

Cross Property Customer 1 Line

	Listing_ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg_Spcs	Date	DOM/CDOM
1	CV22089985	S	11701	Crenshaw BLVD	ING	101	REO	2	\$37,200		\$755,000	\$418.98	1802	1947/ASR	6,601/0.1515	N	2	08/02/22	46/47
2	OC22151522	S	725	Pine DR	TORR	134	STD	2	\$43,200		\$1,140,000	\$515.14	2213	1949/ASR	8,006/0.1838	N	2	08/04/22	5/5
3	320008320	S	2705	2707 Benedict ST	ATWV	606	TRUS	2	\$0	0	\$755,000	\$786.46	960	1925	5,405/0.12	N	0	08/04/22	124/124
4	BB22098742	S	1144	N Maryland AVE #2	GD	626	TRUS	2	\$47,280	3	\$900,000	\$583.28	1543	1923/ASR	4,788/0.1099	N	2	08/03/22	23/23
5	22167195	S	559	OAK ST	GD	628	STD	2			\$860,000	\$868.69	990	1922	6,374/0.14	N	2	08/04/22	1/1
6	22159743	S	520	W CALIFORNIA AVE	GD	628	STD	2			\$1,100,000	\$645.16	1705	1952	7,057/0.16	N		08/05/22	14/14
7	22162416	S	6038	BURWOOD AVE	LA	632	STD	2			\$895,000	\$731.21	1224	1924	5,057/0.11			08/02/22	31/31
8	22158775	S	4701	N FIGUEROA ST	LA	632	STD	2			\$1,495,000	\$475.21	3146	1925	17,953/0.41			08/04/22	41/41
9	JV22097895	S	2517	Walnut Creek PKWY #2	WCOV	669	STD	2	\$60,000		\$960,000	\$507.67	1891	1954/PUB	7,603/0.1745	Y	0	07/31/22	10/10
10	DW22126861	S	519	Nectarine ST	ING	699	STD	2	\$60,000		\$1,000,000	\$556.79	1796	1941/PUB	9,001/0.2066	N	2	08/05/22	11/11
11	PT22065021	S	3341	Estrada ST	LA	BOYH	TRUS	2	\$0		\$550,000	\$462.96	1188	1923/ASR	4,997/0.1147	N	2	08/01/22	61/61
12	21753746	S	12016	Herbert ST	LA	C13	STD	2			\$1,675,000	\$910.33	1840	1950	5,009/0.11	N		08/03/22	111/111
13	22158699	S	5826	5828 ERNEST AVE	LA	C16	STD	2			\$1,200,000	\$498.75	2406	1924	5,000/0.11			08/01/22	41/41
14	22163085	S	2334	ELMGROVE ST	LA	671	STD	2			\$910,000	\$476.69	1909	1964	5,100/0.11			08/01/22	29/29
15	OC22121247	S	2107	Duane ST	SVL	671	STD	2	\$0		\$1,153,700	\$858.41	1344	1941/ASR	5,000/0.1148	N	0	08/04/22	18/18
16	22143987	S	1489	N OCCIDENTAL BLVD	LA	671	STD	2			\$1,295,000	\$855.35	1514	1950	5,054/0.11			08/05/22	15/15
17	SB22085009	S	11947	Juniette ST	CULV	C28	STD	2	\$89,400		\$1,600,000	\$899.38	1779	1950/PUB	6,572/0.1509	N	0	08/05/22	39/39
18	MB22088466	S	11113	1/2 Budlong AVE	LA	C34	STD	2	\$27,480		\$525,000	\$350.47	1498	1929/OTH	4,497/0.1032	N	0	08/02/22	41/41
19	JV22058096	S	1252	W 60th PL	LA	C34	STD	2	\$20,400		\$850,000	\$433.89	1959	1921/ASR	6,431/0.1476	N	1	08/05/22	51/51
20	22144891	S	1410	W 90TH PL	LA	C36	STD	2			\$680,000	\$471.24	1443	1949	4,681/0.1			08/04/22	40/40
21	PW22124748	S	10425	Haas AVE	LA	C36	STD	2	\$54,000		\$900,000	\$525.09	1714	1947/ASR	5,941/0.1364	N	2	08/04/22	8/8
22	DW22129350	S	146	W 84th ST	LA	C37	STD	2	\$0		\$700,000	\$433.71	1614	1922/ASR	5,401/0.124	N	0	08/02/22	12/12
23	PW22163388	S	1938	E 115th ST	LA	C37	STD	2	\$48,000		\$720,000	\$499.31	1442	1970/ASR	7,596/0.1744	N	2	08/02/22	0/72
24	SB22134514	S	2411	Griffith AVE	LA	C42	TRUS	2	\$22,200	4	\$412,000	\$387.22	1064	1924/ASR	2,398/0.0551	N	0	08/03/22	7/7
25	PW22125790	S	7512	Eton AVE	CNGA	CP	STD	2	\$75,600	5	\$1,010,000	\$511.39	1975	1947/ASR	7,498/0.1721	N	0	08/02/22	11/11
26	DW22096561	S	1246	S La Verne AVE	ELA	ELA	STD	2	\$0		\$755,000	\$488.99	1544	1926/ASR	4,653/0.1068	N	0	08/05/22	11/11
27	DW22078253	S	1311	N Aranje AVE	CMP	RN	STD	2	\$0	0	\$580,000	\$483.33	1200	1947/APP	5,000/0.1148	N	2	08/04/22	50/50
28	DW22088871	S	204	N Santa Fe AVE #204A	CMP	RO	STD	2	\$40,800		\$750,000	\$403.01	1861	1958/ASR	4,013/0.0921	N	3	08/04/22	49/49
29	22172597	S	3910	W 112TH ST	ING	102	STD	3			\$1,100,000	\$290.08	3792	1990	9,030/0.2			08/01/22	10/10
30	SB22122912	S	4145	W 136th ST	HAWT	109	TRUS	3	\$63,150		\$1,300,000	\$736.81	3450	1966/ASR	10,442/0.2397	N	4	08/06/22	11/11
31	BB22102366	S	2611	W Wyoming AVE	BBK	610	STD	3	\$52,248	4	\$920,000	\$634.05	1451	1955/ASR	2,676/0.0614	N	3	08/03/22	53/53
32	WS22076262	S	313	Fischer ST	GD	628	STD	3	\$0		\$1,550,000	\$743.05	2086	1924/ASR	7,569/0.1738	N	0	08/04/22	52/52
33	WS22124914	S	1546	S Eastern AVE	COM	699	STD	3	\$5,322		\$860,000	\$481.52	1786	1950/ASR	6,671/0.1531	N	3	08/02/22	4/4
34	SB22130427	S	1627	Greenfield AVE	LA	C05	TRUS	3	\$39,600		\$1,950,000	\$683.97	2851	1941/ASR	7,142/0.164	N	4	08/01/22	4/4
35	21762654	S	3101	S Catalina ST	LA	C16	STD	3			\$1,093,000	\$360.73	3030	1964	6,350/0.14			08/01/22	10/10
36	22159753	S	1522	W TEMPLE ST	LA	671	STD	3			\$801,000	\$324.29	2470	1910	4,399/0.1	N		08/04/22	2/2
37	CV22119834	S	724	N Dillon ST	LA	671	STD	3	\$0		\$1,268,000	\$724.16	1751	1950/ASR	6,302/0.1447	N	2	08/02/22	9/9
38	DW22018907	S	442	E 56th ST	LA	C34	STD,TRUS	3	\$0		\$650,000	\$358.32	1814	1923/ASR	5,092/0.1169	N	0	08/05/22	28/28
39	22142107	S	3727	S LA SALLE AVE	LA	C34	STD	3			\$1,215,000	\$547.05	2221	1922	7,437/0.17			08/05/22	69/69
40	MB21193034	S	118	W 87th PL	LA	C42	PRO	3	\$36,158		\$570,000	\$381.02	1496	1929/ASR	5,362/0.1231	N	0	08/02/22	169/169
41	DW22103487	S	3710	Wall ST	LA	C42	STD	3	\$0		\$695,000	\$285.30	2436	1908/ASR	4,400/0.101	N	2	08/01/22	36/36
42	DW22110596	S	3531	E 61st ST	HNPk	T1	STD	3	\$5,775		\$1,150,000	\$365.78	3144	1928/PUB	6,822/0.1566	N	3	08/01/22	4/4
43	22172603	S	330	W REGENT ST	ING	101	STD	4			\$990,000	\$302.38	3274	1911	11,558/0.26			08/01/22	10/10
44	LG22138592	S	3907	W 178th ST	TORR	132	STD	4	\$110,520		\$1,750,000	\$398.54	4391	1964/PUB	6,003/0.1378	N	4	08/01/22	2/2
45	CV22113284	S	3442	La Madera AVE	ELM	619	TRUS	4	\$128,400		\$2,530,000	\$335.05	7551	1994/ASR	8,789/0.2018	N	8	08/05/22	2/2
46	CV22117207	S	805	E Graves AVE	MP	641	STD,TRUS	4	\$0		\$1,610,000	\$523.07	3078	1934/ASR	12,694/0.2914	N	4	08/02/22	21/21
47	CV22116380	S	2940	W Via Acosta W	MTB	674	STD	4	\$67,500		\$1,275,000	\$383.11	3328	1953/PUB	5,032/0.1155	N	4	08/02/22	19/19
48	OC22106809	S	5663	Fostoria ST	BG	699	STD	4	\$93,060		\$1,475,000	\$343.42	4295	1988/PUB	10,764/0.2471	N	4	08/03/22	14/14
49	SB22111506	S	1231	Amethvst ST	REDO	699	STD	4	\$126,660	3	\$2,540,000	\$606.78	4186	1963/ASR	5,402/0.124	N	5	08/03/22	4/4
50	22148327	S	1335	ROXBURY DR	LA	C09	STD	4			\$2,986,000	\$733.30	4072	1938	6,001/0.13			08/01/22	8/8
51	22132427	S	51	OZONE AVE	VEN	C11	STD	4			\$2,400,000	\$813.56	2950	1906	2,996/0.06			08/01/22	105/105
52	22162659	S	1024	14th ST	SM	C14	STD	4			\$2,530,000	\$689.19	3671	1940	7,494/0.17			08/01/22	23/27
53	22146857	S	2974	SAN MARINO ST	LA	C17	STD	4			\$1,520,000	\$413.94	3672	1922	5,906/0.13			08/05/22	27/27
54	SR22121574	S	7976	De Garmo AVE	SUNV	SUNV	STD	4	\$49,536		\$1,030,000	\$326.98	3150	1944/ASR	11,699/0.2686	N	0	08/04/22	3/3
55	AR22112723	S	3324	Delta AVE	RMSD	651	STD	5	\$86,700		\$1,900,000	\$395.75	4801	1938/PUB	18,981/0.4357	N	1	08/01/22	51/51
56	OC22106943	S	5900	Priory ST	BG	699	STD	5	\$8,845		\$1,605,000	\$343.39	4674	1987/PUB	11,375/0.2611	N		08/05/22	20/20
57	22171901	S	7004	FLIGHT AVE	LA	C29	STD	5			\$1,795,000	\$529.65	3389	1952	7,200/0.16			08/01/22	21/21
58	22172589	S	3330	W 113TH ST	ING	102	STD	6			\$1,300,000	\$232.97	5580	1964	8,284/0.19			08/01/22	10/10
59	WS22139153	S	3849	3851 Stewart AVE	BDPK	608	STD	6	\$103,200		\$2,216,250	\$370.86	5976	1962/ASR	18,926/0.4345	N	7	08/03/22	12/12
60	SB22135138	S	32	16 ST	HMB	148	STD	7	\$172,190	2	\$4,200,000	\$1,109.35	3786	1923/ASR	3,531/0.0811	N	3	08/01/22	10/10
61	OC22106893	S	7611	Jaboneria RD	BG	699	STD	7	\$147,600		\$2,250,000	\$346.05	6502	1990/PUB	15,374/0.3529	N	14	08/05/22	15/15
62	22174975	S	1724	El Cerrito PL	LA	C20	STD	8			\$2,945,000	\$572.07	5148	1939	7,462/0.17	N		08/01/22	

Closed •

11701 Crenshaw Blvd • Inglewood 90303

2 units • \$377,500/unit • 1,802 sqft • 6,601 sqft lot • \$418.98/sqft •

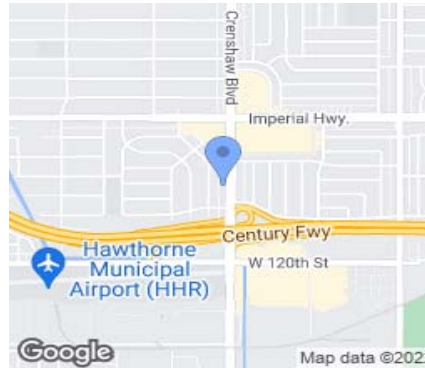
Built in 1947

North of the 105 fwy on crenshaw

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

46 days on the market

Listing ID: CV22089985



Extraordinary property don't wait run, price to sell needs work lots of potential close to LAX, Sofi stadium, Forum, 105 FWY, two Bedroom one bath each, tenant occupied, Great opportunity for investors Run. Near Hollywood Park, LAX near Plaza shopping center, Great Location.

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$755,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$645 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$37200 Gross Scheduled Income
- \$24800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Real Estate Owned sale
- Rent Controlled

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4055029020

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:](#) CV22089985

Printed: 08/07/2022 9:31:01 AM

Closed •

725 Pine Dr • Torrance 90501

2 units • \$575,000/unit • 2,213 sqft • 8,006 sqft lot • \$515.14/sqft •
Built in 1949

x street Torrance and Crenshaw

List / Sold:

\$1,150,000/\$1,140,000 ↓

5 days on the market

Listing ID: OC22151522



Opportunity to own 2 units on a lot in a gorgeous tree lined street neighborhood located within the historic district of Torrance. 2,213 square feet property on a 7,001 square foot lot with a detached two car garage that was extended adding room for a workshop and storage. First unit is a 2 bedroom 2 bath with a family room at approximately 1,324 square feet. Second unit is a 2 bedroom 1 bath, approximately 889 square feet. Both units have access to the outdoor patio and garage. One unit faces Acacia and the other faces Pine Drive. Separate laundry, gas and electric meters for each unit. Property has a long driveway with plenty of parking. Near Old Town Torrance, Redondo Beach Pier, Wilson Park and the farmers market, shopping and public transportation. This home has been in the same family since it was built in 1949.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Other)
- Laundry: In Carport, In Kitchen
- \$43200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,256
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,056
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$1,950	\$1,950	\$2,800
2:	1	2	0	1	Unfurnished	\$1,650	\$1,650	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7354002026

Michael Lembeck

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** OC22151522

Printed: 08/07/2022 9:31:01 AM

Closed •

List / Sold: **\$750,000/\$755,000** ↓

2705 2707 Benedict St • Atwater Village 90039

124 days on the market

2 units • \$375,000/unit • 960 sqft • 5,405 sqft lot • \$786.46/sqft •

Listing ID: 320008320

Built in 1925

East of the 210 Freeway between Ripple and Blake Cross Streets: Ripple Street & Blake Avenue



Sweet 1920's Spanish duplex in the heart of Atwater's Frogtown featuring well maintained 1 bedroom & 1 bath units. There's plenty of room to expand or possibly add an ADU in the big backyard that is also home to a few mature fruit trees. The duplex is centrally located in the Elysian Valley, minutes to DTLA, Dodger Stadium, Silver Lake, Echo Park, Mt Washington & Highland Park, and easy walking to local coffee shops, the River, local eateries & markets with direct access to 2, 5, and 110 FWYS.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater
- Land Lease Frequency: Monthly
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$717	\$717	\$1,600
2:	1	1	1		Unfurnished	\$717	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5442014015

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Re/Max Property Connection

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 320008320

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Closed •

List / Sold: **\$950,000/\$900,000** ↓

1144 N Maryland Ave # 2 • Glendale 91207

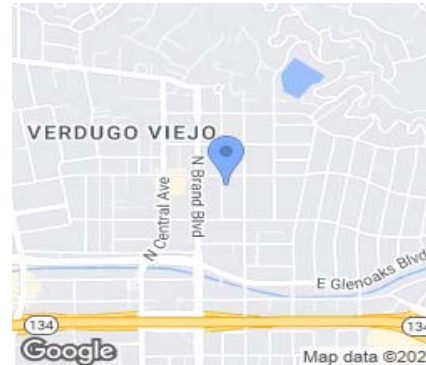
23 days on the market

2 units • \$475,000/unit • 1,543 sqft • 4,788 sqft lot • \$583.28/sqft •

Listing ID: BB22098742

Built in 1923

Dryden and Maryland, North of Glenoaks



BOM! Spanish Duplex in the Charming neighborhood of Verdugo Viejo in desirable Northwest Glendale. Both Units have nice size living rooms and open kitchens, One of the units has an extra room with a closet and the other unit has a cute TV room with a faux fireplace and a nice little office! Each Unit has a private one car garage. One of the units has a washer/dryer in the garage. Nice yard and Patio! ***** Water, Trash and Sewer is included in the analysis with Electricity.

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$999,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$234 (Estimated)
- Laundry: In Garage
- Cap Rate: 3.1
- \$47280 Gross Scheduled Income
- \$31130 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,150
- Electric: \$1,140.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01957525
- 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	1	1	1	Unfurnished	\$1,570	\$1,570	\$2,000
2:	1	1	1	1	Unfurnished	\$1,725	\$1,725	\$2,100

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale

- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5647009009

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) BB22098742

Printed: 08/07/2022 9:31:01 AM

Closed •

559 OAK St • Glendale 91204

2 units • \$397,500/unit • 990 sqft • 6,374 sqft lot • \$868.69/sqft •
Built in 1922

W Colorado St & S Pacific Ave

List / Sold: \$795,000/\$860,000 ↑

1 days on the market

Listing ID: 22167195



It's not easy to find a duplex in good condition and in a good location that can be delivered vacant. In this case, one unit will be delivered vacant and the tenant in the other unit has signed a Voluntary Vacate Agreement and has already been paid a significant down payment on his relocation fee. He has 180 days to leave but is already actively looking for a new place to live. The units, though small, will fetch \$1850 each due to the fact that there is a tremendous amount of usable yard, plenty of parking and it's in a really good location. It is walking distance to the Glendale Galleria and the amazing Americana shopping complex including movie theater, and all shops and restaurants on Colorado Blvd and elsewhere. Yet, it is on a very quiet and lovely residential street. It is also a 'stone's throw' from Griffith Park, as well as the entrance to the '5' freeway, giving rapid and easy access to anywhere in the city. Lastly, there is an excellent ADU opportunity with a 400 sq ft detached garage in the back yard. That ADU would have its own yard, separate from the rest of the property and would easily fetch the same rent as the existing units. There is plenty of parking on the premises even without using the garage for parking. Easy to see this one. Come look at it asap.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$795,000
- 1 Buildings
- 2 Total parking spaces

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01881308
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,850

2:	1	1	1	Unfurnished	\$0	\$0	\$1,850
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • 628 - Glendale-South of 134 Fwy area • Los Angeles County • Parcel # 5695016023 |
|---|---|

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:

\$1,190,000/\$1,100,000 ↓

14 days on the market

Listing ID: 22159743

520 W CALIFORNIA Ave • Glendale 91203

2 units • **\$595,000/unit** • **1,705 sqft** • **7,057 sqft lot** • **\$645.16/sqft** •
Built in 1952

PACIFIC AVE & W. CALIFORNIA AVE.



Looking for the next owner/investor to maximize the property. The profile shows 3 units; currently, the property has 2 units. One of the units has 3 bedrooms and 2 bathrooms, while the other has 5 bedrooms and 2 bathrooms. Buyer to verify all information.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$1,190,000
- 2 Buildings
- Heating: Floor Furnace
- Laundry: Outside
- \$45720 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,480
- 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	3	2		Unfurnished	\$1,850	\$1,850	\$3,000
2:	2	5	2		Unfurnished	\$3,500	\$3,500	\$4,000
3:								
4:								
5:								
6:								

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

Of Units With:

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

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

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5638001052

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: 22159743

Printed: 08/07/2022 9:31:01 AM

Closed •

6038 BURWOOD Ave • Los Angeles 90042
2 units • \$449,500/unit • 1,224 sqft • 5,057 sqft lot • \$731.21/sqft •
Built in 1924
X Street N Figueroa

List / Sold: \$899,000/\$895,000 ↓
31 days on the market
Listing ID: 22162416



Charming duplex on a large lot in Highland Park, north of York. Both units have been beautifully renovated with new floors, paint inside and out, kitchens and bathrooms, complete with new appliances. Live in one and rent the other...Or rent it all out. Delivered vacant at close of escrow. Offers 4 gated side by side parking spaces. Generously sized lot with ton's of potential lends itself to the imagination. Come see for yourself.....

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$899,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$4500 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5486003004

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: 22162416

Printed: 08/07/2022 9:31:01 AM

Closed •

List / Sold:

\$1,595,000/\$1,495,000 ↓

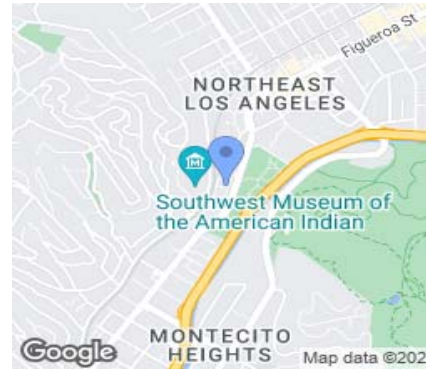
41 days on the market

Listing ID: 22158775

4701 N FIGUEROA St • Los Angeles 90042

2 units • **\$797,500/unit** • **3,146 sqft** • **17,953 sqft lot** • **\$475.21/sqft** •
Built in 1925

Take Woodside off Figueroa to enter through rear of property



In the heart of NELA is an amazing opportunity to own this cherished property right on the border of Highland Park / Mt. Washington. Property consists of two uniquely distinct homes that sit nicely on a large lot with views galore. The front home is a beautiful 1925 Spanish with lots of charm and style throughout. This 2 bed + 2 bath abode also features a Batchelder style decorative fireplace, wood floors, and wonderful wide open windows shedding natural light into this character filled home. The rear home, located off Woodside Dr, was built in 1947. Charm and natural light fill this spacious 3 bed and 2 bath layout. It's this charming duplex's first time on the market in over 46 years and has been thoughtfully maintained and updated in recent years. Recent improvements include copper plumbing, electrical, and HVAC in both homes. The large lot, at over 17,000 sq ft, provides serenity and plenty of yard space for your green thumb as there's verdant landscaping and endless fruit trees such as grapefruit, lemon, orange, apple, persimmon, banana as well as mature grape vines. Wisteria, jasmine, flowering succulents and drought tolerant plants round out the grounds. You could even make room to expand or re-configure to your heart's content. There is plenty of gated private parking and storage. You don't want to miss out on a chance to own this unique property in this gorgeous setting. Close to all of Mt. Washington and Highland Park has to offer, including the Southwest Museum, Sycamore Grove Park, Deb's Park, and access to all of NELA/DTLA with the Gold Line within reach. Property is located within the Highland Park - Garvanza Historic Preservation Overlay Zone (HPOZ). Both homes are contributing properties. Transit Oriented Communities (TOC) tier level is 3 program. Buyer to verify.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$1,595,000
- 2 Buildings
- Heating: Central
- Laundry: In Kitchen

Interior

- Rooms: Den, Basement, Living Room
- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

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

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

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

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5467010011

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: **\$950,000/\$960,000** ↑

2517 Walnut Creek PKWY # 2 • West Covina 91791

10 days on the market

2 units • \$475,000/unit • 1,891 sqft • 7,603 sqft lot • \$507.67/sqft •

Listing ID: IV22097895

Built in 1954

2517 Walnut Creek PKWY West Covina, Ca 91791



Hard to come Detached Duplex with sparking pool between them in a very desirable area in beautiful West Covina! Front unit contains 3 bedrooms and 1.5 bathrooms. Back unit contains 3 bedrooms and 1 bathroom. Both units have spacious living room and ample dining area. You will enjoy great outdoor living in the beautiful covered patio. Laundry hookups in its separate covered patio. Extensive car port to fit multiple vehicles. Centrally located near shopping, dining and entertainment, easy access to major freeway/roadways and public transportation. These homes have central heating and air conditioning. Excellent school district. Well maintained; perfect to live in one and rent the other.

Facts & Features

- Sold On 07/31/2022
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Electric
- \$8,479,013,019 (Public Records)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Carport
- \$60000 Gross Scheduled Income
- \$55740 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Landscaped, Sprinkler System, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,600
- Electric: \$1,400.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01949235
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,800	\$2,800	\$33,600

2: 1 3 1 2 Unfurnished \$2,500 \$0 \$30,000

Of Units With:

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

Additional Information

- Standard sale
- 669 - West Covina area
 - Los Angeles County
 - Parcel # 8479013019

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: **\$870,000/\$1,000,000** ↑

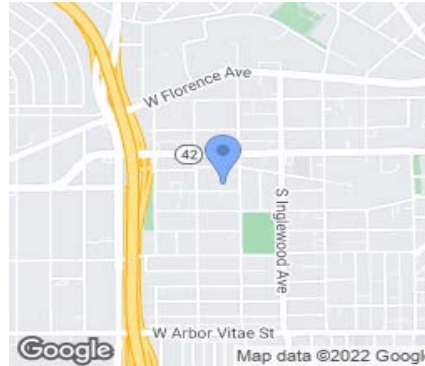
519 Nectarine St • Inglewood 90301

11 days on the market

**2 units • \$435,000/unit • 1,796 sqft • 9,001 sqft lot • \$556.79/sqft •
Built in 1941**

Listing ID: DW22126861

From Manchester blvd go south on Oak street then go West on nectarine Street



"Here is Your Chance to own this Great Property that Consist of 2 separate units on a Spacious lot of 9,000 square feet". Located in the Ideal part of Inglewood, within a short distance to the 405 freeway entrance, only 3.1 miles to the LAX airport, 2.5 miles to the Beautiful Sofi Stadium, The Kia Forum, and a short 8.5 miles to Playa Del Rey beach. This property Is ideal for anyone looking to occupy one unit and rent the other. This is also attractive for an Investor looking to rent both units, or potentially host them under Airbnb. Each unit has 2 bedrooms and 1 bathroom, with their very own front and rear yard for each to enjoy. Each unit also had new windows, doors, A/C, and Central Heating installed in 2015 under the City of Inglewood Residential Sound Insulation Program. The 2-car garage has the potential to be converted into and ADU under the city's permitted guidelines! The front house has a laundry room inside with washer and dryer hook ups, along with granite counter tops inside the kitchen. The living room has a great street view through the large clear windows, along with laminate flooring, and connects to the formal dining room. Living room and hallway have laminate flooring, while the dining room, kitchen, and bathrooms have tile flooring. The rear unit is well maintained, bright and airy with soft paint colors in the bedrooms, living room, and bathroom. While the kitchen has an area for a 4-chair dining table, tile flooring, granite counter tops, and adjacent is a small area for a washer hook up and exit door to the back yard area where you will find a storage shed that can easily be accessed. You will also find some mature hedges and landscaping that provide great Privacy from the property next door. Although there is lots of Parking curbside in the neighborhood, this property has a spacious long driveway that can accommodate at least 4 cars, along with a 2-car garage. "The New owner will have lots of options to customize this property to their Preferred liking".

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$870,000
- 2 Buildings
- 2 Total parking spaces
- \$588 (Estimated)
- Laundry: Inside, See Remarks
- \$60000 Gross Scheduled Income
- \$48750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,900
- Electric: \$1,800.00
- Gas: \$1,000
- Furniture Replacement:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$660
- Cable TV: 01878277
- Gardener:
- Licenses:

- Water/Sewer: \$2,640
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,800	\$1,800	\$2,600
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4018015017

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: DW22126861

Printed: 08/07/2022 9:31:01 AM

Closed • Duplex

3341 Estrada St • Los Angeles 90023

2 units • \$312,500/unit • **1,188 sqft** • **4,997 sqft lot** • \$462.96/sqft •
Built in 1923

S. Lorena St and Estrada

List / Sold: **\$625,000/\$550,000** ↓

61 days on the market

Listing ID: PT22065021



If you are looking for an excellent investment opportunity to live in one unit and rent out the other, look no further. The front unit is a two-bedroom with one bath, and the rear unit is a three-bedroom with one bath. The property also has a detached garage that has direct ally access.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$279 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Yard
- Fencing: Fair Condition
- 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	0	Unfurnished	\$1,250	\$0	\$1,650
2:	1	3	1	0	Unfurnished	\$1,100	\$0	\$1,800

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Trust sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5190023032

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: PT22065021

Printed: 08/07/2022 9:31:01 AM

Closed •

List / Sold:

\$1,699,999/\$1,675,000 ↓

111 days on the market

Listing ID: 21753746

12016 Herbert St • Los Angeles 90066

**2 units • \$850,000/unit • 1,840 sqft • 5,009 sqft lot • \$910.33/sqft •
Built in 1950**

south of venice and north of washington Blvd. west of Inglewood Blvd.



DELIVERED VACANT AT CLOSE OF ESCROW - PROPERTY IS NOT RENT STABILIZATION ORDINANCE - Adorable Mar Vista Duplex on a beautiful tree-lined street. Two detached homes on a lot both with private yard space and plenty of parking. Detached two car garage and 4 car driveway. Hardwood floors, bright and cheery colors, open spaces with lots of light in both units. Both units currently rented at \$3,100.00 per month and the garage is rented at 600.00 per month. Zoned R3 for possible expansion. Great opportunity to buy as an investment or owner occupy situation. Original home was built in 1950. In 1990 a 2 story structure was added with permits and C of O issued, rear unit built in 1990 was a 4 car garage with a residential unit above. All permits and Certificates of occupancy are attached

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$1,699,999
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace, Floor Furnace
- Laundry: Dryer Included

Interior

- Appliances: Disposal, Gas Cooktop

Exterior

- Lot Features: Front Yard, Back Yard, Lawn

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 02141799
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,100	\$3,100	\$3,750
2:	1	2	1		Unfurnished	\$3,100	\$3,100	\$3,250
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4232003011

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:

\$1,149,500/\$1,200,000 ↑

41 days on the market

Listing ID: 22158699

5826 5828 ERNEST Ave • Los Angeles 90034

2 units • **\$574,750/unit** • **2,406 sqft** • **5,000 sqft lot** • **\$498.75/sqft** •
Built in 1924

Located off Washington Blvd on Ernest Ave after you cross Burchard Ave.



We are proud to present 5826 Ernest Ave. This DUPLEX features two extra large 2 bedroom 1 bathroom apartments and a convenient central location, just a stones throw away from all the best that Culver City Arts District and West Adams has to offer. Not only does this property have amazing proximity to great shopping and restaurants but is also close to the Culver City metro and freeways. One of the two units will be delivered vacant, making this a perfect "owner user" opportunity. Live in one unit and use the rent from the current tenant to offset your mortgage! There is also an amazing value add opportunity by turning the existing 2 car garage (also delivered vacant) into an ADU. According to previous investigations there can be up to 2 ADU's on the property. This would allow you to have 4 units paying rent and increase your cash flow exponentially! (Please do your own due diligence in regards to the building of ADU structures on the property. Broker makes no guarantees). Contact the Listing Agents with any additional questions. Please do not disturb tenants.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$1,149,500
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$33860 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$20,641
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	1	Unfurnished	\$844	\$844	\$2,950
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C16 - Mid Los Angeles area • Los Angeles County • Parcel # 5065019009 |
|---|---|

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: **\$935,000/\$910,000** ↓

2334 ELMGROVE St • Los Angeles 90031

29 days on the market

2 units • **\$467,500/unit** • **1,909 sqft** • **5,100 sqft lot** • **\$476.69/sqft** •
Built in 1964

Listing ID: 22163085

Riverside and Elmgrove



Discover this amazing gem in Elysian Valley, a charming home with a separate rental bungalow. This property offers a very rare opportunity to be creative and redesign with the vision you've been dreaming of! In a much-coveted location of Los Angeles commonly known as Frogtown, it is ideal for anyone. The three bedroom and two bath main home has been well-maintained with bamboo floors, an open layout in the living areas, a galley kitchen with a countertop bar and a primary bedroom with its own bath. The separate rental unit in the front offers a cozy two bedrooms and one bath with wood floors, a spacious kitchen with a breakfast area and its own front yard. Elysian Valley is a neighborhood in Central Los Angeles adjoining the Los Angeles River and two parks. With its very own Frogtown Art walk, it has an eclectic vibrancy, many restaurants, breweries, coffee houses and artisan studios. The LA River bike path and River walk provide a unique dimension and added value. The property is minutes to retail amenities, premier entertainment destinations that include LA-Live, Staples, the Disney Concert Hall, Dodger Stadium, Rose Bowl, Griffith Park Observatory and Hollywood Bowl. Freeway access allows immediate commuting in every direction to neighboring communities such as Los Feliz, Silverlake, Atwater, Echo Park and Highland Park. Come envision your new beginning while it's still available. A must-see!

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$935,000
- 2 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01929736
- 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	\$23,640	\$23,640	\$0
2:	2	3	2		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C21 – Silver Lake – Echo Park area • Los Angeles County • Parcel # 5445011009 |
|---|---|

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: **\$998,888/\$1,153,700** ↑

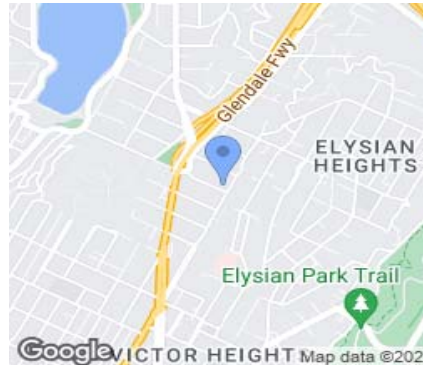
2107 Duane St • Silver Lake 90039

18 days on the market

**2 units • \$499,444/unit • 1,344 sqft • 5,000 sqft lot • \$858.41/sqft •
Built in 1941**

Listing ID: OC22121247

2 Frwy



BOTH UNITS WILL BE DELIVERED VACANT!! VIEWS of the HOLLYWOOD Sign and DOWNTOWN!!! Silver Lake Duplex!! 2107 Duane is a One bed One Bath and 2109 Duane is a 2 Bed with 1 Bath. Wonderful Location on a Great Street! Walk to Shopping, Coffee, Restaurants and More! Units Individual Metered for Utilities. Do Not Miss this Incredible Investment Opportunity!!!

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$998,888
- 2 Buildings
- 0 Total parking spaces
- \$247 (Estimated)
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	0	Unfurnished	\$2,600	\$2,600	\$8,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5422019005

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:](#) OC22121247

Printed: 08/07/2022 9:31:02 AM

Closed •

List / Sold:

\$1,249,000/\$1,295,000 ↑

15 days on the market

Listing ID: 22143987

1489 N OCCIDENTAL Blvd • Los Angeles 90026

2 units • **\$624,500/unit** • **1,514 sqft** • **5,054 sqft lot** • **\$855.35/sqft** •
Built in 1950

North on Silver Lake from Sunset. Right on Reservoir. Left on Occidental



This is a wonderful late 40's 2+1 bungalow with a 1+1 rental below. It features private front patio, hardwood floors, beautifully tiled bath and kitchen with spectacular 1951 Western Range oven and Marvel 46 bottle professional wine refrigerator, rear deck with views of the hills, Tesla/Solar City 26 panel system, and a veritable jungle of citrus trees and bougainvillea at rear of property, Many updates, redone sewer line, Nest controlled air and heat, big basement storage area etc. Owner is a well known producer/engineer/mixer who used the soundproofed garage as a home mixing studio. The rental at 1489 1/2 is occupied and is bringing \$1485/month, property delivered with tenant. Property has no neighbor opposite house for extra quiet and privacy. Attached find Prelim, Solar payoff info and Seller Disclosures. Wonderful opportunity for owner/user or as investment duplex. Supra for agent previews. Open Brokers Tues 6/14 11-2pm.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$1,249,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,500
2:	1	1	1		Unfurnished	\$1,485	\$1,485	\$1,800

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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5425022014

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:

\$1,600,000/\$1,600,000 ↓

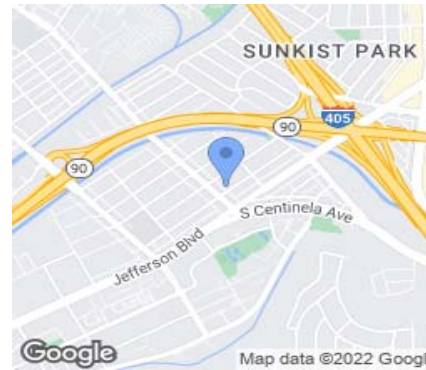
39 days on the market

Listing ID: SB22085009

11947 Juniette St • Culver City 90230

**2 units • \$800,000/unit • 1,779 sqft • 6,572 sqft lot • \$899.38/sqft •
Built in 1950**

North of Jefferson; West of the 405



**** FULLY PERMITTED 2 ON A LOT**** 5 bed 2 bath property with nearly 1800 sq feet of living area on a nearly 6,600 sq foot lot! This lovely property is one you can call home with a quick Walk to high-ranking Playa del Rey Elementary school and just blocks to Playa Vista's tech hub (Silicon Beach), and nearby hiking, parks, and bike paths. Biking distance to the beach and Marina del Rey. Simply a wonderful neighborhood and a great community to live in. 11949 Juniette Street (2 bed 1 bath – 800 sq feet) was designed by Canadian architects and was inspired by the original Spruce Goose hangar in Playa Vista, now home to Google. This beautifully renovated contemporary stand-alone 2-bedroom apartment has private parking with a powered remote-controlled gate. It features total privacy with a high fence separating the two units that also has a lockable door. This modern design two-bedroom suite features a light, bright open concept floor plan with 800 square feet of living space, French Oak Wood plank-style flooring, soaring vaulted ceilings, zoned Air conditioning and heating, tankless water heater for instant and continuous hot water. The kitchen features a 9-foot island with a sit-up bar and trendy glass pendants, brand new stainless appliances including a French door fridge, dishwasher, wine fridge, and garbage disposal. The beautifully designed bathroom includes blue tooth music with an 11-foot pebble feature wall, stainless shower panel, and double vanity mirrors. The bedrooms have large glass mirrored built-in closets and privacy windows throughout the unit. 11947 Juniette Street (3 bed 1 bath – 979 sq feet) located west of the 405 in Culver City abutting South Del Rey and only a 2-minute drive from the heart of Playa Vista. This lovely home is an entertainer's delight with a fully fenced private paradise backyard featuring a built-in seating area with BBQ, sink and outdoor mini-fridge, a decorative fireplace, and plenty of shade to enjoy the large backyard. When you enter this home, you are greeted with hardwood floors throughout and a natural flow as you transition from the living room and open concept formal dining area into the nicely situated bedrooms with plenty of light from multiple windows. The bright natural light kitchen is an absolute must-see featuring stainless appliances and an oversized window. This home also features a beautiful drought-tolerant front yard, plenty of off-street parking, laundry hookups, heating, and new roof insulation.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, Dual, Zoned
- Heating: Forced Air, High Efficiency, Zoned
- \$280 (Estimated)
- Laundry: Inside
- \$89400 Gross Scheduled Income
- \$59898 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Main Floor Bedroom, Main Floor Master Bedroom, Office, Sound Studio
- Appliances: Barbecue, Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Instant Hot Water, Microwave, Refrigerator, Tankless Water Heater

- Floor: Laminate, Wood

- Other Interior Features: Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Level with Street
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$3,283
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$435
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$648
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$3,850	\$3,850	\$4,650
2:	1	2	1	0	Unfurnished	\$3,600	\$3,600	\$3,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4220017034

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 •

11113 1/2 S Budlong Ave • Los Angeles 90044

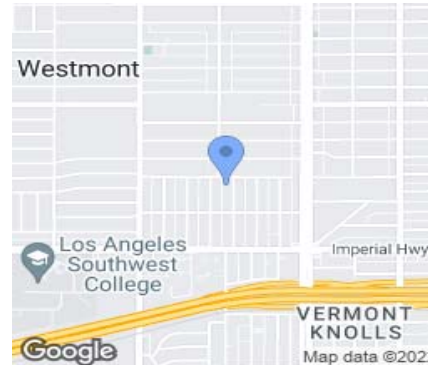
**2 units • \$264,500/unit • 1,498 sqft • 4,497 sqft lot • \$350.47/sqft •
Built in 1929**

W of Vermont and North of Imperial Hwy

List / Sold: **\$529,000/\$525,000 ↓**

41 days on the market

Listing ID: MB22088466



Seller wants it SOLD! Look no further welcome to 11113 1/2 S Budlong Ave. This amazing Investing opportunity is knocking on your door do NOT let this opportunity pass you by. This property has a ton of potential and a ton of upside for the next buyer. Two separate units on one lot. Front Unit 3 Bedroom 2 Bath and Back Unit 2 Bedroom and 1 Bathroom. Lot large enough to build an ADU and make it a 3 Unit property. Confirmed per City an ADU can be build behind the second unit. AGENTS PLEASE SEE AGENT REMARKS!! See you in Escrow.

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$569,000
- 2 Buildings
- 0 Total parking spaces
- \$988 (Estimated)
- \$27480 Gross Scheduled Income
- \$27480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Flag Lot
- 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	3	2	0	Furnished	\$1,295	\$1,295	\$2,500
2:	1	2	1	0	Furnished	\$995	\$995	\$2,200

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6076020004

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:** MB22088466

Printed: 08/07/2022 9:31:02 AM

Closed • **Duplex**

1252 W 60th Pl • Los Angeles 90044

2 units • **\$424,500/unit** • **1,959 sqft** • **6,431 sqft lot** • **\$433.89/sqft** •
Built in 1921

60th and Raymond Ave

List / Sold: **\$849,000/\$850,000** ↑

51 days on the market

Listing ID: IV22058096



Property back on the market through absolutely no fault of Seller. Fantastic investment opportunities for this Duplex 2-unit property with enclosed manicured yard on a large 6,431 sqft lot. Front Unit is the original 1,062 sqft house. 3 bedrooms with large closets and 2 full baths. Back Unit is a permitted 891sqft 2 bedrooms 1 bath built in 2006. Additional 1 bedroom and unpermitted ¾ bath is in the attached 2 car garage. Carport attached to Back Unit for parking or patio living. No shared common walls between the Front and Back Units. Extended concrete driveway with many parking options. Property is ideally located minutes from USC, LA Memorial Coliseum, SoFi Stadium, and downtown LA near all public transportation. The investment possibilities are endless! All information is deemed accurate but not guaranteed, selling agent and buyer to do their due diligence and rely solely on their investigations and/or inspections. Property being sold in AS-IS condition.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$774,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Heating: Ductless, Natural Gas
- \$354 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$20400 Gross Scheduled Income
- \$11060 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Converted Bedroom, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Utility Room, Walk-In Closet
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Range Hood
- Other Interior Features: Tile Counters
- Floor: Carpet, Tile

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Treed Lot, Walkstreet, Yard
- Security Features: Smoke Detector(s)
- Fencing: Chain Link, Good Condition, Masonry, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,340
- Electric: \$1,500.00
- Gas: \$1,800
- Furniture Replacement:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$600
- Cable TV: 02151141
- Gardener:
- Licenses:

- 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	2	0	Unfurnished	\$1,700	\$1,700	\$1,700
2:	1	2	1	2	Unfurnished	\$1,700	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6003019002

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: IV22058096

Printed: 08/07/2022 9:31:02 AM

Closed •

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

1410 W 90TH PI • Los Angeles 90047

40 days on the market

2 units • **\$340,000/unit** • **1,443 sqft** • **4,681 sqft lot** • **\$471.24/sqft** •

Listing ID: 22144891

Built in 1949

North of Century Blvd, South of Manchester Blvd and West of Normandie Blvd



Duplex just minutes from Sofi Stadium - Property consist of a 3 bedroom 1 bath single family residence with a detached 1 bedroom 1 bath unit above the 2 car garage.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$749,999
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$27840 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$600
- 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	1		Unfurnished	\$1,370	\$1,370	\$3,000
2:	2	1	1		Unfurnished	\$1,000	\$1,000	\$1,750
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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6037021012

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: 22144891

Printed: 08/07/2022 9:31:02 AM

Closed •

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

10425 Haas Ave • Los Angeles 90047

8 days on the market

**2 units • \$450,000/unit • 1,714 sqft • 5,941 sqft lot • \$525.09/sqft •
Built in 1947**

Listing ID: PW22124748

Century Blvd East



Here is a fantastic opportunity to get your hands on a renovated duplex in a Prime area of Los Angeles with room for expansion. This property offers two 2-bedroom 1 -bath units that were both updated in the last few years. New water heaters, updated plumbing, wood floors plus central air and heat and laundry in both units. Perfectly located in a great area of redevelopment. One unit will be delivered vacant at the close of escrow and the other unit has a great tenant paying market rent. The large courtyard offers the possibility of a 3rd unit and additional parking.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$900,000
- 1 Buildings
- 2 Total parking spaces
- \$1,009 (Estimated)
- Laundry: Inside
- \$54000 Gross Scheduled Income
- \$52320 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$140
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$140
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$4,500
2:	1	2	1	1	Unfurnished			

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6058016034

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: PW22124748

Printed: 08/07/2022 9:31:02 AM

Closed • Duplex

List / Sold: **\$695,000/\$700,000** ↑

146 W 84th St • Los Angeles 90003

12 days on the market

2 units • **\$347,500/unit** • **1,614 sqft** • **5,401 sqft lot** • **\$433.71/sqft** •
Built in 1922

Listing ID: DW22129350

Between Main St and Broadway.



Excellent Income Property. This property consist of a duplex with 3 Bedrooms and 1 Bathroom each. Both units have been updated within the last 2-3 years. Updates include new windows in both units, bathrooms and kitchens. Both units are well kept and maintain. Very low maintenance with very little landscape. This lot is LAR3 Zone with the potential to add in the future, buyer must check with city or county. Located near the 110 and 105 fwys and short drive to Downtown LA, Sofi Stadium and LAX.

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$335 (Estimated)
- Laundry: In Closet, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Near Public Transit
- 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	3	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6040001019

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:** DW22129350

Printed: 08/07/2022 9:31:02 AM

Closed • Duplex

1938 E 115th St • Los Angeles 90059

2 units • **\$360,000/unit** • **1,442 sqft** • **7,596 sqft lot** • **\$499.31/sqft** •
Built in 1970

E IMPERIAL HWY/ WILMINGTON AVE

List / Sold: **\$720,000/\$720,000**

0 days on the market

Listing ID: PW22163388



Duplex Property! Two Homes sitting on a 7,500 sqft lot! Both homes single story units property has a long driveway with a 2 detached two car garage offering plenty of parking for both units Both units. The front home is a 3 bedroom 1 bath that has been recently remodeled features that include new floors, new kitchen, mini split unit. The back unit built in 2012 is a large 1 bedroom 1 bath unit located towards the back of the lot with its own patio space. According to statewide guidelines property has the potential to build or convert and ADU!

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$720,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$601 (Estimated)
- Laundry: Inside
- \$48000 Gross Scheduled Income
- \$46000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6067001012

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: PW22163388

Printed: 08/07/2022 9:31:02 AM

Closed •

2411 Griffith Ave • Los Angeles 90011

2 units • \$199,500/unit • 1,064 sqft • 2,398 sqft lot • \$387.22/sqft •
Built in 1924

North of Adams

List / Sold: \$399,000/\$412,000 ↑

7 days on the market

Listing ID: SB22134514



Calling all investors. Great opportunity to start or grow your Real Estate investment portfolio. Residential DUPLEX. Both units are identical 1 Bedroom / 1 bath. The property has a private driveway for one car and separate gas/electric meters. Convenient location at just minutes from Downtown LA, Staples Center, USC and more. | ± 1,064 Sqf | lot Size ± 2,400 Sqf | YB 1924 Rental income \$1850/month

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$399,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- \$256 (Estimated)
- Cap Rate: 3.65
- \$22200 Gross Scheduled Income
- \$14580 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Flag Lot
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$480
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$875	\$875	\$1,100
2:	1	1	1	0	Unfurnished	\$975	\$975	\$1,100

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

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5131022013

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:](#) SB22134514

Printed: 08/07/2022 9:31:02 AM

Closed •

List / Sold: **\$999,880/\$1,010,000** ↑

7512 Eton Ave • Canoga Park 91303

11 days on the market

2 units • **\$499,940/unit** • **1,975 sqft** • **7,498 sqft lot** • **\$511.39/sqft** •
Built in 1947

Listing ID: PW22125790

North on Canoga Ave, Right on Saticoy St, Right on Eton.



Amazing opportunity to this this newly built and remodeled two homes on a lot, with a front 3 bedroom and 1 bathroom, and a newly built 2 bedroom 2 bathroom back home. With no detail overlooked, features include newer landscaping and hardscaping in the back, fenced in front yard, extended driveway with extra parking, newer dual pane windows, newer roof, quartz counter tops in both kitchens, all newer fixtures, recessed lighting, luxury waterproof vinyl tile, and a huge backyard! Both homes include tankless water heaters, individual electric meters, AC and heat. Will not last, see it before it's gone!

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$999,880
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: Central
- \$319 (Estimated)
- Laundry: Inside
- Cap Rate: 5
- \$75600 Gross Scheduled Income
- \$49140 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,460
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01989099
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$3,750
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,550

Of Units With:

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

Additional Information

- Standard sale
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2112006017

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:** PW22125790

Printed: 08/07/2022 9:31:02 AM

Closed • Duplex

List / Sold: **\$680,000/\$755,000** ↑

1246 S La Verne Ave • East Los Angeles 90022

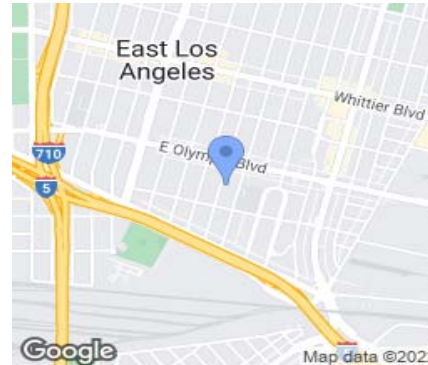
11 days on the market

2 units • **\$340,000/unit** • **1,544 sqft** • **4,653 sqft lot** • **\$488.99/sqft** •

Listing ID: DW22096561

Built in 1926

Passing Atlantic going West on Olympic make a left on La Verne



What an amazing opportunity to purchase two great units in the heart of East Los Angeles. Either purchase as an investment or live in one and rent the other. Front unit consist of 2 bedrooms and 2 bathrooms PLUS a large enclosed laundry room. Very nice laminate floors downstairs with open floor plan. One bathroom downstairs, two bedrooms and another bathroom upstairs. Second unit is a one bedroom one bathroom home. Living room and kitchen is in good condition with tile flooring throughout. 2nd unit has an extra bedroom. Plenty of parking for both units with a shared long driveway. Property is located close to freeways, restaurants, schools and shopping centers.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$680,000
- 2 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,091 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,280
- Electric: \$2,400.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$2,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245017011

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:** DW22096561

Printed: 08/07/2022 9:31:02 AM

Closed • Duplex

List / Sold: **\$555,000/\$580,000** ↑

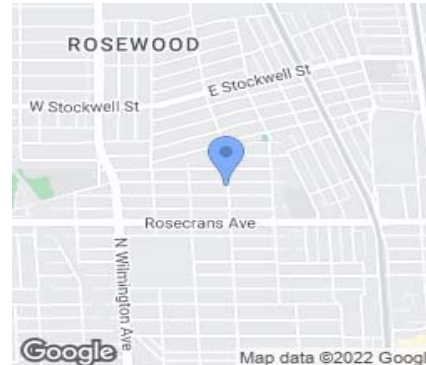
1311 N Aranbe Ave • Compton 90222

50 days on the market

2 units • **\$277,500/unit** • **1,200 sqft** • **5,000 sqft lot** • **\$483.33/sqft** •
Built in 1947

Listing ID: DW22078253

OFF ROSECRANS



GREAT INVESTMENT HOME!! LIVE IN ONE AND RENT THE OTHER, PROPERTY FEATURES 2 UNITS 1 BED, 1 BATH EACH. REMODELED! NEW WINDOWS, TILE, AND LAMINATE FLOORS TROUGH OUT. SOME COPPER PLUMBING, EXTERIOR WAS PAINTED A YEAR AGO. THE INTERIOR WAS PAINTED RECENTLY. GREAT CORNER HOME WITH GREAT PARKING SPACE. ***SOLD AS IS***

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$540,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$629 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6153012019

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:** DW22078253

Printed: 08/07/2022 9:31:02 AM

Closed •

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

204 N Santa Fe Ave # 204A • Compton 90221

49 days on the market

2 units • \$375,000/unit • 1,861 sqft • 4,013 sqft lot • \$403.01/sqft •

Listing ID: DW22088871

Built in 1958

710 FWY



Two family units for sale in Compton city with Patio & off street parking perfect for a large family ready to move in. These are one of a kind units offering a lot of privacy in each and with an incredible cozy layout. Front unit has 2 Bedrooms 2 Baths with living dining combo and a brick fireplace. The kitchen has granite countertops with tile floors and plenty of space to accommodate those kitchen utensils and laundry room on site. In between properties there is a three car garage where you can use one as storage with a private patio for those family barbecues and gatherings. Second unit is upstairs with a nice layout of 2 Bedroom 1 bath and kitchen with granite countertops. This unit is very comfortable for an extended family or to rent for extra income and start creating your generational wealth for those rainy days. Definitely a must see income property that will be vacant at close!

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$750,000
- 2 Buildings
- 3 Total parking spaces
- \$674 (Estimated)
- Laundry: In Kitchen
- \$40800 Gross Scheduled Income
- \$38880 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,590
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01791916
- Gardener:
- Licenses:
- Insurance: \$670
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$2,200
2:	1	2	1	2	Unfurnished	\$1,750	\$1,750	\$2,100

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
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6178001005

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:** DW22088871

Printed: 08/07/2022 9:31:02 AM

Closed •

List / Sold:

\$1,025,000/\$1,100,000 ↑

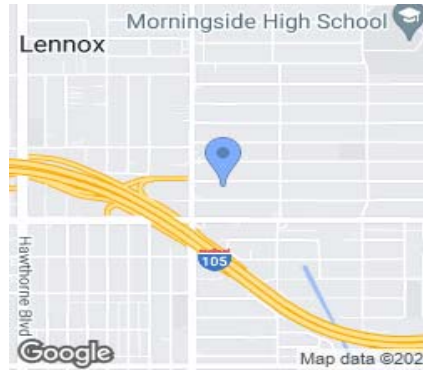
10 days on the market

Listing ID: 22172597

3910 W 112TH St • Inglewood 90303

3 units • **\$341,667/unit** • **3,792 sqft** • **9,030 sqft lot** • **\$290.08/sqft** •
Built in 1990

East of Prairie and North of Imperial Hwy.



We are pleased to present an opportunity to acquire 3910 W. 112th St in Inglewood, "The City of Champions." This property is a one story triplex comprised of all 3Bed/2Bath units. All units are separately metered for gas and electric. It sits just blocks away from the NFL Superbowl champions LA Rams and LA Chargers brand ne SoFi Stadium, LA Clippers Intuit Dome and the Hollywood Park Development which will include 500,000 SF of retail space, a 300 unit hotel, 314 apartment units and plenty of office space. Sold as is and no warranties/guarantees made. Seller will not give any credits or make any repairs. Seller and/or sellers agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Buyers to cooperate with seller 1031 exchange. Property will ONLY be shown once offer is accepted. Please do not disturb tenants.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$1,025,000
- 1 Buildings
- Heating: Natural Gas
- \$35078 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$31,522
- 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:	2	3	2		Unfurnished	\$2,035	\$4,070	\$5,600
2:	1	3	2		Unfurnished	\$2,800	\$2,800	\$2,800
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

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4033024013

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:** 22172597

Printed: 08/07/2022 9:31:02 AM

Closed • **Triplex**

List / Sold:

\$1,350,000/\$1,300,000 ↓

11 days on the market

Listing ID: SB22122912

4145 W 136th St • Hawthorne 90250

3 units • \$450,000/unit • 3,450 sqft • 10,442 sqft lot • \$376.81/sqft • Built in 1966

North of Rosecrans south of El Segundo between Hawthorne Blvd & Prairie



Great investment opportunity to own this triplex on a quiet street in highly sought after Ramona/Burleigh Hawthorne area, close to schools, shopping and transportation. One of the larger lots in the area, Each home has their own garage, parking, yard areas and inside laundry hook-ups. There are separate gas and electric meters for each unit.

Facts & Features

- Sold On 08/06/2022
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: Inside
- \$63150 Gross Scheduled Income
- \$46502 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,648
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,719
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,618
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,298
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,150	\$3,150	\$3,150
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
3:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,350

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale

- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045016023

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: SB22122912

Printed: 08/07/2022 9:31:02 AM

Closed • **Triplex**

2611 W Wyoming Ave • Burbank 91505

3 units • **\$316,667/unit** • **1,451 sqft** • **2,676 sqft lot** • **\$634.05/sqft** •
Built in 1955

On Wyoming off of Burbank Blvd, close to Buena Vista

List / Sold: **\$950,000/\$920,000** ↓

53 days on the market

Listing ID: BB22102366



2611 W Wyoming Ave is a low-maintenance triplex in prime Burbank for an unheard of price of \$950,000! This property boasts a better price per SF, price per unit, GRM AND cap rate than its Burbank comps! 2611 W Wyoming is made up of three one bedroom, one bathroom units- one of which was fully renovated in 2021 and quickly attracted a stellar tenant. The current cap rate is 4.12% and there is huge upside potential. We project a very conservative pro forma cap rate of 5.04%! These units are located in an incredibly walkable location off Burbank Blvd and Buena Vista. Only minutes on foot to the Chandler Bike Path, Magnolia Park, and an unlimited supply of cafes and restaurants such as The Ugly Mug, Café De Olla, Dino's Pizza, and Coral Cafe. A few minute drive will take you to Costco, Downtown Burbank (and the Burbank Town Center), and the Empire Center, home of Target, TJ Maxx, Marshall's, Walmart, and so much more. The property boasts other notable features including: one 2-car garage and one 1-car garage accessed from a convenient alley (possible ADU conversion), high, character wood-beamed ceilings that make the units appear extremely spacious, a newly coated roof as of 2020, a sewer line replaced in 2013, recently updated outside electrical, and most importantly, one fully renovated unit!

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$998,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$199 (Estimated)
- Cap Rate: 4.12
- \$52248 Gross Scheduled Income
- \$39150 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate
- Appliances: Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Beamed Ceilings, High Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,575
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$580
- Maintenance: \$900
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,750
2:	1	1	1	1	Unfurnished	\$1,407	\$1,407	\$1,750
3:	1	1	1	0	Unfurnished	\$1,347	\$1,347	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2438002004

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:

\$1,600,000/\$1,550,000 ↓

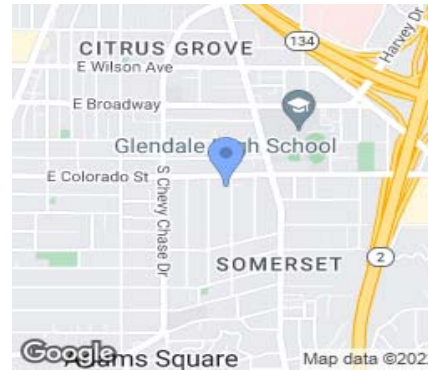
52 days on the market

Listing ID: WS22076262

313 Fischer St • Glendale 91205

**3 units • \$533,333/unit • 2,086 sqft • 7,569 sqft lot • \$743.05/sqft •
Built in 1924**

South of Colorado Street & West of Verdugo Road



First time on the market in 51 years. Two buildings in a lot, duplex was built in 1924 and the front single home was built in 1955. Property features a main detached home with 3 bedrooms & 1.5 baths and a walk in tub in the main bedroom, big living room with fireplace, good size bedrooms, dining area and laundry hookup in the kitchen, living area is 1080 Sqft. Duplex at the back, each with 1 bedroom and 1 bath. Unit A has a porch and living area is 516 Sqft And Unit B living area is 490 Sqft. New roof was installed in 2018, Both kitchens and bathrooms of duplex were remodeled 2019. Plumbing and electrical were upgraded 2019 and Main house and duplex were fumigated 2021. All unites are separately metered for gas and electric. Long driveway and storage and parking for cars at the back of the duplex and also side yards. Centrally located to transportation, shopping and easy access to freeway 2, 134 and 5. Minutes away from Griffith Park, LA Zoo, Americana at Brand, Glendale Galleria, Eagle Rock Plaza and more.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$286 (Estimated)
- Laundry: In Kitchen
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01013938
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,900
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$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
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5680013016

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: **\$860,000/\$860,000**

1546 S Eastern Ave • Commerce 90040

4 days on the market

**3 units • \$286,667/unit • 1,786 sqft • 6,671 sqft lot • \$481.52/sqft •
Built in 1950**

Listing ID: WS22124914

Cross street is Noakes st



three singles units with individual entrance, freshly painted, newly remodeled, new roof, plumbing, electrical and granite counters. It has 3 electrical and gas meters, 3 garage spaces, and 2 carport spaces. Great investment for Landlord, total rent income is \$5,322 (unit#1 \$2,000, Unit #2 \$1,800, and unit#3 \$1,800). Unit #3 has a bonus room with no permits. Listing agent is a family member. Sold As is , in present condition & no repairs.

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$860,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$5322 Gross Scheduled Income
- \$61200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room
- Appliances: Gas Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$2,880
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	\$2,000	\$2,000	\$0
2:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$0
3:	1	1	1	1	Unfurnished	\$1,522	\$1,500	\$0

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5241030010

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: WS22124914

Printed: 08/07/2022 9:31:02 AM

Closed •

List / Sold: **\$1,950,000/\$1,950,000**

1627 Greenfield Ave • Los Angeles 90025

4 days on the market

3 units • **\$650,000/unit** • **2,851 sqft** • **7,142 sqft lot** • **\$683.97/sqft** •
Built in 1941

Listing ID: SB22130427

exit Santa Monica Blvd



Charming multi-family in highly desirable West Los Angeles! Property has great curb appeal! 2,851 Sqft building on 7,142 Sqft LAR3 lot. Two spacious, 2 bed 1 bath units. One, 1 bed 1 bath unit. Property has been very well maintained with lots of TLC over the years. Laundry is conveniently located inside each unit. Two, 2 car garages and ample additional parking. Separate metered gas and electric. Upper 2 bedroom unit will be delivered vacant, move-in or rent it out! Close to 405 freeway, UCLA, Westwood Village. Close to an abundance of coffee, dining, and shopping options.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$1,950,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$472 (Estimated)
- Laundry: Inside
- \$39600 Gross Scheduled Income
- \$32374.98 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,225
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$595
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,006
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$595
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,100	\$1,100	\$2,000
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,900
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,900

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 1
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator: 1
- Wall AC: 0

Additional Information

- Trust sale
- Rent Controlled

- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4324031026

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:](#) SB22130427

Printed: 08/07/2022 9:31:02 AM

Closed •

List / Sold: **\$895,000/\$1,093,000** ↑

3101 S Catalina St • Los Angeles 90007

10 days on the market

3 units • **\$298,333/unit** • **3,030 sqft** • **6,350 sqft lot** • **\$360.73/sqft** •
Built in 1964

Listing ID: 21762654

3101 S. Catalina Street, LA 90007



We are pleased to offer the opportunity to acquire this three (3) unit multifamily investment opportunity, located blocks to the University of Southern California (USC). The property offers residents a highly desirable location, well situated in the DPS Patrol Zone, walking distance to campus and University Village - providing easy access to all of USC's landmarks, and academic buildings. The subject property is constructed of wood frame and stucco, built in 1964, with approximately 3,030 rentable square feet on a 6,350 square foot lot. The investment is comprised of two structures, with a unit mix consisting of two (2) 2-bedroom + 1.5-bathroom units, & one (1) 2-bedroom +1-bathroom unit. Given the location and attractive local area amenities, this is an excellent value-add opportunity, with over 75% upside in current rents for an investor to acquire in the attractive USC submarket.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$895,000
- 2 Buildings
- \$7716 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$11,500
- 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	\$530	\$530	\$2,500
2:	1	2	1		Unfurnished	\$530	\$530	\$2,500
3:	1	2	1		Unfurnished	\$574	\$574	\$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

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5040025012

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: 21762654

Printed: 08/07/2022 9:31:02 AM

Closed •

List / Sold: **\$739,000/\$801,000** ↑

1522 W TEMPLE St • Los Angeles 90026

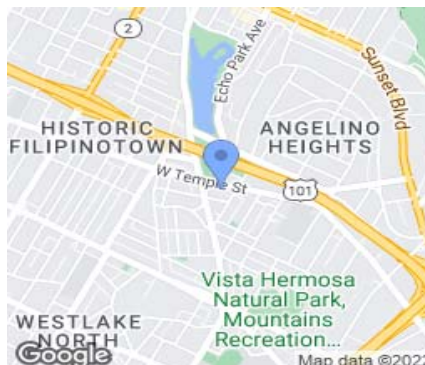
2 days on the market

3 units • **\$246,333/unit** • **2,470 sqft** • **4,399 sqft lot** • **\$324.29/sqft** •

Listing ID: 22159753

Built in 1910

See google maps.



Set right in the thick of the red hot Hi Fi (Historic Filipinotown)/South Echo Park pocket, this triplex is priced to sell. Walking distance to so many things: right across the street from Echo Park public tennis courts; two blocks from Echo Park Lake; right around the corner from two hugely popular, classic neighborhood eateries - Clark Street Echo Park Cafe/Bakery and Gra Sourdough Pizza and Natural Wine; literally a three minute drive to downtown without using a freeway; and only a one minute drive to get onto the 101 Freeway, to get anywhere in the city in any direction fast. The property itself features one unit that has no common walls, and a back yard that offers great outdoor enjoyment for tenants in all three units. There is huge upside on rents, but meanwhile the current rents will make the property pay for itself each month. One of the owners is a professional handyman and has used his skills and experience to care for and maintain the property in very serviceable condition over the 10 years they have owned it. They would be keeping the property forever, but they are selling it and using the proceeds to help purchase a home for their daughter in N.Y. They are passing on tenants to the new owners who they say have been a joy to work with. This will be a great income property to add to your portfolio or to start one if you are new to investment property.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$739,000
- 2 Buildings
- \$26292 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$11,268
- 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	\$1,250	\$1,250	\$2,000

2:	1	2	1	Unfurnished	\$940	\$940	\$2,300
3:	1	1	1	Unfurnished	\$940	\$940	\$1,800

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

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C21 – Silver Lake – Echo Park area • Los Angeles County • Parcel # 5160002006 |
|---|---|

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: 22159753

Printed: 08/07/2022 9:31:02 AM

Closed • **Triplex**

724 N Dillon St • Los Angeles 90026

3 units • **\$409,333/unit** • **1,751 sqft** • **6,302 sqft lot** • **\$724.16/sqft** •
Built in 1950

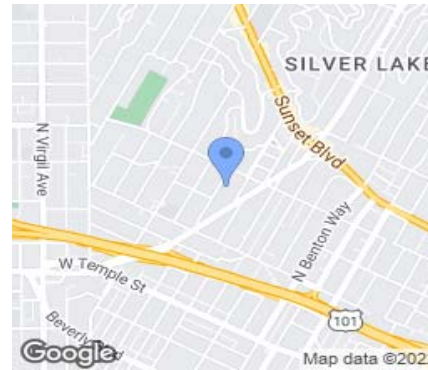
101 Fwy, exit Silverlake-go north, Marathon-L, Dillon-L

List / Sold:

\$1,228,000/\$1,268,000 ↑

9 days on the market

Listing ID: CV22119834



LOCATION LOCATION LOCATION!!! Beautiful turnkey TRIPLEX with curb appeal located in a prime neighborhood of Silverlake! From the moment you arrive, you will be greeted with a new and trendy horizontal wood fence surrounding your relaxing hardscape front yard. This two-building TRIPLEX has been renovated and is ready to move in! The first building includes 2 units (724 & 726), and the second building has 1 unit (724 ½) which sits on top of a 2-car garage. Each unit features an open floor plan, all are light and bright, and show larger than the square footage is. All units are 1-bedroom, 1-bathroom, and were completely remodeled throughout with new waterproof laminate wood floors, new kitchen with quartz countertops, new bathrooms, new dual pane windows, new paint (in and out), new copper plumbing, new outside main electrical panels, and inside sub-panels for each unit with an upgrade and dedicated circuit breaker and wiring for major appliances and future A/C units, and many more. Each unit has its own gas and electric meters, and one main water line with 3 separate control valves. More features include an outdoor laundry room, a covered patio, 5 car tandem parking driveway, and a backyard for you to plan and design. Close to 101 freeway, downtown LA, Sunset Blvd. Attractions such as Walt Disney Concert Hall, Hollywood Bowl, and Dodger Stadium are all within a 10-minute drive. Many opportunities for this Triplex! A must-see!!!

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$1,228,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Free-Standing Range, Disposal, Gas Water Heater, Microwave
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Living Room Balcony, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

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

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

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5401019004

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: CV22119834

Printed: 08/07/2022 9:31:02 AM

Closed •

442 E 56th St • Los Angeles 90011

3 units • \$216,667/unit • 1,814 sqft • 5,092 sqft lot • \$358.32/sqft •
Built in 1923

WEST OF AVALON

List / Sold: \$650,000/\$650,000 ↑

28 days on the market

Listing ID: DW22018907



EXCELLENT PROPERTY FOR INVESTMENT OR FIRST TIME BUYER TO LIVE IN ONE UNIT AND RENT THE OTHER TWO. THIS UNITS CONSIST OF FRONT UNIT 2 BED AND 1 BATH BACK TWO UNITS ARE 1 BED 1 BATH EACH. UNITS HAVE A BRAND NEW ROOF ON ALL 3 UNITS. ONE OF BATHROOMS IN BACK UNIT WAS REMODELED AND THE FRONT GATE WAS ALSO PUT IN NEW, THIS UNITS ARE CENTRALLY LOCATED TO MAJOR FWY AND DOWN TOWN LA BRING YOUR BUYERS. THE FRONT TWO BED UNIT WILL BE VACANT AT CLOSE OF ESCROW.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$649,900
- 2 Buildings
- 0 Total parking spaces
- \$335 (Estimated)
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$1,850
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,600
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,600

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5101004023

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:** DW22018907

Printed: 08/07/2022 9:31:02 AM

Closed •

List / Sold:

\$1,199,999/\$1,215,000 ↓

69 days on the market

Listing ID: 22142107

3727 S LA SALLE Ave • Los Angeles 90018

3 units • **\$400,000/unit** • **2,221 sqft** • **7,437 sqft lot** • **\$547.05/sqft** •
Built in 1922

Western Ave. to 37th Pl. to La Salle Ave.



Price improvement. Looking for a cash flow positive property in LA? Here it is! This legal triplex is zoned R2 on huge 7400+sqft lot for future development potential. Total of 8BD + 3BA. Remodeled in 2016. Gross Income \$89,310. Actual expenses (gardener \$720, insurance \$3817, HCIDLA \$320, plus annual taxes) \$19,377. NOI \$69,933. GRM 13.44. Cap Rate 5.80%. Unit #3733 (3BD+1BA) rented at \$2350/month. Unit #3727 rented at \$2472/month (2BD+1BA) may be delivered vacant. Unit #3735 rented at \$2420.50/month (3BD+1BA). Garage rented for additional \$200/month. Tenants pay all utilities. Super low expenses. Close to Expo Line, USC and West Adams. This will not last!

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$1,350,000
- 3 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$69933 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$19,377
- 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	\$2,472	\$29,664	\$29,664
2:	1	3	1		Unfurnished	\$2,350	\$28,200	\$28,200
3:	1	3	1		Unfurnished	\$2,420	\$29,040	\$29,040

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

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5041033022

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:** 22142107

Printed: 08/07/2022 9:31:02 AM

Closed • **Triplex**

118 W 87th Pl • Los Angeles 90003

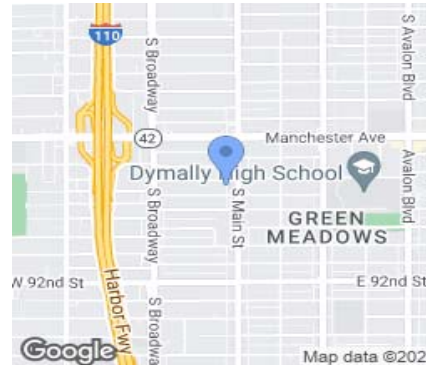
3 units • **\$193,000/unit** • **1,496 sqft** • **5,362 sqft lot** • **\$381.02/sqft** •
Built in 1929

Cross Blvds Manchester and Main

List / Sold: **\$579,000/\$570,000** ↓

169 days on the market

Listing ID: MB21193034



Price reduced!!!!Sellers are motivated. Cute triplex. Property consists of (3) units, each unit is 1 bed, 1 bath. LOCATED ON A VERY NICE STREET close to schools, shopping and short driving distance to the 110. Gated perimeter. Lots of secure parking.

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$630,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: See Remarks
- \$36157.9 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$936	\$936	\$1,600
2:	1	1	0	1	Unfurnished	\$1,100	\$1,100	\$1,600
3:	1	1	0	1	Unfurnished	\$977	\$977	\$1,600

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Probate Listing sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6040021018

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:](#) MB21193034

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold: **\$785,000/\$695,000** ↓

3710 Wall St • Los Angeles 90011

36 days on the market

3 units • **\$261,667/unit** • **2,436 sqft** • **4,400 sqft lot** • **\$285.30/sqft** •

Listing ID: DW22103487

Built in 1908

37th st and Wall st



LOCATION: LOCATION: LOCATION: 3 units , zoned LAR2 near USC, LA Memorial Coliseum, CA Science Center, Staple Center, Downtown Los Angeles, Museums, restaurants, parks, shopping centers and more plus easy access to 110 freeway, 105 & 110 freeways, front units (2) 2 Bedrooms 1.5 Baths, Back house 3 bedrooms 1.5 Baths 2 detached garage.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$785,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Outside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,100
3:	1	2	2	0	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5121019015

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:](#) DW22103487

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold: **\$1,150,000/\$1,150,000**

3531 E 61st St • Huntington Park 90255

4 days on the market

**3 units • \$383,333/unit • 3,144 sqft • 6,822 sqft lot • \$365.78/sqft •
Built in 1928**

Listing ID: DW22110596

Maywood ave / Slauson ave



Facts & Features

- Sold On 08/01/2022
- Original List Price of \$1,150,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,227 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$5775 Gross Scheduled Income
- \$70000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	1	Unfurnished	\$2,100	\$2,100	
2:	1	2	1	1		\$1,675	\$1,675	

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6318015027

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:](#) DW22110596

Printed: 08/07/2022 9:31:03 AM

Closed •

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

330 W REGENT St • Inglewood 90301

10 days on the market

**4 units • \$247,500/unit • 3,274 sqft • 11,558 sqft lot • \$302.38/sqft •
Built in 1911**

Listing ID: 22172603

West of La Brea and North of Manchester Ave.



We are pleased to present 330 W Regent St in Inglewood. This property has a warm single-family house with 3Bed/2Bath. This sizable lot also has ample parking and units in the rear which has two (2) 1Bed/1Bath and one (1) 2Bed/1Bath units. All units are occupied and each unit is separately metered for gas and electric. It sits just blocks away the NFL Superbowl champions LA Rams and LA Chargers brand new SoFi Stadium, LA Clippers Intuit Dome and the Hollywood Park Development which will include 500,000 SF of retail space, a 300 unit hotel, 314 apartment units and plenty of office space. Sold as is and no warranties/guarantees made. Seller will not give any credits or make any repairs. Seller and/or sellers agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Buyers to cooperate with seller 1031 exchange. Property will ONLY be shown once offer is accepted. Please do not disturb tenants.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$990,000
- 1 Buildings
- Heating: Natural Gas
- \$36949 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$25,451
- 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:	2	1	1		Unfurnished	\$1,210	\$2,420	\$3,800
2:	1	2	2		Unfurnished	\$1,733	\$1,733	\$2,300
3:	1	2	1		Unfurnished	\$1,568	\$1,568	\$2,200
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

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020007013

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: 22172603

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$1,800,000/\$1,750,000 ↓

2 days on the market

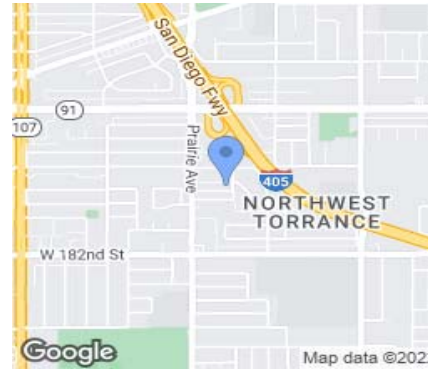
3907 W 178th St • Torrance 90504

4 units • \$450,000/unit • 4,391 sqft • 6,003 sqft lot • \$398.54/sqft •

Built in 1964

Listing ID: LG22138592

Exit Artesia off 405. Head south on Prairie and head east on 178th st. North side of the block.



Located 10 minutes from Hermosa Beach and apart of the Torrance school district. Townhome style four-plex has two units: 2 stories in height with living and kitchen downstairs and three bedrooms above. Unit 4 sits above the four car garage with its own exterior stair, and Unit 1 fronts on the street with all living space on first floor. Remodeled approximately seven years ago with tile bathrooms and granite countertops in kitchen and baths. Each unit has its own 1 car garage and its own uncovered tandem spot off of the alley. The four-plex also has 2 guest spots off of the alley and a community laundry room.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$882 (Estimated)
- Laundry: Community
- \$110520 Gross Scheduled Income
- \$82890 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Tankless Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn
- Fencing: None
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01311124
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,600	\$2,600	\$2,850
2:	1	3	2	1	Unfurnished	\$2,650	\$2,650	\$2,850
3:	1	3	1	1	Unfurnished	\$1,845	\$1,845	\$2,650
4:	1	3	2	1	Unfurnished	\$2,115	\$2,115	\$2,850

Of Units With:

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

Additional Information

- Standard sale
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4088006014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Single Family Residence**

3442 La Madera Ave • El Monte 91732

4 units • **\$625,000/unit** • **7,551 sqft** • **8,789 sqft lot** • **\$335.05/sqft** •
Built in 1994

PECK RD & SITKA- NORTH OF THE 10 FRWY

List / Sold:

\$2,500,000/\$2,530,000 ↑

2 days on the market

Listing ID: CV22113284



ONE-OF-A-KIND INVESTMENT IN NORTH EL MONTE! *****4 SINGLE FAMILY DETACHED HOMES WITH THEIR OWN ADDRESSES AND EACH WITH THEIR OWN PARCEL NUMBERS. SALE INCLUDES 3442,3446,3448,3452 LA MADERA AVE, EL MONTE. THIS SALE INCLUDES A 5TH PARCEL FOR THE COMMON DRIVEWAY. PROPERTY OWNED BY 1 OWNER SO HOMES CANNOT BE SOLD SEPERATELY. AT THIS TIME, THERE ARE NO HOA'S. POSSIBLY NEW OWNER CAN CREATE AN HOA AND THEN SELL SEPERATLEY. THERE ARE CCR & R'S FOR THIS PROPERTY. BUILT BY OWNER IN 1994, EACH HOME HAS ITS OWN 2 CAR ATTACHED GARAGE AND YARD. SQUARE FOOTAGE RANGES FROM 1745 SQ FT TO 2054 SQ FT. EACH WITH 4 BEDROOMS AND 3 BATHS. BUYER CAN LIVE IN 1 AND KEEP THE OTHERS AS RENTALS. WELL MAINTAINED AND GOOD TENANTS

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$2,500,000
- 4 Buildings
- Levels: Two
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- \$128400 Gross Scheduled Income
- \$120800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up, Entry, Family Room, Laundry, Master Bathroom, Master Bedroom, Walk-In Closet
- Appliances: Dishwasher, Gas Oven, Gas Water Heater, Microwave
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$2,850	\$2,850	\$3,200
2:	1	4	3	2	Unfurnished	\$2,800	\$2,800	\$3,200
3:	1	4	3	2	Unfurnished	\$3,000	\$3,000	\$3,200
4:	1	4	3	2	Unfurnished	\$2,050	\$2,050	\$3,200

Of Units With:

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

Additional Information

- Trust sale
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8567008078

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:

\$1,595,000/\$1,610,000 ⬆

21 days on the market

Listing ID: CV22117207

805 E Graves Ave • Monterey Park 91755

4 units • \$398,750/unit • 3,078 sqft • 12,694 sqft lot • \$523.07/sqft • Built in 1934

Cross streets are New Ave and Graves Ave



Well Maintained Multi-Family 4-Unit Property Located In the Heart of Monterey Park! Don't miss this rare opportunity to own 4 separate buildings each independently set up with their own parking, yard and garage. There are 3 units featuring 2-bedrooms & 1 bath and approximately 783 Sqft. The fourth unit in the back is a 1-bedroom & 1 bath and approximately 712 Sqft. All units have been updated with laminate flooring or carpet, upgraded electrical, newer roof, plumbing and sewer line upgrades. All units each have a laundry room attached to the garage. This is the perfect property to owner occupy. Live in 1 unit, rent out the rest and enjoy retirement life. The neighborhood features nearby Garvey Ranch Park and Monterey Vista Elementary School. Location is very convenient to restaurants, grocery stores and various entertainment centers located on Atlantic and Garvey. Do NOT DISTURB tenants. **DRIVE BY ONLY** Offers are subject to interior inspection. Property is being sold "as-is" seller will not do any repairs. This is a Trust sale, no court confirmation required. This property will not last, so hurry and submit your highest and best offer!

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$1,595,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: In Garage
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: None

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01891309
- Gardener:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5259009043

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: CV22117207

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$1,129,000/\$1,275,000 ↑

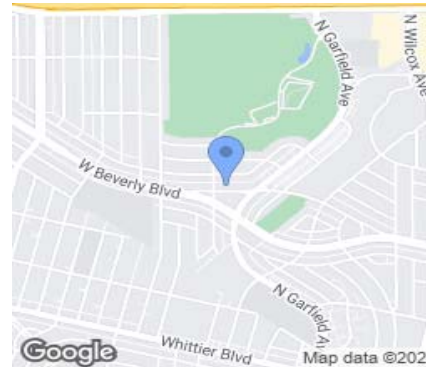
19 days on the market

Listing ID: CV22116380

2940 W Via Acosta W • Montebello 90640

**4 units • \$282,250/unit • 3,328 sqft • 5,032 sqft lot • \$383.11/sqft •
Built in 1953**

South of the 60FWY exit Garfield Ave. turn left, turn right on W. Via Acosta



Great opportunity to own a fourplex and initiate your investment goals in the heart of North side Montebello, adjacent to Monterey Park! This property features (two) 1 bedroom /1 bath unit up front and (two) 2 bedroom/1 bath unit behind with a detached 1 car garage for each unit. All units are occupied with tenants that are month to month and current with rent according to owner. The 2 bedroom and 1 bedroom has not been renovated but is in good condition. The last one bedroom has a long term tenant living that has been there for the past 28 years. You can also generate additional income with the laundry facility! Subject property is close to schools, shopping center, park, supermarket, Montebello Fire Department, Montebello golf course, 60FWY, local city bus transportation, gas stations and so much more! **Please do not disturb tenants**

Facts & Features

- Sold On 08/02/2022
- Original List Price of \$1,129,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$827 (Estimated)
- Laundry: Common Area
- \$67500 Gross Scheduled Income
- \$58413 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,832
- Electric: \$290.00
- Gas:
- Furniture Replacement:
- Trash: \$789
- Cable TV: 01836555
- Gardener:
- Licenses: 255
- Insurance: \$1,878
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,620
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,850
2:	1	2	1	1	Unfurnished	\$1,475	\$1,475	\$1,850
3:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,650
4:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,650

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
- 674 - Montebello area
- Los Angeles County
- Parcel # 5267028021

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: CV22116380

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold: **\$1,475,000/\$1,475,000**

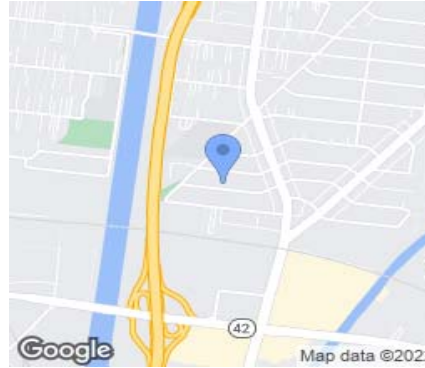
5663 Fostoria St • Bell Gardens 90201

14 days on the market

**4 units • \$368,750/unit • 4,295 sqft • 10,764 sqft lot • \$343.42/sqft •
Built in 1988**

Listing ID: OC22106809

5663 Fostoria



This Trophy Four (4) Unit property was constructed in 1987, and is in Condo Quality condition. The property consists of Four (4) - 2 Bedroom / 2 Bath Units (approximately 1,100 Sq. Ft. each), and also offers 2-Car Garages for each unit with Washer / Dryer Hookups. The asset has been retained by the Original developer since it was built, and boasts a newer roof, garage doors and fresh paint. All of this with an additional 20%+/- Upside in Rents.

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,335 (Estimated)
- Laundry: Inside
- \$93060 Gross Scheduled Income
- \$60771 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,798
- Electric: \$404.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,742
- Cable TV: 01382974
- Gardener:
- Licenses:
- Insurance: \$1,978
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,469
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	6	Unfurnished	\$1,835	\$5,505	\$6,885
2:	1	2	2	2	Unfurnished	\$2,250	\$2,250	\$2,295

Of Units With:

- Separate Electric: 5
- Drapes:

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

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6227030018

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: OC22106809

Printed: 08/07/2022 9:31:03 AM

Closed • Apartment

List / Sold: **\$2,540,000/\$2,540,000**

1231 Amethyst St • Redondo Beach 90277

4 days on the market

4 units • **\$635,000/unit** • **4,186 sqft** • **5,402 sqft lot** • **\$606.78/sqft** •
Built in 1963

Listing ID: SB22111506

West on 190th St., South on Harkness Ln and west on Amethyst St.



Great 4 Unit apartment building located in the city of Redondo Beach! Front unit (which is currently occupied) is a owner occupy style unit. This property is conveniently located right near the Redondo Beach Dominguez Park as well as Vons nearby. Don't miss out on this opportunity!

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$2,540,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Electric
- \$0 (Unknown)
- Laundry: Common Area, Gas & Electric Dryer Hookup
- Cap Rate: 3.1
- \$126660 Gross Scheduled Income
- \$78802 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Electric Oven, Electric Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,058
- Electric: \$837.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,284
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,476
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 4914
- Water/Sewer: \$1,903
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$3,410	\$3,410	\$4,000
2:	1	2	2	1	Unfurnished	\$2,580	\$2,580	\$2,700
3:	1	2	2	1	Unfurnished	\$2,590	\$2,590	\$2,700
4:	1	1	1	1	Unfurnished	\$1,960	\$1,960	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7502011078

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:** SB22111506

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$2,950,000/\$2,986,000 ↑

8 days on the market

1335 ROXBURY Dr • Los Angeles 90035

4 units • \$737,500/unit • 4,072 sqft • 6,001 sqft lot • \$733.30/sqft •

Built in 1938

Listing ID: 22148327

North of Pico Blvd, South of Olympic Blvd, just 2 blocks to Roxbury Park in Beverly Hills.



Charming and rare 4-plex in an excellent location just a couple of blocks to Beverly Hills and Roxbury Park. All 4 units are spacious 2 bdrms with larger living rooms and private washer/dryers inside. The building is separately metered for gas, electricity and each unit has it's own water heater. The residences have newer windows in every unit, and private parking spaces in the parking garage. Per owner both sections of roof were replaced within the past 12 years. 3 units were recently renovated with lighter floors, recessed lighting in living room, and granite countertops. Significant upside in rents with the units. Over 6,000 S.F. lot with an alley zoned LAR-3 suitable to develop luxury condominiums. Please drive by only, do not disturb tenants.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$2,950,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$151000 Net Operating Income

Interior

- 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	2		Unfurnished	\$3,195	\$3,195	\$4,500
2:	2	2	2		Unfurnished	\$3,195	\$3,195	\$4,500
3:	3	2	2		Unfurnished	\$2,895	\$2,895	\$4,500

4:	4	2	1	Unfurnished	\$2,110	\$2,110	\$3,750
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
- C09 - Beverlywood Vicinity area
 - Los Angeles County
 - Parcel # 4330006041

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:

\$2,490,000/\$2,400,000 ↓

105 days on the market

Listing ID: 22132427

51 OZONE Ave • Venice 90291

**4 units • \$622,500/unit • 2,950 sqft • 2,996 sqft lot • \$813.56/sqft •
Built in 1906**

Half a block from the beach!



Half a block from the sand in Venice beach with spectacular ocean views, this centrally located 4-Plex provides an excellent opportunity to invest in casual coastal living. With a mix of rental units that feature sunlit interiors, upscale finishes, natural wood floors and open-concept layouts - this clean, quiet, well maintained building offers incredible upside income potential! Enclosed by a private, landscaped courtyard perfect for sunset entertaining and sun-drenched relaxation. Few blocks from Abbot Kinney, Rose Avenue, Main Street and the beach, this property is a true coastal oasis in Venice. Please call listing agent for details!

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$2,999,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$89098 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$5,894
- 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	3	3		Unfurnished	\$3,495	\$3,495	\$5,500
2:	1	2	2		Unfurnished	\$2,495	\$2,495	\$4,200
3:	1	1	1		Unfurnished	\$2,114	\$2,114	\$3,700
4:	1	1	1		Unfurnished	\$1,595	\$1,595	\$2,700
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
- C11 - Venice area
- Los Angeles County
- Parcel # 4286018030

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 •

1024 14Th St • Santa Monica 90403

4 units • \$665,000/unit • 3,671 sqft • 7,494 sqft lot • \$689.19/sqft •
Built in 1940

North of Wilshire on 14th Street.



List / Sold:
\$2,660,000/\$2,530,000 ↓

23 days on the market

Listing ID: 22162659

Fantastic opportunity to acquire North-of-Wilshire 4-unit apartment in sought-after Santa Monica location. This rare gem consists of three unit types (large 2-bedroom and 2-bathroom with spacious living room, large kitchen and open floor plan; a 2-bedroom and 1-bathroom on second floor with views; and two cozy 1-bedroom and 1-bathroom units). Potentially earn income from 3 units while occupying one unit, or rent out all 4 units (inquire with City about applicable rent-control exemptions under such circumstances). Secured, covered parking (4 spots). Stroll to Whole Foods, Milo & Olive, Erewhon, Roosevelt Elementary, Lincoln Middle School, the beach, and so much more. ***Soft-story Seismic Retrofit completed***

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$2,660,000
- 3 Buildings
- \$51317 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$42,779
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,800	\$0	\$3,800
2:	1	2	1		Unfurnished	\$2,000	\$2,000	\$3,300
3:	1	1	1		Unfurnished	\$2,208	\$2,208	\$2,500
4:	1	1	1		Unfurnished	\$1,883	\$1,883	\$2,500
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

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281013004

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: 22162659

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$1,499,000/\$1,520,000 ⬆

27 days on the market

Listing ID: 22146857

2974 SAN MARINO St • Los Angeles 90006

4 units • **\$374,750/unit** • **3,672 sqft** • **5,906 sqft lot** • **\$413.94/sqft** •
Built in 1922

San Marino St and Berendo St/West of Vermont, North of Olympic



All 4 units are Vacant now. LOCATION! LOCATION! LOCATION! Prime KOREATOWN R4 Zoning can be remodeled or built entirely new. Can create new condominiums or Apartments, with around 21 units, or Can be renovated into two bedrooms/2 bathrooms per unit with permits, for more extra incomes. The large backyard is suitable for "TWO ADU UNITS" to build. The site is located west of Vermont Avenue and north of Olympic Blvd.--

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$1,499,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

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

- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5078007002

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:

\$1,050,000/\$1,030,000 ↓

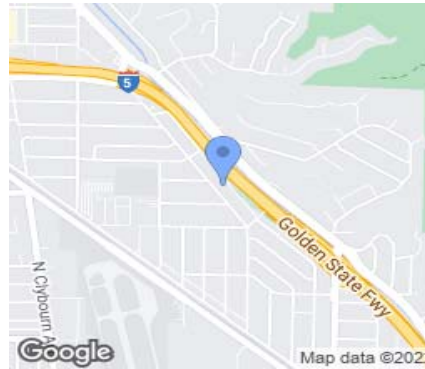
3 days on the market

Listing ID: SR22121574

7976 De Garmo Ave • Sun Valley 91352

**4 units • \$262,500/unit • 3,150 sqft • 11,699 sqft lot • \$326.98/sqft •
Built in 1944**

West of Hollywood Way



Looking to expand your portfolio? These 4 single-story units are located within a few blocks from beautiful Burbank and sits on a large 11,699 sq ft lot (65x180). These units are gated and provide the feel of a single home with an expansive front and side lawns and 6 parking spaces. This is an ideal value add investment opportunity with current rents below market. Each unit offers approximately 786 sq ft of living space with 2 bedrooms and 1 full bathroom. All units are on a month-to-month basis. All utilities are paid by tenants except water which is paid by landlord

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Floor Furnace
- \$605 (Estimated)
- \$49536 Gross Scheduled Income
- \$45156 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Near Public Transit
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,030
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01367726
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$893	\$893	\$1,800
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,800
3:	1	2	1	2	Unfurnished	\$893	\$893	\$1,800
4:	1	2	1	1	Unfurnished	\$942	\$942	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- SUNV - Sun Valley area
- Los Angeles County
- Parcel # 2407021011

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: SR22121574

Printed: 08/07/2022 9:31:03 AM

Closed •

3324 Delta Ave • Rosemead 91770

5 units • **\$460,000/unit** • **4,801 sqft** • **18,981 sqft lot** • **\$395.75/sqft** •
Built in 1938

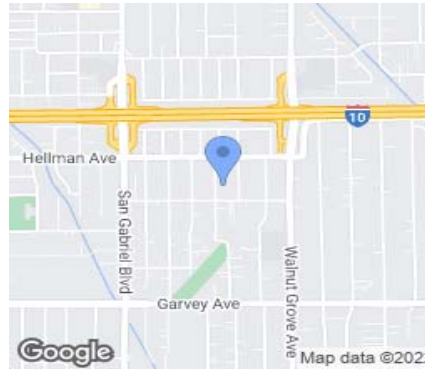
Walnut Grove

List / Sold:

\$2,300,000/\$1,900,000 ↓

51 days on the market

Listing ID: AR22112723



5 single story cottage style units. Large 18,981 sqft lot. Units consist of : Two - 3bd 1ba units. Two - 2bd 1ba units. One - 1bd 2ba unit. Excellent opportunity for investors with long term vision to build on a large lot. Major upside potential in rents.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$2,300,000
- 5 Buildings
- Levels: One
- 11 Total parking spaces
- 5 Total carport spaces
- \$2,043 (Public Records)
- Laundry: Inside
- \$86700 Gross Scheduled Income
- \$77991 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,709
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$3,540
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,169
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,350	\$1,350	\$2,200
2:	1	3	1	1	Unfurnished	\$1,850	\$1,850	\$2,400
3:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,000
4:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$2,000
5:	1	1	2	0	Unfurnished	\$1,025	\$1,025	\$1,800

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5288018021

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:](#) AR22112723

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$1,595,000/\$1,605,000 ↑

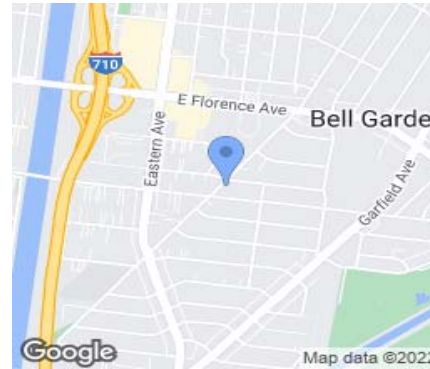
20 days on the market

Listing ID: OC22106943

5900 Priory St • Bell Gardens 90201

5 units • \$319,000/unit • 4,674 sqft • 11,375 sqft lot • \$343.39/sqft • Built in 1987

5900 Priory Street



This Trophy property was constructed in 1987, and is in Condo Quality condition. The property consists of (4) - 2 Bedroom / 2 Bath and (1) 2Bedroom/ 1Bath non conforming Unit. The property offers garages with ample onsite parking and Washer / Dryer Hookups. The asset has been retained by the Original developer since it was built, and boasts a newer roof and fresh paint. All of this with an additional 25%+/- Upside in Rents. It shall be known that this is a legal 4 Unit Property with 1 non-conforming unit.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$1,701 (Estimated)
- Laundry: Inside
- \$8845 Gross Scheduled Income
- \$68693 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,562
- Electric: \$1,010.00
- Gas: \$379
- Furniture Replacement:
- Trash: \$1,757
- Cable TV: 01382974
- Gardener:
- Licenses:
- Insurance: \$1,544
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,097
- 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	\$2,295
2:	1	2	1	0	Unfurnished	\$1,695	\$1,695	\$2,195
3:	2	2	2	2	Unfurnished	\$1,700	\$2,400	\$4,590
4:	1	2	2	2	Unfurnished	\$1,950	\$1,950	\$2,295

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6228007001

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:** OC22106943

Printed: 08/07/2022 9:31:03 AM

Closed •

7004 FLIGHT Ave • Los Angeles 90045

5 units • **\$360,000/unit** • **3,389 sqft** • **7,200 sqft lot** • **\$529.65/sqft** •
Built in 1952

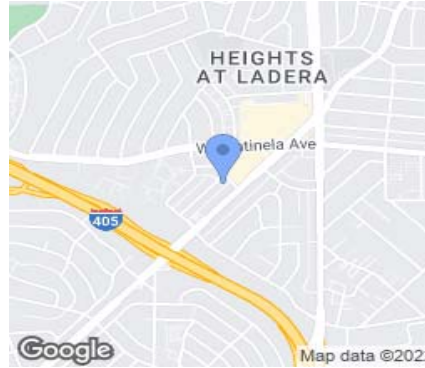
Northeast of 405, South of W Centinela Ave.

List / Sold:

\$1,800,000/\$1,795,000 ↓

21 days on the market

Listing ID: 22171901



Opportunity is Knocking! This quaint multi-family unit has character and charm. It offers five units tucked in a wonderful Westchester location. This prime location is centrally located to the South Bay, Loyola Marymount University , LAX and Playa Vista. Freeways and beaches are close by.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$1,800,000
- 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	\$1,517	\$1,517	\$1,517
2:	1	1	1		Unfurnished	\$1,082	\$1,082	\$1,082
3:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,700
4:	1	1	1		Unfurnished	\$1,775	\$1,775	\$1,775
5:	1	2	1		Unfurnished	\$2,250	\$2,250	\$2,250
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
- C29 - Westchester area
- Los Angeles County
- Parcel # 4103008014

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: 22171901

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold: **\$1,300,000/\$1,300,000**

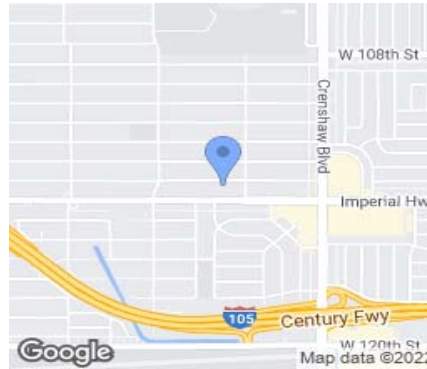
3330 W 113TH St • Inglewood 90303

10 days on the market

**6 units • \$216,667/unit • 5,580 sqft • 8,284 sqft lot • \$232.97/sqft •
Built in 1964**

Listing ID: 22172589

North of Imperial hwy and West of Crenshaw Blvd.



We are pleased to present 3330 W 113th St in Inglewood, "The City of Champions." This two-story building has six (6) units comprised of one (1) 3Bed/2Bath, three (3) 2Bed/2Bath and two (2) 1Bed/1Bath units. All are occupied on month to month leases. Every unit is separately metered for gas and electric. It sits just blocks away from the NFL Superbowl champions LA Rams and LA Chargers brand new SoFi Stadium, LA Clippers Intuit Dome and the Hollywood Park Development which will include 500,000 SF of retail space, a 300 unit hotel, 314 apartment units and plenty of office space. Sold as is and no warranties/guarantees made. Seller will not give any credits or make any repairs. Seller and/or sellers agent makes no representation as to room size, lot size, etc. Buyer to verify with appropriate entities and satisfy self. Buyers to cooperate with seller 1031 exchange. Property will ONLY be shown once offer is accepted. Please do not disturb tenants.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Heating: Natural Gas
- \$51627 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$44,373
- 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	3	2		Unfurnished	\$1,901	\$1,901	\$2,750
2:	2	2	2		Unfurnished	\$1,520	\$3,041	\$4,550
3:	1	2	2		Unfurnished	\$1,412	\$1,412	\$2,275

4:	2	1	1	Unfurnished	\$1,167	\$2,335	\$2,250
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
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4031026014

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:

\$2,288,000/\$2,216,250 ↓

12 days on the market

Listing ID: WS22139153

3849 3851 Stewart Ave • Baldwin Park 91706

6 units • \$381,333/unit • 5,976 sqft • 18,926 sqft lot • \$370.86/sqft • Built in 1962

10 Freeway exit Baldwin Park blvd, left on Stewart, property on your left!



Nestled in the heart of Baldwin Park, find this beautifully well maintained 6 unit property spread on two individual lots. APN: 8553-005-027/ 8553-005-028! A total of 18,926 square foot lot combined. One unit consists of 3 bedroom 2 bath and (5) units are 2 bedroom 1 bath. Each unit includes a side yard for outdoor space! Washer and dryer hookups within each individual unit along with a detected 1-car garage! Pride of ownership! Don't miss out on this opportunity.

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$2,288,000
- 3 Buildings
- 7 Total parking spaces
- \$30,888 (Estimated)
- Laundry: Inside
- \$103200 Gross Scheduled Income
- \$59032 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,168
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,500
- Cable TV: 02117426
- Gardener:
- Licenses: 250
- Insurance: \$2,350
- Maintenance:
- Workman's Comp:
- Professional Management: 1000
- Water/Sewer: \$4,668
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,750
3:	3	2	1	1	Unfurnished	\$1,400	\$4,200	\$1,750
4:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,750

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
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8553005027

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:** WS22139153

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold: **\$4,200,000/\$4,200,000**

32 16 St • Hermosa Beach 90254

10 days on the market

**7 units • \$600,000/unit • 3,786 sqft • 3,531 sqft lot • \$1109.35/sqft •
Built in 1923**

Listing ID: SB22135138

3 Parcels from the Strand



32 16th Street is a well-positioned 7-Unit building located on a walk street in prime Hermosa Beach only 3 parcels from the Strand. Built in 1923, the 3,786 SF building sits on a 3,531 SF lot, and features (6) 1-bed/1-bath units, and (1) 0-bed/1-bath unit. The building offers strong rental upside in a high demand area with a market cap of 4.30%. The property also includes on-site laundry and 3 single-car garages with a courtyard in between the buildings. Given the ideal location in a high-growth city and consistent income this building provides, this is a great opportunity to own a quality asset for any Los Angeles CRE investor.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$4,200,000
- 2 Buildings
- 3 Total parking spaces
- \$2,076 (Assessor)
- Laundry: Common Area
- Cap Rate: 2.29
- \$172190 Gross Scheduled Income
- \$96074 Net Operating Income
- 6 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$72,741
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,514
- Maintenance: \$5,166
- Workman's Comp:
- Professional Management: 13200
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,566	\$1,566	\$3,250
2:	1	1	1	0	Unfurnished	\$1,458	\$1,458	\$3,250

3:	1	1	1	0	Unfurnished	\$0	\$0	\$3,250
4:	1	1	1	0	Unfurnished	\$1,663	\$1,633	\$3,250
5:	1	1	1	0	Unfurnished	\$1,544	\$1,544	\$3,250
6:	1	1	1	0	Unfurnished	\$3,080	\$3,080	\$3,250
7:	1	0	1	0	Unfurnished	\$1,788	\$1,788	\$2,500

Of Units With:

- Separate Electric: 6
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4183005028

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: SB22135138

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$2,200,000/\$2,250,000 ↑

15 days on the market

Listing ID: OC22106893

7611 Jaboneria Rd • Bell Gardens 90201

7 units • \$314,286/unit • 6,502 sqft • 15,374 sqft lot • \$346.05/sqft • Built in 1990

Corner of Priory Street and Jaboneria Road



This Trophy Seven (7) Unit property was constructed in 1990, and is in Condo Quality condition. The property consists of Seven (7) - 2 Bedroom / 1 Bath Units, and also offers 2-Car Garages for each unit with Washer / Dryer Hookups. The asset has been retained by the Original developer since it was built, and boasts a newer roof, garage doors and fresh paint. All of this with an additional 20%+/- Upside in Rents.

Facts & Features

- Sold On 08/05/2022
- Original List Price of \$2,200,000
- 1 Buildings
- 14 Total parking spaces
- \$2,451 (Estimated)
- Laundry: Inside
- \$147600 Gross Scheduled Income
- \$98213 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,818
- Electric: \$1,257.00
- Gas: \$27
- Furniture Replacement:
- Trash: \$2,704
- Cable TV: 01382974
- Gardener:
- Licenses:
- Insurance: \$2,162
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,620
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1	10	Unfurnished	\$1,700	\$8,500	\$11,000
2:	1	2	1	2	Unfurnished	\$1,980	\$1,980	\$2,200
3:	1	2	1	2	Unfurnished	\$2,100	\$2,100	\$2,200

Of Units With:

- Separate Electric: 8
- Drapes:

- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6227014017

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: OC22106893

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$2,995,000/\$2,945,000 ↓

25 days on the market

Listing ID: 22174975

1724 El Cerrito Pl • Los Angeles 90028

**8 units • \$374,375/unit • 5,148 sqft • 7,462 sqft lot • \$572.07/sqft •
Built in 1939**

Located near all the action, between Hollywood Boulevard to the South and Franklin Avenue to the North, La Brea to the West and Highland to the East



DELIVERED 100% VACANT! Eight Beautifully Appointed, Designer Done FURNISHED One-Of-a-Kind Apartments Situated in the Heart of Hollywood, right by Runyon Canyon, Magic Castle & Hollywood Bowl! Incredibly rare opportunity to set all your own rents! For those discerning buyers who value beauty, location, and income, 1724 N. El Cerrito Place is the multi-family investment property you have been looking for. The market is very competitive for good tenants, here's your opportunity to stand out from the competition with this one-of-a-kind 8 unit gem WHERE 8 OF 8 UNITS WILL BE DELIVERED VACANT! In addition, 1724 El Cerrito Place is situated on a 7,462 SF lot zoned R4 and is located in the Opportunity Zone. 1724 N. El Cerrito Place is about more than just being located in the most desirable, vibrant, and trendy part of Hollywood or having a great mix of four studios and four one bedroom apartments. 1724 N. El Cerrito Place offers a savvy multi-family investor an additional bump in rents, occupancy rate, and quality of tenant you will attract because the building is designer done with gorgeous furniture and furnishings (7 of the 8 units will be sold fully furnished). Beautifully curated to be move-in ready, all apartments come with fully equipped kitchens and bathrooms and are completely furnished (except unit #4) from the designer furniture down to the wine glasses and flat screen TV. The fully furnished Studio and One Bedroom apartments range in size from 450 to 875 Sq. Ft. All of the units feature hardwood floors, marble countertops, recessed lighting and parking. All of the pictures included are of the actual apartments. 1724 N. El Cerrito offers everything one could want in a multi-family property: 100% vacant so you set market rents, beautifully appointed, perfectly located, separately metered, on-site owner-owned laundry, 8 parking spots at the rear, seismic retrofitted, large R4 lot and truly so much more! Conservative estimates for new 1 year leases for the 1 bedrooms is \$2,750 and the studios at \$2,200-\$2,300 with tenants paying all their own utilities equate to \$240,000 in annual gross income, which is a 12.47 GRM and a 5.34% cap rate (35% est. expenses, including 5% vacancy factor) Day 1 (once lease-up is complete).

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$2,995,000
- 1 Buildings
- Heating: Wall Furnace
- \$160069 Net Operating Income

Interior

- Rooms: Walk-In Closet, Living Room
- Floor: Wood, Tile
- Appliances: Gas Cooktop, Oven
- Other Interior Features: Crown Molding, Furnished, Wainscoting, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$67,931
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Furnished	\$0	\$4,400	\$4,400
2:	2	0	1		Furnished	\$0	\$4,600	\$4,600
3:	4	1	1		Furnished	\$0	\$11,000	\$11,000
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
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5548002032

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:

\$2,110,000/\$1,870,000 ↓

79 days on the market

Listing ID: 22147229

3823 WISCONSIN St • Los Angeles 90037

8 units • **\$263,750/unit** • **5,508 sqft** • **8,022 sqft lot** • **\$339.51/sqft** •
Built in 1961

West of Vermont, South of Exposition, North of Martin Luther King Jr Blvd



This charming 8 units in the Mid-Century modern style has it all with a Prime location in the shadows of USC and the Lucas Museum, and 100% upside in current rents. The unit mix is ideal with (7) 2BR/1BA and (1) 1BR/1BA units. The owners have meticulously maintained the property since 1989 and are ready to move on. The plumbing is copper, there is a new electric motor on security gate and updated vinyl windows and stairwell. The seismic retrofit work was completed in back and there is parking for 8 with the possibility to add more parking, or an ADU. The potential for development is obvious with its premier location and desirable zoning of LAr3 and TOC Tier 4 designation. Development could conceptually generate 18 units "By Right" (check with city). Call now and make this your investment opportunity for the future.

Facts & Features

- Sold On 08/01/2022
- Original List Price of \$2,280,000
- 1 Buildings
- \$63650 Net Operating Income
- 8 electric meters available
- 8 gas meters available

Interior

- Appliances: Disposal

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$46,489
- 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	\$835	\$835	\$2,300
2:	1	2	1		Unfurnished	\$1,215	\$1,215	\$2,300
3:	1	2	1		Unfurnished	\$1,000	\$1,000	\$2,300
4:	1	1	1		Unfurnished	\$711	\$711	\$1,650

5:	1	2	1	Unfurnished	\$1,850	\$1,850	\$2,300
6:	1	2	1	Unfurnished	\$1,239	\$1,239	\$2,300
7:	1	2	1	Unfurnished	\$1,000	\$1,000	\$2,300
8:	1	2	1	Unfurnished	\$1,785	\$1,785	\$2,300

9:
10:
11:
12:
13:

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 8 • Gas Meters: 8 • Water Meters: • Carpet: • Dishwasher: • Disposal: 8 | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: 8 • Refrigerator: 8 • Wall AC: |
|---|---|

Additional Information

- | | |
|--|---|
| <ul style="list-style-type: none"> • Standard sale • Rent Controlled | <ul style="list-style-type: none"> • C34 - Los Angeles Southwest area • Los Angeles County • Parcel # 5037017009 |
|--|---|

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: **\$3,000,000/\$3,000,000**

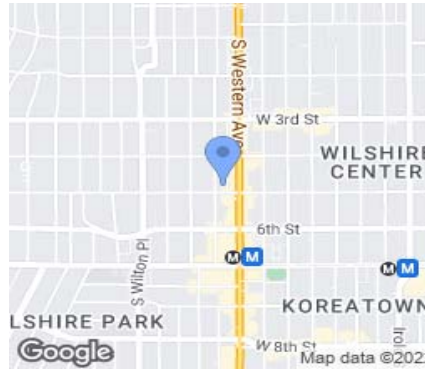
450 S MANHATTAN PI • Los Angeles 90020

44 days on the market

12 units • **\$250,000/unit** • **9,216 sqft** • **8,652 sqft lot** • **\$325.52/sqft** •
Built in 1953

Listing ID: 22160807

West of Western, East of Wilton, North of 6th, and South of 3rd.



12-units, consisting of 4 Singles, 7 one-bedrooms, and one two-bedroom/one-bathroom apartment unit. Four (3 1+1, 1 0+1) of the twelve units will be delivered VACANT, and there are nine parking spaces which include one tandem parking. The property sits on an 8,624 square foot lot and is zoned LAR4.

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$3,000,000
- 1 Buildings
- Heating: Wall Furnace

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01004371
- 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:	7	1	1		Unfurnished	\$1,491	\$10,443	\$10,443
2:	4	0	1		Unfurnished	\$1,168	\$4,675	\$4,675
3:	1	2	1		Unfurnished	\$1,544	\$1,544	\$1,544
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

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5503015012

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:

\$6,375,000/\$6,300,000 ↓

18 days on the market

Listing ID: 22154677

686 S ARDMORE Ave • Los Angeles 90005

16 units • **\$398,438/unit** • **14,976 sqft** • **6,750 sqft lot** • **\$420.67/sqft** •
Built in 1990

South of Wilshire and West of Normandie



Facts & Features

- Sold On 08/02/2022
- Original List Price of \$6,375,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Central
- Laundry: Washer Included, Stackable, Community
- \$236100 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$142,183
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00908242
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,950	\$1,950	\$1,950
2:	11	1	1		Unfurnished	\$1,868	\$20,551	\$20,548
3:	4	2	2		Unfurnished	\$2,288	\$9,150	\$9,152
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5094001001

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: 22154677

Printed: 08/07/2022 9:31:03 AM

Closed •

List / Sold:

\$7,550,000/\$7,510,000 ↓

0 days on the market

5329 Cahuenga Blvd • North Hollywood 91601

**30 units • \$251,667/unit • 17,370 sqft • 27,286 sqft lot • \$432.35/sqft •
Built in 1978**

Listing ID: SR22061167

Just off Burbank Blvd.



We are proud to represent this 30 unit apartment building in North Hollywood. The building was constructed in 1978. Its unit mix consists entirely of (30) 1+1 units. With a lot size of 27,286 square feet, the property has a total of 17,370 rentable square feet. North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest. The property is separately metered for gas and electricity

Facts & Features

- Sold On 08/04/2022
- Original List Price of \$7,550,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$3,100 (Estimated)
- Laundry: Community
- \$480503 Gross Scheduled Income
- \$283509 Net Operating Income
- 30 electric meters available
- 30 gas meters available
- 30 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$198,827
- Electric: \$20,738.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$10,254
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$6,948
- Maintenance:
- Workman's Comp:
- Professional Management: 9266
- Water/Sewer: \$6,655
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	30	1	1	0	Unfurnished	\$1,335	\$40,042	\$49,500

Of Units With:

- Separate Electric: 30
 - Gas Meters: 30
 - Water Meters: 30
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 2416027057

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:

\$6,800,000/\$5,600,000 ↓

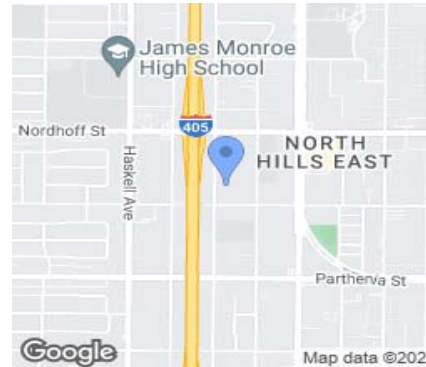
21 days on the market

8926 ORION Ave • North Hills 91343

35 units • \$194,286/unit • 33,348 sqft • 38,398 sqft lot • \$167.93/sqft • Built in 1964

Listing ID: 22173715

Located in North Hills, east of the 405 freeway, north of Parthenia St., south of Nordhoff St., and west of Sepulveda Blvd.



Orion Apartments, located at 8926 Orion Ave. in the North Hills submarket of the San Fernando Valley. On the market for the 1st time in over 30 years, this true value-add opportunity will allow a new Buyer to capture 50+% upside in rents. Built in 1964, the Orion Apartments features a unit mix of 4-1 Bedroom/1 Bath, 11-2 Bedroom/1 Bath, 10-2 Bedroom/1.5 Bath, 9-2 Bedroom/2 Bath and 1-3 Bedroom/2 Bath. The building is individually metered for gas and electric, and has one main water heater that services all units. A mixture of tuck-under and carport parking offers tenants 6 tandem and 26 individual spaces to accommodate a total number of 38 cars. The earthquake retrofit work has been completed. The Los Angeles Housing Department cited the building for plumbing work that was done years ago without a permit. The notice to comply was not corrected within the specified time causing the property to go into REAP. As a result of the citation the building was completely replumbed with all new copper plumbing in 2022. As of June 2022, the property has been taken out of REAP and cleared of all citations. Please contact listing agents for full Offering Memorandum.

Facts & Features

- Sold On 08/03/2022
- Original List Price of \$6,800,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$133045 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$343,348
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- 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	\$1,069	\$4,276	\$6,800
2:	11	2	1		Unfurnished	\$1,182	\$12,999	\$23,100
3:	10	2	1		Unfurnished	\$1,122	\$11,223	\$21,500
4:	9	2	2		Unfurnished	\$1,168	\$10,508	\$19,800
5:	1	3	2		Unfurnished	\$1,124	\$1,124	\$2,600
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
- NOH - North Hills area
- Los Angeles County
- Parcel # 2654002048

Michael Lembeck

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