

## Cross Property Customer 1 Line

|    | Listing ID | S | St# St Name              | City | Area | SLC      | Units | GSI       | Cap | L/C Price   | \$/Sqft    | Sqft     | YrBuilt  | L Sqft/Ac     | PrvPool | Grp Spcs | Date     | DOM/CDOM |
|----|------------|---|--------------------------|------|------|----------|-------|-----------|-----|-------------|------------|----------|----------|---------------|---------|----------|----------|----------|
| 1  | SB24112570 | S | 4761 W 169th ST          | LAWN | 113  | STD      | 2     | \$68,000  | 5   | \$960,000   | \$615.78   | 1559     | 1953/ASR | 6,856/0.1574  | N       | 2        | 07/08/24 | 6/6      |
| 2  | DW24071334 | S | 1607 E Bohidoux ST       | WILM | 196  | STD      | 2     | \$0       |     | \$1,060,000 | \$443.33   | 2391     | 2023/ASR | 5,416/0.1243  | N       | 2        | 07/08/24 | 51/214   |
| 3  | CV24114531 | S | 1332 S 4th Ave           | ARCD | 605  | STD,TRUS | 2     | \$0       |     | \$1,210,000 | \$571.83   | 2116     | 1947/BLD | 15,750/0.3616 | N       | 4        | 07/09/24 | 0/0      |
| 4  | 24405283   | S | 1217 N Cordova ST        | BBK  | 610  | STD      | 2     |           |     | \$1,125,000 | \$601.93   | 1869/A   | 1948/ASR | 6,124/0.1406  | N       | 2        | 07/12/24 | 12/12    |
| 5  | SR24029060 | S | 4102 & 41 Victory BLVD   | BBK  | 610  | STD      | 2     | \$51,600  |     | \$1,150,000 | \$414.71   | 2773     | 1942/ASR | 11,419/0.2621 | N       | 4        | 07/12/24 | 96/96    |
| 6  | 24387025   | S | 1113 N Pass AVE          | BBK  | 610  | STD      | 2     |           |     | \$1,375,000 | \$733.33   | 1875     | 1927     | 6,988/0.1604  |         |          | 07/09/24 | 8/8      |
| 7  | 24364537   | S | 639 Alta Vista DR        | GD   | 628  | STD      | 2     |           |     | \$1,150,000 | \$798.61   | 1440     | 1947     | 3,461/0.0795  |         |          | 07/10/24 | 25/      |
| 8  | 24394375   | S | 3433 Montrose AVE        | LACR | 635  | PRO      | 2     |           |     | \$1,200,000 | \$626.96   | 1914/A   | 1979/ASR | 7,157/0.1643  |         |          | 07/08/24 | 17/17    |
| 9  | QC24077612 | S | 810 Myrtle AVE           | ING  | 699  | STD      | 2     | \$66,660  |     | \$900,000   | \$406.87   | 2212     | 1937/PUB | 9,627/0.221   | N       | 0        | 07/08/24 | 34/34    |
| 10 | SB24105059 | S | 3309 Falcon AVE          | SIGH | 8    | STD      | 2     | \$0       |     | \$1,116,100 | \$509.17   | 2192     | 1920/ASR | 5,744/0.1319  | N       | 4        | 07/09/24 | 14/14    |
| 11 | 24382897   | S | 2818 Abbot Kinney BLVD   | VEN  | C11  | STD      | 2     |           | 5   | \$1,457,500 | \$910.94   | 1600     | 1954     | 3,003/0.0689  | N       |          | 07/12/24 | 70/70    |
| 12 | 24401789   | S | 2881 W 14th ST           | LA   | C16  | STD      | 2     |           |     | \$740,000   | \$252.39   | 2932     | 1916     | 5,760/0.1322  |         |          | 07/11/24 | 22/27    |
| 13 | 24401043   | S | 613 N Windsor BLVD       | LA   | HPK  | STD      | 2     |           |     | \$1,470,000 | \$706.39   | 2081/A   | 1923/ASR | 5,974/0.1371  |         |          | 07/12/24 | 32/32    |
| 14 | 24357539   | S | 1043 S Sierra Bonita AVE | LA   | C19  | STD      | 2     |           |     | \$1,850,000 | \$542.84   | 3408     | 1924     | 6,886/0.1581  | N       |          | 07/11/24 | 14/14    |
| 15 | 24386825   | S | 1208 Stearns DR          | LA   | C19  | STD      | 2     |           |     | \$1,855,000 | \$452.99   | 4095/A   | 1930/ASR | 6,504/0.1493  | N       |          | 07/09/24 | 62/62    |
| 16 | SR24096508 | S | 432 W 74th ST            | LA   | C23  | STD      | 2     | \$5,200   |     | \$749,999   | \$516.53   | 1452     | 1913/ASR | 6,230/0.143   | N       | 0        | 07/09/24 | 21/21    |
| 17 | PW24049065 | S | 213 W 74th ST #2         | LA   | C23  | STD,TRUS | 2     | \$0       |     | \$850,000   | \$397.38   | 2139     | 1924/PUB | 5,961/0.1368  | N       | 0        | 07/12/24 | 17/17    |
| 18 | WS24112600 | S | 1146 W 89th ST           | LA   | C37  | STD      | 2     |           |     | \$705,000   | \$615.72   | 1145     | 1925/PUB | 6,105/0.1402  | N       | 0        | 07/12/24 | 17/17    |
| 19 | RS24046595 | S | 6650 E Olivinoic BLVD    | ELA  | ELA  | STD,TRUS | 2     | \$33,600  |     | \$580,000   | \$508.77   | 1140     | 1952/ASR | 2,493/0.0572  | N       | 2        | 07/12/24 | 82/82    |
| 20 | 24393993   | S | 1164 N Rowan AVE         | LA   | ELA  | STD      | 2     |           | 8   | \$899,500   | \$353.44   | 2545     | 1927     | 7,225/0.1659  | N       | 2        | 07/11/24 | 46/46    |
| 21 | SR24043945 | S | 4710 Burnet              | SO   | SO   | STD      | 2     | \$0       |     | \$1,718,000 | \$2,147.50 | 800      | 2020/EST | 7,458/0.1712  | N       | 0        | 07/09/24 | 18/18    |
| 22 | DW24094778 | S | 4429 Trigos ST           | COM  | T3   | STD      | 2     | \$54,000  |     | \$700,000   | \$540.12   | 1296     | 1922/ASR | 6,517/0.1496  | N       | 1        | 07/12/24 | 34/34    |
| 23 | DW24101639 | S | 4208 E 55th ST           | NW   | T6   | STD      | 2     | \$0       |     | \$815,000   | \$367.45   | 2218     | 1958/ASR | 6,062/0.1392  | N       | 3        | 07/10/24 | 20/20    |
| 24 | D117567    | S | 513 Magnolia ST          | SPAS | 658  | STD      | 3     | \$12,360  |     | \$1,500,000 |            | 1925/ASR | 1925/ASR | 8,005/0.1838  | N       | 2        | 07/12/24 | 13/13    |
| 25 | 24390623   | S | 9001 Elevado AVE         | WHO  | C10  | STD      | 3     |           |     | \$2,250,000 | \$959.08   | 2346     | 1938     | 3,972/0.0912  |         |          | 07/08/24 | 15/15    |
| 26 | PF24080178 | S | 1627 McCollum ST         | LA   | C24  | STD      | 3     | \$6,600   |     | \$1,630,000 | \$695.39   | 2344     | 1955/PUB | 5,989/0.1375  | N       | 3        | 07/11/24 | 47/47    |
| 27 | 24375645   | S | 6632 W 86th PL           | LA   | C29  | STD      | 3     |           | 5   | \$1,126,000 | \$654.27   | 1721     | 1947     | 6,116/0.1404  | N       | 3        | 07/08/24 | 96/96    |
| 28 | 24338153   | S | 154 E Colden AVE         | LA   | C37  | STD      | 3     |           |     | \$830,000   | \$328.84   | 2524     | 1939     | 5,410/0.1242  |         |          | 07/10/24 | 202/202  |
| 29 | 24378887   | S | 5414 E Beverly BLVD      | LA   | ELA  | STD      | 3     |           |     | \$715,000   | \$312.64   | 2287     | 1948     | 2,419/0.0555  |         |          | 07/09/24 | 90/90    |
| 30 | SR24057751 | S | 18309 San Jose ST        | PORA | PORA | STD      | 3     | \$108,000 | 5   | \$1,350,000 | \$554.87   | 2433     | 1960/ASR | 11,007/0.2527 | Y       | 1        | 07/10/24 | 80/80    |
| 31 | RS24098322 | S | 15314 S White AVE        | CMP  | RO   | STD      | 3     | \$0       |     | \$730,000   | \$425.90   | 1714     | 1948/EST | 4,902/0.1125  | N       | 0        | 07/11/24 | 8/8      |
| 32 | BB24044666 | S | 12037 Rialto ST          | SUNV | SUNV | STD      | 3     | \$119,100 |     | \$1,850,000 | \$513.89   | 3600     | 2024/BLD | 7,520/0.1726  | N       | 0        | 07/08/24 | 11/11    |
| 33 | 24387833   | S | 2019 W 157th ST          | GR   | I17  | STD      | 4     |           |     | \$1,465,000 | \$377.58   | 3880     | 1971     | 6,633/0.1523  |         |          | 07/10/24 | 26/26    |
| 34 | PW24032380 | S | 1306 Anaheim ST          | HC   | I24  | STD      | 4     | \$49,801  |     | \$850,000   | \$229.48   | 3704     | 1955/ASR | 7,820/0.1795  | N       | 2        | 07/10/24 | 63/63    |
| 35 | PW24032266 | S | 1300 Anaheim ST          | HC   | I24  | STD      | 4     | \$63,721  |     | \$950,000   | \$229.48   | 3704     | 1955/ASR | 7,811/0.1807  | N       | 2        | 07/10/24 | 62/62    |
| 36 | AR23211986 | S | 11523 Medina CT          | ELM  | 619  | TRUS     | 4     | \$57,000  |     | \$950,000   | \$282.32   | 3365     | 1929/PUB | 8,379/0.191   | N       | 0        | 07/10/24 | 95/95    |
| 37 | WS24001976 | S | 4939 Malta ST            | HDPK | 632  | STD      | 4     | \$51,588  |     | \$950,000   | \$348.75   | 2724     | 1927/ASR | 8,400/0.1928  | N       | 0        | 07/10/24 | 0/0      |
| 38 | 24375621   | S | 1117 N Clark ST          | WHO  | C03  | STD      | 4     |           |     | \$1,675,000 | \$468.79   | 3573     | 1938     | 5,976/0.1372  |         |          | 07/11/24 | 100/100  |
| 39 | 24394767   | S | 2738 S Mansfield AVE     | LA   | C16  | STD      | 4     |           |     | \$1,059,000 | \$290.93   | 3640     | 1964     | 4,809/0.1104  | N       | 4        | 07/09/24 | 40/40    |
| 40 | 24398137   | S | 1231 N Cherokee AVE      | LA   | C20  | STD      | 4     |           | 5   | \$1,268,000 | \$334.04   | 3796     | 1962     | 5,044/0.1158  | N       | 4        | 07/09/24 | 29/29    |
| 41 | SB24088430 | S | 6131 S Hobart BLVD       | LA   | C34  | STD      | 4     | \$89,388  |     | \$985,000   | \$355.60   | 2770     | 1947/ASR | 6,209/0.1425  | N       | 0        | 07/08/24 | 94/94    |
| 42 | QC24075663 | S | 333 W 74th ST            | LA   | C37  | STD      | 4     | \$76,680  | 8   | \$875,000   | \$413.52   | 2116     | 1922/ASR | 5,987/0.1374  | N       | 0        | 07/09/24 | 63/63    |
| 43 | 24396225   | S | 8219 5th ST              | DOW  | D2   | STD      | 4     |           |     | \$1,240,000 | \$477.66   | 2596/A   | 1924/ASR | 11,173/0.2565 |         |          | 07/12/24 | 22/22    |
| 44 | PW24039517 | S | 11731 Runnymede ST       | NHLW | NHO  | STD      | 4     | \$172,968 | 5   | \$2,325,000 | \$414.22   | 5613     | 2019/ASR | 6,770/0.1554  | N       | 8        | 07/10/24 | 78/78    |
| 45 | SB24107649 | S | 3412 S Victoria AVE      | LA   | PHHT | TRUS     | 4     | \$0       |     | \$1,650,000 | \$618.44   | 2668     | 1937/ASR | 9,164/0.2104  | N       | 4        | 07/11/24 | 8/8      |
| 46 | 24395045   | S | 15803 Passage AVE        | PAR  | RK   | STD      | 4     |           | 3   | \$1,250,000 | \$362.53   | 3448/A   | 1963/ASR | 6,392/0.1467  |         |          | 07/10/24 | 51/51    |
| 47 | IV21050584 | S | 6301 Newell ST           | HNPk | T1   | STD      | 4     | \$4,500   |     | \$795,000   | \$285.66   | 2783     | 1923/ASR | 5,748/0.132   | N       | 4        | 07/11/24 | 32/32    |
| 48 | 24365193   | S | 2593 Amherst AVE         | LA   | WLA  | STD      | 4     |           |     | \$1,375,000 | \$536.48   | 2563     | 1941     | 6,422/0.1474  |         |          | 07/09/24 | 113/113  |
| 49 | 24350471   | S | 542 N Kenmore AVE        | LA   | C17  | STD      | 5     |           |     | \$1,650,000 | \$251.41   | 6563     | 1922     | 9,603/0.2205  |         |          | 07/09/24 | 133/133  |
| 50 | PW24074864 | S | 6401 Converse AVE        | LA   | C37  | STD      | 5     | \$55,200  | 5   | \$1,050,000 | \$325.68   | 3224     | 1924/PUB | 14,290/0.3281 | N       | 4        | 07/08/24 | 62/62    |
| 51 | TR24048653 | S | 8544 Artesia BLVD        | BF   | RG   | STD      | 5     | \$127,560 |     | \$1,500,000 | \$403.55   | 3717     | 1956/ASR | 19,567/0.4492 | N       | 0        | 07/10/24 | 28/28    |
| 52 | 24386557   | S | 11159 111 Sunshine TER   | STUD | STUD | STD      | 5     |           | 5   | \$1,484,000 | \$413.37   | 3590     | 1947     | 8,961/0.2057  |         |          | 07/09/24 | 16/16    |
| 53 | 24391907   | S | 1548 Micheltorena ST     | LA   |      | STD      | 6     |           | 6   | \$2,850,000 | \$755.97   | 3770/E   | 1923/ASR | 7,502/0.1722  |         |          | 07/09/24 | 56/56    |
| 54 | AR24096337 | S | 637 E Ruddock ST         | CVN  | 614  | STD      | 6     | \$110,280 | 5   | \$1,312,500 | \$257.25   | 5102     | 1962/ASR | 7,478/0.1717  | N       | 0        | 07/11/24 | 22/22    |
| 55 | AR24076130 | S | 508 Chestnut AVE         | LA   | 632  | STD      | 6     | \$101,470 |     | \$1,350,000 | \$373.44   | 3615     | 1961/ASR | 7,508/0.1724  | N       | 0        | 07/10/24 | 84/84    |
| 56 | 24402721   | S | 2323 Florenca AVE        | MTR  | 635  | STD      | 6     |           | 3   | \$2,500,000 | \$475.65   | 5256     | 1985     | 9,097/0.2088  |         |          | 07/10/24 | 26/26    |
| 57 | 24386893   | S | 6254 Whitsett AVE        | NHLW | VG   | STD      | 6     |           | 5   | \$1,375,000 | \$270.24   | 5088     | 1956     | 6,751/0.155   |         |          | 07/09/24 | 16/16    |
| 58 | SB23212110 | S | 4372 W 130th ST          | HAWT | 109  | STD      | 8     | \$177,264 | 5   | \$2,150,000 | \$364.47   | 5899     | 1959/ASR | 8,703/0.1998  | N       | 3        | 07/12/24 | 163/163  |
| 59 | DW24102557 | S | 1220 Tennyson ST         | MANH | 699  | STD,TRUS | 8     | \$185,940 | 4   | \$3,435,000 | \$601.37   | 5712     | 1958/ASR | 14,321/0.3288 | N       | 7        | 07/08/24 | 23/23    |
| 60 | 24405773   | S | 926 N Spaulding AVE      | WHO  | C10  | STD      | 8     |           |     | \$2,315,000 | \$449.86   | 5146/A   | 1954/ASR | 6,401/0.1469  |         |          | 07/12/24 | 21/21    |
| 61 | 24373903   | S | 432 N Norton AVE         | LA   | HPK  | STD      | 8     |           |     | \$2,690,000 | \$402.09   | 6690     | 1925     | 8,253/0.1895  |         |          | 07/11/24 | 74/74    |
| 62 | 24364347   | S | 1030 W 94th ST           | LA   | C36  | STD      | 8     |           | 4   | \$1,400,000 | \$273.87   | 5112/A   | 1954/ASR | 9,233/0.212   | N       |          | 07/11/24 | 108/108  |
| 63 | 24373617   | S | 4916 Hazeltime AVE       | SO   | SO   | STD      | 8     |           | 5   | \$2,400,000 | \$339.56   | 7068     | 1958     | 7,911/0.1816  | N       |          | 07/09/24 | 93/93    |
| 64 | SB24070429 | S | 1534 Euclid ST           | SM   | C14  | STD      | 10    | \$319,812 | 5   | \$3,650,000 | \$481.53   | 7580     | 1965/ASR | 7,504/0.1723  | N       | 2        | 07/10/24 | 90/90    |
| 65 | 24392035   | S | 4524 Vista Del Monte AVE | SO   | SO   | STD      | 10    |           | 6   | \$3,620,000 | \$475.44   | 7614/A   | 1985     | 6,649/0.1526  |         |          | 07/12/24 | 58/58    |
| 66 | 23323957   | S | 2403 Centinela AVE       | SM   | C14  | STD      | 11    |           | 7   | \$3,600,000 | \$674.54   | 5337     | 1937/OTH | 18,027/0.4138 | N       | 7        | 07/10/24 | 242/242  |
| 67 | SB24027071 | S | 11473 Venice BLVD        | LA   | C13  | STD      | 14    | \$328,635 | 5   | \$4,025,000 | \$332.92   | 12090    | 1956/APP | 11,998/0.2754 | N       | 9        | 07/09/24 | 103/103  |
| 68 | 24357663   | S | 3817 Gibraltar AVE       | LA   | PHHT | STD      | 14    |           |     | \$3,200,000 | \$219.75   | 14562    | 1957     | 15,745/0.3615 |         |          | 07/10/24 | 27/168   |

Closed • Duplex

List / Sold: \$950,000/\$960,000

4761 W 169th St • Lawndale 90260

6 days on the market

2 units • \$475,000/unit • 1,559 sqft • 6,856 sqft lot • \$615.78/sqft •

Built in 1953

Listing ID: SB24112570

EAST Inglewood Ave / NORTH Artesia Blvd



This beautiful duplex features 2 spacious units consisting of 3 bedroom and 1 bathroom unit & 1 bedroom 1 bathroom unit, with washer & dryer in each unit. Property has one 1-car garage which presents a perfect ADU conversion opportunity. There is a spacious backyard which is perfect for a mini basketball court or an area to entertain guests outdoors. Both units have been remodeled beautifully. Live in one of the units and rent the other out to a tenant of your choosing to have passive income coming in. Being close to Redondo Beach, this property is only a 4 mile drive to the beach making it a prime location for families and beach goers.

Facts & Features

- Sold On 07/08/2024
  - Original List Price of \$950,000
  - 1 Buildings
  - Levels: One
  - 2 Total parking spaces
  - Cooling: Central Air
  - Heating: Central
  - \$805 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - Cap Rate: 5.22
  - \$68000 Gross Scheduled Income
  - \$49570 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

- Rooms: Living Room
  - Floor: Laminate
- Appliances: Gas Oven

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot, Level, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,778
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 00951359
  - Gardener:
  - Licenses:
- Insurance: \$1,400
  - Maintenance: \$1,100
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$1,200
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.5%
- 113 - South Lawndale area
  - Los Angeles County
  - Parcel # 4081003030

Michael Lembeck

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

Citivest Realty Services, Inc

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

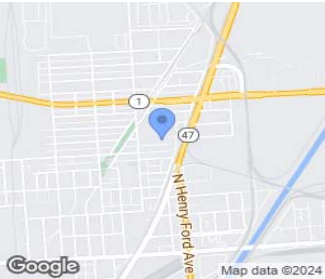
Closed • Duplex

List / Sold:  
\$1,080,000/\$1,060,000 ↓

51 days on the market

Listing ID: DW24071334

1607 E Robidoux St • Wilmington 90744  
2 units • \$540,000/unit • 2,391 sqft • 5,416 sqft lot • \$443.33/sqft •  
Built in 2023  
From 710 Freeway Exit on PCH and go West to Blinn Ave. and Make a left to Robidoux Dr and make a left ke



\*\*\*New construction 2 houses on one lot 1607-1605 E. Robidoux St., Wilmington. Front house is a 4 Bed./3 Bath two story house with its own master suit. The square feet is 1559sqft. (1,465sqft first and second floor, 34sqft. for the stairs and 60sqft for the porche). Rear house has 3 Bed./1 Bath single story house and has 832 sqft. 2 car garage is 372 sqft. Travertine tile, crown molding, dish washers in both units, Full baths, recessed lighting, central air and heat, parking for approximately 5 cars, double insulated windows, gas and dryer hook ups, soft stucco, marble countertops, New exterior fencing, with two new block walls, rain gutters, low maintenance yard, wood type flooring in the front upstairs bedrooms, two tone interior painting. Too many items to mention. buyer must see to appreciate. This is a hidden gem.

Facts & Features

- Sold On 07/08/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$87 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Suite
- Appliances: Dishwasher, Tankless Water Heater, Trash Compactor
- Other Interior Features: Crown Molding

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, New Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7425026013

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Single Family Residence

List / Sold:  
**\$1,450,000/\$1,210,000 ↓**  
0 days on the market  
Listing ID: CV24114531

**1332 S. 4th Ave** • Arcadia 91006  
2 units • \$725,000/unit • 2,116 sqft • 15,750 sqft lot • \$571.83/sqft •  
Built in 1947  
South Duarte Rd



Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,450,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Concessions in Price: %
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Lot 10000-19999 Sqft
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063411
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5780002017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$895,000/\$1,125,000** ↗

**1217 N Cordova St • Burbank 91505**  
**2 units • \$447,500/unit • 1,869 sqft • 6,124 sqft lot • \$601.93/sqft •**  
**Built in 1948**  
**North of Chandler Blvd, East of N Hollywood Way**

**12 days on the market**  
**Listing ID: 24405283**



Calling All Investors & Flippers! Transform this VACANT duplex into dream investment. Prime Chandler Park fixer-upper tucked into one of the most desirable neighborhoods in Burbank, this multi family property offers 1,869 sq. ft. (2 bed 1 bath each) plus garage ADU potential. Features stunning sight lines of Burbank skyline. Enjoy outdoor recreation on Chandler Bike-Path, a 2.8 mile corridor marked with separate bicycle and pedestrian lanes or swim the day away at the Verdugo Aquatic Center. Set on a 6,098 sq. ft. lot within walking and biking distance to Toluca Lake, Whole Foods, Portos, major studios, and easy access to freeway. Near top-rated schools and Magnolia Park's unique upmarket boutiques and dining. Enjoy the community's Summer monthly outdoor food truck and shopping events with live music and the Winters Community Holiday in the Park event! Make this awesome opportunity your next smart investment!

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$895,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$57421 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Tile, Vinyl, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,611
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2477011025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Single Family Residence

List / Sold:  
**\$1,400,000/\$1,150,000** ↓  
96 days on the market  
Listing ID: SR24029060

**4102 & 4104 W Victory Blvd** • Burbank 91505  
**2 units** • **\$700,000/unit** • **2,773 sqft** • **11,419 sqft lot** • **\$414.71/sqft** •  
**Built in 1942**  
**West of N Hollywood Way, on the corner of Victory & Evergreen St**



Rare opportunity to acquire two single family homes at a substantially discounted price! Sold separately and without a tenant this would go for much much more! Occupied by a long-term tenant (pre-school), these 2 side-by-side homes in a bustling Burbank neighborhood are being offered below market, based on current tenancy. Need a place to park your client's 1031 funds or otherwise and interested in a deep discount? Look no further! Committed tenant and guaranteed income for many years to come, the lease is in place through 2037 with an option to extend until 2042. Two houses on two APNs will be sold together, concurrently, making a total lot size of 11,419 sq ft (6108 sq ft for 4102 Victory, 5311 sq ft for 4104 Victory). Incredible long-term investment possibility for future development as the area is zoned R4 for high density residential buildings. Situated near shopping, dining, recreation, green spaces, entertainment and easy proximity to transportation and the airport, this location cannot be beat! If you have the vision, this opportunity is for you!

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Washer Hookup
- \$51600 Gross Scheduled Income
- \$51600 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Attic, Family Room, Kitchen, Laundry, Living Room
- Floor: Laminate
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Built-in Features, Laminate Counters, Open Floorplan, Recessed Lighting, Wood Product Walls

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level with Street, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Vinyl, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 2     | 2      | Unfurnished | \$2,150     | \$2,150    | \$2,150   |
| 2: | 1     | 2    | 2     | 2      | Unfurnished | \$2,150     | \$2,150    | \$2,150   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2435007001

Michael Lembeck

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

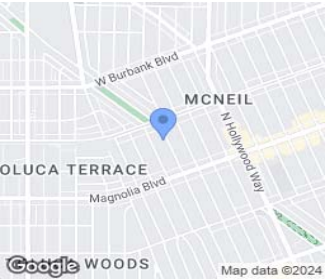
Citivist Realty Services, Inc

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

Closed •

**1113 N Pass Ave • Burbank 91505**  
**2 units • \$694,500/unit • 1,875 sqft • 6,988 sqft lot • \$733.33/sqft •**  
**Built in 1927**  
**Google.**

List / Sold:  
**\$1,389,000/\$1,375,000 ↓**  
8 days on the market  
Listing ID: 24387025



Introducing a beautifully restored gem: a 1927 Spanish-style duplex nestled in the desirable Chandler Park area of Burbank, adjacent to the vibrant Magnolia Park. This exquisite property boasts over 1,800 square feet of refined living space on a generous 6,900 square foot lot, complete with a shimmering swimming pool and a detached garage. The garage features an additional cozy bonus room with a fireplace, offering around 600 square feet of versatile space, ideal for a home office, artist's studio, or potential ADU. The first unit, bathed in natural light, presents two comfortable bedrooms and one bath, spanning approximately 900 square feet. A newly fitted kitchen shines with sleek cabinetry and a spacious quartz-topped peninsula, complemented by luxurious new white oak flooring. Convenience is key, with an in-unit laundry area, a fully renovated bathroom, and ample closet space. The second unit mirrors the first in quality and comfort, with two bedrooms, one bath, and around 700 square feet of sunlit space. It also features the same elegant white oak floors and a fresh, modern kitchen with quartz countertops, alongside a dedicated laundry room and a contemporary bathroom. This duplex has undergone a comprehensive update, including all-new electrical and plumbing systems, windows, drywall, and a fresh coat of paint, ensuring a seamless blend of classic charm and modern living. Positioned just a stone's throw from the scenic Chandler bike path, and mere blocks from a variety of eateries, boutiques, and vintage stores in Magnolia Park, as well as the creative pulse of the Noho Arts District, this location is unparalleled. Discover the perfect balance of historical allure and contemporary sophistication with this magnificent offering. Not pictured 2 brand new stainless steel stoves have been installed.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,389,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:

Interior

- Rooms: Bonus Room
- Floor: Wood
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01976015
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$3,175   |
| 2: | 2     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$3,050   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2476019009

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed •

List / Sold:  
**\$1,150,000/\$1,150,000**  
25 days on the market  
Listing ID: 24362537

**639 Alta Vista Dr • Glendale 91205**  
**2 units • \$575,000/unit • 1,440 sqft • 3,461 sqft lot • \$798.61/sqft •**  
**Built in 1947**  
**Glendale to Cypress**



Stunning hillside duplex in Glendale's Adams Hill neighborhood, offering panoramic city and mountain views. This two-story property features a 2 bed/1 bath upper unit and a spacious 1 bed/1 bath lower unit, each with separate entrances, upgraded kitchens, and private balconies. Ideal for investors or owner-occupants seeking rental income or a work-from-home setup. Situated on a quiet street with ample parking and just a 15-minute drive to Downtown LA, Hollywood, and Highland Park. Don't miss out on this prime investment opportunity! BOTH UNITS DELIVERED VACANT

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02195703
- 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        | \$4,000   |
| 2: | 1     | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$3,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5677018002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$995,000/\$1,200,000** ↗

**3433 Montrose Ave** • La Crescenta 91214

17 days on the market

**2 units** • **\$497,500/unit** • **1,914 sqft** • **7,157 sqft lot** • **\$626.96/sqft** •  
**Built in 1979**

Listing ID: 24394375

**North of Honolulu Ave, between New York Ave & Frederick Ave**



Welcome to this charming duplex, a well-maintained gem where each unit boasts 2-bedrooms and 1-bathroom. Nicely separated for privacy, the front unit features a carport, while the back unit is a mid-century home with an attached two-car garage. Each unit enjoys its own patios and yard space. Conveniently located near major thoroughfares and highways, this property offers easy access to great amenities. Enjoy the tranquility of nearby parks or indulge in retail therapy at local shopping centers. Whether you're looking for a comfortable home or a lucrative investment, this duplex combines convenience and quality in one attractive package. This is a Trust Sale, no court confirmation required.

Facts & Features

- Sold On 07/08/2024
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01200533
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Probate Listing sale
  - Buyer Agency Compensation: 2.500%
- 635 - La Crescenta/Glendale Montrose & Annex area
  - Los Angeles County
  - Parcel # 5607004035

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$899,000/\$900,000 ↓

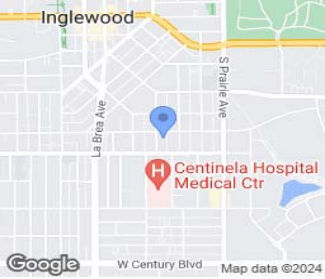
810 Myrtle Ave • Inglewood 90301

34 days on the market

2 units • \$449,500/unit • 2,212 sqft • 9,627 sqft lot • \$406.87/sqft • Built in 1937

Listing ID: OC24077612

810 Myrtle Avenue



Location Location Location! The duplex is just 1,200 feet from So-Fi Stadium and the Kia Forum. It is a great opportunity for an owner-user occupant, while also considering the addition of ADUs, or redeveloping the site for the future. The property sits on 9,625 sq. ft. of land and the single-story unit mix consists of (1) 3Bed/2Bath House + Den and (1) 2Bed/1Bath House.

Facts & Features

- Sold On 07/08/2024
- Original List Price of \$914,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$654 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$66660 Gross Scheduled Income
- \$45675 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,088
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01382974
- Gardener:
- Licenses:
- Insurance: \$2,433
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 0      | Unfurnished | \$2,860     | \$2,860    | \$3,495   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$2,695     | \$2,695    | \$2,795   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4024005020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:  
**\$1,150,000/\$1,116,100** ↓  
14 days on the market  
Listing ID: SB24105059

**3309 Falcon Ave** • Signal Hill 90755  
2 units • **\$575,000/unit** • **2,192 sqft** • **5,744 sqft lot** • **\$509.17/sqft** •  
Built in 1920  
On Falcon Between 33rd and Wardlow



Opportunity knocks with this rare duplex, featuring TWO separate houses on a single lot with exciting potential for additional upside opportunities. With both units already having extra rooms and space, the possibilities are endless for someone seeking to maximize this amazing property to its highest and best use. The front unit is a charming 1920's Craftsman with original hardwood floors and a lovely front porch overlooking the picturesque tree-lined street. A new roof was installed on the front unit in 2021. The home is pleasantly larger than the average two-bedroom, full bath, house. Stepping inside, there's a spacious living room and dining area with a built-in bookcase, ceiling fan, and an infusion of natural light from the plethora of windows. For future buyers delight there is also another dining room with a wall of windows and a door leading to a side patio. Past the kitchen, there's even more space with a large bonus/laundry/utility room and a door that leads to the backyard. The rear unit, built in the early 2000s, has 2 bedrooms and 1 ¾ baths. This units has a lovely layout and boasts a larger primary bedroom, featuring plantation shutters. The rear unit is located above two double car garages. Additionally, downstairs, there are smaller bonus rooms consisting of a storage area beyond the garages, a laundry room, as well as an owner's storage unit area. Please see the floor plan in the photos for more details. This terrific property is perfect for investors or homeowners who are looking for something that is already generating income while potentially taking advantage of the tremendous revenue generating upside. Future homeowners could also live in one unit with the other already rented! It has the benefits of being in Signal Hill and is just a block from the historic California Heights Neighborhood. With easy access to the freeways, Bixby Knolls, Costco, Home Depot, Target, and a ton of restaurants nearby, the location could not be better. Come on by, take a look, see if this is the place you've been looking for.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$852 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, See Remarks, Two Primaries, Walk-In Closet
- Appliances: Disposal, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7148018035

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,495,000/\$1,457,500 ↓

70 days on the market

Listing ID: 24382897

**2818 Abbot Kinney Blvd • Venice 90291**  
**2 units • \$747,500/unit • 1,600 sqft • 3,003 sqft lot • \$910.94/sqft •**  
**Built in 1954**

**North of Washington Blvd, South of Venice Blvd, West of Lincoln - on Abbot Kinney!**



Huge 200k Price Reduction! One of the best values in Venice has arrived. Welcome to this dreamy, completely renovated duplex that is charming and offers immense opportunities on Abbot Kinney in the heart of Venice Beach! This modern and reimagined income property is ready for both owner-users and investors with two renovated vacant units. This is the perfect property to lease and park your cash in this one-of-a-kind investment, with a projected 4.6% Cap Rate and 15.2 GRM once leased. Endless ways to utilize this property; the moment you receive the keys rent both units at market rates, or perfect for an owner user who wants a pied a-terre, expand and develop, or live in one and rent the other for passive income!! This quintessential property could not be in a better location. With some of Los Angeles' best restaurants, coffee shops, and boutiques at your doorstep, you are a quick stroll to the beach and the Venice Canals! // About This Home: As you enter the charming gate, you are welcomed by a private, serene aesthetic surrounded by lush landscaping that creates an ultra-private oasis. Consisting of two (2) units, you will be wowed at how much space is offered and how functional the floorplans are in each unit. The front 1 Bdrm/1 Bath unit is perfectly designed, with tranquil views of the front yard, and is infused with natural light. Every space has been thought of and is relaxing and cozy. The back 2 Bdrm/2 Bath unit is very warm and inviting, with a sunny living area, and flows into a dining room and kitchen. Your primary retreat has a nice-sized closet space with an ensuite bathroom, and the second bedroom is fabulous as a home office or guest space. An attached nicely sized garage, with more parking in the exterior drive. This additional space allows you to expand the living space while keeping parking intact. Utilize this space for parking and storage, or make this a den/hangout area, media room, game room, home gym, or creative haven! // We Love: All the upside potential here! Ready for your investment portfolio now or have yourself a great income-producing property in one of the best locations on the Westside. // The Neighborhood: With some of Los Angeles's best restaurants, coffee shops, and shopping at your doorstep, everything you could want or need is here. Ride your bike to the beach, or stroll to the Venice Canals. This is SoCal living at its finest. This rare gem will not last long! Perfect Live/Work/Rent/Development/Airbnb Opportunity on the world-famous Abbot Kinney Blvd in the heart of Venice on a C2 zoned lot, which may also be used for short-term rentals/office/retail. There are preliminary plans for a potential attached ADU in the garage for future upside -- available upon request!

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.6
- \$68902 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$26,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01311124
- 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        | \$3,595   |
| 2: | 1     | 2    | 2     |        | Unfurnished | \$0         | \$0        | \$4,595   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C11 - Venice area
- Los Angeles County
- Parcel # 4237025035

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: \$795,000/\$740,000 ↓

2881 W 14th St • Los Angeles 90006

27 days on the market

2 units • \$397,500/unit • 2,932 sqft • 5,760 sqft lot • \$252.39/sqft • Built in 1916

Listing ID: 24401789

West of Hobard Blvd and South of Pico Blvd



A Rare opportunity to purchase a remodeling project vacant duplex in a Mid-City Korea-town area. The property is selling together with city-approved plans. Each unit has 3 bed+2 baths on each floor, with 5 side-by-side parking spaces plus one garage in the back. There was fire damage in the upstairs dining area in 2021. P.W.Stephens Environmental, Inc. completed asbestos abatement and lead remediation works throughout 01/2022. All inside the drywall was removed during the remediation works and ready to start work after paying the permit fee of \$2,193 to the city building and safety. New plans are the same as 90% of existing structures.

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$795,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 02156832
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5074002018

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,499,000/\$1,470,000 ↓

32 days on the market

Listing ID: 24401043

**613 N Windsor Blvd** • Los Angeles 90004  
**2 units** • \$749,500/unit • **2,081 sqft** • **5,974 sqft lot** • **\$706.39/sqft** •  
**Built in 1923**  
**North of Beverly Blvd and South of Melrose Ave**



Opportunity knocks! BOTH UNITS ARE VACANT! This Spanish-hacienda style duplex is perfect for the owner-user. The owner, did in fact, live here for many years. As you can see from the redone kitchen with classic O'keefe & Merritt stove, marble countertops, hardwood floors, wood moldings, original wood windows, antique light fixtures and remodeled bath that the owner loved and cared for his home. The original floor plan consisted of one unit as a 2 bedroom, 1 bath and the other as a 1 bedroom, 1 bath. However, the owner connected the bedroom from the 1 bedroom unit to his unit for personal use. This is very easy to change back because you just have to close the doorway leading into that 1 room. Consequently, the 1 bedroom now functions like a studio apartment. Other features include: Solar system (owned), central heat/air, some foundation work completed, water filter, convection oven with microwave, recessed lighting, stack washer/dryer, gas fireplace and handy storage shed in back.

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Closet, Stackable, Washer Included

Interior

- Rooms: Center Hall, Living Room, Office
- Floor: Tile, Wood
- Appliances: Dishwasher, Double Oven, Disposal, Microwave, Range Hood, Refrigerator
- Other Interior Features: High Ceilings, Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02035024
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 13    | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$4,100   |
| 2: | 15    | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$2,400   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5523024023

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

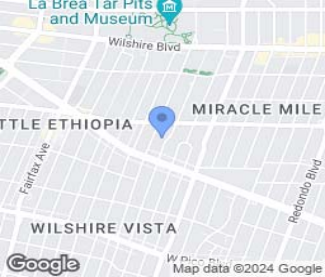
List / Sold:

\$1,700,000/\$1,850,000 ⬆

14 days on the market

Listing ID: 24357539

**1043 S Sierra Bonita Ave • Los Angeles 90019**  
**2 units • \$850,000/unit • 3,408 sqft • 6,886 sqft lot • \$542.84/sqft •**  
**Built in 1924**  
**On Sierra Bonita between Olympic and San Vicente**



\*\*\*OFFER DEADLINE MONDAY 6/24 AT NOON \*\*\* First time on the market in 42 years! Rare fully vacant 1924 character duplex on a block of all single family houses can stay as a duplex or easily turn into a 3408 sq ft single family home! Lower unit has front porch with privacy wall. Upstairs has a street facing private porch with charming arches. In each unit, living room opens to dining room and each is flooded with sunshine! Kitchens have breakfast area, abundant storage and countertop space. Laundry room in each unit with access to the backyard. 2 bedrooms and 1 bathroom in each unit. Downstairs has an additional half bath in one bedroom. Upstairs has an additional room (over the driveway). 3 garages and outdoor entertaining area. Leaded glass windows, hardwood floors, central HVAC in downstairs unit and window units in upstairs. Charming property in charming location!!!

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- 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        | \$4,750   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$4,750   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085003019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,970,000/\$1,855,000 ↓

62 days on the market

Listing ID: 24386825

1208 Stearns Dr • Los Angeles 90035  
2 units • \$985,000/unit • 4,095 sqft • 6,504 sqft lot • \$452.99/sqft •  
Built in 1930

North of PICO. South of OLYMPIC. West of Fairfax. West of Crescent Heights. East of La Cienega.



Gorgeous Spanish Colonial duplex in desirable Carthay Square. Top unit delivered vacant. Lovely street - mature vegetations and pride of ownership abound. Duplex is highly maintained with original charm in droves. Arches, beamed ceilings, tile work, hardwood floors, moldings, ironwork, french windows and carved doors. Each unit has 3 bedrooms and 2 bathrooms , separate breakfast rooms and elegant faux fireplaces. Exceptionally large living and dining rooms . Top unit includes den /home office. Light and bright with wonderful flow. French doors and balcony look out on treetops and sky. High ceilings, laundry rooms and central AC in each unit. 4 car garage . Close to restaurants, Beverly Hills and temples. Located in HPOZ. City rent control ordinances apply.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,970,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:

Interior

- Appliances: Dishwasher, Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$23,000
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 00745605
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     |        | Unfurnished | \$3,666     | \$43,992   | \$0       |
| 2: | 1     | 3    | 2     |        | Unfurnished | \$0         | \$0        | \$5,500   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.000%
- C19 - Beverly Center-Miracle Mile area
  - Los Angeles County
  - Parcel # 5087021023

Michael Lembeck

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

Citivist Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: 24386825

Printed: 07/14/2024 8:58:27 AM

Closed • Duplex

List / Sold: \$749,999/\$749,999

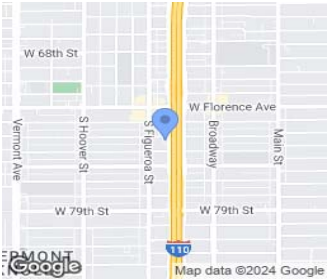
432 W 74th St • Los Angeles 90003

21 days on the market

2 units • \$375,000/unit • 1,452 sqft • 6,230 sqft lot • \$516.53/sqft • Built in 1913

Listing ID: SR24096508

Between Figueroa and Flower on 74th



Outstanding investment opportunity! This duplex is conveniently located in the heart of Los Angeles. The property consists of 2 units, one unit with 3 bedrooms / 2 bathrooms, the other rear unit with 2 bedrooms / 1 bathroom. The front unit is newly updated and currently rented out at \$3,000 per month and the second unit is owner occupied but has a historic rental value of \$2,200\*. There is plenty of parking space that can fit up to 8 cars with an extensive driveway leading to the back unit. Drive by only, do not disturb occupants. The property can be seen with accepted offer.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$749,999
- 2 Buildings
- 0 Total parking spaces
- \$330 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$5200 Gross Scheduled Income
- \$4872 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,536
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6020031001

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$789,000/\$850,000

213 W 74th St # 2 • Los Angeles 90003  
2 units • \$394,500/unit • 2,139 sqft • 5,961 sqft lot • \$397.38/sqft •  
Built in 1924

17 days on the market  
Listing ID: PW24049065

Florence and Main



Introducing a fantastic investment opportunity: this meticulously maintained duplex offers a chance for investors or families to begin their real estate portfolio. With the potential for rental income to help cover mortgage costs, each unit features private entrances, ample space, and essential amenities. Positioned in a sought-after location near amenities and transportation, this property presents a solid investment opportunity. Don't let this chance pass by Title shows as a 3-bedroom, 3-bathroom property, Zoned as a triplex. Unit 1 actually features 4 bedrooms and 2 bathrooms, while the rear unit offers 4 bedrooms and 1 bathroom.--Buyer to Verify all aspect of the property including zoning laws. Schedule a viewing today!

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$789,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$407 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01956168
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

|                                                                                                                                                                          | UNITS | BEDS | BATHS | GARAGE | FURNISHED?                                                                                                                    | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------|
| 1:                                                                                                                                                                       | 2     | 8    | 2     |        |                                                                                                                               |             |            | \$3,600   |
| # Of Units With:                                                                                                                                                         |       |      |       |        |                                                                                                                               |             |            |           |
| <ul style="list-style-type: none"><li>Separate Electric: 2</li><li>Gas Meters: 2</li><li>Water Meters: 1</li><li>Carpet:</li><li>Dishwasher:</li><li>Disposal:</li></ul> |       |      |       |        | <ul style="list-style-type: none"><li>Drapes:</li><li>Patio:</li><li>Ranges:</li><li>Refrigerator:</li><li>Wall AC:</li></ul> |             |            |           |

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6031005021

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

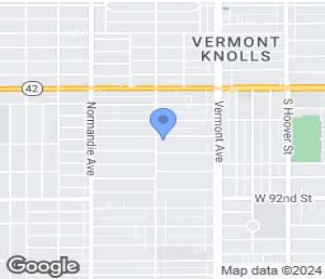
List / Sold: \$739,000/\$705,000 ↓

1146 W 89th St • Los Angeles 90044  
2 units • \$369,500/unit • 1,145 sqft • 6,105 sqft lot • \$615.72/sqft •  
Built in 1925

17 days on the market

Listing ID: WS24112600

Cross Streets: E/Budlong Ave, W/S Vermont Ave, S/ W 89th St



Facts & Features

- Sold On 07/12/2024
- Original List Price of \$739,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,031 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01029069
- 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        | \$2,800   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,900   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6047010024

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$595,000/\$580,000 ↓

6650 E Olympic Blvd • East Los Angeles 90022

82 days on the market

2 units • \$297,500/unit • 1,140 sqft • 2,493 sqft lot • \$508.77/sqft • Built in 1952

Listing ID: RS24046595

On Olympic Blvd., between Garfield Avenue and Concourse Avenue



Back on the Market. Priced to sell! Discover an exceptional chance to claim a piece of the American dream with this captivating duplex in the heart of East Los Angeles, just moments away from the City of Montebello. Nestled in unincorporated Los Angeles County, this property presents a harmonious fusion of convenience, affordability, and promising investment potential with a brand new 30-year roof and new copper plumbing. Each unit boasts 1 bedroom, 1 bathroom, and a detached 2-car garage (potentially an ADU), offering a comfortable and practical living space. This property is an ideal investment opportunity given its strategic location near prominent shopping centers and Downtown Los Angeles. Whether you reside in one unit and lease the other, expand your investment portfolio, or assist your adult children in their journey toward homeownership, the options are endless. Don't miss this golden opportunity to secure a valuable asset in a sought-after location. Take swift action, as opportunities like this are fleeting. Reach out today for this remarkable chance before it slips away – seize the moment and move towards a brighter future!

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$630,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Combination, Floor Furnace, Wall Furnace
- \$1,140 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Outside
- \$33600 Gross Scheduled Income
- \$30870 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Appliances: None
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Rectangular Lot, Near Public Transit, No Landscaping
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,730
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$280
- Cable TV: 01849354
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6351008012

Michael Lembeck

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

Citivest Realty Services, Inc

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

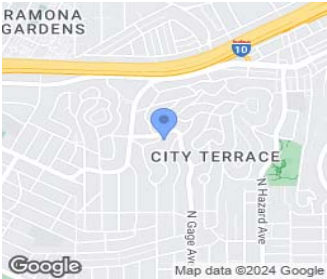
Closed •

List / Sold: \$899,000/\$899,500

1164 N Rowan Ave • Los Angeles 90063  
2 units • \$449,500/unit • 2,545 sqft • 7,225 sqft lot • \$353.44/sqft •  
Built in 1927

46 days on the market  
Listing ID: 24393993

From the 10 Fwy head south on City Terrace Dr then turn left on Pomeroy St. Turn Right on Rowan. The subject property is on your left.



Two Vacant updated units! Perched on a hill in City Terrace, this welcoming 2-unit property is the perfect opportunity for those looking to live in one unit and rent out the other. Enjoy the stunning Downtown city and mountain views with high arched ceilings and, modest kitchens and baths plus a substantial backyard with fruit trees. This property features two spacious 2-bedroom, 1-bathroom units side by side. Close to USC Keck and County Hospitals. Easy access to amenities, and major highways, this property is a must-see. Ask about the Fannie Mae conventional loan for units with as little as 5% down!

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- Cap Rate: 8.2
- \$56454 Net Operating Income

Interior

- Floor: Vinyl
- Appliances: None

Exterior

Annual Expenses

- Total Operating Expense: \$190
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5228027008

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Single Family Residence

List / Sold:  
**\$1,689,000/\$1,718,000**   
18 days on the market  
Listing ID: SR24043945

**4710 Burnet** • Sherman Oaks 91403  
**2 units** • **\$844,500/unit** • **800 sqft** • **7,458 sqft lot** • **\$2147.50/sqft** •  
**Built in 2020**  
**just north of Ventura//just east of Sepulveda**



4710-4712 Burnet Avenue includes an approximately 800 sf almost new ADU with two bedrooms and one bathroom, kitchen, living room all with split system AC/heat in each of the three rooms. Additionally the main house is 3 bedrooms/2.5 bathrooms with hardwood floors throughout, central AC/Heat, updated electrical and plumbing, all situated on an oversized lot in an amazing neighborhood just north of Ventura boulevard and westside close. The main house was leased for \$6250 and the ADU leased for \$3000. At these numbers the property makes sense whether you live in the house and rent out the ADU or make use of the property in its entirety for your own personal use. ADU works as a rental and there is still a bedroom that can be a private office/studio or converted back to a garage. French doors and accordion french doors lead into the ADU. Also on the grounds are a deck, putting green and above ground spa.Both properties to be delivered vacant at close of escrow.

Facts & Features

- Sold On 07/09/2024
  - Original List Price of \$1,689,000
  - 2 Buildings
  - 0 Total parking spaces
  - \$0 (See Remarks)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - 1 electric meters available
  - 1 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 2     | 4    | 0     | 0      | Negotiable | \$9,250     | \$9,250    | \$9,250   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.5%
- SO - Sherman Oaks area
  - Los Angeles County

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$640,000/\$700,000

4429 Triggs St • Commerce 90040

34 days on the market

2 units • \$320,000/unit • 1,296 sqft • 6,517 sqft lot • \$540.12/sqft • Built in 1922

Listing ID: DW24094778

South of 5 freeway and west of 710 freeway



Two separate houses on 1 lot. Don't let this opportunity pass you by as not very many duplex properties get listed in this area. Front home consists of 1 bedroom and 1 bathroom. Current owner purchased the home with 2 additional spaces that they use as small bedrooms. Detached from this home is there another room that can be used as storage or a den if desired. Back unit is a spacious 2 bedroom 1 bathroom unit that is currently tenant occupied. Both units have their own yard space and there is a detached 2 car garage located at the rear of the gated property.

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$640,000
- 2 Buildings
- 1 Total parking spaces
- \$1,110 (Estimated)
- SellerConsiderConcessionYN:
- \$54000 Gross Scheduled Income
- \$54000 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02125608
- 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     |        |            |             |            |           |
| 2: | 1     | 2    | 1     |        |            | \$2,000     |            | \$2,800   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 5241017005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$810,000/\$815,000

4208 E 55th St • Maywood 90270

20 days on the market

2 units • \$405,000/unit • 2,218 sqft • 6,062 sqft lot • \$367.45/sqft • Built in 1958

Listing ID: DW24101639

Head South on Atlantic and Make a Right on 55th Street. House on left side.



**\*\*GREAT INVESTMENT OPPORTUNITY\*\* 2 DETACHED UNITS!** Live in one and rent the other. Available front Unit is a 3-bedroom 2 bathroom with an additional bonus room. Back unit is a 2-bedroom 1 bathroom. This property offers an exceptional investment opportunity, situated with many conveniences that enhance its appeal. Enjoy close proximity to parks, schools, restaurants, shopping centers, churches and effortless access to major freeways, ensuring a lifestyle of convenience and accessibility. In 2024, the front unit has freshly painted interiors, new water heater and completely new water lines throughout the home. The front unit has a nice fireplace and also offers a two-car garage with laundry hookups, driveway parking and a versatile bonus room that can easily serve as a fourth bedroom or family room. 2nd unit offers 2-bedroom 1 bath, large living room, dining area and nice kitchen. 2nd unit also has its own single car garage with laundry hookups. This is a rare opportunity not to be missed! Invest in a property that you can live in and also holds the potential for long-term prosperity. Property will be sold as is.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$810,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$858 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Den, Family Room

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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        | \$2,795   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,200     | \$1,200    | \$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
- Buyer Agency Compensation: 2%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6312013010

Michael Lembeck

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

Citivest Realty Services, Inc

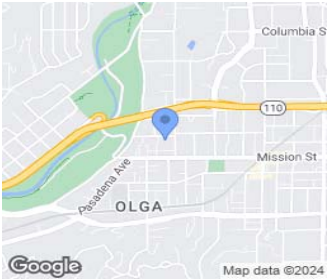
State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Duplex

List / Sold:  
\$1,500,000/\$1,500,000

513 Magnolia St • South Pasadena 91030  
3 units • \$500,000/unit • sqft • 8,005 sqft lot • No \$/Sqft data •  
Built in 1925  
Please use navigation.

13 days on the market  
Listing ID: P1-17567



Located in a prime South Pasadena neighborhood, this classic American Colonial duplex built in 1925, was originally believed to be a single family home that was divided into two separate units around WWII. The northern unit first level features a lovely living room with period fireplace, eat-in kitchen and large private patio. Stairs lead to a second level with bedroom, bath and storage. The southern unit is also two stories, with 2 bedrooms and 2 bathrooms, as well as a living room with built-ins, kitchen, breakfast nook and laundry room. Both units are vacant. An additional detached structure features an efficiency kitchen and bathroom. This unit is tenant occupied. Unique west-facing orientation provides additional privacy, mature landscaping - including a stately oak and multiple proprietary and common outdoor spaces for entertaining. 2-car garage and drive. Generational ownership provides pride of ownership, with the opportunity to make desired upgrades. Buyers sole responsibility to investigate any potential expansion opportunities.

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$12360 Gross Scheduled Income
- \$3020 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator

Exterior

- Lot Features: Sprinklers In Front
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$15,380
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$3,200   |
| 2: | 2     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$3,600   |
| 3: | 0     | 1    | 0     | 0      | Unfurnished | \$12,360    | \$12,360   | \$1,900   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5313004015

Michael Lembeck

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

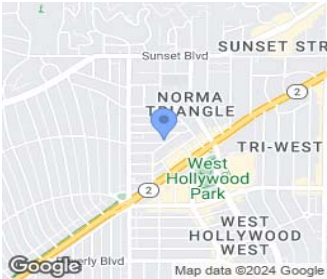
Citivist Realty Services, Inc

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

Closed •

**9001 Elevado Ave • West Hollywood 90069**  
**3 units • \$831,667/unit • 2,346 sqft • 3,972 sqft lot • \$959.08/sqft •**  
**Built in 1938**  
**Doheny to Elevado**

List / Sold:  
**\$2,495,000/\$2,250,000 ↓**  
15 days on the market  
Listing ID: 24390623



Wonderful vacant 3 unit building in prime Norma Triangle minutes to amazing restaurants on Sunset and Santa Monica Blvd and yet offering amazing tranquility with relaxing views. Main house has a huge private deck and set behind hedges with upgraded kitchen/ bathrooms/ and laundry. Property is gated and fenced allowing the side yard and rear patio to be used for entertaining/ dining/ lounging for the ideal California indoor/ outdoor flow. Large, finished garage could be converted to an additional unit or flex space. This property includes 3 remodeled homes - 2 Bed + 1.5 Bath, and two 1 Bed + 1 Bath units.

Facts & Features

- Sold On 07/08/2024
- Original List Price of \$2,495,000
- 2 Buildings
- Levels: Two, Multi/Split
- 1 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Closet, Outside, Washer Included

Interior

- Floor: Wood
- Appliances: Dishwasher, Range

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     |        | Unfurnished | \$6,500     | \$6,500    | \$6,500   |
| 2: | 2     | 1    | 1     |        | Unfurnished | \$3,000     | \$6,000    | \$6,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4340018040

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

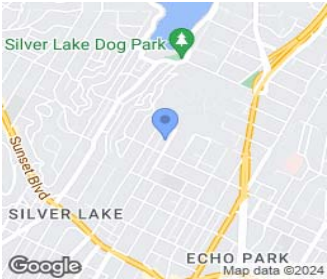
List / Sold:

\$1,699,000/\$1,630,000 ↓

47 days on the market

Listing ID: PF24080178

1627 Mccollum St • Los Angeles 90026  
3 units • \$566,333/unit • 2,344 sqft • 5,989 sqft lot • \$695.39/sqft •  
Built in 1955  
McCollum Street and McCollum Place



Amazing Triplex in Silver Lake Hills. Front house is a 2 bedroom with 1 bathroom with a storage room and laundry area. Large grass yard area separates front house and the duplex. The duplex sits above a three one-car garages with driveway parking which you have to access thru McCollum Place. One unit is 2 bedroom with 2 bathrooms and the other unit is a 1 bedroom with 1 bathroom and den (being used as an office). Separate water and electric meters and each unit has its own laundry area. Each unit has AC as well. The main house has a basement for extra storage plus has two exterior closets.

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$414 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$6600 Gross Scheduled Income
- \$6400 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: \$200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$3,400     | \$3,400    | \$0       |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$3,200     | \$3,200    | \$0       |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$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
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C24 - Northern area
- Los Angeles County
- Parcel # 5423014008

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

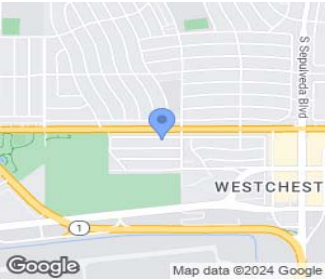
List / Sold:

\$1,188,000/\$1,126,000 ↓

96 days on the market

Listing ID: 24375645

**6632 W 86th Pl • Los Angeles 90045**  
**3 units • \$396,000/unit • 1,721 sqft • 6,116 sqft lot • \$654.27/sqft •**  
**Built in 1947**  
**North of West of W Manchester Ave and West of S. Sepulveda Blvd**



Exceptional triplex investment opportunity with boundless potential, strategically located in close proximity to the airport in the dynamic community of Westchester. This prime property is located in a family friendly walking neighborhood with convenient access to transportation, shopping, and dining amenities, making it an enticing prospect for tenants and investors alike. Units are within a 4-mile radius of Silicon Beach, Sofi Stadium, Intuit Dome, Hollywood Park Casino, You-Tube Theater, Space-X and a short 3-mile drive to the picturesque beachfront of Playa del Rey. Ideal for owner-occupiers, discerning investors, or astute developers. This triplex features meticulously crafted units, each comprising of one bedroom and one bathroom. Additionally, every unit boasts a designated single-car garage space conveniently located at the rear of the property. It is located near Loyola Marymount University, and the Westchester Golf Course which adds to the allure of the neighborhood and offers recreational opportunities for residents. All units have hardwood floors, granite countertops in the kitchen and bathroom, tile and travertine floors in the kitchen and bathroom. The unit at the back has wonderful features including a covered hot tub, enclosed back patio, and a side patio that can be used as a dog run. This private oasis provides residents with a relaxing retreat, perfect for unwinding after a long day. Don't miss out on this exceptional opportunity to capitalize on Westchester's thriving real estate market. Seize the chance to enhance your portfolio and secure a prosperous investment in this highly sought-after locale.

Facts & Features

- Sold On 07/08/2024
- Original List Price of \$1,188,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included
- Cap Rate: 4.8
- \$56660 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

- Rooms: Attic, Living Room
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Oven, Refrigerator
- Other Interior Features: Storage

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$16,083
- Electric: \$1,201.00
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$879
- Maintenance: \$1,900
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 3     | 1    | 1     |        | Unfurnished | \$2,600     | \$2,600    | \$2,700   |
| 2: | 2     | 1    | 1     |        | Unfurnished | \$1,702     | \$1,702    | \$2,400   |
| 3: | 1     | 1    | 1     |        | Unfurnished | \$1,760     | \$1,760    | \$2,400   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C29 - Westchester area
- Los Angeles County
- Parcel # 4122015003

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$850,000/\$830,000** ↓

**154 E Colden Ave • Los Angeles 90003**

**202 days on the market**

**3 units • \$283,333/unit • 2,524 sqft • 5,410 sqft lot • \$328.84/sqft • Built in 1939**

**Listing ID: 23338153**

**Head South on Main Street and turn left onto Colden Ave. The subject property is on the corner of Colden Ave. and Wall St.**



We are pleased to present the opportunity to acquire a triplex in the Broadway-Manchester neighborhood of South Los Angeles. Built originally in 1939 as a duplex, this property is poised to receive a new certificate of occupancy in 2024 for the conversion of the original single-family home into two separate units. This property will feature two vacant 925 square foot units, each with 3-bedrooms and 1-bathroom, and a tenant-occupied 674 square foot 1-bedroom and 1-bathroom unit with a private patio. Together, they offer a total of 2,524 square feet of rentable space on a 5,410 square foot lot. The newer units are equipped with copper plumbing, updated electrical systems, and a newer roof, which is backed by a 10-year warranty thanks to a recent layer of protective silicone. The one-bedroom unit includes a two-car garage, providing valuable parking and storage space. Outdoor living is enhanced with a spacious shared patio for the three-bedroom units, ideal for relaxation and entertainment. For owner-occupiers, this triplex presents an exceptional opportunity for you to occupy one of the units while immediately generating rental income from the others. Additionally, favorable financing terms are available for owner-occupiers, including options with as low as 5% down, making it an accessible and attractive option for those looking to enter the multifamily ownership market. Essential public transportation options are readily available, with several stops near Main and Colden. Notable nearby attractions include The Forum, SoFi Stadium, Gramercy Park, and the renowned Earvin Magic Johnson Park. Additionally, for those who commute, the property's proximity to the 105 and 110 Freeways ensures easy access to various parts of Greater Los Angeles.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01526609
  - 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 | \$1,175     | \$1,175    | \$2,100   |
| 2:  | 2     | 3    | 1     |        | Unfurnished | \$0         | \$0        | \$6,500   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.000%
- C37 - Metropolitan South area
  - Los Angeles County
  - Parcel # 6052004020

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed •

List / Sold: \$750,000/\$715,000 ↓

5414 E Beverly Blvd • Los Angeles 90022  
3 units • \$250,000/unit • 2,287 sqft • 2,419 sqft lot • \$312.64/sqft •  
Built in 1948  
East of Atlantic, pass Margaret on North Side of Beverly

90 days on the market  
Listing ID: 24378887



Welcome to this exceptional mixed-use property nestled in the vibrant live/work space offering an amazing opportunity for both commercial and residential endeavors. Seamlessly integrating commercial and residential spaces, this property presents endless possibilities for investors or owner-occupiers alike, making it perfect for live-work space. Commercial Space (1st Unit): Step into a spacious 650 SqFt area primed for diverse business ventures. Featuring a full bathroom for customer convenience or employee needs. Perfectly suited for retail, office use, or professional services, maximizing its commercial potential. Residential Units: Unit (A) - Upstairs: Experience a charming 2-bedroom, 1-bathroom layout spanning 1300 SqFt. Complete with a well-appointed kitchen, inviting living room, and cozy dining area. Crafting a comfortable living space, ideal for relaxation or entertainment. Unit (B) - Downstairs: Discover another delightful 2-bedroom, 1-bathroom layout, also 650 SqFt in size. (You can combine the two downstairs units into one and make it 1300sqft). Offering a spacious living area, well-equipped kitchen, and welcoming dining room. Versatile in design, suitable for residential living or as additional commercial space. Additional Features: Convenient detached 1 car garage & accommodating 2-3 vehicles driveway spots, enhancing accessibility. Separate entrances for each unit ensure privacy and seamless access. Back alley entrance adds further convenience and ease of use. Roof guarantees long-term durability and peace of mind. Prime Location: Strategically positioned on a prime street adjacent to the LA Metro and various commercial retail hubs. Enjoying high visibility and foot traffic, perfect for business endeavors. Additionally, seize the opportunity to rent the sign above, further enhancing visibility and advertising potential. Close proximity to amenities, dining options, and public transportation, enhancing convenience. This remarkable property presents a rare opportunity to own a flexible space in a coveted location. Whether you seek a lucrative investment, a residence with the added bonus of a home-based business, or a perfect live-work space, this property delivers. Don't miss out on claiming this gem for yourself - schedule a viewing today!

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$788,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- \$46000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$1,300     | \$1,500    | \$2,500   |
| 2: | 2     | 2    | 2     |        | Unfurnished | \$850       | \$1,200    | \$3,500   |
| 3: | 3     | 2    | 1     |        | Unfurnished | \$1,600     | \$1,600    | \$2,200   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6341003006

Michael Lembeck

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Triplex

List / Sold:

\$1,499,000/\$1,350,000 ↓

80 days on the market

Listing ID: SR24057751

18309 San Jose St • Porter Ranch 91326  
3 units • \$499,667/unit • 2,433 sqft • 11,007 sqft lot • \$554.87/sqft •  
Built in 1960  
Devonshire/Reseda



Reduced! Reduced! Reduced! This is a completely remodeled single family 3 bedroom & 2 bathroom plus den Jr. ADU (Unit #2) with separate 1 bedroom & 1 bath and ADU (Unit #3 studio type and full bath, kitchen & laundry area, with separate utilities, meters and address).The main home & ADU has been rebuilt with new kitchen, quartz counter tops, built in refrigerator, wood flooring through whole house, new bathrooms, dual pane windows, and step down living room with fireplace. Contemporary style with discerning taste and electric car charger installed, cozy back yard with swimming pool, Turnkey condition. Now all vacant. Close to CSUN, Granada Hills Charter High School, Park, Shopping Center, Restaurants and easy to 118/405 Free Way.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$524 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- Cap Rate: 5.25
- \$108000 Gross Scheduled Income
- \$84000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Built-In Range, Convection Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Copper Plumbing Full, Pantry, Quartz Counters

Exterior

- Lot Features: Lot 10000-19999 Sqft, Sprinklers Timer, Walkstreet
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$24,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078273
- 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     | 3      | Unfurnished | \$0         | \$0        | \$5,500   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$1,500   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- PORA - Porter Ranch area
- Los Angeles County
- Parcel # 2731005015

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Newport Beach, 92660

Closed • Triplex

List / Sold: \$695,000/\$730,000

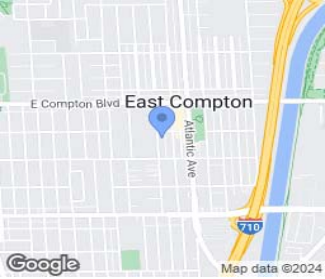
15314 S White Ave • Compton 90221

8 days on the market

3 units • \$231,667/unit • 1,714 sqft • 4,902 sqft lot • \$425.90/sqft • Built in 1948

Listing ID: RS24098322

South of Compton Blvd



Come check out this newly renovated 2-bedroom, 1-bathroom featuring 2 additional 1bedroom units located in the unincorporated area of Rancho Dominguez. Has been freshly remodeled, this property showcases fresh flooring, updated windows, and doors, along with a fully renovated bathroom and kitchen featuring new cabinets and countertops. With a spacious backyard ideal for family gatherings, the property offers convenient amenities such as a long driveway for ample parking, a 2-car garage, and rear alley access with a gated entryway for additional parking. Near 710/91 freeways as well as a nearby Home Depot and Target located few miles away in the neighboring city of Long Beach. Located within a 15-minute drive to Cal State Dominguez and a short commute to vibrant Downtown Long Beach.

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$744 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01144139
- 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        | \$2,800   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,850   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$2,000   |

# 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
- Buyer Agency Compensation: 2.5%
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6180012004

Michael Lembeck

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Triplex

List / Sold:  
**\$1,850,000/\$1,850,000**  
11 days on the market  
Listing ID: BB24044666

**12037 Rialto St • Sun Valley 91352**  
**3 units • \$616,667/unit • 3,600 sqft • 7,520 sqft lot • \$513.89/sqft •**  
**Built in 2024**  
**Webb Ave and Rialto St**



Newly built gated triplex in the heart of Sun Valley! All units are detached stand-alone, no shared walls! 12037, 12039, 12041 Rialto St features three detached homes, separately metered and ready to be rented. 12037 structure is a two bedroom one bath home with sun room, currently rented at \$2725. 12039 is a 2 story 3 bedroom 3 full bathroom structure with a large balcony and electric vehicle charging ready, currently rented at \$3400. 12041 is also a 3 bedroom 3 full bathroom two story home with a large balcony and private backyard, with potential rent of \$3800! Two front units currently rented at market price with no rent control, boasting a 6.4% cap rate!

Facts & Features

- Sold On 07/08/2024
  - Original List Price of \$1,850,000
  - 3 Buildings
  - Levels: One, Two
  - 0 Total parking spaces
  - Cooling: Central Air
  - Heating: Heat Pump
  - \$264 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup
  - \$119100 Gross Scheduled Income
  - \$119100 Net Operating Income
  - 3 electric meters available
  - 3 gas meters available
  - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Multi-Level Bedroom
  - Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator, Tankless Water Heater
  - Other Interior Features: Attic Fan, Balcony, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01764077
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$2,725     | \$2,725    | \$2,725   |
| 2: | 1     | 3    | 3     | 0      | Unfurnished | \$3,400     | \$3,400    | \$3,400   |
| 3: | 1     | 3    | 3     | 0      | Unfurnished | \$3,800     | \$3,800    | \$3,800   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 1.5%
- SUNV - Sun Valley area
  - Los Angeles County
  - Parcel # 2633010014

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed •

List / Sold:

\$1,445,000/\$1,465,000 ⬆

2019 W 157th St • Gardena 90249

26 days on the market

4 units • \$361,250/unit • 3,880 sqft • 6,633 sqft lot • \$377.58/sqft •  
Built in 1971

Listing ID: 24387833

Near the corner of 157th St. and Gramercy Pl, one block north of Redondo Beach Blvd.



2019 West 157th St. is a compelling 4-plex investment opportunity in Central Gardena, featuring a desirable unit mix of 3bd/2.5ba, 2bd/1ba, 2bd/1ba, and 1bd/1ba units. This property offers numerous location advantages, including its convenient proximity to the I-110 and I-405 freeways, being one block north of a prime stretch of Redondo Beach Blvd, and nearby Target and countless amenities. The property features 4 units with outdoor space, on-site laundry, 5 carport spaces, and 3 attached garage units available. Currently, the building is 100% occupied with rents approximately 20% below market. There is significant investment potential, with opportunities to increase revenue by bringing rents up to market rates and expanding the property by adding Accessory Dwelling Units (ADUs), buyer to verify.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$1,445,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$69515 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$44,270
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$2,400     | \$28,800   | \$28,800  |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$2,200     | \$26,400   | \$28,800  |
| 3: | 1     | 3    | 2     |        | Unfurnished | \$2,350     | \$28,200   | \$35,400  |
| 4: | 1     | 1    | 1     |        | Unfurnished | \$1,250     | \$15,000   | \$23,400  |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 117 - McCarthy area
- Los Angeles County
- Parcel # 4063013032

Michael Lembeck

State License #: 01019397  
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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • **Quadruplex**

List / Sold: **\$900,000/\$850,000** ↓

**1306 Anaheim St** • Harbor City 90710

63 days on the market

**4 units** • **\$225,000/unit** • **3,704 sqft** • **7,820 sqft lot** • **\$229.48/sqft** • **Built in 1955**

Listing ID: PW24032380

From Anaheim Street and Vermont Avenue head West to Address.



Amazing opportunity to own a 4-unit income property in the "Harbor Pines" neighborhood of Harbor City. Large 2br units on an oversized lot with a recently re-paved driveway. The asset has detached garage parking, potential to 2 ADU's (buyer to verify), nearly \$100k in upgrades in 2021 (new water heaters, new windows, new garage doors, exterior paint, and more). Each unit is separately metered for Gas and Electric and the roof is new as of 2019. The adjacent property (1300 Anaheim) is also listed for sale and is essentially a mirror of this asset.

Facts & Features

- Sold On 07/10/2024
  - Original List Price of \$900,000
  - 1 Buildings
  - Levels: Two
  - 2 Total parking spaces
  - \$1,132 (Assessor)
  - SellerConsiderConcessionYN:
- Laundry: Community
  - \$49801 Gross Scheduled Income
  - \$20782 Net Operating Income
  - 5 electric meters available
  - 5 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,019
  - Electric: \$500.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$4,878
  - Cable TV: 01146263
  - Gardener:
  - Licenses:
- Insurance: \$2,400
  - Maintenance: \$5,500
  - Workman's Comp:
  - Professional Management: 1992
  - Water/Sewer: \$1,921
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$992       | \$992      | \$1,900   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,036     | \$1,036    | \$1,900   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,096     | \$1,096    | \$1,300   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$890       | \$890      | \$1,900   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- 124 - Harbor City area
  - Los Angeles County
  - Parcel # 7411021060

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold: **\$900,000/\$850,000** ↓

**1300 Anaheim St** • Harbor City 90710

62 days on the market

**4 units** • **\$225,000/unit** • **3,704 sqft** • **7,871 sqft lot** • **\$229.48/sqft** • **Built in 1955**

Listing ID: PW24032266

From Anaheim Street and Vermont Avenue head West to Address.



Amazing opportunity to own a 4-unit income property in the "Harbor Pines" neighborhood of Harbor City. Large 2br units on an oversized lot with a recently re-paved driveway. The asset has detached garage parking, potential to 2 ADU's (buyer to verify), nearly \$100k in upgrades in 2021 (new water heaters, new windows, new garage doors, exterior paint, and more). Each unit is separately metered for Gas and Electric and the roof is new as of 2019. The adjacent property (1306 Anaheim) is also listed for sale and is essentially a mirror of this asset.

Facts & Features

- Sold On 07/10/2024
  - Original List Price of \$900,000
  - 1 Buildings
  - 2 Total parking spaces
  - \$1,117 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Community
  - \$63721 Gross Scheduled Income
  - \$34146 Net Operating Income
  - 5 electric meters available
  - 5 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,575
  - Electric: \$500.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$4,878
  - Cable TV: 01146263
  - Gardener:
  - Licenses:
- Insurance: \$2,400
  - Maintenance: \$5,500
  - Workman's Comp:
  - Professional Management: 2548
  - Water/Sewer: \$1,921
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,087     | \$1,087    | \$1,900   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,456     | \$1,456    | \$1,900   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,130     | \$1,130    | \$1,900   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$1,441     | \$1,441    | \$1,900   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- 124 - Harbor City area
  - Los Angeles County
  - Parcel # 7411021061

Michael Lembeck

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

Citivest Realty Services, Inc

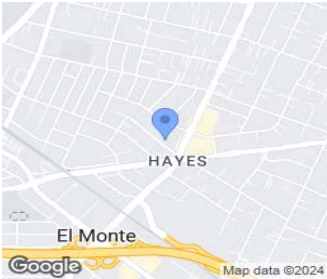
State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • **Quadruplex**

List / Sold: **\$998,000/\$950,000** ↓

**11523 Medina Ct** • El Monte 91731  
**4 units** • **\$249,500/unit** • **3,365 sqft** • **8,319 sqft lot** • **\$282.32/sqft** •  
**Built in 1929**  
**North of Ramona Blvd / West of Peck Road**

**95 days on the market**  
**Listing ID: AR23221986**



\$200,000 Price Adjustment!!!!Whether you're a seasoned investor or looking to start your investment portfolio, this income-generating four-unit property at 11523 Medina Court in El Monte offers the potential for long-term financial growth. Conveniently situated in a central location, this property comprises three separate buildings, offering a diverse range of rental units. With close proximity to places of worship, restaurants, shops, and local transportation this property ensures a steady stream of rental income, making it an attractive investment option. Front building consist of Unit 1 with 2 bedrooms, 1 bath, rented at \$1,000 and Unit 2 with 3 bedrooms, 1 bath, rented at \$1,500. Rear second building consist of Unit 3 with 3 bedrooms, 1 bath, rented at \$1,4000. Separate third building consist of Unit 4 with 2 bedrooms, 1 bathroom, rented at \$1,000. Please do not disturb the tenants as this is a drive by only subject to interior inspection.

Facts & Features

- Sold On 07/10/2024
  - Original List Price of \$1,198,000
  - 4 Buildings
  - Levels: One
  - 0 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - \$1,108 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Outside, Washer Hookup
  - \$57000 Gross Scheduled Income
  - \$53518 Net Operating Income
  - 4 electric meters available
  - 4 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,482
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$1,682
  - Cable TV: 00616212
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$1,800
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     | 0      | Unfurnished | \$1,400     | \$1,400    | \$2,200   |
| 2: | 1     | 3    | 1     | 0      | Unfurnished | \$1,500     | \$1,500    | \$2,000   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,000     | \$1,000    | \$1,800   |
| 4: | 1     | 2    | 1     | 0      | Unfurnished | \$1,000     | \$1,000    | \$2,000   |

# Of Units With:

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

Additional Information

- Trust sale
  - Buyer Agency Compensation: 2.5%
- 619 - El Monte area
  - Los Angeles County
  - Parcel # 8568020019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold: **\$1,090,000/\$950,000** ↓

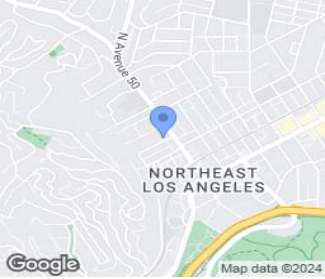
**4939 Malta St** • Highland Park 90042

0 days on the market

**4 units** • **\$272,500/unit** • **2,724 sqft** • **8,400 sqft lot** • **\$348.75/sqft** • **Built in 1927**

Listing ID: **WS24001976**

Cross Streets: **Ave 50**



Four detached Spanish style houses in the trendy Highland Park area. Front 2 units are 2-bedroom 1 bath. Back units are 1 bedroom 1den and 1 bath each. Carport space is rented separately. Carport's roof was installed in 2015. Other buildings' roof were installed in 2013. Separated Gas and Electrical Meters for each unit. Most tenants have been living there for more than 14 years. Most copper plumbing pipes and most electrical wires were installed in most areas except unit #4939.5 which has not been done. Newer windows for unit#4939.5. Lots of upside rent potential. Centrally located. Minutes away to Downtown L.A., South Pasadena, Mt. Washington, etc... Close to Fwy 101, 110, 5 and 2. Metro Station is nearby. High demand rental area. Great potential for investors or developers. Lots of newer homes are built or under construction in nearby areas. Owners will not evict any tenants and will deliver the property in its "as-is" conditions with tenants. Property needs updates and fix up. Buyer to co-operate with seller for the 1031 tax deferred Exchange at no cost to buyer. Expenses are estimated only. Buyers and buyer's agent to do their due diligence to inspect and investigate the permits, room counts, conditions and development requirements of the property.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$1,090,000
- 5 Buildings
- Levels: One
- 7 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$9 (Unknown)
- SellerConsiderConcessionYN:
- \$51588 Gross Scheduled Income
- \$35028 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Converted Bedroom, Kitchen, Living Room
- Appliances: Gas Range, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,358
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01949225
- Gardener:
- Licenses: 400
- Insurance: \$2,200
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,066     | \$1,066    | \$2,000   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$910       | \$910      | \$1,800   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,144     | \$1,144    | \$2,000   |
| 4: | 1     | 1    | 1     | 0      | Unfurnished | \$1,179     | \$1,179    | \$1,800   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5471022008

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

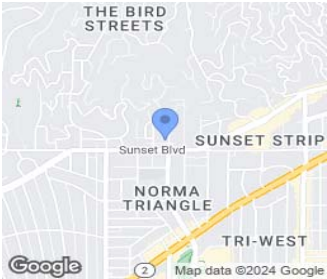
List / Sold:

\$1,650,000/\$1,675,000 ↓

100 days on the market

Listing ID: 24375621

**1117 N Clark St • West Hollywood 90069**  
**4 units • \$412,500/unit • 3,573 sqft • 5,976 sqft lot • \$468.79/sqft •**  
**Built in 1938**  
**North of Sunset. On N Clark Street right behind The Whisky A GoGo**



Introducing a unique investment opportunity in the heart of West Hollywood. Totalling 3573 square feet of living space on a 5976 square foot lot. This is a character-filled fourplex which could be a perfect owner/user opportunity, making its debut on the market after decades, enjoys a coveted location just steps away from the premier shopping and dining destinations of Sunset Boulevard. Positioned north of Sunset and nestled behind the iconic Whisky A Go Go, this property offers unparalleled convenience to local amenities and entertainment hubs. Get in early as this location is primed for major investment and redevelopment of the Viper Room and the proposed 269,263 gross square foot mixed use and hotel development. Currently generating consistent income with huge upside revenue potential, the property showcases its original architectural charm and offers flexibility for customization. Each of the four residences boasts distinct layouts and some have captivating 180 views. The primary residence features a generous 3-bedroom, 2-bathroom layout spanning 1326 square feet, complete with a 4-car garage ideal for an owner/user seeking supplemental rental income. A serene courtyard separates the main residence from the rear structure, which comprises three legal units and a studio, offering a total of two 1-bedroom, 1-bathroom units and one 2-bedroom, 1-bathroom unit all individually metered for utilities. Parking is abundant with the four garage spaces and three tandem spots, ensuring convenience for residents and guests alike. Ideally situated at 1117-1119 Clark Street, this property presents a compelling value-add opportunity for discerning investors seeking prime real estate in an A+ location. Whether you're looking for a profitable investment or a unique owner/user scenario, don't miss your chance to claim this exceptional property in one of West Hollywood's most sought-after neighborhoods.

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$2,195,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:
- \$48037 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,288
- 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     | 1    | 1     |        | Unfurnished | \$1,309     | \$1,309    | \$3,000   |
| 2: | 2     | 1    | 1     |        | Unfurnished | \$1,255     | \$1,255    | \$3,000   |
| 3: | 3     | 2    | 1     |        | Unfurnished | \$1,908     | \$1,908    | \$4,200   |
| 4: | 4     | 3    | 2     |        | Unfurnished | \$1,904     | \$1,904    | \$6,000   |
| 5: | 5     | 0    | 1     |        | Unfurnished | \$900       | \$900      | \$1,900   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5560024031

Michael Lembeck

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

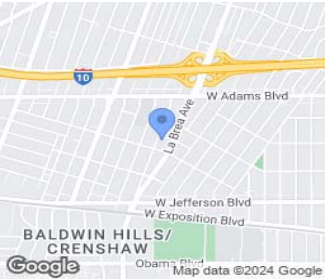
Citivist Realty Services, Inc

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

Closed •

**2738 S Mansfield Ave** • Los Angeles 90016  
4 units • \$275,000/unit • 3,640 sqft • 4,809 sqft lot • \$290.93/sqft •  
Built in 1964  
Drive South on La Brea - right on Westhaven - then turn right on Mansfield.

List / Sold:  
**\$1,100,000/\$1,059,000** ↓  
40 days on the market  
Listing ID: 24394767



A rare opportunity to own a mid-century mid Los Angeles "dingbat" apartment building. The owner lives in the larger unit #1 in front which features its' own parking space and 3 large bedrooms upstairs. Unit 2 is a ground level entry 2 & 1 and units 3 and 4 are upper level units with dedicated parking. A classic bread and butter building or perfect for the owner user who wants rentals for extra cash flow. Spacious driveway and parking in rear of building.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central, Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$132600 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Disposal

Exterior

- Lot Features: Front Yard, Landscaped
- Security Features: Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$21,750
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     |        | Unfurnished | \$0         | \$0        | \$3,450   |
| 2: | 2     | 2    | 1     |        | Unfurnished | \$993       | \$993      | \$2,600   |
| 3: | 3     | 2    | 1     |        | Unfurnished | \$1,145     | \$1,145    | \$2,500   |
| 4: | 4     | 2    | 1     |        | Unfurnished | \$1,075     | \$1,075    | \$2,500   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5049012006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,299,000/\$1,268,000 ↓

29 days on the market

Listing ID: 24398137

1231 N Cherokee Ave • Los Angeles 90038  
4 units • \$324,750/unit • 3,796 sqft • 5,044 sqft lot • \$334.04/sqft •  
Built in 1962

North of Santa Monica Blvd, South of Sunset Blvd, East of N Highland Ave, West of Cahuenga Blvd.



Welcome to your next investment opportunity in the heart of vibrant Hollywood! This fourplex, nestled in a prime location just off Highland and Santa Monica Blvd, offers not just a property, but a lifestyle investment. Spanning approximately 3,796 square feet, this well-appointed building comprises two generous 3-bedroom, 2-bathroom units, alongside two comfortable 2-bedroom, 1-bathroom units. With a 91 walk score, it's clear why this location is highly sought after. Currently, the property boasts stability with four tenants already in place, all on month-to-month leases. While rents are currently on the lower side, this presents a golden opportunity for savvy investors to maximize their returns with rental upside potential. Additionally, for those with a vision for development, this property sits on an RD1.5 Lot, hinting at the potential for future expansion or redevelopment. Situated one block north of Sant Monica Blvd, residents will revel in the convenience of being mere minutes away from a myriad of boutique retailers, charming cafes, iconic restaurants, and dynamic entertainment options lining La Brea Ave, Melrose Ave, and Santa Monica Blvd., major studios such as Sunset Las Palmas Studios and Paramount Studios underscores the allure of this locale for both tenants and investors alike. A strategic investment opportunity in one of Hollywood's most coveted neighborhoods. Don't miss out on the chance to own a piece of this thriving community!

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- Cap Rate: 4.55
- \$59096 Net Operating Income

Interior

- Appliances: Disposal, Gas Oven, Gas Cooktop, Refrigerator

Exterior

- Security Features: Gated Community, Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$22,540
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Managemnt:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     |        | Unfurnished | \$2,098     | \$2,098    | \$3,700   |
| 2: | 1     | 3    | 2     |        | Unfurnished | \$1,625     | \$1,625    | \$3,700   |
| 3: | 1     | 2    | 1     |        | Unfurnished | \$1,496     | \$1,496    | \$3,000   |
| 4: | 1     | 3    | 2     |        | Unfurnished | \$1,584     | \$1,584    | \$3,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5532003022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold: **\$989,999/\$985,000** ↓

**6131 S Hobart Blvd** • Los Angeles 90047

94 days on the market

**4 units** • **\$247,500/unit** • **2,770 sqft** • **6,209 sqft lot** • **\$355.60/sqft** • **Built in 1947**

Listing ID: SB24008430

East of Western Ave, West of Harvard Blvd Off 62nd St



PROPERTY FRESHLY PAINTED AS OF 01/29/24. Don't miss the opportunity to own this great quadruplex under million dollars. The property is located in the R3 zoning and offers a total of 10 bedrooms and 4 bathrooms sitting on 6209 square feet lot. Wonderful combinations: (2) 3 bedrooms 1 baths and (2) 2 bedrooms 1 bath, 8 parking spaces in the rear. Separate meters for gas and power. Great current monthly total rent with upside rental potentials in this strong rental market. Ready for investors looking for cash flow or owners occupied. Centrally located, close to shopping malls, freeways, newly built SOFI Stadium, Downtown Los Angeles, USC, Crypto Arena, upcoming Los Angeles Clippers Stadium. Drive By Only. Do Not Disturb Tenants.

Facts & Features

- Sold On 07/08/2024
  - Original List Price of \$989,999
  - 1 Buildings
  - 8 Total parking spaces
  - Heating: Wall Furnace
  - \$503 (Estimated)
  - SellerConsiderConcessionYN:
- \$89388 Gross Scheduled Income
  - 5 electric meters available
  - 4 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas:
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01408372
  - 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 | \$2,575     | \$2,575    | \$2,600   |
| 2: | 1     | 3    | 1     | 0      | Unfurnished | \$1,612     | \$1,612    | \$2,600   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,214     | \$1,214    | \$2,200   |
| 4: | 1     | 2    | 1     | 0      | Unfurnished | \$2,048     | \$2,048    | \$2,200   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
  - Los Angeles County
  - Parcel # 6002023014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold: \$869,000/\$875,000

333 W 74th St • Los Angeles 90003

63 days on the market

4 units • \$217,250/unit • 2,116 sqft • 5,987 sqft lot • \$413.52/sqft • Built in 1922

Listing ID: OC24075663

South of Florence Avenue and West of S Broadway



Phenomenal cash flow!!! These four bungalow style units offer added privacy and a feeling of independence for your tenants makes them incredibly easy to lease. These units are professionally managed and nicely maintained. This makes a great investment for a newer investor looking to get into owning units as well as for a seasoned investor expanding the portfolio. Let's get this done!!!

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$874,800
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- \$450 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 7.8
- \$76680 Gross Scheduled Income
- \$67799 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,881
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01742217
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 0      | Unfurnished | \$1,360     | \$1,360    | \$2,100   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$1,544     | \$1,544    | \$2,100   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$2,000     | \$2,000    | \$2,100   |
| 4: | 1     | 1    | 1     | 0      | Unfurnished | \$1,486     | \$1,486    | \$2,100   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031004008

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

**8219 5th St • Downey 90241**  
**4 units • \$320,000/unit • 2,596 sqft • 11,173 sqft lot • \$477.66/sqft •**  
**Built in 1924**  
**North of Firestone Blvd and East of Paramount Blvd**

List / Sold:  
**\$1,280,000/\$1,240,000 ↓**  
22 days on the market  
Listing ID: 24396225



We are pleased to present 8219 5th Street, a 4-unit multifamily investment asset located in one of the most highly sought-after locations in the city of Downey. The subject property consists of four detached single-family homes on a spacious 11,173 square foot lot. Two of the houses are 2-bed/1-bath, and the other two are 1-bed/1-bath. The current rents are substantially below market, leaving a significant amount of upside for a new owner. Further growth opportunity lies in the potential to convert the detached 2-car garage into an ADU. The subject property has been in the same family for over 30 years and represents an excellent investment opportunity due to its phenomenal location and substantial potential for growth. LA County Tax Assessor is showing that the unit mix is all 1-bed / 1-bath. BUYER TO VERIFY ANY ADU POTENTIAL, INCLUDING THE EXISTING NUMBER OF UNITS, UNIT MIX, SQUARE FOOTAGE, AND YEAR BUILT WITH THE CITY OF DOWNEY. All Offers must include a current proof of funds and pre-approval letter.

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$1,280,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- \$30226 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,183
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01220332
- 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 | \$1,325     | \$1,325    | \$1,975   |
| 2: | 1     | 1    | 1     |        | Unfurnished | \$1,340     | \$1,340    | \$1,975   |
| 3: | 1     | 2    | 1     |        | Unfurnished | \$1,425     | \$1,425    | \$2,300   |
| 4: | 1     | 2    | 1     |        | Unfurnished | \$1,275     | \$1,275    | \$2,300   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6253004020

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

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

Closed • [Quadruplex](#)

List / Sold:

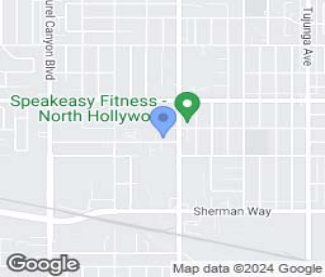
**\$2,395,000/\$2,325,000** ↓

78 days on the market

Listing ID: PW24039517

**11731 Runnymede St • North Hollywood 91605**  
**4 units • \$598,750/unit • 5,613 sqft • 6,770 sqft lot • \$414.22/sqft •**  
**Built in 2019**

**From 170 FWY, take Sherman Way to Lankershim Blvd - head North on Lankershim, left on Runnymede.**



Discover a prime investment opportunity in the heart of North Hollywood, just moments from the vibrant NOHO Arts District. This newer construction apartment complex is excluded from LA rent control and features 4 spacious apartments. Built in 2019, contemporary features include open floorplans, LVP flooring, quartz counters and stainless steel appliances. Large 3 bedroom units! Tenants enjoy the convenience of central AC, in-unit laundry, and two covered parking spaces each. Located in an opportunity zone with easy access to freeways and amenities, this property presents a savvy investor with excellent rental upside and low operating costs. Huge upside on rents - plus, property qualifies for 1-4 unit financing. Tenants pay for all utilities including electricity, gas and water. Inquire today for full details!

Facts & Features

- Sold On 07/10/2024
  - Original List Price of \$2,395,000
  - 1 Buildings
  - Levels: Three Or More
  - 8 Total parking spaces
  - \$771 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - Cap Rate: 5.04
  - \$172968 Gross Scheduled Income
  - \$120800 Net Operating Income
  - 4 electric meters available
  - 4 gas meters available
  - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 02189151
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 3     | 3    | 2     | 2      | Unfurnished | \$2,961     | \$8,885    | \$12,000  |
| 2: | 1     | 3    | 3     | 2      | Unfurnished | \$2,529     | \$2,529    | \$3,400   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2%
- NHO - North Hollywood area
  - Los Angeles County

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

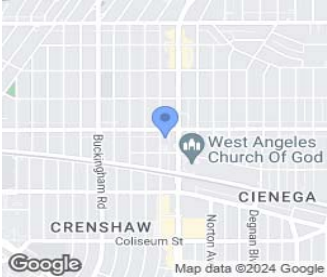
List / Sold:

\$1,600,000/\$1,650,000 

8 days on the market

Listing ID: SB24107649

**3412 S Victoria Ave** • Los Angeles 90016  
4 units • \$400,000/unit • 2,668 sqft • 9,164 sqft lot • \$618.44/sqft •  
Built in 1937  
Crenshaw Blvd and W Jefferson Blvd



Presenting an exceptional investment and development opportunity to acquire a fully vacant 4-unit property. This property sits on an expansive lot of 9,160 square feet, double the size of most properties in the neighborhood, and is conveniently located just two short blocks from the Metro E Line. This property offers various city and state zoning benefits, including an R3-1 zoned lot, Tier 3 TOC (Transit Oriented Communities) benefits, and ZI-2374 State Enterprise Zone designation. The property has been well maintained and owned by the same family for over 75 years. Each unit has 1 bedroom, 1 bathroom and a bonus room/area, spread across 2,668 square feet of living space along with an attached 1 car garage. Nestled in the vibrant heart of Los Angeles, conveniently situated between Downtown LA and Culver City. Enjoy easy access to the bustling urban energy of DTLA and the trendy cultural scene of Culver City. With proximity to the 10, 110, and 405 freeways, museums, parks, fitness clubs, Whole Foods, and numerous public transit options, convenience is at your doorstep.

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace
- \$572 (Estimated)
- SellerConsiderConcessionYN:
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Kitchen, Living Room
- Floor: Tile, Vinyl, Wood
- Appliances: Gas Water Heater, Tankless Water Heater
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Near Public Transit, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Good Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02057367
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5046001004

Michael Lembeck

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

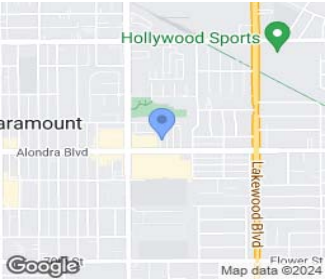
Citivist Realty Services, Inc

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

Closed •

**15803 Passage Ave** • Paramount 90723  
4 units • \$298,750/unit • 3,448 sqft • 6,392 sqft lot • \$362.53/sqft •  
Built in 1963  
West of Lakewood Blvd and North of Alondra Blvd

List / Sold:  
**\$1,195,000/\$1,250,000** ⬆  
31 days on the market  
Listing ID: 24395045



15803 Passage Avenue is a 4-unit multifamily investment asset located in the highly desirable rental market of Paramount. The property features (1) 3-bed/2-bath unit and (3) 2-bed/1-bath units, garage parking, and an onsite laundry facility. The city of Paramount does not have local rent control, offering significant potential for increased rents. The subject property has been owned by the same family for over 30 years and is an outstanding investment opportunity because of its great location and rental upside. The city of Paramount is subject to AB 1482, which currently allows for annual rent increases of up to 8.9%. All offers must include a current proof of funds and a pre-approval letter.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.45
- \$41202 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,636
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527423
- 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 | \$2,000     | \$2,000    | \$2,275   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$1,455     | \$1,455    | \$2,275   |
| 3: | 1     | 2    | 1     |        | Unfurnished | \$1,400     | \$1,400    | \$2,275   |
| 4: | 1     | 3    | 2     |        | Unfurnished | \$1,650     | \$1,650    | \$2,700   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6268016029

Michael Lembeck

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

Citivest Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed •

List / Sold: \$789,000/\$795,000 ↗

6301 Newell St • Huntington Park 90255

52 days on the market

4 units • \$197,250/unit • 2,783 sqft • 5,748 sqft lot • \$285.66/sqft • Built in 1923

Listing ID: IV21050584

North side of Gage Ave. Between S. Boyle Ave. and S. Downey Rd.



\$\$\$INVESTOR SPECIAL\$\$\$ But also a unique rare opportunity for first time buyer's if you live in one of them. In a very known area of Huntington Park. As you know LOCATION-LOCATION-LOCATION. They are 4 units total. 2 of them are 2 bedrooms and 1 bathroom and the other 2 are 1 bedroom and 1 bathroom. Well income producing property. The 4 units are now being leased. They are located near to pretty much everything; schools, shopping centers public services. As the saying goes: "IT WONT LAST FOR TOO LONG"

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$789,000
- 2 Buildings
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$4500 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,400     | \$1,400    | \$0       |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,400     | \$2,800    | \$0       |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$850       | \$3,650    | \$0       |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$850       | \$4,500    | \$0       |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6319016018

Michael Lembeck

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Newport Beach, 92660

Closed •

List / Sold:

\$1,499,999/\$1,375,000 ↓

**2593 Amherst Ave • Los Angeles 90064**  
**4 units • \$375,000/unit • 2,563 sqft • 6,422 sqft lot • \$536.48/sqft •**  
**Built in 1941**

**113 days on the market**  
**Listing ID: 24365193**



Welcome to 2593 Amherst, a lucrative 4 Plex apartment building ideally situated in the heart of West Los Angeles, just a stone's throw away from Santa Monica and the sun-kissed coast. This prime location on the corner of OceanPark Blvd and Amherst ensures convenience and accessibility. Hop on the bike path and you are minutes away straight to the beach. Residents will delight in the communal outdoor area, perfect for enjoying the California sunshine and fostering community connections. Each unit boasts coveted garage parking, with one garage space currently occupied and three garage spaces awaiting new tenants or owner occupancy. Additionally, two of the units present a remarkable opportunity for upside potential. Currently two units feature numerous upgrades and are currently rented at market rates, providing immediate returns for savvy investors or homeowners looking to offset expenses. The property showcases a newer roof, approximately 2-3 years old, ensuring long-term durability and peace of mind. Recent termite work clearance further underscores the property's commitment to maintenance and quality. Inside, three units are equipped with window air conditioning, offering comfort during warmer seasons. Meanwhile, the two upgraded units stand out with their brand-new remodels, boasting custom designer kitchens, sleek stone countertops, stainless steel appliances, and modern bathroom fixtures. Fresh hardwood flooring, newer dual-paned windows, and convenient wall heaters enhance the living experience, while community laundry facilities adjacent to the units add to the convenience. Possible ability to add ADU's in the garage spaces. With its quiet and bright ambiance, 2593 Amherst exudes pride of ownership and presents an exceptional opportunity for investors and homeowners alike. Don't miss the chance to capitalize on the potential of this remarkable property and the vibrant lifestyle it offers in one of Los Angeles's most sought-after neighborhoods!

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,499,999
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:
- \$6000 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$582
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01868728
- 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 | \$1,203     | \$1,203    | \$2,000   |
| 2: | 1     | 1    | 1     |        | Unfurnished | \$2,000     | \$2,000    | \$2,000   |
| 3: | 1     | 1    | 1     |        | Unfurnished | \$1,479     | \$1,479    | \$2,000   |
| 4: | 1     | 1    | 1     |        | Unfurnished | \$1,900     | \$1,900    | \$2,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4257023079

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

**542 N Kenmore Ave** • Los Angeles 90004  
**5 units** • \$500,000/unit • **6,563 sqft** • **9,603 sqft lot** • **\$251.41/sqft** •  
**Built in 1922**  
**3 blocks East of Normandie; 3 blocks North of Beverly.**

List / Sold:  
**\$2,500,000/\$1,650,000** ↓  
133 days on the market  
Listing ID: 24350471



Attention investors and developers! An extraordinary investment opportunity awaits in the heart of Los Angeles at 542-544 N. Kenmore Ave. This property boasts a compelling location in the hot Mid-Wilshire district. The property has been in use as a rehabilitation facility for two decades but is ready to be developed or returned to its original glory: 4 large 2BR 1BA classic 1920 apartments w/ hardwood floors, high ceilings, etc., plus a 4-bedroom guest/rental unit in the rear building. The bones are there, but the building will need substantial renovations for this use. Alternatively, develop the property into five-story 15+ unit building, like several others in the neighborhood. Close to freeways and subways, it's an easy commute to DTLA and the Valleys, and just a ten minute walk to LA City College. Our walkable neighborhood is one of the most dynamic and diverse in the US, with a full range of retail and multi-cultural food options close by: Korean BBQ's, cafes, and on-trend restaurants - more are arriving every day. Authenticity and vitality are the keys to this neighborhood; they combine to make this location increasingly sought after by the young creatives pouring in to Los Angeles. Transportation options are critical to your future residents and they are abundant: we are 7 blocks from the Vermont/Beverly Metro station; and close to bus arteries along Beverly and Temple. We also have easy access to the Hollywood Freeway. And yet our street is quiet. Our block has one of the widest streets in the Mid-Wilshire district, creating an almost park-like setting that encourages neighborhood walks and means abundant convenient street parking. We note: the photos are current and show the current institutional use. The property will be delivered vacant and ready for whatever option you choose. Drive by only! DO NOT disturb residents. Please contact the agent for appointment showings.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Outside, Washer Included

Interior

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

Exterior

- Security Features: Automatic Gate, Fire and Smoke Detection System, Gated Community
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5520008019

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

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



Closed • Apartment

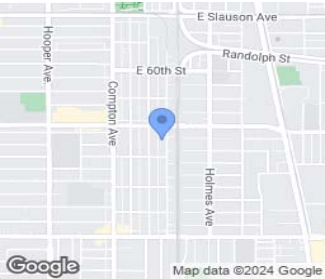
List / Sold:

\$1,195,000/\$1,050,000 ↓

62 days on the market

Listing ID: PW24074864

**6401 Converse Ave** • Los Angeles 90001  
5 units • \$239,000/unit • 3,224 sqft • 14,290 sqft lot • \$325.68/sqft •  
Built in 1924  
South of Gage ave & West of Holmes ave



Here we have a nice 5 units, consisting of 3 - 2bed 1 bath units & 2 - 1 bed 1 bath units on a huge double lot of 14,290 sqft. 4 units are on the left side of the lot with 4 one car garages in the rear of the lot with alley access. Two front units are of 2 bed and the rear units are 1 bed. The unit to the right is the larger 2 bed unit and has sits on its own lot separated by a fence. All with separate gas & electric meters. All units are occupied. This property has lots of potential with the double lot and rents have upside. Please do not disturb teants. Interior pictures of all the units in supplements.

Facts & Features

- Sold On 07/08/2024
- Original List Price of \$1,195,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 4.5
- \$55200 Gross Scheduled Income
- \$26984 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,216
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01823662
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$9,325
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,954
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,500     | \$1,500    | \$2,200   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,150     | \$1,150    | \$1,800   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,050     | \$1,050    | \$1,800   |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$900       | \$900      | \$1,600   |
| 5: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$1,600   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6010030022

Michael Lembeck

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

Citivist Realty Services, Inc

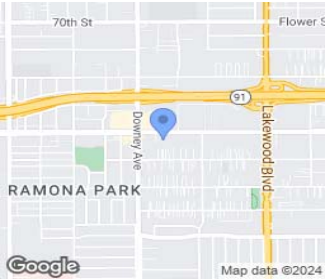
State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Commercial/Residential

List / Sold:  
\$1,495,000/\$1,500,000 

8544 Artesia Blvd • Bellflower 90706  
5 units • \$299,000/unit • 3,717 sqft • 19,567 sqft lot • \$403.55/sqft •  
Built in 1956  
91 freeway exit Downey Ave, go south on Downey Ave and left on Artesia Blvd.

28 days on the market  
Listing ID: TR24048653



5 recently upgraded bungalow style rental units on a 19,563 sf lot (Frontage:70', Depth:280') in Bellflower. The property is situated on the south side of Artesia Blvd and East of Downey Avenue. New concrete driveway with metal gate. New interior paint, bathrooms, kitchens, flooring, and windows. All units offer laundry hookup. 2 units with 3 bedrooms & 2 bathrooms, 2 units with 2 bedrooms & 1 bathroom, and 1 unit has 1 bedroom and 1 bath. All 5 units are month-to-month leases and all rents are current. 5 separate electric & gas meters. Tenants pay all electric and gas. Owner pays water & trash. A small billboard in the front of property facing Artesia Blvd collects extra monthly rental income from Lamar Advertising.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$1,495,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$2,014 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$127560 Gross Scheduled Income
- \$98174 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Range, Vented Exhaust Fan, Water Heater

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,386
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,099
- Cable TV: 01329154
- Gardener:
- Licenses:
- Insurance: \$3,287
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,060
- Other Expense:
- Other Expense Description:

Unit Details

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7162014023

Michael Lembeck

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

Citivest Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: TR24048653

Printed: 07/14/2024 8:58:29 AM

Closed •

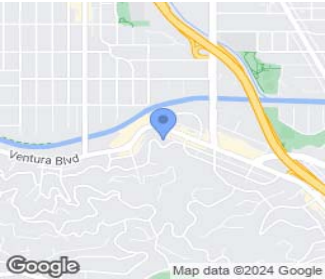
List / Sold:

\$1,650,000/\$1,484,000 ↓

16 days on the market

Listing ID: 24386557

11159 11163 Sunshine Ter • Studio City 91604  
5 units • \$330,000/unit • 3,590 sqft • 8,961 sqft lot • \$413.37/sqft •  
Built in 1947  
South of Ventura Blvd, Off Fruitland Drive - Prime Studio City



INVESTMENT HIGHLIGHTS: Rare Offering Located South of the Boulevard in the Hills of Studio City; Corner Property with Expansive City Views; Three Separate Structures with Private Garages; Front Structure and the Rear Building each contain a Main House with Large Private Garden and Views; Peaceful Daytime Greenbelt Views; Sparkling Night time City Light Scenery; Residences are Extremely Bright with Multiple Windows and Sliding Glass Doors overlooking the City; All units Feature Private Yards, Individual Washers, Dryers, and Water Heaters; New Roof on Two Buildings; Copper Plumbing in Four Units; Front House is Gated and has beamed Ceilings, Formal Dining Room and a Fireplace; Rear House is Gated with Sliding Glass Doors opening up to a Large Private Garden; One Unit Delivered Vacant; No Seismic Retrofit Required; Very Low Operating Expenses; No Gas or Trash Bills, Low Water Charges.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,650,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.68
- \$77157 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,217
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$1,393     | \$1,393    | \$2,800   |
| 2: | 4     | 1    | 1     |        | Unfurnished | \$1,958     | \$7,832    | \$9,600   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- STUD - Studio City area
- Los Angeles County
- Parcel # 2378009016

Michael Lembeck

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

Citivest Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: 24386557

Printed: 07/14/2024 8:58:29 AM

Closed •

List / Sold:

\$2,995,000/\$2,850,000 ↓

56 days on the market

Listing ID: 24391907

**1548 Micheltorena St** • Los Angeles 90026  
**6 units** • \$499,167/unit • **3,770 sqft** • **7,502 sqft lot** • **\$755.97/sqft** •  
**Built in 1923**  
**1 block North of Sunset on Micheltorena**



Unparalleled quality. Stabilized rent. Over-The-Top Renovation. Crisp & Refined from every angle. Secured access property. Automatic Gate, automatic pedestrian door. Outdoor space. Each bungalow has Central HVAC, Vintage fixtures & hardware, Solid Doug Fir cabinets & trim. Quarter sawn Oak floors. Built-in Bars w/backlit Stained glass, Built-in Cabinets, Custom shelving in closets. Sunlight refracting antique style glass windows. Custom stained glass in bath windows, Subzero refrigerators, Dishwashers, washer/dryers in each unit. Tankless water heaters. Restored O'Keefe & Merritt gas stoves. Private separate finished offices at rear of property, 1 for each unit. Nest thermostats, Malibu style tiles, Decorative Batchelder style faux fireplace. No house meters! 6 electrical meters, 6 gas meters, 6 water meters. Electric charging avail for every parking space.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$3,195,000
- 5 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included
- Cap Rate: 6
- \$197973 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Refrigerator
- Other Interior Features: Bar, Cathedral Ceiling(s), Crown Molding, Intercom, Living Room Balcony, Storage

Exterior

- Security Features: Automatic Gate, Card/Code Access
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$34,227
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$6,400
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 6948
- Water/Sewer:
- Other Expense: \$2,443
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     |        | Unfurnished | \$3,500     | \$3,500    | \$3,800   |
| 2: | 1     | 1    | 1     |        | Unfurnished | \$3,300     | \$3,300    | \$3,500   |
| 3: | 1     | 0    | 1     |        | Unfurnished | \$2,850     | \$2,850    | \$3,000   |
| 4: | 1     | 0    | 1     |        | Unfurnished | \$2,900     | \$2,900    | \$3,000   |
| 5: | 1     | 1    | 1     |        | Unfurnished | \$3,300     | \$3,300    | \$3,700   |
| 6: | 1     | 1    | 1     |        | Unfurnished | \$3,500     | \$3,500    | \$4,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5425002025

Michael Lembeck

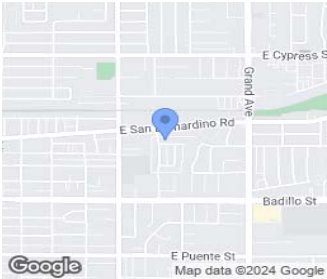
State License #: 01019397  
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed • Apartment

637 E Ruddock St • Covina 91723  
6 units • \$245,833/unit • 5,102 sqft • 7,478 sqft lot • \$257.25/sqft •  
Built in 1962  
Barranca Ave. & San Bernardino Rd.



List / Sold:  
**\$1,475,000/\$1,312,500 ↓**  
22 days on the market  
Listing ID: AR24096337

Welcome to 637 E. Ruddock St., a remarkable 6-unit multifamily property nestled in the heart of Covina, CA. Boasting a diverse mix of residences including one 1Bed+BBath, four 2Bed+1Bath, and one 2Bed+2Bath units, along with six convenient tuck-under parking spaces, this property is an exceptional investment opportunity. Priced attractively at the lowest price per unit (\$245,000) and boasting a favorable GRM (13.33), this property presents undeniable value and significant upside potential in Covina's dynamic real estate market. Spanning 5,102 square feet of rental space on a spacious 7,476 square foot lot, this meticulously designed property caters to the demands of modern living. Each unit is equipped with separate meters for electricity and gas, ensuring streamlined utility management and cost efficiency for both landlord and tenants alike. Residents will appreciate the added conveniences of on-site laundry facilities and easily accessible alley access parking, enhancing the overall appeal of the property. Situated mere minutes away from the bustling "Downtown" Covina area, tenants enjoy effortless access to an array of shopping, dining, and entertainment options, further elevating the desirability of this investment. Don't miss out on this prime opportunity to own a lucrative piece of Covina's real estate landscape. Schedule your viewing today and secure your foothold in this thriving market.

Facts & Features

- Sold On 07/11/2024
  - Original List Price of \$1,475,000
  - 1 Buildings
  - Levels: Two
  - 6 Total parking spaces
  - 6 Total carport spaces
  - \$0 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Common Area
  - Cap Rate: 5.32
  - \$110280 Gross Scheduled Income
  - \$54252 Net Operating Income
  - 7 electric meters available
  - 7 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$53,068
  - Electric: \$1,352.00
  - Gas: \$3,212
  - Furniture Replacement:
  - Trash: \$2,137
  - Cable TV: 00616212
  - Gardener:
  - Licenses:
- Insurance: \$5,106
  - Maintenance: \$8,400
  - Workman's Comp:
  - Professional Management: 5366
  - Water/Sewer: \$5,315
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 0      | Unfurnished | \$1,840     | \$1,840    | \$1,925   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,500     | \$1,500    | \$1,850   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,500     | \$1,500    | \$1,850   |
| 4: | 1     | 2    | 1     | 0      | Unfurnished | \$1,500     | \$1,500    | \$1,850   |
| 5: | 1     | 2    | 1     | 0      | Unfurnished | \$1,500     | \$1,500    | \$1,850   |
| 6: | 1     | 1    | 1     | 0      | Unfurnished | \$1,350     | \$1,350    | \$1,350   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- 614 - Covina area
  - Los Angeles County
  - Parcel # 8429012025

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:

\$1,450,000/\$1,350,000 ↓

84 days on the market

Listing ID: AR24076130

508 Chestnut Ave • Los Angeles 90042  
6 units • \$241,667/unit • 3,615 sqft • 7,508 sqft lot • \$373.44/sqft •  
Built in 1961  
off York and San Pascual



Look no more! We are proud to present this charming 6-unit apartment building, which includes a Single-Family House in front and 5 apartments in the rear. This Highland Park complex presents a lucrative value-add investment opportunity in a prime location. The property has a desirable layout that contributes to ease of management and operational efficiency, making the property a great addition to first time investors or seasoned owners adding to the portfolio. The SFR in the front is 2 bed / 1 bath, and all the units in the back building are 1 bed / 1 bath. This asset is individually metered for gas / electricity and has individual water heaters in each unit. This Value-Add property has 40% upside in rents, and Highland Park has seen significant growth over the last 10 years and shows no sign of slowing down! This market attracts a diverse demographic, including young professionals, families, and students, ensuring consistent demand for rental units. The property offers a commuter friendly location with a short distance to the 110 fwy and close to the Highland Park & South Pasadena Metro Gold line stop. Property was built in 1940 & 1961.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- \$980 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$101470 Gross Scheduled Income
- \$56521 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,790
- Electric: \$797.00
- Gas: \$817
- Furniture Replacement:
- Trash: \$5,130
- Cable TV: 02201380
- Gardener:
- Licenses:
- Insurance: \$666
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,906
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 5     | 1    | 1     | 0      | Unfurnished | \$1,239     | \$6,197    | \$1,850   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$2,258     | \$2,258    | \$2,600   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5493033011

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

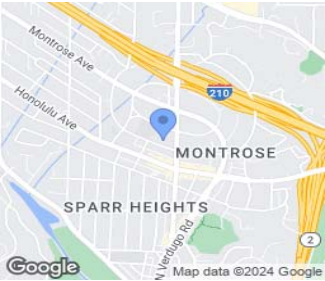
\$2,500,000/\$2,500,000

26 days on the market

Listing ID: 24402721

**2323 Florencita Ave • Montrose 91020**  
**6 units • \$416,667/unit • 5,256 sqft • 9,097 sqft lot • \$475.65/sqft •**  
**Built in 1985**

**Head south on Ocean View Blvd and turn right onto Florencita Avenue. The subject property is situated on the north side of Florencita Ave before Wickham Way.**



We are pleased to present 2323 Florencita Ave, a six-unit multifamily property located in the highly coveted city of Montrose, adjacent to both La Crescenta and La Canada Flintridge. Offered for sale for the first time in almost 40 years, this property represents a rare investment opportunity in Montrose where multifamily properties rarely transact. This property is an ideal choice for investors seeking property in an unparalleled location with the opportunity to capture over 54% rental upside. Constructed in 1985, this two-story property spans 5,256 square feet and is comprised of six 2-bedroom/1-bathroom units. These spacious floor plans are suitable for family living, and all units have been renovated at different dates. Each unit is also equipped with central HVAC and separate meters for gas and electricity. All units have private patios and balconies with one unit on the second floor having a very large patio. There are 12 on-site parking spaces split between car port and tuck-under parking, on-site laundry room, and private storage cabinets. The property sits on a 9,094 square foot lot and is zoned LCR3. Situated north of Honolulu Avenue and west of Ocean View Blvd, 2323 Florencita Avenue is conveniently located within minutes from the 210 and 2 Freeways, offering commuters ease of access throughout Los Angeles County. Moreover, and most importantly, the property is one block from Montrose Village Square along Honolulu Boulevard. This area is Montrose's historic Main St. with over 200 independently owned local businesses that offer shoppers high quality gifts, retail merchandise, casual and fine dining, coffee shops, and much more. The property's proximity to Village Square ensures a high demand for rental units in one of the most sought-after neighborhoods to live and raise a family in Los Angeles County.

Facts & Features

- Sold On 07/10/2024
  - Original List Price of \$2,500,000
  - 1 Buildings
  - Levels: Two
  - 12 Total parking spaces
  - Cooling: Central Air
  - Heating: Central
  - SellerConsiderConcessionYN:
- Laundry: Community
  - Cap Rate: 3.04
  - \$75968 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,608
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 02222907
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 6     | 2    | 1     |        | Unfurnished | \$1,904     | \$11,424   | \$17,600  |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.000%
- 635 - La Crescenta/Glendale Montrose & Annex area
  - Los Angeles County
  - Parcel # 5807022005

Michael Lembeck

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

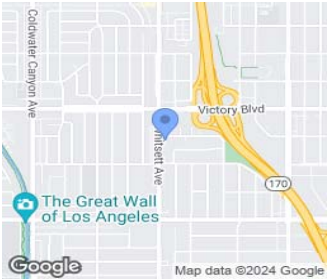
Citivist Realty Services, Inc

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

Closed •

**6254 Whitsett Ave • North Hollywood 91606**  
**6 units • \$245,833/unit • 5,088 sqft • 6,751 sqft lot • \$270.24/sqft •**  
**Built in 1956**  
**West of Laurel Canyon, South of Victory Boulevard.**

List / Sold:  
**\$1,475,000/\$1,375,000 ↓**  
**16 days on the market**  
**Listing ID: 24386893**



INVESTMENT HIGHLIGHTS: Marketing Package attached under Docs. Six (6) Large Units Located on Desirable Whitsett Avenue in North Hollywood; Apartments Average 848 square feet of Space; Current Cap Rate equal to 5.06%; Unit Mix of Two 2 Bd/1Ba and Four 1 Bd/1Ba Apartments; No Seismic Retrofit Needed; Per Apartments.com : "As of April 2024, the average rent in North Hollywood, CA is \$1,875 per month. This is 24% higher than the national average rent price of \$1,514/month, making NorthHollywood one of the most expensive cities in the US. When you rent an apartment in North Hollywood, you can expect to pay about \$1,735 per month for a studio, \$1,875 for a one-bedroom apartment, and around \$2,414 for a two-bedroom apartment."

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- Cap Rate: 5.06
- \$74638 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,044
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 1    | 1     |        | Unfurnished | \$1,638     | \$6,552    | \$7,180   |
| 2: | 2     | 2    | 1     |        | Unfurnished | \$1,375     | \$2,751    | \$4,390   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- VG - Valley Glen area
- Los Angeles County
- Parcel # 2333008031

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:  
**\$2,249,000/\$2,150,000** ↓  
163 days on the market  
Listing ID: SB23217110

**4372 W 130th St** • Hawthorne 90250  
8 units • \$281,125/unit • 5,899 sqft • 8,703 sqft lot • \$364.47/sqft •  
Built in 1959  
South on Hawthorne Blvd and east on 130th st



Great investment property located in the city of Hawthorne. This property is a total of 8 units with a mix ranging from 1BD/1BR to 3BD/1.75BR. This is conveniently located near Hawthorne blvd which has plenty of shops, as well as SpaceX, LAX, Sofi Stadium, Hawthorne Memorial Park, Costco business center and more! Photos provided are when the unit was renovated a while back.

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$2,375,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 5 Total carport spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.99
- \$177264 Gross Scheduled Income
- \$112312 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$59,634
- Electric: \$573.00
- Gas: \$464
- Furniture Replacement:
- Trash: \$4,086
- Cable TV: 01834818
- Gardener:
- Licenses:
- Insurance: \$4,070
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management: 6878
- Water/Sewer: \$3,193
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 1      | Unfurnished | \$2,550     | \$2,550    | \$3,150   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,900     | \$1,900    | \$2,050   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$1,570     | \$1,570    | \$1,700   |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$1,570     | \$1,570    | \$1,700   |
| 5: | 1     | 1    | 1     | 1      | Unfurnished | \$1,670     | \$1,670    | \$1,700   |
| 6: | 1     | 2    | 1     | 1      | Unfurnished | \$1,830     | \$1,830    | \$2,050   |
| 7: | 1     | 1    | 1     | 1      | Unfurnished | \$1,560     | \$1,560    | \$1,700   |
| 8: | 1     | 2    | 1     | 1      | Unfurnished | \$2,050     | \$2,050    | \$2,050   |

# Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045003010

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:

\$3,199,900/\$3,435,000 ⬆

23 days on the market

Listing ID: DW24102557

1220 Tennyson St • Manhattan Beach 90266  
8 units • \$399,988/unit • 5,712 sqft • 14,321 sqft lot • \$601.37/sqft •  
Built in 1958  
East of Sepulveda, North of Artesia



Manhattan Beach, California is known for its beautiful beaches, upscale restaurants, and luxurious homes. And now, there is an exciting opportunity for investors looking to add to their portfolio in this highly sought-after area. A stunning 8-unit property is currently for sale in Manhattan Beach, offering a rare chance to own a piece of this prestigious community. Located just minutes from the beach and popular attractions, this property boasts a prime location that is sure to attract tenants. Each 1 bed 1 bath bungalow style unit comes with its own enclosed patio, in unit fireplace, and all units come with garage parking.

Facts & Features

- Sold On 07/08/2024
- Original List Price of \$3,199,900
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$2,107 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 3.91
- \$185940 Gross Scheduled Income
- \$125068 Net Operating Income
- 9 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Up Slope from Street
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$60,872
- Electric: \$396.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,437
- Cable TV: 01958643
- Gardener:
- Licenses:
- Insurance: \$12,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,304
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 6     | 1    | 1     | 6      | Unfurnished | \$1,800     | \$10,800   | \$2,500   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$2,500     | \$2,500    | \$2,500   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$2,195     | \$2,195    | \$2,500   |

# Of Units With:

- Separate Electric: 9
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 8
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4168012019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$2,500,000/\$2,315,000 ↓

21 days on the market

Listing ID: 24405773

**926 N Spaulding Ave • West Hollywood 90046**  
**8 units • \$312,500/unit • 5,146 sqft • 6,401 sqft lot • \$449.86/sqft •**  
**Built in 1954**

**926 N Spaulding Ave is ideally situated in West Hollywood, 0.2 miles south of Santa Monica Blvd., 0.3 miles east of Fairfax Ave., 0.3 miles north of Melrose Ave. and 0.8 miles west of La Brea Ave.**



We are pleased to present 926 N Spaulding Ave, a charming and well-kept American Colonial value-add investment opportunity delivered with 3 of 8 units vacant, located in the highly desirable city of West Hollywood; south of Santa Monica Blvd, west of N La Brea Ave, and east of Fairfax Ave. The property boasts a WalkScore of 95 (Walker's Paradise) and is located steps from exceptional employment, lifestyle, and leisure options that make West Hollywood one of the premier rental markets, attracting an affluent, upwardly mobile tenant base. This 1954-built 2-story, 8-unit building has a desirable unit mix of 1 single, 6 (1+1), and 1 (2+1) units that range from approximately 450 to 950 gross square feet. The 5,146 square foot structure is situated on a 6,401 square foot R3B zoned lot. The house electric panel has been recently upgraded, as has a majority of the building's plumbing. Units feature hardwood and bamboo wood floors, large windows providing ample natural light (and some nice views for 2nd floor units), dining areas, air conditioning, gas heating, and ample closet space for convenience. Select units feature upgraded kitchens with new fridges, stoves, and dishwashers, as well as newly renovated bathrooms. The property features an on-site laundry room, and 6 covered carport parking spaces ensure resident vehicles are well-accommodated. The building is separately metered for gas and electric. 926 N Spaulding's excellent West Hollywood location offers residents unmatched access to career centers, educational institutions, restaurants, nightlife destinations, shopping (Whole Foods 0.4 miles, Trader Joe's 0.7 miles), and recreation (Poinsettia Park 0.5 miles, Plummer Park 0.6 miles), all within one of the most walkable and high-demand locations in Southern California. The property is also conveniently located just 0.2 miles south of CA-2, 1.4 miles from Sunset Strip, 0.3 miles from Melrose shopping district, 1.3 miles from the La Cienega design district, 2.2 miles from Beverly Hills, and 2.6 miles from the CA 101 freeway, ensuring easy access to the city's extensive transit network and other LA attractions. Strategically positioned in the heart of West Hollywood, this well-maintained asset is in a dynamic and centrally situated submarket, offering an astute investor the potential for significant appreciation and strong returns, supported by historically high tenant demand who enjoy a quality living experience in one of Los Angeles's most dynamic neighborhoods.

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$128283 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$59,734
- 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     | 0    | 1     |        | Unfurnished | \$2,200     | \$2,200    | \$2,200   |
| 2: | 6     | 1    | 1     |        | Unfurnished | \$1,894     | \$11,367   | \$17,100  |
| 3: | 1     | 2    | 1     |        | Unfurnished | \$2,380     | \$2,380    | \$3,600   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530023006

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$3,000,000/\$2,690,000 ↓

74 days on the market

Listing ID: 24373903

432 N Norton Ave • Los Angeles 90004

8 units • \$375,000/unit • 6,690 sqft • 8,253 sqft lot • \$402.09/sqft •

Built in 1925

Los Angeles



8- Units Los Angeles

Facts & Features

- Sold On 07/11/2024
  - Original List Price of \$3,000,000
  - 1 Buildings
  - Levels: Two
  - 5 Total parking spaces
  - SellerConsiderConcessionYN:
- Laundry: See Remarks
  - \$1 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$1
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01508014
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|                                                                                                                                                                    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?                                                                                                                    | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------|
| 1:                                                                                                                                                                 | 8     | 1    | 1     |        | Unfurnished                                                                                                                   | \$1         | \$1        | \$1       |
| # Of Units With:                                                                                                                                                   |       |      |       |        |                                                                                                                               |             |            |           |
| <ul style="list-style-type: none"><li>Separate Electric:</li><li>Gas Meters:</li><li>Water Meters:</li><li>Carpet:</li><li>Dishwasher:</li><li>Disposal:</li></ul> |       |      |       |        | <ul style="list-style-type: none"><li>Drapes:</li><li>Patio:</li><li>Ranges:</li><li>Refrigerator:</li><li>Wall AC:</li></ul> |             |            |           |

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.000%
- C18 - Hancock Park-Wilshire area
  - Los Angeles County
  - Parcel # 5522022010

Michael Lembeck

State License #: 01019397

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Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Closed •

List / Sold:

\$1,579,000/\$1,400,000 ↓

108 days on the market

Listing ID: 24364347

**1030 W 94th St • Los Angeles 90044**  
**8 units • \$197,375/unit • 5,112 sqft • 9,233 sqft lot • \$273.87/sqft •**  
**Built in 1954**  
**South of Manchester Blvd. West of Vermont Ave.**



We are pleased to offer 1030 W 94th St. Los Angeles. First time in the market in over 30 yrs. This eight unit building consists of four 1+1 in the front and four 2+1 in the back. The building is approximately 5,112 square feet on a 9,233 square foot parcel. Two units will be delivered vacant at the closed of escrow, both have been renovated. Another unit, a 1 bedroom has given notice that they are moving in May. Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Facts & Features

- Sold On 07/11/2024
- Original List Price of \$1,666,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.48
- \$74448 Net Operating Income

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Disposal, Gas Oven, Oven

Exterior

- Lot Features: Yard
- Security Features: Fire and Smoke Detection System, Gated Community, Resident Manager, Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$29,841
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     |        | Unfurnished | \$746       | \$0        | \$746     |
| 2: | 1     | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$0       |
| 3: | 1     | 2    | 1     |        | Unfurnished | \$1,176     | \$0        | \$1,176   |
| 4: | 1     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$0       |
| 5: | 1     | 2    | 1     |        | Unfurnished | \$1,214     | \$0        | \$1,214   |
| 6: | 1     | 2    | 1     |        | Unfurnished | \$1,173     | \$0        | \$1,173   |
| 7: | 1     | 1    | 1     |        | Unfurnished | \$1,037     | \$0        | \$1,037   |
| 8: | 1     | 1    | 1     |        | Unfurnished | \$893       | \$0        | \$893     |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6056009021

Michael Lembeck

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed •

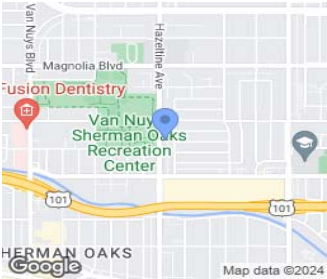
List / Sold:

\$2,500,000/\$2,400,000 ↓

93 days on the market

Listing ID: 24373617

**4916 Hazeltine Ave • Sherman Oaks 91423**  
**8 units • \$312,500/unit • 7,068 sqft • 7,911 sqft lot • \$339.56/sqft •**  
**Built in 1958**  
**On Hazeltine Ave between Huston St and Hartsook St**



4916 Hazeltine Ave, in the highly sought-after neighborhood of Sherman Oaks, presents a fantastic income opportunity with its 100% occupied, eight-unit building. With its ASSUMABLE FINANCING AT 3.51%, spacious 7,068 square footage building situated on a generous 7,908 square foot lot, this investment offers both size and potential. The prime Sherman Oaks location further enhances its appeal, providing easy access to all the amenities and attractions the area offers. Featuring a well-balanced apartment mix, including (2) three-bedroom units, (2) two-bedroom units, and (4) one-bedroom units, this property caters to a diverse range of tenants, ensuring stable and consistent rental income. Sherman Oaks is renowned for its tranquil suburban atmosphere, making it an ideal setting. The neighborhood's proximity to major studios further adds to its allure, attracting residents working in the thriving movie and TV industry. Residents of Sherman Oaks benefit from an array of upscale shopping options, including the nearby Westfield Mall and Sherman Oaks Galleria, along with a variety of local restaurants and boutiques. Outdoor enthusiasts will appreciate the abundance of parks, including the popular Van Nuys-Sherman Oaks Park, providing ample opportunities for leisure and recreation. Convenient access to major transportation lines such as the 101 and 405 freeways ensures seamless connectivity to surrounding areas, further enhancing its desirability as a place to live. Overall, 4916 Hazeltine Ave presents an enticing opportunity for investors looking to capitalize on the stability and potential of the Sherman Oaks real estate market.

Facts & Features

- Sold On 07/09/2024
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.1
- \$127701 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$51,688
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01914434
- 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 | \$1,767     | \$6,160    | \$2,095   |
| 2: | 2     | 2    | 1     |        | Unfurnished | \$2,295     | \$3,395    | \$2,495   |
| 3: | 2     | 3    | 2     |        | Unfurnished | \$2,911     | \$5,776    | \$3,315   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2269015005

Michael Lembeck

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

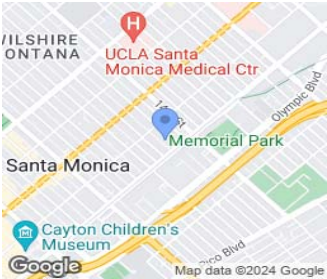
Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:  
**\$4,200,000/\$3,650,000** ↓  
90 days on the market  
Listing ID: SB24070429

**1534 Euclid St** • Santa Monica 90404  
**10 units** • **\$420,000/unit** • **7,580 sqft** • **7,504 sqft lot** • **\$481.53/sqft** •  
**Built in 1965**  
**Off of 14th St and Santa Monica Blvd**



7/10 Units are vacant and renovation ready! After building ADUs and rehabbing for \$430k, a buyer can stabilize this at a 6.25% CAP and 13.13 GRM which includes the cost of renovation and building ADUs. 1534 Euclid St provides an investor with the opportunity to own a trophy asset in a desirable pocket of Santa Monica, while also picking their own tenants! The subject property is comprised of (1) 2Bed+2Bath, (3) 2Bed+1Bath, (5) 1Bed+1Bath and (1) Studio+1Bath units. Additionally, there is an opportunity to build (2) ADUs for added income. There are 13 parking spaces on site, as well as a common laundry area. 1534 Euclid St is conveniently located just minutes away from Third Street Promenade, Santa Monica Airport, Miramar Hotel, and many more developments. With an A+ location and ideal curb appeal, the subject property is ideal for any investor looking for immediate upside and an ADU opportunity.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$4,200,000
- 1 Buildings
- 2 Total parking spaces
- \$1,990 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.18
- \$319812 Gross Scheduled Income
- \$217405 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$92,812
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1:  | 1     | 1    | 1     |        |            | \$1,596     | \$1,596    | \$2,750   |
| 2:  | 1     | 2    | 1     |        |            | \$854       | \$854      | \$3,750   |
| 3:  | 1     | 1    | 1     |        |            | \$1,551     | \$1,551    | \$2,750   |
| 4:  | 1     | 1    | 1     |        |            | \$2,750     | \$2,750    | \$2,750   |
| 5:  | 1     | 0    | 1     |        |            | \$2,500     | \$2,500    | \$2,500   |
| 6:  | 1     | 2    | 2     |        |            | \$4,200     | \$4,200    | \$4,200   |
| 7:  | 1     | 1    | 1     |        |            | \$2,750     | \$2,750    | \$2,750   |
| 8:  | 1     | 1    | 1     |        |            | \$2,750     | \$2,750    | \$2,750   |
| 9:  | 1     | 2    | 1     |        |            | \$3,750     | \$3,750    | \$3,750   |
| 10: | 1     | 2    | 1     |        |            | \$3,750     | \$3,750    | \$3,750   |
| 11: | 1     | 1    | 1     |        |            | \$0         | \$0        | \$2,750   |
| 12: | 1     | 2    | 2     |        |            | \$0         | \$0        | \$4,200   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282032007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$3,648,000/\$3,620,000 ↓

58 days on the market

Listing ID: 24392035

4524 Vista Del Monte Ave • Sherman Oaks 91403  
10 units • \$364,800/unit • 7,614 sqft • 6,649 sqft lot • \$475.44/sqft •  
Built in 1985  
Great Sherman Oaks Location on Vista Del Monte



4524 Vista Del Monte Avenue is a 10-unit apartment community located in a premier Sherman Oaks neighborhood and only two blocks from Ventura Blvd. The offering allows investors to acquire an irreplaceable turn-key asset in one of LA's most dynamic and stable markets. 4524 Vista Del Monte Avenue is an attractive unit mix of four (4) 2-Bedroom/2-Bathroom Units, five (5) 1-Bedroom/1-Bathroom Units, and one (1) Studio Apartment. Each of the units is spacious and features central air-conditioning and sleek new renovations with upgraded baths, kitchens, and new flooring. Vista Del Monte Avenue boasts 7,614 square feet on a 6,649 square foot lot, zoned LAR3. As the property was originally built in 1985, it benefits from the AB1482 designation, offering 5% plus CPI, which currently means an 8.8% rent increase where applicable. Additionally, current ownership just completed the construction of 2 brand-new ADUs and received the Certificate of Occupancy. Both Units are Rented at Market Rates. The building amenity package includes common area laundry facilities, secured entry, amazon apartment lockers, and gated parking. Parking is available for ten (10) vehicles. This particular block of Vista Del Monte Avenue is a beautiful tree-lined street featuring numerous single-family homes and a quiet neighborhood community. With its prime location in Sherman Oaks, 4524 Vista Del Monte Avenue is an outstanding rental location for residents looking for immediate access to major employers, services, and entertainment venues. The proximity to world-class neighboring venues makes this an ideal investment for apartment operators seeking a stable investment opportunity and long-term wealth preservation and appreciation.

Facts & Features

- Sold On 07/12/2024
- Original List Price of \$3,648,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.8
- \$211294 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$87,081
- 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     | 0    | 1     |        | Unfurnished | \$1,740     | \$1,740    | \$1,850   |
| 2: | 5     | 1    | 1     |        | Unfurnished | \$2,174     | \$10,871   | \$12,200  |
| 3: | 4     | 2    | 2     |        | Unfurnished | \$2,871     | \$11,485   | \$12,400  |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2265011028

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed •

**2403 Centinela Ave** • Santa Monica 90405  
11 units • \$362,727/unit • 5,337 sqft • 18,027 sqft lot • \$674.54/sqft •  
Built in 1937  
Between Pico and Pearl on Centinela Ave.

List / Sold:  
**\$3,990,000/\$3,600,000** ↓  
242 days on the market  
Listing ID: 23323957



This is a private bungalow enclave and compound with no detail overlooked. Property was taken down to studs and fully rebuilt. Most units have never been occupied. Recent Multi-Million Dollar remodel by award-winning architect, the property includes 11 charming single-level residences. This is a huge 18,027 Square Foot Lot. 6.5 CAP at asking price. Unit mix: one two-bedroom unit, six one-bedroom units and four singles. All with kitchens and high-end appliances, including Mini Split Heating/AC Units and washer/dryers! These homes showcase modern stainless steel kitchen appliances and elegant wood flooring, as well as energy-efficient dual pane windows for sound suppression. Each residence includes allocated parking for one vehicle, including seven garages, new automatic garage doors plus 5 parking spaces. The lush landscaping of the communal areas is meticulously kept and includes beautiful sycamores, enhancing the overall appeal. Please do not curb appraise.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$4,750,000
- 4 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Combination, Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Stackable
- Cap Rate: 6.58
- \$262529 Net Operating Income
- 11 electric meters available
- 11 gas meters available

Interior

- Appliances: Gas Range, Microwave, Oven

Exterior

- Lot Features: Landscaped
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Card/Code Access, Fire and Smoke Detection System, Gated Community, Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$101,611
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01187022
- 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 | \$3,995     | \$0        | \$3,995   |
| 2:  | 6     | 1    | 1     |        | Unfurnished | \$2,778     | \$0        | \$16,670  |
| 3:  | 4     | 0    | 1     |        | Unfurnished | \$2,420     | \$0        | \$9,680   |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4270010023

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Closed • Apartment

List / Sold:  
**\$4,100,000/\$4,025,000** ↓  
103 days on the market  
Listing ID: SB24027071

**11473 Venice Blvd** • Los Angeles 90066  
**14 units** • **\$292,857/unit** • **12,090 sqft** • **11,998 sqft lot** • **\$332.92/sqft** •  
**Built in 1956**  
**Off Venice and McLaughlin**



12.48 GRM and 5.06% cap in Prime Mar Vista! 11465-11473 Venice Blvd is an amazing opportunity to own two side by side courtyard 7 unit buildings at \$339/Sq. Ft. You will not find a better price per door or a better unit mix in the most coveted market in Los Angeles. The property has an astounding 56% rental upside. Whether you are long term or a value-add investor, The Venice Properties are the perfect assets to help achieve your investment goals. The Venice Properties feature 14 units and a large foot print of 12,090 rentable square feet. Each building is identical to the other with a combined unit mix of (10) 2-Bed/1-Bath, and (4) 1-Bed/1- Bath Units. Just steps from Downtown Culver City, this investment is in one of the most sought-after neighborhoods on the Westside. Priced at \$4,100,000 the property offer a very low \$292k per unit and \$339 Sq Ft. The property is currently operating at 12.48 GRM with 56% in Rental Upside! This well maintained asset comes with a brand new roof across both structures and the soft story retrofit completed, minimizing any CapEx for the new buyer. The Venice Properties are sandwiched between new tech companies such as Google, Meta, Snapchat, Hulu, Sony, HBO and Apple \*GRM and Cap Rate income assume Manager's Unit to be vacant and rented at Market Rate

Facts & Features

- Sold On 07/09/2024
  - Original List Price of \$4,100,000
  - 2 Buildings
  - 9 Total parking spaces
  - \$1,197 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Common Area, Community
  - Cap Rate: 4.89
  - \$328635 Gross Scheduled Income
  - \$207443 Net Operating Income
  - 16 electric meters available
  - 16 gas meters available
  - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$111,333
  - Electric: \$13,200.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$6,360
  - Cable TV: 01972083
  - Gardener:
  - Licenses:
- Insurance: \$9,068
  - Maintenance: \$9,100
  - Workman's Comp:
  - Professional Management: 13145
  - Water/Sewer: \$10,600
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 4     | 1    | 1     |        |            | \$1,398     | \$5,592    | \$2,395   |
| 2: | 10    | 2    | 1     |        |            | \$2,105     | \$21,048   | \$3,195   |

# Of Units With:

- Separate Electric: 16
  - Gas Meters: 16
  - Water Meters: 2
  - Carpet:
  - Dishwasher:
  - Disposal:
- Drapes:
  - Patio:
  - Ranges:
  - Refrigerator:
  - Wall AC:

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- C13 - Palms - Mar Vista area
  - Los Angeles County
  - Parcel # 4234009013

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Closed •

List / Sold:

\$3,750,000/\$3,200,000 ↓

27 days on the market

Listing ID: 24357663

3817 Gibraltar Ave • Los Angeles 90008  
14 units • \$267,857/unit • 14,562 sqft • 15,745 sqft lot • \$219.75/sqft •  
Built in 1957  
East of La Brea Ave, South of Coliseum St



Great Opportunity to own in Baldwin Village! The gated complex consists of 18 units, including 2 units with 2 bedroom and 1.25 baths, 2 units with 2 bedrooms and 1 bath, and 14 units with 1 bedroom and 1 bath. The complex also features a nice open courtyard and gated parking accessible from the alley.

Facts & Features

- Sold On 07/10/2024
- Original List Price of \$3,750,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,385
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01991628
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$2,098     | \$2,700    | \$2,098   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$1,800     | \$2,700    | \$1,800   |
| 3: | 1     | 1    | 1     |        | Unfurnished | \$1,675     | \$1,800    | \$1,675   |
| 4: | 1     | 1    | 1     |        | Unfurnished | \$1,456     | \$1,800    | \$1,456   |
| 5: | 1     | 1    | 1     |        | Unfurnished | \$1,450     | \$1,800    | \$1,450   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.500%
- PHHT - Park Hills Heights area
  - Los Angeles County
  - Parcel # 5030001014

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