

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac
1	IN23049812	S	8700 S 8th AVE	ING	102	STD	2	\$0		\$1,400,000	\$487.63	2871	1940/ASR	6,757/0.1551
2	PW23118382	S	4130 W 107th ST	ING	105	TRUS	2	\$14,400		\$850,000	\$423.52	2007	1942/ASR	7,578/0.174
3	SB23105700	S	18344 183 Roslin AVE	TORR	132	STD	2	\$74,400		\$1,370,000	\$374.21	3661	1949/PUB	6,753/0.155
4	PV23114996	S	128 44th Street	MANH	142	STD	2	\$42,000		\$2,200,000	\$1,729.56	1272	1958/ASR	1,346/0.0309
5	PW23086773	S	1411 Lagoon AVE	WILM	195	STD	2	\$48,540	4	\$780,000	\$507.81	1536	1926/PUB	5,549/0.1274
6	AR22198364	S	815 N Santa Anita AVE	ARCD	605	STD	2	\$51,024		\$1,200,000	\$604.84	1984	1950/ASR	6,839/0.157
7	23250637	S	441 N Shelton ST	BBK	610	STD	2			\$1,200,000	\$943.40	1272/E	1948/ASR	6,705/0.15
8	WS23099614	S	313 N N 3rd ST	MTB	674	STD	2	\$34,800		\$865,000	\$469.09	1844	1947/ASR	6,789/0.1559
9	23283953	S	4409 Berenice AVE	LA	679	STD	2			\$1,073,000	\$640.21	1676	1910	4,789/0.1
10	CV23118961	S	2118 5th ST	LVRN	684	STD	2	\$2,950		\$600,000	\$369.46	1624	1954/ASR	7,105/0.1631
11	MB23101646	S	301 W Grand AVE	POM	687	STD	2	\$3,400		\$785,000	\$360.75	2176	1991/PUB	6,425/0.1475
12	23268361	S	925 Marine ST	SM	C14	STD	2			\$1,425,000	\$1,406.71	1013	1923	4,791/0.11
13	PW23061073	S	256 W 42nd ST	LA	C16	STD	2	\$69,600		\$785,000	\$349.20	2248	1905/ASR	4,836/0.111
14	23285345	S	1715 Griffith Park BLVD	LA	671	STD	2			\$1,377,400	\$713.68	1930	1920/EST	3,624/0.08
15	SR23088768	S	2416 Moreno DR	SVL	671	TRUS	2	\$0		\$1,550,000	\$601.24	2578	1929/ASR	4,873/0.1119
16	SR23113741	S	2751 2749 Angus ST	SVL	671	STD,TRUS	2	\$0		\$1,939,000	\$850.44	2280	1925/ASR	11,329/0.2601
17	23253967	S	1426 Elevado ST	LA	671	STD	2			\$2,150,000	\$661.74	3249/A	1921/ASR	3,093/0.07
18	PW23039047	S	1049 W 67th ST	LA	C34	STD	2	\$11,800		\$482,000	\$333.45	1112	1924/ASR	2,708/0.0622
19	SB23064452	S	1432 W 58th ST	LA	C34	STD	2	\$0		\$705,000	\$486.21	1450	1912/ASR	4,160/0.0955
20	DW23114089	S	1321 E 47th ST E	LA	C34	STD	2	\$28,800		\$900,000	\$370.68	2428	1918/PUB	5,370/0.1233
21	23236995	S	9006 Baring Cross ST	LA	C36	STD	2			\$621,000	\$438.56	1416	1926	4,354/0.1
22	PW23035166	S	339 E El Segundo BLVD	LA	C37	TRUS	2	\$0		\$615,000		2	1946/ASR	9,235/0.212
23	SR23019941	S	7002 S San Pedro ST	LA	C37	STD	2	\$0		\$780,000	\$361.11	2160	2008/ASR	3,701/0.085
24	IN23060647	S	4160 Avalon BLVD	LA	C42	STD	2	\$0		\$420,000		1	1913/ASR	2,500/0.0574
25	23249107	S	4160 Avalon BLVD	LA	C42	STD	2			\$420,000	\$264.82	1586	1913	2,500/0.05
26	23296103	S	844 E 27th ST	LA	C42	STD	2			\$1,335,000	\$346.12	3857	2023/BLD	6,459/0.14
27	SR23112023	S	223 W Lancaster BLVD	LNCR	LAC	STD	2	\$0		\$525,000	\$361.57	1452	1951/ASR	6,157/0.1413
28	RS23057061	S	11208 Califa ST	NHLW	NHO	PRO	2	\$20,400		\$950,200	\$713.36	1332	1929/ASR	7,000/0.1607
29	23244659	S	2427 Hope ST	HNPk	T5	STD	2			\$775,000	\$417.12	1858	1926	4,715/0.1
30	PW23081859	S	3719 E 56th ST	MW	T6	STD	2	\$0		\$715,000	\$424.58	1684	1924/ASR	6,252/0.1435
31	23278217	S	10650 Camarillo ST	NHLW	TUL	STD	2		3	\$1,250,000	\$654.45	1910	1951	4,923/0.11
32	DW23091830	S	2415 Border AVE	TORR	134	STD	3	\$0		\$1,628,000	\$419.16	3884	1990/ASR	5,797/0.1331
33	GD23032393	S	6453 N Figueroa ST	HDPK	632	STD	3	\$44,604		\$855,000	\$332.17	2574	1910/ASR	5,997/0.1377
34	DW23084767	S	2527 Merced AVE	SELM	657	STD	3	\$82,560		\$1,115,000	\$377.97	2950	1944/ASR	10,257/0.2355
35	CV23102075	S	727 S Towne AVE	POM	687	STD	3	\$3,300		\$735,000	\$346.53	2121	1940/PUB	7,465/0.1714
36	SR23037222	S	12004 Roscoe BLVD	NHLW	699	STD	3	\$0		\$1,200,000	\$615.70	1949	1950/ASR	6,675/0.1532
37	SR23065543	S	1546 S Ogdan DR	LA	C16	STD	3	\$0		\$1,250,000	\$448.03	2790	1938/ASR	6,885/0.1581
38	22169295	S	2220 CRENSHAW BLVD	LA	C16	STD	3			\$1,320,000	\$496.61	2658	1910	7,739/0.17
39	PW23049897	S	325 N Normandie AVE	LA	C17	STD	3	\$45,000		\$800,000	\$303.72	2634	1911/ASR	4,497/0.1032
40	SR23005339	S	213 N Westlake AVE	LA	671	TRUS	3	\$21,600		\$900,000	\$441.18	2040	1927/PUB	5,996/0.1376
41	23276565	S	2237 Effie ST	LA	671	STD	3			\$1,259,000	\$988.23	1274	1926	8,045/0.18
42	23275423	S	1501 Scott AVE	LA	671	STD	3		5	\$1,360,000	\$389.91	3488/A	1906/ASR	8,222/0.18
43	23273715	S	8307 Kittyhawk AVE	LA	C29	STD	3		4	\$1,285,000			1944/ASR	7,412/0.17
44	PW23099799	S	1300 E 71st ST	LA	C34	STD	3	\$67,200		\$950,000	\$243.09	3908	2000/ASR	6,829/0.1568
45	EV23041664	S	823 E Adams BLVD	LA	C42	STD	3	\$78,000	8	\$770,000	\$212.82	3618	1958/PUB	7,496/0.1721
46	PW23141895	S	13289 Vaughn ST	SF	SF	STD	3	\$0		\$500,000	\$55.59	8994	1956/ASR	8,994/0.2065
47	23264781	S	12906 Doty AVE	HAWT	110	STD	4		5	\$1,290,000	\$316.18	4080	1964	5,400/0.12
48	SB23143372	S	703 E Grand AVE	ES	141	TRUS	4	\$7,835		\$2,000,000	\$723.59	2764	1953/PUB	7,003/0.1608
49	SB21258053	S	322 W 12th ST	SP	185	STD	4	\$43,248		\$825,000	\$306.92	2688	1925/ASR	5,004/0.1149
50	RS22140820	S	2411 Angela ST	POM	687	STD	4	\$47,160		\$1,000,000	\$260.76	3835	1964/ASR	7,185/0.1649
51	PW23052006	S	5450 Repetto AVE #D	LA	699	PRO	4	\$54,000		\$880,000	\$252.15	3490	1955/ASR	5,598/0.1285
52	23272038	S	9916 Durant DR	BEVH	C01	STD	4		4	\$2,800,000	\$457.52	6120	1937	6,002/0.13
53	23272027	S	9912 Durant DR	BEVH	C01	STD	4		4	\$2,800,000	\$457.52	6120	1937	6,002/0.13
54	23269859	S	8410 Fountain AVE	WHO	C10	STD	4		3	\$1,607,500	\$483.02	3328	1922	5,232/0.12
55	BB23120498	S	2421 Carmona AVE	LA	C16	STD	4	\$232,800	6	\$3,240,000	\$479.43	6758	2023/ASR	6,020/0.1382
56	RS22191602	S	407 N Coronado ST	LA	671	STD	4	\$53,220		\$780,000	\$181.65	4294	1922/ASR	5,700/0.1309
57	DW23050630	S	1451 E 53rd ST	LA	C37	STD	4	\$42,504		\$700,000	\$225.23	3108	1964/ASR	5,403/0.124
58	23270737	S	5421 S Gramercy PL	LA	PHHT	STD	4		6	\$780,000	\$295.90	2636	1941	5,850/0.13
59	23291203	S	13408 S Vermont AVE	GR	116	STD	5		4	\$725,000	\$233.87	3100/A	1951	7,481/0.17
60	QC23037113	S	333 N Marguerita AVE	ALH	601	STD	5	\$99,401		\$2,110,000	\$382.25	5520	1969/PUB	8,750/0.2009
61	BB23125793	S	421 E Chevy Chase DR	GD	624	STD	5	\$81,708	4	\$1,375,000	\$709.49	1938	1958/ASR	4,002/0.0919
62	23259135	S	1953 20th ST	SM	C14	STD	5		3	\$1,750,000	\$458.60	3816/A	1939/ASR	7,098/0.16
63	23278949	S	3330 Caroline AVE	CULV	C28	STD	5		5	\$1,950,000	\$562.28	3468/E	1927/ASR	6,258/0.14
64	CV23113471	S	322 N Prospero DR	CVN	614	STD	6	\$103,380		\$1,990,000	\$278.17	7154	1963/ASR	7,780/0.1786
65	DW23076669	S	7062 State ST	HNPk	T1	STD,TRUS	6	\$0		\$1,380,000	\$278.17	4961	1948/ASR	7,417/0.1703
66	23237845	S	330 W Queen ST	ING	101	STD	7		6	\$1,625,000	\$303.97	5346/A	1962/ASR	8,756/0.2
67	SB23122892	S	1518 Marcelina AVE	TORR	134	STD	7	\$122,856		\$2,460,000	\$483.78	5085	1985/ASR	7,001/0.1607
68	22211251	S	1249 W 93rd ST	LA	C36	STD	7			\$1,530,000	\$321.36	4761/A	1939	9,365/0.21
69	23282595	S	14803 Sylvan ST	VNS		STD	8		3	\$1,590,000	\$319.02	4984	1977	8,756/0.2
70	SB22233106	S	480 Rosecrans AVE	MANH	142	STD	8	\$322,740	4	\$4,850,000	\$660.13	7347	1974/ASR	5,886/0.1351
71	2323092003	S	2495 Corinth AVE	LA	WLA	STD	8	\$304,200		\$4,260,000	\$443.75	9600	2006/ASR	7,405/0.17
72	AR23047294	S	530 Fano ST #A-L	MNRO	639	STD	12	\$481,800		\$8,650,000	\$515.06	16794	2018/ASR	22,423/0.5148
73	23253619	S	10834 Bloomfield ST	NHLW	TUL	STD	18		4	\$4,315,000	\$353.75	12198	1954	19,009/0.43
74	SB23019619	S	1129 Centinela AVE	ING	101	STD	24	\$378,108		\$4,380,000	\$453.13	9666	1937/ASR	25,185/0.5782

Closed • Single Family Residence

List / Sold:
\$1,449,000/\$1,400,000 ↓

8700 S 8th Ave • Inglewood 90305
2 units • **\$724,500/unit** • **2,871 sqft** • **6,757 sqft lot** • **\$487.63/sqft** •
Built in 1940

65 days on the market

Listing ID: IN23049812

from 405 exit Manchester , head east on Manchester, go south on Crenshaw go east on 90th then north on 8th ave.



2 homes on the lot. Welcome to an exceptional opportunity in the highly desired Morningside Park area! This outstanding property features a newly remodeled 4 bedroom, 3 bathroom front house with modern amenities, including laminate flooring, recessed lighting, air conditioning, and a cozy fireplace. With two master suites, beautiful bathrooms, and an amazing spacious kitchen, breakfast nook, washer drier hookups, central ac and heating, and more this is a home of exquisite design and comfort. In addition, the property includes a brand new permitted 1200 Sq Ft. ADU at the rear with 3 bedrooms, 2 bathrooms, high ceilings, beautiful kitchen 2 modern bathrooms, spacious master suite, central heating and ac, washer drier hookups and can be a remarkable opportunity o support a growing household or to possibly receive extra income as a rental property. Located in proximity to the new SoFi stadium and entertainment center, this property enjoys an exceptional location, offering great convenience and entertainment options. This is a rare investment opportunity to acquire a beautiful home in a fantastic location with endless potential. Schedule your showing today and experience the ultimate in Southern California living! .

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$14,999,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: None, Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4026002010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

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

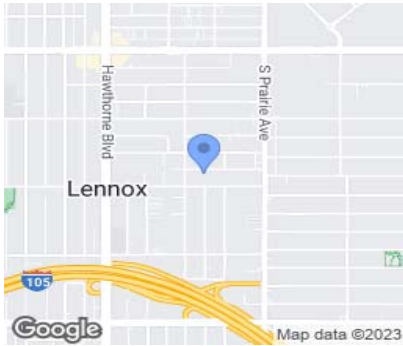
4130 W 107th St • Inglewood 90304

6 days on the market

2 units • \$425,000/unit • 2,007 sqft • 7,578 sqft lot • \$423.52/sqft • Built in 1942

Listing ID: PW23118382

EXIT 105 FWY ON PRAIRIE AVE.



NICE LOCATION! 1ST TIME HOME BUYERS, INVESTOR, WELCOME!!! 2 BEDROOM AND 1 BATHROOM FRONT UNIT, 1 BEDROOM AND 1 BATHROOM BACK UNIT.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$850,000
- 2 Buildings
- 2 Total parking spaces
- \$1 (Assessor)
- Laundry: In Garage
- \$14400 Gross Scheduled Income
- \$10800 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,500
- Electric: \$3,600.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$700
- Cable TV: 02125608
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,800
- 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	\$0
2:	1	1	1		Unfurnished	\$1,200	\$1,200	\$14,400

Of Units With:

- Separate Electric: 1
- 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%
- 105 - Lennox area
- Los Angeles County
- Parcel # 4034030013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:
\$1,380,000/\$1,370,000 ↓

18344 18346 Roslin Ave • Torrance 90504
2 units • \$690,000/unit • 3,661 sqft • 6,753 sqft lot • \$374.21/sqft •
Built in 1949
405 S to Hawthorne Blvd. Left on 182nd St, Right on Roslin Ave.

6 days on the market
Listing ID: SB23105700



Great opportunity to own a duplex property in North Torrance since you don't find many duplex properties in Torrance! The subject property is conveniently located in North Torrance where the rent demand remains always strong! The front unit (1,228sf) has spacious 3 bedrooms / 2 bathrooms / 2-car garage and the tenant is currently paying \$2,800 per month. The unit in the back is a separate 2-story house which consists of 4 bedrooms upstairs and 2.5 bathrooms. The unit has about 2,400 sf living space and the current tenant pays \$3,500 per month. With a little bit of upgrades, this property will be shine and stand out from other properties in the area. The asking price per square feet is only \$377 per sf which is also below the average market price. Property highlights:*** A few steps to Columbia Park, one of the largest recreational parks in South Bay *** 10 minutes drive to Redondo Beach *** 15 minutes to Los Angeles International Airport *** Potential to generate over 5% CAP rate *** Rare opportunity to own 4-bedroom unit (Perfect fit for a large family and Market rent should be at least \$4,500 per month) *** Great school district (North High School has a rating of 8/10) *** Walking distance to middle school and high school *** Close proximity to Del Amo Shopping Center and many other retail shopping centers.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,380,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Public Records)
- Laundry: Inside
- \$74400 Gross Scheduled Income
- \$52149 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,251
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$1,424
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,347
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,800	\$2,800	\$3,500
2:	1	4	3	2	Unfurnished	\$3,500	\$3,500	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4084018010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

128 44th Street • Manhattan Beach 90266
2 units • \$1,049,500/unit • 1,272 sqft • 1,346 sqft lot • \$1729.56/sqft •
Built in 1958
Highland to 44th Street

List / Sold:
\$2,099,000/\$2,200,000 ↑

7 days on the market

Listing ID: PV23114996



Don't miss the chance to own a piece of paradise in Manhattan Beach. With its cool breezes and ocean views, updated features, and convenient location, this duplex is an exceptional find that offers both comfort and potential for an enriched lifestyle and potential rental income. With two distinct units, each with its own unique features and charm, this place is a true gem. The top unit features two bedrooms plus one full bathroom and showcases ocean and sunset views! As you step inside, you are greeted by a beautifully updated kitchen boasting elegant granite countertops, providing ample space for culinary endeavors. The gleaming laminate flooring throughout adds a touch of modernity and easy maintenance to the space. The newer windows allow for an abundance of natural light to fill the rooms, creating a bright and welcoming ambiance and the wood beam ceilings add character and a sense of warmth, enhancing the overall appeal of the unit. The bottom unit is equally enticing, with its own distinctive features. It features a compact yet functional kitchen and living area, perfect for intimate gatherings or cozy nights at home. The laminate flooring adds a touch of elegance, while the updated bathroom exudes a modern aesthetic. A good-sized patio at the back of the unit provides a private outdoor space to enjoy fresh air and relaxation. Additionally, there is a two car garage plus two extra spaces for 4 cars total and a generous-sized laundry room, adding to the convenience and functionality of this unit. Living in this duplex offers the best of both worlds—a serene coastal atmosphere just steps away from the ocean, coupled with the convenience of nearby amenities and attractions. Manhattan Beach is renowned for its beautiful sandy beaches, vibrant dining options, and a lively community. Whether you choose to reside in one unit and rent out the other, or rent out both units for investment purposes, this property presents a remarkable opportunity.

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$2,099,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room
- \$42000 Gross Scheduled Income
- \$42000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,500	\$42,000	
2:	1	1	1	1	Unfurnished	\$0	\$0	

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4137006023

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: PV23114996

Printed: 08/06/2023 6:00:19 AM

Closed • Duplex

List / Sold: **\$785,000/\$780,000** ↓

1411 Lagoon Ave • Wilmington 90744

48 days on the market

2 units • \$392,500/unit • 1,536 sqft • 5,549 sqft lot • \$507.81/sqft • Built in 1926

Listing ID: PW23086773

Lagoon and PCH



We are pleased to present two houses on a lot located in Wilmington, CA. The house to the south side will be delivered vacant and consists of a 2-story building featuring all new electrical, new flooring, new windows, new doors, and new electric HVAC. The top floor consists of a large, modern open-concept, one-bedroom & one-bath floor plan. The bottom floor of this house is a very large 2-car garage currently used as a “man-cave” featuring premium finishes and a bathroom (this garage conversion is non-conforming). This house presents a fenced front patio, a private back patio, off-street parking at the front of the property and two washer and dryer hookups - one on the top floor and one in the lower patio area. In addition, the house to the north side is an oversized two-bedroom & one-bath home with a bonus room. This house is currently rented at \$2,100 per month (month to month) and features a small front yard and a very large private back patio. These houses offer great privacy from each other and all utilities—including the water meter—are completely separated. The subject property offers easy access to Pacific Coast Highway and just a short 3-minute walk to the Wilmington Plaza Shopping Center that includes Gonzalez Northgate Market, CVS Pharmacy, Goodwill Store & Donation Center, Chase Bank and more. Conveniently located in close proximity to Fries Avenue Elementary School, Wilmington Middle School and Phineas Banning High School.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$785,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$364 (Estimated)
- Laundry: Washer Hookup, Washer Included
- Cap Rate: 3.72
- \$48540 Gross Scheduled Income
- \$29172 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,912
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,550
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$3,250
2:	1	1	1	4	Unfurnished	\$0	\$0	\$1,945

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%
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7421026026

Michael Lembeck

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

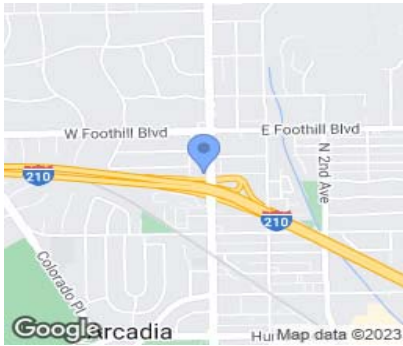
Re/Max Property Connection

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

Closed • Duplex

815 N Santa Anita Ave • Arcadia 91006
2 units • \$650,000/unit • 1,984 sqft • 6,839 sqft lot • \$604.84/sqft •
Built in 1950
N/ 210 Freeway

List / Sold:
\$1,300,000/\$1,200,000 ↓
283 days on the market
Listing ID: AR22198364



Cute duplex, first time on the market in 40 years! These units show pride of ownership, new driveway, newer roof, newer plumbing, central air in each unit. Newer dual pane windows, new bath fixtures, gleaming hardwood floors. Close to transportation, shopping and all that Arcadia has to offer. Rare opportunity to own a lovely property in a great location.

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$51024 Gross Scheduled Income
- \$45924 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00933412
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,052	\$2,052	\$2,200
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5770007027

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

441 N Shelton St • Burbank 91506
2 units • \$549,500/unit • 1,272 sqft • 6,705 sqft lot • \$943.40/sqft •
Built in 1948
google.com

List / Sold:
\$1,099,000/\$1,200,000 ↑
31 days on the market
Listing ID: 23250637



Nestled on a treelined street in the heart of Burbank's Magnolia Park is this one of kind duplex oozing with character and charm. Originally built in 1927 this quintessential creative retreat sits on a 6,705sf lot zoned Bur3 and is comprised of multiple structures allowing for a variety of uses and future development. The front house has approx 964 sf of living space and includes 2 bedrooms, one of which boasts a large walk-in closet, 1 bathroom that has been tastefully remodeled with an extra large shower finished with subway and mosaic tiles, a sizable living room with period details including a beautiful stained glass window, a custom Spanish style front door, and crown moldings. The large eat in-in kitchen has been updated and includes stainless steel appliances yet it retains the charm of years past thanks to the restored O'Keefe & Merritt stove, subway tile backsplash, and vintage checkerboard floors. Adjacent to the kitchen is a large covered back patio that overlooks the elaborate garden that is a true oasis. Additional features in the main residence include a new HVAC system, new roof, period light fixtures, and front loading washer & dryer to name a few. The cozy 1 bedroom, 1 bathroom Cottage (back house) has approx 308sf of living space and includes a kitchen with a breakfast nook and an O'Keefe & Merritt stove, hardwood floors, and period light fixtures. Adjacent to the back house is a Guest Studio (converted garage) that includes a 3/4 bathroom and a small kitchen all of which are not included in the recorded square footage and measures approx 289sf. There are 2 additional structures including a large bonus studio that could serve as a gym or creative workspace as well as a railroad style double height shed that is perfect for a workshop or additional storage space. What truly makes this one of a kind offering shine is the magical garden which serves as the property's centerpiece. The carefully curated landscaping is sectioned off allowing for each structure to enjoy their own outdoor areas and includes a bevy of fruit trees and exotic plants that blend seamlessly with the tasteful touches that highlights 20 years of the sellers collecting including a large fountain, statuettes, and other artifacts. An opportunity this unique rarely presents itself and has to be seen in person to truly grasp how special and versatile this property is. DELIVERED FULLY VACANT - **ZONED BUR 3**

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$1,099,000
- 4 Buildings
- 4 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,950
2:	1	1	1		Unfurnished	\$0	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 610 - Burbank area
- Los Angeles County
- Parcel # 2449021014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$850,000/\$865,000** ↑

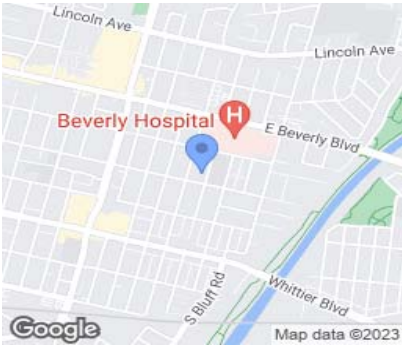
313 N N 3rd St • Montebello 90640

23 days on the market

2 units • \$425,000/unit • 1,844 sqft • 6,789 sqft lot • \$469.09/sqft • Built in 1947

Listing ID: WS23099614

3rd street Just south of Beverly, across from Beverly Hospital



2 houses on a lot. Ready for your investment or for you to move into one unit and have the other help lower your mortgage payment. Rents are low and have great upside.

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$850,000
- 2 Buildings
- 0 Total parking spaces
- \$1,256 (Estimated)
- \$34800 Gross Scheduled Income
- \$32080 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$80
- Cable TV: 02031490
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6346007006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$995,000/\$1,073,000** ↑

4409 Berenice Ave • Los Angeles 90031
2 units • **\$497,500/unit** • **1,676 sqft** • **4,789 sqft lot** • **\$640.21/sqft** •
Built in 1910
East on Ave 43, North on Berenice

11 days on the market
Listing ID: 23283953



Charming 1915 craftsman duplex in the heart of Montecito Heights with both units being delivered fully VACANT. The larger 2BR/1BA unit boasts original character and a spacious layout along with decorative fireplace and built-ins. The large kitchen with pantry and separate office/laundry room overlooks the yard with lovely views of the mountains. The second 1BR/1BA unit is ready for your finishing touches to make this a great rental unit for extra income, bonus space or guest house for friends and family. Perfectly situated between South Pasadena and the best shops and restaurants of York Blvd and Figueroa in downtown Highland Park. Hippo, Kitchen Mouse, Civil Coffee, and much more are just moments away in this rare NELA duplex opportunity.

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$995,000
- 1 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Living Room
- Appliances: 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:	1	2	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5303006014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23283953

Printed: 08/06/2023 6:00:19 AM

Closed

• Duplex

2118 5th St • La Verne 91750

2 units • \$350,000/unit • 1,624 sqft • 7,105 sqft lot • \$369.46/sqft • Built in 1954

Bonita and D St

List / Sold: \$700,000/\$600,000

7 days on the market

Listing ID: CV23118961



Dreams come true for the investor in this detached duplex at 2118 and 2120 5th Street, La Verne. The city is located in the foothills of the San Gabriel Mountains. It presents an incredible investment opportunity, with an excellent option in the ever-growing real estate market. It has a small-town feel with BIG time access to the greater LA Area and the Metro Line Station (coming in 2025) and on the other side of Downtown. The duplex is a detached testament to modern architectural design & functionality. With its contemporary appeal and attention to detail, this property boasts a stunning curb appeal that immediately catches the eye of potential buyers and tenants alike with its low-scape landscaping. Each unit has been meticulously crafted to maximize space utilization & comfortable living conditions. The open floor plan seamlessly integrates the living, bathroom, laundry, and kitchen areas, creating a spacious and inviting atmosphere for residents. Both units feature kitchen appliances that are considered the current tenants. The ample storage space allows them to indulge in their culinary aspirations. The bedrooms provide a private sanctuary for the utmost comfort & relaxation. It also features inside laundry, two car garages, separated for each one to have a secluded spot, and two carports outside parking areas, a total of 4 parking spaces currently assigned. Also note that each has its gas, electric meter, and water heater. Situated in the desirable location of La Verne, this duplex benefits from its proximity to various amenities & attractions. Ease of access to shopping centers, restaurants, schools, and recreational facilities, making it an enticing choice for potential tenants & owner-operators. The demand for rental properties in the area is consistently high, and with the growing population, there is a stable pool of prospective tenants seeking comfortable and stylish accommodations. In addition to the property's attractive features, the impersonal nature of this duplex ensures privacy and individuality for each unit, further adding to its appeal, which enhances the overall marketability and rental potential. Overall, 2118 and 2120 5th Street represents a remarkable opportunity for astute investors looking to make substantial returns in the market. With its contemporary design, prime location, and strong rental potential, this detached duplex is a testament to wise investment decisions. So make us an offer we can't refuse.

Facts & Features

- Sold On 08/03/2023
 - Original List Price of \$700,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 2 Total carport spaces
 - \$564 (Estimated)
- Laundry: Inside
 - \$2950 Gross Scheduled Income
 - \$2950 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Level
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 684 - La Verne area
 - Los Angeles County
 - Parcel # 8377003006

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

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV23118961

Printed: 08/06/2023 6:00:19 AM

Closed • Duplex

List / Sold: \$800,000/\$785,000 ↓

301 W Grand Ave • Pomona 91766

18 days on the market

2 units • \$400,000/unit • 2,176 sqft • 6,425 sqft lot • \$360.75/sqft • Built in 1991

Listing ID: MB23101646

Main



This 2 Story Corner Lot Townhouse Style Duplex Mirrors Images Of Each Other. Each Has 2 Bedrooms / 1.5 Baths, Own Private Yards, 4 Car Attached Garage, Central Air/Heat and Laundry Hook Ups. Each Private Yard is Fully Landscaped with Irrigation. The Duplex is Also Centrally Located to Transportation Suh As The Metrolink and Downtown Pomona, that's Just under 1 mile.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$800,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$551 (Estimated)
- Laundry: In Garage
- \$3400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s), Window Bars
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	2	2	2	Unfurnished	\$1,600	\$1,600	\$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
- Rent Controlled
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8341024031

Michael Lembeck

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

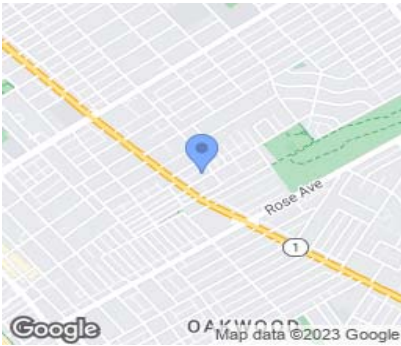
Re/Max Property Connection

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

Closed •

925 Marine St • Santa Monica 90405
2 units • \$737,500/unit • 1,013 sqft • 4,791 sqft lot • \$1406.71/sqft •
Built in 1923
Lincoln and Marine Street

List / Sold:
\$1,475,000/\$1,425,000 ↓
35 days on the market
Listing ID: 23268361



FIRST TIME ON MARKET, duplex with two separate structures on tree-lined Marine St. Front house has 2-BR and 1 bath and private driveway. Rear house is a studio with driveway from rear ally. The property offers investor the ability to live in one unit, and lease the other while developing for new homes or townhouses in this highly desirable Sunset Park. The front house is occupied but the property will be delivered VACANT. This will allow for easy development of the property per Santa Monica R2 requirements.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$1,600,000
- 2 Buildings
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- Laundry: Dryer Included
- \$35000 Net Operating Income

Interior

- Floor: Bamboo
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$18,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4285029014

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed • **Duplex**

256 W 42nd St • Los Angeles 90037

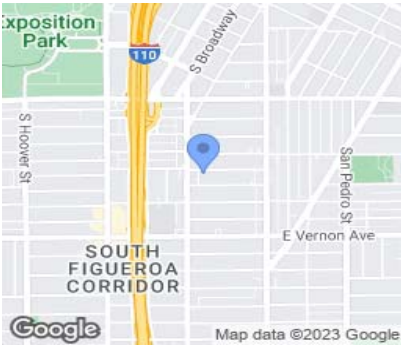
2 units • **\$417,500/unit** • **2,248 sqft** • **4,836 sqft lot** • **\$349.20/sqft** • **Built in 1905**

Major cross streets: Broadway and Vernon

List / Sold: **\$835,000/\$785,000** ↓

70 days on the market

Listing ID: PW23061073



Like fine wine that gets better with age, 256 W 42nd Street in Los Angeles is no exception!! Built in 1905, this 2248 sq. ft. duplex has had several makeovers allowing it to withstand the test of time. Well maintained by a professional management company and centrally located to everything Southern California has to offer, 42nd Street would be an ideal property to add to any investor's portfolio. Nestled a short distance from USC, LAX, Downtown L.A., renowned eateries, beaches and shopping, this 3 bed/ 2 bath duplex is a rare find!

Facts & Features

- Sold On 08/01/2023
 - Original List Price of \$874,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
 - \$69600 Gross Scheduled Income
 - \$50880 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Yard
- Fencing: Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$7,345
 - Electric: \$0.00
 - Gas: \$150
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01904054
 - Gardener:
 - Licenses: 213
- Insurance: \$1,477
 - Maintenance: \$8,000
 - Workman's Comp: \$0
 - Professional Management: 4140
 - Water/Sewer: \$3,235
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5111017011

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

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

Closed •

1715 Griffith Park Blvd • Los Angeles 90026
2 units • \$624,500/unit • 1,930 sqft • 3,624 sqft lot • \$713.68/sqft •
Built in 1920
From Sunset, turn north on Sanborn Ave, left on Griffith Park Blvd

List / Sold:
\$1,249,000/\$1,377,400 ↑
15 days on the market
Listing ID: 23285345



This charming Craftsman Duplex is a true gem nestled in the heart of one of Los Angeles' most desirable neighborhoods. With its prime location in Silver Lake, this home offers a perfect blend of style, comfort, and convenience. The private gate enters into a lush garden, with paver lined walkways and tiled front step. The upper unit opens to a spacious foyer that connects to 2 bedrooms and bathroom. The living room boasts an airy open floor plan with kitchen counter seating and abundant natural light, with views to Griffith Park Observatory and Hollywood Sign. From the kitchen enjoy easy access to built-in outdoor seating on the adjacent deck for dining al fresco or entertaining. The lower unit features a spacious open concept, bedroom with walk-in closet, updated bathroom, and access to a large deck framed by mature trees, with city views. Hardwood floors throughout. Separate laundry room. With its central location, you'll enjoy easy access to the trendy boutiques, acclaimed restaurants, and vibrant nightlife that Silver Lake has to offer. Take a stroll to the nearby Silver Lake Reservoir or enjoy a hike in Griffith Park, both just moments away. Come see this amazing opportunity to live-rent, or enjoy as one residence.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$1,249,000
- 1 Buildings
- Heating: Combination
- Laundry: Washer Included, Dryer Included
- \$77998 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$10,202
- 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	\$0	\$0	\$5,000
2:	2	1	1		Unfurnished	\$0	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5429015027

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23285345

Printed: 08/06/2023 6:00:19 AM

Closed • Duplex

2416 Moreno Dr • Silver Lake 90039
2 units • \$549,500/unit • 2,578 sqft • 4,873 sqft lot • \$601.24/sqft •
Built in 1929
EAST OF HYPERION. WEST OF W. SILVER LAKE DRIVE.

List / Sold:
\$1,099,000/\$1,550,000 ↑
31 days on the market
Listing ID: SR23088768



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY A SPANISH INSPIRED, VACANT DUPLEX WITH VIEWS OF THE RESERVOIR IN THE HIGHLY SOUGHT AFTER SILVER LAKE AREA OF LOS ANGELES. (2) 1 BEDROOM, 1 BATHROOM SPACIOUS UNITS FEATURE STEP DOWN LIVING ROOMS WITH FIREPLACES & FORMAL DINING AREAS. CONVERTED BASEMENT WITH LAUNDRY (NO PERMIT). A 2 CAR GARAGE AND BACK PATIO COMPLETE THIS SPECTACULAR VIEW PROPERTY IN THE HILLS OF SILVER LAKE. 2 GAS & 2 ELECTRIC METERS. CLOSE TO SHOPPING, DINING AND ENTERTAINMENT.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$1,099,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sloped Down
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5432018012

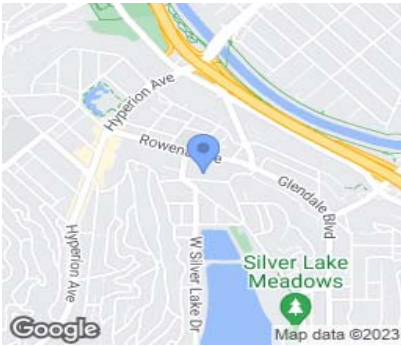
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Duplex

2751 2749 Angus St • Silver Lake 90039
2 units • \$997,500/unit • 2,280 sqft • 11,329 sqft lot • \$850.44/sqft •
Built in 1925
Rowena Avenue to West Silver Lake Drive to Angus Street

List / Sold:
\$1,995,000/\$1,939,000 ↓
15 days on the market
Listing ID: SR23113741



Welcome to a remarkable opportunity in Silver Lake, California - Two separate homes nestled on a premium 11,300 sq. ft. piece of land in a desirable neighborhood. This charming property offers the perfect combination of urban living and potential income generation, making it an ideal choice for both investors and homebuyers. The front home is a light filled 3 bedroom, 2 bath with open living and dining rooms, 2 remodeled bathrooms, kitchen with new appliances and high wood beam ceilings in the 3rd bedroom or optional den/family room. The back home is private, gated and filled with character and charm. There are 2 bedrooms, natural oak hardwood floors, inviting living and formal dining rooms plus an enclosed sun porch with tree top view that works well for an office or guest room. Front yard, sitting porch and privacy from the front home. Also included in the back home is a large bonus room, roughly 250 sq. ft. and a separate laundry/storage room. This unique property has been in the same family for over 40 years and both homes are delivered vacant. Recent upgrades include double pane windows, central air. Beautiful grounds to roam with multiple lounging areas, patio and garden. This unique property captures the essence of urban living while offering a tranquil retreat from the city's buzz. Coveted location close to the Silver Lake Reservoir, great shops, restaurants and vibrant neighboring communities.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,995,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- \$0 (Assessor)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$0	\$0	\$5,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5434033022

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

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

CUSTOMER FULL: Residential Income LISTING ID: SR23113741

Printed: 08/06/2023 6:00:19 AM

Closed •

1426 Elevado St • Los Angeles 90026
2 units • \$1,075,000/unit • 3,249 sqft • 3,093 sqft lot • \$661.74/sqft •
Built in 1921
N. of Sunset, W. of Silver Lake Blvd, S. of Berkley Ave, E. of Westerly Ter.

List / Sold:
\$2,150,000/\$2,150,000 ↓
107 days on the market
Listing ID: 23253967



Side-by-side townhouse style duplex in Prime Silverlake w/ unique striking architecture (the exterior building wall wraps around the curve of the street on the hillside) with mature trees out the windows, incredible views from everywhere, and private balconies off each unit. Unit 1428 enters into an open concept kitchen/ living/ dining room. Kitchen features a center isle w/ breakfast bar, new SS appliances (including fridge, range/oven, dishwasher, built in microwave), new quartz countertops. Alongside the 1st floor kitchen/living/dining is 1 bed + 1 bath, laundry, porch off the kitchen for al fresco dining san climbing stairs (perfect for morning coffee). Upstairs is 2 beds + 2 new full baths. Primary is en-suite. Highlight of this unit is a huge porch upstairs w/ complete privacy from the tree tops, views of the Observatory and Griffith Park in one direction & the majestic Downtown skyline in the other direction. Unit 1426 has 1 room downstairs w/ a separate entrance, perfect for an office. New spacious kitchen w/ center island, SS appliances, abundant cabinetry, quartz counters. There's 1 room half a level above the main living space floor w/ a sliding door to a balcony w/ glass railing + amazing views. 3 bedrooms + den + 2.5 baths. Laundry room. Large porch. Both units are completely newly remodeled w/ commercial grade/waterproof vinyl wood floors, new Insulation in all walls (and highest level in shared walled between units), Level 5 drywall, Lutron smart lighting thruout, Central AC, recessed lights. Two 1-car garages equipped w/ 220V charging stations + 1 storage room w/ garage doors. Charming hillside location above Sunset Blvd w/ amazing views + easy access (including via staircase across the street by foot!) to the best of Silverlake dining, parks, and entertainment. Both units delivered with tenants. 1 unit rented for 6900 starting July 1 for 1 year. 2nd Unit leased for 6500/mt starting April 15 for 1 year. Easy to show!

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside

Interior

- Floor: Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range

Exterior

- Security Features: Card/Code Access, Smoke Detector(s), Carbon Monoxide Detector(s)

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$6,500	\$6,500	\$6,500
2:	1	3	3		Unfurnished	\$6,900	\$6,950	\$6,950
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5425008018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1049 W 67th St • Los Angeles 90044

2 units • \$244,500/unit • 1,112 sqft • 2,708 sqft lot • \$433.45/sqft • Built in 1924

110 FWY Exit Florence Ave., go West to Kansas Ave., turn right property is on corner of 67th St. and Kansas Ave.

List / Sold: **\$489,000/\$482,000** ↓

43 days on the market

Listing ID: PW23039047



Incredible Investment Opportunity!!! or First Time Buyer!!! to purchase this Duplex property located in the heart of the city of Los Angeles, this property boasts 1,112 SQFT. combined living space, but yet separate from one another to live in one and rent the other making it perfect for first time buyer.

Facts & Features

- Sold On 08/01/2023
 - Original List Price of \$489,000
 - 1 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$223 (Estimated)
- \$11800 Gross Scheduled Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$990	\$990	\$1,300
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6014013027

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$699,999/\$705,000 ↓

1432 W 58th St • Los Angeles 90062
2 units • \$350,000/unit • 1,450 sqft • 4,160 sqft lot • \$486.21/sqft •
Built in 1912
58th Street between Normandie & Denker

44 days on the market

Listing ID: SB23064452



Great opportunity for both an owner occupant or investor. 2+1 &1+1 craftsman style duplex recently remodeled throughout with updated kitchen and bath, laminate hardwood floors, newer windows and private laundry area inside each unit. BOTH UNITS WILL BE DELIVERED VACANT.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02112533
- Gardener:
- Licenses:
- Insurance: \$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:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5003033005

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

1321 E 47th St E • Los Angeles 90011

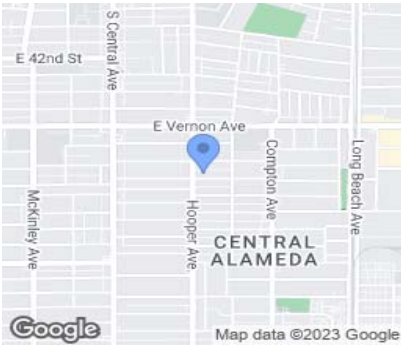
2 units • \$432,000/unit • 2,428 sqft • 5,370 sqft lot • \$370.68/sqft • Built in 1918

North of Slauson Ave, South of Vernon Ave, East of Hooper Ave, West of Compton Ave.

List / Sold: \$864,000/\$900,000 ↑

13 days on the market

Listing ID: DW23114089



Welcome to 1321 E 47TH St, located in the HIGHLY DESIRED & EVER GROWING City of Los Angeles! This is the Perfect INVESTMENT Opportunity YOU have been searching for! This beautifully designed Duplex styled property features 2,428 total building SqFt consisting of a newly renovated front unit with 3 generous sized bedrooms, 2 full restrooms, in-suite laundry and a large open airy kitchen, dining and living spaces while the back unit has 4 generous sized bedrooms, 2 full restrooms, in-suite laundry and a large open airy kitchen, dining and living spaces as well. Situated on a 5,370 SqFt, LAR2 Zoned Lot with a long driveway and alley access that can park up to 8 cars, making it the perfect "live in one, rent out the other" investment play. Adjacently located next to the cities of Vernon and Huntington Park and centrally located just minutes from USC, Exposition Park, Downtown Los Angeles, public transportation and all major highways. This property has a ton of potential and is the PERFECT opportunity for either a First Time Buyer or Seasoned Real Estate investor looking to expand his / her portfolio. Act Now! Don't miss this chance of a lifetime!

Facts & Features

- Sold On 07/31/2023
 - Original List Price of \$864,000
 - 1 Buildings
 - Levels: One
 - 8 Total parking spaces
 - 0 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- Laundry: Inside
 - \$28800 Gross Scheduled Income
 - \$28800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
 - Floor: Vinyl
- Appliances: None, Recirculated Exhaust Fan
 - Other Interior Features: Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan

Exterior

- Lot Features: Garden, Near Public Transit, Park Nearby, Walkstreet
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$753
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$133
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$620
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,400	\$2,400	\$4,000
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5107011017

Michael Lembeck

Re/Max Property Connection

Closed •

List / Sold: **\$599,000/\$621,000** ↓

9006 Baring Cross St • Los Angeles 90044

94 days on the market

2 units • \$299,500/unit • 1,416 sqft • 4,354 sqft lot • \$438.56/sqft • Built in 1926

Listing ID: 23236995

North of 92nd and East of Vermont



****The back unit is vacant****Great opportunity to own units in Los Angeles! Perfect for owner users or investors. There are two detached homes on this lot, each with a private yard separated by a gate. The front house is 3 bedrooms and 1 bath with a foyer that leads to an open plan home with a fireplace. The back unit is also open plan and consists of 2 bedrooms and 1 bath. Modern kitchen and baths in each. Recessed lighting and quartz countertops. Additionally, there are full sized, stacked, laundry hookups in each house. Separate gas and electric meters. Updated gas and waste lines. 1 gated parking space for each unit. Plenty of street parking. Close to public transportation, So Fi Stadium, Kia Forum.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$649,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Stackable
- \$39500 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Entry
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

Annual Expenses

- Total Operating Expense: \$13,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,400	\$2,400	\$2,500
2:	1	2	1		Unfurnished	\$1,800	\$1,800	\$1,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6038014028

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23236995

Printed: 08/06/2023 6:00:19 AM

Closed • **Single Family Residence**

List / Sold: **\$599,000/\$615,000** ↑

339 E El Segundo Blvd • Los Angeles 90061

6 days on the market

2 units • **\$299,500/unit** • **2 sqft** • **9,235 sqft lot** • **No \$/Sqft data** • **Built in 1946**

Listing ID: PW23035166

cross street Avalon Blvd.



So many options! A home has a possible ADU in back of house, on an over 17,000 sq ft lot in Los Angeles! 343 E. El Segundo is a single-story, 4 bedroom 1 bath house. 339 E. El Segundo has the potential to generate income. After repair/renovation, this property could generate a profitable passive income. Definitely a must-see property with endless potential.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$599,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$701 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01973620
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	0	8	Furnished	\$0	\$0	\$0
2:	1	1	0	0	Furnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6086013018

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

7002 S San Pedro St

• Los Angeles 90003

2 units • \$412,500/unit • 2,160 sqft • 3,701 sqft lot • \$361.11/sqft • Built in 2008

on san pedro Sdtreet

List / Sold: \$825,000/\$780,000

150 days on the market

Listing ID: SR23019941



Located on corner lot on Sen Pedro Street a good opportunity to buy this two-unit property. Very spacious with 3 bedrooms, master with its own bathroom, two additional rooms, with laundry area in each unit, both units have open floor plans with spacious living room and dining room Property not to far from the University of Southern California, near to Downtown LA. close to all the museums. in the area, the Crypto Arena, L.A. Live, the convention center and more. Great location. Easy access to LAX and SoFi Stadium. This is a fantastic cash-flowing property for any investor with non-rent control. (very Low maintenance) property was built in 2008.

Facts & Features

- Sold On 08/01/2023
 - Original List Price of \$899,900
 - 1 Buildings
 - 0 Total parking spaces
 - \$387 (Estimated)
- 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:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00338699
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,800	\$0	\$3,300
2:	1	3	2	0	Unfurnished	\$3,000	\$0	\$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%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6011009001

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Commercial/Residential

4160 Avalon Blvd

• Los Angeles 90011

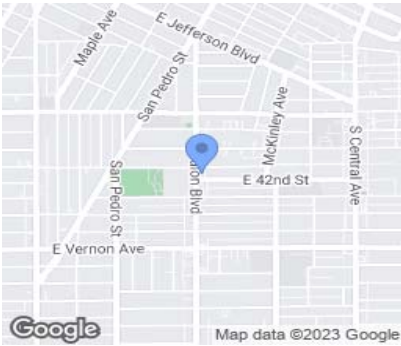
2 units • \$215,000/unit • 1 sqft • 2,500 sqft lot • No \$/Sqft data • Built in 1913

ON AVALON @ 41ST STREET, 2 BLOCKS FORM MLK BLVD

List / Sold: \$430,000/\$420,000

104 days on the market

Listing ID: IN23060647



UNBELIEVABLE OPPORTUNITY! THE FRONT STORE USED TO BE A BARBER /BEAUTY SALON SHOP AND HOUSE ATTACHED TO THE BACK WITH 2 BEDROOMS, 1 BATH, CARPORT AT THE BACK. PRIME LOCATION, ACROSS FROM THE HOSPITAL AND PARK THE FRONT HAS A COOKING AREA. INCOME POTENTIAL PLUS YOUR OWN FRONT-DOOR BUSINESS. CLOSE TO DOWNTOWN LOS ANGELES. EASY ACCESS TO THE FREEWAYS. ALL BARBER EQUIPMENT WILL BE SOLD SEPARATELY. YOU CAN START FROM HERE! IT NEEDS SOME IMPROVEMENTS.

Facts & Features

- Sold On 07/31/2023
 - Original List Price of \$450,000
 - 1 Buildings
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Bonus Room
- Appliances: Gas Range

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: 01094739
 - 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	0	0	0	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	4	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5115003026

Michael Lembeck

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

Re/Max Property Connection

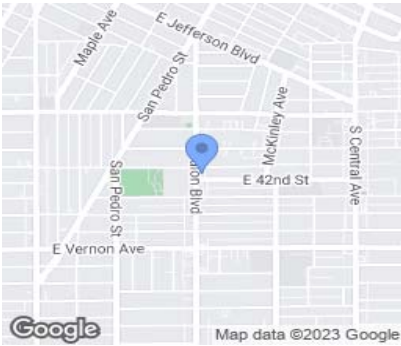
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$430,000/\$420,000** ↓

4160 Avalon Blvd • Los Angeles 90011
2 units • \$215,000/unit • 1,586 sqft • 2,500 sqft lot • \$264.82/sqft •
Built in 1913
ON AVALON @ 41 STREET

133 days on the market
Listing ID: 23249107



UNBELIEVABLE OPPORTUNITY! ALL UNITS WILL BE DELIVERED VACANT! THE FRONT STORE IS VACANT AND USED TO BE A BARBER /SALON SHOP WITH A (1/2) HALF A BATH AND A HOUSE ATTACHED TO THE BACK WITH 2 BEDROOMS, 1 BATH, CARPORT AT THE BACK. PRIME LOCATION, ACROSS FROM THE HOSPITAL. THE FRONT HAS A COOKING AREA. INCOME POTENTIAL PLUS YOUR OWN FRONT-DOOR BUSINESS. CLOSE TO DOWNTOWN LOS ANGELES. EASY ACCESS TO THE FREEWAYS. ALL BARBER EQUIPMENT WILL BE SOLD SEPARATELY. YOU CAN START FROM HERE! DON'T MISS THIS OPPORTUNITY. IT NEEDS SOME IMPROVEMENTS.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$450,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside

Interior

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0		Unfurnished	\$0	\$0	\$2,850
2:	2	2	1		Unfurnished	\$0	\$0	\$3,150
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
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5115003026

Michael Lembeck

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

Re/Max Property Connection

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

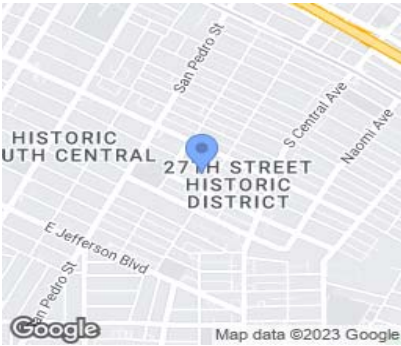
CUSTOMER FULL: Residential Income LISTING ID: 23249107

Printed: 08/06/2023 6:00:19 AM

Closed •

844 E 27th St • Los Angeles 90011
2 units • \$667,500/unit • 3,857 sqft • 6,459 sqft lot • \$346.12/sqft •
Built in 2023
S Adams

List / Sold:
\$1,335,000/\$1,335,000
0 days on the market
Listing ID: 23296103



PROPERTY SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,335,000
- 1 Buildings
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01933167
- 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	6	3		Unfurnished	\$0	\$0	\$0
2:	1	5	3		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

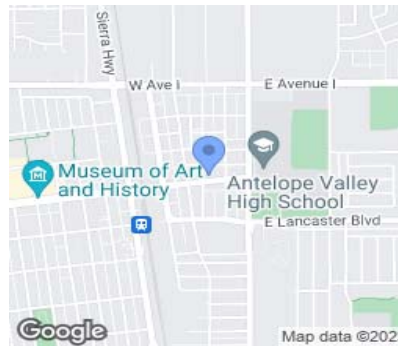
- Standard sale
- Buyer Agency Compensation: 1%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128019004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$524,900/\$525,000** ↑**223 W Lancaster Blvd** • Lancaster 93534**6 days on the market****2 units** • **\$262,450/unit** • **1,452 sqft** • **6,157 sqft lot** • **\$361.57/sqft** •
Built in 1951**Listing ID: SR23112023****It will be off Lancaster Blvd**

Welcome to 223 & 229 W Lancaster Blvd. An incredibly RARE opportunity for any investor or end user! Don't miss this opportunity to check out this centrally located Duplex featuring 2 bed 1 bath each unit. These units are walking distance to the Blvd, where you will find lots of restaurants and entertainment. Close to schools and a short drive to the freeway, both these units offer all you might need for your everyday life. Make sure to take a look before they're gone! Schedule your appointment today.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$524,900
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- 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: \$2,740
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,160
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$740
- 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	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3138013021

Michael Lembeck

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

Re/Max Property Connection

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

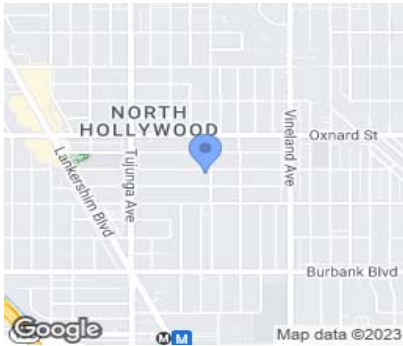
Closed • Duplex

List / Sold: \$949,900/\$950,200 ↑

11208 Califa St • North Hollywood 91601
2 units • \$474,950/unit • 1,332 sqft • 7,000 sqft lot • \$713.36/sqft •
Built in 1929
East on Califa from Tujunga

20 days on the market

Listing ID: RS23057061



This is a beautiful duplex on a quiet street in North Hollywood. The property has been updated and maintained. The front house is tenant occupied and features two bedrooms and one bath with a fenced front yard and private back yard, the rear unit is vacant with two bedrooms and two baths, a large master bedroom with a remodeled master bath, an open floor plan with vaulted ceilings in the living room, updated kitchen, baths, windows and flooring, inside laundry room, private yard with lush trees and a built in barbecue. Close to schools, shopping and the freeways. This is a probate sale sold as is, buyers are responsible to verify all information. The annual expenses are estimates and not actual amounts. Due to an overwhelming amount of offers above asking the seller has raised the price.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$875,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$268 (Estimated)
- Laundry: Individual Room
- \$20400 Gross Scheduled Income
- \$19900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate
- Other Interior Features: High Ceilings, Open Floorplan, Pantry

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,800
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337015012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$750,000/\$775,000** ↓

2427 Hope St • Huntington Park 90255
2 units • \$375,000/unit • 1,858 sqft • 4,715 sqft lot • \$417.12/sqft •
Built in 1926
HOPE ST / SANTA FE AVE

54 days on the market
Listing ID: 23244659



OPPORTUNITY for 1st time buyer or Investor. Duplex with both units fully remodeled . Property has a very close proximity to all shopping centers, restaurants, schools , freeways and only 20 minutes away from DTLA !! FRONT UNIT has been slightly updated with New bathroom and some new flooring throughout the home along with a New ROOF. BACK UNIT has been completely remodel with NEW Kitchen, bathroom , flooring, Roof. AMAZING opportunity with No Rent Control. MOTIVATED SELLER !!!

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$850,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6201025031

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

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

Closed • Duplex

List / Sold: \$699,900/\$715,000 ↑

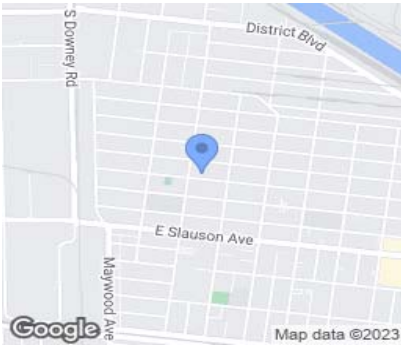
3719 E 56th St • Maywood 90270

56 days on the market

2 units • \$349,950/unit • 1,684 sqft • 6,252 sqft lot • \$424.58/sqft • Built in 1924

Listing ID: PW23081859

E Slauson Ave and S Downey Road



Come and take a look at this charming Spanish style bungalow duplex. The Front Unit has 2 bedrooms, 1 bath, one formal living room and one formal dining room is being used as a 3rd bedroom. The roof is about 4 years old and most of the windows have been replaced by double pane windows. The main entrance leads a beautiful patio to enjoy in the evenings or on the weekends. As you enter the large formal living room take a right and appreciate the breakfast nook that gives to the kitchen. Kitchen has it own entry form the outside by adjacent to the drive way. From the living room you can access to the formal dining room, the 2 bedrooms and the bathroom. There is a 2car garage that a the end of the drive way. The Second unit is a one bedroom one bath unit but is used right now as a 2 bedroom. The bathroom was renovated 6months ago. This unit has a private backyard. With 2 car garage and a driveway that can accommodate 4 more cars this duplex is ideal for a family to live in the front and rent the back yard.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$699,900
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- \$743 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- 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	\$1,650	\$1,650	\$2,900
2:	1	1	1	0	Unfurnished	\$1,675	\$1,675	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6311005030

Michael Lembeck

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

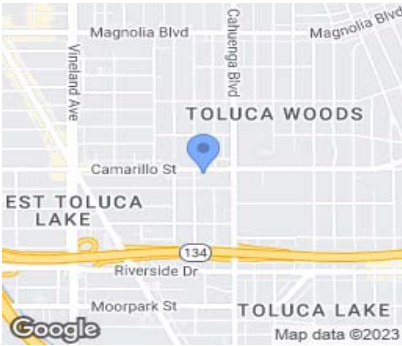
Re/Max Property Connection

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

Closed •

10650 Camarillo St • North Hollywood 91602
2 units • \$612,500/unit • 1,910 sqft • 4,923 sqft lot • \$654.45/sqft •
Built in 1951
Camarillo & Cahuenga

List / Sold:
\$1,225,000/\$1,250,000 ↑
3 days on the market
Listing ID: 23278217



We are proud to present 10650 Camarillo St, a primely located duplex in Toluca Lake, CA. This property is being offered for sale for the first time in 23 years.Originally constructed in 1951 and extensively renovated in the early 2000s, this 1,910 rentable square foot building sits on a 0.11 acre lot on the southern side of Camarillo Street, within the boundaries of Toluca Lake. Situated behind the property is an alley where you'll find a double-garage and a single-car garage, offering a total of three parking spaces for the tenants' convenience. Both units have 2 bedrooms and offer comfortable living spaces. The front house is a larger 2 bed / 2 bath unit, and it has been recently renovated with attractive features, including hardwood floors, central air-conditioning/heat, and clean quartz kitchen counters. Inside, you'll find spacious units comprising a living room, dining area, and a kitchen equipped with a gas stove, oven, and microwave. The convenience of an in-unit laundry room with a stacked washer and dryer provided adds to the practicality of the front unit. With its private and cottage-like ambiance, this home provides a comforting environment for those who appreciate the concept of "Safer at Home."This property is ideal for an owner-user with the rear unit being delivered vacant. It's also perfect for a value add investor who wants to modernize the units and achieve an estimated 21% increase in current rental income. Furthermore, the buyer could consider converting the garages in the back alley to Accessory Dwelling Units (ADUs), adding significant value to the overall property.Nestled in the heart of the San Fernando Valley, Toluca Lake, is a picturesque and highly sought-after neighborhood. Known for its tranquil charm and close-knit community, Toluca Lake offers a delightful blend of residential serenity and convenient access to nearby amenities. The area is home to stunning tree-lined streets, beautifully manicured gardens, and an inviting atmosphere that captures the essence of Southern California living. Toluca Lake also boasts an array of upscale boutiques, trendy restaurants, and entertainment options, providing residents with a vibrant and fulfilling lifestyle. With its prime location and timeless appeal, Toluca Lake continues to captivate those seeking a perfect balance between suburban tranquility and urban convenience.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,225,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.3
- \$40375 Net Operating Income

Interior

- Floor: Wood
- Appliances: Microwave, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$21,365
- 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:	1	2	1		Unfurnished	\$2,795	\$2,795	\$2,795
2:	1	2	2		Unfurnished	\$2,350	\$2,350	\$3,395
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2421018001

Michael Lembeck

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

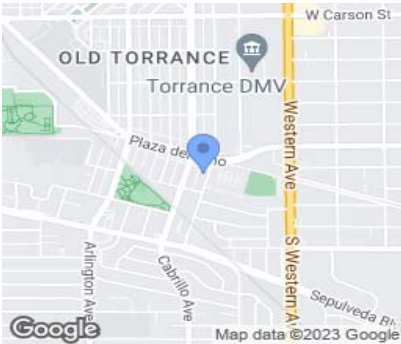
Re/Max Property Connection

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

Closed • Triplex

2415 Border Ave • Torrance 90501
3 units • \$550,000/unit • 3,884 sqft • 5,797 sqft lot • \$419.16/sqft •
Built in 1990
Plaza Del Amo & Border Ave

List / Sold:
\$1,650,000/\$1,628,000 ↓
15 days on the market
Listing ID: DW23091830



Location, Location, Location! Welcome to this 3-Unit Multi-Family Investment Property in the heart of Torrance. It's within the boundaries of Torrance Elementary and Torrance High School district. Unit #1 – 3 beds/2baths/1,422 sqft Unit #2 – 2beds/2.5baths/1,230sqft Unit #3 – 2beds/2baths/1,232sqft . All tenants are responsible for paying their own utilities except for water and trash. All units have 2-car attached garage, balcony and patio area which adds value to the rents. This property has great rental increase potential. Property is priced to be sold in "As-Is." Torrance is a strong rental market and you can benefit from the desirable neighborhood to get stable income source.

Facts & Features

- Sold On 08/02/2023
 - Original List Price of \$1,650,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Forced Air
 - \$762 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Inside, Washer Hookup
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$3,500
2:	1	2	3	2	Unfurnished	\$1,700	\$1,700	\$2,750
3:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,750

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7357010020

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

6453 N Figueroa St • Highland Park 90042

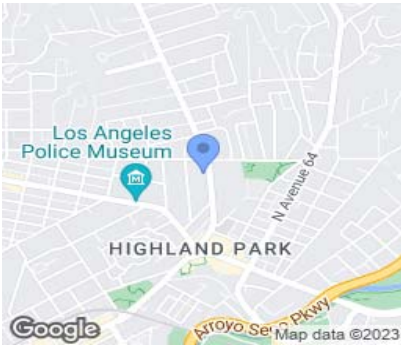
3 units • \$300,000/unit • 2,574 sqft • 5,997 sqft lot • \$332.17/sqft • Built in 1910

Coming York Blvd and Figueroa st, Take Figueroa st up North, drive 2 blocks ahead property is located in your left hand side.

List / Sold: \$900,000/\$855,000 ↓

128 days on the market

Listing ID: GD23032393



Exceptional triplex is located in one of the best areas of Highland Park. Investors must see this unique income property in good condition at 6453 N Figueroa street. The front unit (6453 N Figueroa st) is 711 sq ft of living space which has 1 bedroom, 1 bathroom, and 1 small kitchen, The Middle unit (6453 1/2 N Figueroa street) is in good condition and is a 711 sq ft living space that has 1 bedroom, 1 bathroom, a kitchen, A/C, and a heating system. The back unit (6455 N Figueroa st) is in normal condition, is 1,152 sq ft living space, has 2 bedrooms,1 bathroom, and a kitchen, and can use a single parking space and access to the back patio area. Cooper Plumbing, the roof is old, So in total, the building has 2,547 sq ft living space, a 5,996.3 sq ft lot, 3 separate buildings, APN #5493-005-006, and RD1.5-1 zoning.

Facts & Features

- Sold On 08/04/2023
 - Original List Price of \$950,000
 - 3 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: Electric
 - Heating: Central, Wall Furnace
 - \$0 (Seller)
- Laundry: In Carport
 - \$44604 Gross Scheduled Income
 - \$43504 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,600
 - Electric: \$2,640.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,250
 - Cable TV: 02044037
 - Gardener:
 - Licenses:
- Insurance: \$1,350
 - 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	1	Unfurnished	\$617	\$617	\$1,100
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,900
3:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5493005006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: GD23032393

Printed: 08/06/2023 6:00:19 AM

Closed • Triplex

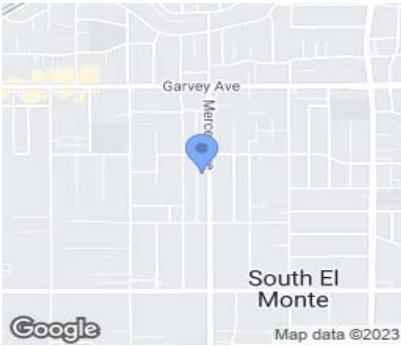
2527 Merced Ave • South El Monte 91733
3 units • \$416,667/unit • 2,950 sqft • 10,257 sqft lot • \$377.97/sqft •
Built in 1944

List / Sold:
\$1,250,000/\$1,115,000 ↓

27 days on the market

Listing ID: DW23084767

From 10 Freeway exit on Santa Anita Avenue go South make a right in Garvey Avenue left on Merced Avenue



Three separate houses in a lot, recently professionally remodeled, the front house has 3 bedrooms and 2 baths, large living room with a fireplace and dining room, laundry area in approx. 1450sq ft, the second house has 2 bedrooms, 1 bath, a small office in approx 900 SF, the third house has 1 bedroom, 1 bath in approx 600 SF. Tenant are in a month-to-month lease agreement.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- \$1,047 (Estimated)
- \$82560 Gross Scheduled Income
- \$74725 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,836
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,280
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,536
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,340
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,080	\$3,080	\$3,500
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,500
3:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,900

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%
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8102010005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: **\$735,000/\$735,000**

727 S Towne Ave • Pomona 91766

16 days on the market

3 units • \$245,000/unit • 2,121 sqft • 7,465 sqft lot • \$346.53/sqft • Built in 1940

Listing ID: CV23102075

see GPS



Great opportunity! All 3 units can be delivered vacant. Total 4 bedrooms and 3 baths triplex in Pomona. One unit with 2 beds and one bath, and 2 other units with one bed and one bath. Located close to shopping, schools, and transportation. PLEASE DO NOT DISTURB TENANTS. Buyers and selling agents should do their due diligence to substantiate all property facts.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$735,000
- 1 Buildings
- 0 Total parking spaces
- \$2,629 (Estimated)
- \$3300 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01390111
- 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:	3	4	0	0	Unfurnished	\$3,300	\$3,300	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333001039

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

12004 Roscoe Blvd • North Hollywood 91605
3 units • \$408,333/unit • 1,949 sqft • 6,675 sqft lot • \$615.70/sqft •
Built in 1950
North on Laurel Canyon, Right onto Roscoe Blvd, Property is on the right.

List / Sold:
\$1,225,000/\$1,200,000 ↓
88 days on the market
Listing ID: SR23037222



Proud to announce a brand new private and remodeled Triplex in North Hollywood perfect for the investor or home-hacker. After walking in from the meticulously landscaped front patio, you enter the open floor plan of dining and living space perfect for entertaining. The home comprises of four bedrooms and three bathrooms, two of them being ensuite, and one having its own private patio perfect for relaxing on those cool summer nights. The fourth bedroom with attached bathroom and private patio can also be sectioned off and rented separately from the main home. This home also has two other amazing features with a detached ADU and attached JR ADU. The detached ADU is a 1bed/1bath and full kitchen unit with separate address and electric and gas meters. The attached JR ADU is a studio with kitchenette and bathroom. The ADU and JR ADU each have their own private entrances and patio areas. Parking for everyone is in the back through alley access and enough room to fit 5 cars. The whole property has drought resistant landscaping from front to back. Your next home or investment awaits you!

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$271 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02074427
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Unfurnished	\$0	\$0	\$4,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,100
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet: 0
- Dishwasher: 1
- Disposal: 3
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 2
- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 2310001017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR23037222

Printed: 08/06/2023 6:00:20 AM

Closed • Triplex

List / Sold:
\$1,650,000/\$1,250,000 ↓

68 days on the market

1546 S Ogden Dr • Los Angeles 90019
3 units • **\$550,000/unit** • **2,790 sqft** • **6,885 sqft lot** • **\$448.03/sqft** •
Built in 1938

Listing ID: SR23065543

I-10 W; exit 7B/Fairfax Ave; merge onto Washington Blvd; left onto Thurman Ave; continue onto S Spaulding Ave; right to stay on S Spaulding Ave; left onto Airdrome St; right onto S Ogden Dr (property on the right, between Pickford St & Saturn St)



Introducing a wonderful French Country Triplex located in the highly desirable Pico Fairfax neighborhood, also known as the Picfair area. This charming triplex was constructed in 1938 and boasts a distinctive architectural design that exudes vintage charm throughout. The property comprises three private units, each with its own entrance, offering tenants complete privacy and comfort. Newer installed Furnaces, each unit has a BRAND-NEW furnace with forced air and natural gas. The upstairs unit features two bedrooms, one bathroom, a formal dining room, laundry facilities, hardwood floors in the living and dining rooms, and carpeting in the hallway and bedrooms. Recessed lighting is featured in the living and dining rooms, while the kitchen boasts a ceiling fan, and the laundry room includes a washer and dryer. The living room has a wood-burning fireplace, and both the dining room and bedrooms are air-conditioned. The unit measures approximately 1,100 square feet and includes large coat, linen, and bedroom closets. The two downstairs units are each one bedroom, one bathroom with hardwood floors. One-unit features carpeting in the bedroom and hallway, while the other boasts hardwood floors throughout. Both units include a stove, fridge, ceiling fan in the kitchen, large coat closets, hallway closet/storage, and bedroom closets. One of the units has A/C in the bedroom. One unit is approximately 900 square feet, and the other is approximately 770 square feet. This triplex sits on a spacious 6,885 square foot lot, offering tenants a large and fully enclosed backyard to relax and unwind. Independent garages are available for each tenant, ensuring ample parking space and convenience. The location of this property is unbeatable, situated in the trendy Pico Fairfax neighborhood, just minutes away from Culver City, the Grove, Beverly Hills, Santa Monica, and Downtown LA, providing easy access to all the great places in LA. Overall, this French Country Triplex in the fantastic Pico Fairfax neighborhood is the perfect place to call home. With its unique vintage charm, spacious living areas, ample parking space, and unbeatable location, this property offers tenants the ultimate LA living experience.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$2,000,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Gas Range
- Other Interior Features: Built-in Features, Ceiling Fan(s), Crown Molding, Recessed Lighting, Storage, Tile Counters

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

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

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069002021

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

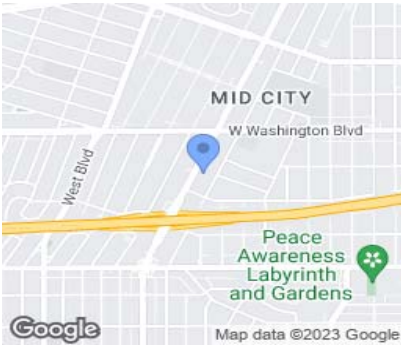
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR23065543

Printed: 08/06/2023 6:00:20 AM

Closed •

2220 CRENSHAW Blvd • Los Angeles 90016
3 units • **\$463,333/unit** • **2,658 sqft** • **7,739 sqft lot** • **\$496.61/sqft** •
Built in 1910
Crenshaw Blvd. and 22nd Street



List / Sold:
\$1,390,000/\$1,320,000 ↓
409 days on the market
Listing ID: 22169295

This property is located just near the 10 Freeway, Close to Korean Town, USC and Staples center and more. Hardwood Floor, Granite counter top. There is potential for developing more units for greater income potential for investors and developers.

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$1,390,000
- 1 Buildings
- \$62000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$22,450
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	2	1		Unfurnished	\$1,560	\$1,560	\$2,000
3:	1	1	1		Unfurnished	\$1,440	\$1,440	\$1,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

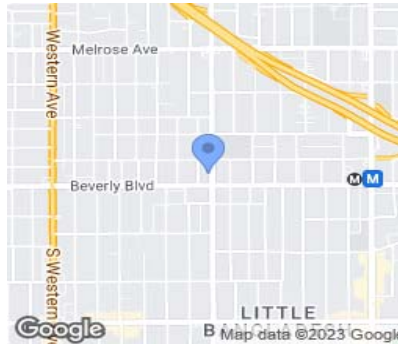
- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060005008

Michael Lembeck

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

Re/Max Property Connection

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

Closed • TriplexList / Sold: **\$975,000/\$800,000** ↓**325 N Normandie Ave • Los Angeles 90004****118 days on the market****3 units • \$325,000/unit • 2,634 sqft • 4,497 sqft lot • \$303.72/sqft • Built in 1911****Listing ID: PW23049897****N Beverly Blvd / W Mariposa Ave**

Investors welcome. This is a 3-unit property which can be converted into multiple units in the heart of Los Angeles. 3 Units - 1 Unit has 2 bedrooms and 2 baths, 2 units each with 1 bedroom and one bathroom. Close to everything including Metro, work, and shopping. Owner is very motivated.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$428 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$45000 Gross Scheduled Income
- \$32100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$12,900
- Electric: \$5,000.00
- Gas: \$2,200
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933036
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,800
2:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$2,300
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,800

Of Units With:

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

Additional Information

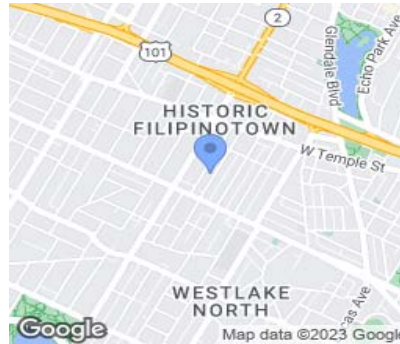
- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5520026010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • TriplexList / Sold: **\$875,000/\$900,000** ↓**213 N Westlake Ave • Los Angeles 90026****150 days on the market****3 units • \$291,667/unit • 2,040 sqft • 5,996 sqft lot • \$441.18/sqft • Built in 1927****Listing ID: SR23005339****Between Beverly Blvd and Temple Street**

Amazing Price Adjustment!!! Calling all investors and those interested in multi-unit properties. Don't miss the opportunity to own a Triplex property, near Historic Filipinotown, Echo Park Lake, Koreatown, Dodger Stadium, etc. Also near public transportation. Each unit has its own separate address. 2 units with 2 bedrooms & 1 bath, and 3rd unit 1 bedroom & 1 bath. The property runs from Westlake Avenue to Mountain View Street. Amongst the few in the area that has its own parking contained on the lot in addition to a small 1-car garage. This property has tons of potential! Check out the virtual tour video! Neither broker nor listing agent guarantees the accuracy of the square footage, lot size or other information concerning the conditions or features of the property, provided by the sellers or obtained from public records or other sources. Buyer(s) with their agent(s) are advised to independently verify the accuracy of the information.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$397 (Estimated)
- \$21600 Gross Scheduled Income
- \$17017 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$4,583
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01327139
- Gardener:
- Licenses:
- Insurance: \$2,183
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5157026011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

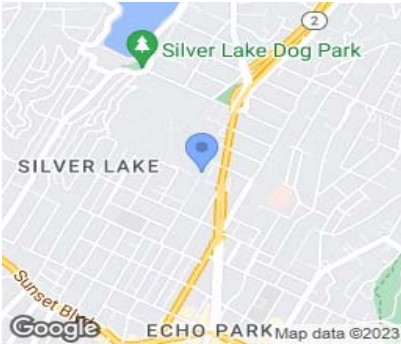
\$1,259,000/\$1,259,000 ↓

27 days on the market

Listing ID: 23276565

2237 Effie St • Los Angeles 90026
3 units • \$419,667/unit • 1,274 sqft • 8,045 sqft lot • \$988.23/sqft •
Built in 1926

Vehicle access via Mohawk St (Effie St - Staircase access only). Take Berkeley Ave from either Sunset Blvd or Glendale Blvd to Mohawk St. Property is at end of Mohawk St at cul-de-sac



Price Improvement! Charming Triplex Residence nestled in the vibrant and highly sought-after hillside neighborhood of Silver Lake. With its spacious grounds, canyon views, and prime location this triplex offers an exceptional opportunity for investors and those seeking an upscale urban lifestyle. Gated entry for enhanced security and privacy, Private balconies/patios, perfect for enjoying the California sunshine. Framed by mature growth Eucalyptus, Cedar and Ficus trees this property enjoys a prime location with easy access to a wide range of amenities, restaurants, upscale shopping, and vibrant entertainment options just moments away. Take a walk to Mohawk Bend, Modo Yoga, El Prado, Lassens Natural Foods, and Music Venues The Echo and Echoplex. Located just 0.7 miles from Silver Lake Reservoir, meadow, and walk path + 1 Mile to Echo Park Lake. Top Unit - 1 Bedroom/ 1 Bathroom will be delivered vacant and features updated kitchen, concrete floors, dual skylights, in-unit laundry and back patio access with pergola covered view deck. Second Top Unit - 1 Bedroom/ 1 Bathroom features vaulted ceilings, skylights, in-unit laundry, dual walk-in closets, and walk-in shower. All units include assigned off-street parking, abundant natural light and views from every room. Come home to this special property!

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$1,329,000
- 1 Buildings
- Levels: Two
- Laundry: Washer Included, Dryer Included
- \$53154 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,946
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$2,893
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense: \$420
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,600
2:	1	1	1		Unfurnished	\$3,150	\$3,150	\$3,400
3:	1	1	1		Unfurnished	\$925	\$925	\$2,400

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5423007031

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

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

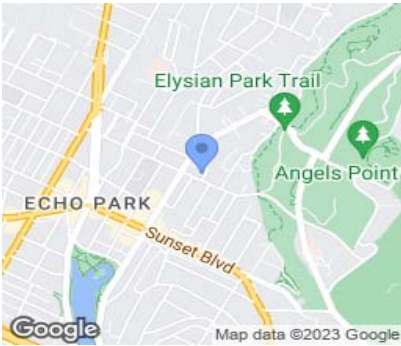
CUSTOMER FULL: Residential Income LISTING ID: 23276565

Printed: 08/06/2023 6:00:20 AM

Closed •

1501 Scott Ave • Los Angeles 90026
3 units • \$466,667/unit • 3,488 sqft • 8,222 sqft lot • \$389.91/sqft •
Built in 1906
Corner of Scott Ave and Parmer Ave

List / Sold:
\$1,400,000/\$1,360,000 ↓
12 days on the market
Listing ID: 23275423



Character Echo Park triplex on a large corner lot with gorgeous views! This property consists of two structures - a detached 2 bedroom, 2 bathroom house (built in 1955, on Parmer Ave) and a duplex with one 2 bedroom, 1 bathroom unit and one 1 bedroom, 1 bathroom unit (built in 1906, on Scott Ave). Both 2-bedroom units have a bonus room which could be used as a den, office, or bedroom. Units have driveway parking, private outdoor patios, and basement storage space. Located in a trendy neighborhood of mostly single-family homes, this triplex is near such hot spots as Bacetti, Spirit House, Little Joy Bar and Echo Park Lake. LARD2 zoning may allow for an additional unit. Buyer to investigate. The one bedroom unit is currently vacant and ready for an owner to move in or rent at market rate. Investor's Offering Memorandum available in Document section or by request. Beautiful details include hardwood floors, coved ceilings, arched doorways, and ornate brass door hardware. A true gem!

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,400,000
- 2 Buildings
- Heating: Floor Furnace, Forced Air
- Laundry: Individual Room, Inside
- Cap Rate: 4.65
- \$65129 Net Operating Income

Interior

- Floor: Wood, Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$21,271
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,500	\$2,500	\$3,700
2:	1	2	1		Unfurnished	\$2,200	\$2,200	\$3,200
3:	1	1	1		Unfurnished	\$2,500	\$0	\$2,500

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5419014026

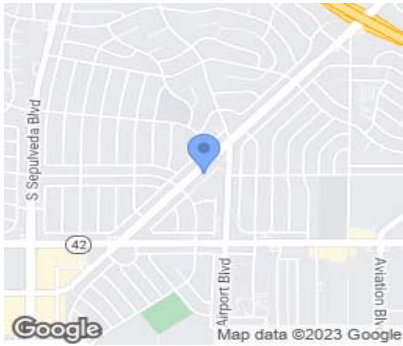
Michael Lembeck

Re/Max Property Connection

Closed •

8307 Kittyhawk Ave • Los Angeles 90045
3 units • \$432,333/unit • sqft • 7,412 sqft lot • No \$/Sqft data •
Built in 1944
S. of La Tijera,

List / Sold:
\$1,297,000/\$1,285,000 ↓
36 days on the market
Listing ID: 23273715



Excellent opportunity to own 3 units on a quiet culdesac in a prime location. This well-maintained duplex with a detached (vacant) LEGAL NEW 2 bedroom, 1 bath ADU is located in a highly desirable neighborhood of Westchester. Perfect for an owner-occupied property or as an excellent investment to add to your portfolio. This property consist of the following: Front unit has 2 large bedrooms, 1 bathroom with its own washer/dryer hookups. Rear unit consist of 3 bedrooms, 2 bathrooms and washer/dryer hookups. ALL interior of the ADU is Brand NEW with NEW Kitchen, NEW stove, NEW microwave, NEW dishwasher, NEW AC/Heat Mini Split Unit, NEW bathroom with beautiful tile. NEWER Tankless water heater that services both front & rear unit. Each unit including the ADU have their own separate meters. Front & rear unit have their own NEW detached storage sheds. Property has a spacious driveway. This property is conveniently located minutes to Playa Vista, Playa Del Rey, Marina Del Rey, LMU, Culver City and minutes from SoFi Stadium, The Forum & the NEW \$1.2 Billion Dollar Clippers Intuit Arena. Easy access to 405 freeway, shops & transportation. Front & rear tenants are on month to month agreements. The ADU is vacant.

Facts & Features

- Sold On 08/04/2023
 - Original List Price of \$1,297,000
 - 2 Buildings
 - Heating: Wall Furnace
- Cap Rate: 3.58
 - \$3967 Net Operating Income

Interior

- Appliances: Disposal, Microwave

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$14,196
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$340
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,350	\$2,350	\$3,000
2:	2	3	2		Unfurnished	\$2,800	\$2,800	\$3,500
3:	3	2	1		Unfurnished	\$0	\$0	\$2,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4107015026

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23273715

Printed: 08/06/2023 6:00:20 AM

Closed • Triplex

List / Sold: **\$980,000/\$950,000** ↓

1300 E 71st St • Los Angeles 90001

14 days on the market

3 units • \$326,667/unit • 3,908 sqft • 6,829 sqft lot • \$243.09/sqft • Built in 2000

Listing ID: PW23099799

North of Florence East of Hooper



Triplex with 3Bed 2Bath and attached 2-car garage per unit. Excellent Investment property opportunity with upside rent potential. Located near restaurants, shopping centers, and major transportation 110 and 105 Freeway. Perfect for Owner-Occupant or Investors looking for income-producing property. Must See Property. Buyer/Agents to verify the accuracy of information.

Facts & Features

- Sold On 08/04/2023
 - Original List Price of \$980,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$1,654 (Estimated)
- \$67200 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01939139
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2			\$1,850		
2:	1	3	2			\$1,900		

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6010025001

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$800,000/\$770,000 ↓

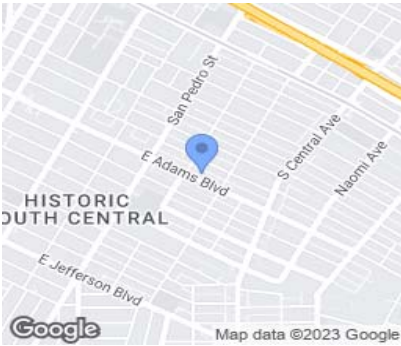
823 E Adams Blvd • Los Angeles 90011

22 days on the market

3 units • \$266,667/unit • 3,618 sqft • 7,496 sqft lot • \$212.82/sqft • Built in 1958

Listing ID: EV23041664

Adams and San Pedro st



GREAT INCOME OPPORTUNITY IN A HIGH DEMAND AREA!! FRONT UNIT HAS 7 BEDROOMS 3 BATHROOMS!! 2 REAR UNITS 1 BEDROOM 1 BATHROOM EACH!! STORAGE IN THE BACK!! CLOSE TO DOWNTOWN AND FREEWAYS!!

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$800,000
- 3 Buildings
- 0 Total parking spaces
- \$1,009 (Public Records)
- Cap Rate: 7.6
- \$78000 Gross Scheduled Income
- \$61000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02088571
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$15,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	7	3	0	Unfurnished	\$3,840	\$3,840	\$4,640
2:	2	1	1	0	Unfurnished	\$825	\$1,650	\$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
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5131025021

Michael Lembeck

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

Re/Max Property Connection

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

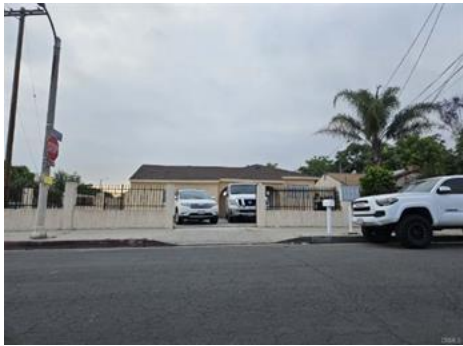
Closed • Triplex

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

13289 Vaughn St • San Fernando 91340
3 units • \$166,667/unit • 8,994 sqft • 8,994 sqft lot • \$55.59/sqft •
Built in 1956
off Glen Oaks

0 days on the market

Listing ID: PW23141895



multifamily property

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$500,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$637 (Estimated)
- Laundry: Common Area
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142871
- 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:	3	2	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- SF - San Fernando area
- Los Angeles County
- Parcel # 2524021022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW23141895

Printed: 08/06/2023 6:00:20 AM

Closed •

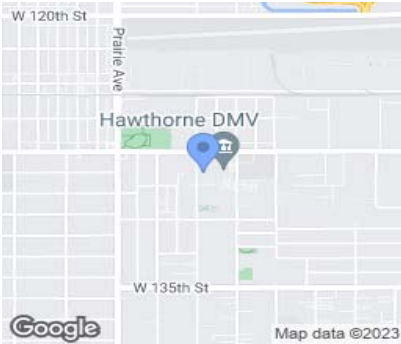
List / Sold:
\$1,395,000/\$1,290,000 ↓

60 days on the market

12906 Doty Ave • Hawthorne 90250
4 units • \$348,750/unit • 4,080 sqft • 5,400 sqft lot • \$316.18/sqft •
Built in 1964

Listing ID: 23264781

The subject property is located in the City of Hawthorne. The property is situated south of El Segundo Boulevard, North of 135th Street, West of Crenshaw Boulevard and East of Prairie Avenue.



We are pleased to offer this four unit investment opportunity, located in the City of Hawthorne. The unit mix consists of two 2+1 units, one 2+1 townhome, and one 3+2 townhome. The investment consists of approximately 4,080 of rentable square feet and is situated on an approximately 5,400 square foot parcel. Recent property upgrades include interior paint, kitchen cabinets with quartz counter tops, kitchen sink, hardwood laminate flooring, ceiling fans, bathroom vanities, bathtubs and shower tile, kitchen & bathroom hardware, exterior lighting, and exterior paint. The building amenities include a large secured parking area with four spaces, on-site laundry room for additional income, and the property is separately metered for both gas & electricity.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,395,000
- 1 Buildings
- Cap Rate: 5.31
- \$74064 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,996
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,443	\$2,443	\$3,300
2:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,600
3:	1	2	1		Unfurnished	\$2,195	\$2,195	\$2,450
4:	1	2	1		Unfurnished	\$2,189	\$2,189	\$2,450
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%
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4050010011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23264781

Printed: 08/06/2023 6:00:20 AM

Closed • **Quadruplex**

703 E Grand Ave • El Segundo 90245
4 units • \$550,000/unit • 2,764 sqft • 7,003 sqft lot • \$723.59/sqft •
Built in 1953
Center St. & E. Grand Ave.

List / Sold:
\$2,200,000/\$2,000,000 ↓
0 days on the market
Listing ID: SB23143372



Corner lot 4-plex with access to shopping & beaches.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$7835 Gross Scheduled Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: None

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- 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:	3	1	1	1	Unfurnished	\$1,950	\$1,950	\$1,950
2:	1	2	1	1	Unfurnished	\$1,985	\$1,985	\$1,985

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4135023009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$839,000/\$825,000** ↓

322 W 12th St • San Pedro 90731

505 days on the market

4 units • \$209,750/unit • 2,688 sqft • 5,004 sqft lot • \$306.92/sqft • Built in 1925

Listing ID: SB21258053

South of 7th Street, East of South Pacific Avenue



Facts & Features

- Sold On 07/31/2023
- Original List Price of \$839,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$399 (Estimated)
- \$43248 Gross Scheduled Income
- \$32000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,248
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	1	Unfurnished	\$900	\$3,604	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 185 - Plaza area
- Los Angeles County
- Parcel # 7456006013

Michael Lembeck

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

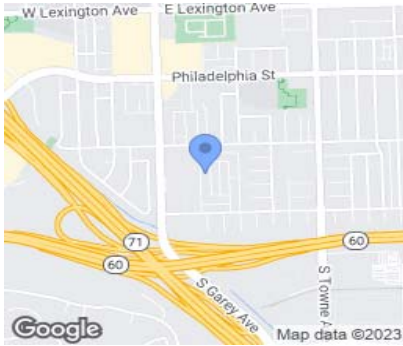
Re/Max Property Connection

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

Closed • **Quadruplex**

2411 Angela St • Pomona 91766
4 units • \$275,000/unit • 3,835 sqft • 7,185 sqft lot • \$260.76/sqft •
Built in 1964
NORTH OF FREE WAY 60, East of Garey Ave.

List / Sold:
\$1,100,000/\$1,000,000 ↓
179 days on the market
Listing ID: RS22140820



Excellent Investment Opportunity. 4 units, 3828 Square Feet of Living area on a 7185 Square Feet Lot. Units 1 has 3 Bedrooms and 1 1/2 Bathroom, Unit 3 has 2 Bedrooms and 1 1/2 Bathrooms, Unit 3 has 2 Bedrooms and 1 1/2 Bathroom, and Unit 4 has 1 Bedroom and 1 1/2 Bathroom. Unit 4 is owner occupied. The property is located on junction of Freeways 60 and 71, a good rental location Pomona. Close to shopping area, Schools, transportation and dining areas. Each unit has detached 1 car garage. All units are rented who have been occupying the rental units for considerable time. New 7000 Square Feet City Built Park with kids playground and a basket ball court was installed not too long ago in front of the property.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,250,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- \$47160 Gross Scheduled Income
- \$44160 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01165100
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,200	\$1,200	\$1,850
2:	1	2	2	1	Unfurnished	\$950	\$950	\$1,550
3:	1	2	2	1	Unfurnished	\$0	\$0	\$1,550
4:	1	1	1	1	Unfurnished	\$850	\$85	\$1,200

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: 3%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8331023031

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold: **\$869,000/\$880,000** ↑

5450 Repetto Ave # D • Los Angeles 90022

10 days on the market

4 units • \$217,250/unit • 3,490 sqft • 5,598 sqft lot • \$252.15/sqft • Built in 1955

Listing ID: PW23052006

South of Beverly Blvd, West of Eastmont Ave, East of Margaret Ave, North of Eagle St.



Fantastic Investment opportunity! Location, location, location! This Fourplex is conveniently located in desirable residential area of East Los Angeles, near shopping centers, schools, parks, restaurants and with quick access to the freeways. The property has 4 units with 3,000 total Sqft and 3,470 Sqft Lot: 2 beds, 1 bath - 2 beds, 1 bath - 1 bed, 1 bath, and 1 bed, 1 bath. This sale includes a second parcel 6341-013-005, with a 490 Sqft additional room attached to the fourplex building with a 2,128 Sqft lot. Each unit with their own electricity and gas meters, one water meter for the building. Gated driveway with 4 open tandem parking spaces. The small additional room is used as a laundry for one of the units. This property is going to sell fast! Call today!

Facts & Features

- Sold On 08/04/2023
- Original List Price of \$869,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,935 (Estimated)
- Laundry: Inside
- \$54000 Gross Scheduled Income
- \$50400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01951162
- 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	\$1,700	\$1,700	\$2,200
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,200
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,700
4:	1	1	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

- Probate Listing sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6341013002

Michael Lembeck

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

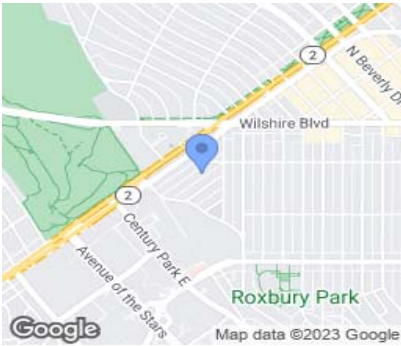
Re/Max Property Connection

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

Closed •

9916 Durant Dr • Beverly Hills 90212
4 units • \$737,500/unit • 6,120 sqft • 6,002 sqft lot • \$457.52/sqft •
Built in 1937
Durant between Charleville Blvd and S Moreno Dr, south side of the block.

List / Sold:
\$2,950,000/\$2,800,000 ↓
64 days on the market
Listing ID: 23272038



TO BE SOLD WITH ADJACENT PROPERTY 9912 DURANT DR... We are pleased to present a remarkable opportunity to acquire a two-property portfolio of prime multifamily real estate in the highly sought-after City of Beverly Hills. Comprising two side-by-side 4-unit buildings, 9912 & 9916 Durant Drive presents an enchanting investment opportunity in an esteemed Beverly Hills locale. Built in 1937, the charming property showcases timeless architectural design, exuding a sense of classic elegance. The two 4-plexes share a picturesque courtyard with 50% townhome-style units, offering spacious floor plans of 2+1.5, 3+2.5 and 3+3 configurations. With an average unit size of approximately 1,500 square feet, the units boast hardwood floors, faux fireplaces, and formal dining rooms. Additionally, half of the units have been tastefully renovated with central A/C and heat, and each unit features its own in-unit washer/dryer. Approximately 80% of the property has been re-piped with copper plumbing. There's also a potential to build (2) ADUs in the existing carports (Buyer to verify). Located in one of Beverly Hills' most coveted areas, 9912-18 Durant offers unparalleled convenience. Residents can easily access iconic destinations such as the The Peninsula Hotel, LACountry Club, Westfield Century City, Rodeo Drive, Beverly Hills High School and more.

Facts & Features

- Sold On 08/03/2023
 - Original List Price of \$3,300,000
 - 1 Buildings
- Cap Rate: 3.52
 - \$103955 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$53,684
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01972083
 - 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	\$3,354	\$3,354	\$4,200
2:	1	2	1		Unfurnished	\$3,199	\$3,199	\$4,200
3:	1	3	3		Unfurnished	\$3,651	\$3,651	\$5,500
4:	1	3	2		Unfurnished	\$3,541	\$3,541	\$5,500
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%
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4328004013

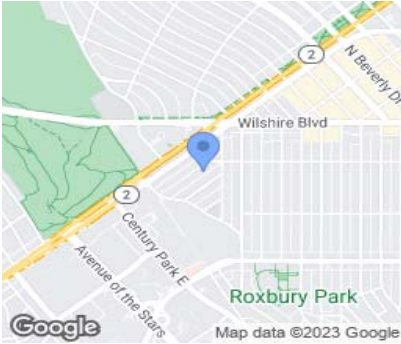
Michael Lembeck

Re/Max Property Connection

Closed •

9912 Durant Dr • Beverly Hills 90212
4 units • \$737,500/unit • 6,120 sqft • 6,002 sqft lot • \$457.52/sqft •
Built in 1937
Durant between Charleville Blvd and S Moreno Dr, south side of the block.

List / Sold:
\$2,950,000/\$2,800,000 ↓
64 days on the market
Listing ID: 23272027



TO BE SOLD WITH ADJACENT PROPERTY 9916 DURANT DR... We are pleased to present a remarkable opportunity to acquire a two-property portfolio of prime multifamily real estate in the highly sought-after City of Beverly Hills. Comprising two side-by-side 4-unit buildings, 9912 & 9916 Durant Drive presents an enchanting investment opportunity in an esteemed Beverly Hills locale. Built in 1937, the charming property showcases timeless architectural design, exuding a sense of classic elegance. The two 4-plexes share a picturesque courtyard with 50% townhome-style units, offering spacious floor plans of 2+1.5, 3+2.5 and 3+3 configurations. With an average unit size of approximately 1,500 square feet, the units boast hardwood floors, faux fireplaces, and formal dining rooms. Additionally, half of the units have been tastefully renovated with central A/C and heat, and each unit features its own in-unit washer/dryer. Approximately 80% of the property has been re-piped with copper plumbing. There's also a potential to build (2) ADUs in the existing carports (Buyer to verify). Located in one of Beverly Hills' most coveted areas, 9912-18 Durant offers unparalleled convenience. Residents can easily access iconic destinations such as the The Peninsula Hotel, LACountry Club, Westfield Century City, Rodeo Drive, Beverly Hills High School and more.

Facts & Features

- Sold On 08/03/2023
 - Original List Price of \$3,300,000
 - 1 Buildings
- Cap Rate: 3.52
 - \$103955 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$53,684
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,651	\$3,651	\$5,500
2:	1	3	3		Unfurnished	\$4,386	\$4,386	\$5,500
3:	1	2	1		Unfurnished	\$2,870	\$2,870	\$4,200
4:	1	2	1		Unfurnished	\$2,433	\$2,433	\$4,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4328004014

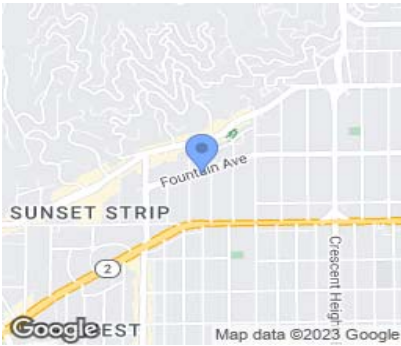
Michael Lembeck

Re/Max Property Connection

Closed •

8410 Fountain Ave • West Hollywood 90069
4 units • \$421,250/unit • 3,328 sqft • 5,232 sqft lot • \$483.02/sqft •
Built in 1922
On Fountain between Olive Dr and Kings Rd

List / Sold:
\$1,685,000/\$1,607,500 ↓
54 days on the market
Listing ID: 23269859



Facts & Features

- Sold On 08/03/2023
- Original List Price of \$1,750,000
- 1 Buildings
- Cap Rate: 2.98
- \$50237 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,910
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,819	\$7,275	\$10,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5554026003

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:
\$3,250,000/\$3,240,000 ↓

2421 Carmona Ave • Los Angeles 90016
4 units • **\$812,500/unit** • **6,758 sqft** • **6,020 sqft lot** • **\$479.43/sqft** •
Built in 2023

6 days on the market
Listing ID: BB23120498

Heading South on Carmona Ave, property will be at end of street on your right.



2421 Carmona Ave is A FULLY STABILIZED new construction fourplex in prime Mid-City, walking distance to the Culver City Art District! These units rented out at lightening speed (before utilities were even installed!) and brought in over 10 competing applications. With leases signed at \$5,200 (4 bed), \$5,200 (4 bed), \$4,500 (3 bed), and \$4,500 (3 bed), that results in a whopping \$19,400 a rent in month and a real cap rate of 5.54%! This is a dream opportunity for 1031 exchange buyers and investors to step into massive cash flow on DAY ONE. 2421 Carmona is a NON RENT-CONTROLLED fourplex made up of two large 4 bedroom (1x 4b/4b, 1x4b/3.5b) tri-level townhomes and two beautifully designed 3 bedroom/3.5 bathroom tri-level townhomes! These premium townhomes feature unbeatable floorplans with extremely large, tenant friendly kitchens and living rooms. You will find noteworthy features including, but not limited to: designer tiles, modern glossy cabinets, waterfall islands, a large rear yard, solar panels, high ceilings, huge walk in closets, balconies off the living space, large windows everywhere you look allowing for maximum light, natural wood water proof vinyl, and more! In addition to the high return, buyers will enjoy other perks including: opportunity zone, NO RENT CONTROL, 8 parking spaces (3 garage, 5 exterior), tastefully designed drought tolerant landscaping, a 1-year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come. 2419 Carmona is located minutes from Culver City and the countless hotspots in the area, including the trendy Helms Bakery District, the Culver City Steps, Amazon Studios, Ivy Statio, and the Cumulus District (Whole Foods).

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$3,250,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$326 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- Cap Rate: 5.54
- \$232800 Gross Scheduled Income
- \$180105 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Floor: Vinyl

Exterior

- Lot Features: Back Yard, Rectangular Lot, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,383
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$2,703
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	2	Unfurnished	\$5,200	\$5,200	\$5,200
2:	1	4	4	1	Unfurnished	\$5,200	\$5,200	\$5,200
3:	1	3	4	0	Unfurnished	\$4,500	\$4,500	\$4,500
4:	1	3	4	0	Unfurnished	\$4,500	\$4,500	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County

- Parcel # 5063012071

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

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

CUSTOMER FULL: Residential Income LISTING ID: BB23120498

Printed: 08/06/2023 6:00:20 AM

Closed •

List / Sold: **\$1,100,000/\$780,000** ↓

407 N Coronado St • Los Angeles 90026
4 units • **\$275,000/unit** • **4,294 sqft** • **5,700 sqft lot** • **\$181.65/sqft** •
Built in 1922
South of S Rampart Blvd

234 days on the market
Listing ID: RS22191602



The largest quad for the lowest price. Aggressively price drop!! Location on this one is key! Close to all DTLA LA LIVE. Great rent potential to turn these all to 2bedrooms. You are literally 10 minutes away from Walt Disney Concert Hall, Hollywood Bowl and Dodger Stadium. Located in the Silverlake/Echo Park Rampart Village where developers can't get enough to build. This area will be ever growing for years to come. Be sure to come take a look if you are looking to 1031 or looking for a great investment in an ever growing booming area of Los Angeles.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$1,200,000
- 1 Buildings
- 5 Total parking spaces
- \$652 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$53220 Gross Scheduled Income
- \$53220 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01881308
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1			\$1,200	\$1,200	\$2,600
2:	1	1	1			\$1,200	\$1,200	\$2,600
3:	1	1	1			\$1,100	\$1,100	\$2,600
4:	1	1	1			\$935	\$935	\$2,600

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%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5157004002

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold: **\$728,000/\$700,000** ↑

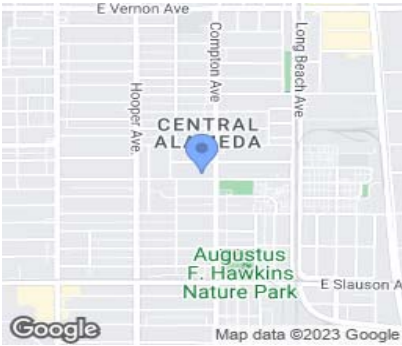
1451 E 53rd St • Los Angeles 90011

38 days on the market

4 units • \$182,000/unit • 3,108 sqft • 5,403 sqft lot • \$225.23/sqft • Built in 1964

Listing ID: DW23050630

South of Vernon Ave. West of Compton Ave



1451 E. 53rd Ave, Los Angeles is a 1963 constructed 4-unit building of all 2-bed/ 1-bath units. The property is a fixer-upper but has significant upside potential and value-add opportunity for an investor. Great unit mix with all 2-bed/1-bath units. Each unit has it's own laundry connections. The current market rent for a 2-bed/1-bath apartment in this area is approx \$2,200/month and the maximum Section 8 Voucher for a 2-bedroom in Los Angeles is \$2,666. The property has a long driveway with four uncovered parking spaces in the rear. The property also has the potential to build a detached ADU by right (buyer to verify). This property offers a great opportunity to realize substantial growth and increased cash flow over time.

Facts & Features

- Sold On 07/31/2023
 - Original List Price of \$695,900
 - 1 Buildings
 - 0 Total parking spaces
 - \$4,602 (Assessor)
- Laundry: Inside, See Remarks
 - \$42504 Gross Scheduled Income
 - \$33504 Net Operating Income
 - 5 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,000
 - Electric: \$654.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00808075
 - Gardener:
 - Licenses:
- Insurance: \$3,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,352
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$930	\$930	\$2,200
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,200
3:	1	2	1	0	Unfurnished	\$791	\$791	\$2,200
4:	1	2	1	0	Unfurnished	\$821	\$821	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5104008025

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$849,000/\$780,000** ↓

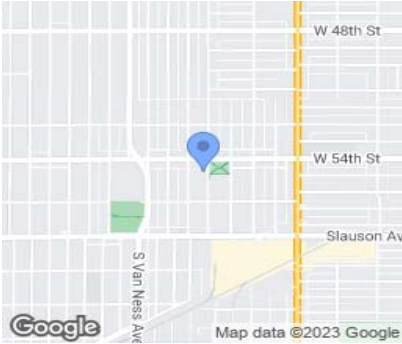
5421 S Gramercy Pl • Los Angeles 90062

27 days on the market

4 units • \$212,250/unit • 2,636 sqft • 5,850 sqft lot • \$295.90/sqft • Built in 1941

Listing ID: 23270737

On South Gramercy Place, West of Western Avenue and South of 54th Street. The property faces Chesterfield Square Park.



5421 S. Gramercy Pl is a four unit building in the South LA neighborhood of Chesterfield Square near Leimert Park. It sits on a quaint, palm tree lined street across from Chesterfield Square Park. All units are 1 Bedroom + 1 Bath and average 659 SF each, and feature rear washrooms with washer/dryer hookups and back doors. In the rear are 4 single car garages with alley access. The property will be delivered with two vacant units, making this a fantastic value-add opportunity. Currently the front upstairs unit is vacant and easy to show! An Incredible value for under \$850K!

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$849,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 6.06
- \$50896 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$16,244
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,047	\$1,047	\$1,699
2:	1	1	1		Unfurnished	\$1,150	\$1,150	\$1,699
3:	1	1	1		Unfurnished	\$1,699	\$0	\$1,699
4:	1	1	1		Unfurnished	\$1,699	\$0	\$1,699
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5005016022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23270737

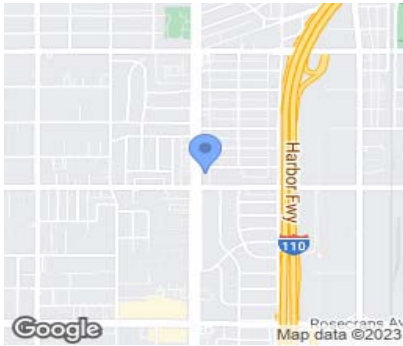
Printed: 08/06/2023 6:00:20 AM

Closed •

List / Sold: **\$750,000/\$725,000** ↓

13408 S Vermont Ave • Gardena 90247
5 units • \$150,000/unit • 3,100 sqft • 7,481 sqft lot • \$233.87/sqft •
Built in 1951
North of Rosecrans East side of Vermont

0 days on the market
Listing ID: 23291203



Value-Add 5 unit in Gardena P.O. (LA RSO). Low rents and long term tenants. Subject to LA city rent control.

Facts & Features

- Sold On 08/02/2023
 - Original List Price of \$750,000
 - 1 Buildings
- Cap Rate: 3.77
 - \$28237 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,103
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02078334
 - 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	\$830	\$4,153	\$9,250
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 116 - North Gateway area
 - Los Angeles County
 - Parcel # 6117033003

Michael Lembeck

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

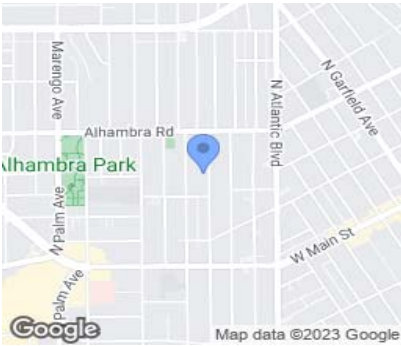
Re/Max Property Connection

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

Closed • Commercial/Residential

333 N Marguerita Ave • Alhambra 91801
5 units • \$440,000/unit • 5,520 sqft • 8,750 sqft lot • \$382.25/sqft •
Built in 1969
333 N Marguerita Avenue, Alhambra

List / Sold:
\$2,200,000/\$2,110,000 ↓
102 days on the market
Listing ID: OC23037113



> Property is in the highly desirable Los Angeles County rental community of Alhambra, CA > Unit Mix includes: (2) 1BD/1BA, (1) 2BD/2BA, and (2) 3BD/2BA > Significant Upside in Rental Income! > On-Site Laundry and Covered Parking

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$2,200,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- \$2,119 (Estimated)
- Laundry: Common Area
- \$99401 Gross Scheduled Income
- \$53970 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$45,431
- Electric: \$819.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,307
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$2,433
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,463
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,995	\$1,995	\$2,700
2:	1	3	2	0	Unfurnished	\$2,030	\$2,030	\$2,700
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,800
4:	1	1	1	0	Unfurnished	\$1,240	\$1,240	\$1,800
5:	1	2	2	0	Unfurnished	\$1,820	\$1,820	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5338010004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

421 E Chevy Chase Dr • Glendale 91205
5 units • \$250,000/unit • 1,938 sqft • 4,002 sqft lot • \$709.49/sqft •
Built in 1958

Heading west on Chevy Chase, subject property will be on your right.



List / Sold:
\$1,250,000/\$1,375,000 ↑
6 days on the market
Listing ID: BB23125793

421 E Chevy Chase Dr is a charming 5-unit property with major value-add potential in prime Glendale for an unheard-of price of \$1,250,000! A price per door of only \$250,000 is awe-inspiring, making this a deal you won't find again anytime soon! With the possibility of an ADU, this building offers buyers major opportunity for growth. 421 E Chevy Chase Dr boasts a better price per unit, GRM and cap rate than all its Glendale comps. The property, which is situated on a corner lot, is made up of five one bedroom, one bathroom units, one of which is vacant. The current cap rate is 4.49% (well above the comps) and there is huge upside potential. We project a very conservative pro forma cap rate of 5.70%. These units are located less than a mile from the vibrant Glendale Galleria and the upscale Americana at Brand, two iconic shopping destinations in Glendale that offer an abundance of high-end boutiques and gourmet restaurants that will have tenants flocking to your doors for years to come. It is also just a short drive from many conveniences such as Target, Whole Foods, Trader Joes, Costco and much more. The property boasts other notable features including: seven parking spots (two located in a carport) and character wood-beamed ceilings that make the units appear extremely spacious! This is a dream opportunity for experienced or entry level investors to purchase an incredibly well-priced deal that won't empty your pockets. Sit back and collect rent from quiet, friendly tenants!

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 1 Total carport spaces
- \$613 (Estimated)
- Cap Rate: 4.49
- \$81708 Gross Scheduled Income
- \$56080 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Electric Oven, Refrigerator
- Other Interior Features: Beamed Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,810
- Electric: \$495.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,059
- Cable TV: 01921425
- Gardener:
- Licenses:
- Insurance: \$1,454
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,445	\$1,445	\$1,700
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	0	Unfurnished	\$1,441	\$1,442	\$1,625
4:	1	1	1	0	Unfurnished	\$1,232	\$1,232	\$1,625
5:	1	1	1	0	Unfurnished	\$990	\$990	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5676008010

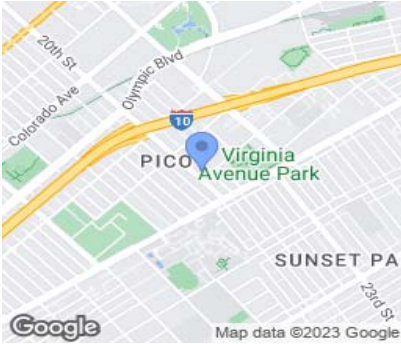
Michael Lembeck

Re/Max Property Connection

Closed •

1953 20th St • Santa Monica 90404
5 units • \$399,000/unit • 3,816 sqft • 7,098 sqft lot • \$458.60/sqft •
Built in 1939
East Side of 20th St. just north of Virginia Ave.

List / Sold:
\$1,995,000/\$1,750,000 ↓
73 days on the market
Listing ID: 23259135



We are pleased to offer this 5-unit apartment complex in Santa Monica. Great opportunity with a solid unit mix. Minutes from the beach, Main St., Montana Ave, Third Street Promenade, Venice Boardwalk, and much more. This property epitomizes Southern California coastal community. Great unit mix consisting of: One - 2-bedroom / 1-bathroom, Two - 1-bedroom / 1-bathroom, Two - Studio.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$2,150,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.21
- \$64017 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$42,942
- 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	\$2,010	\$2,010	\$2,750
2:	1	0	1		Unfurnished	\$1,595	\$1,595	\$1,750
3:	1	0	1		Unfurnished	\$1,595	\$1,595	\$1,750
4:	1	1	1		Unfurnished	\$1,694	\$1,694	\$2,150
5:	1	1	1		Unfurnished	\$1,995	\$1,995	\$2,150
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4274020002

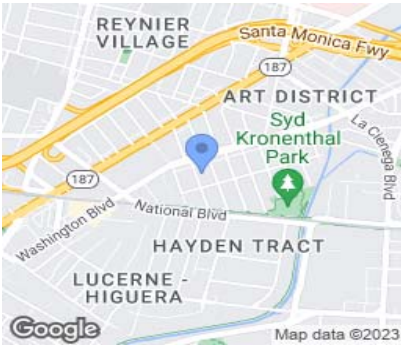
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed •

3330 Caroline Ave • Culver City 90232
5 units • \$415,000/unit • 3,468 sqft • 6,258 sqft lot • \$562.28/sqft •
Built in 1927
Caroline Ave & Washington Blvd

List / Sold:
\$2,075,000/\$1,950,000 ↓
5 days on the market
Listing ID: 23278949



5 existing units, with the 6th unit being a 2+2 city approved ADU. This 6-unit apartment building located in the highly desirable area of Culver City! This spacious property encompasses a building size of 3,468 square feet and is situated on a generous lot measuring 6,258 square feet, offering ample space for residents to enjoy. Situated just a stone's throw away from major employers such as Amazon, Sony Studios, and the newly approved Apple Campus, this property provides unparalleled convenience for residents working in these prestigious companies. With the anticipated completion of the Apple Campus in 2025 or 2026, this location is poised for significant economic growth, potentially boosting property values and rental demand. The apartment building showcases a collection of charming bungalow-style units, consisting of five 1-bedroom, 1-bathroom units, and an already Approved 2-bedroom, 2-bathroom accessory dwelling unit (ADU). While the ADU is not yet completed, the approved plans ensure a seamless completion process. Residents of this property will not only benefit from its prime location but also enjoy the spaciousness it provides. With a building size of 3,468 square feet, each unit offers comfortable living spaces for tenants to relax and unwind. Additionally, being part of the vibrant Culver City community offers residents a wealth of recreational and cultural activities. From exploring local galleries to indulging in the culinary delights of the neighborhood, there's always something exciting to experience. The property's strategic location ensures excellent transportation links, granting easy access to major transportation routes and neighboring areas of Los Angeles. Commuting and exploring the surrounding amenities and attractions are made convenient and accessible. Please do not disturb any of the tenants. All showings will be subject to an accepted offer. Please do not Disturb the Tenants. Contact Listing agents for OM.

Facts & Features

- Sold On 07/31/2023
 - Original List Price of \$2,075,000
 - 5 Buildings
- Laundry: Stackable
 - Cap Rate: 5.05
 - \$104872 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$54,480
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,975	\$1,975	\$2,700
2:	1	1	1		Unfurnished	\$1,948	\$1,948	\$2,700
3:	1	1	1		Unfurnished	\$2,450	\$2,450	\$2,700
4:	1	1	1		Unfurnished	\$2,087	\$2,087	\$2,700
5:	1	1	1		Unfurnished	\$2,030	\$2,030	\$2,700
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
- C28 - Culver City area

- Buyer Agency Compensation: 2.5%

- Los Angeles County
- Parcel # 4312024017

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23278949

Printed: 08/06/2023 6:00:20 AM

Closed • Apartment

322 N Prospero Dr • Covina 91723
6 units • \$299,167/unit • 7,154 sqft • 7,780 sqft lot • \$278.17/sqft •
Built in 1963
North of 10 fwy, West of 57 Fwy Near Barranca Ave & Badillo St

List / Sold:
\$1,795,000/\$1,990,000 ↑
21 days on the market
Listing ID: CV23113471



We are pleased to offer for sale this 6 unit, one of a kind, multi-family investment property in the city of Covina. The subject property is comprised of 5 two-story townhouse style units and one traditional apartment unit. The unit mix consists of 1(3Bed/2.5Bath) Town-House "Owner's Unit", 3(3Bed/1.5Bath) Town-Houses, 1(2Bed/1.5Bath) Town-House, 1(2Bed/1.5Bath) unit. Tenants enjoy an onsite laundry facility and covered car-port parking. The current owner has kept the rents quite modest for the area allowing a new investor the ability to "substantially improve" the subject property and increase the rental rates by as much as 60+%. By repositioning the property, a new investor can realize an 8+% cash on cash return when utilizing the private seller financing available. Private seller financing terms: 30% Down Payment, 6.5% Interest Only Payments, Due and Payable in 5 years.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,795,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- \$2,557 (Estimated)
- Laundry: Common Area
- \$103380 Gross Scheduled Income
- \$64721 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,557
- Electric: \$360.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$3,240
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,640
- Other Expense: \$900
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$2,450	\$2,450	\$2,450
2:	1	3	2	0	Unfurnished	\$1,316	\$1,316	\$2,350
3:	1	3	2	0	Unfurnished	\$1,180	\$1,180	\$2,350
4:	1	3	2	0	Unfurnished	\$1,126	\$1,126	\$2,350
5:	1	2	2	0	Unfurnished	\$1,285	\$1,285	\$2,150
6:	1	2	2	0	Unfurnished	\$1,158	\$1,158	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 614 - Covina area
- Los Angeles County
- Parcel # 8429033007

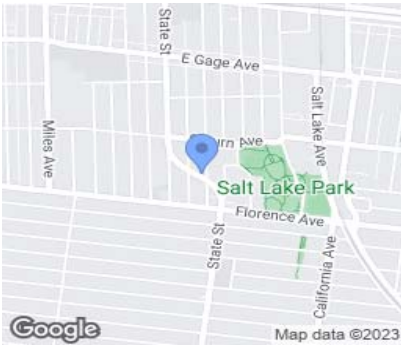
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Apartment

7062 State St • Huntington Park 90255
6 units • \$250,000/unit • 4,961 sqft • 7,417 sqft lot • \$278.17/sqft •
Built in 1948
Off Florence Ave and State St

List / Sold:
\$1,500,000/\$1,380,000 ↓
34 days on the market
Listing ID: DW23076669



We are pleased to present this amazing 6 units in the City of Huntington Park.. This property is a great investment or opportunity for home buyer. Investor's dream in a highly sought after rental location. This property is not subject to Los Angeles rent control laws (RSO) and is located in a family neighborhood close to schools, churches, shopping centers, and easy 710, 110, 105 freeways access. Property has three separate buildings.

Facts & Features

- Sold On 08/03/2023
- Original List Price of \$1,700,000
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- 1 Total carport spaces
- \$11,588 (Estimated)
- Laundry: In Garage
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Wrought Iron
- 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: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,000
3:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,500
4:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,500
5:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500
6:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6323013070

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

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

Closed •

330 W Queen St • Inglewood 90301
7 units • \$241,429/unit • 5,346 sqft • 8,756 sqft lot • \$303.97/sqft •
Built in 1962
North of Manchester Blvd. West of Eucalyptus.

List / Sold:
\$1,690,000/\$1,625,000 ↓
138 days on the market
Listing ID: 23237845



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

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,990,000
- 2 Buildings
- 8 Total parking spaces
- 7 Total carport spaces
- Heating: Forced Air
- Laundry: Outside
- Cap Rate: 5.6
- \$113496 Net Operating Income

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,272
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,557	\$2,557	\$3,000
2:	1	3	2		Unfurnished	\$2,536	\$2,536	\$2,800
3:	2	1	1		Unfurnished	\$2,574	\$2,547	\$3,600
4:	3	0	3		Unfurnished	\$3,897	\$3,897	\$4,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020008010

Michael Lembeck

Re/Max Property Connection

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

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

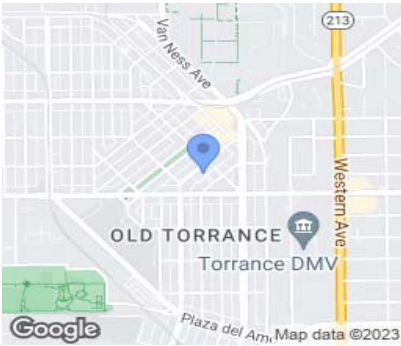
CUSTOMER FULL: Residential Income LISTING ID: 23237845

Printed: 08/06/2023 6:00:20 AM

Closed • **Commercial/Residential**

1518 Marcelina Ave • Torrance 90501
7 units • **\$328,571/unit** • **5,085 sqft** • **7,001 sqft lot** • **\$483.78/sqft** •
Built in 1985
Parcel on the Corner of Marcelina Ave

List / Sold:
\$2,300,000/\$2,460,000 ↑
9 days on the market
Listing ID: SB23122892



1518 Marcelina Ave is a well positioned 7-Unit situated in the quiet neighborhood of Old Torrance. The property boasts (7) 1-bed/1.5-bath two-story units, each with their own attached garage and private balconies. Tenants enjoy downstairs bedrooms with upstairs living room, kitchen, and ½ guest bathroom. The location also provides easy access to a range of retail and restaurant establishments. The building offers 5,085 RSF of living space priced at \$452/SF and \$328,571 per unit, with a proforma 12.17 GRM and 5.72% Proforma CAP presenting significant upside potential. With its premier location, sizeable living space, and attractive pricing, 1518 Marcelina Ave is an excellent investment opportunity for any Los Angeles CRE Investor.

Facts & Features

- Sold On 08/01/2023
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- \$1,669 (Estimated)
- Laundry: In Garage
- \$122856 Gross Scheduled Income
- \$71112 Net Operating Income
- 8 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$48,059
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$4,068
- Maintenance: \$3,686
- Workman's Comp:
- Professional Management: 6143
- Water/Sewer:
- Other Expense: \$5,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1		1	1	Unfurnished	\$1,589	\$1,589	\$2,250
2:	1		1	1	Unfurnished	\$1,677	\$1,677	\$2,250
3:	1		1	1	Unfurnished	\$1,324	\$1,324	\$2,250
4:	1		1	1	Unfurnished	\$1,324	\$1,324	\$2,250
5:	1		1	1	Unfurnished	\$1,500	\$1,500	\$2,250
6:	1		1	1	Unfurnished	\$1,500	\$1,500	\$2,250
7:	1		1	1	Unfurnished	\$1,324	\$1,324	\$2,250

Of Units With:

- Separate Electric: 8
- Gas Meters: 7
- Water Meters: 7
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7355023025

Michael Lembeck

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

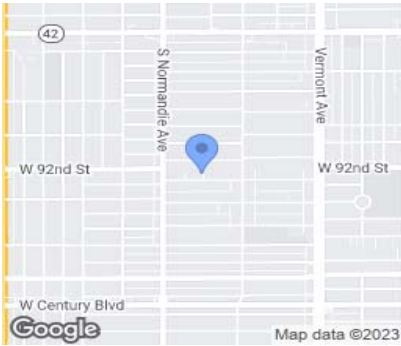
Re/Max Property Connection

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

Closed •

1249 W 93rd St • Los Angeles 90044
7 units • \$240,571/unit • 4,761 sqft • 9,365 sqft lot • \$321.36/sqft •
Built in 1939
South Normandie Ave to W 93rd St

List / Sold:
\$1,684,000/\$1,530,000 ↓
161 days on the market
Listing ID: 22211251



*Price Reduced! Calling all investors! Now is your chance to purchase a fabulous multi-unit/multi-structure compound! 3 separate APNs are being sold together (6056-002-016 / 6056-002-014 / 6056-002-015). The multi-unit complex consists of one Triplex and two Duplexes with a grand total of 15 bedrooms, 9.5 bathrooms and 4,761 sqft of living space. The rent noted is the combined rent for the different unit combinations. See the docs folder for additional information regarding the individual unit's monthly rent. This gated compound features 7 garage spaces plus plenty of parking for both residents and guests. Conveniently located to freeway access, public transportation, and parks/recreation centers. Drive by only. Please do not disturb occupants.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$1,795,000
- 5 Buildings
- 9 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

- Floor: Laminate
- Appliances: Microwave

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$4,892	\$4,892	\$0
2:	2	1	1		Unfurnished	\$2,879	\$2,879	\$0
3:	1	4	2		Unfurnished	\$1,995	\$1,995	\$0
4:	1	3	2		Unfurnished	\$2,514	\$2,514	\$0
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6056002016

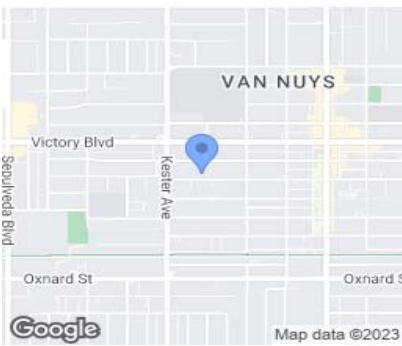
Michael Lembeck

Re/Max Property Connection

Closed •

14803 Sylvan St • Van Nuys 91411
8 units • \$211,875/unit • 4,984 sqft • 8,756 sqft lot • \$319.02/sqft •
Built in 1977
Located in the sub-market of Van Nuys in the San Fernando Valley

List / Sold:
\$1,695,000/\$1,590,000 ↓
35 days on the market
Listing ID: 23282595



Facts & Features

- Sold On 08/01/2023
- Original List Price of \$1,695,000
- 1 Buildings
- Cap Rate: 3.43
- \$58136 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$56,057
- 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:	8	1	1		Unfurnished	\$1,239	\$9,912	\$14,400
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- Los Angeles County
- Parcel # 2241008022

Michael Lembeck

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

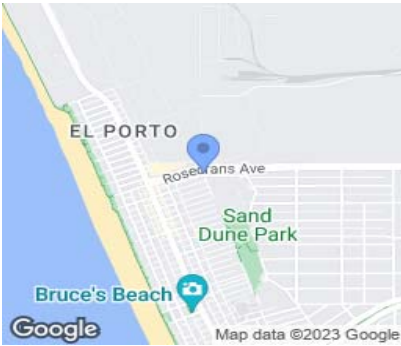
Re/Max Property Connection

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

Closed • Commercial/Residential

480 Rosecrans Ave • Manhattan Beach 90266
8 units • **\$668,750/unit** • **7,347 sqft** • **5,886 sqft lot** • **\$660.13/sqft** •
Built in 1974
West of the Corner of Bell Ave and Rosecrans Ave

List / Sold:
\$5,350,000/\$4,850,000 ↓
98 days on the market
Listing ID: SB22233106



480 Rosecrans Ave is a rare 8-unit building in the sand section of Manhattan Beach. The 8,486 SF building features (1) 4-Bed/4-Bath, (5) 2-Bed/2-Bath, (1) 1-Bed/1-Bath, and (1) Studio Units. The 1-Bed/1-Bath unit is non-conforming permit pending and the studio unit is non conforming. The building sits on a 5,886 SF lot and includes an on-site laundry space and carport spaces for each unit. The building boasts a 4.01% Cap with a 5.11% market cap and generates over \$26K per month. Located less than a half mile from the beach, 480 Rosecrans Ave is a trophy asset and rare opportunity to own commercial real estate in the coveted Beach Cities submarket. Attractive 5.16% financing available at 41% LTV. First 3 years are interest only; 30 year amortization thereafter. Full Loan Quote included in the Offering Memorandum

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$5,850,000
- 1 Buildings
- 8 Total parking spaces
- 8 Total carport spaces
- \$1,600 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.01
- \$322740 Gross Scheduled Income
- \$208330 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sloped Down
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$104,728
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,408
- Maintenance: \$9,682
- Workman's Comp:
- Professional Management: 16137
- Water/Sewer: \$0
- Other Expense: \$6,400
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	0	Unfurnished	\$4,200	\$4,200	\$6,000
2:	1	2	2	0	Unfurnished	\$4,000	\$4,000	\$4,200
3:	1	2	2	0	Unfurnished	\$4,000	\$4,000	\$4,200
4:	1	2	2	0	Unfurnished	\$3,850	\$3,850	\$4,200
5:	1	2	2	0	Unfurnished	\$3,800	\$3,800	\$4,200
6:	1	2	2	0	Unfurnished	\$3,100	\$3,100	\$4,200
7:	1	1	1	0	Unfurnished	\$1,825	\$1,825	\$2,800
8:	1	0	1	0	Unfurnished	\$2,100	\$2,100	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4175006032

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

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

CUSTOMER FULL: Residential Income LISTING ID: SB22233106

Printed: 08/06/2023 6:00:20 AM

Closed • Apartment

2495 Corinth Ave • Los Angeles 90064
8 units • \$575,000/unit • 9,600 sqft • .17 acre(s) lot • \$443.75/sqft •
Built in 2006
Nearby Cross Streets: Pearl Street & Corinth Avenue

List / Sold:
\$4,600,000/\$4,260,000 ↓
56 days on the market
Listing ID: OC23092003



2495 Corinth Avenue is an 8-unit multifamily investment opportunity located in West Los Angeles, CA. 2495 Corinth Avenue offers a desirable mix consisting exclusively of 2 bed / 2.5 bath townhome units. The property features an attractive amenities package including controlled access, hardwood flooring, granite countertops, stainless steel appliances, in-unit laundry, private balconies, and a gated parking garage. Additionally, each unit features a spacious rooftop patio, offering residents a unique outdoor living space. Los Angeles' continued strong rental metrics, including a 2022 occupancy rate of 96.5 percent and year-over-year rent growth of 4.5 percent, provide a new owner with the opportunity to take advantage of the substantial demand for rental units in the area. With current rents below market rates, 2495 Corinth Avenue represents an attractive opportunity for a new owner. 2495 Corinth Avenue benefits from its attractive West Los Angeles location, situated moments from a plethora of retail, dining, and entertainment options in Sawtelle Japantown. The property is within a 0.50-mile radius of all three levels of education including Richland Avenue Elementary School, Daniel Webster Middle School, and Magnolia Science Academy. Additionally, 2495 Corinth Avenue benefits from its close proximity to the Interstate 10 and Interstate 405 interchange, connecting residents to employment hubs throughout Los Angeles County.

Facts & Features

- Sold On 08/02/2023
- Original List Price of \$4,600,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- \$1,401 (Assessor)
- Laundry: Dryer Included, Washer Included
- \$304200 Gross Scheduled Income
- \$203159 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$91,915
- Electric: \$2,799.00
- Gas: \$2,799
- Furniture Replacement:
- Trash: \$2,799
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$11,304
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,799
- Other Expense: \$7,801
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	3	16	Unfurnished	\$25,350	\$25,350	\$29,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4260038019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Condominium

List / Sold:
\$9,998,000/\$8,650,000 ↓

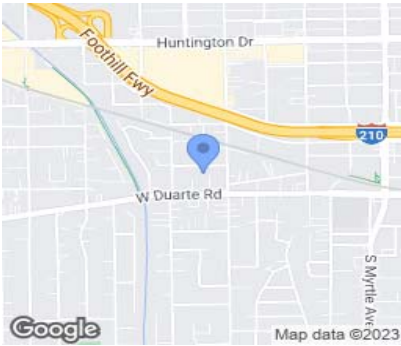
530 Fano St # A-L • Monrovia 91016

94 days on the market

12 units • \$833,167/unit • 16,794 sqft • 22,423 sqft lot • \$515.06/sqft • Built in 2018

Listing ID: AR23047294

East on Duarte Rd. Left on Mayflower, Left on Fano



Kensington Place at Fano St. consists of 12 luxury condominium investment property in the City of Monrovia built in 2018. This is a unique opportunity to acquire a newer construction, easy to manage income property in highly desirable area of Monrovia. Each unit offers 3 bedrooms and 3 full baths in each unit and 2 car attached garages with direct access. Unit sizes averages 1,300 sf. The property was built with high quality finishes such as modern kitchen cabinets, luxury vinyl floors, dual pane windows, designer lighting, crown moldings, and quartz countertops. The master bedroom has high ceilings, walk in closet, dual sinks in the bathroom, and jet tub. Each unit has security alarm system installed as well as common area security cameras. There are 6 guest parking spaces in the complex. The property is fully subdivided with 12 separate APN's so each unit can be sold individually. Each unit's utilities are individually metered. Enjoy high quality tenants with low vacancy rates. Newer construction offers low maintenance expenses.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$9,998,000
- 1 Buildings
- Levels: Three Or More
- 30 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- \$0 (Public Records)
- Laundry: Gas Dryer Hookup, In Garage, Inside
- \$481800 Gross Scheduled Income
- \$355014 Net Operating Income
- 13 electric meters available
- 12 gas meters available
- 13 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Electric Range, Tankless Water Heater

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$111,456
- Electric: \$720.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$8,276
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,760
- Maintenance: \$5,017
- Workman's Comp:
- Professional Management: 10000
- Water/Sewer: \$684
- Other Expense: \$77,218
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	3	3	2	Unfurnished	\$497,400	\$497,400	\$521,400
# Of Units With:								
• Separate Electric: 13					• Drapes: 12			
• Gas Meters: 12					• Patio:			
• Water Meters: 13					• Ranges: 12			
• Carpet:					• Refrigerator:			
• Dishwasher: 12					• Wall AC:			
• Disposal: 12								

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8507012099

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:
\$4,395,000/\$4,315,000 ↓

10834 Bloomfield St • North Hollywood 91602
18 units • \$244,167/unit • 12,198 sqft • 19,009 sqft lot • \$353.75/sqft •
Built in 1954

62 days on the market
Listing ID: 23253619

On Bloomfield in between Vineland and Lankershim



Facts & Features

- Sold On 08/03/2023
- Original List Price of \$4,850,000
- 2 Buildings
- Cap Rate: 4.36
- \$191669 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$132,109
- 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:	13	1	1		Unfurnished	\$1,497	\$19,459	\$27,300
2:	4	2	1		Unfurnished	\$1,618	\$6,471	\$10,000
3:	1	3	1		Unfurnished	\$1,736	\$1,736	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2423019008

Michael Lembeck

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

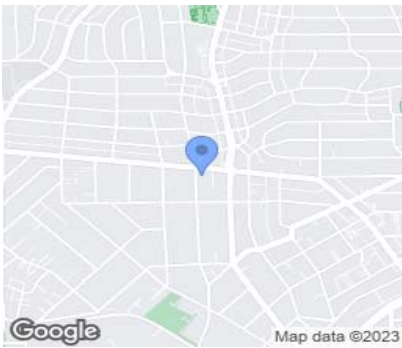
Re/Max Property Connection

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

Closed • **Commercial/Residential**

1129 Centinela Ave • Inglewood 90302
24 units • **\$187,500/unit** • **9,666 sqft** • **25,185 sqft lot** • **\$453.13/sqft** •
Built in 1937
1 Parcel East of the Corner of N Eucalyptus Ave and Centinela

List / Sold:
\$4,500,000/\$4,380,000 ↓
15 days on the market
Listing ID: SB23019619



1129 Centinela Ave in Inglewood, CA is a massive 24-unit gated complex in NW Inglewood boasts a unit mix of one (12) 1-bed/1-bath units and (12) studio units (all single story). The buildings consist of 9,666 SF of living space and is situated on a large 25,185 SF lot (Zone C2) with 14 garages and 8 additional parking spots onsite. The property is available for only \$187,500/unit, and currently operating at a 5.10% CAP and 11.90 GRM, with significant upside in market rent potential (6.56% CAP & 10.06 GRM). 1129 Centinela also offers ADU potential with the number of garages onsite - or with the size of the lot, a future development of the entire site (buyer to verify ADU/dev. potential). Located within close-proximity to the new So-Fi stadium site, 105 & 405 FWYs, and many restaurants & retailers, this is a great value-add opportunity for any investor.

Facts & Features

- Sold On 07/31/2023
- Original List Price of \$4,500,000
- 2 Buildings
- Levels: One
- 22 Total parking spaces
- \$500 (Estimated)
- \$378108 Gross Scheduled Income
- \$229521 Net Operating Income
- 24 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$129,681
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses: 1149
- Insurance: \$7,250
- Maintenance: \$18,905
- Workman's Comp:
- Professional Management: 18905
- Water/Sewer: \$0
- Other Expense: \$21,354
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1			\$1,352	\$16,223	\$1,695
2:	12	0	1			\$1,193	\$14,318	\$1,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016005003

Michael Lembeck

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

Re/Max Property Connection

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