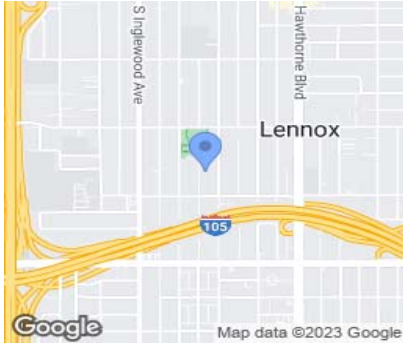


## Cross Property Customer 1 Line

|    | Listing_ID | S | St# St Name            | City | Area | SLC      | Units | GSI       | Cap | L/C Price   | \$/Sqft    | Sqft  | YrBuilt  | LSqft/Ac      |
|----|------------|---|------------------------|------|------|----------|-------|-----------|-----|-------------|------------|-------|----------|---------------|
| 1  | RS22229601 | S | 11006 S Truro AVE      | LX   | 105  | STD      | 2     | \$42,600  |     | \$825,000   | \$318.53   | 2590  | 1952/ASR | 5,982/0.1373  |
| 2  | SB23098584 | S | 2503 W 152nd ST        | GR   | 117  | STD      | 2     | \$0       |     | \$803,000   | \$622.48   | 1290  | 1947/ASR | 5,666/0.1301  |
| 3  | SB23059875 | S | 38 4th Ct              | HMB  | 148  | PRO      | 2     | \$38,400  |     | \$3,450,000 | \$2,453.77 | 1406  | 1956/ASR | 2,851/0.0654  |
| 4  | WS23101855 | S | 1918 W Hellman AVE     | ALH  | 601  | PRO      | 2     | \$0       |     | \$1,000,000 | \$388.20   | 2576  | 1944/ASR | 10,583/0.243  |
| 5  | AR23084157 | S | 319 S 3rd AVE          | ARCD | 605  | STD      | 2     | \$42,000  |     | \$875,000   | \$518.06   | 1689  | 1952/ASR | 8,436/0.1937  |
| 6  | MB23088841 | S | 5125 & 51 Rockland AVE | EAGL | 618  | STD      | 2     | \$0       |     | \$1,815,000 | \$808.82   | 2244  | 1912/BLD | 6,754/0.1551  |
| 7  | IV23070307 | S | 11535 Iris LN          | ELM  | 619  | STD,TRUS | 2     | \$0       |     | \$770,000   | \$537.71   | 1432  | 1924/ASR | 6,655/0.1528  |
| 8  | DW23041929 | S | 11143 Klingerman ST    | ELM  | 619  | STD      | 2     | \$0       |     | \$775,000   | \$436.37   | 1776  | 1940/PUB | 13,222/0.3035 |
| 9  | AR23094930 | S | 608 Hathaway AVE       | MP   | 641  | TRUS     | 2     | \$64,800  |     | \$1,220,000 | \$730.98   | 1669  | 1948/ASR | 9,064/0.2081  |
| 10 | TR23080163 | S | 4924 E San Juan ST     | CMP  | 699  | STD      | 2     | \$1       |     | \$710,000   | \$484.97   | 1464  | 1950/ASR | 6,083/0.1396  |
| 11 | DW23056711 | S | 5244 Fostoria ST       | CUD  | 699  | STD      | 2     | \$54,240  |     | \$710,000   | \$487.64   | 1456  | 1952/ASR | 4,267/0.098   |
| 12 | PW23071432 | S | 3329 Cerritos AVE      | SIGH | 8    | STD      | 2     | \$64,920  |     | \$1,129,000 | \$500.89   | 2254  | 1929/ASR | 6,376/0.1464  |
| 13 | PW23070842 | S | 3370 Lemon AVE         | SIGH | 8    | STD      | 2     | \$52,080  |     | \$1,140,000 | \$468.17   | 2435  | 1965/ASR | 6,376/0.1464  |
| 14 | 23253175   | S | 1470 Malcolm AVE       | LA   | C05  | STD      | 2     |           |     | \$2,526,000 | \$649.86   | 3887  | 1940     | 7,168/0.16    |
| 15 | 23271605   | S | 2001 Cambridge ST      | LA   | C16  | STD      | 2     |           |     | \$710,000   | \$416.67   | 1704  | 1885     | 6,588/0.15    |
| 16 | 23273783   | S | 2953 S Bronson AVE     | LA   | C16  | STD      | 2     |           |     | \$1,150,000 | \$446.78   | 2574  | 1925     | 7,246/0.16    |
| 17 | 23252583   | S | 1317 S Victoria AVE    | LA   | C16  | STD      | 2     |           |     | \$1,530,000 | \$398.75   | 3837  | 1923     | 10,765/0.24   |
| 18 | 23273848   | S | 1053 S HAYWORTH AVE    | LA   | C19  | STD      | 2     |           |     | \$1,800,000 | \$451.92   | 3983  | 1928     | 6,499/0.14    |
| 19 | 23264473   | S | 812 N Mansfield AVE    | LA   | C20  | STD      | 2     |           |     | \$1,945,000 | \$792.58   | 2454  | 1924     | 6,000/0.13    |
| 20 | 23264409   | S | 3350 Fay AVE           | CULV | C28  | STD      | 2     |           |     | \$1,056,000 | \$788.65   | 1339  | 1948     | 4,785/0.1     |
| 21 | 23270999   | S | 10204 Braddock DR      | CULV | C28  | STD      | 2     |           |     | \$1,298,000 | \$894.56   | 1451  | 1955     | 3,602/0.08    |
| 22 | 23267899   | S | 10926 S Western AVE    | LA   | C36  | STD      | 2     |           |     | \$715,000   | \$386.90   | 1848  | 1948     | 6,019/0.13    |
| 23 | SR22171210 | S | 332 E 55th ST          | LA   | C37  | REO      | 2     | \$7,416   |     | \$420,000   | \$247.06   | 1700  | 1958/PUB | 5,332/0.1224  |
| 24 | RS23108938 | S | 756 E 43rd ST          | LA   | C37  | STD      | 2     | \$0       |     | \$582,000   | \$307.61   | 1892  | 1912/EST | 5,120/0.1175  |
| 25 | SB23092391 | S | 7114 Miramonte BLVD    | LA   | C42  | TRUS     | 2     | \$0       |     | \$450,000   | \$386.60   | 1164  | 1922/ASR | 3,474/0.0798  |
| 26 | BB23072278 | S | 309 E 36th ST          | LA   | C42  | TRUS     | 2     | \$44,184  |     | \$665,000   | \$241.64   | 2752  | 1906/ASR | 5,182/0.119   |
| 27 | MB23059743 | S | 4752 Hammel ST         | LA   | ELA  | STD      | 2     | \$62,400  |     | \$785,000   | \$448.06   | 1752  | 1931/PUB | 5,187/0.1191  |
| 28 | SR23090489 | S | 11470 Bessemer ST      | NHLW | NHO  | TRUS     | 2     | \$3,066   |     | \$808,000   | \$424.82   | 1902  | 1941/ASR | 7,005/0.1608  |
| 29 | DW23071800 | S | 7807 Troost Ave.       | NHLW | NHO  | STD      | 2     | \$0       |     | \$1,400,000 | \$351.41   | 3984  | 2023/BLD | 5,460/0.1253  |
| 30 | QC23036769 | S | 4605 3rd AVE           | LA   | PHHT | STD      | 2     | \$0       |     | \$700,000   | \$501.79   | 1395  | 1921/PUB | 5,931/0.1362  |
| 31 | RS23102309 | S | 9255 Los Angeles ST    | BF   | RG   | STD      | 2     | \$48,600  |     | \$925,000   | \$450.12   | 2055  | 1963/SLR | 6,301/0.1447  |
| 32 | DW23077707 | S | 5178 McCallum AVE      | SOG  | T2   | STD      | 2     | \$27,600  |     | \$750,000   | \$435.54   | 1722  | 1941/ASR | 5,841/0.1341  |
| 33 | 23268789   | S | 1955 Butler AVE        | LA   | WLA  | STD      | 2     |           |     | \$1,850,000 | \$1,010.93 | 1830  | 1940     | 6,947/0.15    |
| 34 | SB23068149 | S | 4034 W 168th ST        | LAWN | 112  | STD      | 3     | \$50,400  |     | \$1,300,000 | \$376.48   | 3453  | 1944/ASR | 7,313/0.1679  |
| 35 | IV23071129 | S | 1345 W 220th ST        | TORR | 122  | STD      | 3     | \$0       |     | \$1,400,000 | \$560.45   | 2498  | 1943/ASR | 6,505/0.1493  |
| 36 | DW23046146 | S | 5664 York BLVD         | HDPK | 632  | STD      | 3     | \$88,800  |     | \$1,100,000 |            | 0     | 1908/ASR | 6,002/0.1378  |
| 37 | PW23091377 | S | 1350 E 71st ST         | LA   | C16  | STD      | 3     | \$0       |     | \$905,000   | \$411.36   | 2200  | 1985/ASR | 5,650/0.1297  |
| 38 | CV23081539 | S | 1917 Clinton ST        | LA   | C16  | PRO      | 3     | \$1       |     | \$950,000   | \$381.22   | 2492  | 1963/ASR | 5,600/0.1286  |
| 39 | DW23008462 | S | 6427 S Figueroa ST     | LA   | C34  | STD      | 3     | \$39,300  | 3   | \$555,000   | \$158.12   | 3510  | 1918/ASR | 6,004/0.1378  |
| 40 | 23262615   | S | 1018 W 49th ST         | LA   | C34  | STD      | 3     |           | 6   | \$1,327,500 | \$520.38   | 2551  | 1917/ASR | 5,850/0.13    |
| 41 | SB22133611 | S | 902 E 97th ST          | LA   | C37  | TRUS     | 3     | \$0       |     | \$880,000   | \$234.73   | 3749  | 1946/ASR | 9,591/0.2202  |
| 42 | SB23048835 | S | 6948 Gentry AVE        | NHLW | NHO  | STD      | 3     | \$0       |     | \$1,100,000 | \$407.41   | 2700  | 1940/ASR | 9,000/0.2066  |
| 43 | BB23071102 | S | 12031 Cantara ST       | NHLW | NHO  | STD      | 3     | \$8,500   |     | \$1,260,000 | \$532.32   | 2367  | 1950/ASR | 6,000/0.1377  |
| 44 | DW23042915 | S | 6419 Stafford AVE      | HNPk | T1   | PRO      | 3     | \$0       |     | \$820,000   | \$302.81   | 2708  | 1939/ASR | 7,500/0.1722  |
| 45 | QC23000955 | S | 510 E Arbor Vitae ST   | ING  | 102  | STD      | 4     | \$77,460  | 4   | \$1,330,000 | \$371.61   | 3579  | 1947/ASR | 7,592/0.1743  |
| 46 | RS23089147 | S | 9950 La Docena LN      | PR   | 649  | STD,TRUS | 4     | \$15,000  |     | \$1,800,000 | \$261.55   | 6882  | 1950/ASR | 54,678/1.2552 |
| 47 | 23281387   | S | 1109 W 30th ST         | LA   | C16  | STD      | 4     |           |     | \$1,150,000 | \$290.11   | 3964  | 1899/EST | 6,840/0.15    |
| 48 | 22200121   | S | 4475 W 60th ST         | LA   | PHHT | STD      | 4     |           |     | \$1,177,000 | \$541.40   | 2174  | 1941     | 6,708/0.15    |
| 49 | DW23048907 | S | 6712 Granger AVE       | BG   | T3   | STD      | 5     | \$91,800  |     | \$1,220,000 | \$446.07   | 2735  | 1959/ASR | 11,193/0.257  |
| 50 | AR23035251 | S | 5745 Arroyo DR         | HDPK | 632  | STD      | 6     | \$79,572  | 3   | \$1,450,000 | \$354.35   | 4092  | 1961/ASR | 5,804/0.1332  |
| 51 | 23259635   | S | 8639 Olin ST           | LA   | C09  | STD      | 6     |           | 4   | \$2,100,000 | \$583.33   | 3600  | 1949     | 7,251/0.16    |
| 52 | 23259023   | S | 1245 N Harvard BLVD    | LA   | C20  | STD      | 7     |           |     | \$1,750,000 | \$350.00   | 5000  | 1962     | 6,200/0.14    |
| 53 | 23272933   | S | 1537 S Shenandoah ST   | LA   | C09  | STD      | 8     |           |     | \$3,950,000 | \$366.01   | 10792 | 1990     | 6,501/0.14    |
| 54 | 23251361   | S | 12012 Mitchell AVE     | LA   | C13  | STD      | 8     |           | 4   | \$2,350,000 | \$412.35   | 5699  | 1952     | 7,675/0.17    |
| 55 | SB23078505 | S | 2147 W 162nd ST        | TORR | 133  | STD      | 10    | \$197,064 |     | \$2,600,000 | \$353.36   | 7358  | 1957/ASR | 8,824/0.2026  |
| 56 | 22222019   | S | 4442 W Pico BLVD       | LA   | C16  | STD      | 12    |           |     | \$2,940,000 | \$931.56   | 3156  | 1948     | 7,667/0.17    |
| 57 | SR23026350 | S | 5118 Klump AVE         | NHLW | NHO  | STD      | 12    | \$150,188 | 5   | \$1,750,000 | \$405.66   | 4314  | 1979/ASR | 6,849/0.1572  |

**Closed** • **Quadruplex**  
**11006 S Truro Ave** • **Lennox 90304**  
**2 units** • **\$425,000/unit** • **2,590 sqft** • **5,982 sqft lot** • **\$318.53/sqft** •  
**Built in 1952**  
**West of Hawthorne Bl and North of 11th Street**

List / Sold: **\$849,999/\$825,000** ↓  
**161 days on the market**  
**Listing ID: RS22229601**



Two units: front UNIT has 2 Bedrooms 1 Bath; Back UNIT has 3 Bedrooms 2 Baths and 2 car Garage which can be turn into an ADU. Just blocks from from the new SoFi stadium, the beaches, minutes away from LAX, The Forum, Sapce X, and all shopping.

**Facts & Features**

- Sold On 07/12/2023
  - Original List Price of \$849,999
  - 1 Buildings
  - Levels: Two
  - 2 Total parking spaces
  - \$1,751 (Estimated)
- Laundry: Individual Room, Outside
  - \$42600 Gross Scheduled Income
  - \$38340 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$200
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$50
  - Cable TV: 02211662
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$150
  - Other Expense:
  - Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,350     | \$1,350    | \$2,400   |
| 2: | 1     | 3    | 2     | 2      | Unfurnished | \$2,200     | \$2,200    | \$2,975   |

**# 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%
- 105 - Lennox area
  - Los Angeles County
  - Parcel # 4037008020

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos







**Closed** • **Single Family Residence**

List / Sold: **\$725,000/\$803,000** ↑

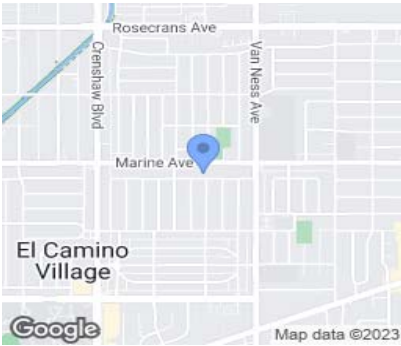
**2503 W 152nd St** • Gardena 90249

**9 days on the market**

**2 units** • **\$362,500/unit** • **1,290 sqft** • **5,666 sqft lot** • **\$622.48/sqft** • **Built in 1947**

**Listing ID: SB23098584**

**major cross streets: Marine and Crenshaw**



This duplex is a COSMETIC FIXER in one of the BEST neighborhoods in Gardena. The front unit is 2 bedrooms and 1 bathroom with a 1 car attached garage. The garage can easily be used as a flex space for office, gym, playroom, etc. There are gorgeous original refinished hardwood floors as well. The bathroom and kitchen could use updating, though all systems are in working order. There are pull down stairs in the garage that go up to a loft area with plenty of storage. The back unit is a 1 bedroom 1 bathroom generous sized unit. Again the kitchen and bathroom could use updating and the carpet needs to be replaced, though all systems are in working order. Both units have wall heaters, their own washer/dryer hookups and their own electric and gas meters. Water meter is shared. The back unit has it own legal address of 2501 w 152nd. St.. Both units need interior painting and minor repairs. Both units have recessed lighting and a beautiful shared yard. There is some love that needs to be poured in and the new owner can have an amazing income property in their portfolio! This duplex is being sold AS-IS. The sellers will not credit for or do any repairs.

**Facts & Features**

- Sold On 07/11/2023
  - Original List Price of \$725,000
  - 2 Buildings
  - Levels: One
  - 4 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Wall Furnace
  - \$0 (Unknown)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Washer Hookup
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room, Loft, Recreation
  - Floor: Carpet, Laminate, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Refrigerator, Water Heater
  - Other Interior Features: Ceiling Fan(s), In-Law Floorplan, Pantry, Pull Down Stairs to Attic, Tile Counters

**Exterior**

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Yard
  - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
  - Sewer: Public Sewer
  - Other Exterior Features: Lighting

**Annual Expenses**

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01311124
  - 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        | \$2,000   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,000   |

**# Of Units With:**

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

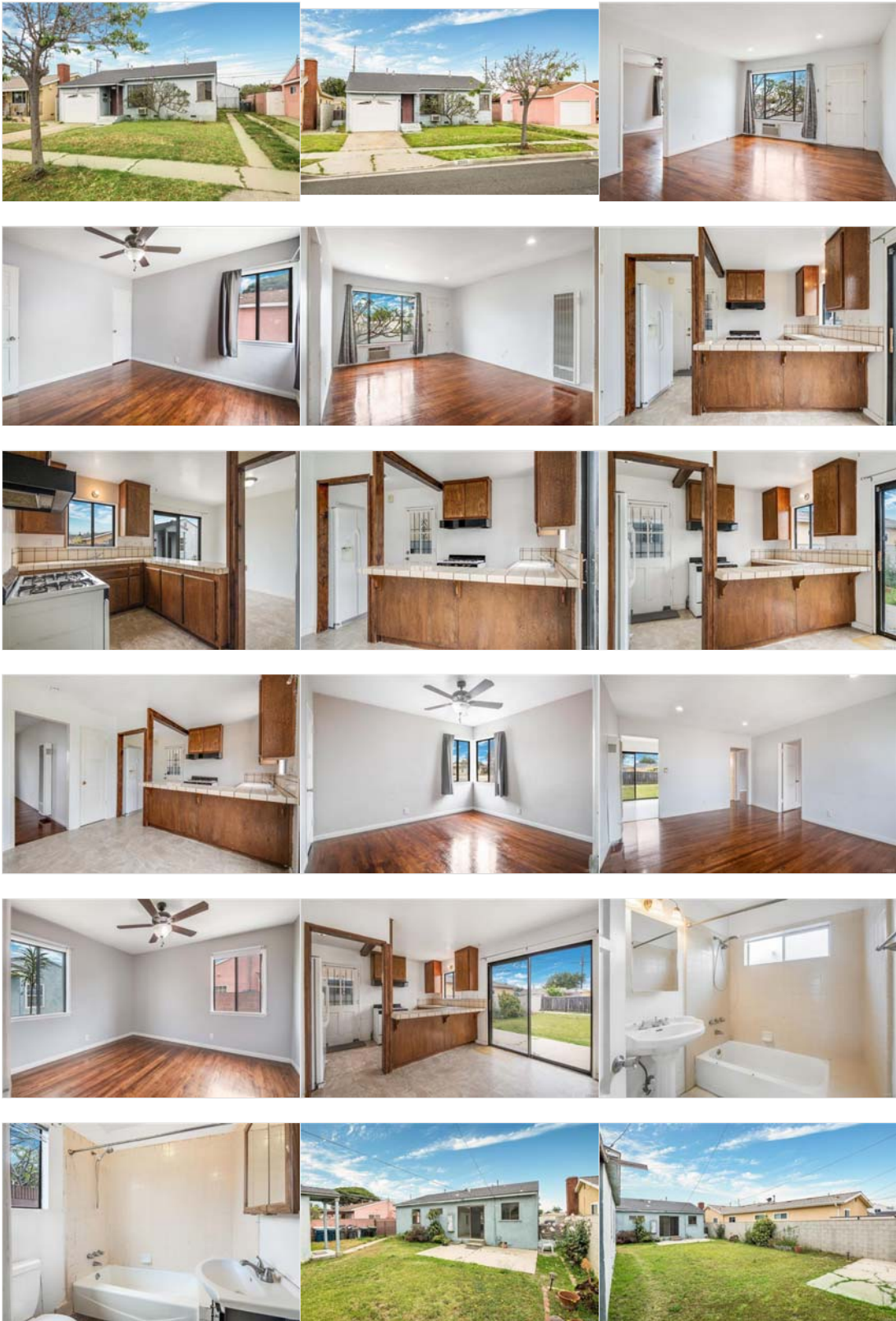
**Additional Information**

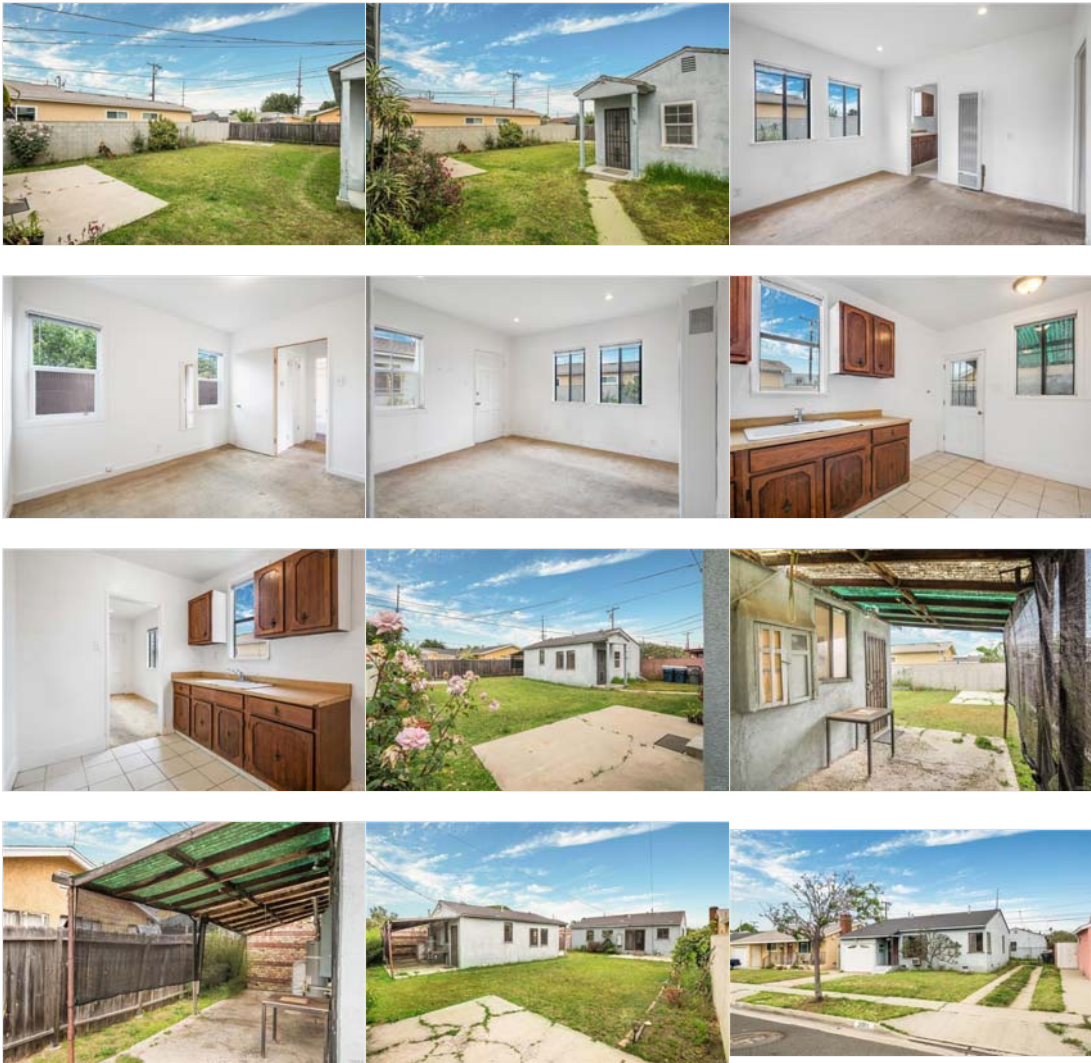
- Standard sale
  - Buyer Agency Compensation: 2.5%
- 117 - McCarthy area
  - Los Angeles County
  - Parcel # 4069002022

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

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

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CUSTOMER FULL: Residential Income    LISTING ID: SB23098584

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Closed • Duplex

List / Sold:  
\$3,400,000/\$3,450,000 ↓  
26 days on the market  
Listing ID: SB23059875

38 4th Ct • Hermosa Beach 90254  
2 units • \$1,700,000/unit • 1,406 sqft • 2,851 sqft lot • \$2453.77/sqft •  
Built in 1956  
4th Ct and Hermosa Ave or 3rd Street and Hermosa Ave



A beach bungalow duplex, just a stone's throw away from the sandy shores, is the epitome of beach living. This charming property is located on a buildable lot, making it an ideal opportunity to invest in your new beach house. The back unit features two bedrooms and one bath. The front unit is one bedroom with one bath and has a patio that's perfect for soaking up the sun or enjoying a BBQ with friends and family.

Facts & Features

- Sold On 07/11/2023
  - Original List Price of \$3,600,000
  - 2 Buildings
  - Levels: One
  - 2 Total parking spaces
  - 1 Total carport spaces
  - Heating: Fireplace(s), Wall Furnace
  - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Outside, Washer Hookup
  - \$38400 Gross Scheduled Income
  - \$38400 Net Operating Income
  - 2 electric meters available
  - 1 gas meters available
  - 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room
  - Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Water Heater
  - Other Interior Features: Tile Counters, Unfurnished

Exterior

- Lot Features: Front Yard, Level, Walkstreet, Yard
  - Waterfront Features: Beach Access, Ocean Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,900
  - Electric: \$1,100.00
  - Gas: \$650
  - Furniture Replacement:
  - Trash: \$350
  - Cable TV: 02142076
  - Gardener:
  - Licenses:
- Insurance: \$1,100
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$700
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Probate Listing sale
  - Buyer Agency Compensation: 2.5%
- 148 - Hermosa Bch Sand area
  - Los Angeles County
  - Parcel # 4188006016

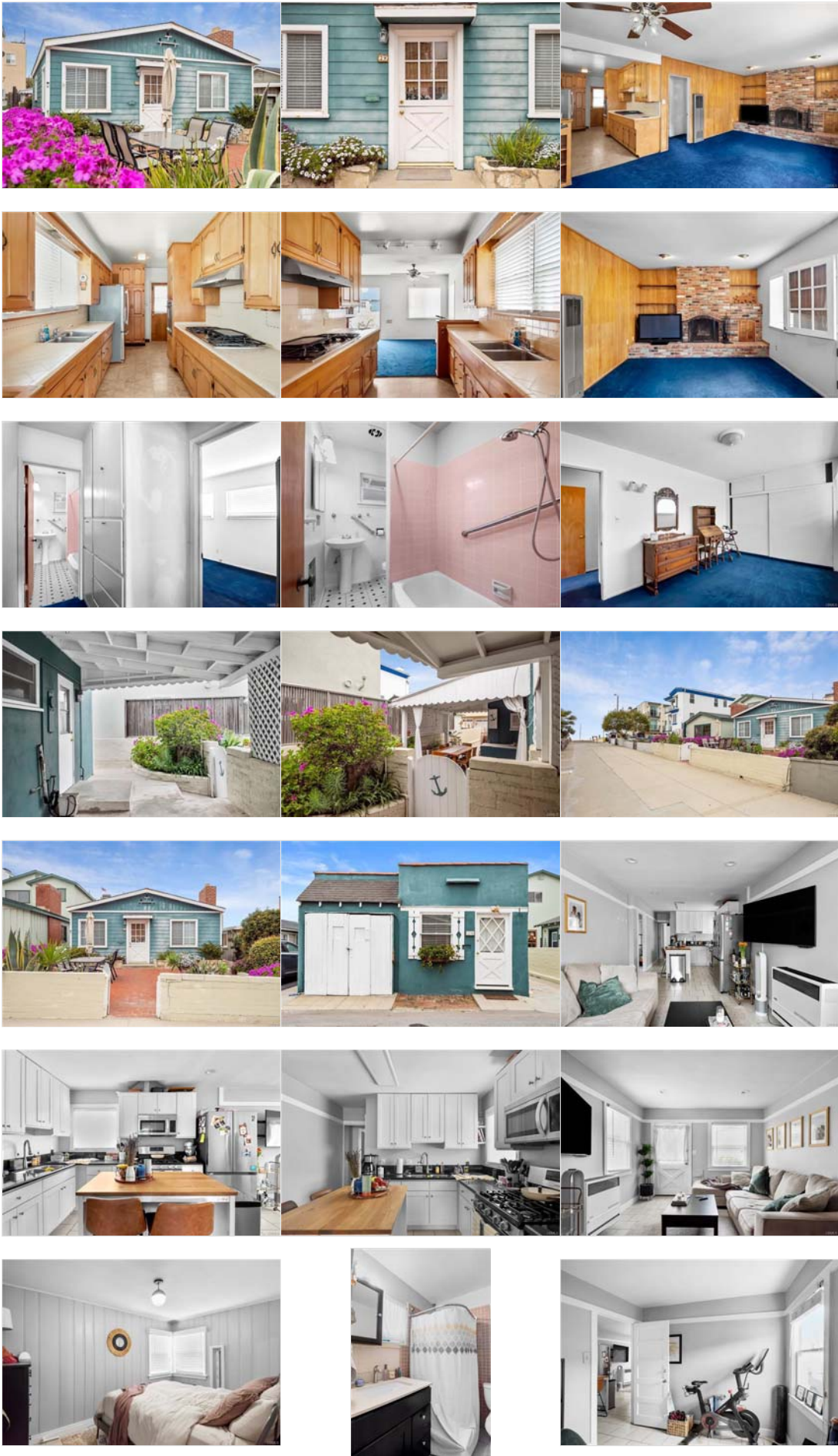
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: SB23059875

Printed: 07/16/2023 5:56:04 PM

Closed • Duplex

List / Sold: \$990,000/\$1,000,000 ↑

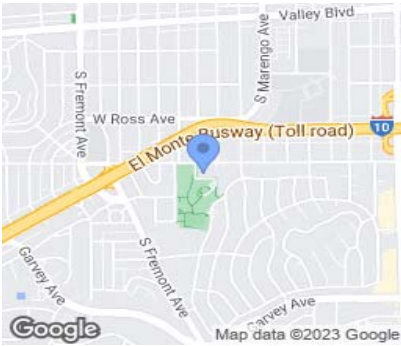
1918 W Hellman Ave • Alhambra 91803

0 days on the market

2 units • \$495,000/unit • 2,576 sqft • 10,583 sqft lot • \$388.20/sqft • Built in 1944

Listing ID: WS23101855

Exit Atlantic on the 10 fwy. Head south towards hellman ave. Make a Right on Hellman Ave



Detached Duplex in the city of Alhambra. Drive up to the property through an easement for great privacy. 2 separate buildings with their own backyard and driveways. First unit (1918) has 3 bedrooms and 3 bathroom with a playroom that can be used as another bedroom. Second unit (1920) is 1 bedroom 1 bathroom. Located near many restaurants, supermarkets, entertainments, and freeways. Property is right next to a park, great for a stroll and exercising. Work is needed to be done on the property but has many great potentials. Property is sold as is and no repair or credit will be given to buyer.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$990,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- 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    | 3     | 2      | Unfurnished | \$0         | \$0        | \$2,800   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,500   |

# Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5353006023

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: WS23101855

Printed: 07/16/2023 5:56:04 PM



Closed • Duplex

List / Sold: \$1,298,000/\$875,000 ↓

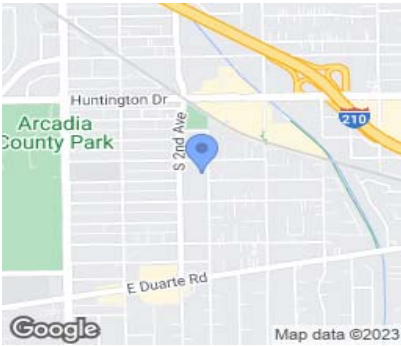
319 S 3rd Ave • Arcadia 91006

36 days on the market

2 units • \$649,000/unit • 1,689 sqft • 8,436 sqft lot • \$518.06/sqft • Built in 1952

Listing ID: AR23084157

N/Duarte Rd; S/California St



WONDERFUL OPPORTUNITY TO OWN THIS DUPLEX ON A LARGE LOT IN ARCADIA WITH PRESTIGIOUS ARCADIA SCHOOLS. GREAT FOR INVESTOR, OWNER USE OR DEVELOPER WITH LOTS OF POTENTIALS. Property is situated on a very convenient location near schools, downtown Arcadia, shopping centers, Gold Line Station, Golf Course and County Park with easy access to 210 Fwy and 605 Fwy. Drive by to appreciate it!

Facts & Features

- Sold On 07/11/2023
- Original List Price of \$1,298,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$846 (Assessor)
- Laundry: Outside
- \$42000 Gross Scheduled Income
- \$39183 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,817
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$293
- Cable TV: 02115796
- Gardener:
- Licenses:
- Insurance: \$634
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$990
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$2,000     | \$24,000   | \$0       |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$1,500     | \$18,000   | \$0       |

# Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:
- Wall AC: 4

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5779004007

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: AR23084157

Printed: 07/16/2023 5:56:04 PM

Closed • Single Family Residence

5125 & 5123 Rockland Ave • Eagle Rock 90041  
2 units • \$899,500/unit • 2,244 sqft • 6,754 sqft lot • \$808.82/sqft •  
Built in 1912  
East on Colorado, Right on Rockland

List / Sold:  
\$1,799,000/\$1,815,000 ↑  
13 days on the market  
Listing ID: MB23088841



Welcome to 5125 & 5123 Rockland Ave. Located in the coveted Eagle Rock neighborhood North of Colorado Blvd. Two Beautiful Homes with a Classic and Contemporary Design. Built in 1912 the Front Home Features 3 Bedroom, 2 Baths and the 2023 Newly Constructed ADU also Features 3 Bedroom, 2 Baths. As you Step Inside the Front Unit you'll be Greeted by a Spacious and Bright Living Room and Dining Room with Built-Ins that is Open to the Remodeled Kitchen. Both Units Provide Open Floor Concept with Natural Wood Kitchens, Quartz Counters, and New Appliances. Master Bedrooms with Private Bathrooms and Walk In Closets. Engineered Hardwood Floors throughout Both Homes. AC/Heating Systems, Alarm Systems with Cameras at the Front Unit, In Door Washer and Dryer Hook Ups, Upgraded Plumbing and Electrical Wiring. All New Light Fixtures, Recessed Lighting, New Tile Flooring, New Dual Pane Windows, New Roof and New Exterior Siding. Tankless Water Systems, Two Electric Meters, and Two Gas Meters. Both Units Feature their Own Private Yard with Pergola for Outdoor Entertaining. The Quiet Tree Lined Neighborhood offers plenty of Off Street Parking all while being walking distance from the shops and restaurants of Eagle Rock and Highland Park. Located in the Coveted Eagle Rock Elementary School District and centrally located by The 134, 2, 5 and 210 Freeways.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$1,799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$214 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Sprinklers In Front, Sprinklers In Rear
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5671016004

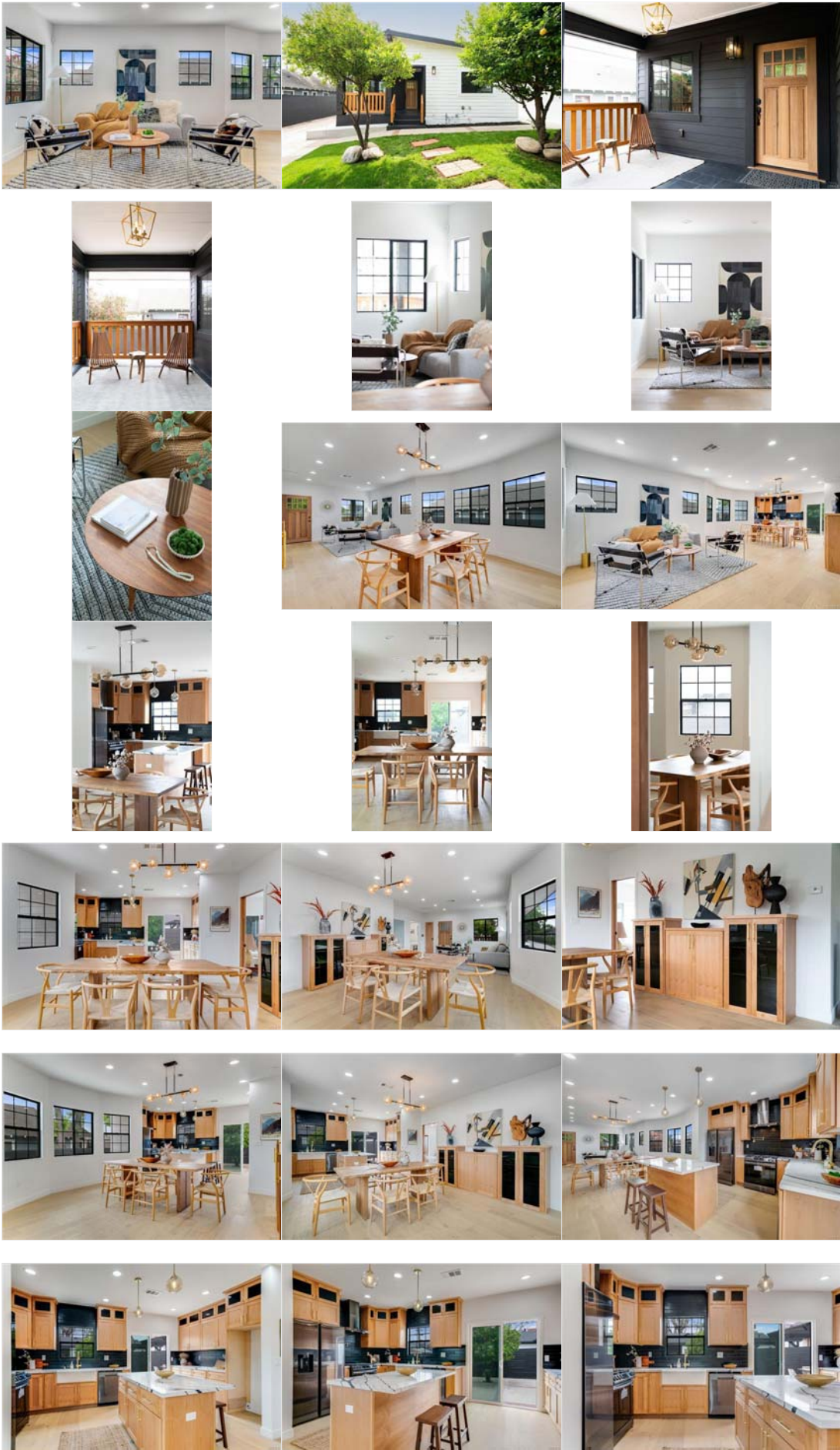
Michael Lembeck

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

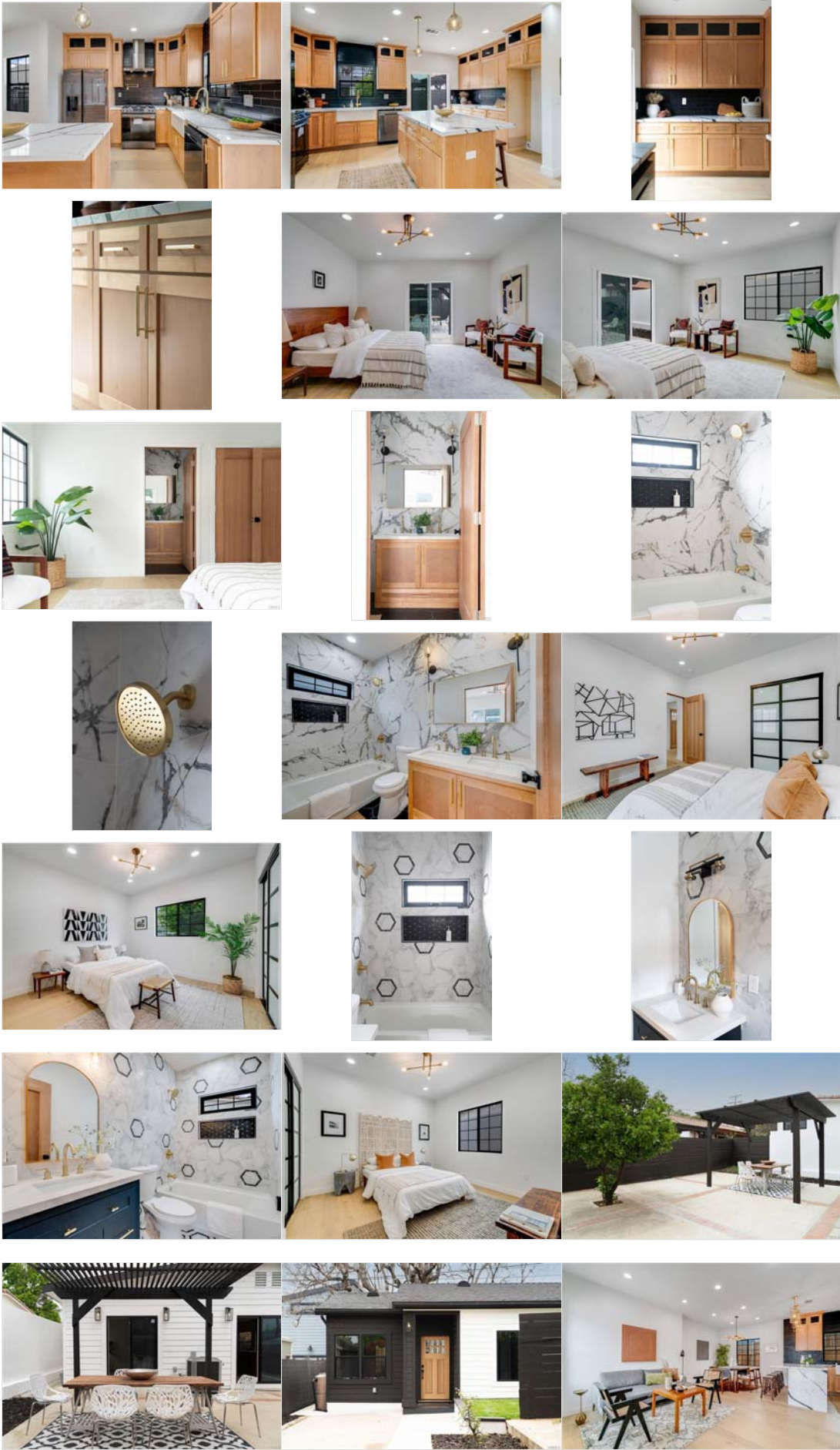
Re/Max Property Connection

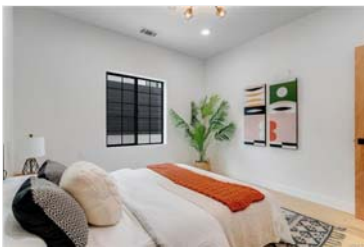
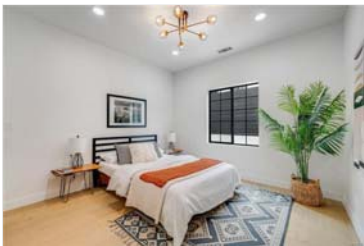
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

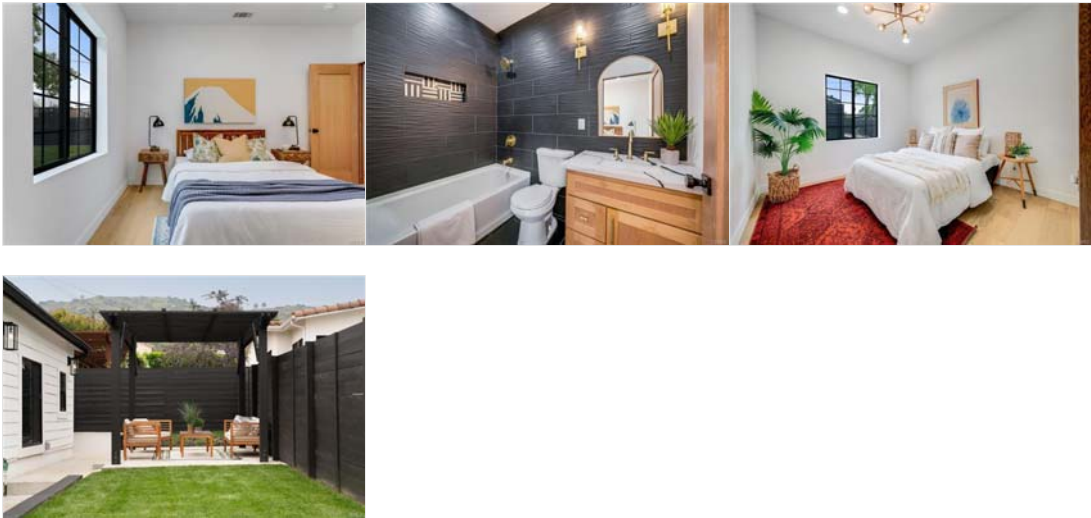
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CUSTOMER FULL: Residential Income    LISTING ID: MB23088841

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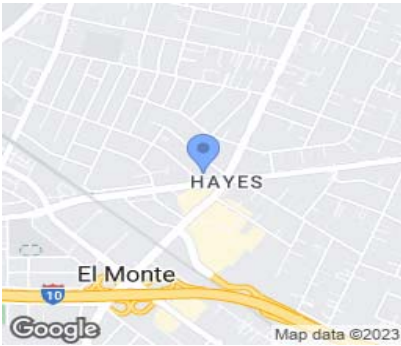
Closed • Duplex

List / Sold: **\$799,500/\$770,000** ↓

**11535 Iris Ln • El Monte 91731**  
**2 units • \$399,750/unit • 1,432 sqft • 6,655 sqft lot • \$537.71/sqft •**  
**Built in 1924**  
**N. Peck Rd to Ramona, to Iris Lane**

**34 days on the market**

**Listing ID: IV23070307**



If you didn't think you can own a beautiful duplex, now is your chance. Centrally located in the wonderful city of El Monte. Each unit is 2 bedrooms, 1 bath and have had the city inspections completed. This is a great investment opportunity to rent out both units, or live in one and rent the other. What a way to start your real estate portfolio. Each unit has its own laundry room. This property is conveniently located near schools, parks, shopping and freeway access. This is a one of a kind property, so do not miss out!

Facts & Features

- Sold On 07/12/2023
  - Original List Price of \$799,500
  - 1 Buildings
  - Levels: One
  - 0 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Floor Furnace
  - \$602 (Estimated)
- Laundry: Individual Room
  - 0 electric meters available
  - 0 gas meters available
  - 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
  - Floor: Carpet, Laminate, Tile
- Appliances: Gas Oven, Water Heater
  - Other Interior Features: Tile Counters

Exterior

- Lot Features: Front Yard, Lawn, Lot 6500-9999
  - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block, Wood
  - Sewer: Sewer Assessments

Annual Expenses

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01983717
  - 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        | \$0       |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$0         | \$0        | \$0       |

# Of Units With:

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

Additional Information

- Standard, Trust sale
  - Buyer Agency Compensation: 2%
- 619 - El Monte area
  - Los Angeles County
  - Parcel # 8568024038

Michael Lembeck

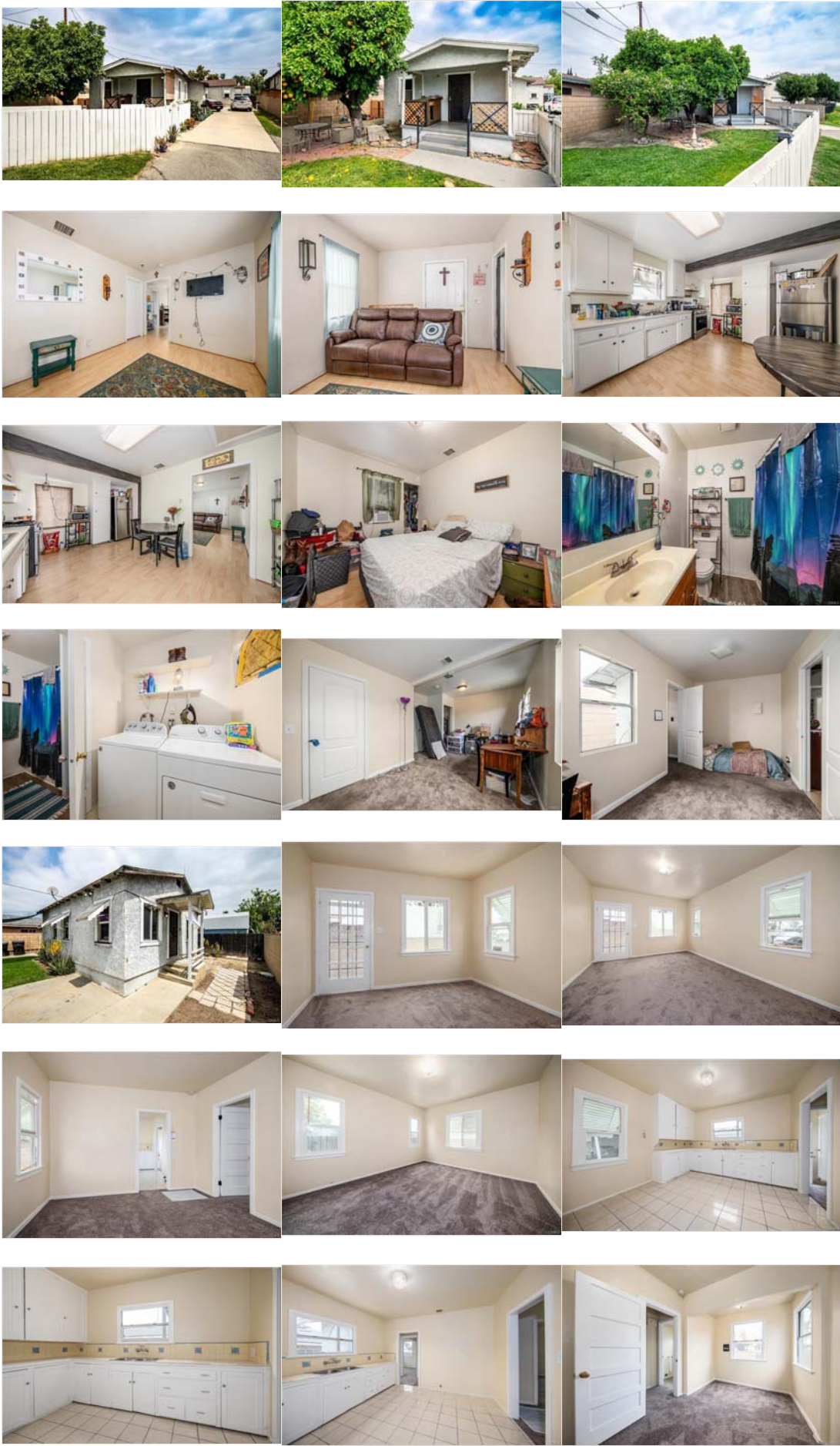
State License #: 01019397  
Cell Phone: 714-742-3700

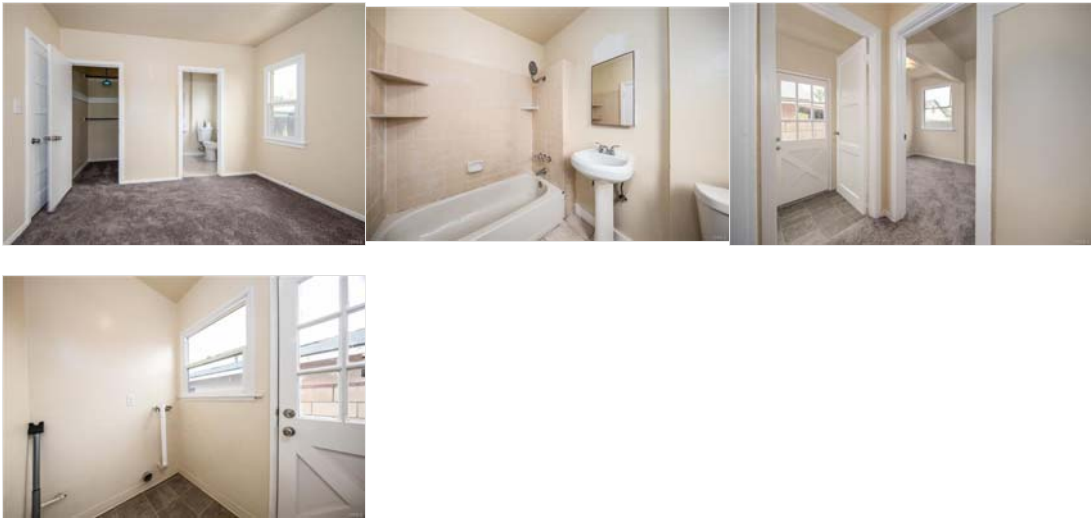
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: IV23070307

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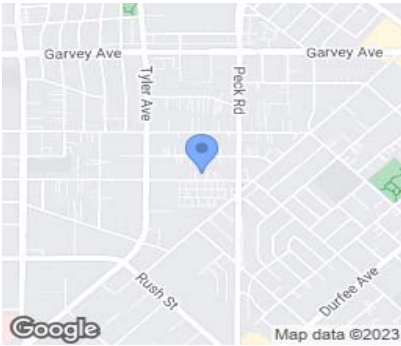
**Closed** • **Duplex**

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

**11143 Klingerman St • El Monte 91733**  
**2 units • \$387,500/unit • 1,776 sqft • 13,222 sqft lot • \$436.37/sqft •**  
**Built in 1940**  
**South of Garvey, north of Rush St.**

**28 days on the market**

**Listing ID: DW23041929**



We proudly present to you this great Duplex in the wonderful city of El Monte. This property features a 13,222 square foot lot and has tons of potential. Live in one and rent the other or make this a great addition to your investment portfolio. This property is conveniently located near Miramonte Elementary School, local parks and neighborhood shops. This is a one of a kind opportunity, do not miss out. More pictures coming soon.

**Facts & Features**

- Sold On 07/10/2023
- Original List Price of \$775,000
- 1 Buildings
- 2 Total parking spaces
- \$857 (Estimated)
- 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: 01231306
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 2      | Unfurnished | \$0         | \$0        | \$1,750   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$725       | \$0        | \$1,300   |

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8105018021

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: DW23041929

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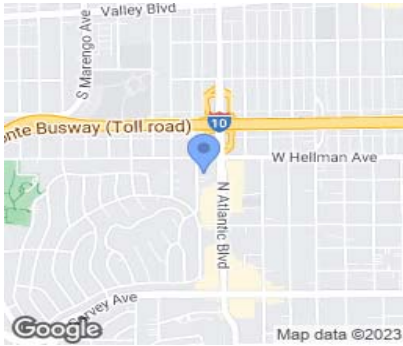


Closed • Duplex

List / Sold:  
**\$1,058,000/\$1,220,000** ↑

**608 Hathaway Ave • Monterey Park 91754**  
**2 units • \$529,000/unit • 1,669 sqft • 9,064 sqft lot • \$730.98/sqft •**  
**Built in 1948**  
**South of the 10 Freeway - West of Atlantic**

**7 days on the market**  
**Listing ID: AR23094930**



Incredible Investment opportunity, located in a highly rated school district, with two detached units, long driveway, and free standing garage on a large lot with separate addresses, gas and electric meters. Enter through the large porch of the front unit into the bright, newly painted living area. The 2 bed/1 bath spacious light and bright, unit opens to living room with air conditioner/heater unit. There is plenty of cupboard space in the kitchen with gas stove and space for your full-size refrigerator. Adjacent to the kitchen is a dining area with a door leading to the back yard. Also included, is a separate utility room easily accessible from the back door. The backyard boasts many fruit trees for your privacy and outdoor dining and enjoyment. The back unit has been extensively remodeled with new floors, fresh paint, and air conditioning/heating unit for year-round comfort. The 2 bed/2 bath layout offers a very spacious feel with dedicated laundry hookups. An added bonus is the separate lanai in private backyard, perfect for outdoor entertaining. Conveniently located near public transportation, shopping, schools, and freeways. Check with the city, regarding building and zoning requirements for potential ADU addition.

Facts & Features

- Sold On 07/11/2023
- Original List Price of \$1,058,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Dual
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$64800 Gross Scheduled Income
- \$58800 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: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5354002013

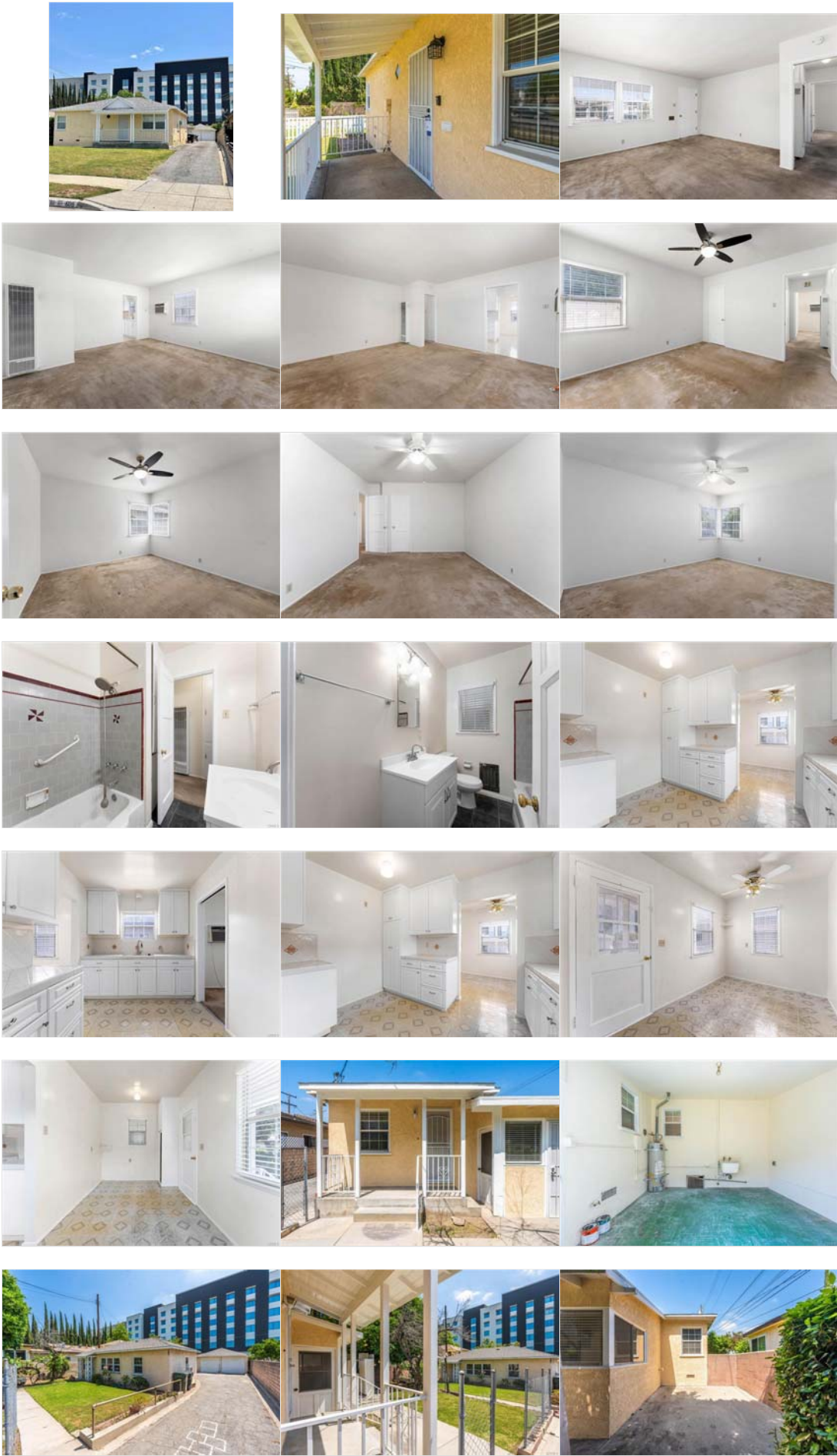
Michael Lembeck

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

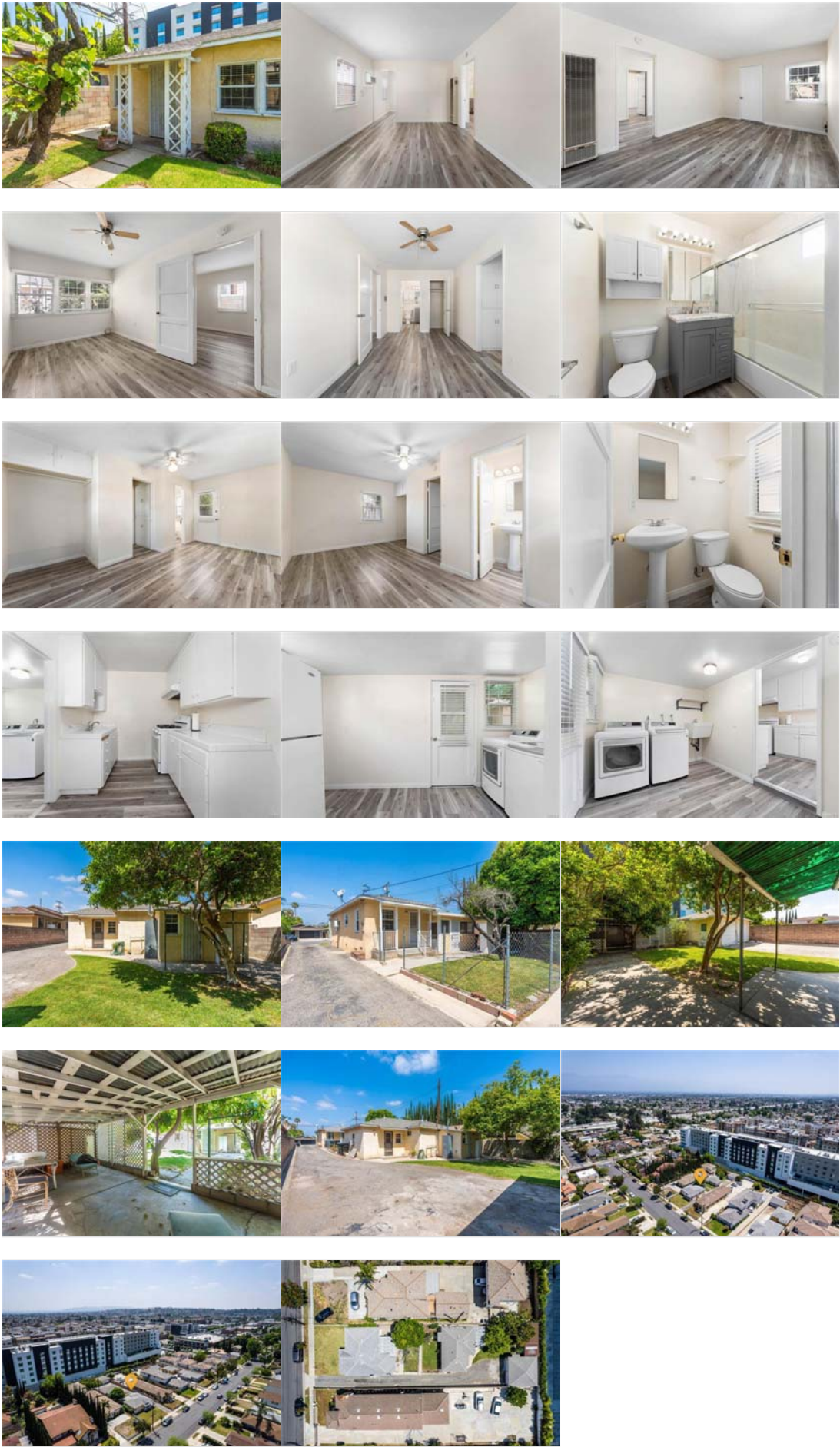
Re/Max Property Connection

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

Click arrow to display photos











Closed • Duplex

List / Sold: \$679,900/\$710,000 ↑

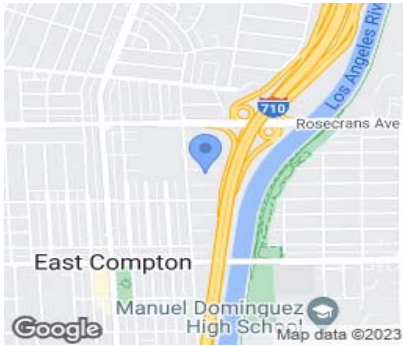
4924 E San Juan St • Compton 90221

6 days on the market

2 units • \$339,950/unit • 1,464 sqft • 6,083 sqft lot • \$484.97/sqft • Built in 1950

Listing ID: TR23080163

710 fwy to Rosecrans exit west to S. Gibson-left south to San Juan-left to address



Hard to find, 2 units, in great condition, on a cul-de-sac. Each unit features 2 bedrooms, 1 bath. Live in one, rent the other, or rent out both. The homes sit on a big yard, room for plenty of vehicles, and 2 garage. Yard has fruit trees, large wide driveway, cement patio, great for entertaining. Close to 710, 91, 105 fwys, and just minutes to popular locations, come see the units, and make them yours today.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$679,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,060 (Estimated)
- Laundry: In Garage, Individual Room
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Entry
- Floor: Tile
- Appliances: Free-Standing Range, Gas Range, Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Cul-De-Sac, Front Yard, Level, Sprinklers Manual, Yard
- Security Features: Security Lights
- Fencing: Cross Fenced, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01291397
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6185018038

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income    LISTING ID: TR23080163

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Closed • Duplex

List / Sold: \$705,000/\$710,000 ↓

5244 Fostoria St • Cudahy 90201

35 days on the market

2 units • \$352,500/unit • 1,456 sqft • 4,267 sqft lot • \$487.64/sqft • Built in 1952

Listing ID: DW23056711

Fostoria St and River Rd.



City of Cudahy featuring 2 lovely casitas on a lot. 2 units (2 Bed 1 Bath Each) front unit with a nice size living room and combined kitchen with dining area. Back unit offers a nice size living room and combined kitchen and dining area. A 2 car garage in back which can be converted into an ADU?. Both units have multiple upgrades, from flooring, interior paint, upgraded kitchens, granite countertop, upgraded kitchen cabinets, upgraded bathrooms. Both units are bright, clean and with open layout. units provide privacy to each occupant, cemented front yard with long driveway offering plenty of parking space, two car garage, washer and dryer hook ups for both units. No neighbor behind the property and completely gated providing extra privacy. Location is ideal for any family, near schools, freeway, grocery stores and shopping centers. Property has 2 Electricity Meters and 2 Gas Meters. Perfect property to Live in 1 unit and rent the other one. Come by and see it today.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$730,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$1,285 (Estimated)
- Laundry: In Garage, Outside
- \$54240 Gross Scheduled Income
- \$42207 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,033
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$420
- Cable TV: 01857735
- Gardener:
- Licenses:
- Insurance: \$556
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,932
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,550     | \$1,550    | \$2,000   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,520   |

# 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%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6224030006

Michael Lembeck

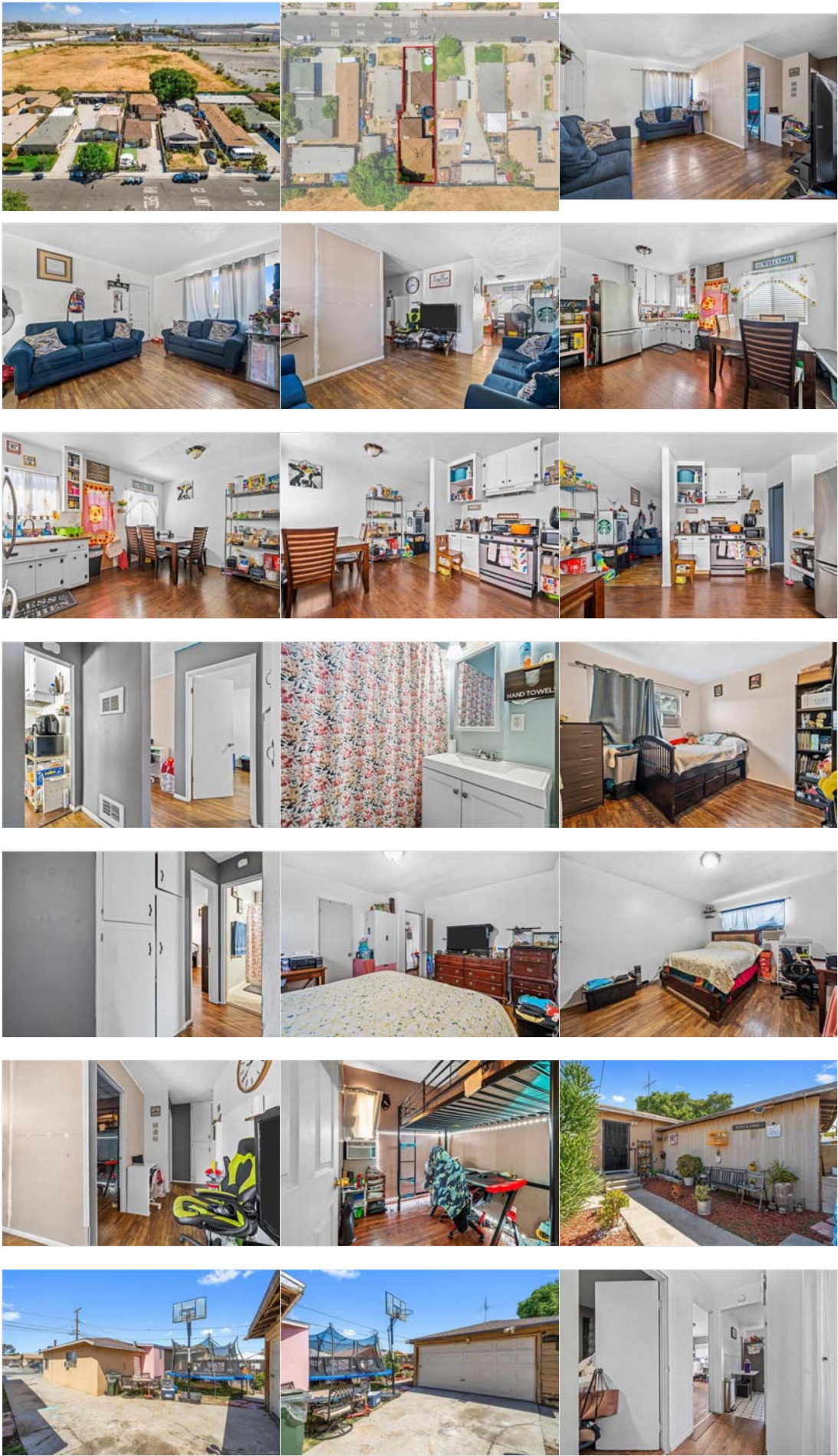
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Cell Phone: 714-742-3700

Re/Max Property Connection

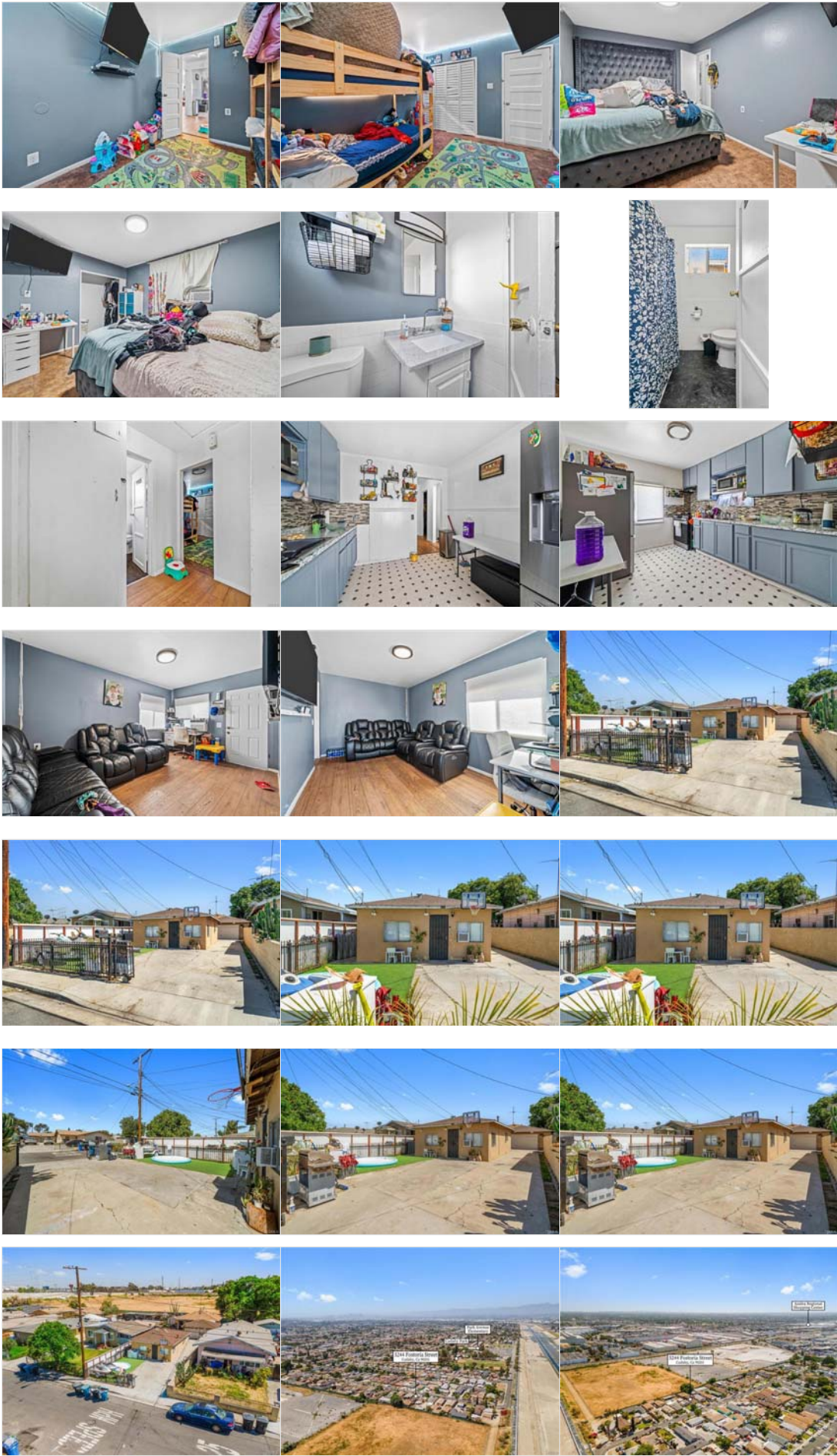
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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: DW23056711

Printed: 07/16/2023 5:56:05 PM



Closed • Duplex

3329 Cerritos Ave • Signal Hill 90755  
2 units • \$573,500/unit • 2,254 sqft • 6,376 sqft lot • \$500.89/sqft •  
Built in 1929  
From Atlantic, East on Warlow, Right on Cerritos

List / Sold:  
\$1,147,000/\$1,129,000 ↓  
42 days on the market  
Listing ID: PW23071432



PRICE IMPROVEMENT ! BEAUTIFUL SPANISH 3 BED 2 BATH HOME IN A COZY NEIGHBORHOOD OF SIGNAL HILL. IKEA INSPIRED OPEN CONCEPT KITCHEN WITH ISLAND AND BREAKFAST NOOK. PRIMARY BEDROOM WITH FIREPLACE, ACCESS TO REAR YARD, AND ENSUITE BATH WITH SPA TUB. SECONDARY BEDROOMS FEATURE WALK-IN CLOSETS. CENTRAL AIR/HEAT. NEWER VINYL WINDOWS AND BLINDS THROUGHOUT. 2ND UNIT ABOVE A 4 CAR GARAGE WAS BUILT IN 2013 AND BOASTS OVER 900 SQ FEET OF LIVING SPACE IN THIS LARGE TWO-BEDROOM. BOTH UNITS HAVE UPDATED ELECTRICAL IN 2013 AND COPPER PLUMBING, AND NEW ROOFS IN 2021.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,195,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$867 (Estimated)
- Laundry: In Garage
- \$64920 Gross Scheduled Income
- \$48000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Laminate, Stone
- Appliances: Built-In Range, Dishwasher, Disposal, High Efficiency Water Heater

Exterior

- Lot Features: Back Yard, Level, Sprinklers Drip System
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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        | \$3,500   |
| 2: | 1     | 2    | 1     | 2      | Unfurnished | \$1,910     | \$1,910    | \$2,100   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7148003013

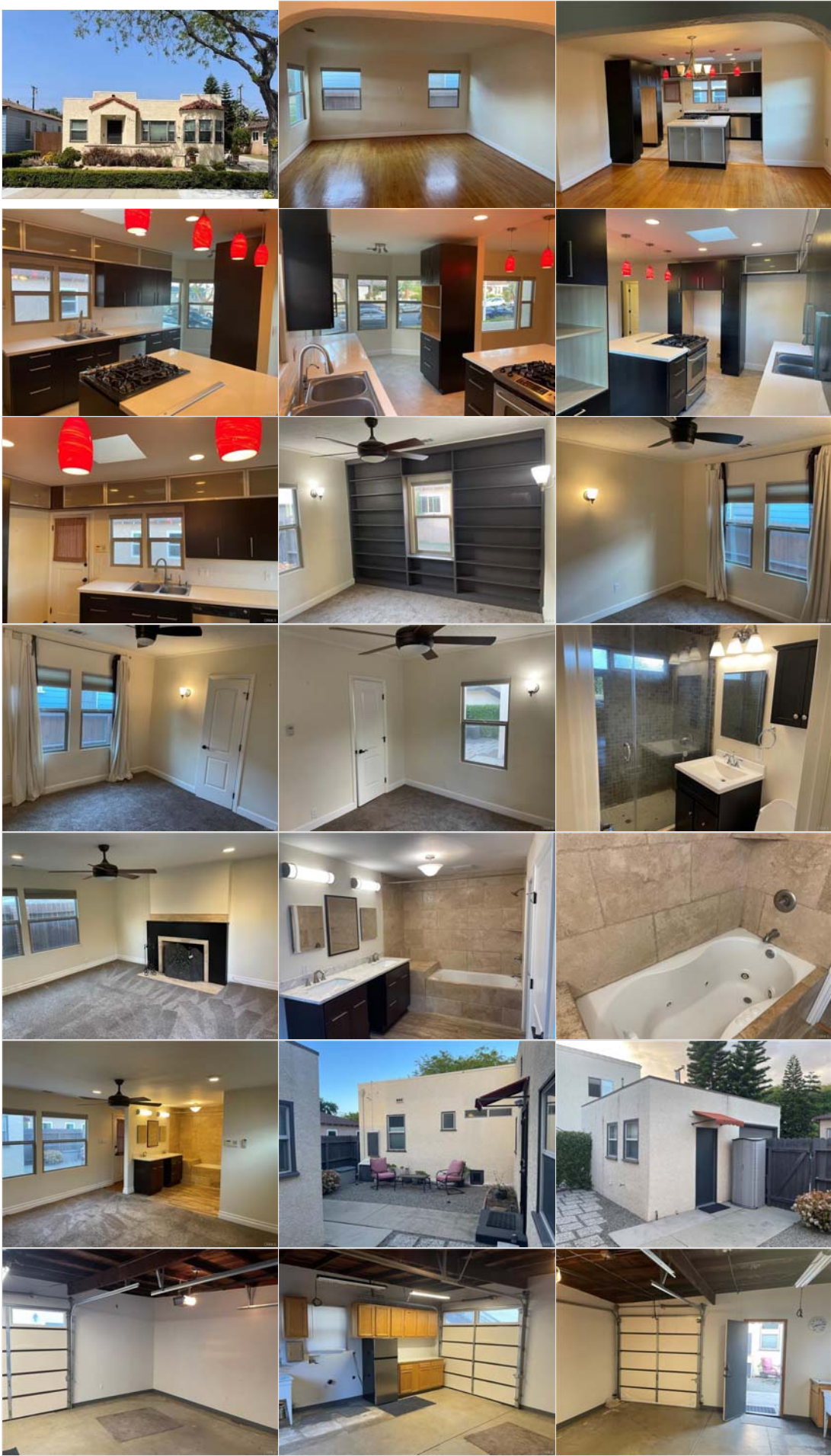
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: PW23071432

Printed: 07/16/2023 5:56:05 PM

Closed • Duplex

3370 Lemon Ave • Signal Hill 90755  
2 units • \$545,000/unit • 2,435 sqft • 6,376 sqft lot • \$468.17/sqft •  
Built in 1965  
Wardlow and California ave.

List / Sold:  
\$1,090,000/\$1,140,000 ↑  
34 days on the market  
Listing ID: PW23070842



Newly painted super sharp duplex. The front house is a Spanish style 3 bed 1 bath unit. The second unit is up the stairs above the garage, it is a nice oversized 2 bed 1 bath. The garages are amazing. One has a 16 foot door the other has an 18 foot door. Both garages are oversized and approximately 10 feet tall. North garage could possibly be made into an ADU, or make it into a workshop or great for storage.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,090,000
- 2 Buildings
- 4 Total parking spaces
- \$892 (Estimated)
- Laundry: In Garage
- \$52080 Gross Scheduled Income
- \$38974 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: \$5,368
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$568
- Cable TV: 01884922
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     |        |            | \$2,495     | \$2,495    |           |
| 2: | 1     | 2    | 1     | 1      |            | \$1,845     | \$1,845    |           |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7148003012

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

**1470 Malcolm Ave • Los Angeles 90024**  
**2 units • \$1,375,000/unit • 3,887 sqft • 7,168 sqft lot • \$649.86/sqft •**  
**Built in 1940**  
**N. of Santa Monica Blvd, S. of Wilshire Blvd., E. of Veteran Ave., W. of Manning Ave.**

List / Sold:  
**\$2,750,000/\$2,526,000 ↓**  
**84 days on the market**  
**Listing ID: 23253175**



This beautiful duplex is in the desirable Westwood neighborhood and features six bedrooms and four bathrooms. With a spacious 3,887 square feet of living space on a generous 7,168 square foot lot, this property offers endless opportunities for families looking for plenty of room or investors looking for a great rental opportunity. Each unit boasts 1,943 square feet of living space and tons of natural light; as you enter the unit, you are greeted by well-maintained hard floors in the living room. The living room features large windows and charming built-ins great for entertaining the family, and flowing seamlessly across is a large family room with many windows and a cozy fireplace. The kitchens were completely remodeled a few years ago and are fitted with new appliances and tons of cabinetry. The primary suites are spacious with added storage and have an ensuite attached. Two other large bedrooms with shared bathroom completed the unit layout. Other features of this property are washer and dryer hookups in the unit, central AC/heat, well-manicured front and backyards that offer excellent places for outdoor activities and relaxation, a long driveway, and a two-car garage. This property is zoned R1.5 and Tier 3 of TOC, according to LABD, allowing potential investors to build up to six units on the property. The downstairs unit is vacant, and the upstairs unit is rented at \$4,500/mo; however, the upstairs tenant is willing to leave, making it possible to purchase the property completely vacant. The location is superb, providing easy access to nearby shopping, dining, and entertainment options. Don't miss out on this fantastic opportunity to own a beautiful property in the heart of Westwood.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$2,750,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$115000 Net Operating Income

Interior

- Rooms: Family Room, Living Room
- Floor: Wood, Tile, Carpet
- Appliances: Dishwasher, Refrigerator, Oven, Range, Range Hood, Built-In, Double Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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



- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4325019009

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$799,000/\$710,000** ↓

**2001 Cambridge St** • Los Angeles 90006

**25 days on the market**

**2 units** • **\$399,500/unit** • **1,704 sqft** • **6,588 sqft lot** • **\$416.67/sqft** •

**Built in 1885**

**Listing ID: 23271605**

Google map



Investor's delight. Sold as is with tenants. Both units are occupied by long term tenants. Please do not ask the property to be vacant. Submit the offer subject to interior inspection. Please do not disturb the tenants.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$799,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01947193
  - 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 | \$1,369     | \$2,737    | \$4,000   |
| 2:  |       |      |       |        |             |             |            |           |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5075012025

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: 23271605

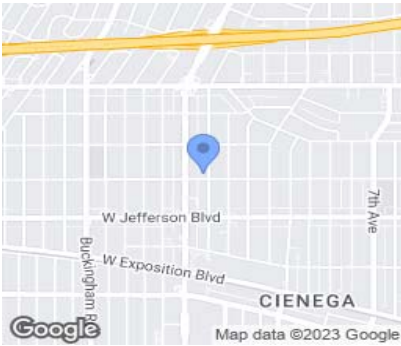
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Closed •

List / Sold: **\$995,000/\$1,150,000** ↑

**2953 S Bronson Ave** • Los Angeles 90018  
**2 units** • **\$497,500/unit** • **2,574 sqft** • **7,246 sqft lot** • **\$446.78/sqft** •  
**Built in 1925**  
**E. of Crenshaw, S. of Adams**

**15 days on the market**  
**Listing ID: 23273783**



All VACANT DUPLEX FIXER-CALLING ALL INVESTORS & DEVELOPERS!! Located on the border of West Adams and Jefferson Park Neighborhood. This one-story Spanish style duplex was built in 1925 and totals 2574sf with two 2bd1ba units and a 3-car detached garage. The entire lot is 7246sf on a R2-1XL zoned land. Each unit offers a separate service entry, overwhelming Spanish character and charm with coved ceilings, arched windows and doorways, formal dining room, built-ins, and fruit trees in the oversized backyard. The garage structure offers an excellent opportunity for a potential ADU in the future. Possibly keep as a duplex and add 2 ADU's or convert existing duplex to a large Single Family Residence and add an ADU(Buyer to verify with City). Close to West Adams, USC, DTLA, 10FWY, Metro Expo Line, and major developments. Come see while it is available!

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$995,000
- 1 Buildings
- Laundry: Individual Room

Interior

- Rooms: Living Room
- Appliances: None

Exterior

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5051028013

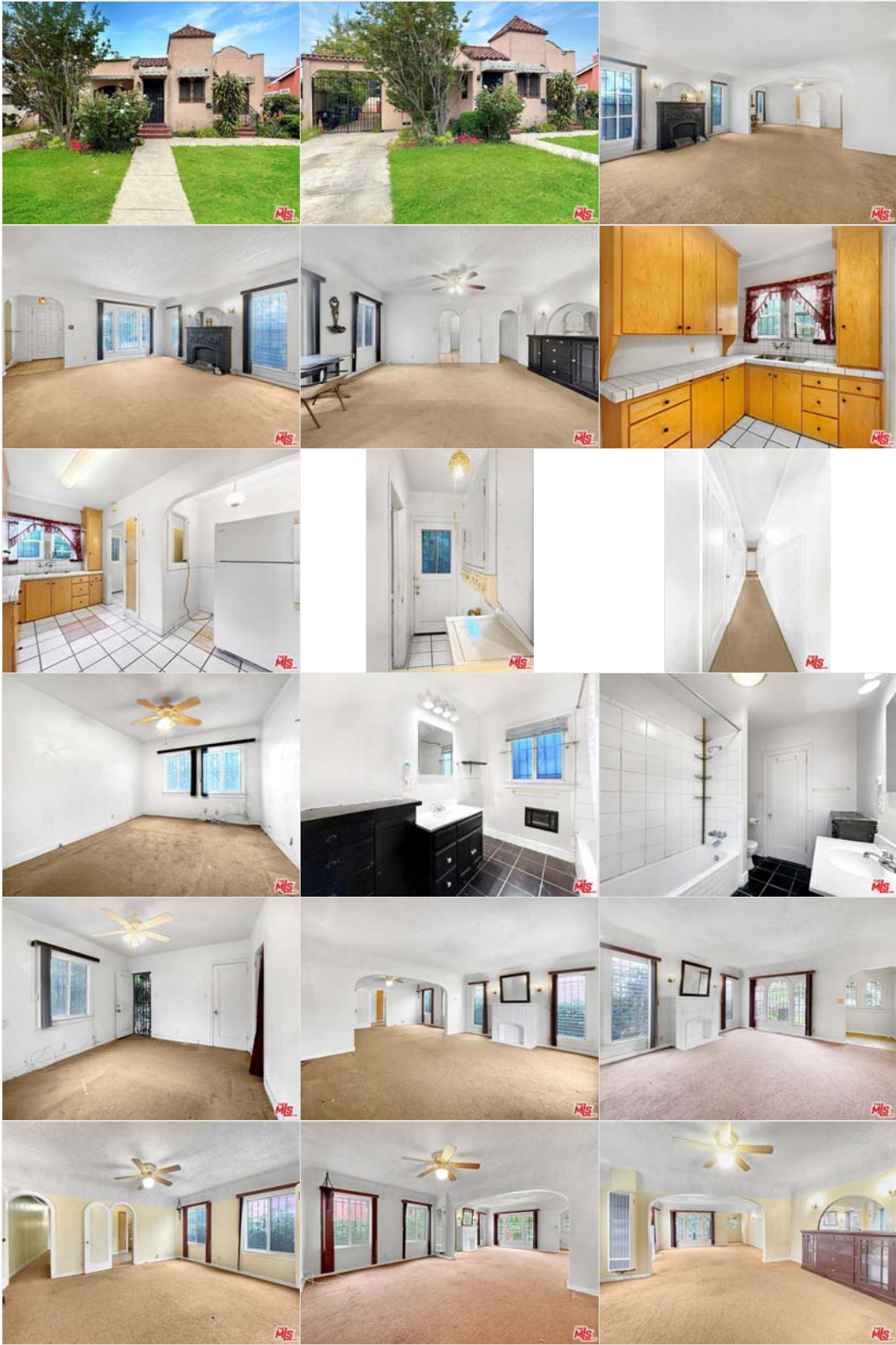
Michael Lembeck

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

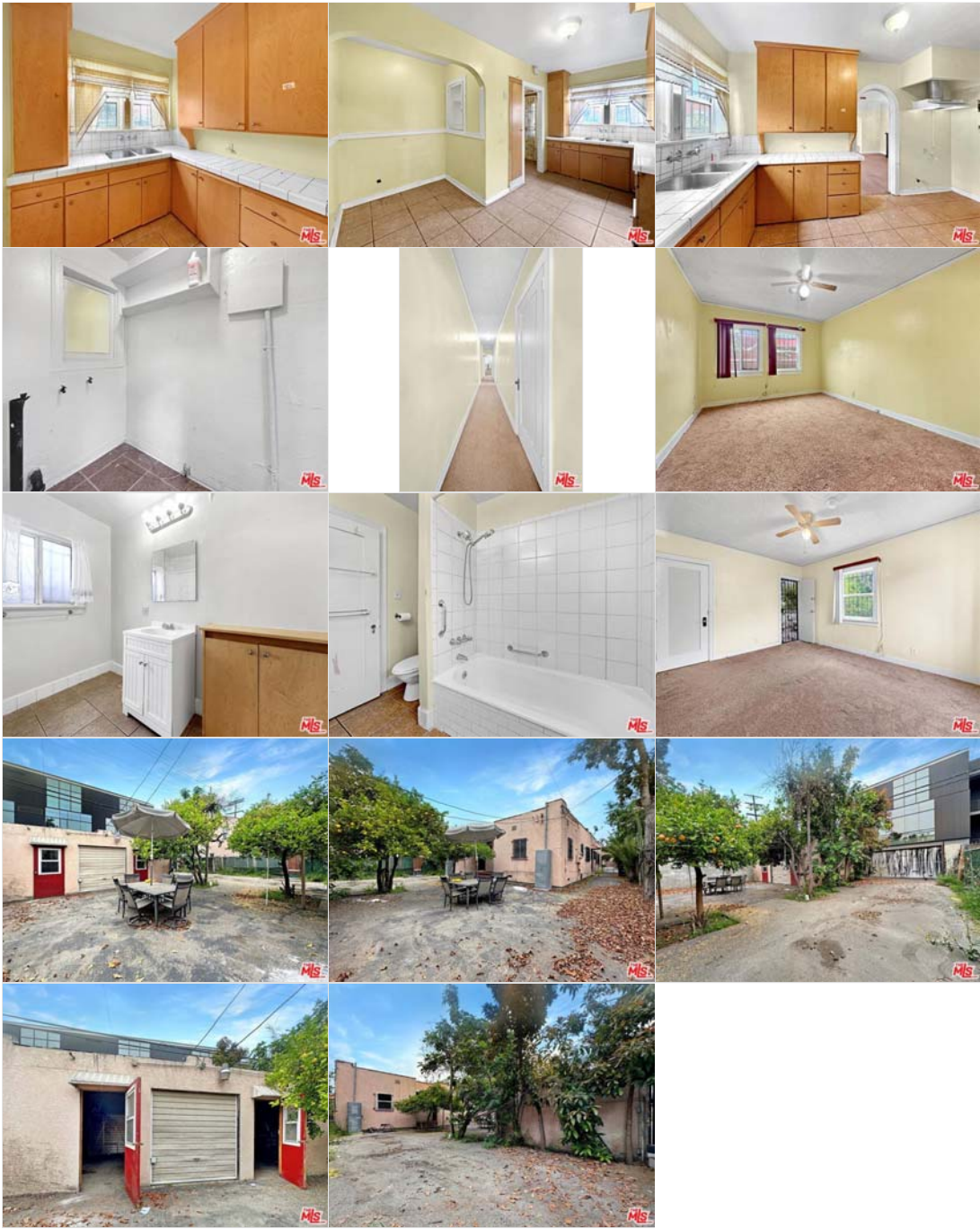
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State License #: 01891031  
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: 23273783

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Closed •

**1317 S Victoria Ave** • Los Angeles 90019  
**2 units** • **\$800,000/unit** • **3,837 sqft** • **10,765 sqft lot** • **\$398.75/sqft** •  
**Built in 1923**

**From 10 fwy. go north on Crenshaw blvd. to Pico, make a left. Make a left on Windsor Blvd. to Victoria Park Dr. make a left. Then make a left on S. Victoria ave and it will be on your left side.**



List / Sold:  
**\$1,600,000/\$1,530,000** ↓

4 days on the market

Listing ID: 23252583

Very rare purchase!!! Great neighborhood, both units have 3 bedrooms! Must see, upstairs and down stair unit, down stairs unit has beautiful terra cotta flooring, large dinning room. Second unit is upstairs with hardwood flooring, lots of light in the unit. Three garages in the back for parking, with beautiful side yard. Some cosmetic repairs needed. ADU can be added in the back. Close to shopping center, Property to be sold as is.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,600,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Central
- \$10500 Net Operating Income

Interior

- Floor: Wood
- Appliances: Microwave

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5082015009

Michael Lembeck

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

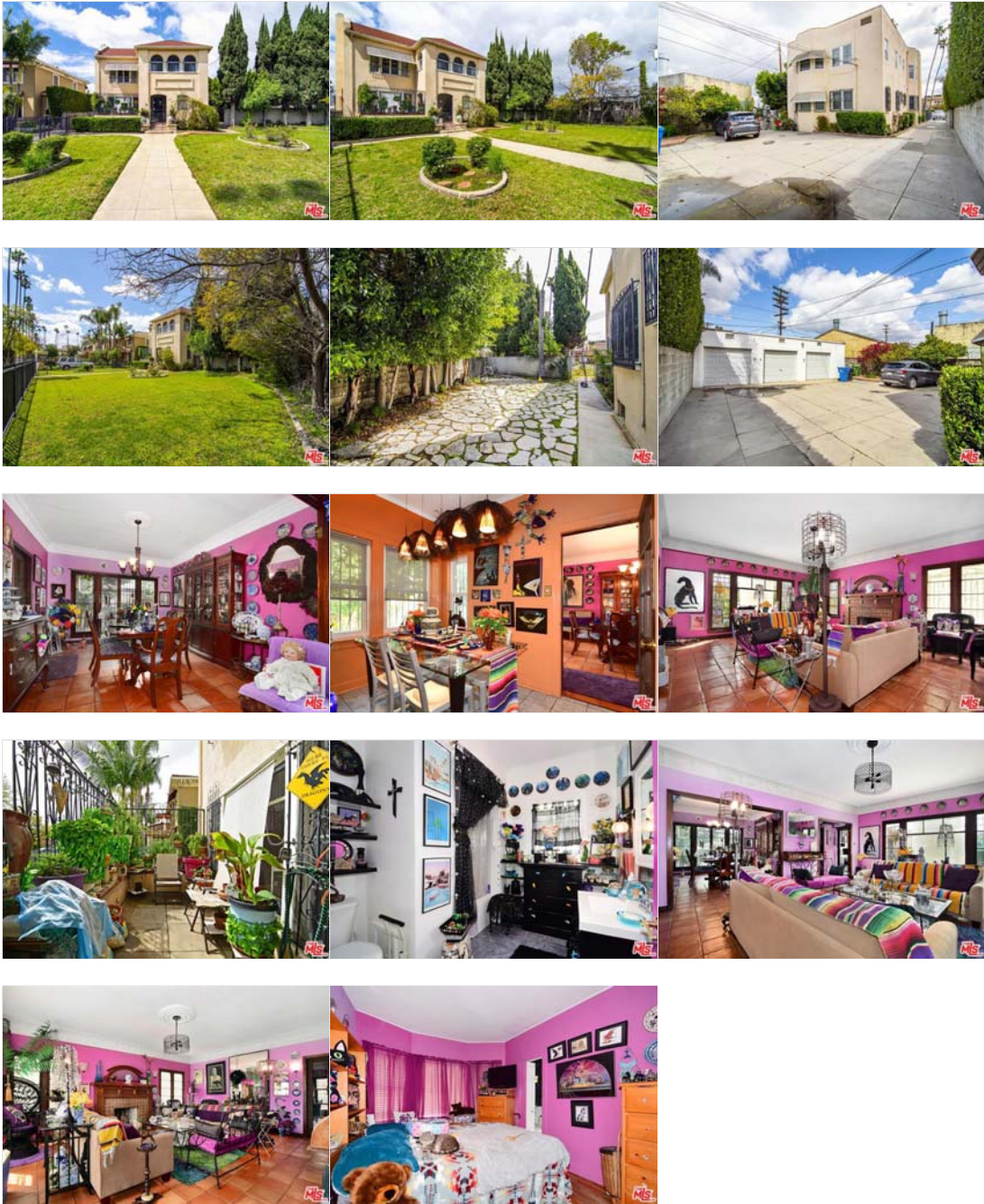
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Mission Viejo, 92691

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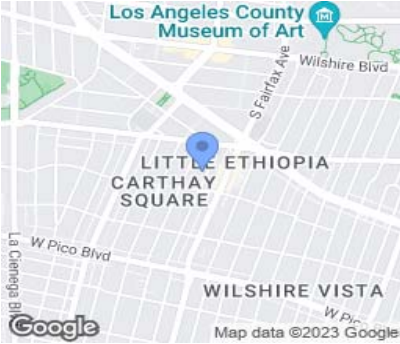
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Closed •

**1053 S HAYWORTH Ave • Los Angeles 90035**  
**2 units • \$910,000/unit • 3,983 sqft • 6,499 sqft lot • \$451.92/sqft •**  
**Built in 1928**  
**North of Pico. South of Olympic. Hayworth is one block east of Fairfax.**

List / Sold:  
**\$1,820,000/\$1,800,000 ↓**  
**16 days on the market**  
**Listing ID: 23273848**



Upper unit to be delivered vacant! Incredibly charming 1928 Spanish duplex in Carthay Square. Lush landscaping, vintage details, and true Angeleno character throughout. Wander through the gated front garden and come through the front door to find yourself inside the main foyer. Both units boast expansive living spaces, coved Spanish style ceilings in the living rooms, fireplaces, formal dining rooms, large laundry rooms, and kitchens with adjacent office/bonus rooms. Both units offer approximately 2,000 square feet of living space. The upstairs unit is a 3 bed/2 bath and has a cheerful balcony overlooking Hayworth. Also find an additional balcony off the rear bedroom upstairs. The downstairs unit is configured as a 2 bed/2bath, with a generously sized master suite with en suite bathroom and direct access to the back yard. Each unit benefits from its own dedicated two-car garage, providing ample space for parking and storage. This property is located within the Historic Preservation Overlay Zone (HPOZ), ensuring the preservation of its unique architectural heritage. Explore the potential to add an Accessory Dwelling Unit (ADU) on this property. Move in upstairs and add your personal touches, all while benefitting from the steady rental income generated by the occupied lower unit.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$1,820,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$71820 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$30,780
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01257836
- 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        | \$5,000   |
| 2:  | 1     | 2    | 2     |        | Unfurnished | \$3,550     | \$3,550    | \$4,700   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
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| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

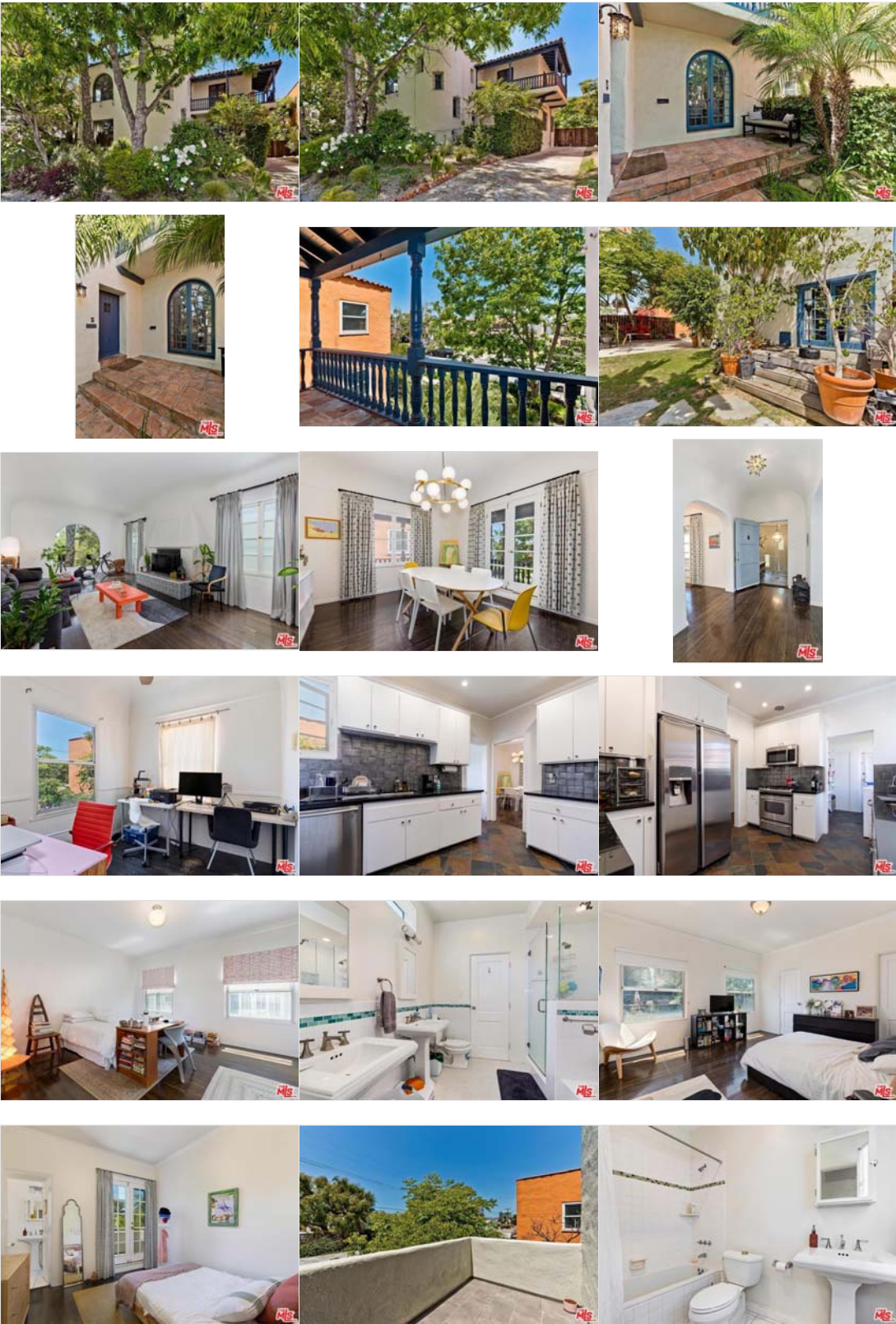
Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5087025013

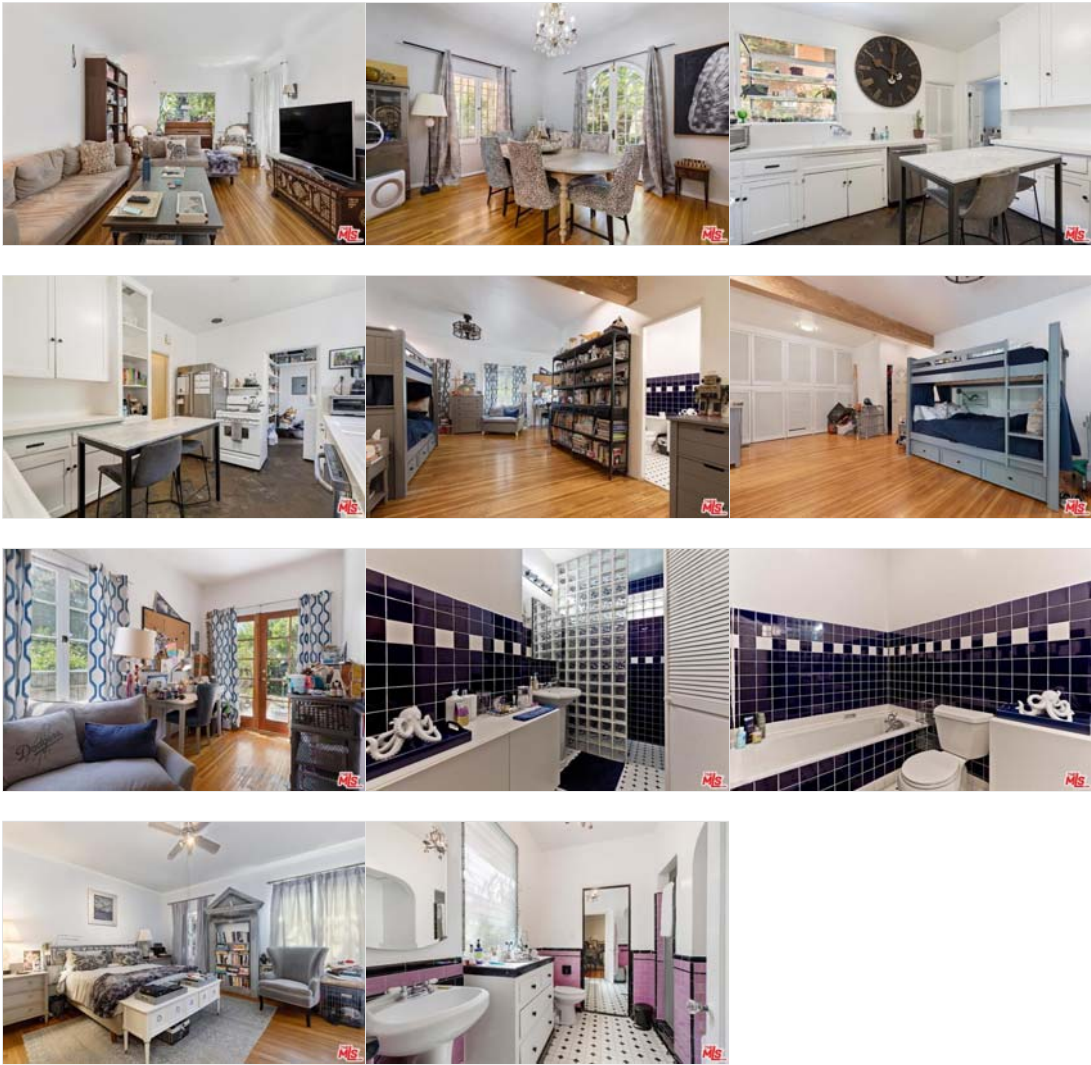
**Michael Lembeck**  
State License #: 01019397  
Cell Phone: 714-742-3700

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

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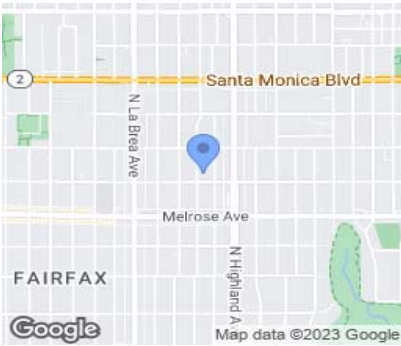
CUSTOMER FULL: Residential Income    LISTING ID: 23273848

Printed: 07/16/2023 5:56:05 PM



Closed •

**812 N Mansfield Ave • Los Angeles 90038**  
**2 units • \$972,500/unit • 2,454 sqft • 6,000 sqft lot • \$792.58/sqft •**  
**Built in 1924**  
**North of Melrose, on to Mansfield, two blocks up on right.**



List / Sold:  
**\$1,945,000/\$1,945,000 ↓**  
**21 days on the market**  
**Listing ID: 23264473**

DUPLEX - DESIRABLE SIDE BY SIDE CONFIGURATION - Authentic, serene, Spanish charm just one block north of bustling Melrose. This newly renovated duplex has a wealth of character on offer for the savvy investor or owner / user. Both units offer light, bright, two bed, one bath open plan living, with large living rooms and dining areas and newly renovated kitchens featuring new Viking appliances throughout. Both units come with private gardens accessed off the kitchens and premier suites, with the larger of the two's units also leading to a detached 400sf casita complete with built in bunk beds and mini split. Located on the corner stone of Hollywood, Weho and Larchmont this sought after location can command premium rental income and is an incredible turnkey investment.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Heating: Forced Air

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01870534
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2%
- C20 - Hollywood area
  - Los Angeles County
  - Parcel # 5524002011

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

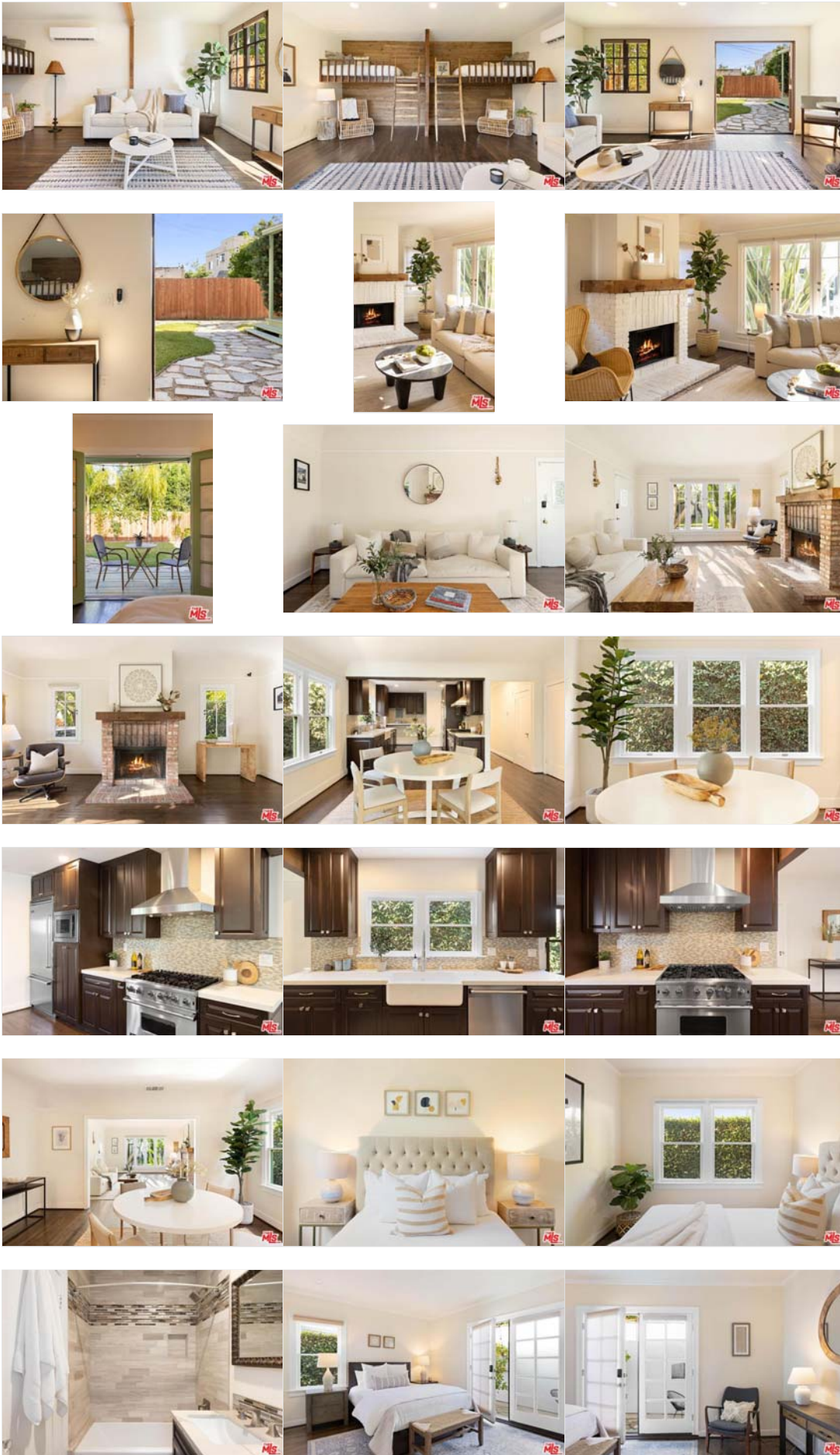
**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

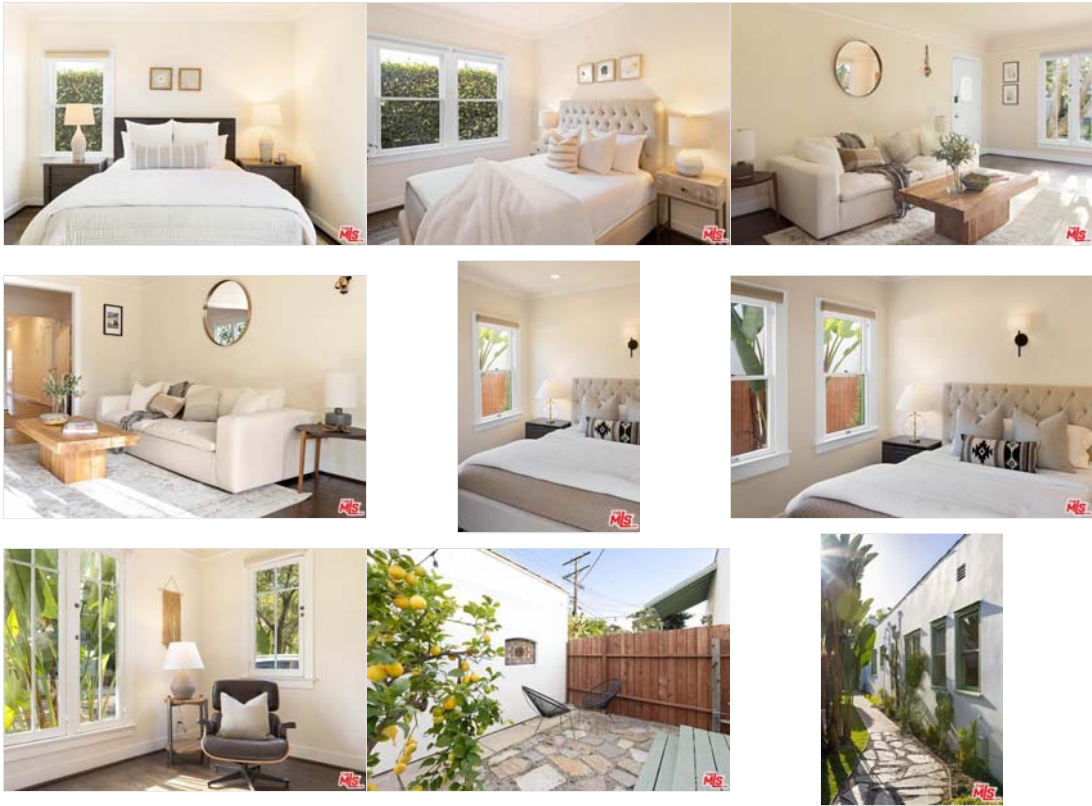
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CUSTOMER FULL: Residential Income    LISTING ID: 23264473

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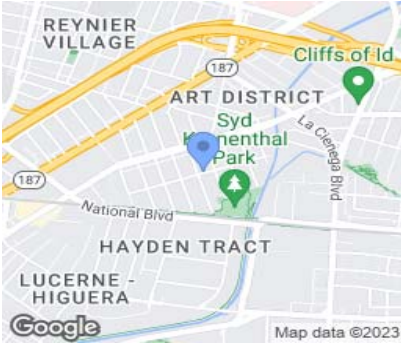
Closed •

List / Sold:  
**\$1,185,000/\$1,056,000** ↓

**3350 Fay Ave • Culver City 90232**  
**2 units • \$592,500/unit • 1,339 sqft • 4,785 sqft lot • \$788.65/sqft •**  
**Built in 1948**

**23 days on the market**  
**Listing ID: 23264409**

**One block south of Washington blvd on Fay. Property is on the north east corner of Fay and Jacob st.**



Fixer duplex located in prime Culver City neighborhood close to Downtown Culver City, the Art District and Syd Kronenthal Park. Both units are 1+1. Front unit was a 2+1 but converted to 1+1 with enlarged living room. Check with the City for details regarding allowable development. Great opportunity at great price!

**Facts & Features**

- Sold On 07/11/2023
- Original List Price of \$1,185,000
- 1 Buildings
- Heating: Wall Furnace
- \$14400 Net Operating Income

**Interior**

- Appliances: Dishwasher, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$2,900   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$1,200     | \$1,200    | \$2,900   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4205014001

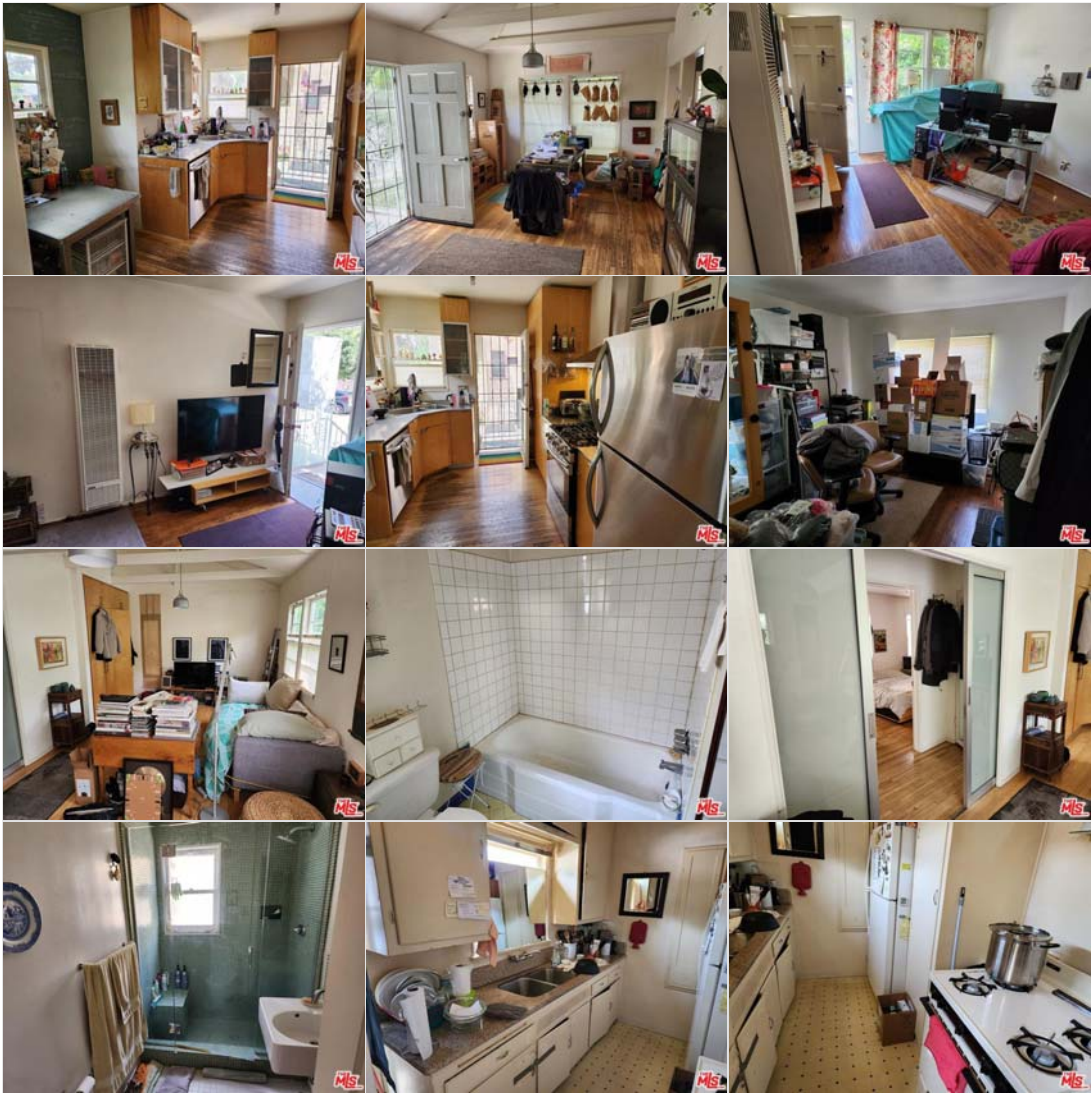
**Michael Lembeck**

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

**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income    LISTING ID: 23264409

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Closed •

**10204 Braddock Dr • Culver City 90232**  
**2 units • \$647,500/unit • 1,451 sqft • 3,602 sqft lot • \$894.56/sqft •**  
**Built in 1955**

**East of Overland. South of Culver Blvd. Near corner of Jackson and Braddock.**



List / Sold:  
**\$1,295,000/\$1,298,000 ↑**  
**8 days on the market**  
**Listing ID: 23270999**

Charming, mid-century single family cottage-style home with one bedroom and a den (or second bedroom - there is no closet) one bathroom in Carlson Park adjacent with a one bedroom/one bathroom rental above the two one-car detached garages. High ceiling/vaulted in living room with great light coming in from the skylight as well as light streaming in from the sliding glass door. Sliding door opens to the large redwood deck, custom built. Original hardwood floors. Brick gas fireplace with mantel. Formal dining room with window and window seat. Dining room opens through a pass through to the kitchen. Kitchen with sponge painted cabinetry, linoleum floor and door that leads out to the yard. Lots of storage. Principal bedroom with carpet (seller says hardwood underneath). Second room can be an additional bedroom (no closet) with a small bed or it can be an office space. Also carpeted. One bathroom convenient to bedrooms with a separate tub and shower. This home has been lived in and loved dearly for over 20 years by the current owner. There is a sweet, one bedroom/one bathroom rental (currently rented but tenant in process of moving out) above the two-one car garages which is detached from the house. Tenant is planning on vacating 2nd week of June. Some portions of the unit have been remodeled in 2019 per the seller. Rental has a charming private yard behind the unit. Two separate, quite deep, one-car garages with storage shelving. Washer/dryer in owner's garage; separate door on side to enter. Both garages are empty. Driveway can accommodate two cars. Interior pictures of rental can be seen on the MLS until tenant vacates. This charming cottage is located in a fantastic spot, Carlson Park adjacent and just one block to the well-known Jackson Market as well as close to downtown Culver City. Live in one and rent out the other. Rent out both. There are many options. Zoned R2.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,295,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, In Garage

Interior

- Floor: Wood, Carpet
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02041450
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$4,500   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$0         | \$2,200    | \$2,750   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
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| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

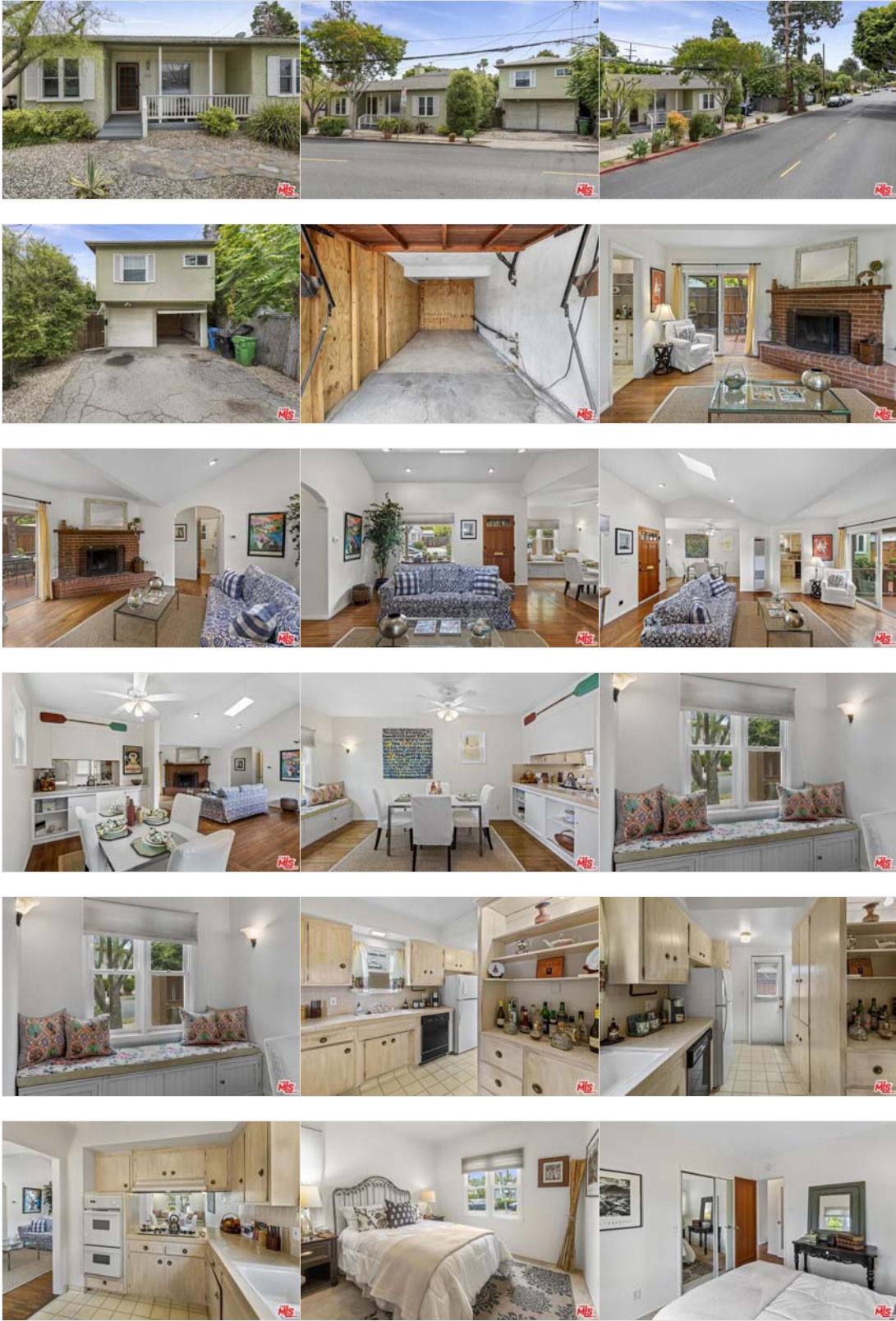
Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.5%
- C28 - Culver City area
  - Los Angeles County
  - Parcel # 4209002003

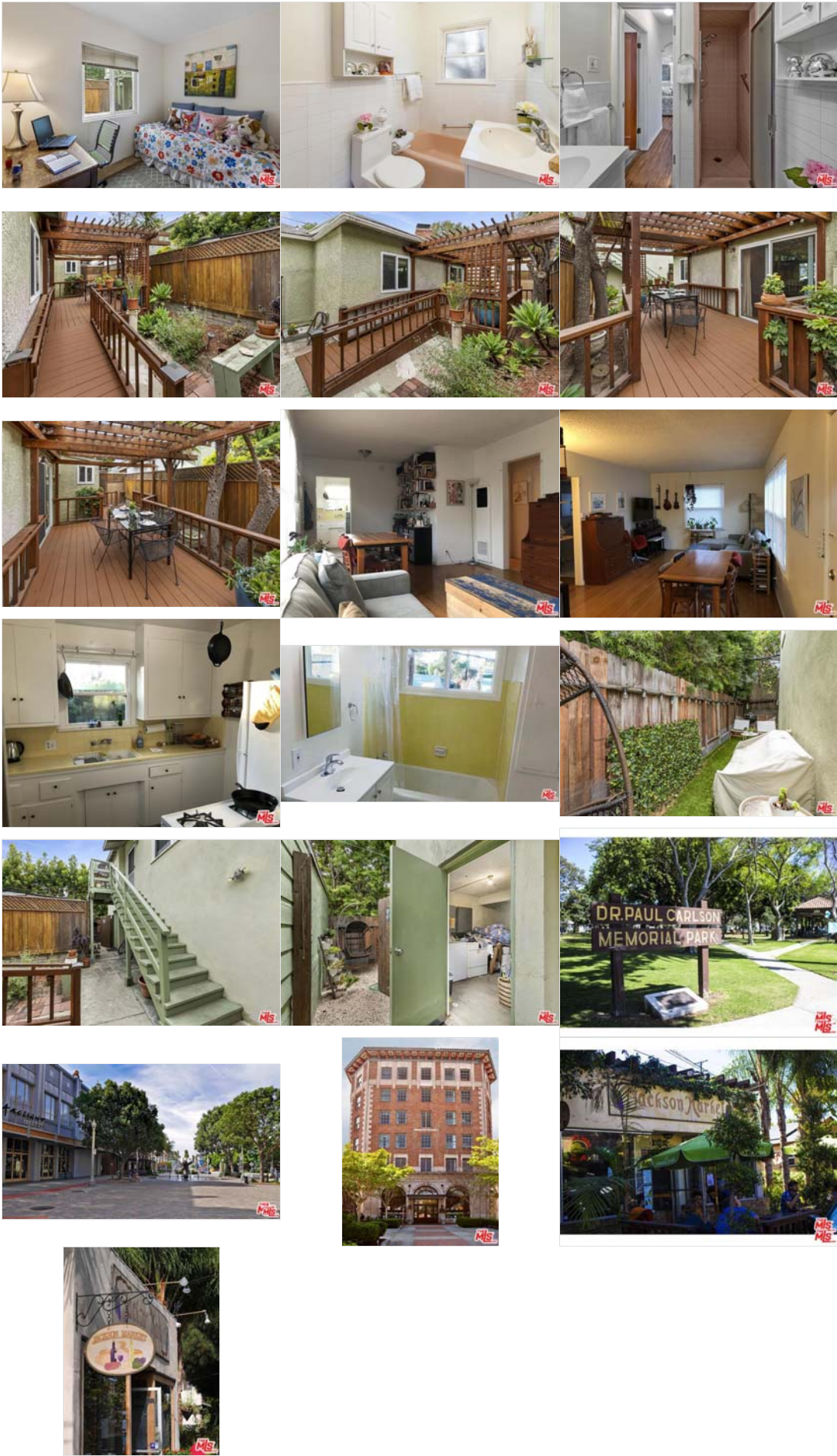
Michael Lembeck  
State License #: 01019397  
Cell Phone: 714-742-3700

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

Click arrow to display photos











Closed •

List / Sold: **\$660,000/\$715,000** ↑

**10926 S Western Ave** • Los Angeles 90047  
**2 units** • **\$330,000/unit** • **1,848 sqft** • **6,019 sqft lot** • **\$386.90/sqft** •  
**Built in 1948**

25 days on the market

Listing ID: 23267899

Imperial to Western Avenue, Go North to 10926 S Western Avenue/ Use Google Maps, Waze Mapquest



This is a unique opportunity you don't want to miss! A prime L.A. duplex is on the market for the first time in 40 years. It is located in the unincorporated county of Los Angeles. Needs a bit of tender love and care but has good bones and some modern upgrades including a new roof ( 2019 ). The front unit has a new water heater. The exterior has been newly painted. Both bathrooms have been remodeled in 2018/2020. The front unit has been partially upgraded. The duplex shall be sold AS-IS. The Seller is participating in a 1031 exchange. The 103 exchange property has been identified. One tenant gave notice in March and will vacate by June 15, 2023. The vacant unit will be shown at that time. The front unit will be shown by appointment only beginning June 5, 2023, will update you if there is a change.

Facts & Features

- Sold On 07/14/2023
  - Original List Price of \$660,000
  - 1 Buildings
- \$21100 Net Operating Income
  - 2 gas meters available
  - 2 water meters available

Interior

- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,190
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$10
  - Cable TV:
  - Gardener:
  - Licenses:
- Insurance: \$700
  - 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     | 2    | 1     |        | Unfurnished | \$990       | \$990      | \$2,000   |
| 2:  | 1     | 2    | 1     |        | Unfurnished | \$1,150     | \$1,150    | \$2,000   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
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| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 3%
- C36 - Metropolitan Southwest area
  - Los Angeles County
  - Parcel # 6077003009

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

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Closed • Duplex

List / Sold: \$403,750/\$420,000 ↓

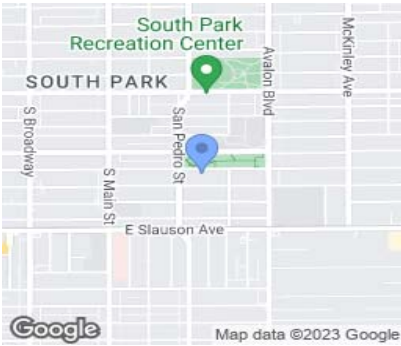
332 E 55th St • Los Angeles 90011

116 days on the market

2 units • \$201,875/unit • 1,700 sqft • 5,332 sqft lot • \$247.06/sqft • Built in 1958

Listing ID: SR22171210

Exit Vernon Ave off the 110, then make a left on W Vernon, then a right on S San Pedro, and finally a left on E 55th



This is the perfect investment opportunity for investors looking to live in one unit and rent out the other! And the future upside potential on this property is endless! Each unit features two bedrooms and one bath with a detached garage giving each unit a parking space. This charming duplex allows for you to make your real estate dreams a reality and implement all desires you seek for your home.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$525,000
- 1 Buildings
- 2 Total parking spaces
- \$12,976 (Estimated)
- \$7416 Gross Scheduled Income
- \$7416 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01378477
- 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 | \$618       | \$618      | \$2,000   |
| 2: | 1     | 2    | 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:
- Refrigerator:
- Wall AC:

Additional Information

- Real Estate Owned sale
- Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5101010027

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: SR22171210

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Closed • Duplex

List / Sold: \$499,000/\$582,000 ↑

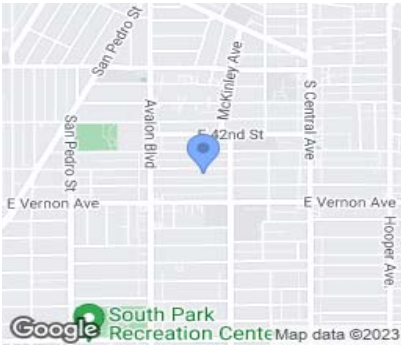
756 E 43rd St • Los Angeles 90011

1 days on the market

2 units • \$249,500/unit • 1,892 sqft • 5,120 sqft lot • \$307.61/sqft • Built in 1912

Listing ID: RS23108938

Off of the 110 between Vernon & MLK Jr.



Great investment opportunity!! Duplex in the heart of Los Angeles. Minutes away from DTLA & 105,110 & 10 freeways. Centrally located to restaurants, entertainment, and public transportation. This property is great to add to your portfolio! Buyer to verify square footage of building.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$499,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 0      | Unfurnished | \$0         | \$0        | \$3,300   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,600   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5115009006

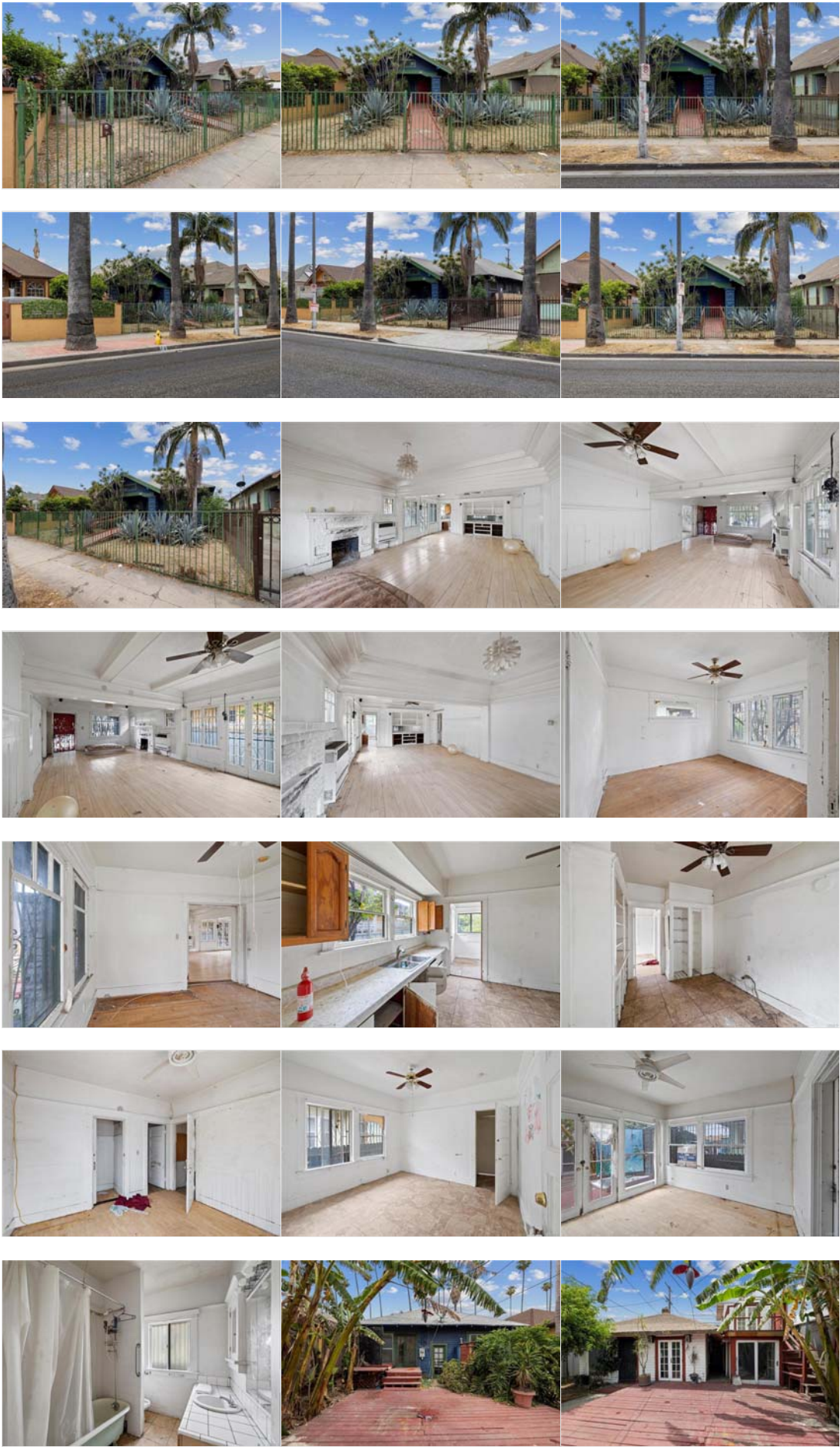
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$525,000/\$450,000 ↓

7114 Miramonte Blvd • Los Angeles 90001

23 days on the market

2 units • \$262,500/unit • 1,164 sqft • 3,474 sqft lot • \$386.60/sqft • Built in 1922

Listing ID: SB23092391

E Florence Ave and Miramonte Blvd



Introducing a fantastic rare opportunity! Bring your vision and your contractor! First time on market in nearly 50 years, zoned LCR3, this fixer duplex is an absolute must-see for those seeking a lucrative investment venture. These 2 units are divided as follows: (1) 1-bed/1-bath unit and (1) 1-bed/1-bath unit, all separately metered for gas. Step inside the first unit where you'll find a comfortable living space that seamlessly flows to your separate dining room perfect for gatherings. The master bedroom, conveniently located at the rear of the home is complete with an ensuite and a generously sized closet. This duplex holds immense potential, awaiting your imagination and some TLC. With endless possibilities, you can transform this duplex into a remarkable living space customized to your preferences. Unlock even greater potential by acquiring the adjacent parcel (APN 6010-039-011, CRMLS#SB23086827, 7118 Miramonte Blvd). Conveniently situated in close proximity to parks, schools, shopping centers, and with easy access to freeways, these homes offer an ideal location that combines comfort and convenience. Don't miss out on this rare opportunity to own not just one, but two adjacent homes! Opportunity knocks!

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Outside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6010039010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: SB23092391

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Closed • Duplex

List / Sold: \$665,000/\$665,000

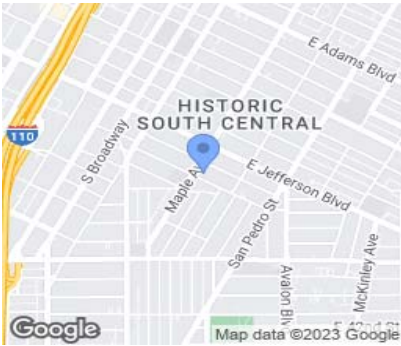
309 E 36th St • Los Angeles 90011

50 days on the market

2 units • \$332,500/unit • 2,752 sqft • 5,182 sqft lot • \$241.64/sqft • Built in 1906

Listing ID: BB23072278

South from Jefferson / West from San Pedro



This charming duplex located at 309 E 36th St in Los Angeles presents an excellent investment opportunity, with two separate standing dwellings on one lot. The front house is a classic Craftsman style home with four generous bedrooms and two bathrooms. The home features traditional details, such as hardwood floors and ample windows that provide natural light. The living room has a cozy fireplace, while the dining room is perfect for hosting family and friends. The kitchen retains its original charm and features, including vintage cabinetry and countertops. The front porch and backyard provide ample outdoor space for relaxation and entertainment. The back unit is a quaint two-bedroom and two-bathroom home, perfect for smaller households. The interior features engineered hardwood floors. The kitchen retains its original character, with vintage cabinetry and countertops. Both units are currently rented, providing a stable income stream for the property. This is an ideal opportunity for investors seeking a property that generates consistent cash flow. The location is convenient, with easy access to major highways, public transportation, and local amenities. Don't miss the chance to own this duplex in a desirable neighborhood, perfect for generating rental income.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$665,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- \$44184 Gross Scheduled Income
- \$27747 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,553
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01877665
- Gardener:
- Licenses:
- Insurance: \$1,873
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,500
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 3     | 0      | Unfurnished | \$2,060     | \$2,060    | \$3,700   |
| 2: | 1     | 2    | 2     | 0      | Unfurnished | \$1,622     | \$1,622    | \$2,000   |

# Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5120014007

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income    LISTING ID: BB23072278

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Closed • Duplex

List / Sold: \$750,000/\$785,000 ↑

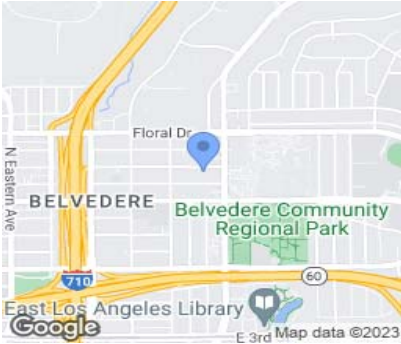
4752 Hammel St • Los Angeles 90022

10 days on the market

2 units • \$375,000/unit • 1,752 sqft • 5,187 sqft lot • \$448.06/sqft • Built in 1931

Listing ID: MB23059743

E. Cesar E. Chavez and N. Mednik Ave



Look at this fabulous 2-unit property! The 1st unit has 3 bedrooms and 2 baths with a 2nd floor and the 2nd unit has 2 bedrooms and 1 bath with a single floor. Each unit has its own electrical and gas meters. There is plenty of storage space with the 2 metal sheds and 1 wooden storage shed in the back. The property also features solar panels that will help the new owners save on electricity and lower the electric bill. The property is near East LA College, Cal State LA, with easy access to the 710 Freeway and 60 Freeway.

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside, Washer Hookup
- \$62400 Gross Scheduled Income
- \$46400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Entry, Kitchen, Laundry, Living Room, Main Floor Master Bedroom
- Appliances: None
- Other Interior Features: Balcony, Block Walls, Ceiling Fan(s), Two Story Ceilings
- Floor: Tile, Wood

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit, Park Nearby, Paved, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$384
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$1,246
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 0      | Unfurnished | \$0         | \$0        | \$3,000   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,300     | \$1,300    | \$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%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5235019023

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: MB23059743

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Closed • Duplex

List / Sold: \$799,950/\$808,000 ↑

11470 Bessemer St • North Hollywood 91606  
2 units • \$399,975/unit • 1,902 sqft • 7,005 sqft lot • \$424.82/sqft •  
Built in 1941

16 days on the market

Listing ID: SR23090489

ENTER FARMDALE NORTH FROM OXNARD ST. CORNER OF FARMDALE AND BESSEMER



North Hollywood duplex that includes two detached homes situated on a spacious 7,005 square foot lot (per assessor). The front house(11470 Bessemer St), built in 1941, is a charming home that offers 3 bedrooms and 1.5 baths, a living room featuring a wood-burning fireplace, a separate dining room, and kitchen. The front house also features beautiful laminate floors, original doors, a hallway niche, laundry room, 2 car garage, front garden, and a private exterior shaded entertaining space. The rear unit(6017 N. Farmdale Avenue) has 2 bedrooms and 1 full bath, a living room with fireplace, and a kitchen located at the back of the home with access to the private rear yard. Both units are currently tenant-occupied and will be included with the sale. The property is conveniently located close to LA's Noho Arts District, Valley Village, Metro Red Line, Van Nuys Vintage District, Mulholland Drive, and Burbank Airport.

Facts & Features

- Sold On 07/11/2023
  - Original List Price of \$799,950
  - 2 Buildings
  - Levels: One
  - 2 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Gravity
  - \$318 (Estimated)
- Laundry: In Kitchen, Outside
  - \$3066.44 Gross Scheduled Income
  - \$31997 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
  - Floor: Carpet, Laminate
- Appliances: None
  - Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lot 6500-9999, Yard
- Fencing: Block, Chain Link
  - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 02035024
  - Gardener:
  - Licenses:
- Insurance: \$2,400
  - Maintenance:
  - Workman's Comp:
  - Professional Management: 2400
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,208     | \$1,208    | \$2,500   |
| 2: | 1     | 3    | 2     | 2      | Unfurnished | \$1,858     | \$1,858    | \$3,000   |

# Of Units With:

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

Additional Information

- Trust sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
  - Los Angeles County
  - Parcel # 2338002006

Michael Lembeck

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

Re/Max Property Connection

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

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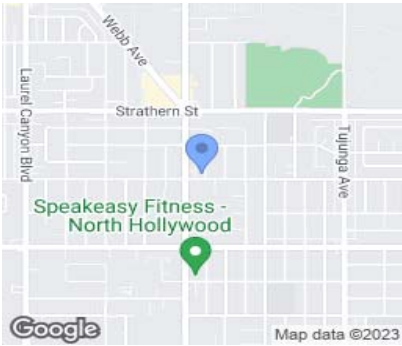
CUSTOMER FULL: Residential Income    LISTING ID: SR23090489

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Closed • Duplex

**7807 Troost Ave.** • North Hollywood 91605  
**2 units • \$725,000/unit • 3,984 sqft • 5,460 sqft lot • \$351.41/sqft • Built in 2023**  
**East of Lankershim Blvd. North of Stagg St.**

List / Sold:  
**\$1,450,000/\$1,400,000** ↓  
**11 days on the market**  
**Listing ID: DW23071800**



BRAND NEW CONSTRUCTION!!! 2 unit property in a GREAT LOCATION. Ten minutes away from Burbank airport. Each has 5 bedrooms and 5 bathrooms. The kitchen, dining room, living room, a bedroom and two bathrooms on the 1st floor. Four bedrooms and three bathrooms upstairs. Close to major freeways. Each has a one car garage as well as three open parking spaces. Each unit also has central AC and heat, microwave, dishwasher, washer/dryer hookups, tankless water heaters, separate water, gas, and electrical meters. Vinyl flooring and recessed lighting throughout. Both units come with SOLAR PANELS that are paid off to help minimize the electrical bill. Perfect for two families or live in one and rent the other. No rent control means great income property for any investor.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02189396
- 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     | 5    | 5     | 1      | Unfurnished |             |            |           |
| 2: | 1     | 5    | 5     | 1      | Unfurnished |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2311015027

Michael Lembeck

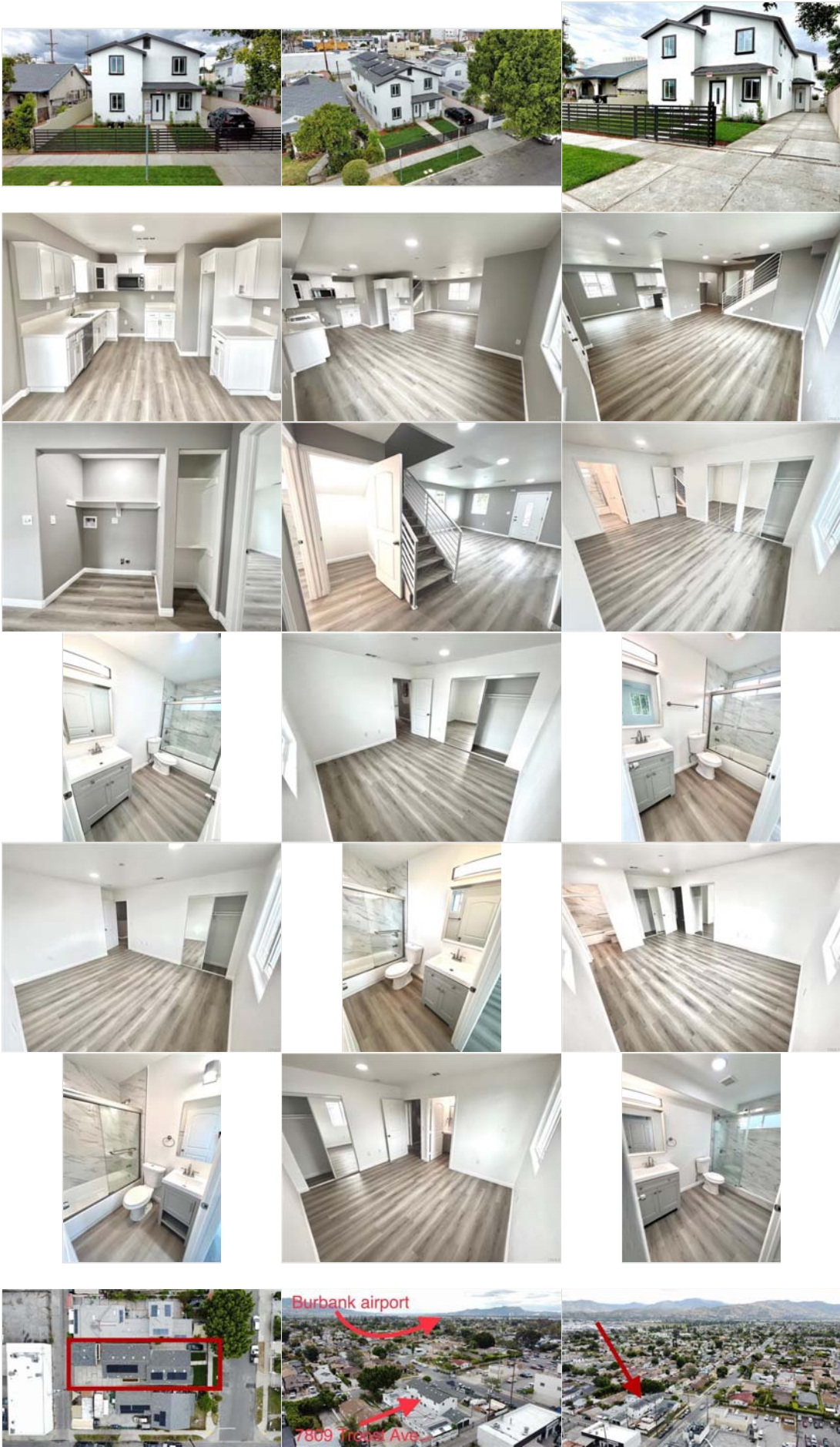
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: DW23071800

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Closed

• Duplex

4605 3rd Ave • Los Angeles 90043

2 units • \$350,000/unit • 1,395 sqft • 5,931 sqft lot • \$501.79/sqft • Built in 1921

Between 48th and Vernon

List / Sold: \$700,000/\$700,000 ↓

86 days on the market

Listing ID: OC23036769



Renovators dream! Rare opportunity in the Park Hills Heights neighborhood of Los Angeles to remodel, renovate, or reimagine this charming duplex into your dream home or income producing property. Centrally located on a palm tree-lined street, this nearly 6000 square foot lot has untapped potential limited only by the imagination. Ease of access to Exposition Park, Sofi Stadium, The Forum, local 110/10 Freeways, the new Metro K line, local eateries, and more.

Facts & Features

- Sold On 07/13/2023
  - Original List Price of \$750,000
  - 1 Buildings
  - Levels: One
  - 6 Total parking spaces
  - 2 Total carport spaces
  - Heating: See Remarks, Wall Furnace
  - \$0 (Unknown)
- Laundry: Individual Room, Washer Hookup
  - 2 electric meters available
  - 2 gas meters available
  - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
  - Floor: Carpet, Vinyl
- Other Interior Features: Built-in Features, Ceiling Fan(s), Crown Molding, Tile Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Rectangular Lot, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01523753
  - 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        | \$0       |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$0       |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
  - Los Angeles County
  - Parcel # 5014027012

Michael Lembeck

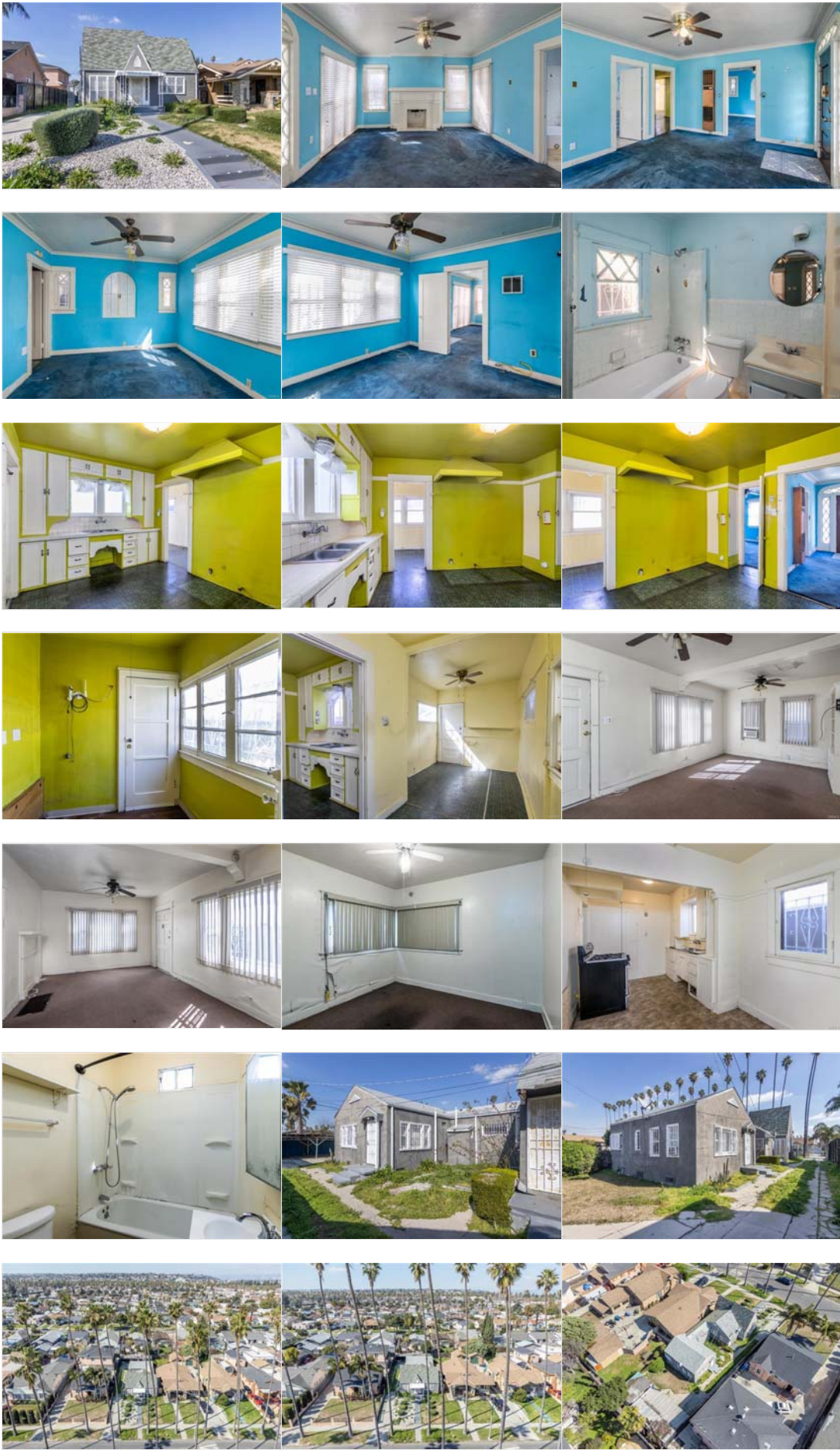
State License #: 01019397  
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income    LISTING ID: OC23036769

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Closed • Duplex

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

**9255 Los Angeles St • Bellflower 90706**

**24 days on the market**

**2 units • \$462,500/unit • 2,055 sqft • 6,301 sqft lot • \$450.12/sqft • Built in 1963**

**Listing ID: RS23102309**

**Cross streets Clark and Alondra Blvd**



Welcome to the ideal low-maintenance Duplex in Bellflower, situated in a highly desirable location on a corner lot. This property offers the perfect opportunity for investors or homeowners seeking a combination of comfort, convenience, and potential rental income. Let's explore the features of this remarkable property. Exterior and Location: Nestled on a corner lot, this Duplex boasts excellent curb appeal with its well-maintained exterior. The property's location in Bellflower provides easy access to a host of amenities, including Downtown Bellflower which has incredible restaurants, and parks. The neighborhood is known for its friendly atmosphere, making it an ideal place to call home. Unit 1: Unit 1 is a spacious and inviting living space featuring 2 bedrooms and two bathrooms. There is a bonus 3rd room located in the garage. Upon entering, you are greeted by an open living area to get creative with your furniture layout. The kitchen offers ample storage space, lots of counter space and a convenient layout for preparing delicious meals. All bedrooms provide comfort and privacy, being spaced out evenly throughout the unit with no adjacent walls. Unit 1 also includes its own private patio, providing an outdoor area to enjoy morning coffee or evening gatherings. Unit 2: The second unit of this Duplex is a charming one-bedroom, one-bathroom dwelling. Designed with efficiency in mind, this unit offers a cozy living space that is easy to maintain. Similar to Unit 1, Unit 2 features its own private patio, but has it's own driveway and additional parking. This Duplex presents a fantastic opportunity for investors looking to generate rental income by leasing out both units or living in one while renting out the other. The separate entrances for each unit provide privacy and independence, appealing to tenants seeking a sense of individuality within a shared property. In summary, this Duplex in Bellflower offers a fantastic investment opportunity with its low-maintenance design, ideal location on a corner lot, and well-divided living spaces. Don't miss out on this remarkable property

Facts & Features

- Sold On 07/14/2023
  - Original List Price of \$925,000
  - 1 Buildings
  - 2 Total parking spaces
  - \$750 (Estimated)
- Laundry: Individual Room
  - \$48600 Gross Scheduled Income
  - \$39357 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$750
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01856718
  - Gardener:
  - Licenses:
- Insurance: \$700
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 2      | Unfurnished | \$2,800     | \$2,800    | \$3,200   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$1,250     | \$1,250    | \$1,600   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2%
- RG - Bellflower North of 91 Frwy, S of Alondra area
  - Los Angeles County
  - Parcel # 7105025013

**Michael Lembeck**  
State License #: 01019397

**Re/Max Property Connection**  
State License #: 01891031



Click arrow to display photos





CUSTOMER FULL: Residential Income    LISTING ID: RS23102309

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**Closed** • Duplex

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

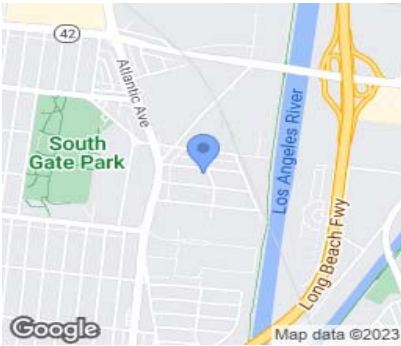
**5178 McCallum Ave** • South Gate 90280

**3 days on the market**

**2 units** • **\$375,000/unit** • **1,722 sqft** • **5,841 sqft lot** • **\$435.54/sqft** • **Built in 1941**

**Listing ID: DW23077707**

**South of Firestone, East of Atlantic**



Great investment property! Two separate homes on a lot located in a desirable South Gate neighborhood. With a little TLC, you can live in one home and rent the other. Front house has 3 bedrooms, including a master, and 2 full bathrooms. Rear unit is a studio with a 3/4 bathroom. Rents are below market value, with great upside potential.

**Facts & Features**

- Sold On 07/14/2023
  - Original List Price of \$750,000
  - 2 Buildings
  - Levels: One
  - 3 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - \$686 (Estimated)
- Laundry: See Remarks
  - \$27600 Gross Scheduled Income
  - \$25300 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$3,430
  - Electric: \$1,080.00
  - Gas: \$250
  - Furniture Replacement:
  - Trash: \$400
  - Cable TV: 02101233
  - Gardener:
  - Licenses:
- Insurance: \$1,200
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$500
  - Other Expense:
  - Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
  - Buyer Agency Compensation: 2.5%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
  - Los Angeles County
  - Parcel # 6222032022

**Michael Lembeck**

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

**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income    LISTING ID: DW23077707

Printed: 07/16/2023 5:56:05 PM

Closed •

**1955 Butler Ave • Los Angeles 90025**  
**2 units • \$947,500/unit • 1,830 sqft • 6,947 sqft lot • \$1010.93/sqft •**  
**Built in 1940**  
**West of Sawtelle, North Of Olympic, South Of Santa Monica Blv**

List / Sold:  
**\$1,895,000/\$1,850,000 ↓**  
**42 days on the market**  
**Listing ID: 23268789**



Vacant Duplex! Prime West L.A. RARE Corner R2 Lot with situated on a lot that spans 6,947 sqft. Bring your developers, architects, and builders! The corner lot is prime for development and allows for easy access for parking without compromising yard space. Currently, there are two vacant units on the lot, each consisting of 2 bedrooms and 1 bathroom. Garge spaces can be converted into an ADU (as a 3rd Unit). The units have good floor plans and each boasts a large outdoor area. The front unit is larger than the rear unit and features an additional room off the 2 car garage. The rear unit has a large yard with a spacious covered patio, surrounded by fruit trees and mature landscaping. The area is rapidly growing, with lots of new shops, restaurants, office spaces, and a large retail mall coming in on Bundy. Many new developments are being built in the area, including many small sub-lot divisions. The property is in a prime location within the desirable and trendy Sawtelle/Japantown neighborhood, and offers easy access to shops, restaurants, the beach, Expo Line, highway access, and all the Westside has to offer.This property won't last long, so don't miss out on this RARE opportunity!

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,995,000
- 2 Buildings
- Heating: Forced Air
- Laundry: Outside

Interior

- Floor: Laminate
- Appliances: Oven

Exterior

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261027021

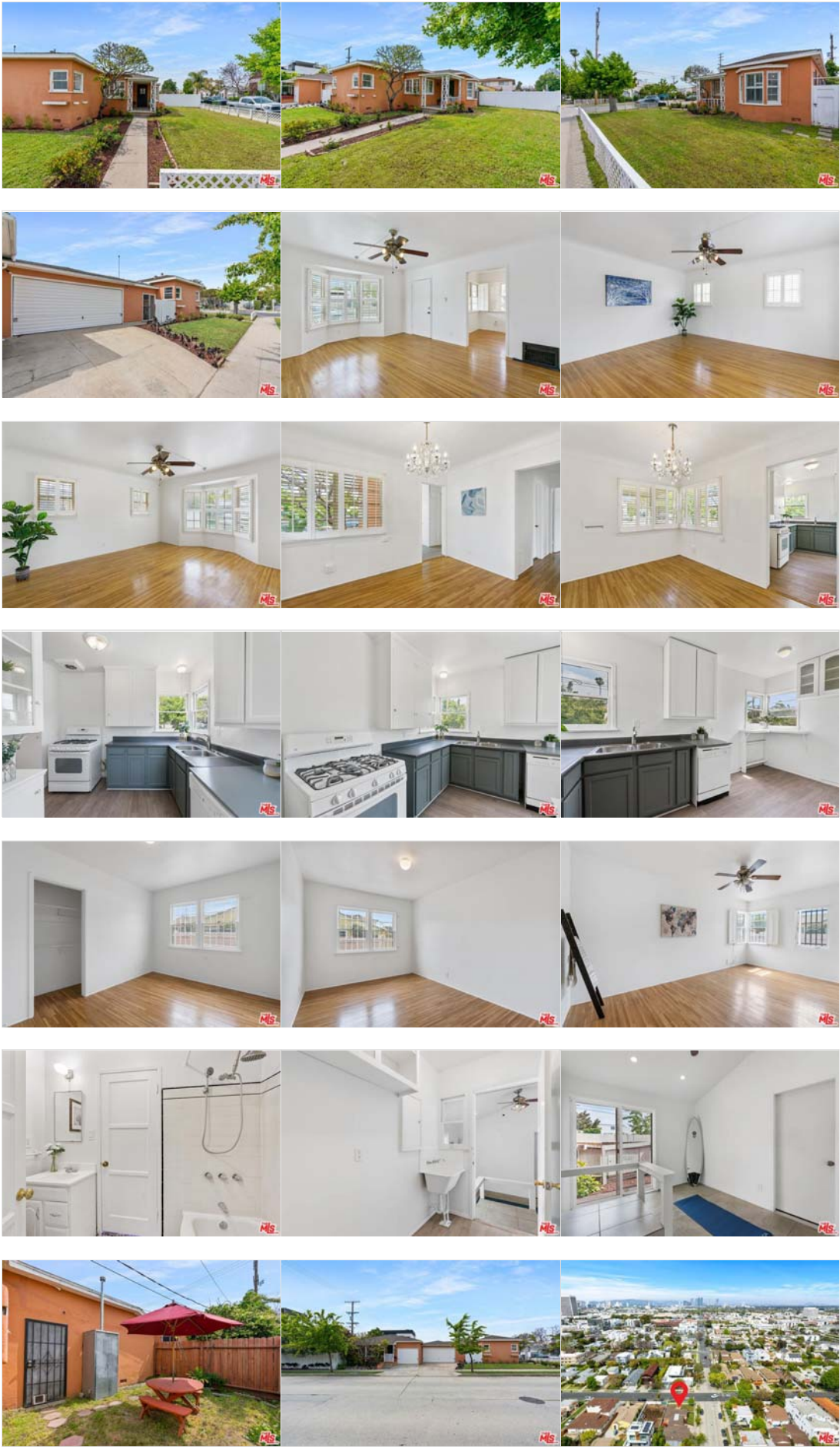
**Michael Lembeck**  
State License #: 01019397  
Cell Phone: 714-742-3700

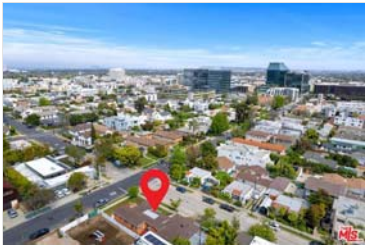
**Re/Max Property Connection**  
State License #: 01891031  
26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income    LISTING ID: 23268789

Printed: 07/16/2023 5:56:05 PM

Closed • Duplex

4034 W 168th St • Lawndale 90260

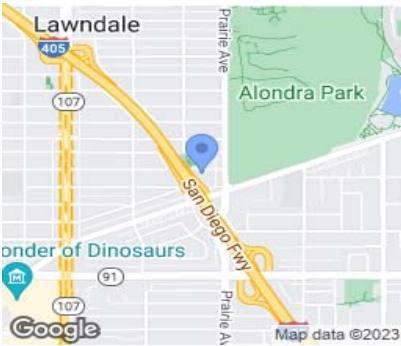
3 units • \$429,667/unit • 3,453 sqft • 7,313 sqft lot • \$376.48/sqft • Built in 1944

Driving South on Prairie Avenue, turn Left on 168th St, cul-de-sac for Hogan Park

\$1,289,000/\$1,300,000 ↑

9 days on the market

Listing ID: SB23068149



If you are looking for an investment property with tremendous upside in rental income, then this is the property for you. Current tenants have been there for over 15 years. Rents have not been raised because tenants have taken care of the property as their own. The property is on a 7313 sqft lot. The front house is well maintained and consists of 2 bed, 1 ba 930 sqft. It has it's own laundry room, newer kitchen countertops, faucets, remote controlled A/C heat in each room and a non attached 2 car garage. The back house was built in 1996. The home has 2770 sqft and consists of 4 bed 3 ba with an open floor plan, 30 feet ceilings, and new floors, equipped with washer and dryer, sink, and has 2 car attached garage. The ADU is a large 683 sqft 1bed 1 ba, and kitchen. This has its own entrance, covered carport area with shared attached garage. Back house has a total of 3453 sqft and has central heat and air conditioning. Property is secured with an automatic security gate leading into the attached garages. The property is perfectly located as the street ends in a cul de sac leading to the entrance of Hogan Park. The park is great for chess players, children using slides, jungle jim, swings, and plenty of grass for family picnics. The LA County Sheriff's substation is located a block away on Prairie Avenue. 4034 and 4036 is located across from Alondra Golf Course and close to the 405 freeway. South Bay Galleria is 5 minutes away and the ocean is 3 miles away. Great opportunity for investors or an owner to live in one house and rent the other 2.

Facts & Features

- Sold On 07/11/2023
  - Original List Price of \$1,289,000
  - 2 Buildings
  - Levels: One, Two
  - 5 Total parking spaces
  - 1 Total carport spaces
  - Cooling: Central Air, Ductless, Gas, See Remarks, Zoned
  - Heating: Central, Ductless, Forced Air, See Remarks, Zoned
  - \$6,630 (Assessor)
- Laundry: Gas Dryer Hookup, See Remarks, Washer Hookup
  - \$50400 Gross Scheduled Income
  - \$41322.5 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 2 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Kitchen, Laundry, Living Room, Master Suite, See Remarks
  - Floor: Carpet, Vinyl, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
  - Security Features: Automatic Gate, Security System
- Fencing: Block
  - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,078
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$800
  - Cable TV: 01868309
  - Gardener:
  - Licenses:
- Insurance: \$688
  - 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     | 7    | 4     | 4      | Unfurnished     | \$4,200     |            | \$8,250   |
| # Of Units With:       |       |      |       |        |                 |             |            |           |
| • Separate Electric: 2 |       |      |       |        | • Drapes:       |             |            |           |
| • Gas Meters: 2        |       |      |       |        | • Patio:        |             |            |           |
| • Water Meters: 2      |       |      |       |        | • Ranges:       |             |            |           |
| • Carpet:              |       |      |       |        | • Refrigerator: |             |            |           |
| • Dishwasher:          |       |      |       |        | • Wall AC:      |             |            |           |
| • Disposal:            |       |      |       |        |                 |             |            |           |

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.5%
- 112 - North Lawndale area
  - Los Angeles County



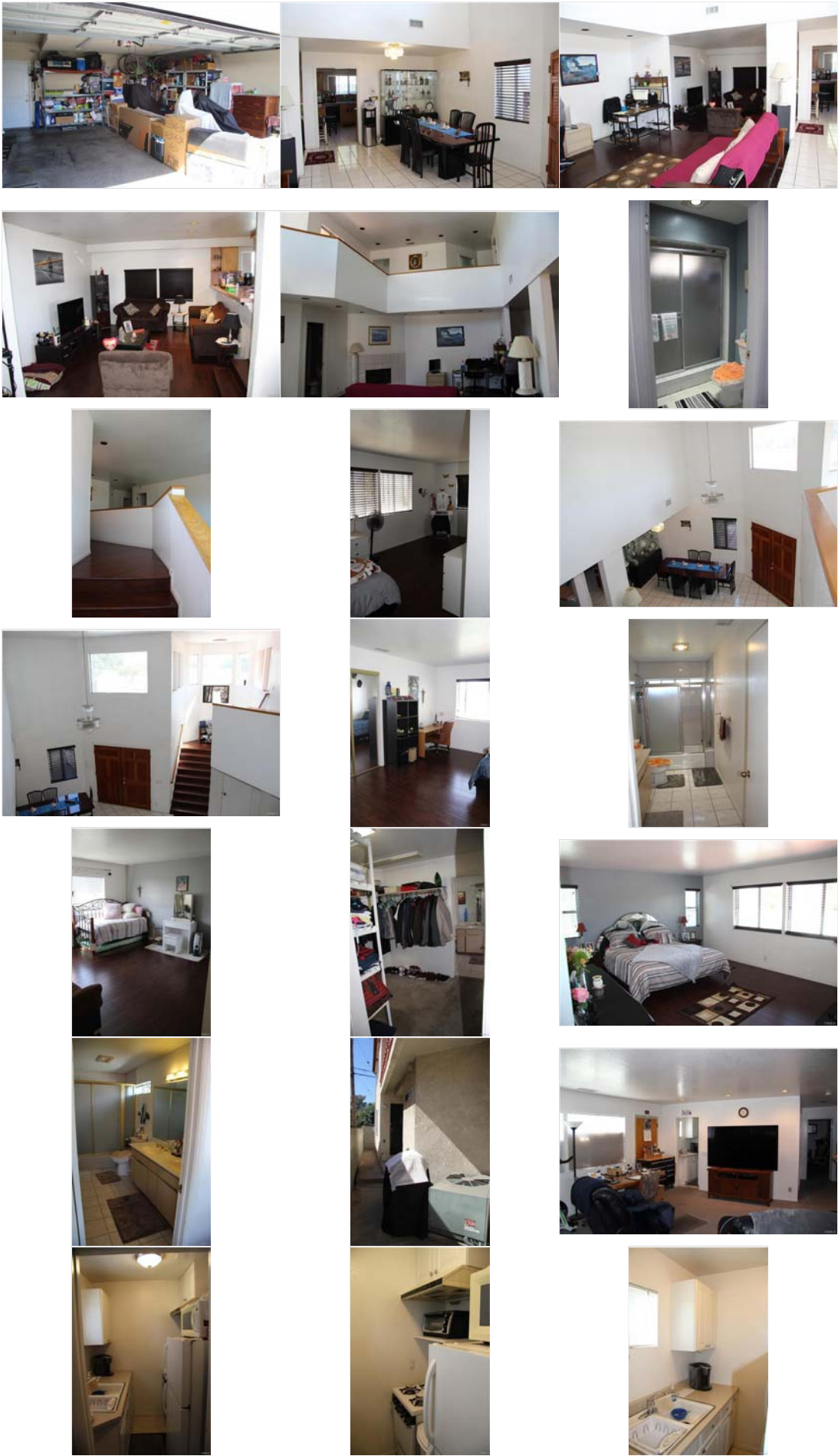
• Parcel # 4074016002

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

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

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CUSTOMER FULL: Residential Income    LISTING ID: SB23068149

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Closed • Triplex

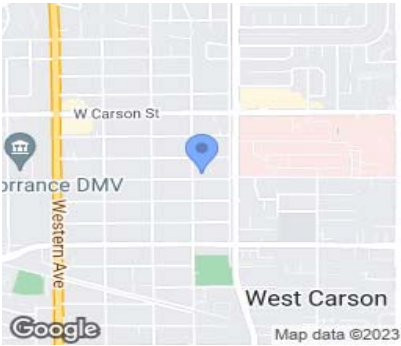
1345 W 220th St • Torrance 90501  
3 units • \$464,960/unit • 2,498 sqft • 6,505 sqft lot • \$560.45/sqft •  
Built in 1943  
GPS

List / Sold:

\$1,394,880/\$1,400,000

45 days on the market

Listing ID: IV23071129



TRIPLEX ~ 3 UNITS FOR SALE: 1345, 1345 1/2 & 1347 W. 220TH ST, TORRANCE: Completely remodeled with permits. Welcome to this gorgeous income property in an amazing and quiet location (less than 2 block away from the Harbor-UCLA medical center) meticulously rehabilitate. The original foot print of the house was 3 beds/2 baths at exactly 1,953 square feet. There is now a permitted ADU which is 2 beds/ 1 bath at 545 square feet, the Front house is 3 beds/2 baths and an attached home behind Front home with 2 beds/2 baths bringing the total interior square footage to 2,498 boasting 7 large bedrooms and 6 (Full & 3/4) bathrooms. Featuring new roof (on ADU), new water resistant gray laminate flooring in living areas, new baseboards & casings, new electrical panels, all new electrical wiring, new recess lights, new ceiling fans throughout the bedrooms, completely remodeled designer kitchens with brand new shelves, self closing cabinets, black Calcutta Quartz counter, subway back splash & all three units come with appliances including gas stoves/ovens, microwaves and refrigerators. All three units have their own private laundry rooms in-doors. Completely remodeled bathrooms featuring wooden vanities with stone counter tops and black matte faucets, 36" gray tile flooring, custom mirrors, exhaust fans, designer showers, light fixtures, accesories and all new black matte fixtures through out. New interior & exterior Doors (with the exception of the beautiful front door at the front units). Enjoy the tasteful and freshly painted inside & out with light White color tones and accent with Greige tone on all moldings and interior doors. Units 1345 and 1345 1/2 have large primary suites with new windows & large closet areas. New insulation throughout. Remodeled Back Yard with artificial turf, DG and a fire pit. The front yard has a producing avocado tree and it's perfectly shield by a 14 foot green hedge wall for the utmost privacy. The property is completely fenced off with a 6' block wall & wrought iron. This property offers a rolling gate and wrought iron gate door. Every inch of these homes have been carefully touched to offer the most trendy design ideas and fresh colors with finishes that will make it a perfect cash-cow (PERFECT FOR TRAVELING NURCES) or family compound with plenty room for multi-generations to share together. You can park 4 to 5 standard vehicles within the property. Entertain tenants, family and/or friends on a large and low maintenance back yard.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Ductless, Electric, ENERGY STAR Qualified Equipment
- \$519 (Estimated)
- Laundry: Individual Room, Inside, Stackable
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Master Bathroom, Master Bedroom, Master Suite, Two Masters
- Floor: Carpet, Laminate, Tile
- Appliances: Built-In Range, ENERGY STAR Qualified Water Heater, Freezer, Gas Range, Gas Water Heater, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Front Yard, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02039083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

|                        |   |   |   |   |                   |     |     |         |
|------------------------|---|---|---|---|-------------------|-----|-----|---------|
| 3:                     | 1 | 2 | 1 | 0 | Unfurnished       | \$0 | \$0 | \$2,700 |
| # Of Units With:       |   |   |   |   |                   |     |     |         |
| • Separate Electric: 2 |   |   |   |   | • Drapes: 0       |     |     |         |
| • Gas Meters: 1        |   |   |   |   | • Patio: 3        |     |     |         |
| • Water Meters: 1      |   |   |   |   | • Ranges: 3       |     |     |         |
| • Carpet: 3            |   |   |   |   | • Refrigerator: 3 |     |     |         |
| • Dishwasher: 0        |   |   |   |   | • Wall AC: 3      |     |     |         |
| • Disposal: 3          |   |   |   |   |                   |     |     |         |

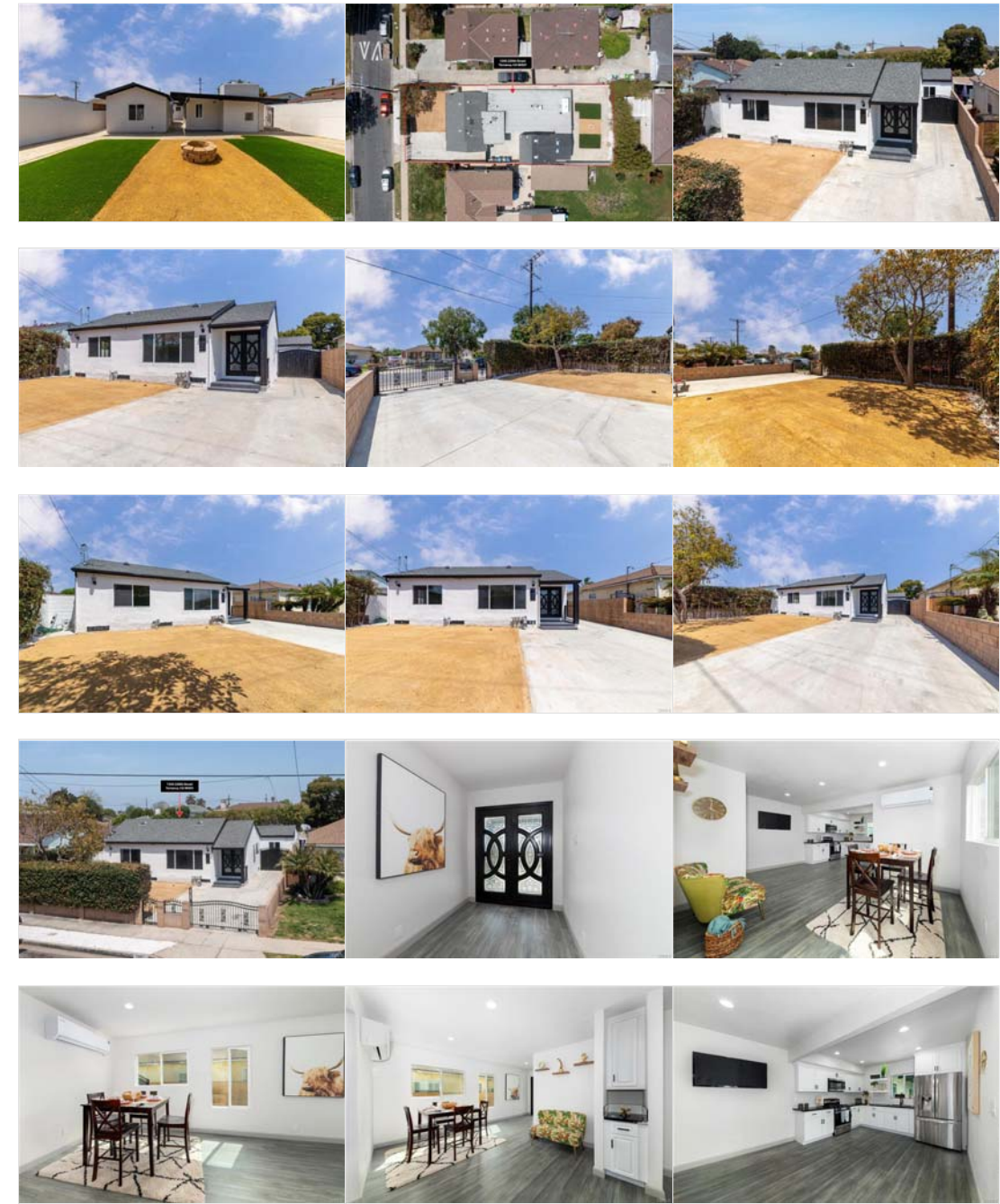
Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- 122 - Harbor Gateway area
  - Los Angeles County
  - Parcel # 7346007016

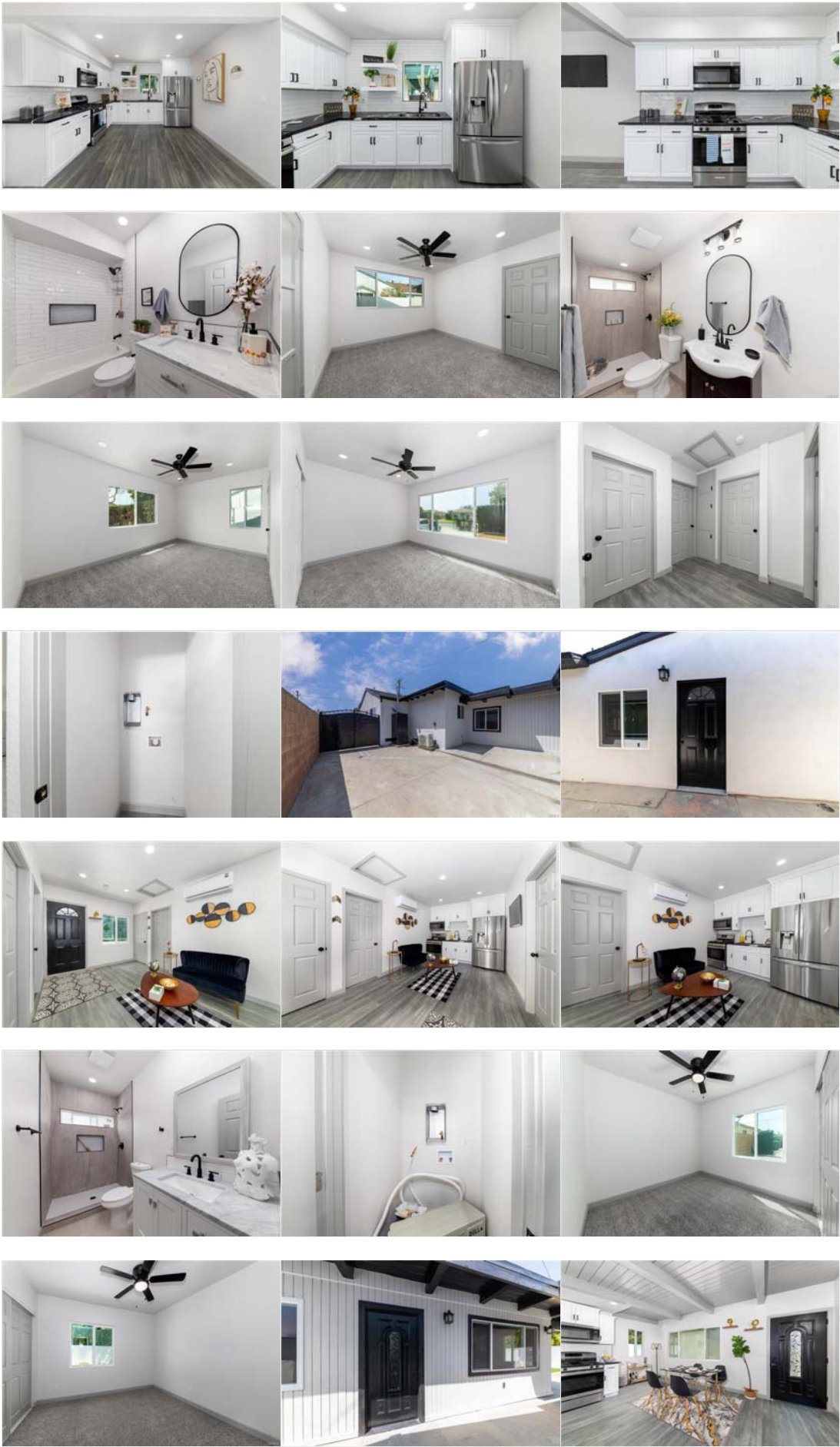
Michael Lembeck  
State License #: 01019397  
Cell Phone: 714-742-3700

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

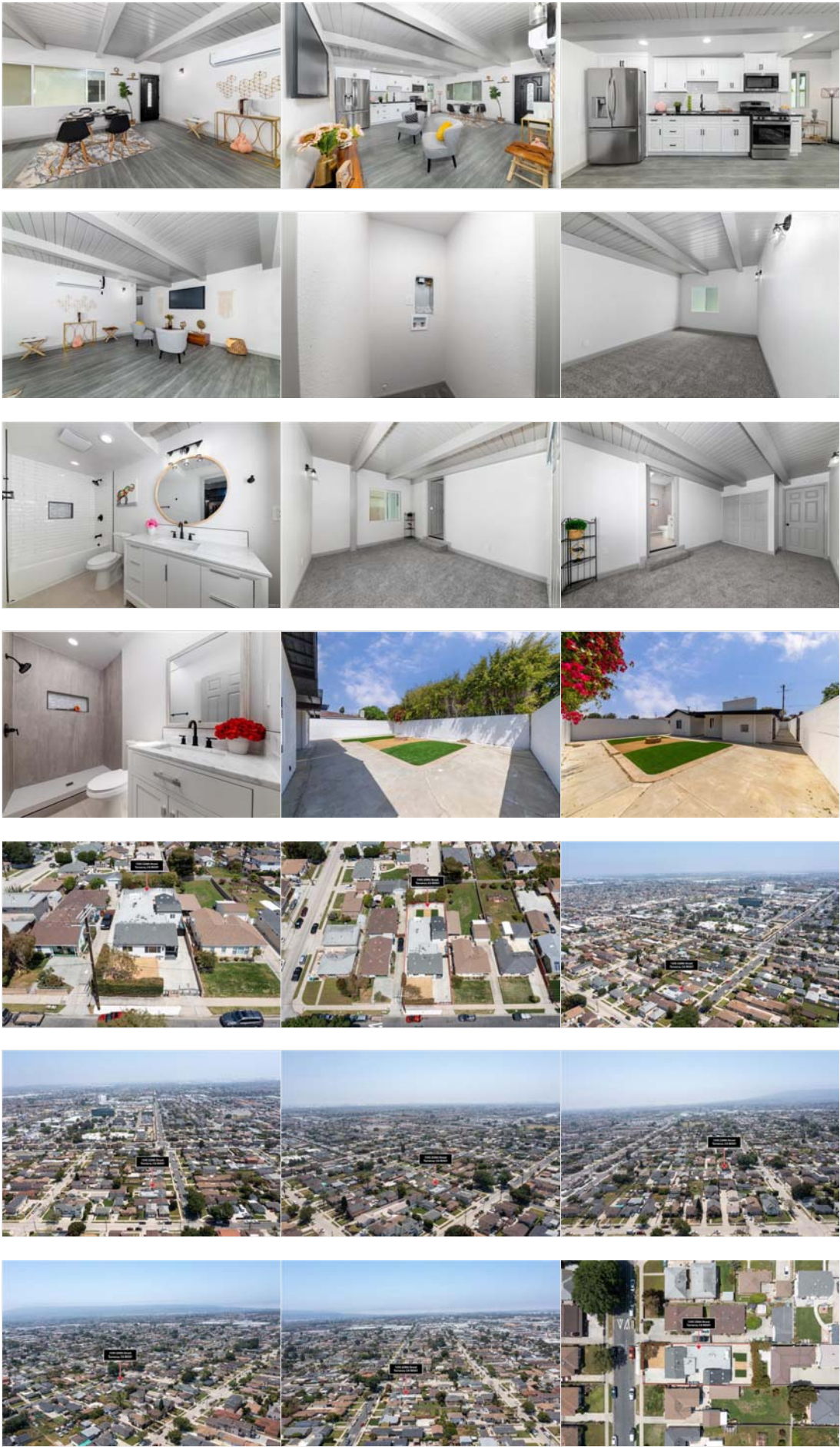
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CUSTOMER FULL: Residential Income    LISTING ID: IV23071129

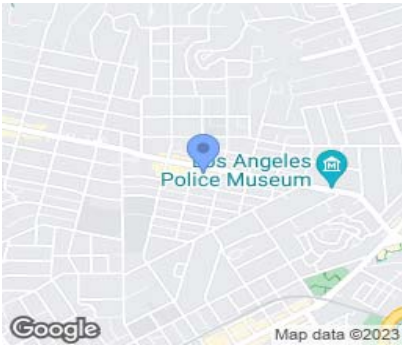
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**Closed** • **Commercial/Residential**

**5664 York Blvd** • Highland Park 90042

**3 units** • **\$400,000/unit** • **0 sqft** • **6,002 sqft lot** • **No \$/Sqft data** • **Built in 1908**

**On York Blvd, East of Nolden St. and S of Fayette St**



List / Sold:  
**\$1,199,999/\$1,100,000** ↓

**98 days on the market**

**Listing ID: DW23046146**

COMMERCIAL / RESIDENTIAL TRIPLEX, ZONED LAC2, "Rehab Ready" for potential Developers /Investors with an appetite for a Combined Business with a High Yielding Rental Income Property. Located at the Center of "York Blvd" and Heart of Highland Park just 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 with lucrative return for investors or developers willing to invest some TLC into the property! Property features: 6002 LOT SIZE, 2580 of LIVING SQFT. 3bedrooms, 1 Bath SFR (Store Front /Downstairs ) and 2, 1 Bedroom, 1 Bath units above SFR are rear. Dwelling. Lots of upside rent potential. Centrally located just minutes away from Downtown L.A., South Pasadena, Mt. Washington, 101, Metro Station, 110, 5 and 2 FWYS. Title reflects: Duplex (2 units, any combination, LAC2). However property consists of 3 Legal Units. \* See Supplements for Permits & ZIMAS Description.

**Facts & Features**

- Sold On 07/14/2023
- Original List Price of \$1,199,999
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$88800 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Other Interior Features: Balcony

**Exterior**

- Lot Features: Front Yard, Level
- Fencing: Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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    | 1     | 0      | Unfurnished | \$0         | \$0        | \$3,800   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,800   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$1,800   |

**# 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%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5478035007

**Michael Lembeck**

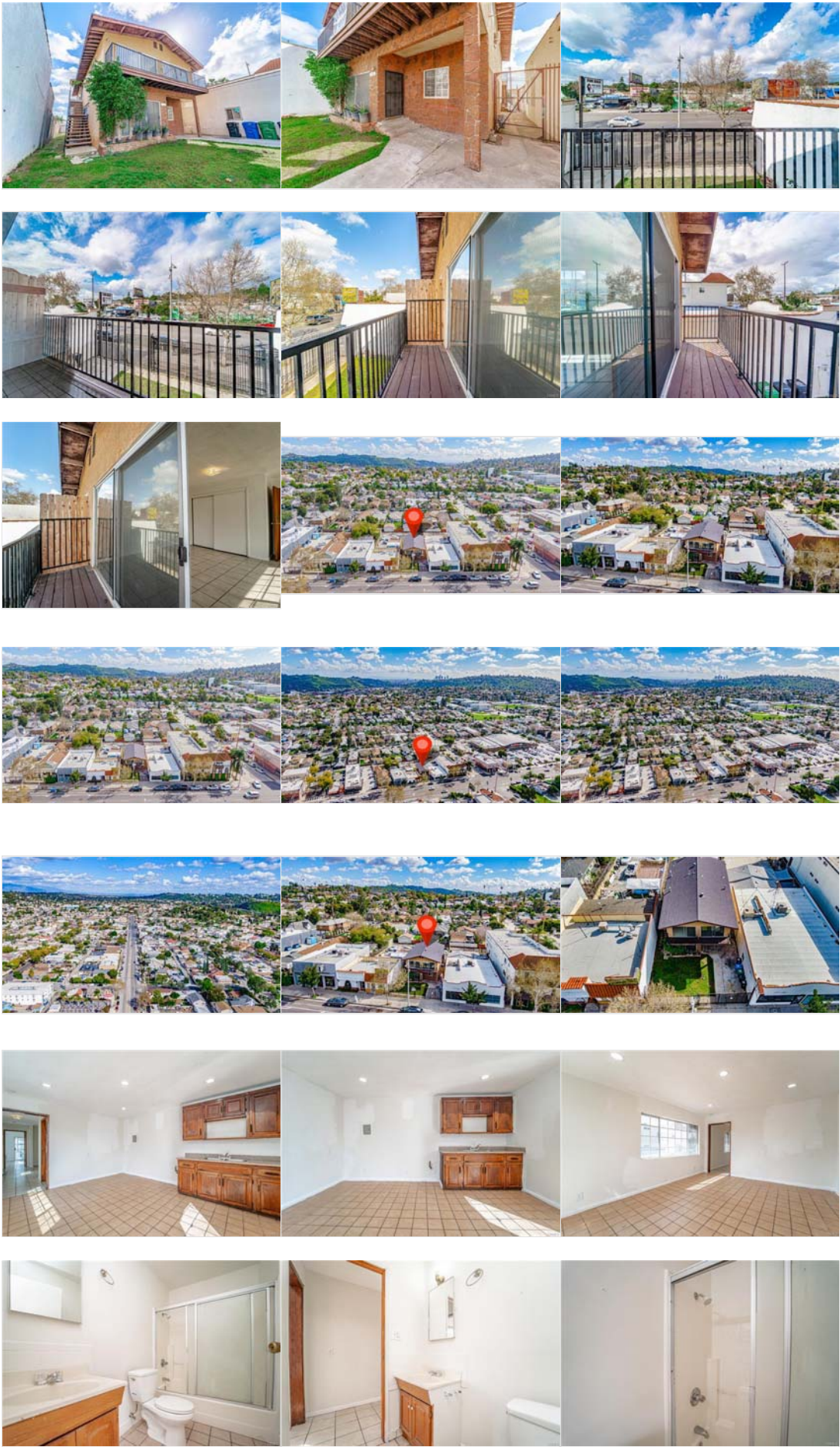
State License #: 01019397  
Cell Phone: 714-742-3700

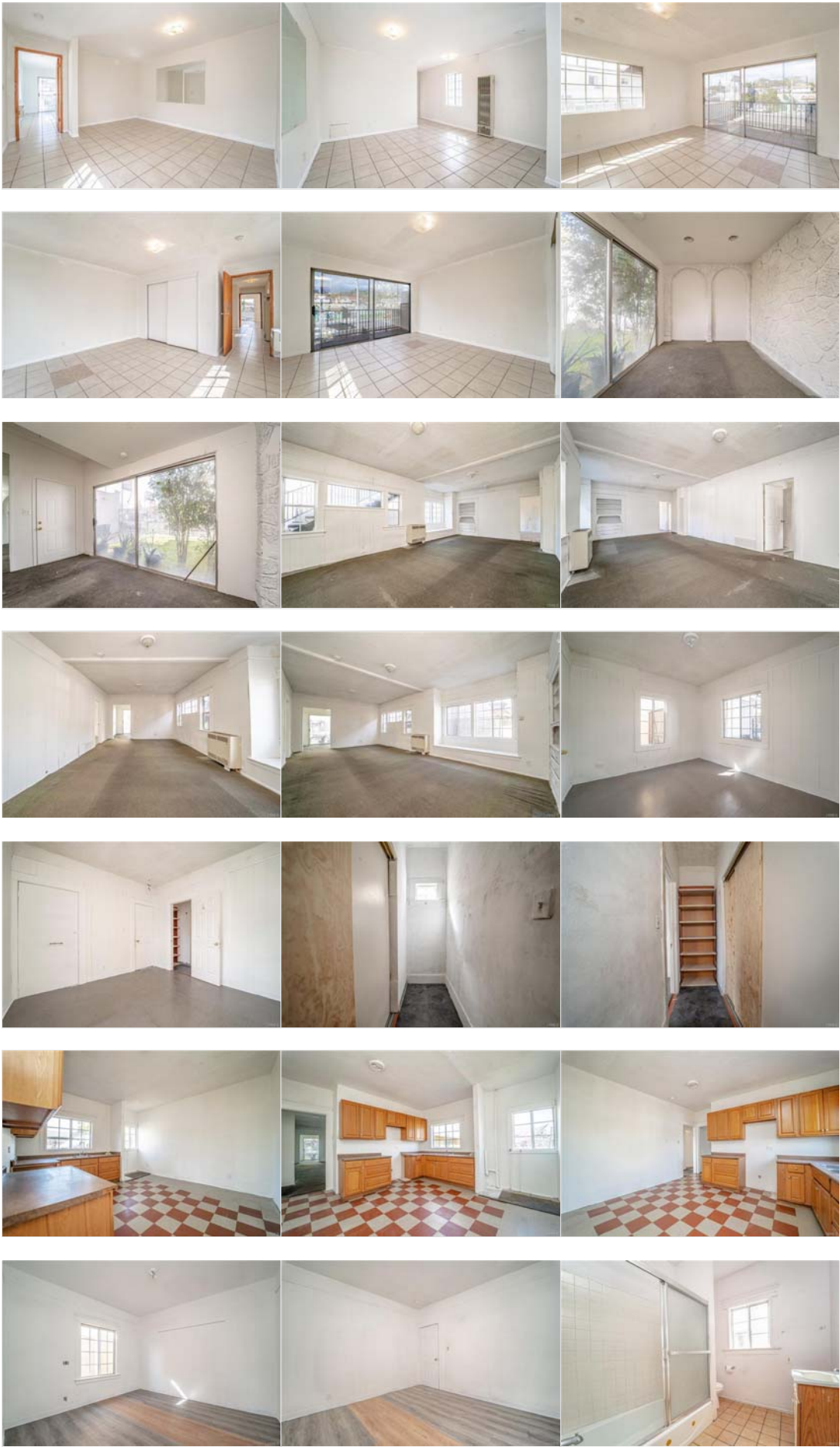
**Re/Max Property Connection**

State License #: 01891031  
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Mission Viejo, 92691

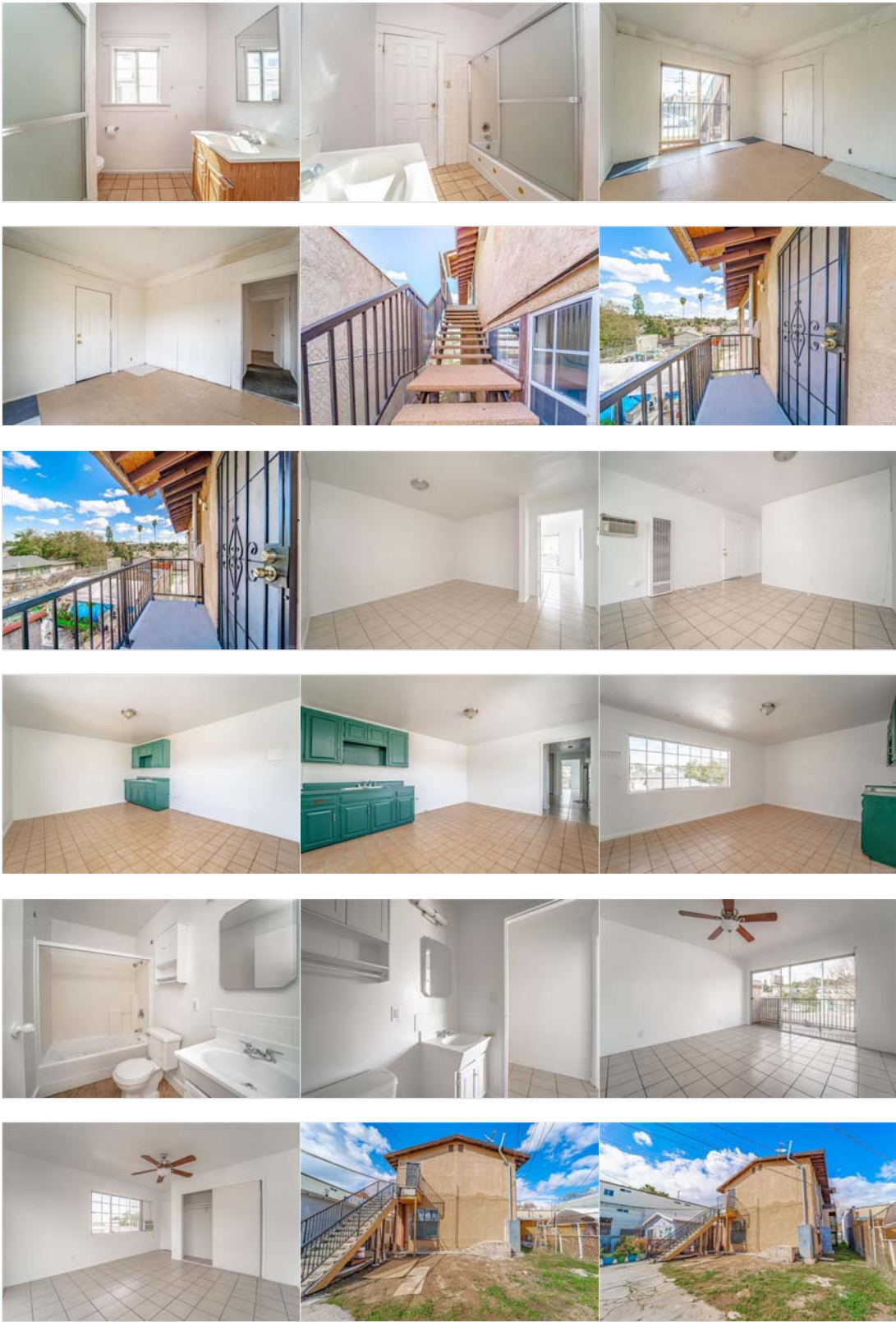
[Click arrow to display photos](#)













Closed • **Triplex**

List / Sold: **\$880,000/\$905,000** ↑

**1350 E 71st St** • Los Angeles 90001

**14 days on the market**

**3 units • \$293,333/unit • 2,200 sqft • 5,650 sqft lot • \$411.36/sqft • Built in 1985**

**Listing ID: PW23091377**

**FLORENCE & 71 ST**



Enticing gem that is sure to entice the most discerning buyer. Front unit has 2 bedrooms and 1 bath . Second unit has 3 bedrooms and 2 baths. Garage was converted to a 1 bedroom and 1 bath. Nestled in a Los Angeles neighborhood, these units enjoy proximity to major highways, shopping centers. Don't miss the opportunity to own a piece of Los Angeles. The 3/2 unit was set up to operate as a licensed child daycare that served up to 10-14 children. You have options with this property! Choose to live in it or lease it. Broker and agents do not represent or guarantee the accuracy of the square footage, condition, Bedroom/ Bathroom count, Lot size or lot lines/ Dimensions, permitted or non-permitted spaces, or school eligibility. Buyer is advised to independently verify the accuracy of all information with appropriate professionals. Square footage is estimated, there are no warranties or guarantees, buyer to rely solely on his/her own findings.

**Facts & Features**

- Sold On 07/10/2023
  - Original List Price of \$880,000
  - 3 Buildings
  - 0 Total parking spaces
  - \$1,176 (Estimated)
- 0 electric meters available
  - 0 gas meters available
  - 0 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV:
  - 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 | \$2,200     | \$2,200    | \$2,493   |
| 2: | 1     | 3    | 2     | 0      | Unfurnished | \$0         | \$0        | \$3,253   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$1,200     | \$1,200    | \$1,786   |

**# Of Units With:**

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

**Additional Information**

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 6010025012

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos



CUSTOMER FULL: Residential Income    LISTING ID: PW23091377

Printed: 07/16/2023 5:56:05 PM

Closed • Triplex

List / Sold: \$1,700,000/\$950,000 ↓

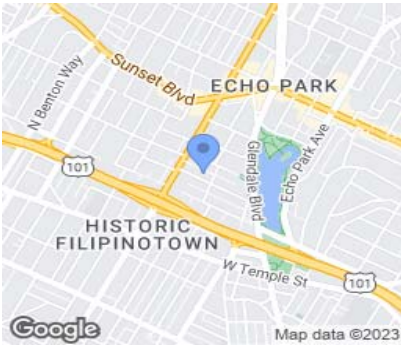
1917 Clinton St • Los Angeles 90026

14 days on the market

3 units • \$566,667/unit • 2,492 sqft • 5,600 sqft lot • \$381.22/sqft • Built in 1963

Listing ID: CV23081539

North of 101 fwy / East of Alvarado



Great Investment OR Owner occupancy Opportunity - 3 MODERN units/constructed in 1963: 3 units in total-all in 1 building: Located North of 101 freeway and East of Alvarado St-near Echo Park Front unit/downstairs 3 br/1 bath/Laundry room Bottom unit/2 br/1 bath/laundry room upstairs unit/2 br/1 bath/laundry room \*\*Hardwood flooring in all units\*\* Detached 3-car garage with alley access & 1 car parking \*\*Property needs TLCProperty Sold "AS-IS". \* SELLER OBTAINING CITY OF LOS ANGELES INSPECTION REPORT - PRIOR TO CLOSING OF SALE All measurements listed here are Estimates only. Buyer to verify all particulars and permits of record with public records. Drive-by - then make viewing appointment.

Facts & Features

- Sold On 07/10/2023
  - Original List Price of \$1,700,000
  - 1 Buildings
  - 2 Total parking spaces
  - \$0 (Assessor)
- Laundry: Individual Room
  - \$1 Gross Scheduled 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: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01490903
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Probate Listing sale
  - Buyer Agency Compensation: 1.75%
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5404008024

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income    LISTING ID: CV23081539

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Closed • Triplex

List / Sold: \$699,900/\$555,000 ↓

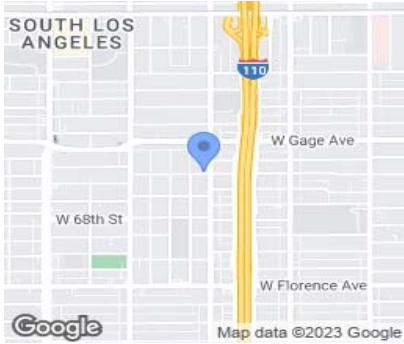
6427 S Figueroa St • Los Angeles 90003

91 days on the market

3 units • \$233,300/unit • 3,510 sqft • 6,004 sqft lot • \$158.12/sqft • Built in 1918

Listing ID: DW23008462

Gage Ave and Figueroa St



3 units on a corner lot in LA just south of the Coliseum and USC. The property consists of two large 3 bedroom, 1 bathroom units and one 2 bedroom, 1 bathroom unit. Each unit comes with a 1 car garage. There are long-term tenants with lower rent, but the income potential is GREAT!!!

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$799,950
- 2 Buildings
- 2 Total parking spaces
- \$587 (Estimated)
- Laundry: Individual Room
- Cap Rate: 2.73
- \$39300 Gross Scheduled Income
- \$21846 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,454
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,980
- Cable TV: 02163479
- Gardener:
- Licenses: 375
- Insurance: \$1,800
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,340
- Other Expense: \$0
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 1     | 1      | Unfurnished | \$1,250     | \$1,250    | \$2,700   |
| 2: | 1     | 3    | 1     | 1      | Unfurnished | \$1,150     | \$1,150    | \$2,500   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$875       | \$875      | \$2,200   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004020044

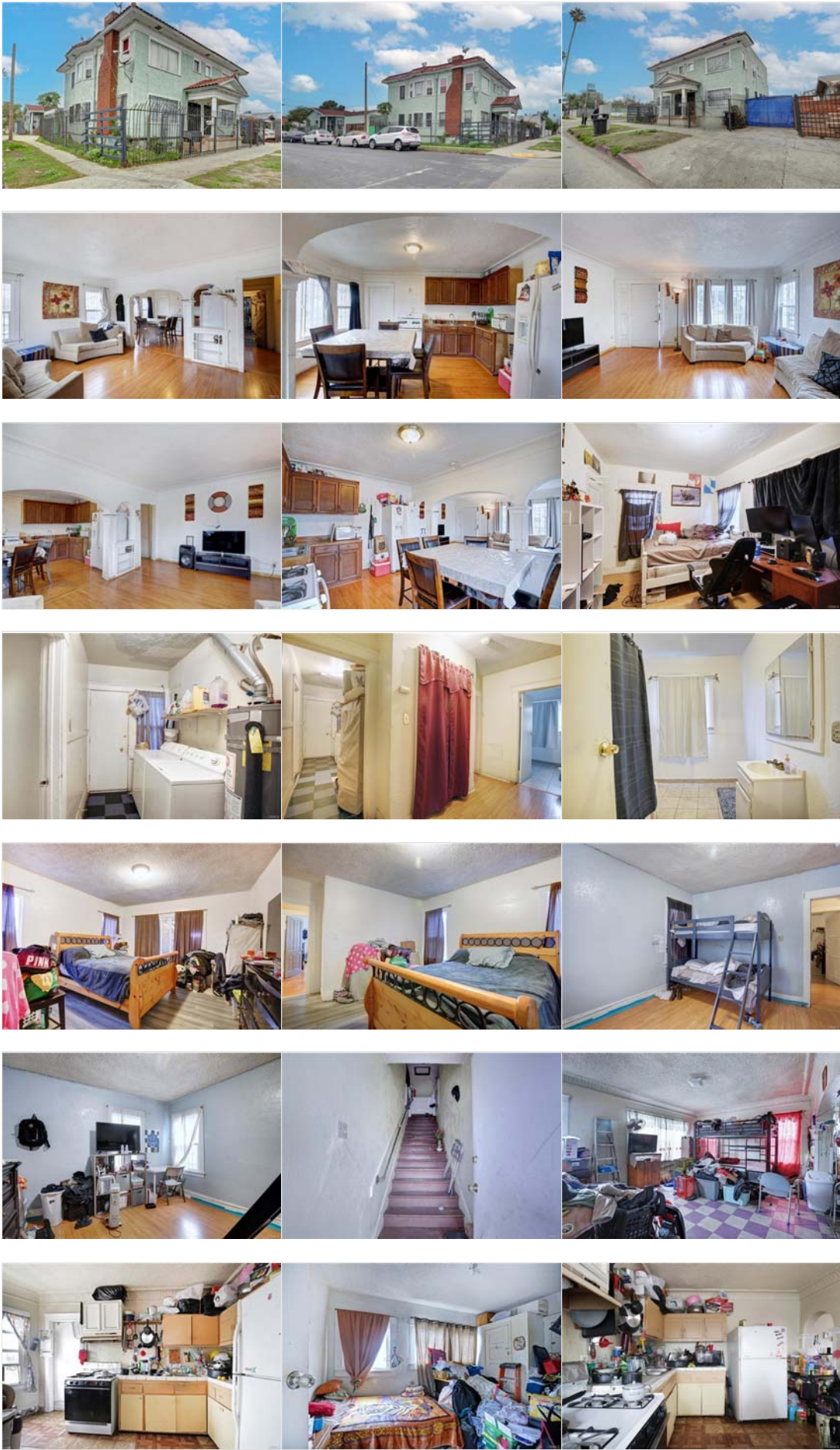
Michael Lembeck

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

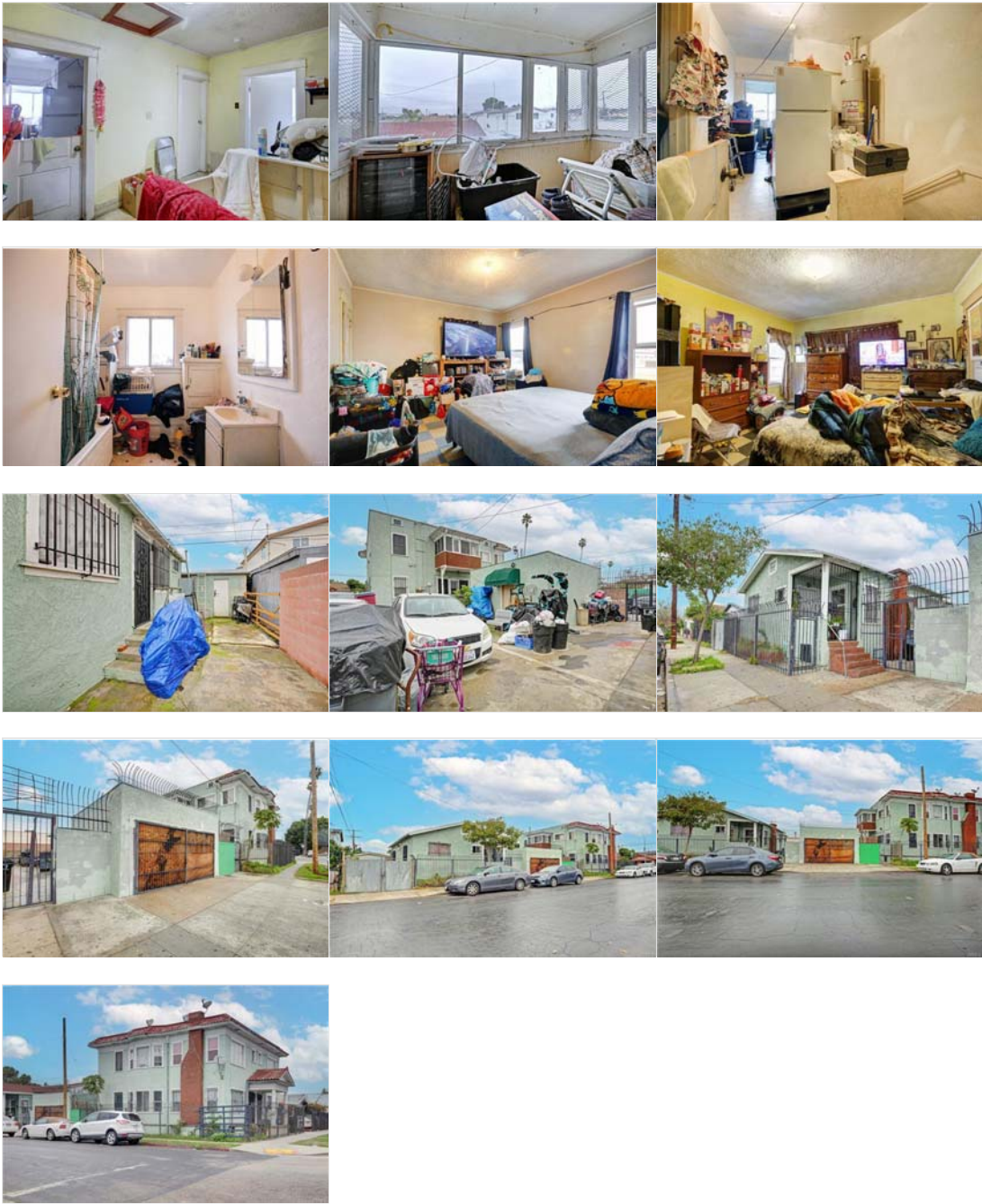
Re/Max Property Connection

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

Click arrow to display photos







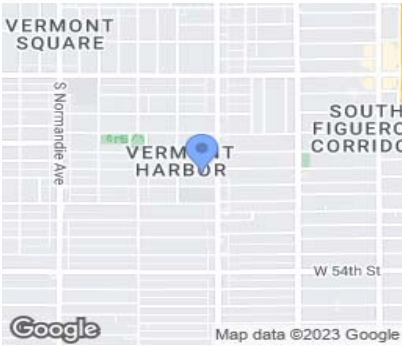
CUSTOMER FULL: Residential Income    LISTING ID: DW23008462

Printed: 07/16/2023 5:56:06 PM

Closed •

1018 W 49th St • Los Angeles 90037  
3 units • \$496,000/unit • 2,551 sqft • 5,850 sqft lot • \$520.38/sqft •  
Built in 1917

Just West of Vermont Ave, Just East of S. Kansas Ave, between 48th & 50th St



List / Sold:  
\$1,488,000/\$1,327,500 ↓

1 days on the market

Listing ID: 23262615

\*\*\* 6% Cap Rate \*\*\* 1018-1020 49th St, is an impeccably rehabbed three unit property located just south of USC. The property features two 3+2 units and one 2+1, all exquisitely upgraded with in-unit washer and dryer hookups. Currently vacant, the owner is in the process of leasing up two of the units, and will leave the largest 3+2 unit (unit 1018) vacant for a potential owner-occupier. This unit also has an attic that may be turned into a 4th bedroom, providing even more space for the owner to live comfortably. Fully leased the asset will deliver a 6% Cap Rate and 12.53 GRM.\*\*\*Please Contact Us For An QM\*\*\*

Facts & Features

- Sold On 07/11/2023
- Original List Price of \$1,488,000
- 2 Buildings
- Cap Rate: 6
- \$89226 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,010
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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 | \$2,500     | \$2,500    | \$2,500   |
| 2:  | 1     | 3    | 2     |        | Unfurnished | \$3,500     | \$3,500    | \$3,500   |
| 3:  | 1     | 3    | 2     |        | Unfurnished | \$3,900     | \$3,900    | \$3,900   |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.75%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5017027024

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income    LISTING ID: 23262615

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Closed •

List / Sold: **\$880,500/\$880,000** ↓

**902 E. 97th St • Los Angeles 90002**  
**3 units • \$293,500/unit • 3,749 sqft • 9,591 sqft lot • \$234.73/sqft •**  
**Built in 1946**  
**Wadsworth Avenue | 97th Street**

**347 days on the market**  
**Listing ID: SB22133611**



With a little bit of work, this property could be turned into a real money-maker! If you're looking for an opportunity to invest in real estate, this is it! This completely vacant three-unit property consists of two rental units and another building structure that used to be a church with 2 bathrooms. The property is a corner lot location which makes the property highly visible. The front house is a 3 bedroom 1 1/4 bath, the 2 unit is 1 bedroom 1 bath. Each unit has its own gas and electricity meter. There is also a storage unit on the property. The property is fully fenced with two driveways and there is a lot of parking. With some work, this could be a great investment that generates substantial income. This property is minutes away from some of Los Angeles' greatest attractions Staples Center, USC, So-Fi Stadium, LA Memorial Coliseum, and California Science Museum. Don't miss out on this chance to get started in the real estate market!

Facts & Features

- Sold On 07/10/2023
- Original List Price of \$1,050,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Security Features: Window Bars
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County

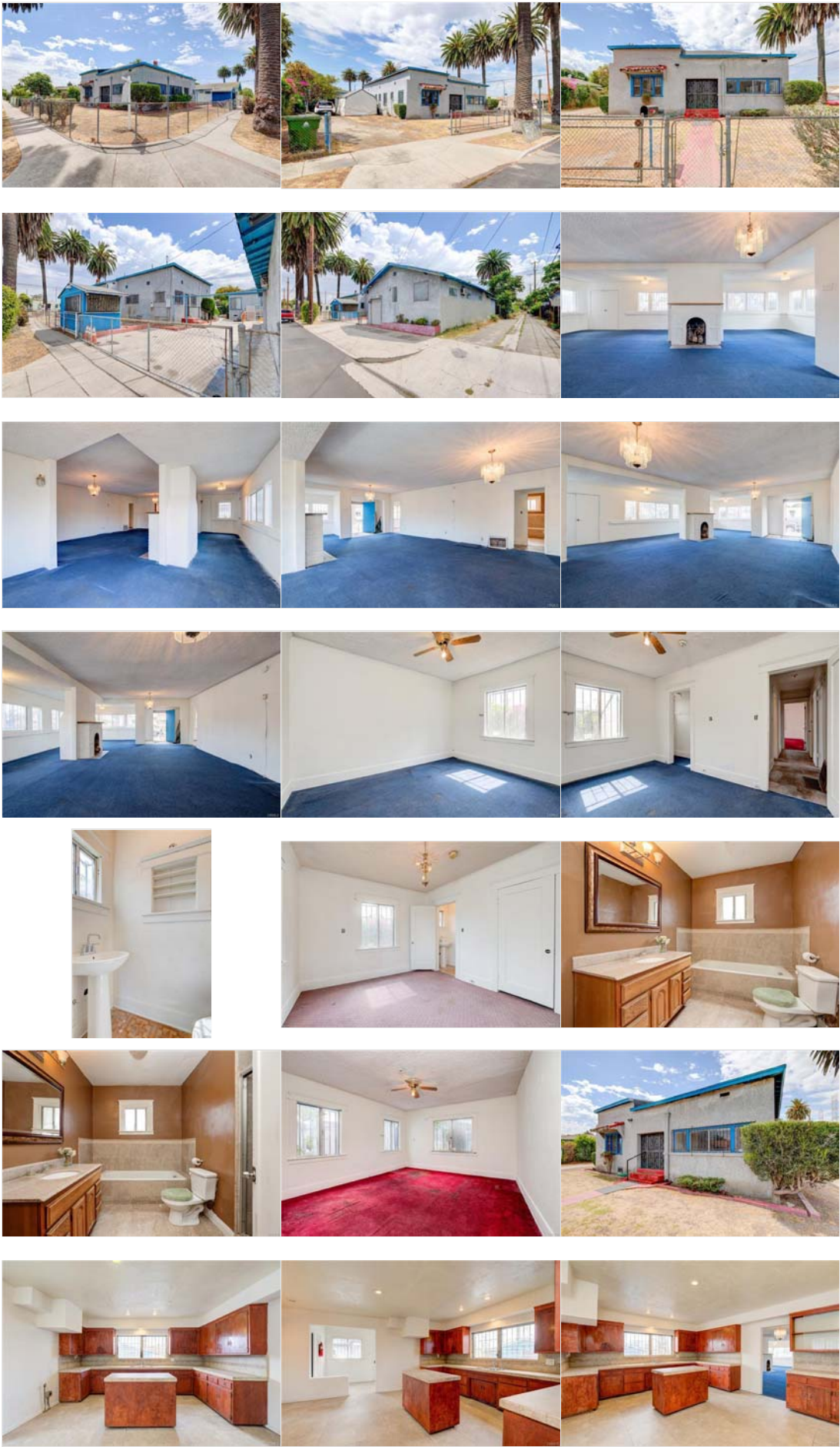
Michael Lembeck

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

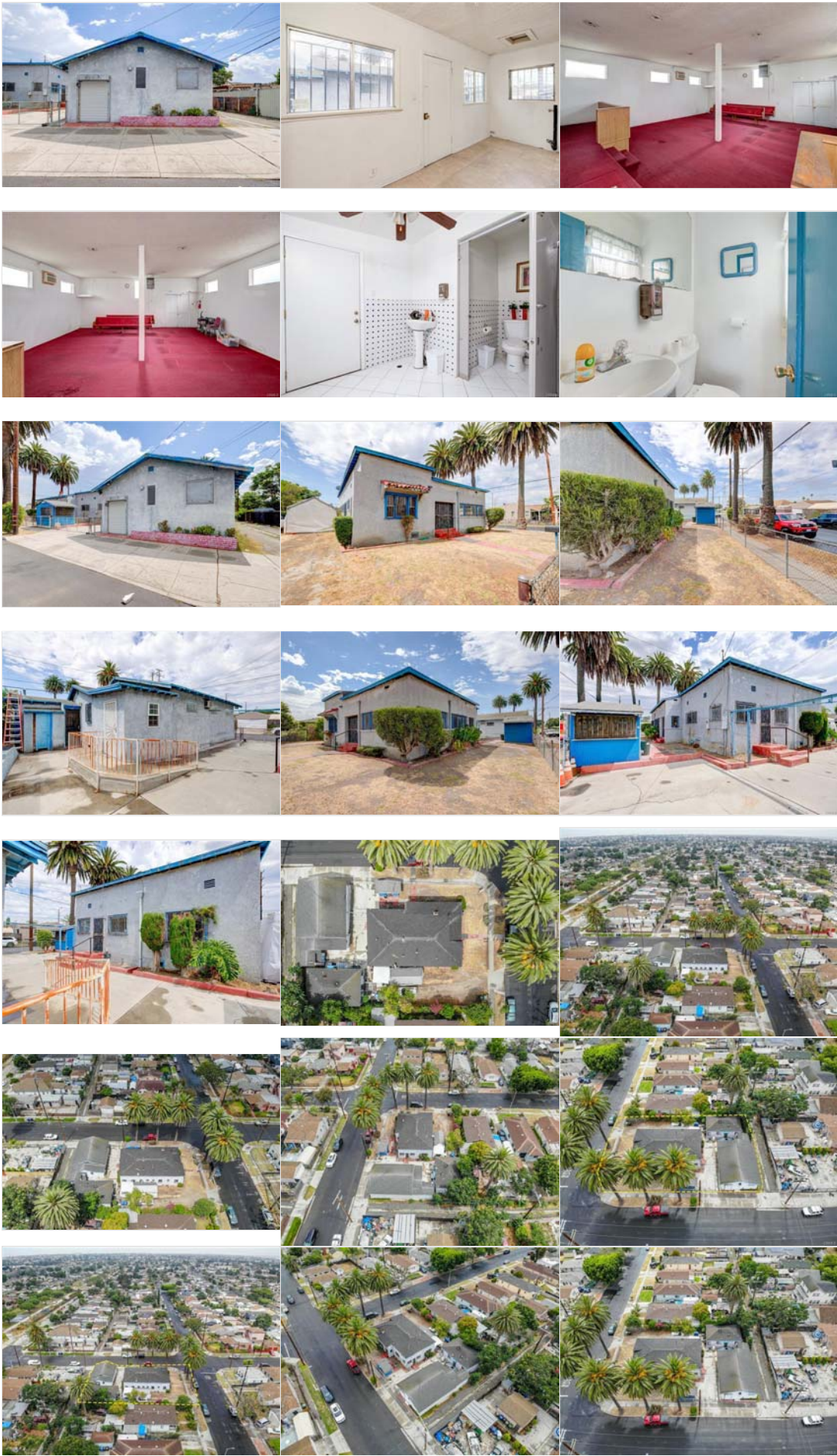
Re/Max Property Connection

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

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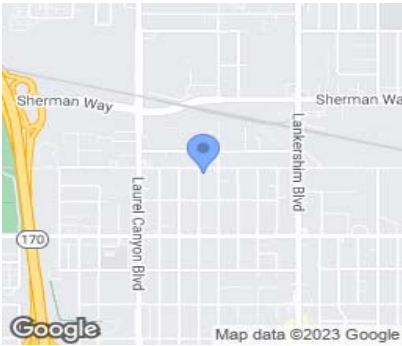
CUSTOMER FULL: Residential Income    LISTING ID: SB22133611

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Closed • **Triplex**

**6948 Gentry Ave • North Hollywood 91605**  
**3 units • \$498,333/unit • 2,700 sqft • 9,000 sqft lot • \$407.41/sqft •**  
**Built in 1940**  
**Laurel Canyon Blvd/Hart St**

List / Sold:  
**\$1,495,000/\$1,100,000 ↓**  
**74 days on the market**  
**Listing ID: SB23048835**



Fantastic Opportunity to own a Desirable Over-Sized Corner Lot Multi-Unit Investment Property in the Up and Coming Thriving area of North Hollywood. This Triplex Compound property consists of 6 bedrooms and 3 baths Divided into Three Well Appointed Separate Gated Homes with Individual Addresses on a HUGE 9000 sq. ft lot. The Front House (located at 11926 Hart Street) is a Charming 2 bedroom 1 bath Light and Bright Home with Preserved Wainscoting Design/Character which includes Wood and Tile flooring throughout. The Next House (located at 6948 Gentry Ave) is a Large 3 bed, 1 bath Electronically Gated Home featuring a Brand New Kitchen and Brand New Bathroom with Attractive Custom Fixtures, Cabinets, Countertops and Flooring! There's also a Separate laundry room, as well as a spacious living and dining room! The Final House (located at 6946 Gentry Ave) is an Attractive 1 bedroom 1 bath Gated Home with Tile flooring as well as an in Unit Washer and Dryer. This Rarely Available Property Commands a Multitude of Savvy Opportunities to include: Development Opportunity, Owner-User Opportunity and Income Portfolio Opportunity Calculating the Potential Monthly Rent of Approximately \$8000.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Electric
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Wainscoting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Electric, Excellent Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01812614
- 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      |            | \$0         |            | \$2,500   |
| 2: | 1     | 3    | 1     | 2      |            | \$0         |            | \$3,500   |
| 3: | 1     | 1    | 1     | 2      |            | \$1,536     |            | \$2,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321012021

**Michael Lembeck**  
State License #: 01019397

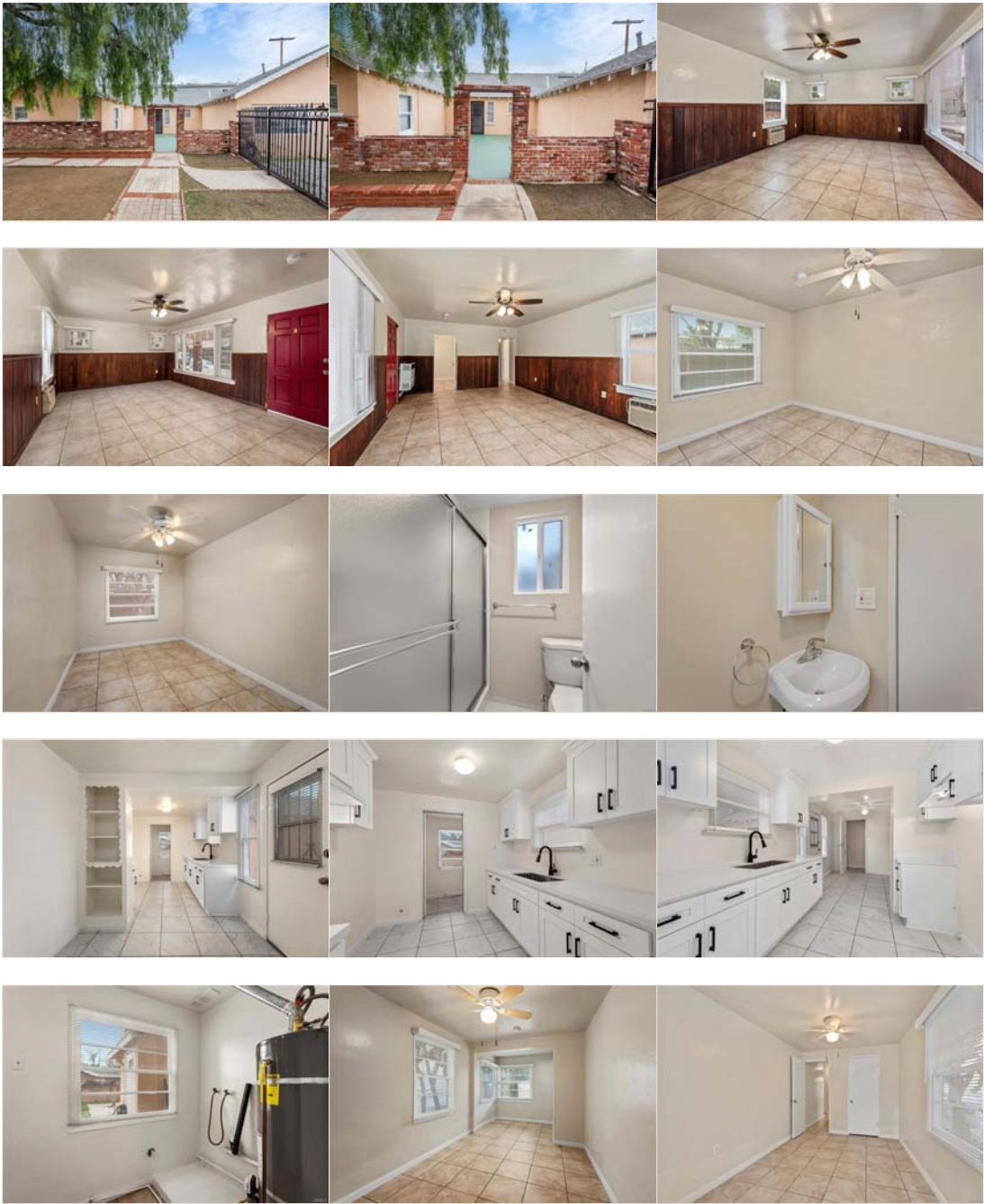
**Re/Max Property Connection**  
State License #: 01891031



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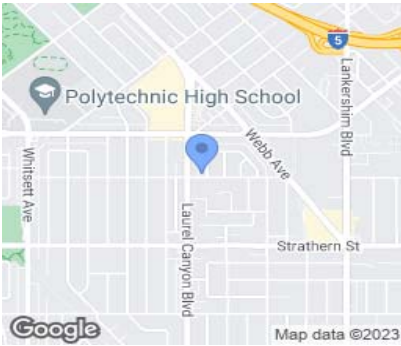
CUSTOMER FULL: Residential Income    LISTING ID: SB23048835

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Closed • Triplex

**12031 Cantara St • North Hollywood 91605**  
**3 units • \$416,667/unit • 2,367 sqft • 6,000 sqft lot • \$532.32/sqft •**  
**Built in 1950**  
**Between Cantara Street and Agnes Ave**

List / Sold:  
**\$1,250,000/\$1,260,000 ↑**  
**45 days on the market**  
**Listing ID: BB23071102**



This charming corner lot house consisting of 3 units: 3beds 2 baths brand new ADU completed in 2023, 2 beds 1 bath main house and 1bed 1 bath JADU in North Hollywood is a perfect investment opportunity! With great rental potential and a desirable location, this house could be a great opportunity to live in one and rent out other 2 units! Don't miss out on this incredible opportunity and schedule a viewing today! All 3 units have separate addresses and separate gas and utility meters. 3 beds ADU has never been occupied, the main house with JADU has brand new electrical wiring and panels, brand new roof, paint and flooring. All 3 units are vacant and waiting for a new owner. Very conveniently located close to shopping, dining, and entertainment.

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$225 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$8500 Gross Scheduled Income
- \$8250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room
- Floor: Laminate, Stone
- Appliances: Built-In Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 0      | Unfurnished |             |            | \$2,000   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished |             |            | \$2,800   |
| 3: | 1     | 3    | 2     | 0      | Unfurnished |             |            | \$3,600   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2310002016

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









Closed • Triplex

List / Sold: \$770,000/\$820,000 ↑

6419 Stafford Ave • Huntington Park 90255  
3 units • \$256,667/unit • 2,708 sqft • 7,500 sqft lot • \$302.81/sqft •  
Built in 1939  
MAJOR CROSS STREETS GAGE AVE AND MILES AVE

12 days on the market

Listing ID: DW23042915



PRIDE OF OWNERSHIP, BEAUTIFUL THREE UNIT PROPERTY IN THE CITY OF HUNTINGTON PARK. GREAT INVESTMENT OPPORTUNITY. FRONT UNIT IS LEGALLY 3 BEDROOMS AND 2 BATHROOMS, IT HAS BEEN SUBDIVIDED WITH NO PERMITS INTO A 2 BEDROOM 1 BATHROOM AND STUDIO WITH 1 BATHROOM. THE BACK TWO UNITS ARE 1 BEDROOM 1 BATHROOM EACH. (PROBATE SALE)

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$770,000
- 2 Buildings
- 2 Total parking spaces
- \$1,168 (Estimated)
- Laundry: Individual Room
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02097193
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 1      | Furnished  | \$3,600     | \$3,600    | \$0       |
| 2: | 1     | 1    | 1     | 3      | Furnished  | \$1,900     | \$1,900    | \$0       |
| 3: | 1     | 1    | 1     | 0      | Furnished  | \$865       | \$865      | \$0       |

# Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6322006022

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





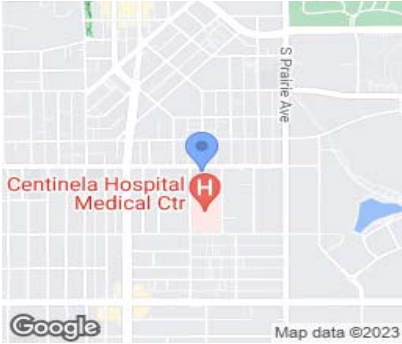
CUSTOMER FULL: Residential Income    LISTING ID: DW23042915

Printed: 07/16/2023 5:56:06 PM

Closed • **Quadruplex**

**510 E Arbor Vitae St • Inglewood 90301**  
**4 units • \$311,250/unit • 3,579 sqft • 7,592 sqft lot • \$371.61/sqft •**  
**Built in 1947**

**Hawthorne Blvd South to Arbor Vitae. Home is on south side of the street.**



List / Sold:  
**\$1,245,000/\$1,330,000 ↑**  
**32 days on the market**  
**Listing ID: OC23000955**

510 E. Arbor Vitae is an amazing opportunity to acquire a 4 Unit building in the city of Inglewood, Ca just two blocks walking distance to Sofi Stadium, with one unit vacant & remodeled for immediate occupancy. This two-story multifamily property was built in 1947 and totals 3,579 SF in size with a large unit mix including all 2bd/1bth units with laundry facilities onsite, individual garage parking spaces for each of the units. One of the units is already vacant & remodeled, and the remaining tenants are month to month at below market rents with an opportunity for a new owner or investor to occupy or capture top rents in a strong rental market with improvement and upgrades. The entire lot size is 7,592sf and the detached garage structure can potentially be converted into two ADU's in the future. Prime Rental Location in Inglewood near Sofi Stadium, Forum, LAX, Centinela Hospital, near 405 & 105 freeways. Walking distance to major retailers & restaurants.

Facts & Features

- Sold On 07/14/2023
  - Original List Price of \$1,195,000
  - 1 Buildings
  - Levels: Two
  - 6 Total parking spaces
  - Heating: Wall Furnace
  - \$0 (Unknown)
- Laundry: Common Area, Individual Room
  - Cap Rate: 4
  - \$77460 Gross Scheduled Income
  - \$50384 Net Operating Income
  - 5 electric meters available
  - 5 gas meters available
  - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
  - Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,527
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01715650
  - 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 | \$1,390     | \$1,390    | \$2,600   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,215     | \$1,215    | \$2,600   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,250     | \$1,250    | \$2,600   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,600   |

# 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: 2.5%
- 102 - South Inglewood area
  - Los Angeles County
  - Parcel # 4024012009

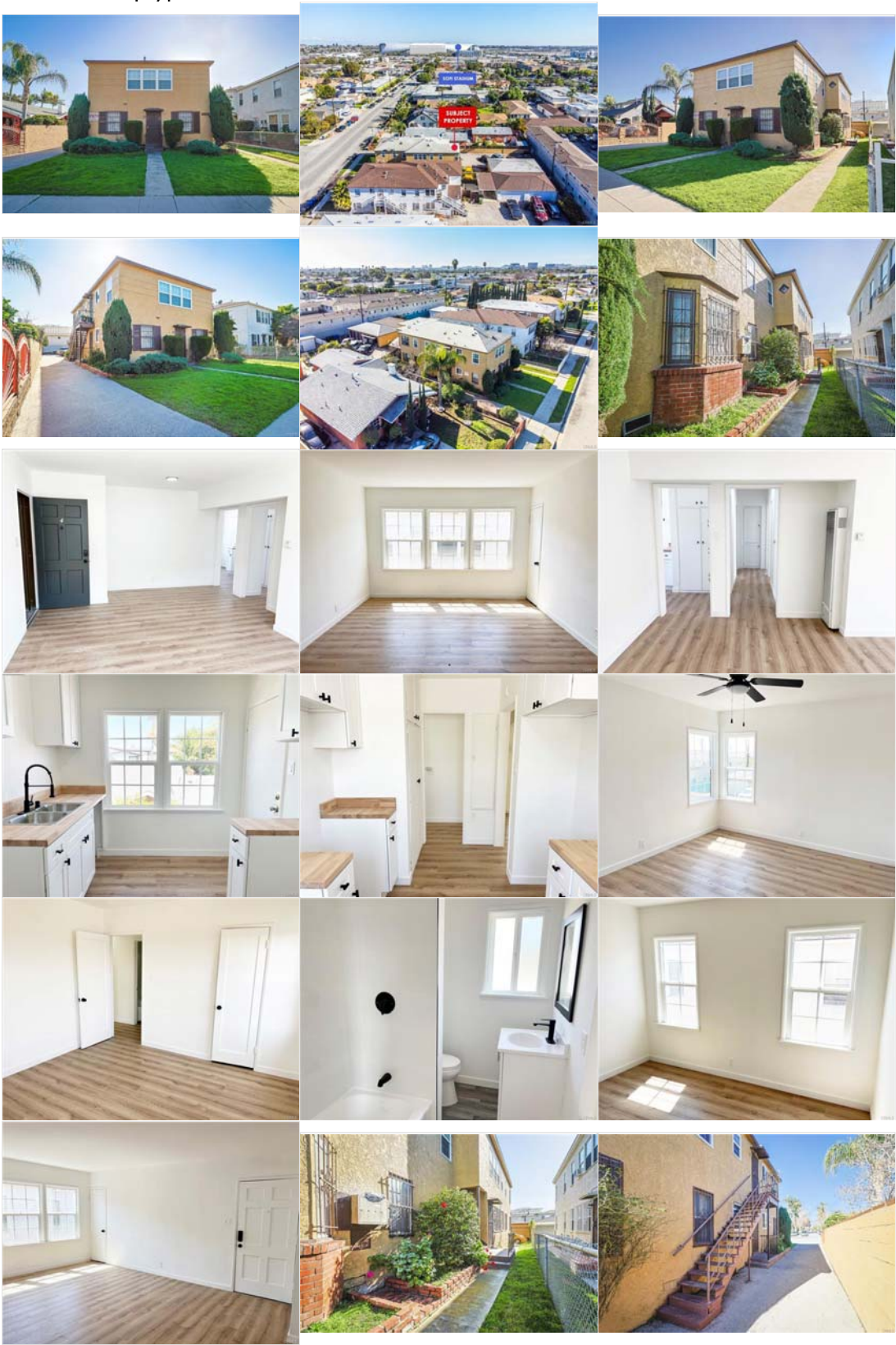
Michael Lembeck

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

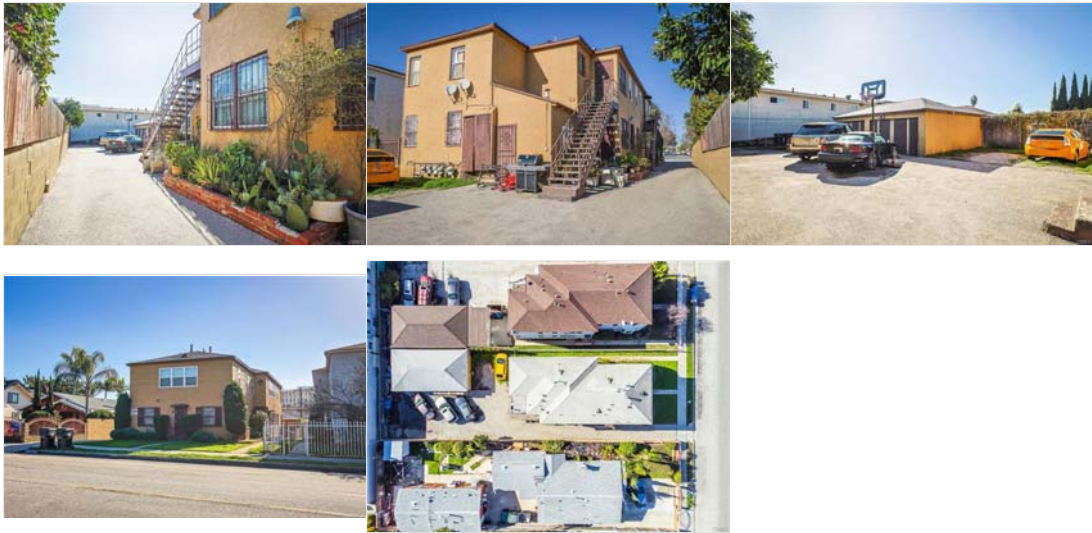
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income    LISTING ID: OC23000955

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Closed • **Quadruplex**

**9950 La Docena Ln • Pico Rivera 90660**  
**4 units • \$525,000/unit • 6,882 sqft • 54,678 sqft lot • \$261.55/sqft •**  
**Built in 1950**  
**Drive down La Docena Lane, entrance on right side**

List / Sold:  
**\$2,100,000/\$1,800,000 ↓**  
**0 days on the market**  
**Listing ID: RS23089147**



**\*\*PHOTOS COMING SOON\*** This is a unique opportunity. Quiet, secluded, private 1.28 acre property in Southeast Pico Rivera. Close to (5) and (605) freeways, giving access to Los Angeles, Orange County, the beaches, mountains and deserts. Four separate houses with an attached 13155 sq. ft. vacant lot of land, each house is 3 bed and 2 baths, one house has a detached casita as a rental, or in-law/college student living. Tentative subdivision map filed with the City of Pico Rivera (Check with City.) Perfect opportunity for Investors! Options are unlimited for this once in a lifetime available property, rent all the houses and land as an investment or keep one parcel and sell the rest for profit. GSI for property has potential to exceed \$16k+/month. House #9956 is owner occupied and has a fireplace and central A/C. Great potential for a good income stream.

**Facts & Features**

- Sold On 07/10/2023
- Original List Price of \$2,100,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$4,014 (Estimated)
- Laundry: Inside
- \$15000 Gross Scheduled Income
- \$165000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$15,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02191300
- Gardener:
- Licenses:
- Insurance: \$15,000
- 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: | 4     | 3    | 2     | 1      | Unfurnished |             |            |           |

**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6385005034

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos



CUSTOMER FULL: Residential Income    LISTING ID: RS23089147

Printed: 07/16/2023 5:56:06 PM



Closed •

**1109 W 30th St • Los Angeles 90007**  
**4 units • \$287,500/unit • 3,964 sqft • 6,840 sqft lot • \$290.11/sqft •**  
**Built in 1899**

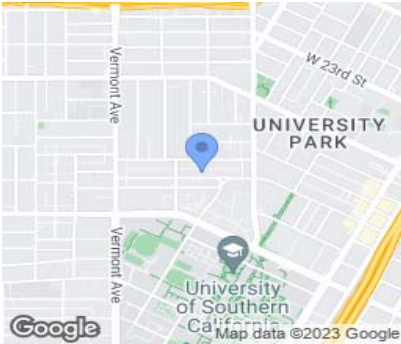
**Right next to the North end of USC Campus, Great Lawn. South of the 10 Fwy, West of the 110 Fwy, North of Jefferson Blvd, East of Vermont Blvd.**

List / Sold:

**\$1,150,000/\$1,150,000**

**0 days on the market**

**Listing ID: 23281387**



We are proud to present this incredible value-add opportunity just steps away from USC, the home of the Trojans! With almost 4000 square feet of living space, this turn-of-the-century 3+2 Dutch Colonial Revival Single Family Home + attached 1989-built 3-unit compound sits on a massive 6840 sqft lot in the highly coveted DPS Patrol Zone and North University Park Historic Preservation Zone within the Historic West Adams District. In total, there are 10 Bedrooms, 6 Baths. 4 car on-site parking with potentially 8 in tandem. While the property requires substantial renovations, there is excellent potential to add significant value by restoring it to its former glory. Additionally, with the upcoming 2028 Los Angeles Olympic Games, the property is situated in an amazing location that is sure to be the envy of all visitors. Walking distance to campus and University Village - providing easy access to all of USC's landmarks, academic buildings, and also near the Lucas Museum & LA Memorial Coliseum. Only a short distance to Crypto.com Arena, the Natural History Museum, and the ever exciting and massive L.A. Live entertainment complex! Only 13.5 miles to famous Santa Monica Pier. Conveniently located near both I-10 & 110 freeways. This property is ideal for experienced owner-users, rental operators, vacation rental operators, and savvy investors/developers looking to capitalize on the perennial appeal of the USC community, central location and all the wonderful surrounding features and amenities. Front house is listed as a "potential contributor" on the Historic Resources Inventory database, possibly qualifying for the Mills Act property tax reduction. Property is fully occupied. Sold As-Is.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,150,000
- 2 Buildings
- 8 Total parking spaces
- 0 Total carport spaces
- Laundry: Individual Room

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

# Of Units With:

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

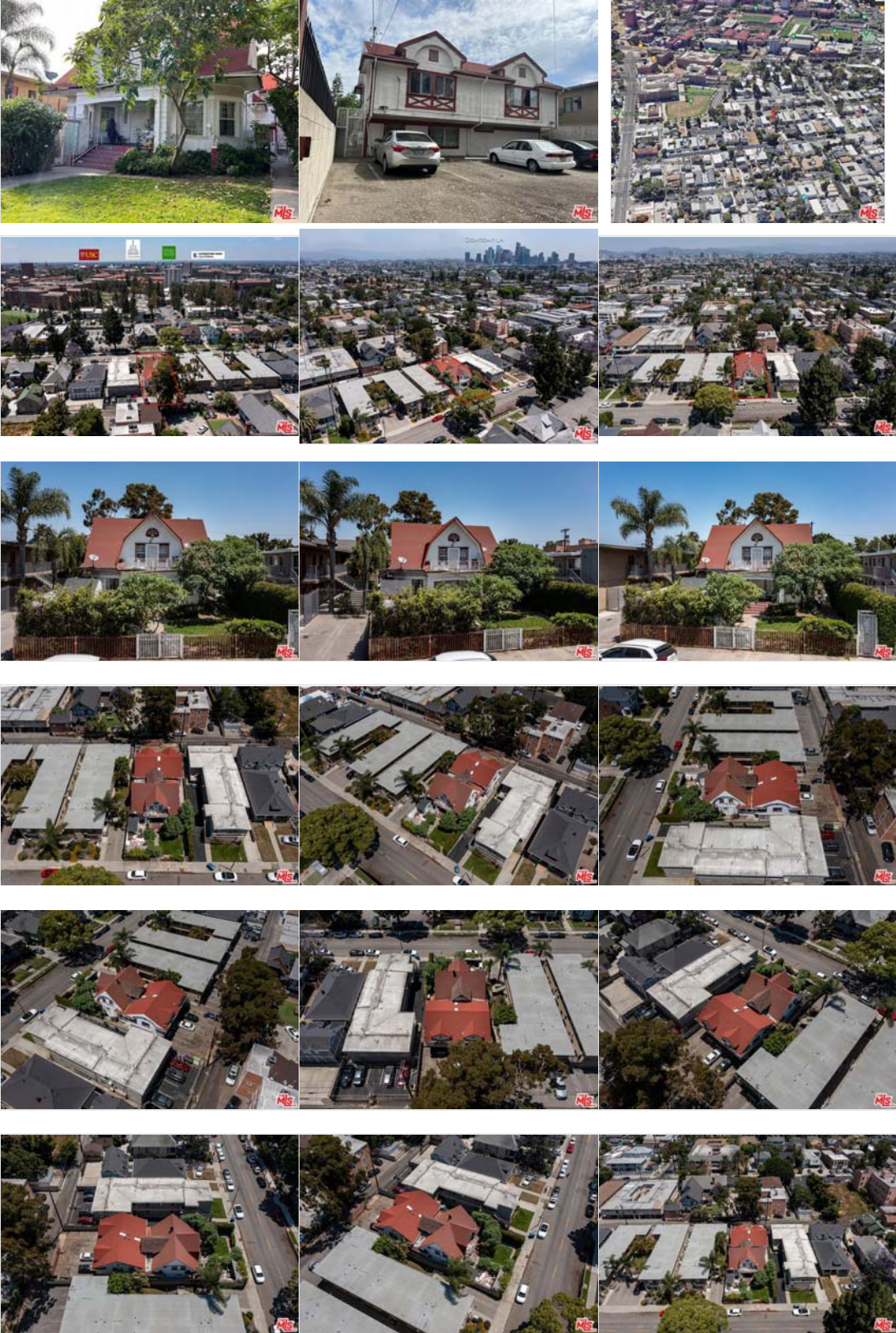
Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5055030005

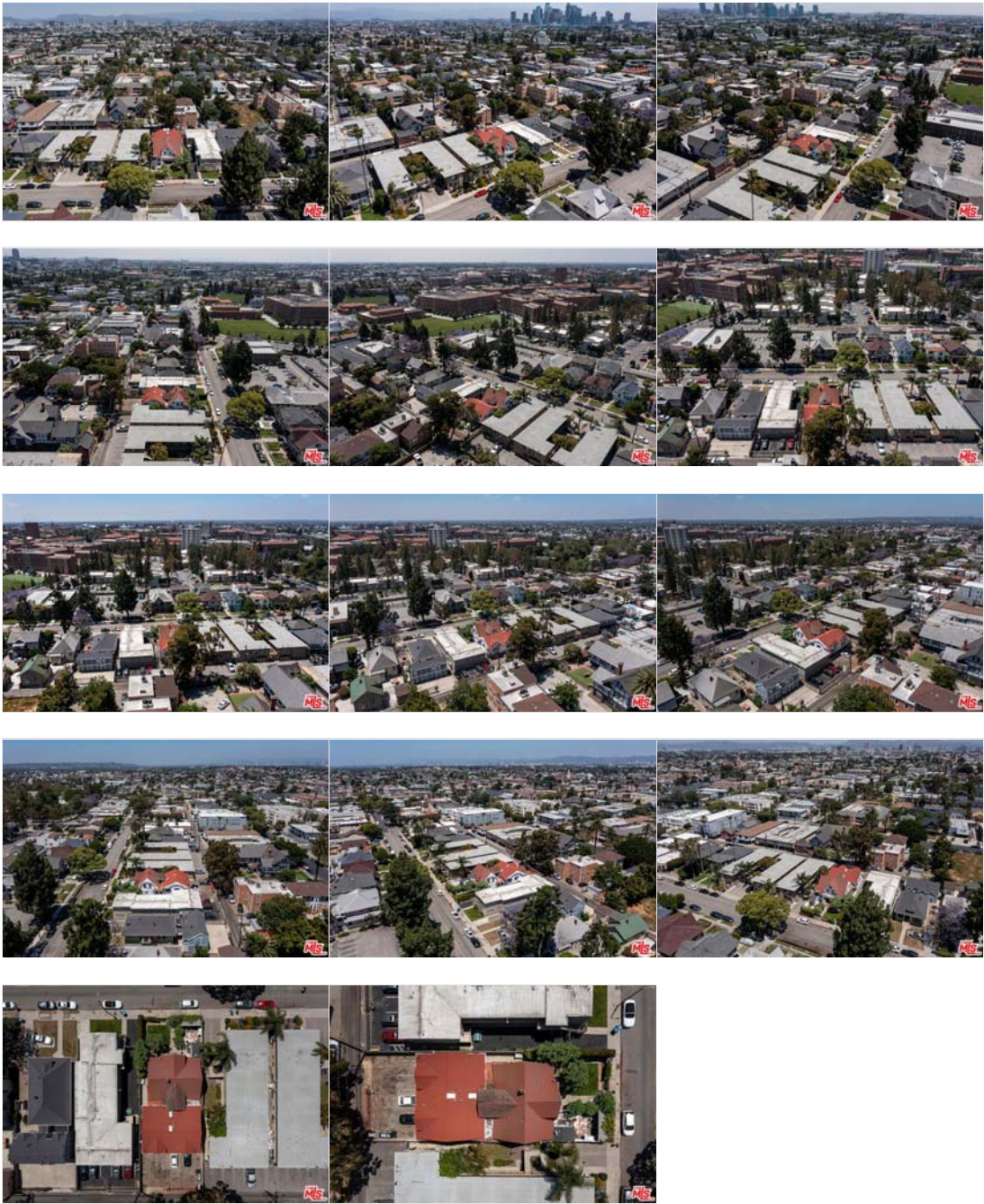
**Michael Lembeck**  
State License #: 01019397  
Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income    LISTING ID: 23281387

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Closed •

List / Sold:

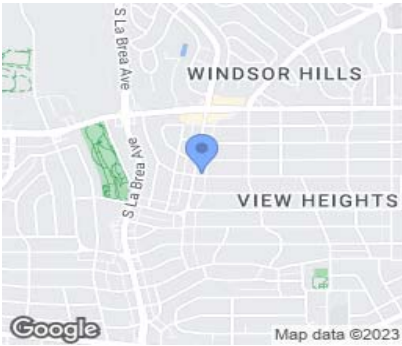
\$1,190,000/\$1,177,000 ↓

108 days on the market

**4475 W 60th St • Los Angeles 90043**  
**4 units • \$297,500/unit • 2,174 sqft • 6,708 sqft lot • \$541.40/sqft •**  
**Built in 1941**

Listing ID: 22200121

**Corner of Overhill Drive and 60th Street. South of Slauson, north of Centinela, east of LaBrea, west of Buckler**



Great CORNER LOT investment! 4 UNITS TOTAL: 3 units are 1bed/1bath and 1 unit is 1 bed/1bath with a bonus rm. This unit (4477) was upgraded (2020) with new kitchen & bathroom, white faux wood blinds throughout, and has a washer & dryer hookup in the bonus rm, which gets lots of natural light. Living rm & kitchen have recessed lighting. 4477 can be delivered vacant. The GOI is based on the expectation of 4477 being rented at \$2300. The next unit, 4479 is currently rented at \$1875.00. It is 1b/1b and has private exterior enclosed patio, remodeled kitchen (Dec 2022) w/new stove, microwave, granite countertops, waterproof vinyl flooring, sink, and faucet. Bathroom also has new waterproof flooring & the unit has white faux wood blinds throughout. All units have a 1-car garage (detached). 5974 & 4475 have long-term tenants paying \$1273.08 & \$1299.60 per month. Rear yard is fenced with 2 key & code locking entry/exit gates. Garage also has a space for laundry rm - currently used for storage - no w&d or water heater inside, but Buyer can easily add, if desired. Rear yard has Deck, dwarf orange and lemon trees. New fence installed in 2019 runs along rear yard - approx 120ft. Additional space in rear yard next to detached garage is partially cemented for patio. Balance of space great for a garden. Close to Ladera Shopping Center, Westfield Mall, 405 & 90 Fwys, Kenneth Hahn & Ladera Parks. About 20 minutes to downtown All units shown with Accepted Offer. PLEASE DO NOT DISTURB OCCUPANTS OR GO ON PROPERTY. Property Sold in As-IS Condition without any warranties implied or expressed. Buyer is advised to independently investigate all aspects of the property to verify accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed. Seller/Broker does not guarantee the accuracy of the square footage, lot size, or other information concerning the features or condition of the property obtained from public records or other sources, nor does the Seller/Broker guarantee projected rents.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$1,275,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Floor Furnace, Natural Gas
- \$57464 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Floor: Wood, Laminate, Carpet
- Appliances: Disposal, Gas Oven
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$23,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,474
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 1    | 1     |        | Unfurnished | \$1,600     | \$1,273    | \$1,800   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$1,600     | \$1,299    | \$1,800   |
| 3:  | 1     | 1    | 1     |        | Unfurnished | \$1,800     | \$1,875    | \$2,100   |
| 4:  | 1     | 1    | 1     |        | Unfurnished | \$2,000     | \$0        | \$2,300   |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters:
- Drapes:
- Patio:
- Ranges:

- Carpet:
  - Dishwasher:
  - Disposal:
- Refrigerator:
  - Wall AC:

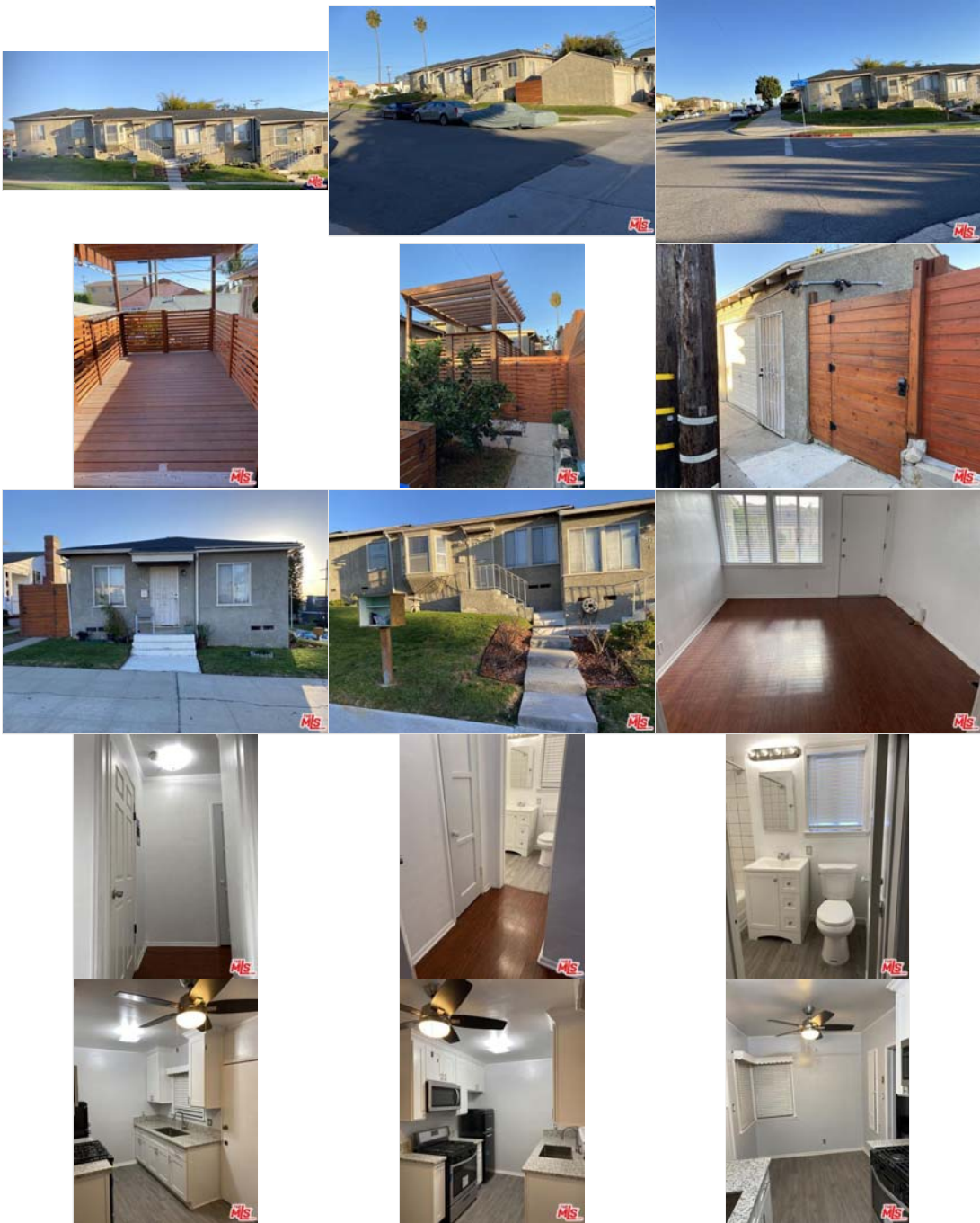
Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
  - Los Angeles County
  - Parcel # 4003001005

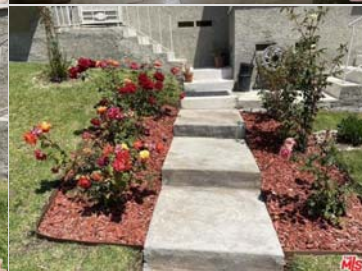
**Michael Lembeck**  
State License #: 01019397  
Cell Phone: 714-742-3700

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

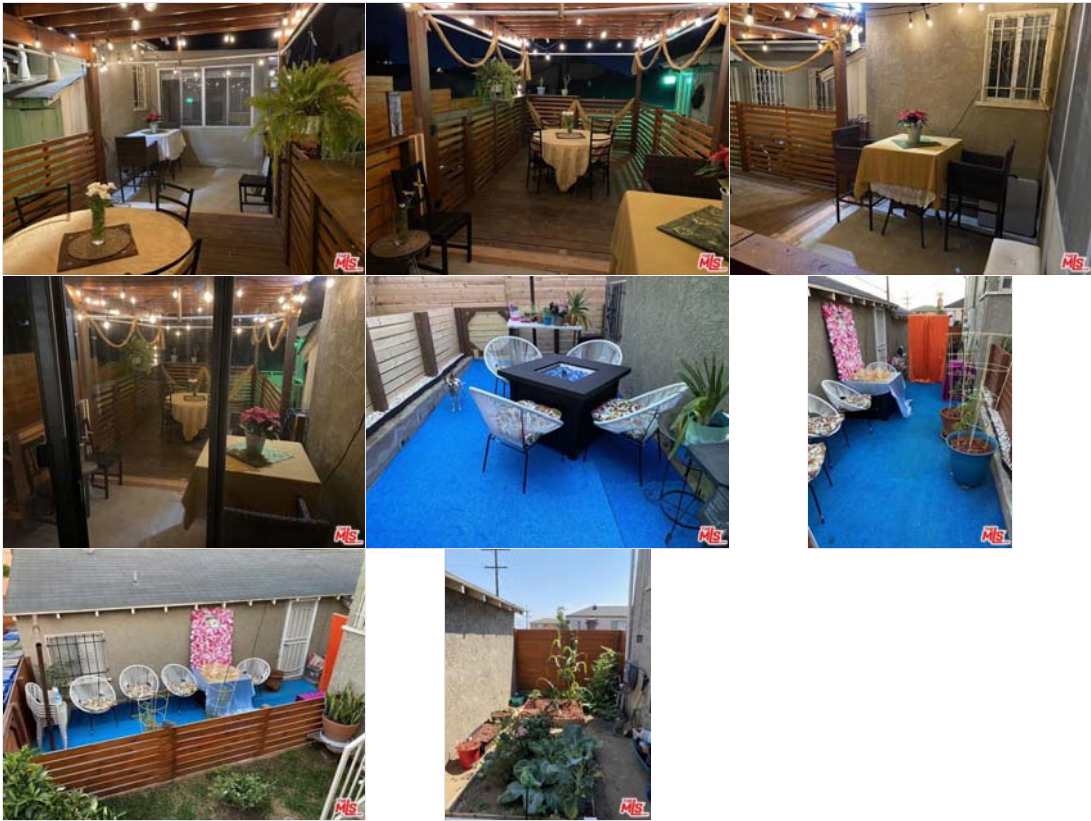
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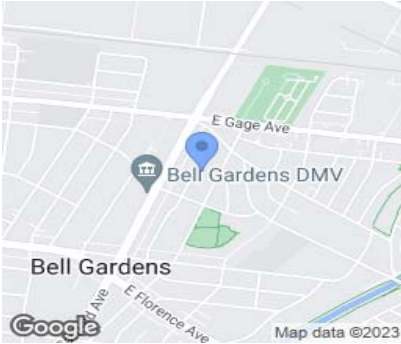
CUSTOMER FULL: Residential Income    LISTING ID: 22200121

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**Closed** • **Apartment**

**6712 Granger Ave • Bell Gardens 90201**  
**5 units • \$259,980/unit • 2,735 sqft • 11,193 sqft lot • \$446.07/sqft •**  
**Built in 1959**  
**710 ext Florence go east. Left on Garfield. Right on Loveland. Left on Granger.**

List / Sold:  
**\$1,299,900/\$1,220,000 ↓**  
**95 days on the market**  
**Listing ID: DW23048907**



Here is your opportunity to own a great income producing 5 unit property in the city of Bell Gardens. Close to 710 and 5 fwy. Minutes away from schools, shopping, Bicycle Casino and restaurants. This property offers (2) 2 bedroom 1 bath detached houses and (3) 1 bedroom 1 bath triplex. There is lots of parking: Carport accommodates 8 vehicles, and driveway accommodates 5 vehicles. Property sits on a 11,193 sqft lot.

**Facts & Features**

- Sold On 07/12/2023
- Original List Price of \$1,299,900
- 3 Buildings
- Levels: One
- 13 Total parking spaces
- 8 Total carport spaces
- \$3,565 (Estimated)
- \$91800 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$2,050     | \$21,600   | \$2,250   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$1,500     | \$19,800   | \$1,850   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$1,350     | \$16,800   | \$1,750   |
| 4: | 1     | 1    | 1     | 0      | Unfurnished | \$1,400     | \$16,800   | \$1,750   |
| 5: | 1     | 1    | 1     | 0      | Unfurnished | \$1,400     | \$16,800   | \$1,750   |

**# 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%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6358010004

**Michael Lembeck**

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

**Re/Max Property Connection**

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

Click arrow to display photos



CUSTOMER FULL: Residential Income    LISTING ID: DW23048907

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Closed • Apartment

5745 Arroyo Dr • Highland Park 90042  
6 units • \$241,667/unit • 4,092 sqft • 5,804 sqft lot • \$354.35/sqft •  
Built in 1961  
Exit Via Marisol off the 110 FWY

List / Sold:  
\$1,450,000/\$1,450,000 ↓  
103 days on the market  
Listing ID: AR23035251



SELLER FINANCING- 70% LTV, 5% I/O, will carry for 2 years... Take a look at this attractive 6 Unit Value Add opportunity in one of the hottest markets in Los Angeles- Highland Park! The building has all 2-bedroom units with 6 tandem parking spaces and is individually metered for gas and electricity. The current rents are considerably below market with rental upside being +/- 75% below comparable nicely renovated units in the area. It is strategically located near all the Figueroa has to offer as well as the Metro Gold Line and 110 freeway with easy access to Downtown LA. These units are perfect for the buyer looking to add significant value as this pocket in Los Angeles has proven the strength of the rental market which continues to improve. The size and location of the building make this a solid hold for all size portfolios!

Facts & Features

- Sold On 07/14/2023
- Original List Price of \$1,550,000
- 1 Buildings
- 12 Total parking spaces
- \$893 (Assessor)
- Laundry: Common Area
- Cap Rate: 3.15
- \$79572 Gross Scheduled Income
- \$44459 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,802
- Electric: \$812.00
- Gas: \$237
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,807
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,350
- Other Expense:
- Other Expense Description:

Unit Details

|                        | UNITS | BEDS | BATHS | GARAGE | FURNISHED?      | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|------------------------|-------|------|-------|--------|-----------------|-------------|------------|-----------|
| 1:                     | 6     | 2    | 1     | 0      | Unfurnished     | \$6,631     | \$6,631    | \$11,700  |
| # Of Units With:       |       |      |       |        |                 |             |            |           |
| • Separate Electric: 7 |       |      |       |        | • Drapes:       |             |            |           |
| • Gas Meters: 7        |       |      |       |        | • Patio:        |             |            |           |
| • Water Meters: 1      |       |      |       |        | • Ranges:       |             |            |           |
| • Carpet:              |       |      |       |        | • Refrigerator: |             |            |           |
| • Dishwasher:          |       |      |       |        | • Wall AC:      |             |            |           |
| • Disposal:            |       |      |       |        |                 |             |            |           |

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5492006018

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

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

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CUSTOMER FULL: Residential Income    LISTING ID: AR23035251

Printed: 07/16/2023 5:56:06 PM

Closed •

**8639 Olin St • Los Angeles 90034**  
**6 units • \$383,000/unit • 3,600 sqft • 7,251 sqft lot • \$583.33/sqft •**  
**Built in 1949**  
**North of Venice, West of La Cienega**



List / Sold:  
**\$2,298,000/\$2,100,000 ↓**  
**46 days on the market**  
**Listing ID: 23259635**

Opportunity to purchase a pride of ownership 6 unit building adjacent to Culver City. 8639 Olin St. Los Angeles is a very-well maintained and low-maintenance six-unit apartment building in an area booming with new construction. The unit mix consists of: (Six) 1 Bed + 1 Bath units which have all been recently updated and remodeled with newer kitchens, bathrooms, flooring, dishwashers, and in-unit washer/dryer hookups. This pride of ownership property has low-water landscaping, has been recently painted, has 6 open parking spaces, and all units have outside patio or balcony area. The building is 3600SF and sits on a 7251SF lot. Minutes to Culver City's popular restaurants, fitness centers, theaters, Helms Bakery and Home Furnishing Shopping District, and the Expo Line. Lots of open space for ADU potential. Call for additional information.

Facts & Features

- Sold On 07/11/2023
- Original List Price of \$2,498,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Stackable
- Cap Rate: 4.2
- \$96114 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$48,042
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 1    | 1     |        | Unfurnished | \$1,985     | \$1,985    | \$1,985   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$2,175     | \$2,175    | \$2,175   |
| 3:  | 1     | 1    | 1     |        | Unfurnished | \$2,175     | \$2,175    | \$2,175   |
| 4:  | 1     | 1    | 1     |        | Unfurnished | \$1,708     | \$1,708    | \$1,708   |
| 5:  | 1     | 1    | 1     |        | Unfurnished | \$1,985     | \$1,985    | \$1,985   |
| 6:  | 1     | 1    | 1     |        | Unfurnished | \$1,985     | \$1,985    | \$1,985   |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5065009007

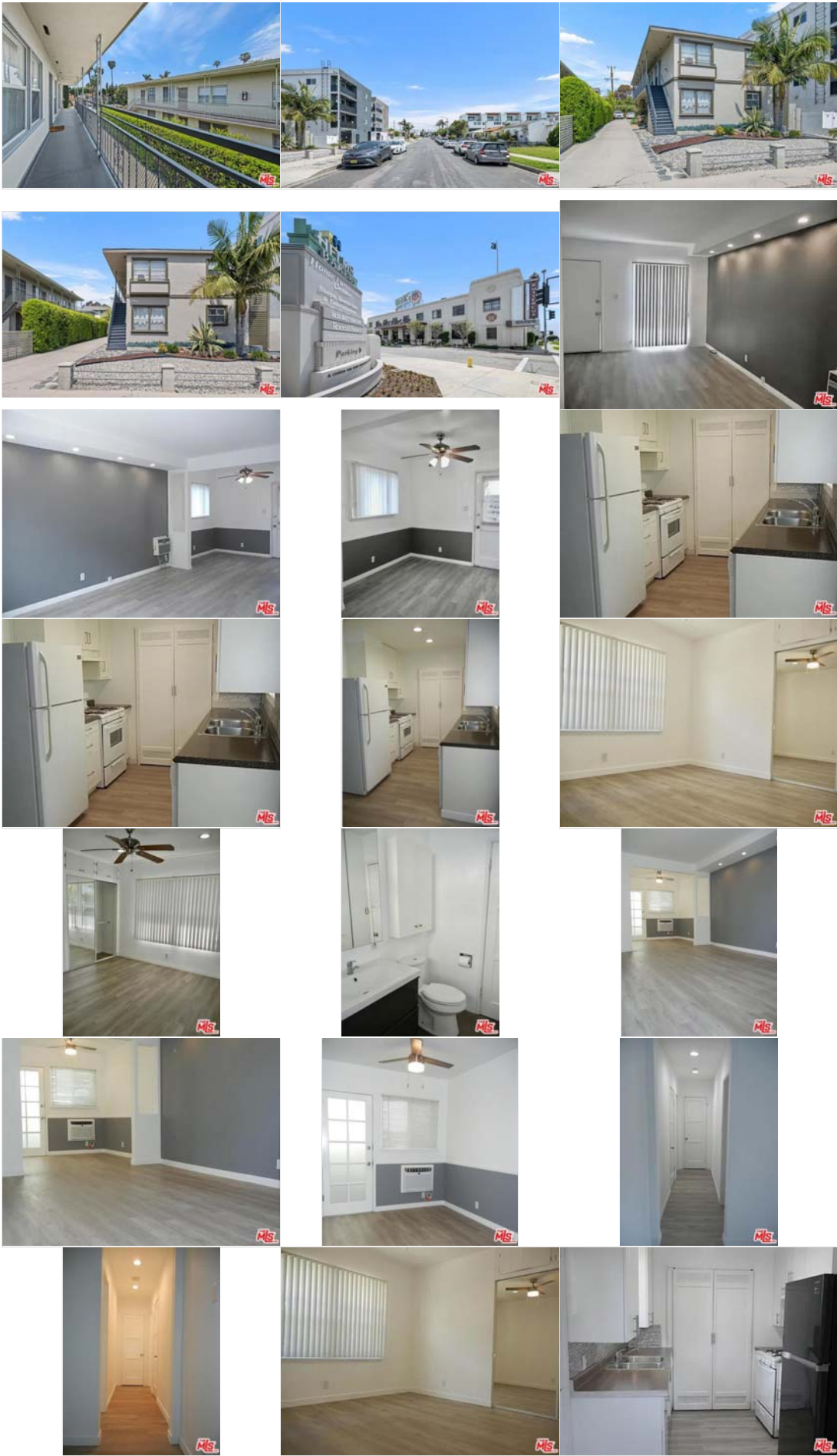
**Michael Lembeck**  
State License #: 01019397

**Re/Max Property Connection**  
State License #: 01891031



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Closed •

List / Sold:

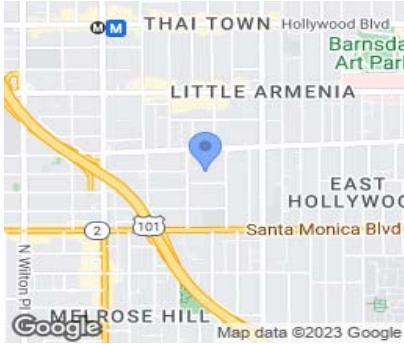
\$2,000,000/\$1,750,000 ↓

85 days on the market

Listing ID: 23259023

1245 N Harvard Blvd • Los Angeles 90029  
7 units • \$285,714/unit • 5,000 sqft • 6,200 sqft lot • \$350.00/sqft •  
Built in 1962

Fountain Ave to N Harvard Bl, turn south. Property is between Fountain Ave & Santa Monica Bl.



Gated property located on a quiet cul-de-sac. 7 units, 4 of which have been refurbished. 3 units are currently vacant. Some units offer balcony or patio spaces. Parking for each unit. Property has been retrofitted to code and has new railings. The security gate was installed within the past few years. Close to Paramount & Raleigh Studios. Easy commute to L.A. City College & LA Film School & Griffith Park. Bike to Silver Lake and Los Feliz shopping, restaurants, etc. Situated in a quiet residential neighborhood. Minutes from major freeways and bus lines. Just a few blocks from Sunset Blvd. Walk to Kaiser Permanente. Do not disturb tenants. Call listing . GRM based on \$2M and current rents with 2 vacancies.

Facts & Features

- Sold On 07/11/2023
- Original List Price of \$2,000,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Community
- \$63036 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$69,139
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 2     | 1    | 1     |        | Unfurnished | \$1,700     | \$0        | \$3,300   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$1,550     | \$1,550    | \$1,700   |
| 3:  | 1     | 2    | 1     |        | Unfurnished | \$2,250     | \$2,250    | \$2,250   |
| 4:  | 1     | 2    | 1     |        | Unfurnished | \$1,825     | \$0        | \$2,250   |
| 5:  | 2     | 2    | 1     |        | Unfurnished | \$1,608     | \$3,140    | \$2,250   |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5537011014

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

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Closed •

List / Sold:

\$4,124,103/\$3,950,000 ↓

29 days on the market

Listing ID: 23272933

**1537 S Shenandoah St • Los Angeles 90035**  
**8 units • \$515,513/unit • 10,792 sqft • 6,501 sqft lot • \$366.01/sqft •**  
**Built in 1990**

The complex is nestled between Beverly Hills and Beverlywood in a highly sought after pocket of Pico Robertson area. Close to Century City and the Beverly Hills Mall, residents enjoy promiximity to work, entertainment, and places of worship.



Nestled between Beverly Hills and Beverlywood, this condo quality 8 unit building is in a highly sought after pocket of Pico Robertson area. The top units, 3 bedrooms and 2 bathroom, have soaring ceiling - one of them had been the owner's unit with a balcony so generous it has patio furniture and gas line for BBQ. All other units are 2 bedroom 2 baths that feature amenities found in Class "A" properties of this caliber: Private balconies, dishwasher, Central HVAC, 2 parking spots in a clicker garage, intercom, elevator, laundry room, views. No deferred maintenance - the deceased owner spared no expense on his crown jewel. Having been constructed in 1990, the building is NOT subject to the restricted Los Angeles Rent Control Ordinance.

Facts & Features

- Sold On 07/12/2023
- Original List Price of \$4,124,103
- 1 Buildings
- Heating: Central
- \$176686 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$106,154
- 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:  | 5     | 2    | 2     |        | Unfurnished | \$0         | \$0        | \$0       |
| 2:  | 2     | 3    | 2     |        | Unfurnished | \$0         | \$0        | \$0       |
| 3:  | 1     | 1    | 1     |        | Unfurnished | \$0         | \$0        | \$0       |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

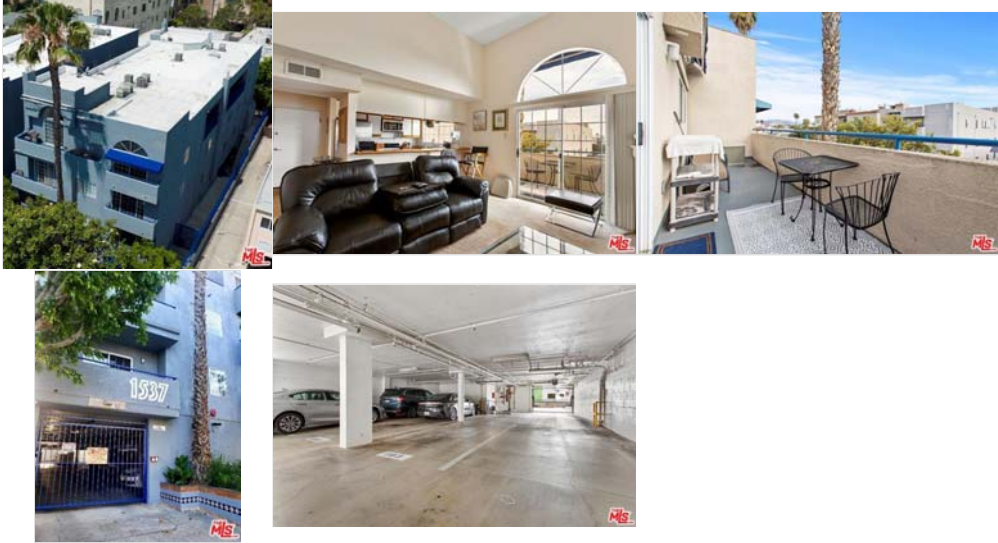
- Standard sale
- Buyer Agency Compensation: 2%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303002038

Michael Lembeck

Re/Max Property Connection



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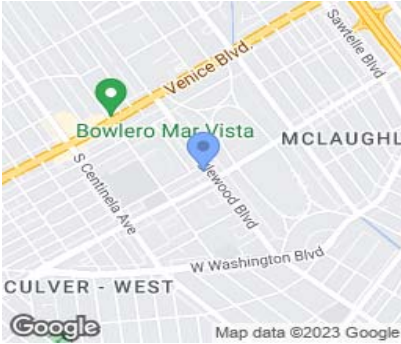
Closed •

List / Sold:  
**\$2,399,737/\$2,350,000** ↓

58 days on the market

Listing ID: 23251361

**12012 Mitchell Ave • Los Angeles 90066**  
**8 units • \$299,967/unit • 5,699 sqft • 7,675 sqft lot • \$412.35/sqft •**  
**Built in 1952**  
**North of Washington Pl & West of Inglewood Blvd.**



We are pleased to present 12012 Mitchell Ave, an eight unit apartment building in the prime submarket of Mar Vista in West Los Angeles. The property was built in 1952 with a wood frame and stucco construction. The structure comprises six one-bedroom, one-bathroom units and two two-bedroom, one-bathroom units. There are eight striped parking spaces with rear alley access. There is no soft story retrofit required. Excellent Mar Vista Location - WalkScore.com = 86 - 'Very Walkable -Most errands can be accomplished on foot.' Strong Mix of One and Two Bedroom Units. Eight Parking Spaces - No Soft Story Retrofit Required. First Time on the Market in 70 Years.

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$2,990,000
- 1 Buildings
- Laundry: Individual Room
- Cap Rate: 4.16
- \$99754 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$47,994
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 2    | 1     |        | Unfurnished | \$2,060     | \$2,060    | \$3,000   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$1,750     | \$1,750    | \$2,195   |
| 3:  | 1     | 1    | 1     |        | Unfurnished | \$1,695     | \$1,695    | \$2,195   |
| 4:  | 1     | 1    | 1     |        | Unfurnished | \$1,153     | \$1,153    | \$2,195   |
| 5:  | 1     | 2    | 1     |        | Unfurnished | \$1,648     | \$1,648    | \$3,000   |
| 6:  | 1     | 1    | 1     |        | Unfurnished | \$2,000     | \$2,000    | \$2,195   |
| 7:  | 1     | 1    | 1     |        | Unfurnished | \$1,089     | \$1,089    | \$2,195   |
| 8:  | 1     | 1    | 1     |        | Unfurnished | \$1,195     | \$1,195    | \$2,195   |
| 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%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4235029035

Michael Lembeck

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

Re/Max Property Connection

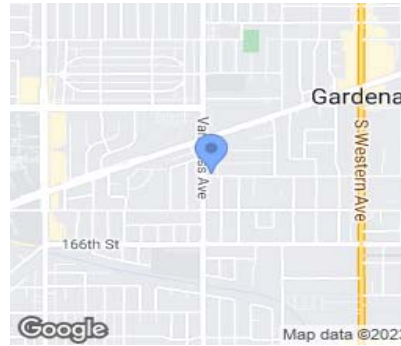
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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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List / Sold:

**Closed** • **Apartment****\$2,700,000/\$2,600,000** ↓**42 days on the market****Listing ID: SB23078505****2147 W 162nd St • Torrance 90504****10 units • \$270,000/unit • 7,358 sqft • 8,824 sqft lot • \$353.36/sqft • Built in 1957****Van Ness Ave and 162nd st.**

Welcome to this multi-unit investment opportunity in North Torrance! Located at 2147 W. 162nd St., Torrance, CA 90504, this property features 10 units with a mix of 2-bedroom, 1-bedroom, and studio apartments. Each unit has its own unique charm and character, and some have been recently updated with modern finishes. The property also includes on-site parking for tenants and a community laundry room for added convenience. Situated in a desirable area of Torrance, this property is conveniently located near schools, parks, shopping centers, and restaurants. With a current rent roll and low vacancy rates, this is a great opportunity for investors looking for a steady stream of income. Don't miss out on this chance to own a piece of Torrance real estate! Please note that the accuracy of the square footage, bedroom/bathroom count, and other information regarding the conditions or features of the property is not guaranteed and should be independently verified by interested parties through personal due diligence, inspection, and consultation with appropriate professionals. Please do not disturb the tenants or walk the property without prior permission.

**Facts & Features**

- Sold On 07/12/2023
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- \$197064 Gross Scheduled Income
- \$145114 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

**Interior****Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$54,279
- Electric: \$4,965.00
- Gas: \$3,850
- Furniture Replacement:
- Trash: \$2,539
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,689
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,286
- Other Expense:
- Other Expense Description:

**Unit Details**

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 2    | 1     | 0      | Unfurnished | \$2,000     | \$2,000    | \$2,000   |
| 2:  | 1     | 1    | 1     | 0      | Unfurnished | \$1,577     | \$1,577    | \$1,730   |
| 3:  | 1     | 2    | 1     | 0      | Unfurnished | \$1,750     | \$1,750    | \$1,925   |
| 4:  | 1     | 2    | 1     | 0      | Unfurnished | \$2,050     | \$2,050    | \$2,050   |
| 5:  | 1     | 2    | 1     | 0      | Unfurnished | \$2,100     | \$2,100    | \$2,100   |
| 6:  | 1     | 1    | 1     | 0      | Unfurnished | \$1,595     | \$1,595    | \$1,595   |
| 7:  | 1     | 2    | 1     | 0      | Unfurnished | \$1,750     | \$1,750    | \$1,925   |
| 8:  | 1     | 2    | 1     | 0      | Unfurnished | \$1,950     | \$1,950    | \$1,950   |
| 9:  | 1     | 0    | 1     | 0      | Unfurnished | \$900       | \$900      | \$1,000   |
| 10: | 1     | 0    | 1     | 0      | Unfurnished | \$800       | \$800      | \$800     |

**# 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%
- 133 - N Torrance - East area
- Los Angeles County
- Parcel # 4066001001

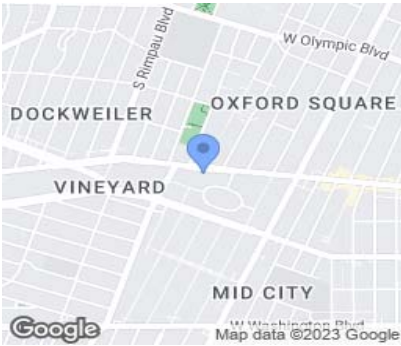
**Michael Lembeck****Re/Max Property Connection**

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Closed •

**4442 W Pico Blvd • Los Angeles 90019**  
**12 units • \$249,167/unit • 3,156 sqft • 7,667 sqft lot • \$931.56/sqft •**  
**Built in 1948**  
**Half a block east of Midtown Crossing.**



List / Sold:  
**\$2,990,000/\$2,940,000 ↓**  
**140 days on the market**  
**Listing ID: 22222019**

We are proud to exclusively present for sale a brand-newly remodeled (down to the studs) 100% vacant 12 unit residential income building previously operated as a Motel. The owners went all out in the remodel, with new electrical (a 400 amp service), new plumbing, re-roof, new mini split A/C systems in each unit, new water heaters, new kitchenettes, new windows just new. The building features all Studio units with brand new kitchenettes (fridge, cooktop, microwave hood, cabinets) bathrooms, ample parking space, bicycle parking, new gate with motor, wiring for a security camera system (all home run to the storage/meeting room), and 3 brand new tankless water heaters. The building has an owned coin-operated washer and dryer. The building will be delivered move-in ready, perfect for Section 8, Extended Stay, Long Term Rentals, Master Leasing, etc. A half block to Midtown Crossing, which features Lowes, Ross, Chipotle, Chase, Panda Express, PetsMart, Smart & Final and much more. Walk Score calls this area Very Walkable! Previously operated as Motel, the property is Commercially Zoned and will be delivered 100% vacant!

Facts & Features

- Sold On 07/13/2023
- Original List Price of \$2,990,000
- 1 Buildings
- Heating: Heat Pump

Interior

- Appliances: Microwave, Refrigerator, Electric Cooktop

Exterior

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

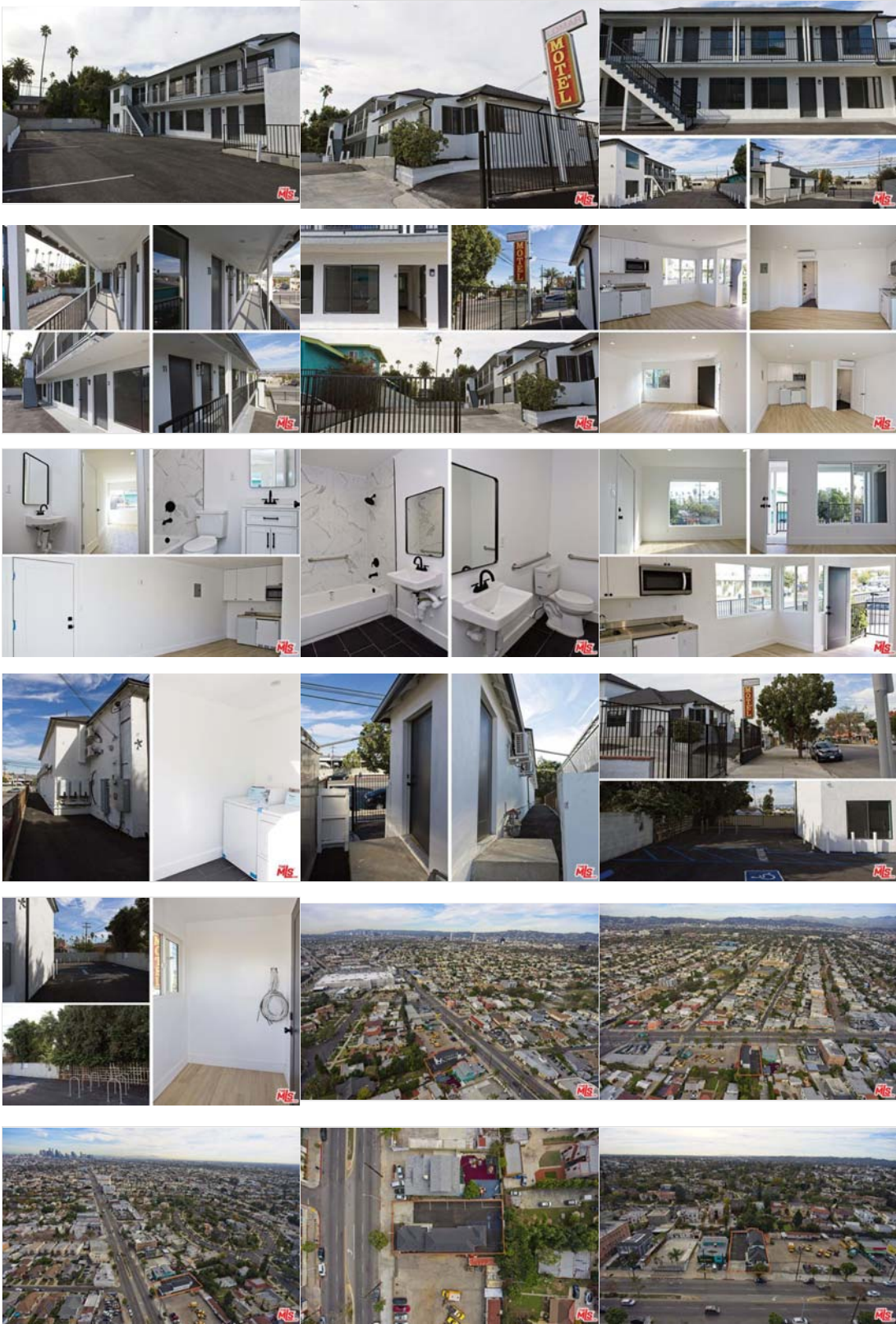
- Standard sale
  - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5082012008



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

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

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CUSTOMER FULL: Residential Income    LISTING ID: 22222019

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Closed

• Commercial/Residential

5118 Klump Ave • North Hollywood 91601

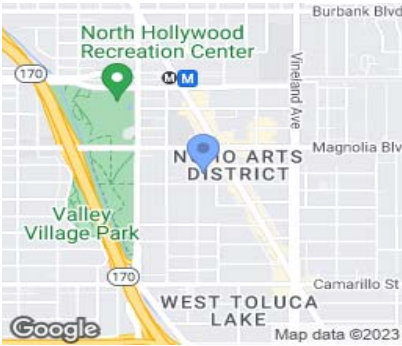
12 units • \$157,500/unit • 4,314 sqft • 6,849 sqft lot • \$405.66/sqft • Built in 1979

South of Magnolia West of Lankershim

\$1,890,000/\$1,750,000

60 days on the market

Listing ID: SR23026350



HUGE PRICE IMPROVEMENT! Check out this low-maintenance building with a great GRM and cap rate! This 3-story, 4,314-square-foot property sits on a 6,849-square-foot lot, and it boasts a great unit mix of twelve units (8 Studios and 4 Bachelors) each with one full bath. The unit breakdown is as follows... 6 Studios, 4 Guest Units and 2 Mini one-bedroom units! Located in the very desirable NoHo Arts District neighborhood. Built in 1979, this property is free of LA's strict rent control laws, and is only subject to California's AB-1482, which limits annual rent increases to 5% + CPI. (buyer to confirm) giving the investor the opportunity to capitalize on over 80% upside potential in rents. Perfect rental mix for the entry-level demographics NoHo is so popular for. One unit vacating 6/30/23 The property offers laundry facilities in the building. All units are bright and spacious and close to all of the grandeur that is the NoHo Arts District which is a one-square-mile community in North Hollywood that is home to more than 20 live, professional theaters, dance studios, art galleries, public art, music recording venues, acting and art workshops, international dining options, clothing and specialty shops, and businesses that create a myriad of art forms. NoHo is "Where the Arts Are Made." This is the first time this property has been on the market in over 20 years and sellers have never listed the property for sale since, making this a rare opportunity to own a generational asset in a robust rental market.

Facts & Features

- Sold On 07/13/2023
  - Original List Price of \$2,200,000
  - 1 Buildings
  - Levels: Two
  - 14 Total parking spaces
  - 12 Total carport spaces
  - Heating: Heat Pump
  - \$1,122 (Estimated)
- Laundry: Common Area
  - Cap Rate: 5.21
  - \$150188 Gross Scheduled Income
  - \$112862 Net Operating Income
  - 6 electric meters available
  - 0 gas meters available
  - 0 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
  - Security Features: Security Lights
- Fencing: None
  - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,000
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$5,280
  - Cable TV:
  - Gardener:
  - Licenses: 815
- Insurance: \$2,997
  - Maintenance: \$7,200
  - Workman's Comp:
  - Professional Management: 0
  - Water/Sewer: \$9,580
  - Other Expense:
  - Other Expense Description:

Unit Details

|                                                                                                                                                                                      | UNITS | BEDS | BATHS | GARAGE | FURNISHED?                                                                                                                              | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-------|--------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-----------|
| 1:                                                                                                                                                                                   | 12    | 0    | 1     | 1      | Unfurnished                                                                                                                             | \$12,478    | \$12,478   | \$16,800  |
| # Of Units With:                                                                                                                                                                     |       |      |       |        |                                                                                                                                         |             |            |           |
| <ul style="list-style-type: none"><li>• Separate Electric: 6</li><li>• Gas Meters: 0</li><li>• Water Meters: 0</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%
- NHO - North Hollywood area
  - Los Angeles County
  - Parcel # 2353004016

Michael Lembeck

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

Re/Max Property Connection

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



Mission Viejo, 92691

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