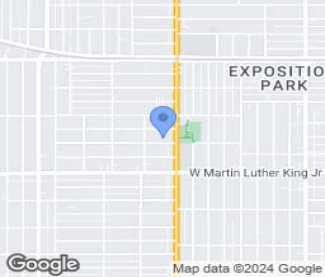


Closed • Duplex

List / Sold: \$819,000/\$810,000 ↓

1627 Leighton Ave • Los Angeles 90062
3 units • \$273,000/unit • 1,616 sqft • 5,434 sqft lot • \$501.24/sqft •
Built in 1914
Near South Western Ave and Martin Luther King Jr. Blvd

222 days on the market
Listing ID: CV23182348



Explore the Potential at 1627 Leighton Ave - Your Residential Income Property Awaits! Invest with Confidence! 1627 Front House: 3 Bedrooms, 1.5 Baths Completely Renovated: New Flooring, Granite Counters Convenient Inside Laundry New Windows for Energy Efficiency Rents for \$2,500 per month Your Gateway to Luxury Living! 1629 Middle House: 2 Bedrooms, 1 Bath Upgraded with New Windows & Granite Counters Gas Heater for Comfort Rents for \$1,300 per month Stability Meets Style! 1627 1/2 Rear ADU: 1 Bedroom, 1 Bath Spacious Living Room & Kitchen, Recent build, recessed Lights, very clean unit Versatile ADU with lots of Potential Rents for \$1,500 per month Ideal for Extended Family or Extra Income! Fourth building is a storage building. What secrets does this income property hold? The allure of modern upgrades, stable rental income, and an recent built ADU are ready to be uncovered. Whether you're an investor seeking returns or a homeowner with a vision, 1627 Leighton Ave offers endless possibilities. Ready to make your mark in the world of real estate? This property is your canvas for financial growth. Contact our real estate expert today to schedule a viewing and explore the full potential of 1627 Leighton Ave. Invest wisely. Invest in 1627 Leighton Ave! All Information Deemed Reliable but Not Guaranteed. Buyers and Buyer's Agent to investigate all information to Buyer's Satisfaction.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$819,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 7.15
- \$100200 Gross Scheduled Income
- \$58640 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,960
- Electric: \$1,020.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,020
- Cable TV: 02126255
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,604	\$2,604	\$3,750
2:	1	2	1	0	Unfurnished	\$1,356	\$1,356	\$2,750
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5035016024

Michael Lembeck

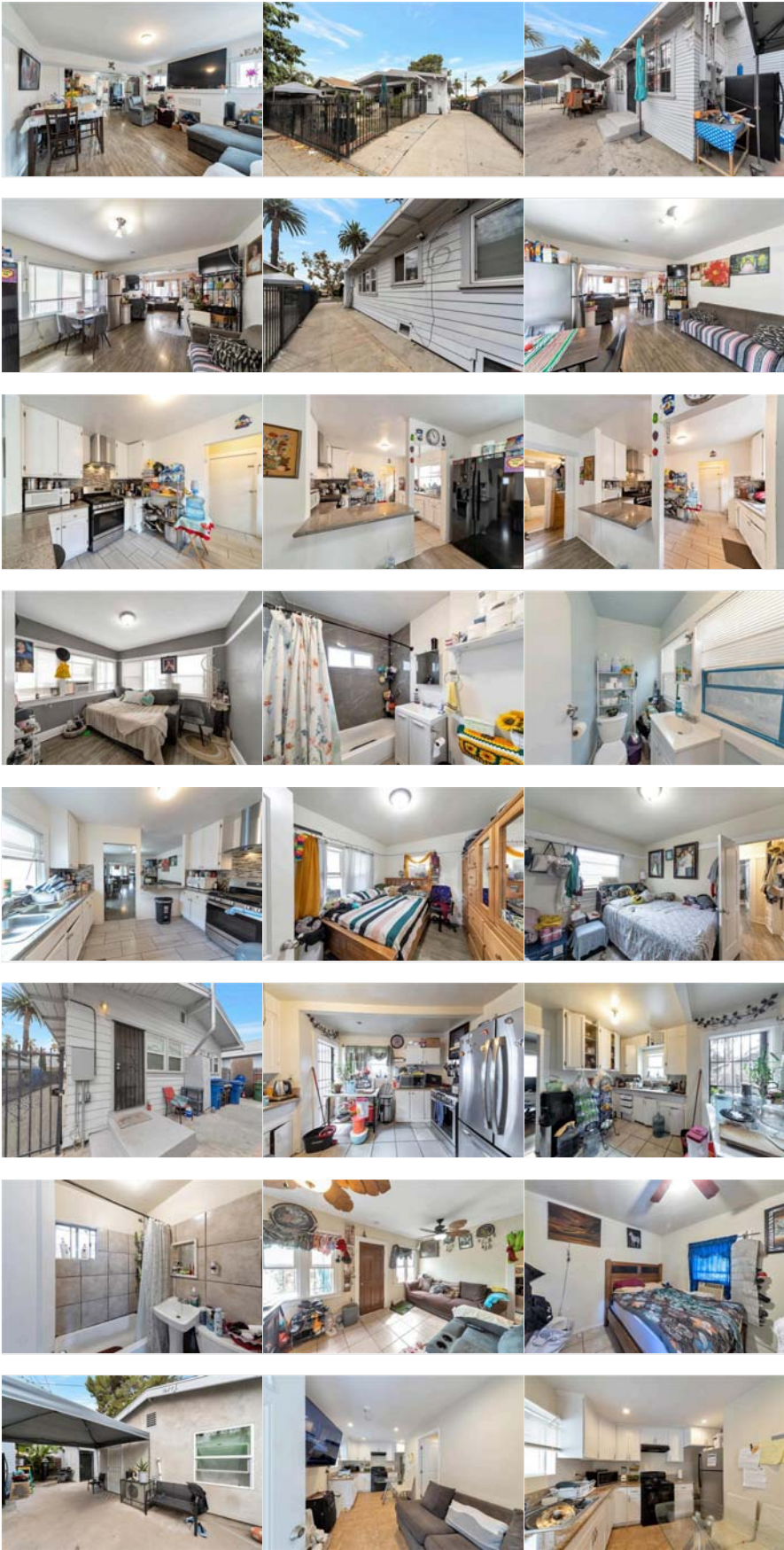
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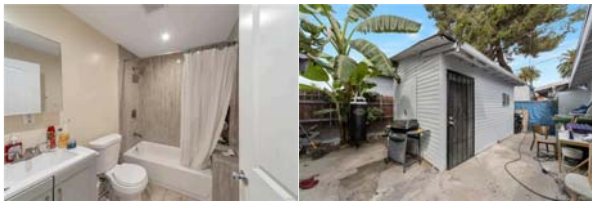
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Closed • Triplex

List / Sold: \$875,000/\$820,000 ↓

5911 Miramonte Blvd • Los Angeles 90001

34 days on the market

3 units • \$291,667/unit • 2,376 sqft • 7,213 sqft lot • \$345.12/sqft •

Listing ID: MB24049069

Built in 1920

S Of Slauson



Welcome to this beautiful triplex! The front unit is a craftsman style duplex with two spacious units, each consisting of 2 bedrooms and 1 bathroom. Both units have large living rooms and kitchens with newer electrical. One of the units has been recently remodeled with new laminate flooring, new carpet and new kitchen cabinets. In the rear above the garage is a 1 bedroom and 1 bathroom unit. There is a large front and back yard for lounging and entertaining. The property has alley access to the garage with ADU potential for extra income. A must see !

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$875,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,700

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%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6008037018

Michael Lembeck

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

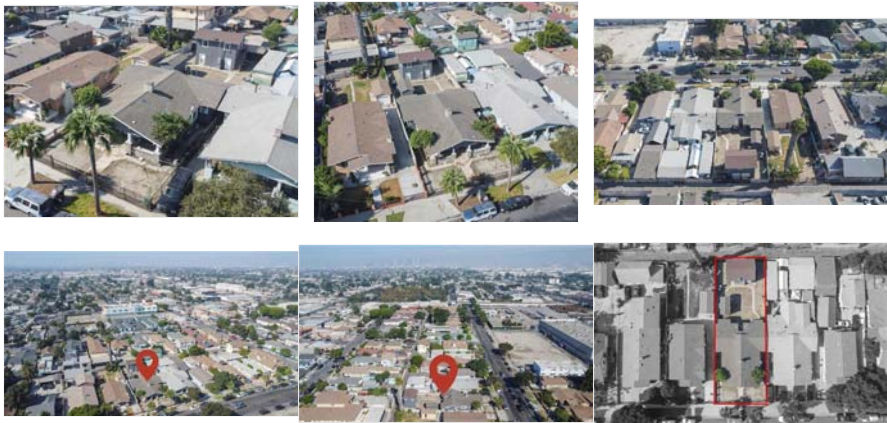
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CUSTOMER FULL: Residential Income LISTING ID: MB24049069

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Closed •

1318 W 35th Pl • Los Angeles 90007
3 units • \$518,333/unit • 2,879 sqft • 6,803 sqft lot • \$529.70/sqft •
Built in 1908
1318 W. 35th Place, Los Angeles, CA 90007

List / Sold:
\$1,555,000/\$1,525,000 ↓
19 days on the market
Listing ID: 24392393



We are pleased to present the opportunity to acquire 1318 W. 35th Place, a three (3) unit student housing redevelopment investment, located in the desirable DPS Patrol Zone, and walking distance to the USC campus. This 6,800 SF lot offers a zoning ordinance of LARD1.5, which allows for the construction of 4 units by right. With a Tier 3 TOC (40% density bonus), this allows for the development for an additional 2 units, totaling a potential 6 buildable units, plus the construction of ADU's to further increase cash-flow. Current income is \$8,220/month. The asset presents an excellent opportunity for an investor to acquire a unique premier property in the attractive USC submarket that will provide exponential returns. The site allows an investor to capitalize on a densely populated, affluent, and gentrifying area that continues to experience rapid rent growth.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$1,555,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Washer Included
- \$70943 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$27,697
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200006
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$4,730	\$4,730	\$6,000
2:	1	1	1		Unfurnished	\$1,700	\$1,700	\$2,300
3:	1	2	1		Unfurnished	\$1,790	\$1,790	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040005016

Michael Lembeck

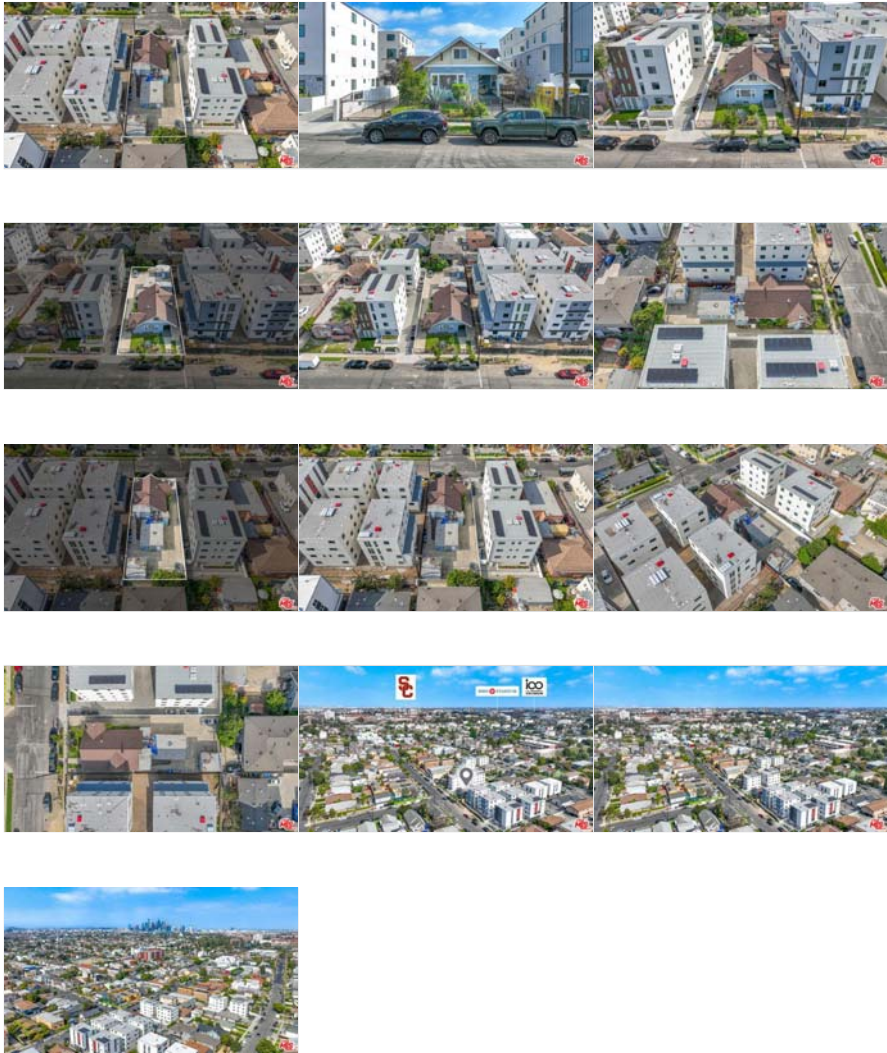
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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed •

List / Sold:

\$1,200,000/\$1,060,000 ↓

108 days on the market

Listing ID: 24380539

926 S Ford Blvd • Los Angeles 90022
3 units • \$400,000/unit • 2,808 sqft • 5,456 sqft lot • \$377.49/sqft •
Built in 1973

The subject property is situated in an ideal East Los Angeles location, north of the -5 freeway and east of the -101 freeway.



We are pleased to present a three (3) property portfolio (may be sold together or separate) totaling nine (9) unit located in Los Angeles, California. The subject property is situated in an ideal East Los Angeles / Boyle Heights location, north of the -5 freeway and east of the -101 freeway. Built in 1954, 2722 E 2nd Street contains an exceptional unit mix of two (2) two-bedroom / one-bathroom units and one (1) three-bedroom / two-bathroom detached single-family residence. There is ample on-site parking available. Built in 1927, 1050 S Bonnie Beach Place contains a incredible unit mix of two (2) two-bedroom / one and a half-bathroom units and one (1) three-bedroom / one and a half-bathroom unit. There is positive initial cash flow at a 7.26% cap rate on current numbers. Additionally, there is potential to convert the carports into multiple ADU unit(s). Built in 1973, 926 S Ford Boulevard contains a streamlined unit mix of three (3) two-bedroom / one and a half-bathroom units with a bonus den. There is potential to convert the carports into multiple ADU unit(s). Situated in an ideal East Los Angeles / Boyle Heights location, this offering presents an excellent opportunity for any investor to capitalize on 30-year fixed residential financing to acquire up to three (3) triplexes all within a few miles of each other.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 7.26
- \$87156 Net Operating Income

Interior

- Rooms: Den
- Floor: Wood
- Appliances: Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,238
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01064901
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,190	\$3,190	\$3,200
2:	1	2	1		Unfurnished	\$3,190	\$3,190	\$3,200
3:	1	2	1		Unfurnished	\$3,190	\$3,190	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.750%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5246005028

Michael Lembeck

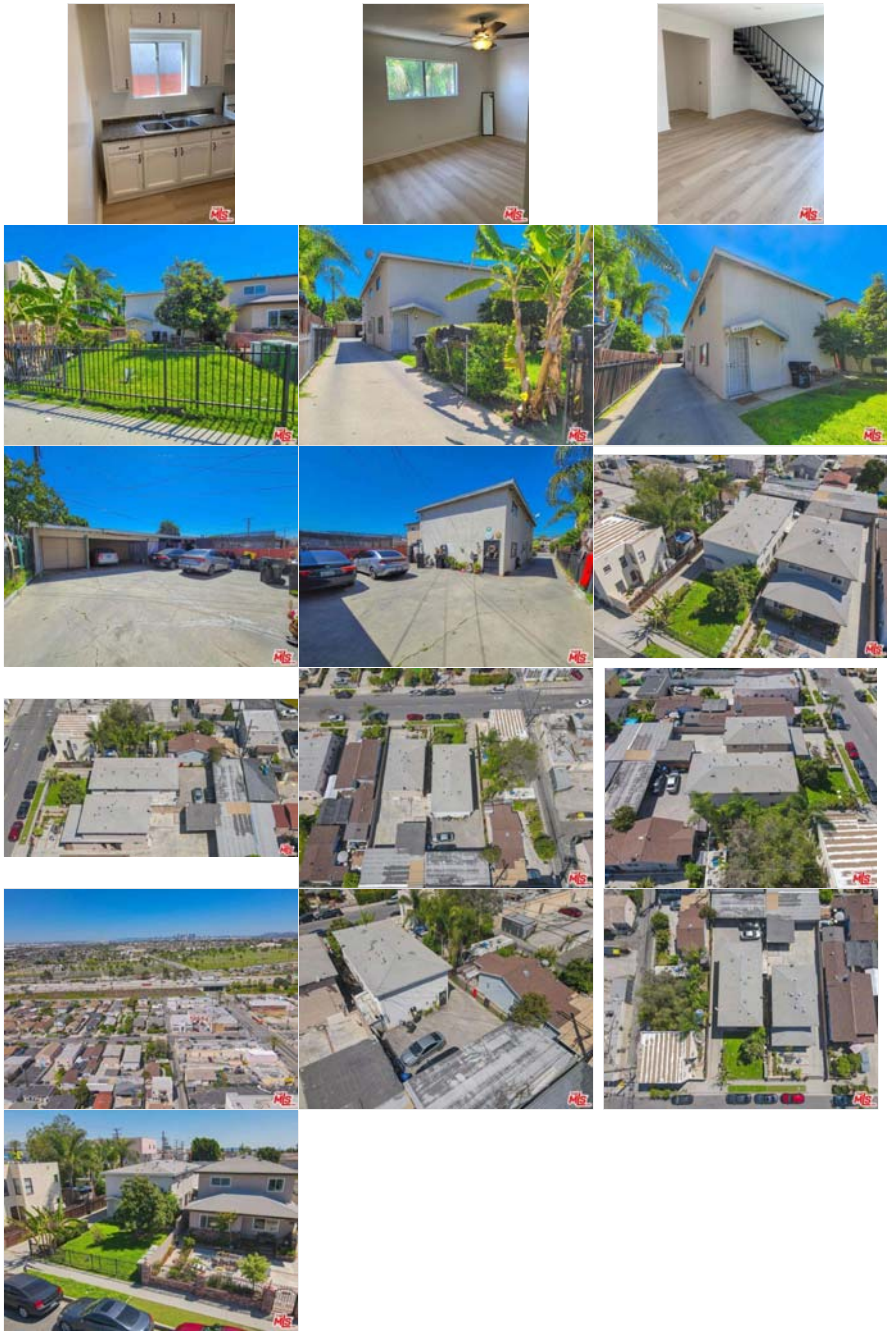
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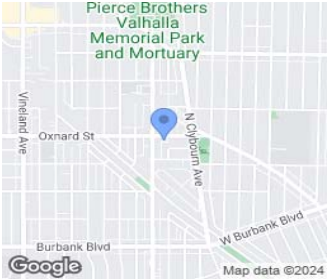
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Closed • Triplex

List / Sold: \$790,000/\$795,000

10536 Oxnard St • North Hollywood 91606
3 units • \$263,333/unit • 1,905 sqft • 7,257 sqft lot • \$417.32/sqft •
Built in 1943
Just East of Cahuenga Blvd. South side of street...

11 days on the market
Listing ID: SR24118244



Triplex...Triplex... Triplex... all one bed and one bath, long term tenants... Super nice looking building blocks away from Burbank... Please drive by only, write subject to seeing the interior of the units...

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$790,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central
- \$427 (Estimated)
- SellerConsiderConcessionYN:
- \$27960 Gross Scheduled Income
- \$18960 Net Operating Income
- 1 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Rectangular Lot, Level, Paved
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,000
- Electric: \$2,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02029025
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$810	\$810	\$2,000
2:	3	1	1	0	Unfurnished	\$810	\$810	\$1,900
3:	3	1	1	0	Unfurnished	\$710	\$710	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415030024

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SR24118244

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Closed • Single Family Residence

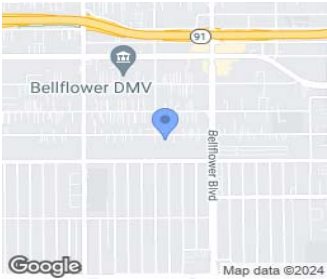
List / Sold:

\$2,100,000/\$2,000,000 ↓

77 days on the market

Listing ID: RS24086543

9616 - 9618 Rose St • Bellflower 90706
3 units • \$700,000/unit • 4,395 sqft • 10,291 sqft lot • \$455.06/sqft •
Built in 2022
91 Freeway, Exit Bellflower Blvd. South, Turn West on Rose St.



Investor's Dream! Three brand new homes on a lot with great rental income. Two single family homes and one detached ADU. All consist of 2 stories, 3 bedroom, 3 bathrooms and 2 car parking.

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$2,100,000
 - 3 Buildings
 - 10 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Builder)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
 - \$123600 Gross Scheduled Income
 - \$123600 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Suite
 - Floor: Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Range
 - Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,035
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- RF - Bellflower South of 91 Frwy area
 - Los Angeles County
 - Parcel # 7161019018

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: RS24086543

Printed: 08/04/2024 6:05:00 AM

Closed • **Triplex**

List / Sold: **\$650,000/\$665,000** ↓

2311 Leota St • Huntington Park 90255

73 days on the market

3 units • **\$216,667/unit** • **1,336 sqft** • **6,382 sqft lot** • **\$497.75/sqft** • **Built in 1910**

Listing ID: DW24056166

between Florence and Firestone before reaching Alameda



Attention all investors! An exceptional opportunity with this LCC3 lot, offering three units primed for development. The front unit features a 2-bedroom, 1-bathroom house, while the rear duplex has separate upstairs and downstairs units, each with 2 bedrooms and 1 bathroom. With individual entrances for each unit and ample driveway parking, this property holds immense potential as your next residential income project.

Facts & Features

- Sold On 08/01/2024
 - Original List Price of \$699,000
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$1,914 (Estimated)
 - SellerConsiderConcessionYN:
- \$5150 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02037447
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,500
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,500
3:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6025035015

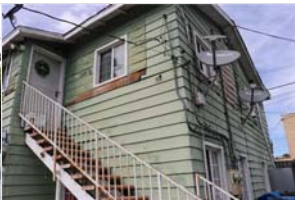
Michael Lembeck

State License #: 01019397
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Closed • Apartment

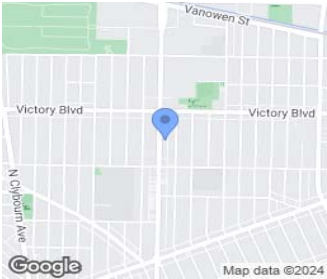
List / Sold:

\$1,375,000/\$1,381,500 ⬆

6 days on the market

Listing ID: BB24121415

1850 N Hollywood Way • Burbank 91505
4 units • \$343,750/unit • 2,582 sqft • 5,370 sqft lot • \$535.05/sqft •
Built in 1947
Between Victory & Jefferies



Nice little 4 unit that has been updated 10 years ago. Each unit is 1+1 with each unit being approx 645 SF Each. Hardwood floors, Two double garages (one parking for each tenant) with electric garage door openers. Newer windows. Laundry hook ups off back doors. Updating included: Flooring, counter tops, cabinets, fixtures

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,375,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN: Yes
- Laundry: Outside
- \$84960 Gross Scheduled Income
- \$53309 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$84,960
- Electric: \$1.00
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,250
2:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$2,250
3:	1	1	1	1	Unfurnished	\$1,730	\$1,730	\$2,250
4:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$2,250

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2437001018

Michael Lembeck

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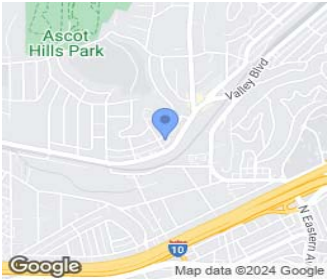




Closed • [Quadruplex](#)

4706 Catalpa St • Los Angeles 90032
4 units • **\$256,250/unit** • **2,553 sqft** • **6,171 sqft lot** • **\$401.49/sqft** •
Built in 1957
s/ valley, w/ eastern

List / Sold:
\$1,025,000/\$1,025,000 ↓
208 days on the market
Listing ID: WS23223226



Well maintained 4 plex in El Sereno neighborhood of north east Los Angeles. Easy access to Cal State L.A, USC medical center, Downtown L.A. Loads of upside potential. Property has an attached 3 car garage that is unused by current tenants , may be great ADU conversion, and under market rents. Drive by and do not disturb occupants.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,100,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$65520 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,750
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02025500
- Gardener:
- Licenses:
- Insurance: \$2,200
- 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		Unfurnished	\$850	\$850	
2:	1	1	1		Unfurnished	\$1,650	\$1,650	
3:	1	1	1		Unfurnished	\$1,360	\$1,360	
4:	1	2	1		Unfurnished	\$1,600	\$1,600	

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5215028009

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: WS23223226

Printed: 08/04/2024 6:05:00 AM

Closed • [Quadruplex](#)

35 N Grand Oaks Ave • Pasadena 91107
4 units • **\$472,500/unit** • **3,814 sqft** • **8,519 sqft lot** • **\$419.51/sqft** •
Built in 1987
n/colorado

List / Sold:
\$1,890,000/\$1,600,000 ↓
76 days on the market
Listing ID: AR24065539



Quadruplex (#29,#31,#33,#35) Zoned PSRM32 On Tree-Lined Street, Convenient Location, Just North of Colorado Blvd. Close to School, Shops, Bus Stop, Bank, Restaurant etc. The Front Unit Built in 1910 With Old Charms, 2 Bedrooms 1 Bath, Three Newer Units Built in 1987 Including TWO Townhouse Style. units, 2 Bedrooms 1.5 Baths Each (one unit newly remodeled operating as short term rental), The Rear Upstairs Unit, 2 Brm 1 Bath. 3 units are Occupied By Long Term Tenants, Current Rents are Below Market Rate, Great Potential For Income Raise or Future Development, Each Units With 2 Parking Spaces, Currently Community Laundry Shared With Adjacent Property, 43-47 N. Grand Oaks also For sale. Please Do Not Disturb Occupants nor Walk On The Property, Drive By Only. Offer Subject to Interior Inspection.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$1,890,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- \$1,145 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$91057 Gross Scheduled Income
- \$77097 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,960
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1					
2:	2	2	2					
3:	1	2	1					

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: 3 See Remarks
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5746008076

Michael Lembeck

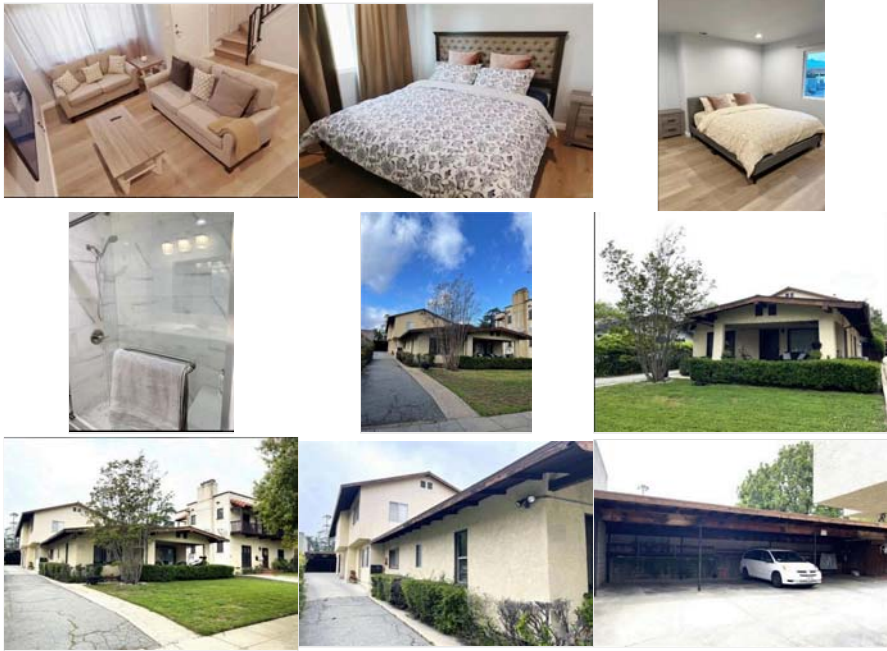
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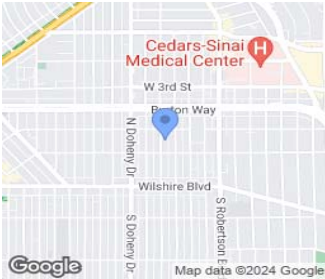
CUSTOMER FULL: Residential Income LISTING ID: AR24065539

Printed: 08/04/2024 6:05:00 AM

Closed •

232 N Almont Dr • Beverly Hills 90211
4 units • \$862,500/unit • 6,000 sqft • 5,737 sqft lot • \$503.75/sqft •
Built in 1931
2 BLOCKS EAST OF DOHENY DRIVE - 2 BLOCKS SOUTH OF BURTON WAY GO EAST ON DAYTON WAY 2 BLOCKS

List / Sold:
\$3,450,000/\$3,022,500 ↓
154 days on the market
Listing ID: 23335721



SOLD IN MULTIPLE OFFERS - 6,000 SQ FT 4 PLEX IN BEVERLY HILLS - AT AN AMAZING PRIME LOCATION - NORTH OF WILSHIRE BLVD. FEATURING HARDWOOD FLOORS & BEAMED CEILINGS. THERE IS A CARPORT OUT BACK FOR 4 CARS. THIS IS A VERY SPECIAL PROPERTY- PLEASE DRIVE BY AND CHECK OUT IT'S GORGEOUS CURB APPEAL AND THE SURROUNDING WONDERFUL NEIGHBORHOOD. IT'S BEAUTIFUL ! WHAT A GREAT PROPERTY AT A SUPER LOCATION. WALKING DISTANCE TO DOWNTOWN BEVERLY HILLS & WILSHIRE BLVD.& WEST HOLLYWOOD - PRIME B H LOCATION !

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$3,690,000
 - 4 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Heating: Gravity
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$69120 Net Operating Income

Interior

- Rooms: Living Room
 - Floor: Wood
- Appliances: Gas Cooktop

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$70,560
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01254343
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,070	\$3,070	\$3,070
2:	2	2	1		Unfurnished	\$2,680	\$2,680	\$2,680
3:	3	2	1		Unfurnished	\$3,250	\$3,250	\$3,250
4:	3	2	1		Unfurnished	\$2,630	\$2,630	\$2,630
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4335022016

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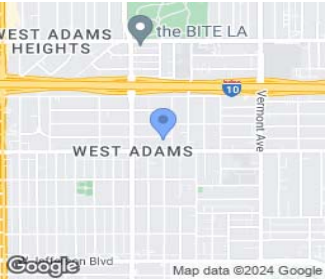
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Closed •

1622 W 25th St • Los Angeles 90007
4 units • \$337,250/unit • 5,572 sqft • 7,494 sqft lot • \$242.10/sqft •
Built in 1930
Harvard Heights West of Western

List / Sold:
\$1,349,000/\$1,349,000
49 days on the market
Listing ID: 24402981



This stunning 1930s four-unit building in the West Adams neighborhood offers a unique blend of historic charm and modern convenience. The four spacious units are each almost 1,400 square feet, featuring private garages along with an additional extra garage. With a total of over 5,500 square feet of living space, this building boasts four bedrooms and four bathrooms, making it an exceptional investment opportunity. The property exudes character and charm, highlighted by its hardwood floors throughout, ornate custom-built cabinets, and original hardware and tile work. The newly renovated kitchens, equipped with modern appliances, seamlessly blend vintage and contemporary styles, enhancing the building's appeal. Conveniently located just northwest of USC, Exposition Park, and BMO Stadium, this property sits on a generous 7,492 square-foot lot and includes a five-car garage. Additional features include a brand-new, upgraded electrical panel, ensuring comfort and efficiency. This property is a rare find, offering both historical elegance and modern amenities in a prime location.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Gravity
- SellerConsiderConcessionYN:
- Laundry: Inside

Interior

- Rooms: Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Oven, Range
- Other Interior Features: Crown Molding

Exterior

- Security Features: Carbon Monoxide Detector(s), Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,800
2:	2	1	1		Unfurnished	\$0	\$0	\$2,800
3:	3	1	1		Unfurnished	\$1,068	\$1,068	\$2,800
4:	4	1	1		Unfurnished	\$1,511	\$1,511	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054004019

Michael Lembeck

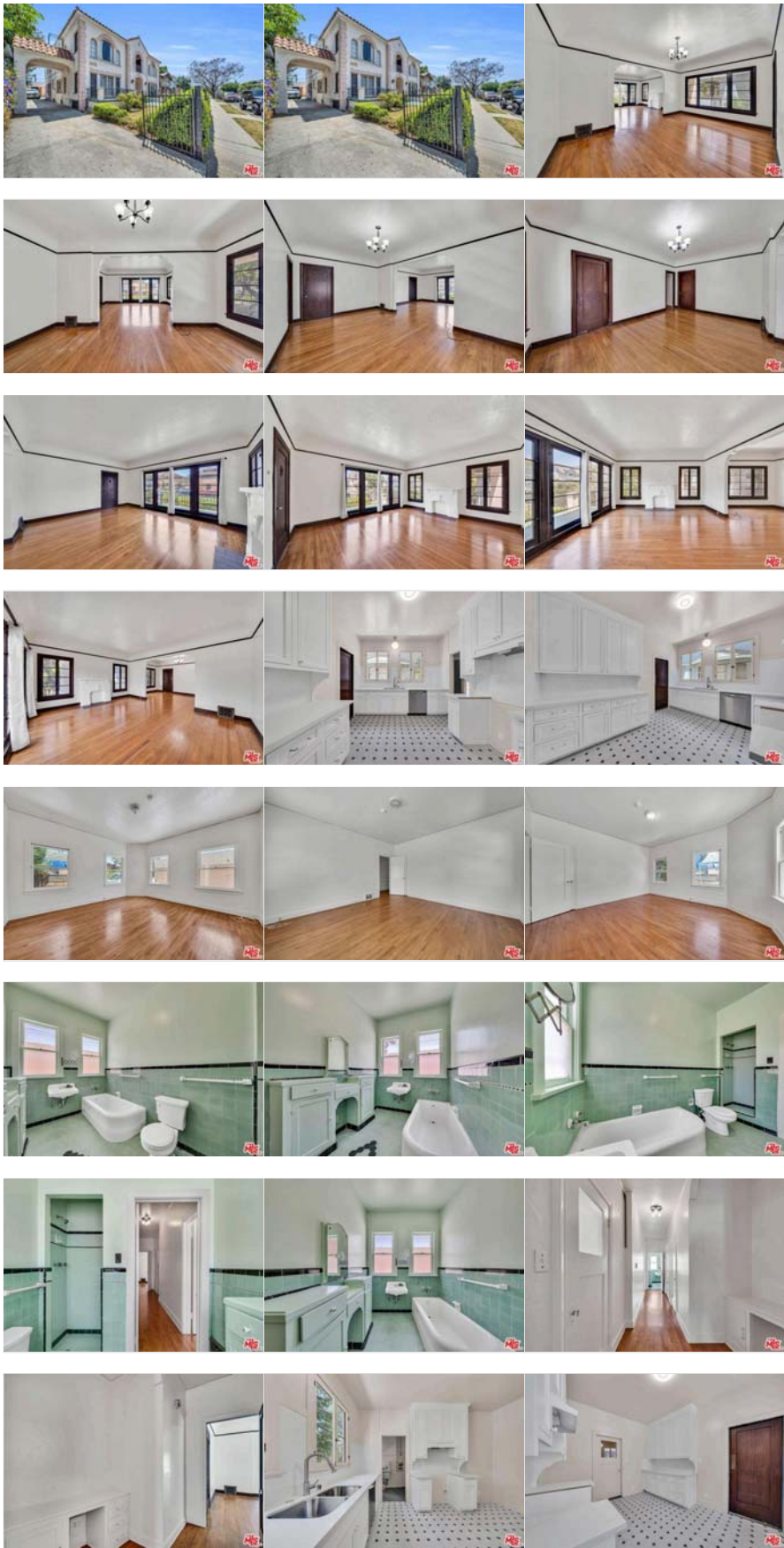
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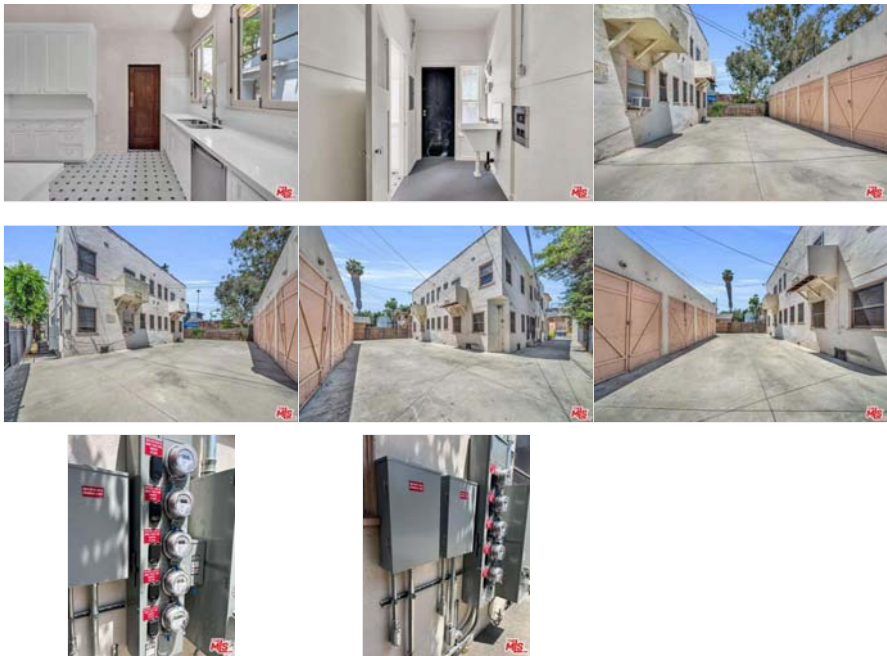
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CUSTOMER FULL: Residential Income LISTING ID: 24402981

Printed: 08/04/2024 6:05:00 AM

Closed • Quadruplex

1947 N Vista Del Mar Ave • Los Angeles 90068
4 units • \$975,000/unit • 8,242 sqft • 6,223 sqft lot • \$448.92/sqft •
Built in 2023
Franklin Ave and N. Vista Del Mar Ave

List / Sold:
\$3,900,000/\$3,700,000 ↓
142 days on the market
Listing ID: DW24009831



LAJOMA PROPERTIES is proud to present this beautiful, new construction 4-Unit townhome style property in the HEART of Hollywood just minutes away from Netflix studios, Paramount Studios, and Netflix Corporate office. Walking distance away from the world-famous Hollywood and Sunset Blvd, the property offers close proximity to neighborhood attractions, restaurants, bars, and shops such as the Hollywood Walk of Fame, Highlight Room, TAO, Bar-Lis, Dream Hotel, Thompson Hotel, Magic Castle, Yamashiro Restaurant, and easy access to Runyan Canyon Hiking Trail, The Hollywood Bowl, Lake Hollywood Park, and Griffith Park, this neighborhood is one for the books. Hollywood is one of the most coveted multifamily submarkets in Los Angeles and a top travel destination attracting those in entertainment, fashion, and entrepreneurship. This neighborhood boasts significant landmarks as well as breathtaking views and easy access to freeways allowing for dynamic mobility. Transit options make it convenient for residents to commute throughout the city and to nearby neighborhoods such as Los Feliz, West Hollywood, Beverly Hills, etc.. This property contains two 3-story duplexes with the front duplex boasting 4 bed/4.5 bath per unit and the larger rear duplex containing 5 bed/5 bath per unit with attached garage access. These units contain open floor plans, multiple master bedrooms in all units, walk-in closets, high ceilings, custom window shades. There are also beautiful quartz countertops in the kitchens and bathrooms with custom decorative backsplash throughout each. Some other features include stainless steel appliances, custom kitchen cabinets, two-toned interior painting, HVAC systems, low voltage led recessed lighting, laundry rooms with washer/dryer, drought tolerant landscaping, automatic fire sprinkler system throughout all units. Rear duplex has four 2-car garages attached with alley access, plenty of parking with decorative pavers throughout the property. All units are individually metered for water, gas, and electricity. Tenants pay all utilities keeping costs low for an investor! The property includes solar panels that are owned and fully paid off by the developer. Overall, this is a very low maintenance property that is well secured with a coded gate entry and security cameras.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$4,200,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency
- Heating: Central, ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency
- \$459 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Upper Level, Washer Hookup, Washer Included
- Cap Rate: 8
- \$360000 Gross Scheduled Income
- \$298646 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate, Vinyl
- Appliances: 6 Burner Stove, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Disposal, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Near Public Transit, Sprinklers Drip System
- Security Features: 24 Hour Security, Closed Circuit Camera(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$61,354
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984658
- Gardener:
- Licenses: 180
- Insurance: \$4,200
- Maintenance: \$3,200
- 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	4	5	2	Unfurnished			\$7,000
2:	2	5	5	2	Unfurnished			\$8,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5586006009

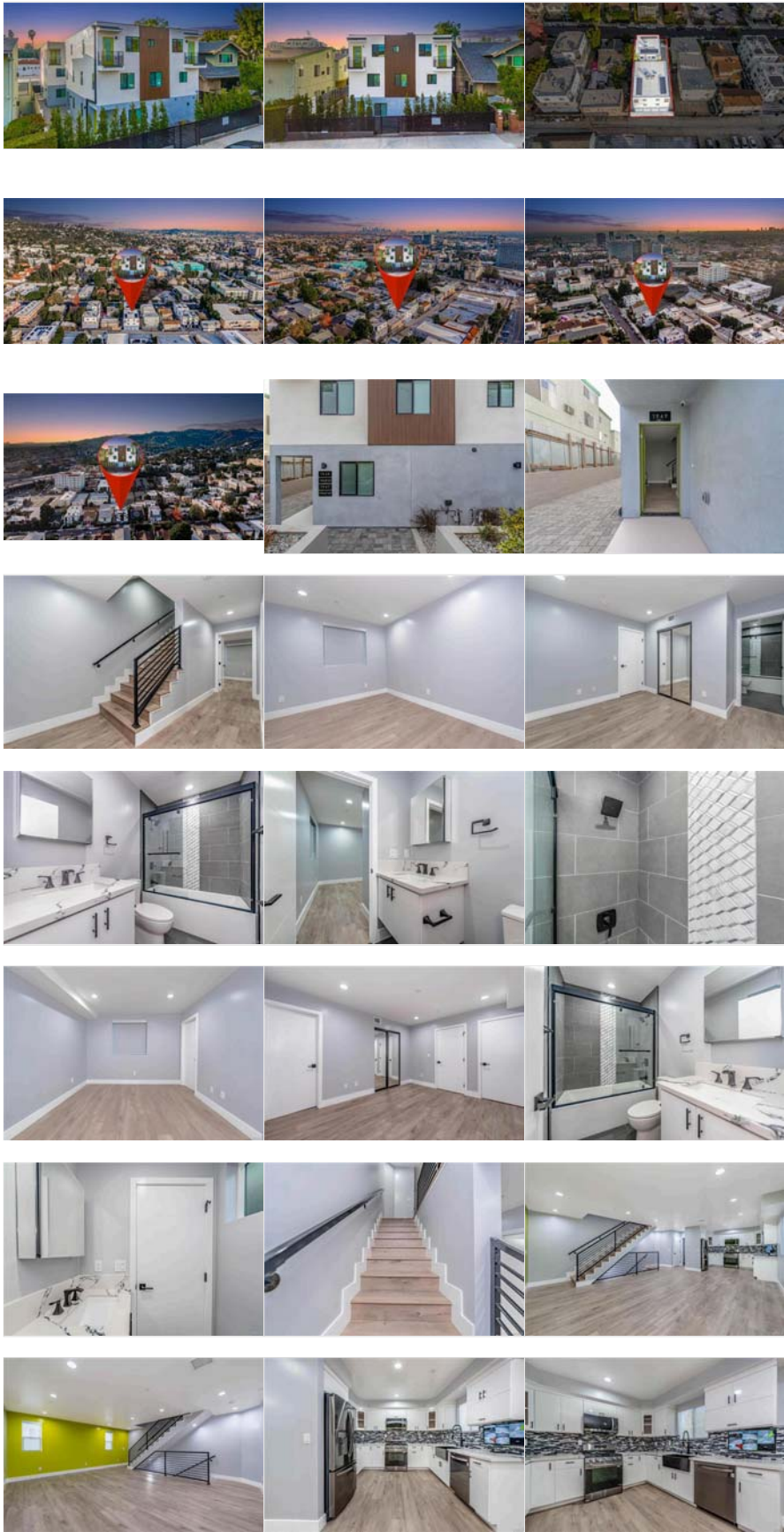
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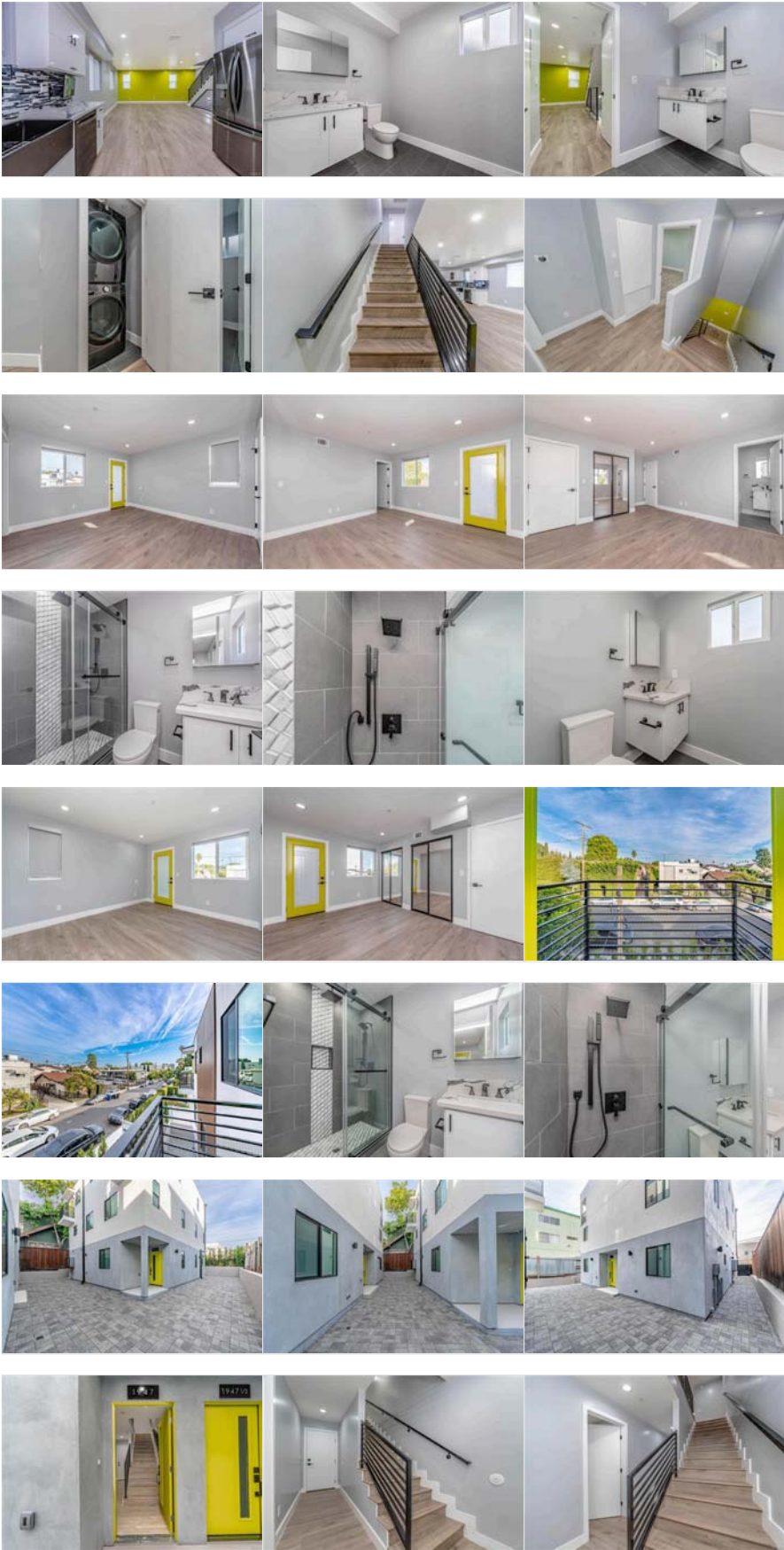
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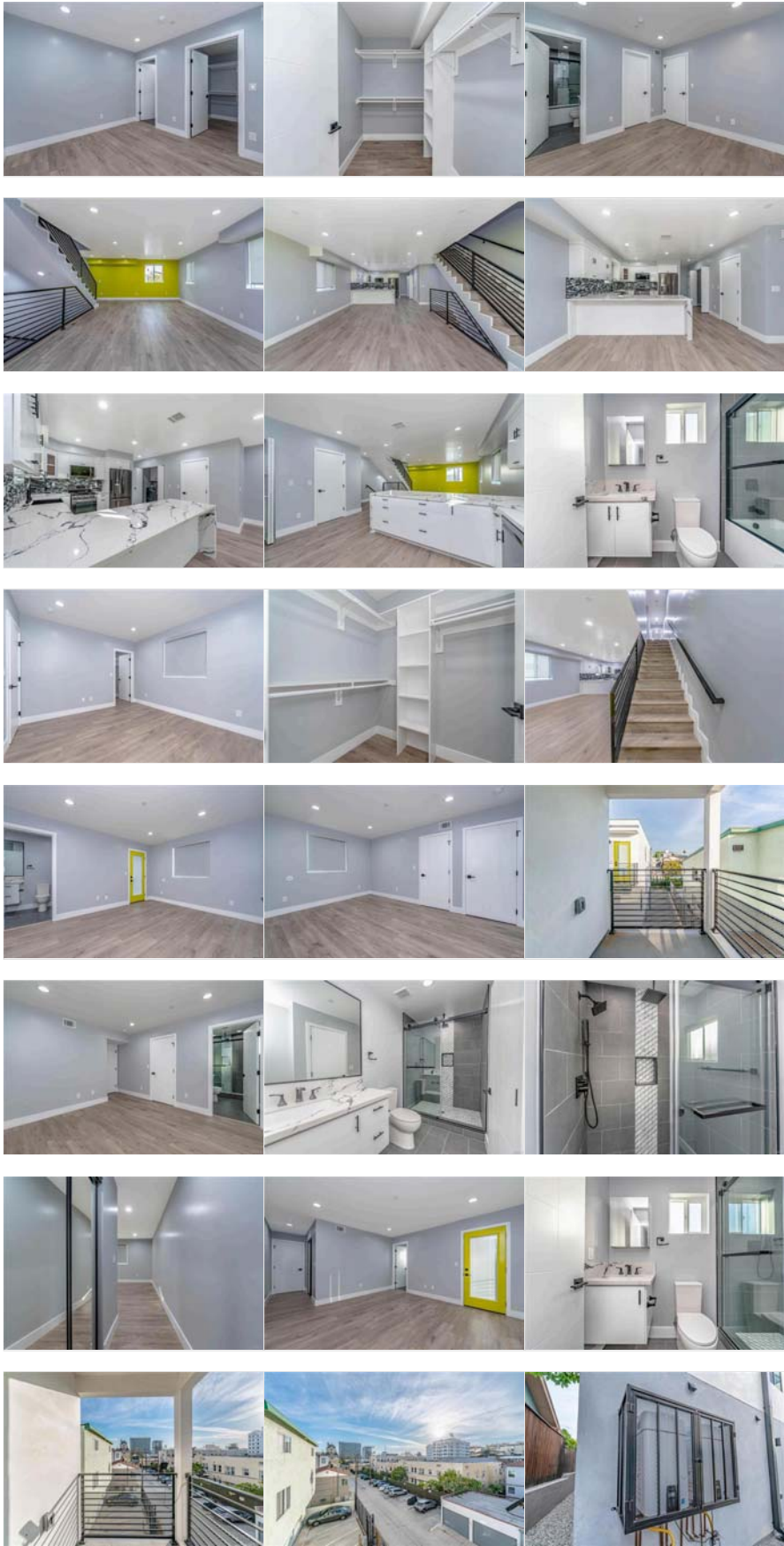
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CUSTOMER FULL: Residential Income LISTING ID: DW24009831

Printed: 08/04/2024 6:05:00 AM

Closed • **Quadruplex**

List / Sold: **\$810,000/\$810,000**

443 E Century Blvd • Los Angeles 90003

0 days on the market

4 units • \$202,500/unit • 2,743 sqft • 4,518 sqft lot • \$295.30/sqft •

Listing ID: PW24084300

Built in 1961

West of Avalon



Offers subject to interior inspection. Seller may exercise a 1031 tax deferred exchange at no cost to buyer.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$810,000
- 1 Buildings
- 0 Total parking spaces
- \$975 (Estimated)
- SellerConsiderConcessionYN:
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,229	\$1,229	\$1,700
2:	1	2	1	0	Unfurnished	\$557	\$557	\$1,700
3:	1	2	1	0	Unfurnished	\$0	\$0	\$1,700
4:	1	2	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6052032040

Michael Lembeck

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

Citivist Realty Services, Inc

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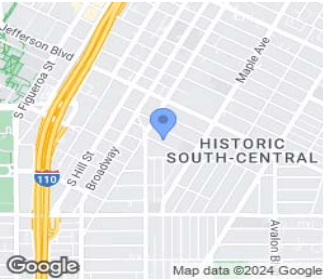
CUSTOMER FULL: Residential Income LISTING ID: PW24084300

Printed: 08/04/2024 6:05:00 AM

Closed • Quadruplex

131 E 36th Pl • Los Angeles 90011
4 units • \$312,500/unit • 4,224 sqft • 9,373 sqft lot • \$298.30/sqft •
Built in 1983
South of Jefferson. East of the 110 freeway.

List / Sold:
\$1,250,000/\$1,260,000 ⬆
7 days on the market
Listing ID: MB24128911



Discover an unparalleled investment opportunity at 131 East 36th Place, Los Angeles, CA 90011! This prime multi-unit property, nestled near the prestigious USC Main Campus, is perfect for investors, owner-occupants, and student housing alike. Built in 1983 and meticulously maintained by its owner, this gem offers four spacious units, each with 3 bedrooms and 2 bathrooms. The property features one two-car garage per unit, each with exciting potential for ADU conversions to maximize your investment returns. Currently, all units are fully occupied and generating high rental income, ensuring a steady and lucrative cash flow. At the current price, the actual GRM is 9.7 and the actual cap rate is 7%. Beyond its proximity to USC's main campus, other nearby amenities include Superior Grocers, Trader Joes, USC, the Coliseum, major freeways, LAFC stadium, Crypto.com Arena, DTLA, and the convention center. Don't miss your chance to own this exceptional property in a highly sought-after location. Please do not disturb the occupants. All sales are subject to interior inspection and only drive-by showings currently allowed. Seller is highly motivated. Submit your offer today and secure a bright future with 131 East 36th Place! All information is approximate.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: Two
- 10 Total parking spaces
- 2 Total carport spaces
- Heating: Forced Air
- \$733 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 7
- \$129310 Gross Scheduled Income
- \$96983 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,700
- Electric: \$900.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,592	\$2,592	\$2,670
2:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,090
3:	1	3	2	2	Unfurnished	\$2,592	\$2,592	\$2,670
4:	1	3	2	2	Unfurnished	\$2,592	\$2,592	\$2,670

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5120010018

Michael Lembeck

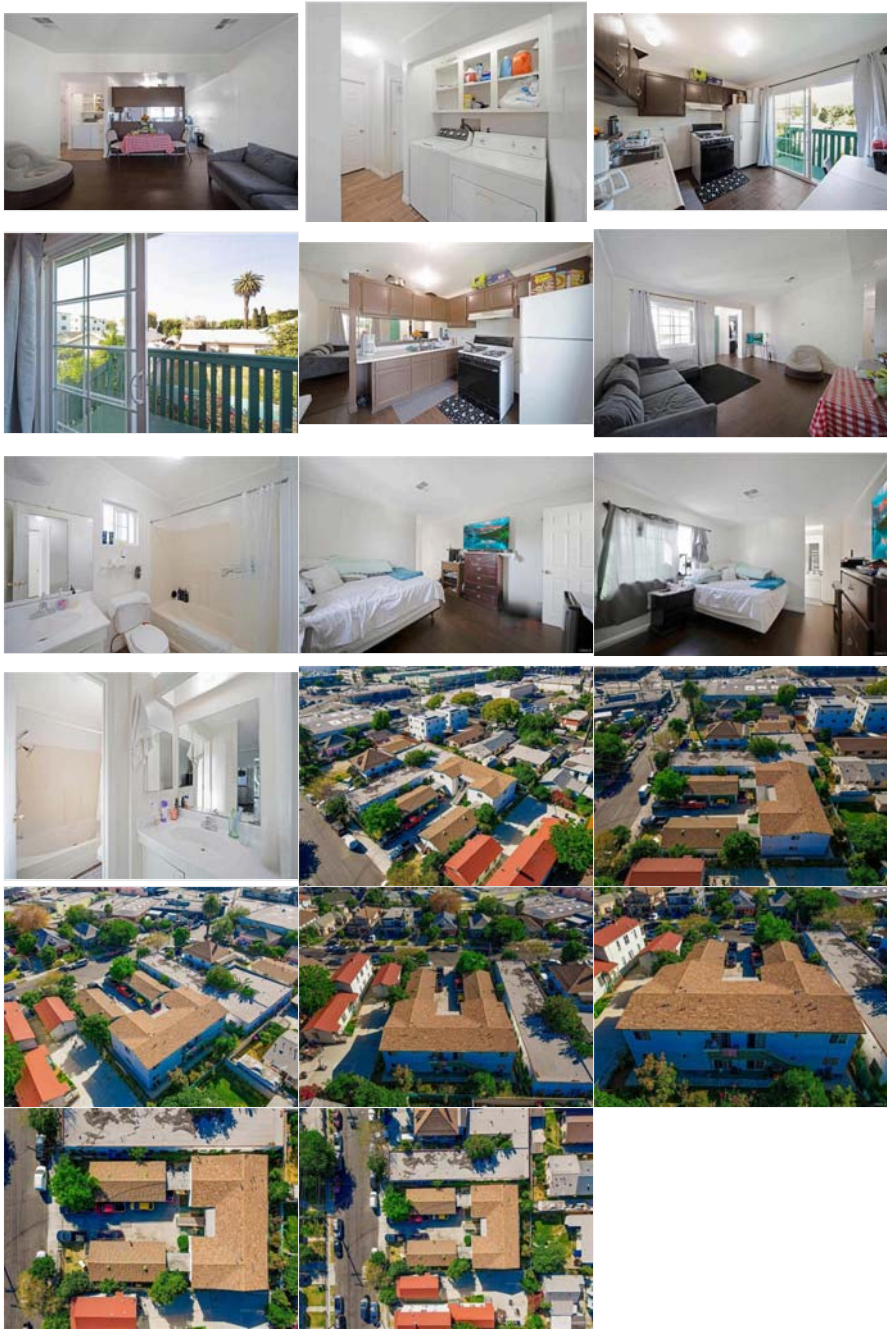
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CUSTOMER FULL: Residential Income LISTING ID: MB24128911

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Closed •

List / Sold:

\$1,775,000/\$1,480,000 ↓

100 days on the market

Listing ID: 24383177

4154 Ince Blvd • Culver City 90232
5 units • \$355,000/unit • 2,478 sqft • 7,279 sqft lot • \$597.26/sqft •
Built in 1928

East of Washington Boulevard, North of Van Buren Place, West of Lucerne Avenue, South of Higuera Street



Price Reduced! We are proud to present this 5 Unit Multi-Family opportunity which consists of (5) 1-Bedroom/1-Bathroom cottage/bungalow style units one of which will be delivered vacant. Located in one of LA's hottest markets, this property is directly across the street from Amazon Studios and Culver Studios. This investment allows a Buyer to be in the epicenter of Culver City's revitalized downtown which includes mega tech companies and new developments such as: The newly approved Apple Campus, Sony Pictures Animation, Sony Studios, One Culver, The Culver City Steps, New HBO HQ, Ivy Station, Amazon Studios, Culver Studios, Expo Line and more. The walkability factor combined with the property's layout and charm makes this a rare opportunity. The property sits on a spacious 7,279-SF corner lot and offers both front yard and side-yard space for tenants and pets who look forward to enjoying the outdoors. The property also offers the capability of potentially adding an ADU! Sitting in the epicenter of Culver City's major developments as well as the property's immediate proximity to major tech companies like Apple and Amazon, this investment gives a new owner an incredible opportunity that will potentially provide significant property appreciation and higher than average rental demand.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$1,850,000
- 5 Buildings
- Levels: One
- 3 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.31
- \$76509 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,652
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,400	\$1,400	\$2,750
2:	1	1	1		Unfurnished	\$1,680	\$1,680	\$2,750
3:	1	1	1		Unfurnished	\$2,095	\$2,095	\$2,750
4:	1	1	1		Unfurnished	\$2,750	\$2,750	\$2,750
5:	1	1	1		Unfurnished	\$1,539	\$1,539	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4206009001

Michael Lembeck

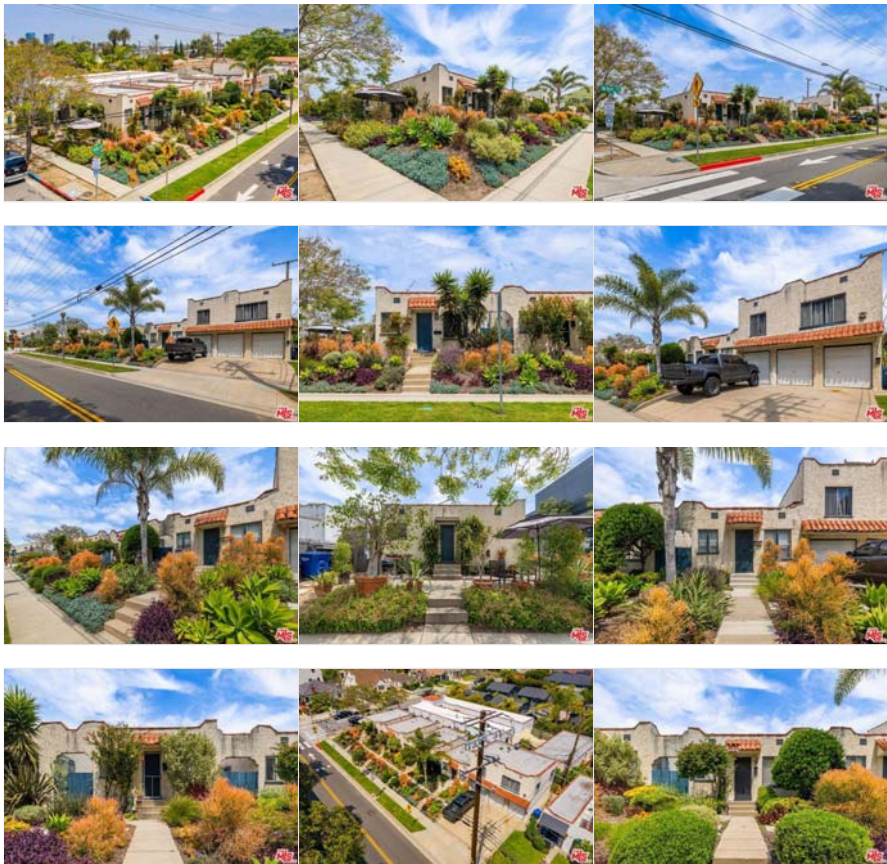
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CUSTOMER FULL: Residential Income LISTING ID: 24383177

Printed: 08/04/2024 6:05:00 AM

Closed •

List / Sold: **\$795,000/\$755,000** ↓

218 E 27th St • Los Angeles 90011

116 days on the market

5 units • \$159,000/unit • 4,356 sqft • 6,253 sqft lot • \$173.32/sqft • Built in 1912

Listing ID: 24371861

East of Main St. and West of Maple on East 27th.



Must be sold with 634 E. Adams Blvd. First time on market in over 40 years! Investors choice with Tremendous Upside! Six (6) Units comprised of Five (5) - 1 Bedroom + 1 Bathroom (one non-conforming unit) and One (1) - 2 Bedroom + 1 Bathroom units. Located within minutes of Down Town Los Angeles. Individually metered for Gas and Electricity. Situated near University of Southern California, Restaurants, Crypto.com Arena, BMO Stadium, LA Fashion District, Shopping, The Flower District, Downtown LA, and the LA Convention Center, this property is offers the astute investor immediate cash-on-cash returns with amazing rental upside potential. Drive By Only - please do not disturb tenants. Buyer to verify all information regarding number of conforming units, square footage and age. Must be sold with 634 E. Adams Blvd.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.74
- \$45602 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,471
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811455
- 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:	5	1	1		Unfurnished	\$1,048	\$5,241	\$8,750
2:	1	2	1		Unfurnished	\$1,294	\$1,294	\$2,125

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128002013

Michael Lembeck

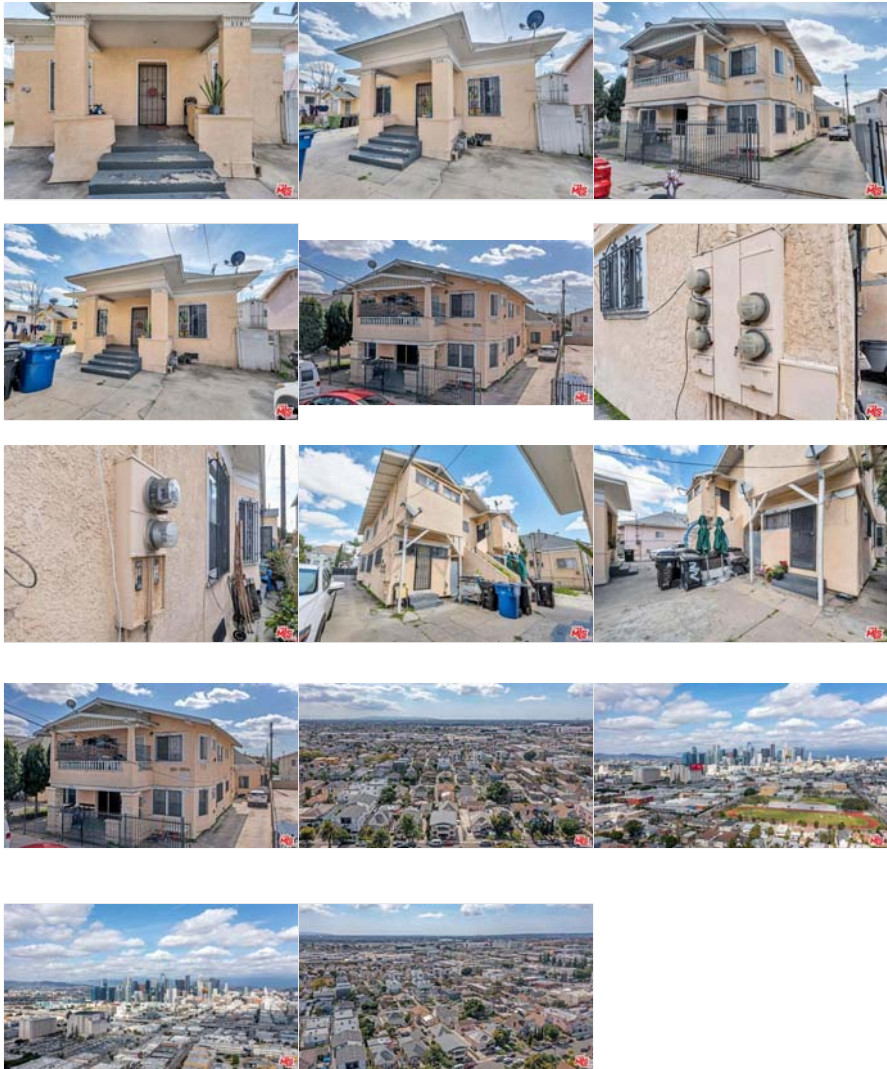
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Closed • Apartment

List / Sold:

\$2,100,000/\$1,968,888 ↓

0 days on the market

Listing ID: PF24145243

105 S Granada Ave • Alhambra 91801
6 units • \$350,000/unit • 5,632 sqft • 7,267 sqft lot • \$349.59/sqft •
Built in 1964
From Main St/Garfield Ave, travel East on Main Street then turn South on South Granada Ave



105 South Granada Avenue is a charming 6-unit apartment offered for sale for the first time in nearly 70 years. It is a generational asset that has been well maintained within the same family during this time. It is desirably located one block south of Main Street and within one mile east of South Garfield Avenue & Main Street, which is the heart of Downtown Alhambra. The asset has an 84 "Walk Score," which means most errands can be accomplished on foot. It is conveniently located adjacent to CVS, across from Granada Elementary School, and nearly "kitty-corner" to McDonald's. The property is comprised of two three-bedroom/two-bathroom units (estimated 1,100 sf) and four twobedroom/ one and a half-bathroom units (single-story, estimated 850 sf). The total building square footage is 5,632 square feet and the lot size is 7,267 square feet. It is zoned residential low density. It is a two-story building comprised of wood & stucco and has a pitched roof. It offers 8 tuck-under parking spots. Seismic retrofit has not been completed; however, it is not mandated by the City of Alhambra. There is an on-site washer and dryer owned by the building. Plumbing is cast iron except for Unit B, which was replumbed in 2022 with DWV copper. Electrical panels are original. A new 40-gallon electric water heater was installed in 2023. Each unit has an individual water heater. Units utilize wall air-conditioning units. The building is individually metered for electricity (the building does not use gas). The owner pays for water, trash, sewer and common area electricity. 105 South Granada Avenue represents a rare opportunity to acquire a generational asset with large unit mixes, which yield strong in-place rental income and future rental upside in a prime Downtown Alhambra Location.

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Radiant
- \$2,325 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.21
- \$141360 Gross Scheduled Income
- \$88336 Net Operating Income
- 7 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: \$49,503
- Electric: \$1,483.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,891
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	0	Unfurnished	\$4,700	\$4,700	\$5,600
2:	4	2	2	0	Unfurnished	\$7,080	\$7,080	\$9,600

Of Units With:

- Separate Electric: 7
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 6

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5346002002

Michael Lembeck

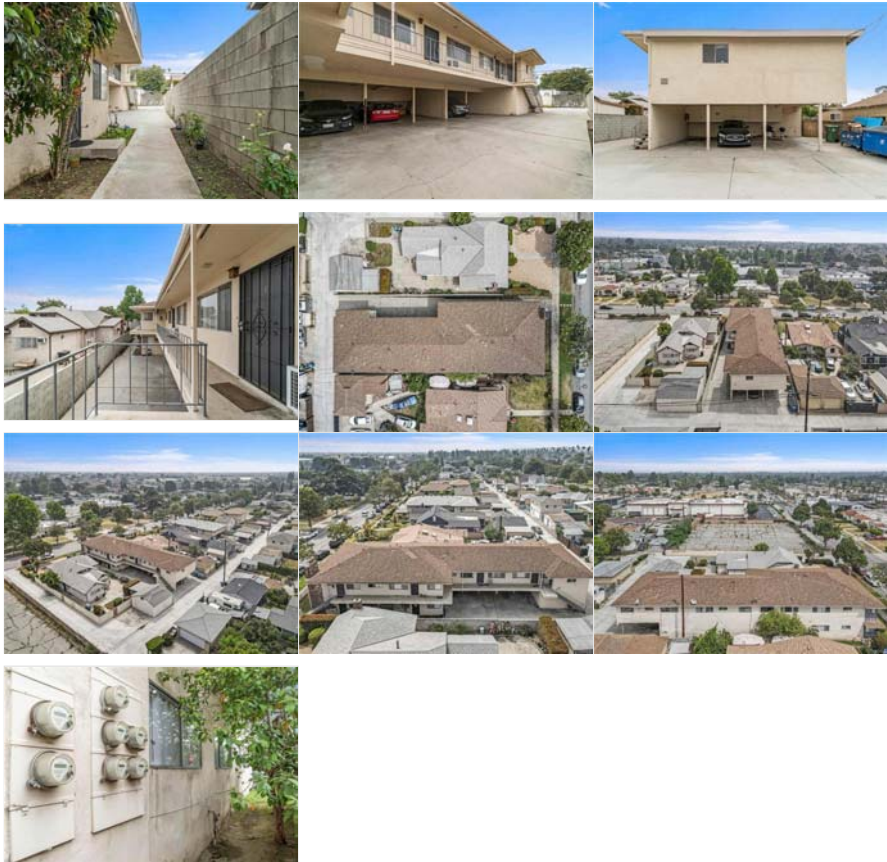
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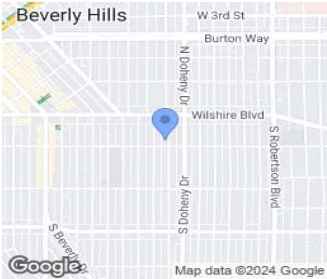
CUSTOMER FULL: Residential Income LISTING ID: PF24145243

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Closed •

149 S Oakhurst Dr • Beverly Hills 90212
6 units • \$498,333/unit • 5,881 sqft • 6,072 sqft lot • \$488.86/sqft •
Built in 1930
East on Wilshire Blvd, South on Oakhurst Dr

List / Sold:
\$2,990,000/\$2,875,000 ↓
135 days on the market
Listing ID: 24370143



We are proud to present 149 South Oakhurst Dr, a prime 6-unit investment opportunity in Beverly Hills! The property offers a unique blend of vintage charm and modern potential. Situated on a spacious 6,070 square foot lot, the subject property primarily features generously sized two-bedroom units that feature in-unit washer / dryers and central AC. that ensures convenience and comfort for residents. The property offers six parking spaces on-site and is conveniently located a short distance to South Beverly Grill, Avra, Sugarfish, Il Fornaio, and Starbucks. Furthermore, the property has one current vacancy that is perfect for an owner user or investor who wants to capture immediate rental upside. Don't miss out on this rare opportunity to invest in an A+ location and property with significant income potential.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$2,990,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.18
- \$125066 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$59,013
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,388	\$2,776	\$5,000
2:	1	2	1		Unfurnished	\$2,786	\$2,786	\$4,000
3:	1	2	1		Unfurnished	\$2,706	\$2,706	\$4,250
4:	2	2	2		Unfurnished	\$3,773	\$7,546	\$8,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4331018012

Michael Lembeck

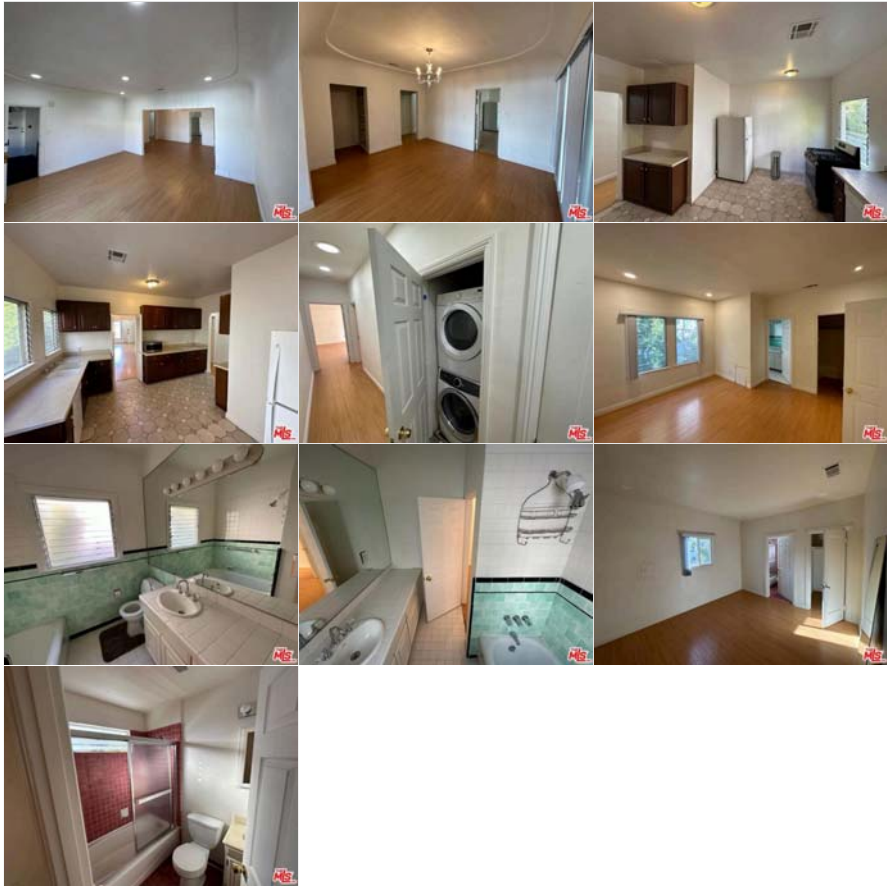
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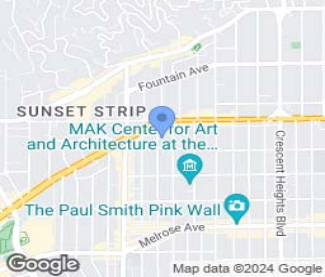
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Closed •

1022 N Croft Ave • Los Angeles 90069
6 units • \$325,000/unit • 6,024 sqft • 6,505 sqft lot • \$311.25/sqft •
Built in 1958
South of Santa Monica Blvd & East of La Cienega Blvd

List / Sold:
\$1,950,000/\$1,875,000 ↓
16 days on the market
Listing ID: 24418405



Facts & Features

- Sold On 08/02/2024
 - Original List Price of \$1,950,000
 - 1 Buildings
 - Levels: Multi/Split
 - 12 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 4.49
 - \$87623 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,258
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$1,900	\$5,700	\$8,100
2:	2	2	2		Unfurnished	\$2,288	\$4,575	\$6,790
3:	1	3	2		Unfurnished	\$2,000	\$2,000	\$4,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5529001016

Michael Lembeck

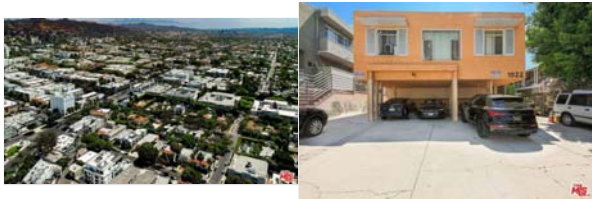
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CUSTOMER FULL: Residential Income LISTING ID: 24418405

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Closed •

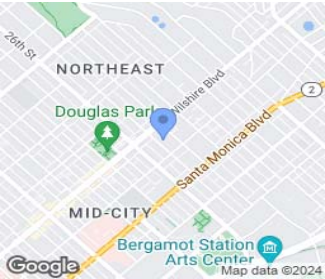
List / Sold:

\$3,095,000/\$2,900,000 ↓

30 days on the market

Listing ID: 24410335

1229 Princeton St • Santa Monica 90404
6 units • \$515,833/unit • 7,724 sqft • 7,013 sqft lot • \$375.45/sqft •
Built in 1977
Wilshire Blvd. to Princeton St.



Discover the perfect investment opportunity in the heart of Santa Monica with this charming 6-unit property for sale. Current CAP rate of 4.77% with tremendous upside. Don't miss out on this rare chance to own a piece of prime real estate in one of California's most coveted locations. Explore the endless possibilities of this property and make your investment dreams a reality today! Introducing a fantastic opportunity in Santa Monica near Erewhon Market and great dining options on Wilshire Blvd! This 6-unit property features spacious living spaces, with 4 units offering 3 bedrooms each and 2 x 2 bedroom units. Ideal for investors looking to capitalize on high-demand rental units in a prime location. Don't miss out on this incredible investment opportunity!

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$3,095,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Radiant
- SellerConsiderConcessionYN:
- Laundry: Washer Included
- Cap Rate: 4.77
- \$147568 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$72,966
- 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	\$3,033	\$3,033	\$3,495
2:	1	2	2		Unfurnished	\$3,727	\$3,727	\$3,995
3:	3	3	2		Unfurnished	\$9,655	\$9,655	\$13,500
4:	1	3	3		Unfurnished	\$1,831	\$1,831	\$4,995

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: 2.250%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4267006029

Michael Lembeck

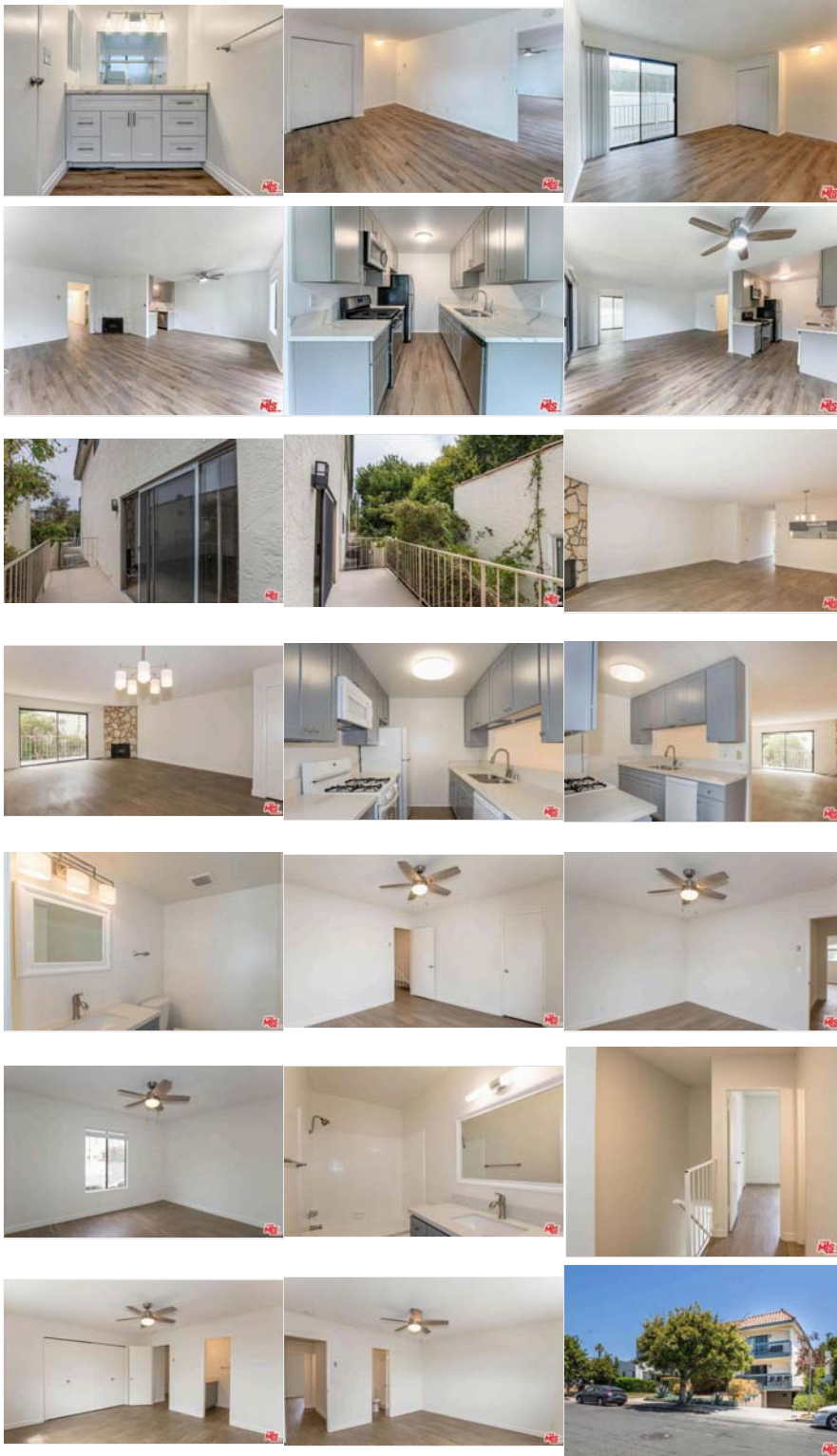
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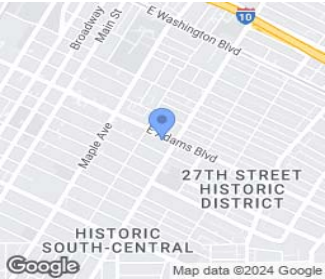
Closed •

List / Sold: **\$850,000/\$725,000** ↓

634 E Adams Blvd • Los Angeles 90011
6 units • **\$141,667/unit** • **4,188 sqft** • **8,572 sqft lot** • **\$173.11/sqft** •
Built in 1912

117 days on the market
Listing ID: 24371643

Located on East Adams Blvd., between San Pedro and Main St.



Must be sold with 218 E. 27th St. First time on market in over 40 years! Investors choice with Tremendous Upside! Six (6) Units comprised of Six (6) - 1 Bedroom + 1 Bathroom units. Located within minutes of Down Town Los Angeles. Individually metered for Gas and Electricity. Situated near University of Southern California, Restaurants, Crypto.com Arena, BMO Stadium, LA Fashion District, Shopping, The Flower District, Downtown LA, and the LA Convention Center, this property is offers the astute investor immediate cash-on-cash returns with amazing rental upside potential. Drive By Only - please do not disturb tenants. Must be sold with 218 E. 27th St.

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$950,000
 - 5 Buildings
 - Levels: One
 - 0 Total parking spaces
 - SellerConsiderConcessionYN:
- Cap Rate: 4.84
 - \$41125 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,017
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01428774
 - 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:	6	1	1		Unfurnished	\$990	\$5,940	\$10,500
2:	1	2	1		Unfurnished	\$1,083	\$2,125	\$2,125

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5128011004

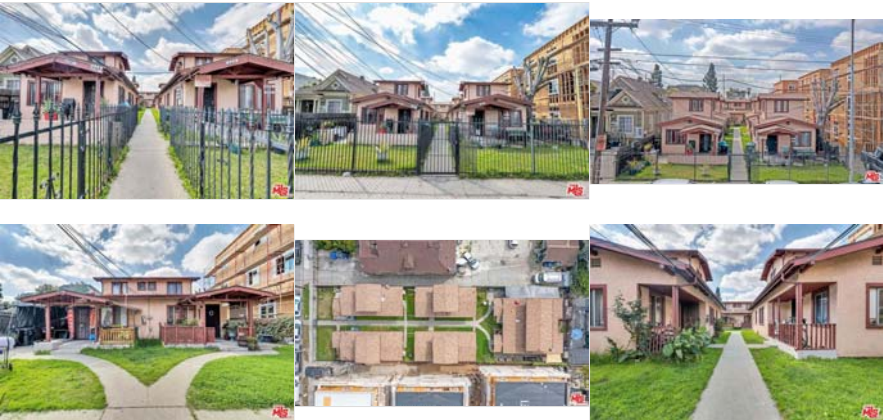
Michael Lembeck

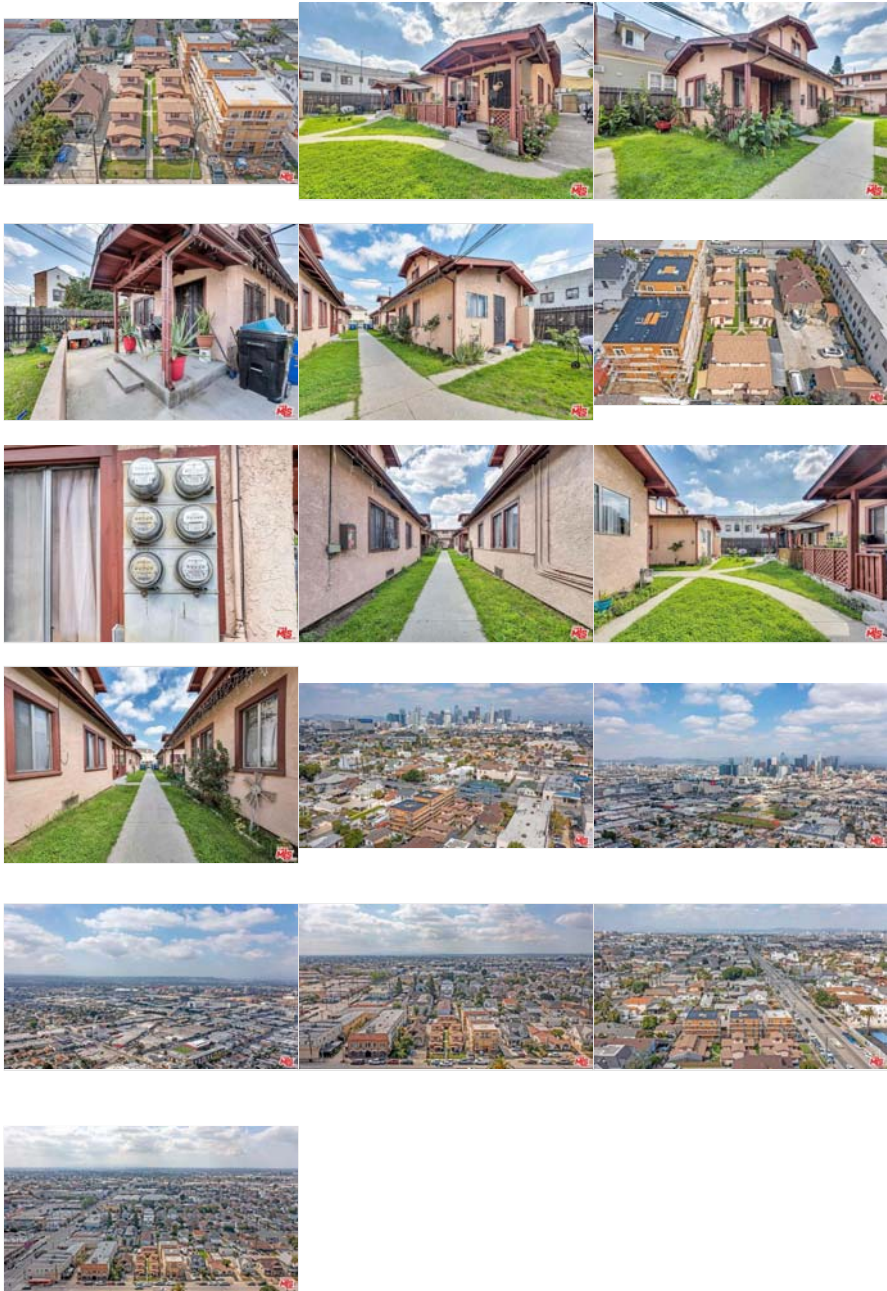
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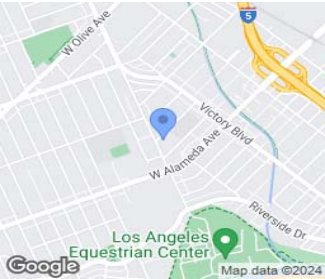
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Closed • Apartment

420 W Elmwood Ave • Burbank 91506
9 units • \$397,556/unit • 9,310 sqft • 6,670 sqft lot • \$384.32/sqft •
Built in 1988
Elmwood & Main St

List / Sold:
\$3,578,000/\$3,525,000 ↓
55 days on the market
Listing ID: P1-17542



Presenting an exceptional investment opportunity, this distinguished 9 Unit building, built in 1988, features eight 2-bedroom, 2-bathroom flat units alongside a unique 1-bedroom, 1-bathroom townhouse-style loft unit. With a great Curb Appeal, separate Gas and Electric Meters, and copper plumbing, the 9,310 square feet building extends over 6,670 square feet of land. Each unit has been thoughtfully designed to offer spacious living quarters, enhanced by central air conditioning and heating systems, fireplace, and high ceilings. Notably, the front units also have balconies, Situated in a Prime rental district, the location ensures strong rental demand with close proximity to schools, shopping amenities, and iconic entertainment studios like Disney, Warner Bros, and Nickelodeon, unlocking a unique lifestyle proposition for potential tenants. *****SEE ATTACHED MARKETING BROCHURE*****

Facts & Features

- Sold On 07/31/2024
- Original List Price of \$3,995,000
- 1 Buildings
- 18 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community, In Garage, See Remarks
- \$221196 Gross Scheduled Income
- \$136513 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$85,398
- Electric: \$3,890.00
- Gas: \$3,896
- Furniture Replacement:
- Trash: \$2,070
- Cable TV: 01780045
- Gardener:
- Licenses:
- Insurance: \$6,725
- Maintenance: \$9,821
- Workman's Comp:
- Professional Management: 9385
- Water/Sewer: \$3,358
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$0	\$3,000	\$3,000
2:	2	2	2	2		\$1,634	\$3,000	\$3,000
3:	2	2	2	2		\$1,764	\$3,000	\$3,000
4:	2	2	2	2		\$1,832	\$3,000	\$3,000
5:	2	2	2	2		\$2,242	\$3,000	\$3,000
6:	2	2	2	2		\$2,075	\$3,000	\$3,000
7:	2	2	2	2		\$2,056	\$3,000	\$3,000
8:	1	1	2	2		\$1,700	\$2,500	\$2,500
9:	2	2	2	2		\$1,948	\$3,000	\$3,000

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2451031009

Michael Lembeck

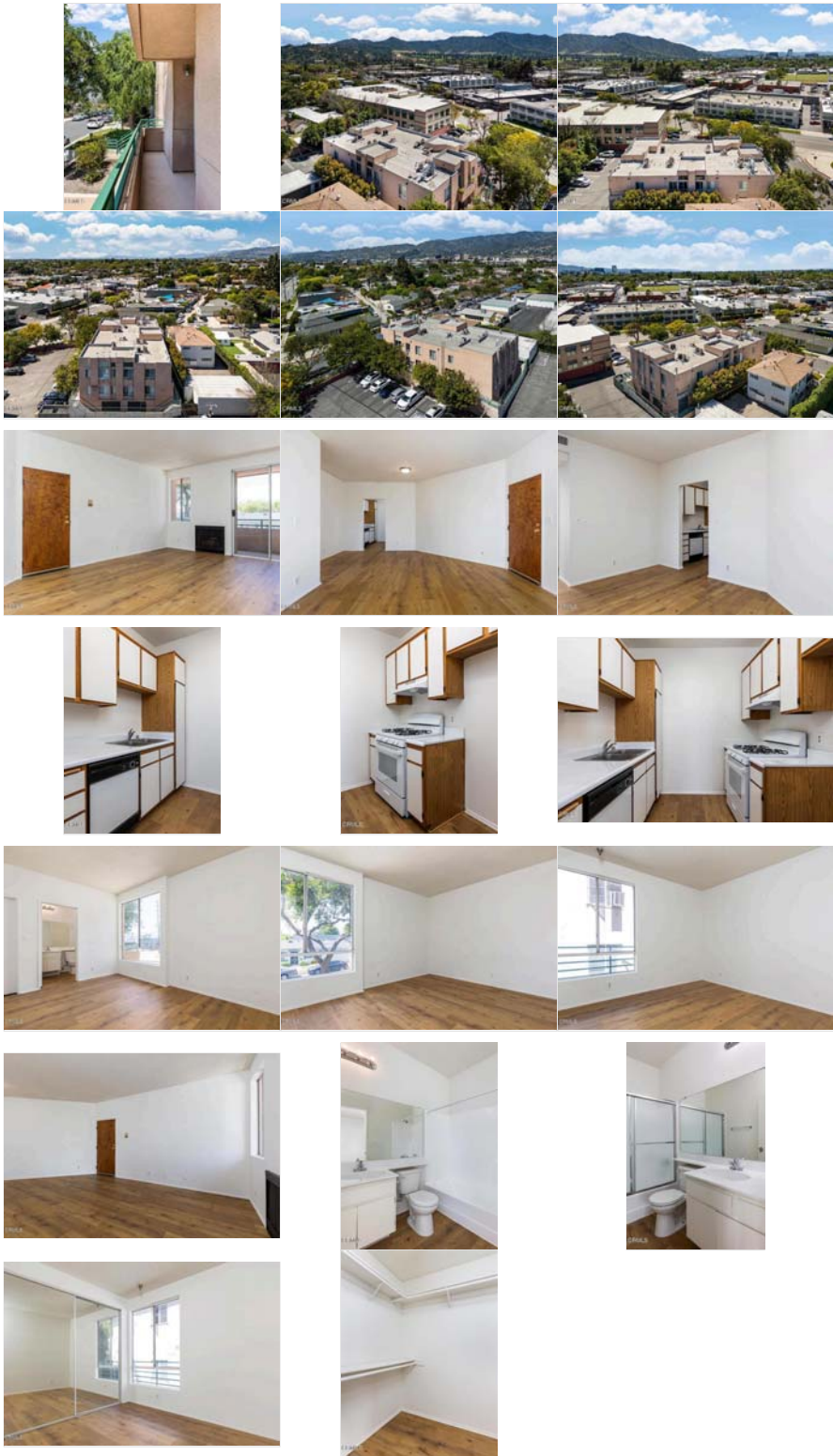
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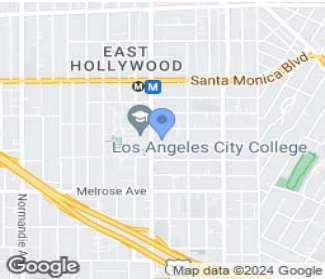




Closed •

4351 Normal Ave • Los Angeles 90029
12 units • \$204,167/unit • 9,544 sqft • 9,303 sqft lot • \$220.03/sqft •
Built in 1918
North of Melrose, South of Santa Monica Blvd, West of Virgil, East of Vermont

List / Sold:
\$2,450,000/\$2,100,000 ↓
104 days on the market
Listing ID: 24347747



Great opportunity to buy a 12 unit apartment building in Virgil Village with upside potential. This is a renovated apartment building in a prime location. Ten of the apartments have been updated as well as the common areas. There has been work done to the major systems including bolting the foundation and the exterior was just painted. The property features an excellent unit mix and is located in one of the most dynamic neighborhoods in Los Angeles. Close to Sqirl, Courage bagels, and all of the hotspots on the Eastside.

Facts & Features

- Sold On 07/29/2024
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- 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	0	1		Unfurnished	\$908	\$3,649	\$3,630
2:	4	1	1		Unfurnished	\$1,744	\$7,265	\$6,975
3:	4	2	1		Unfurnished	\$2,053	\$8,550	\$8,210
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- Los Angeles County
- Parcel # 5539010016

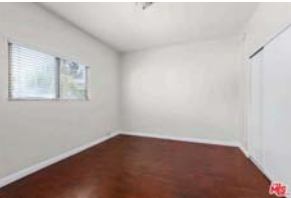
Michael Lembeck

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Closed •

8116 3rd St • Downey 90241
14 units • \$228,571/unit • 7,704 sqft • 20,996 sqft lot • \$363.45/sqft •
Built in 1941
North of Firestone Blvd and East of Paramount Blvd.

List / Sold:
\$3,200,000/\$2,800,000 ↓
30 days on the market
Listing ID: 24391225



Presenting an outstanding investment opportunity in the Downtown area of the city of Downey, exclusively offered by RE/MAX Commercial & Investment Realty. This impressive property comprises 14 single-story units set on a spacious 20,996 square foot lot. There is a total of 14 detached single car garages and the property is separately metered for gas and electric. Boasting an impressive Walk Score of 89, the property offers unparalleled access mere footsteps away to shopping, trendy dining, and entertainment options, enhancing its appeal and marketability. Additionally, with approximately 40% upside potential in the current rents, this investment epitomizes prime real estate in a thriving rental market, promising long-term growth and stability. All offers must include a current proof of funds.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$3,200,000
- 3 Buildings
- Levels: One
- 14 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.42
- \$95897 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$80,391
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,175	\$9,400	\$16,400
2:	6	0	1		Unfurnished	\$957	\$5,745	\$10,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6254003025

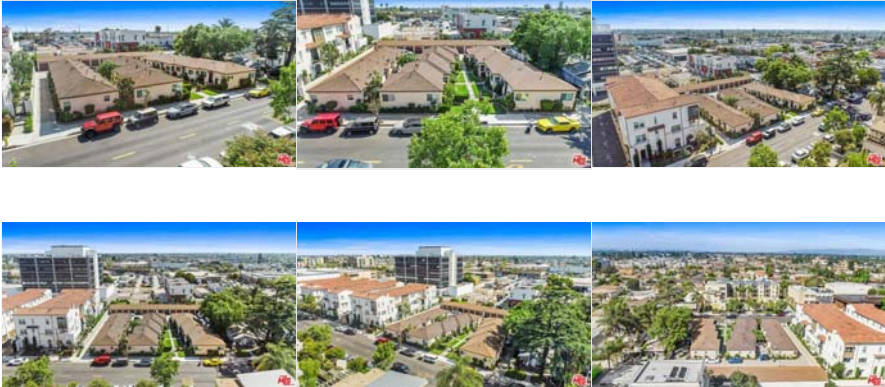
Michael Lembeck

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

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Closed •

List / Sold:

\$9,995,000/\$9,631,625 ↓

28 days on the market

Listing ID: 24408601

1818 Camden Ave • Los Angeles 90025
16 units • **\$624,688/unit** • **19,166 sqft** • **13,253 sqft lot** • **\$502.54/sqft** •
Built in 1987
West of Beverly Glen Blvd. and just South of Santa Monica Blvd.



We are pleased to present an incredibly unique investment opportunity in LA's vibrant Westside. 1818 Camden Avenue consists of 16 striking units ideally located near Westwood and Century City. Having been built in 1987, it is NOT subject to the City of Los Angeles' Rent Stabilization Ordinance (AB 1482 applies). The property consists of one building with three floors of residential units over one level of gated subterranean parking (exempt from seismic soft story retrofit). The ideal unit mix consists of three extra spacious 3-bedroom, 2-bathroom units and thirteen very large 2-bedroom, 2-bathroom units. Interiors have been finished with beautiful pergo flooring, modern cabinetry, and upgraded kitchens and bathrooms with granite and/or quartz countertops. The building offers its residents a lushly landscaped facade, an intercom entry system, balconies, an on-site laundry room on each floor (machines owned by the Seller), and ample gated parking (32 spaces for 16 units). Each unit has a fireplace, central HV/AC, large bedrooms, walk-in closets, minimum 9 foot ceilings throughout, and dynamite floor plans flooded with natural light. Several upper floor penthouse units have high vaulted ceilings. This property is perfectly nestled between Century City and Westwood, along a serene treelined street setting. In close proximity to some of the best high-end dining and nightlife, this rare offering presents an astute investor with the unique opportunity to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 07/31/2024
 - Original List Price of \$9,995,000
 - 1 Buildings
 - Levels: Multi/Split
 - 32 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Community
 - Cap Rate: 4.91
 - \$490730 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$227,274
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01508014
 - 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	3	2		Unfurnished	\$4,678	\$14,033	\$14,700
2:	13	2	2		Unfurnished	\$3,494	\$45,419	\$50,700

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.000%
- C05 - Westwood - Century City area
 - Los Angeles County
 - Parcel # 4323013185

Michael Lembeck

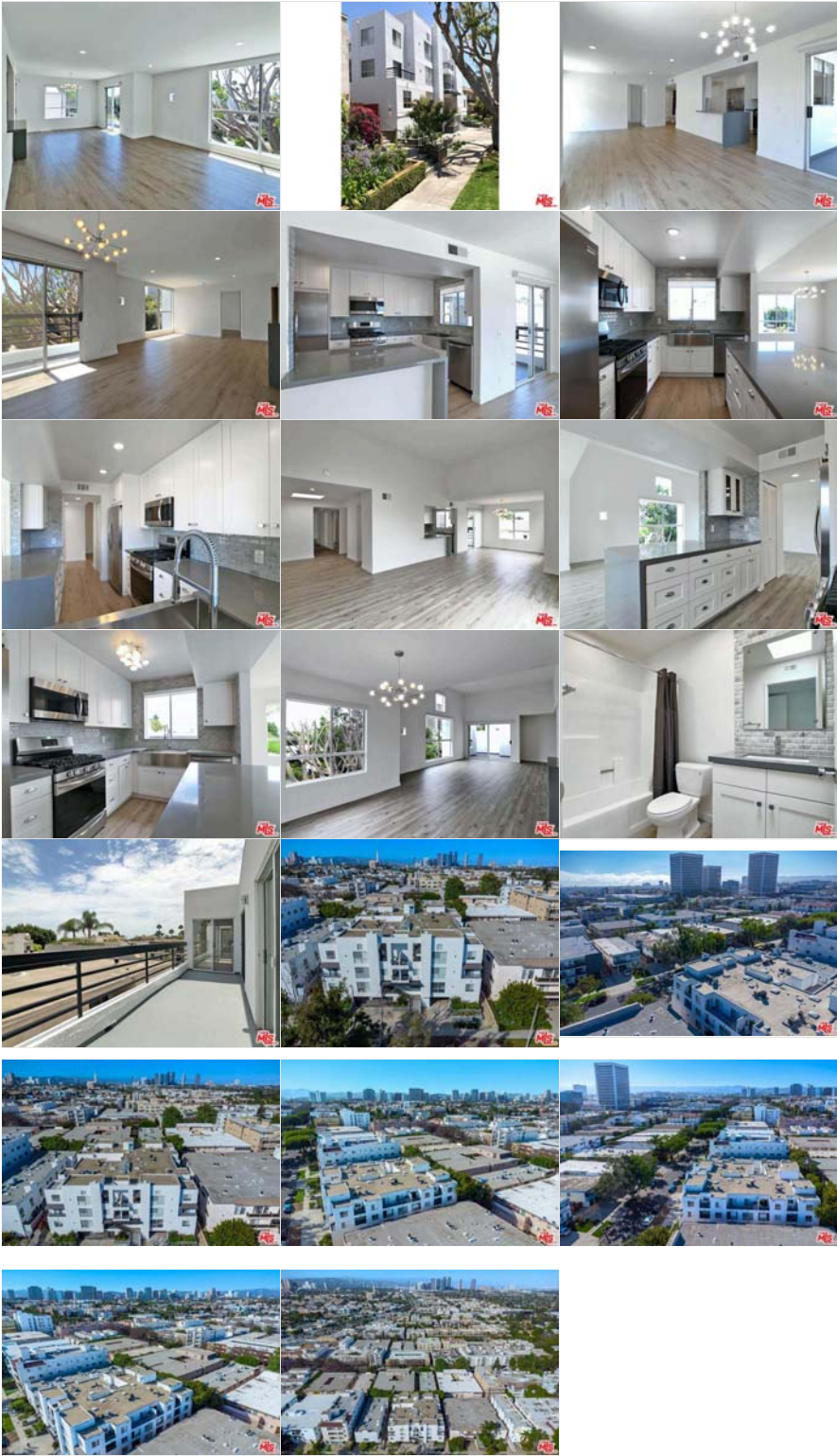
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Newport Beach, 92660

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Closed •

List / Sold:

\$8,795,000/\$8,524,375 ↓

28 days on the market

Listing ID: 24408753

1248 1242 McClellan Dr • Los Angeles 90025
17 units • \$517,353/unit • 13,861 sqft • 9,136 sqft lot • \$614.99/sqft •
Built in 1987
Just South of Wilshire Blvd. and East of Centinela. A block away from Brentwood



We are pleased to present an incredibly unique investment opportunity in LA's vibrant Westside. 1242 McClellan Drive (legal address 1248 McClellan Drive) consists of 17 striking units ideally located just a block away from the famed enclave of Brentwood. Having been built in 1987, it is NOT subject to the City of Los Angeles' Rent Stabilization Ordinance (AB 1482 applies). The property consists of one building with three floors of residential units over one level of gated subterranean parking (exempt from seismic soft story retrofit). The ideal unit mix consists of eight 2-bedroom, 2-bathroom units and nine 1-bedroom,1-bathroom units. Interiors have been finished with beautiful pergo or carpet flooring, modern cabinetry, and upgraded kitchens and bathrooms with quartz or granite countertops. The building offers its residents a lushly landscaped facade, an intercom entry system, balconies, an on-site laundry room (machines owned by the Seller), and ample gated parking (32 total spaces). Unit features include a fireplace (most units), central HV/AC, large bedrooms, walk-in closets, and dynamite floor plans flooded with natural light. Select upper units have high vaulted ceilings. This property is only a block from the prestigious community of Brentwood, just one block south of Wilshire Boulevard. In close proximity to some of the best high-end dining, retail, and nightlife, this rare offering presents an astute investor with the unique opportunity to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 07/30/2024
- Original List Price of \$8,795,000
- 1 Buildings
- Levels: Multi/Split
- 32 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.78
- \$420290 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$216,834
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2		Unfurnished	\$3,507	\$28,054	\$29,600
2:	9	1	1		Unfurnished	\$2,760	\$24,840	\$27,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.000%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4267036039

Michael Lembeck

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

Citivest Realty Services, Inc

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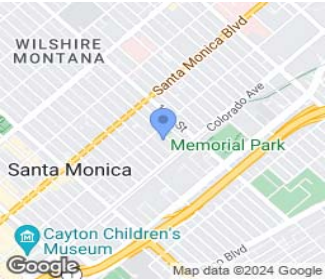
List / Sold:

\$7,000,000/\$6,590,000 ↓

84 days on the market

Listing ID: 24390411

1518 Euclid St • Santa Monica 90404
20 units • \$350,000/unit • 20,276 sqft • 14,993 sqft lot • \$325.01/sqft •
Built in 1970
Off of Broadway



We are pleased to exclusively offer for sale 1518-22 Euclid Street, First time on the market since the owner built the twenty-unit apartment complex in 1970. The property boasted a favorable unit mix of sixteen (16) two-bedroom two-bathroom units, two (2) three-bedroom two and a half-bathroom units, and two (2)one-bedroom and one bathroom units. 1518-22 Euclid Street is a prime investment opportunity for investors.1518-22 Euclid Street is a prime investment opportunity located in the highly sought-after market of Santa Monica. Situated less than a mile away from the iconic Santa Monica Pier and just minutes from the vibrant 3rd Street Promenade, this property offers convenience, lifestyle, and potential for strong returns. Just completed a complete re-roof that cost \$100,000 and also recently installed a new water-main.

Facts & Features

- Sold On 08/01/2024
- Original List Price of \$7,000,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- \$289374 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$209,765
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,574	\$3,148	\$1,950
2:	16	2	2		Unfurnished	\$2,109	\$33,737	\$3,200
3:	2	3	2		Unfurnished	\$2,676	\$5,352	\$4,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282032031

Michael Lembeck

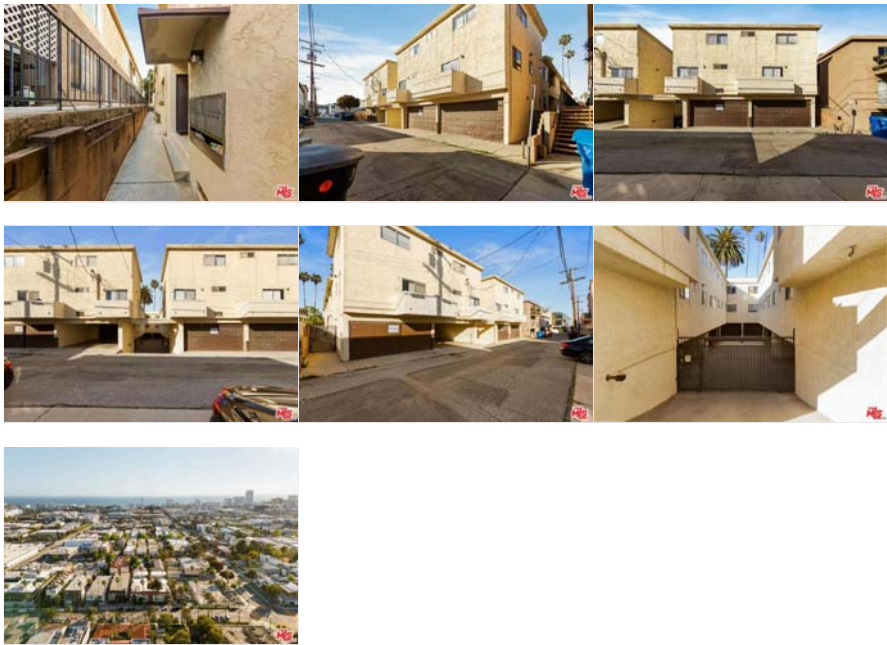
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