

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM	
1	41067288	S	947 S Oak St	ING			2			\$890,000	\$542.02		1956	5,200/0.1194			08/12/24	8/8	
2	SB24130176	S	449 30th ST	HMB	148	STD	2	\$87,600		\$2,000,000	\$1,088.73		1837	1952/ASR	2,096/0.0481	N	2	08/12/24	9/2
3	QC24107921	S	11648 208th ST	LW	26	STD	2	\$44,400		\$850,000	\$467.29		1819	1964/ASR	7,002/0.1607	N	1	08/15/24	0/0
4	CV24140776	S	413 N Dalton AVE	AZU	607	STD	2	\$0		\$750,000	\$560.12		1339	1920/ASR	7,063/0.1621	N	0	08/12/24	1/1
5	24388503	S	2005 N Valley ST	BBK	610	STD	2			\$1,395,000	\$536.74	2599/E	1940	6,061/0.1391			08/14/24		
6	P1-18131	S	1623 1625 Verdugo RD	GD	627	NOD	2	\$0		\$1,200,000	\$394.81		2429	1937/ASR	5,231/0.1201	N	2	08/16/24	80/80
7	24398487	S	373 Mission RD	GD	628	STD	2		5	\$1,360,000	\$672.60		2022	1925	6,251/0.1435			08/14/24	40/40
8	CV24028637	S	210 E Whitcomb AVE	GLDR	629	STD	2	\$42,000		\$1,125,000	\$495.16		2272	1956/ASR	7,945/0.1824	N	3	08/14/24	100/100
9	AR24162824	S	138 Grand AVE	MNRO	639	STD	2	\$0		\$1,290,000	\$762.86		1691	1923/ASR	8,207/0.1884	N	2	08/12/24	0/0
10	SR24109767	S	1830 N Summit AVE	PAS	645	TRUS	2	\$52,200		\$1,350,000	\$522.45		2584	1965/ASR	12,361/0.2838	N	3	08/14/24	32/32
11	QC24141595	S	409 Linda Rosa AVE	PAS	646	STD	2	\$70,000		\$1,224,000	\$680.00		1800	1959/ASR	8,575/0.1969	N	3	08/12/24	18/18
12	P1-17502	S	2729 Mataro ST	PAS	648	STD	2	\$66,000		\$1,075,000	\$619.85		1773	1929/ASR	6,820/0.1566	N	2	08/13/24	91/91
13	SR24090346	S	1811 Marengo AVE	SPAS	658	STD,TRUS	2	\$50,400		\$1,275,000	\$705.20		1808	1924/ASR	7,201/0.1653	N	2	08/16/24	70/70
14	PW23021617	S	1862 W 25th ST	LA	699	PRO	2	\$0		\$656,000			2	1922/ASR	6,635/0.1523	N	0	08/16/24	1/1
15	WD24114984	S	3314 Whiteside	LA	699	STD	2	\$5,300		\$800,000	\$346.02		2312	1924/ASR	6,002/0.1378	N	2	08/12/24	31/31
16	TR24160790	S	11481 Burke ST	WH	699	STD	2	\$81,600		\$1,269,000	\$628.22		2020	2024/BLD	6,380/0.1465	N	0	08/16/24	8/8
17	PW24042638	S	1217 W 89th ST	LA	C34	STD	2	\$42,816		\$649,000	\$416.03		1560	1920/ASR	6,087/0.1397	N	0	08/16/24	101/101
18	PW23208101	S	4344 Michigan AVE	LA	C34	PRO	2	\$23,400		\$726,000	\$356.41		2037	1949/ASR	6,887/0.1581	Y	0	08/16/24	123/123
19	PW24152922	S	9236 S Hobart BLVD	LA	C36	STD	2	\$72,000		\$975,000	\$518.07		1882	1937/ASR	6,418/0.1473	N	0	08/13/24	7/2
20	24402682	S	755 E 106th ST	LA	C37	PRO	2			\$640,000	\$493.45		1297	1945	5,409/0.1242			08/16/24	23/23
21	24408755	S	936 E 91st ST	LA	C37	STD	2			\$660,000	\$541.87	1218/A	1927/ASR	5,801/0.1332			08/15/24	16/16	
22	DW24079360	S	662 E 53rd ST	LA	C37	STD	2	\$0		\$689,000	\$394.62		1746	1913/ASR	5,966/0.137	N	0	08/14/24	1/1
23	24353805	S	1128 E 82nd ST	LA	C37	STD	2			\$950,000	\$460.27		2064	1962	5,982/0.1373	N	2	08/16/24	147/147
24	P1-18141	S	2953 S Bronson AVE	LA	JFKP	STD	2	\$108,000		\$1,550,000	\$660.06		2574	1925/PUB	7,246/0.1663	N	2	08/12/24	50/50
25	RS24146254	S	3933 Fernwood AVE	RM	LWWD	STD	2	\$0		\$671,000	\$422.01		1590	1948/ASR	7,219/0.1657	N	2	08/15/24	3/3
26	PW23151046	S	205 N Santa Fe AVE	CMP	RO	STD	2	\$10,800		\$665,000			2	1948/PUB	6,913/0.1587	N	2	08/13/24	41/41
27	DW24136984	S	249 S Matthiesen AVE	CMP	RP	STD	2	\$0		\$815,000	\$443.90		1836	1945/ASR	6,186/0.142	N	1	08/14/24	3/3
28	BB24093695	S	7879 Claybeck AVE	SUNV	SUNV	STD	2	\$0		\$970,000	\$427.69		2268	1943/ASR	8,367/0.1921	N	2	08/15/24	74/74
29	GD24155794	S	1980 N Ontario ST	BBK	610	STD	3	\$70,980		\$1,220,000	\$524.73		2325	1951/ASR	6,098/0.14	N	3	08/15/24	7/32
30	TR24062688	S	5513 Monterey RD	HDPK	632	STD	3	\$0		\$1,040,000	\$340.09		3058	1925/ASR	5,600/0.1286	N	0	08/16/24	82/153
31	GD24124581	S	10411 Commerce AVE	TUJ	659	STD	3	\$0		\$1,055,000	\$514.63		2050	1947/ASR	5,497/0.1262	N	0	08/13/24	19/19
32	PW24139017	S	1142 Nadeau ST	LA	699	STD	3	\$80,400		\$949,000	\$531.95		1784	1928/ASR	4,517/0.1037	N	0	08/16/24	4/100
33	24382303	S	1123 N Vista ST	WHO	C10	STD	3			\$1,195,000	\$555.56		2151	1924	6,166/0.1416			08/14/24	117/117
34	23307301	S	1474 W Vernon AVE	LA	C34	STD	3			\$890,000	\$393.28	2263/AP	1911	5,719/0.1313			08/16/24	248/411	
35	SR24102860	S	12861 Kage Canyon ST	PAC	PAC	PRO	3	\$288,000		\$675,000	\$324.83		2078	1939/ASR	16,052/0.3685	N	0	08/14/24	27/27
36	PW24126281	S	6047 Fishburn AVE	HNPk	T1	TRUS	3	\$0		\$740,000	\$316.51		2338	1947/ASR	8,435/0.1936	N	0	08/16/24	0/0
37	TR24002448	S	3647 E 54th ST	MW	T6	STD	3	\$50,880		\$875,000	\$319.81		2736	1963/ASR	6,018/0.1382	N	0	08/15/24	157/157
38	24375775	S	113 Robinson ST	LA		REO	4			\$690,000	\$216.71		3184	1923/ASR	4,802/0.1102			08/14/24	104/104
39	240005398SD	S	740 N ARDMORE AVE	LA		NOD	4	\$83,448	0	\$1,000,000			1920	8,131/0.1867			08/15/24	156/505	
40	SB24123393	S	21024 Wood AVE #A	TORR	131	STD	4	\$48,000		\$2,200,000	\$595.72		3693	1961/ASR	6,947/0.1595	N	5	08/14/24	11/11
41	SB24121115	S	1208 Gage ST	REDO	155	STD	4	\$136,260		\$2,180,000	\$529.13		4120	1963/ASR	5,518/0.1267	N	4	08/16/24	25/25
42	P1-17532	S	1451 Yosemite DR	EAGL	618	STD	4	\$84,205		\$1,335,000			1952/ASR	10,285/0.2361	N	4	08/16/24	79/79	
43	24392885	S	1460 S Burnside AVE	LA	C16	STD	4			\$1,135,000	\$303.15		3744	1937/OTH	6,155/0.1413	N	3	08/14/24	36/36
44	24400919	S	1946 S Harcourt AVE	LA	C16	STD	4			\$1,170,000	\$269.09		4348	1923	5,803/0.1332			08/13/24	52/52
45	BB24139879	S	3021 Van Buren Pl	LA	C16	STD	4	\$138,300		\$1,550,000	\$328.39		4720	1913/ASR	6,674/0.1532	N	0	08/16/24	1/1
46	24388309	S	4647 W 18th ST	LA	C16	STD	4			\$3,275,000	\$451.72	7250/D	2024/BLD	6,500/0.1492	N	2	08/12/24	94/94	
47	24390633	S	6120 Packard ST	LA	C19	STD	4		5	\$1,730,625	\$355.80	4864/A	1935/ASR	6,984/0.1603	N	1	08/14/24	69/69	
48	24397607	S	907 W 68th ST	LA	C34	STD	4		7	\$900,000	\$375.63		2396	1927/ASR	7,112/0.1633			08/13/24	69/69
49	24378577	S	6268 S La Brea AVE	LA	PHHT	STD	4			\$1,200,000	\$344.83		3480/A	1952/ASR	6,274/0.144			08/12/24	125/125
50	24406943	S	10018 Foster RD	BF	RH	STD	4		3	\$1,267,500	\$361.52		3506/A	1956/ASR	5,540/0.1272			08/12/24	40/40
51	24414909	S	5923 Gage AVE	BG	T3	STD	4			\$1,065,000	\$360.53	2954/A	1944/ASR	9,622/0.2209			08/16/24	12/12	
52	PW24140887	S	1531 E 92nd ST #1234	LA	WATT	STD	4	\$95,323		\$1,140,000	\$373.28		3054	1993/ASR	5,740/0.1318	N	0	08/14/24	2/2
53	SB24039682	S	25719 Walnut ST	LOM	121	STD	5	\$94,260		\$1,130,000	\$382.53		2954	1946/ASR	5,331/0.1224	N	1	08/16/24	137/137
54	SB24066377	S	917 S Catalina AVE	REDO	157	STD,TRUS	5	\$124,860		\$2,565,000	\$788.50		3253	1939/ASR	7,089/0.1627	N	5	08/14/24	25/25
55	24395811	S	3648 Percy ST	LA	BOYH	STD	6	\$221,665		\$2,500,000	\$387.96		6444	2017	8,943/0.2053			08/13/24	78/78
56	24369337	S	1868 10th ST	SM	C14	STD	6			\$3,215,000	\$535.48		6004	1959	7,493/0.172	N		08/14/24	153/153
57	24381483	S	1936 S West View ST	LA	C16	PRO	6			\$875,000	\$225.81		3875	1949/ASR	6,599/0.1515	N		08/14/24	17/17
58	24389431	S	1138 Cardiff AVE	LA	C09	STD	7		4	\$2,100,000	\$331.33		6338	1954	6,076/0.1395			08/12/24	72/72
59	24398553	S	6532 Malabar ST	HNPk	T1	STD	7			\$1,826,000	\$256.03		7132	1964	7,493/0.172			08/16/24	46/46
60	SR23143553	S	14109 Erwin ST	VNS	VN	STD	7	\$116,448		\$1,258,000	\$241.92		5200	1964/ASR	6,252/0.1435	N	7	08/12/24	178/178
61	AR24068900	S	3522 Bellevue AVE	LA	671	STD	8	\$234,000		\$2,250,000	\$328.95		6840	1961/PUB	7,800/0.1791	N	0	08/16/24	84/84
62	24397733	S	153 S Linden DR	BEVH	C01	STD	11			\$6,800,000	\$471.04	14436	1941	9,374/0.2152			08/12/24	51/51	
63	24383021	S	719 Orange Grove AVE	GD	628	STD	14		5	\$5,575,000	\$469.99	11862	1988	13,499/0.3099			08/13/24	107/107	

Closed • Duplex

List / Sold: \$869,777/\$890,000 

947 S Oak St • Inglewood 90301

2 units • \$434,889/unit • sqft • 5,200 sqft lot • \$542.02/sqft • Built in 1956

8 days on the market

From W Arbor Vitae St to S Oak St Cross Street: W Arbor Vitae St.

Listing ID: 41067788



Excellent opportunity for first time home buyer or investor. Two detached units in on lot and a detached 2 car garage. Both units have 2 bedrooms 1 full bathroom perfect to live in one unit and rent the second unit for extra income. Landscape/irrigation system installed Jan 2022. Front Unit fully remodel completed Jan 2022; has double paned windows, central heating/ac unit, copper plumbing, in unit laundry. Back Unit bathroom remodel May 2024; has double paned windows, central heating/ac unit, partial copper plumbing installed in unit laundry, new garage door opener can connect to application and open remotely. Property is located close to freeway and shopping centers. Don't miss this great opportunity!!!

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$869,777
- 2 Total parking spaces
- Cooling:
- Heating: Forced Air
- SellerConsiderConcessionYN:

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
 - 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

Of Units With:

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

Additional Information

- Los Angeles County
- Parcel # 4023004031

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 41067788

Printed: 08/18/2024 10:00:25 AM

Closed • Duplex

List / Sold:
\$1,775,000/\$2,000,000 
9 days on the market
Listing ID: SB24130176

449 30th St • Hermosa Beach 90254
2 units • **\$887,500/unit** • **1,837 sqft** • **2,096 sqft lot** • **\$1088.73/sqft** •
Built in 1952
West of Ardmore / Valley



Hermosa Valley Duplex 2 bedroom and office room up and One bedroom down. If you have clients with the goal to buy / hold / then build, this property is a winner. Upper unit has bean ceilings, lots of windows, and hardwood floors. This duplex has been in the family for many years, although dated it has been lovingly cared for and it shows. Suitable for a buyer to take occupancy right away. Located between Ardmore and Highland just blocks to the beach, Quiet street loaded with beautiful pride of ownership homes in a sought after beach neighborhood. Better hurry on this gem!!!

Facts & Features

- Sold On 08/12/2024
 - Original List Price of \$1,775,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$543 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - \$87600 Gross Scheduled Income
 - \$55231 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Galley Kitchen, Kitchen, Living Room, Primary Bathroom, Office
 - Floor: Vinyl, Wood
- Appliances: Disposal

Exterior

- Lot Features: Level with Street, Rectangular Lot
- Fencing: None
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,740
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01879720
 - Gardener:
 - Licenses:
- Insurance: \$3,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,850
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$4,300
2:	1	1	1	1	Unfurnished	\$2,700	\$2,700	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- 148 - Hermosa Bch Sand area
 - Los Angeles County
 - Parcel # 4181009025

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CUSTOMER FULL: Residential Income LISTING ID: SB24130176

Printed: 08/18/2024 10:00:25 AM

Closed • Duplex

List / Sold: \$799,000/\$850,000 ↓

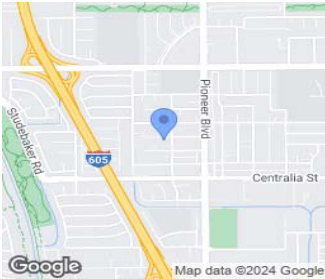
11648 208th St • Lakewood 90715

0 days on the market

2 units • \$399,500/unit • 1,819 sqft • 7,002 sqft lot • \$467.29/sqft • Built in 1964

Listing ID: OC24107921

Pioneer Blvd to 208th Street



PRICE IMPROVEMENT. GREAT OPPORTUNITY!! This property has endless possibilities. The lot size is 50' x 140' with a fantastic opportunity to increase the value after adding an additional unit or an Accessory Dwelling Unit (ADU). Currently there are two SEPARATE houses. Each home is two bedrooms, 1 bath, with separate yards. One home has a 1-car garage. The other home has parking space. There are two separate concrete driveways offering off-street parking.

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$949,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$778 (Estimated)
- SellerConsiderConcessionYN:
- \$44400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Water Heater

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Level with Street, Paved, Sprinklers Manual
- Security Features: Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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	2	1	1	Unfurnished	\$1,700		
2:	1	2	1		Unfurnished	\$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

- Standard sale
- Buyer Agency Compensation: 2.5%
- 26 - Lakewood East area
- Los Angeles County
- Parcel # 7059013024

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Closed • Duplex

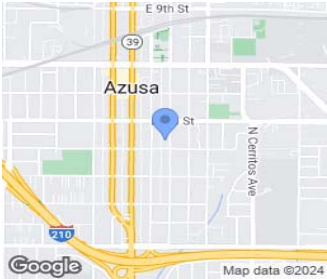
List / Sold: \$729,900/\$750,000

413 N Dalton Ave • Azusa 91702
2 units • \$364,950/unit • 1,339 sqft • 7,063 sqft lot • \$560.12/sqft •
Built in 1920

1 days on the market

Listing ID: CV24140776

North of 4th Street, East of Azusa Ave.



Wonderful property, great opportunity for Buyers or Investors. Buyers will love the opportunity to purchase two separate homes on one lot. The Duplex is great condition with some very nice upgrades. They units are separated by a fence. This lends to wonderful privacy and allows two family members to live separately. Backyard is shared, and there is potential to add an ADU. Please check with the City of Azusa for all of the restrictions. This homes have been upgraded, and have been very well maintained.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$729,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- \$593 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Primary Bedroom
- Floor: Tile
- Appliances: Electric Range, Free-Standing Range
- Other Interior Features: Crown Molding

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- 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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 607 - Azusa area
- Los Angeles County
- Parcel # 8611013009

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Closed •

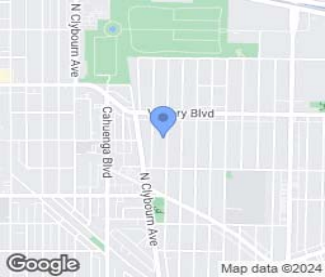
List / Sold:

\$1,499,900/\$1,395,000 ↓

80 days on the market

Listing ID: 24388503

2005 N Valley St • Burbank 91505
2 units • \$749,950/unit • 2,599 sqft • 6,061 sqft lot • \$536.74/sqft •
Built in 1940
South ov Victory Blvs



WANT A LOWER INTEREST RATE? For a limited time SELLER will CREDIT BUYER up to \$30,000 to be used for closing costs or interest rate buy down or any other lender allowable costs. Rare opportunity to acquire two properties on one lot! This is a Perfect opportunity for a family compound or rental income toward your mortgage. Welcome to your dream family home nestled in the vibrant Vega District in the heart of Burbank! This completely renovated property offers not just one, but two homes on a single lot, providing ample space for your loved ones to thrive. The main house, spanning roughly 1,780 square feet, boasts 3 bedrooms and 2 bathrooms, making it the perfect sanctuary for your family. As you step inside, you'll be greeted by the open-concept layout that seamlessly connects the living room, dining area, and kitchen, creating an inviting space for family gatherings and entertaining. Picture cozy evenings by the fireplace in the expansive living room and quality time together in the spacious family room. Beautiful floors throughout the house and ADU. The modern kitchen is a chef's delight, featuring quartz countertops and stainless steel appliances, ready to inspire culinary adventures. And with a huge master suite offering two walk-in closets everyone can enjoy their own peaceful retreat. But the magic doesn't stop there! This property also includes a new, approx... 819 sq. ft. separate ADU featuring two bedrooms with walk-in closets, two full bathrooms, a complete kitchen, a spacious living area, inside washer and dryer area, central air and heat. Inside washer and dryer area with 2 bedrooms and 2 bathrooms, providing a Potential Rental Income or an additional space for extended family or guests to stay comfortably. Situated in an amazing family friendly neighborhood with access to all the Burbank amenities such as Burbank police department, Burbank fire department, Burbank School district, and Burbank water and power, within close proximity to major studios, great schools, the Bob Hope Airport, Costco, Porto's Bakery, transportation, shopping, and more! Don't miss out on this rare opportunity to create lasting memories in a home that offers both comfort and space for your growing family. Schedule a viewing today and make this dream home yours!

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 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	2		Unfurnished	\$0	\$0	\$4,500
2:	1	2	2		Unfurnished	\$0	\$0	\$3,375

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2435003017

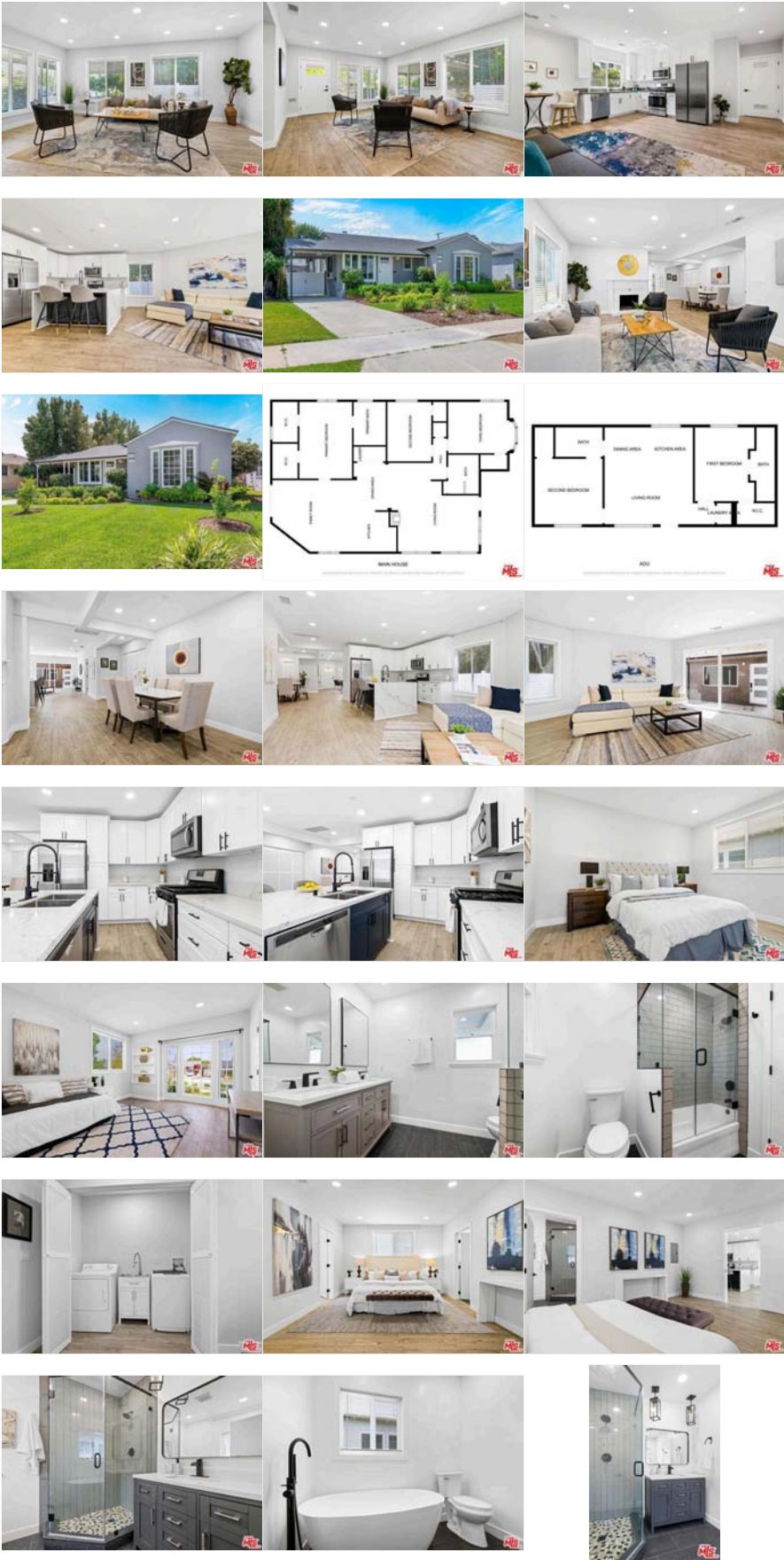
Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Duplex

List / Sold: \$959,000/\$1,200,000

1623 1625 N Verdugo Rd • Glendale 91208

7 days on the market

2 units • \$479,500/unit • 2,429 sqft • 5,231 sqft lot • \$394.81/sqft • Built in 1937

Listing ID: P1-18131

Exit 2 Fwy North at Mountain turn right on Verdugo Road. Please note that street parking is by permit only during school hours.



Do not go on the property without a confirmed appointment. Do not disturb the occupant in 1625. Verdugo Woodlands 1937 vintage duplex with many of the architectural details intact. Each unit is two-story with two bedrooms up and one full bath. Downstairs each has a spacious living room with a fireplace, a formal dining room, kitchen with a bayed window breakfast nook, a laundry room and a half bath. There are hardwood floors and French paned windows throughout. Each has a one car garage below and there is additional off-street parking. At this time only 1623 is available to view. Do not disturb the occupant in 1625.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$959,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Gravity
- SellerConsiderConcessionYN: No
- Laundry: Gas Dryer Hookup, Individual Room, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Entry, Kitchen, Laundry, Living Room, Utility Room
- Appliances: Free-Standing Range, Refrigerator
- Other Interior Features: 2 Staircases, Balcony, Ceramic Counters, Copper Plumbing Partial, Tile Counters
- Floor: Carpet, Tile, Vinyl, Wood

Exterior

- Lot Features: Front Yard, Gentle Sloping, Park Nearby, Sprinklers None
- Sewer: Sewer Paid
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Other Exterior Features: Awning(s), Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01774139
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Notice Of Default sale
- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5652006010

Michael Lembeck

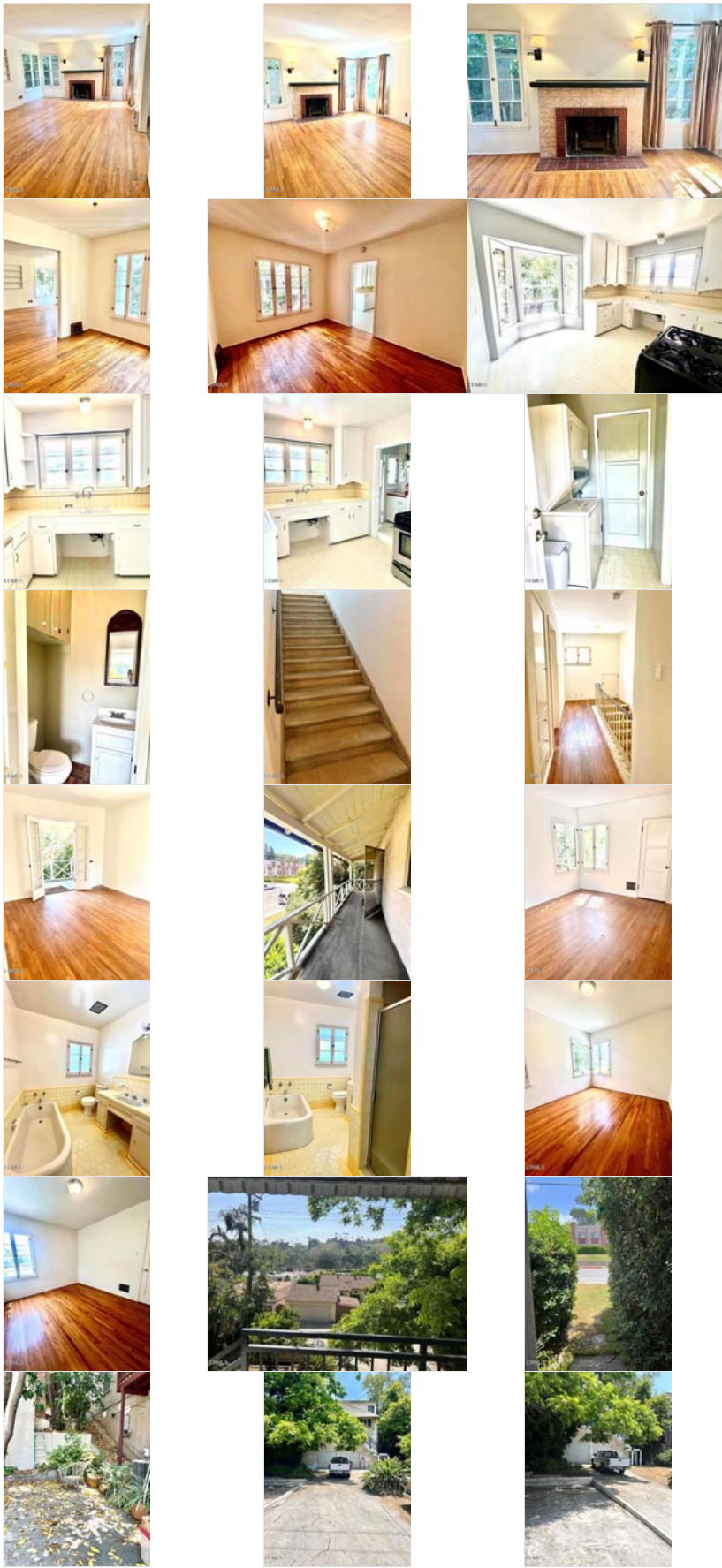
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CUSTOMER FULL: Residential Income LISTING ID: P1-18131

Printed: 08/18/2024 10:00:25 AM

Closed •

List / Sold:

\$1,385,000/\$1,360,000 ↓

40 days on the market

Listing ID: 24398487

373 Mission Rd • Glendale 91205
2 units • \$692,500/unit • 2,022 sqft • 6,251 sqft lot • \$672.60/sqft •
Built in 1925
In Adams Hill. East of Glendale Ave.



MOTIVATED BIG PRICE DROP \$65,000! PRICED TO SELL NOW!! Bright Modern Duplex on a Perched Knoll in Adams Hill! Re-imagined Turnkey Spanish Duplex that feels like it's own home. 2-Units both delivered vacant, and is a versatile option for both owner-users or as a RARE 5-Cap income producing property.Set on a nature hillside with verdant mature trees all around, the property features a 3BR (with bonus office) unit and a separate 1br unit. The owners of this property have also hired an architect to design plans for a future 3rd ADU in rear (in current garage location), and those plans (valued at \$15,000) will come with this sale - making this a 3-unit concept. Property upgrades include: New dual glazed windows + new floors throughout + fully renovated kitchens and baths + stainless steel appliances + private laundry hookups each unit + copper plumbing + recessed lighting + Italian made floor and shower tiles + 1 New HVAC system.Mission Road is a quiet cul-de-sac street of about 20 homes, with caring, close-knit neighbors that meet once a month to discuss ongoing preservation, beautification, and safety. Great pride-of-ownership on this street!Adams Hill is one of the most highly-sought after enclaves in this part of Los Angeles, and centrally located to the Americana, Glendale Galleria, Los Feliz, Silverlake, Pasadena, and all the hip shops and cafes in NELA. Come see this property soon, and welcome home.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 5
- \$72448 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$23,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5677008030

Michael Lembeck

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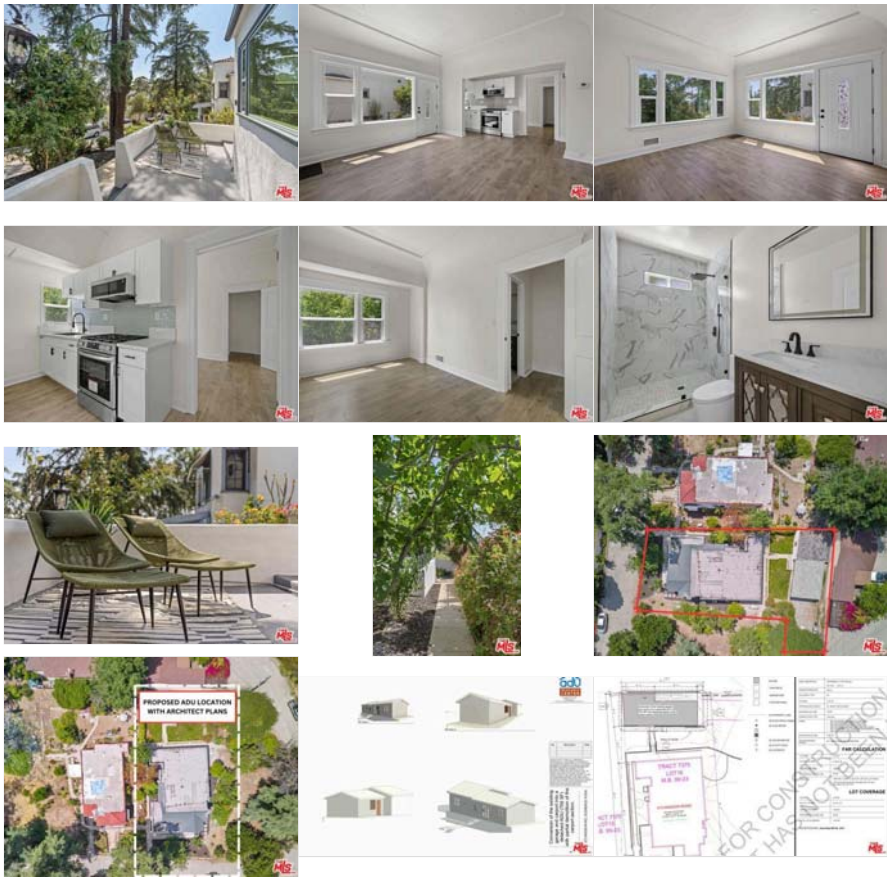
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CUSTOMER FULL: Residential Income LISTING ID: 24398487

Printed: 08/18/2024 10:00:25 AM

Closed • Single Family Residence

210 E Whitcomb Ave • Glendora 91741
2 units • \$587,500/unit • 2,272 sqft • 7,945 sqft lot • \$495.16/sqft •
Built in 1956
N/ Foothill E/ GLENDORA AV

List / Sold:
\$1,175,000/\$1,125,000 ↓
100 days on the market
Listing ID: CV24028637



Great investment property. Two houses on a lot with their own separate addresses and on separate streets. The tenant in the 2/br would like to stay if possible. The 3 bedroom is move in ready. They each have indoor laundry facilities. The 3br house was built in 1983 has central air and heat and the 2br house has split ac and heating. The owner just installed new carpet and laminate flooring, new water heater, and serviced the A/C system in the 3-bedroom house. The 2br house garage has been converted into a 3rd unpermitted room. The 3br house does have a 2/car garage. A very nice neighborhood within walking distance to Downtown Glendora. The homes are located near schools, transportation and shopping.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,200,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central, Combination
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, Inside
- \$42000 Gross Scheduled Income
- \$38060 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Range, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,940
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,062
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$1,458
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,420
- 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:	1	3	2	2	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%
- 629 - Glendora area
- Los Angeles County
- Parcel # 8637031001

Michael Lembeck

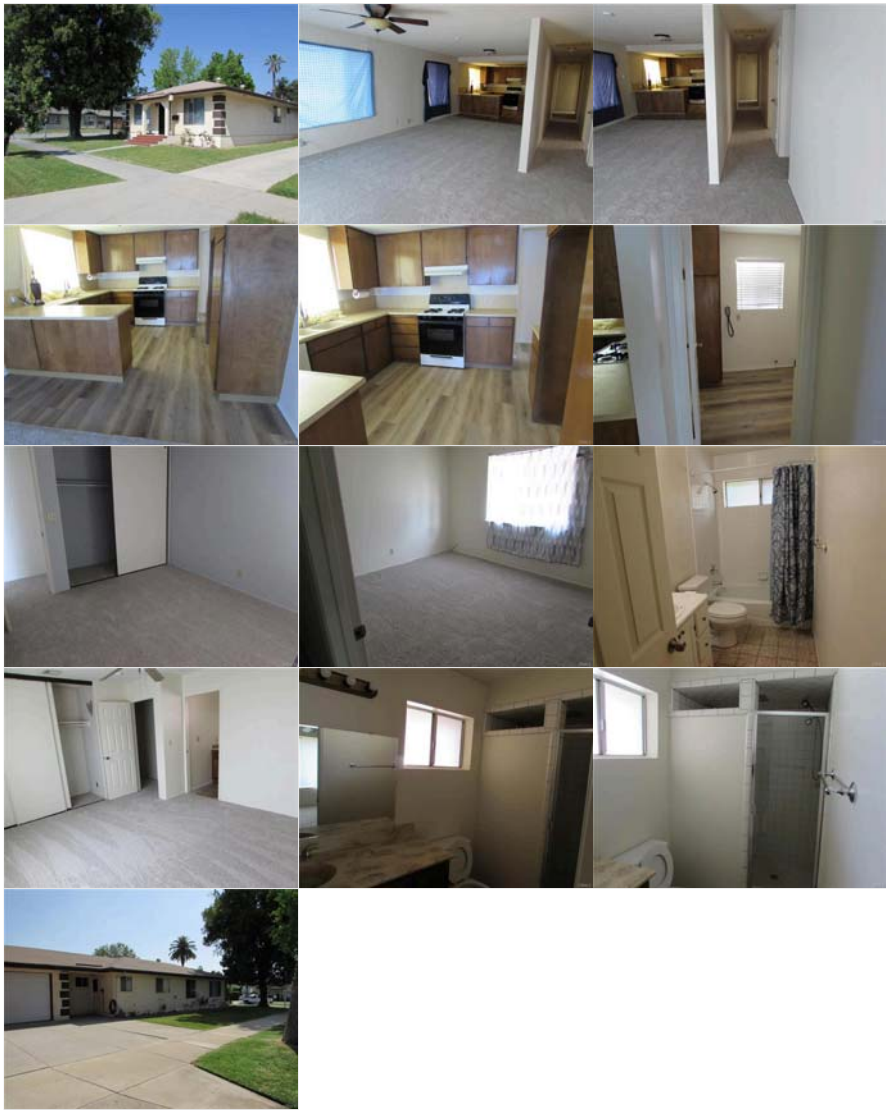
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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: CV24028637

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Closed • Duplex

List / Sold:
\$1,290,000/\$1,290,000
0 days on the market
Listing ID: AR24167824

138 Grand Ave • Monrovia 91016
2 units • \$645,000/unit • 1,691 sqft • 8,207 sqft lot • \$762.86/sqft •
Built in 1923
North of Foothill



Two detached houses on lot. Grand Avenue house completely remodeled.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,290,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$778 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 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:	2	4	0	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8518005011

Michael Lembeck
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CUSTOMER FULL: Residential Income LISTING ID: AR24167824

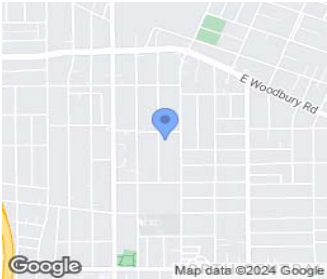
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Closed • Duplex

List / Sold: \$699,000/\$1,350,000

1830 N Summit Ave • Pasadena 91103
2 units • \$349,500/unit • 2,584 sqft • 12,361 sqft lot • \$522.45/sqft •
Built in 1965
WEST OF LOS ROBLES AVENUE. SOUTH OF W. WOODBURY ROAD.

32 days on the market
Listing ID: SR24109767



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO PURCHASE 2 HOMES ON A LARGE LOT IN THE HIGHLY DESIRABLE CITY OF PASADENA. 1830 N. SUMMIT AVENUE HAS 3 BEDROOMS AND 1 BATHROOM. 1832 N. SUMMIT AVENUE HAS 3 BEDROOMS, 2 BATHROOMS. 3 GARAGES and Washer/Dryer Hookups.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$699,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$52200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- 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	1	1	Unfurnished	\$2,290	\$2,290	\$0
2:	1	3	2	2	Unfurnished	\$2,060	\$2,060	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5837009016

Michael Lembeck

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Citivest Realty Services, Inc

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

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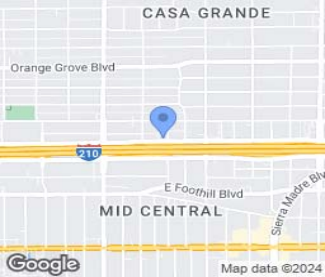
CUSTOMER FULL: Residential Income LISTING ID: SR24109767

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Closed • Duplex

List / Sold:
\$1,195,000/\$1,224,000 
18 days on the market
Listing ID: OC24141595

409 Linda Rosa Ave • Pasadena 91107
2 units • **\$597,500/unit** • **1,800 sqft** • **8,575 sqft lot** • **\$680.00/sqft** •
Built in 1959
Allen and Maple St. Cross Streets: Allen and Maple St.



Discover this unique duplex located in a sought-after Pasadena neighborhood, perfect for both investors and homeowners. This property offers the flexibility to live in one unit while renting out the other. The oversized lot presents incredible potential for adding multiple ADUs or even splitting the lot, maximizing your investment. Each home features its own private entrance, yard, and parking. Both units have been tastefully updated to meet modern standards. The front unit shines with a complete remodel, showcasing new countertops, flooring, appliances, and bathrooms. Located east of Allen Avenue and just minutes from Pasadena City College and vibrant Downtown Pasadena, this rare income property offers exceptional upside potential. Don't miss out on this opportunity in a desirable area that won't last long!

Facts & Features

- Sold On 08/12/2024
 - Original List Price of \$1,195,000
 - 2 Buildings
 - Levels: One
 - 7 Total parking spaces
 - 0 Total carport spaces
 - Cooling: See Remarks
 - Heating: Forced Air
 - \$562 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
 - \$70000 Gross Scheduled Income
 - \$70000 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Living Room, Two Primaries
 - Floor: Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
 - Other Interior Features: Quartz Counters, Recessed Lighting, Storage, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Level with Street, Walkstreet
- Fencing: Block, Brick, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01940351
 - 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		\$3,200
2:	1	3	1	2	Unfurnished	\$1,885	\$1,885	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5745002045

Michael Lembeck

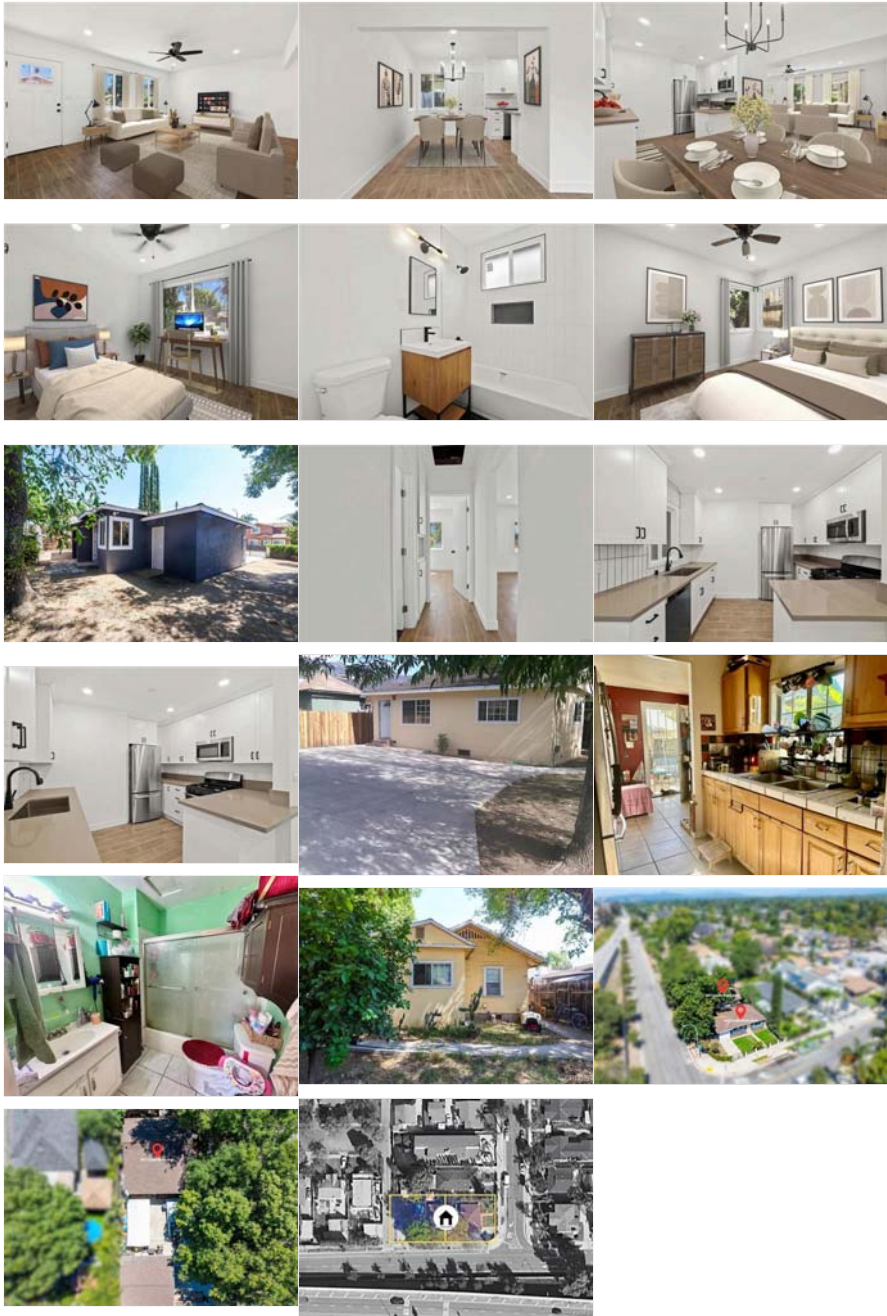
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CUSTOMER FULL: Residential Income LISTING ID: OC24141595

Printed: 08/18/2024 10:00:25 AM

Closed • Duplex

List / Sold:
\$1,099,000/\$1,075,000 ↓

91 days on the market

Listing ID: P1-17502

2729 Mataro St • Pasadena
2 units • \$549,500/unit • 1,773 sqft • 6,820 sqft lot • \$619.85/sqft •
Built in 1929

South of the 210 at San Gabriel exit. North of Foothill. Located at the NE Corner of Mataro and San Gabriel.



Versatile Living and Investment Opportunity: Turnkey Property with ADU Located at 2729 Mataro Street and 258 San Gabriel Blvd, this property offers a unique blend of versatility and investment potential. Whether you're a landlord seeking strong rental demand, a homeowner looking for move-in-ready accommodations, or a buyer interested in multi-generational living, this property fits the bill. Key Features: Newly Constructed ADU: Never lived in, providing fresh and modern living space. New Kitchen: Equipped with quartz counters, modern cabinets, and easy access to the dining room. Batchelder Fireplace: Adding a touch of timeless elegance and cozy ambiance. Newer Central Heat and Air: Ensuring comfort and energy efficiency throughout the year. Corner Lot Location: Conveniently situated at the intersection of Mataro Street and San Gabriel Boulevard, offering easy access to city services, restaurants, and coffee shops, just south of the 210 freeway. Main House: Traditional Style: Beautifully maintained with timeless wood floors. Living Space: 1,278 square feet with two bedrooms and two bathrooms. Spacious Second Bedroom Suite: Featuring a large office/drawing room and ample closet space. Energy Efficient Windows: Enhancing natural light and energy savings. Conveniences: Laundry room, easily accessible attic for storage, and a newly installed HVAC system. Accessory Dwelling Unit (ADU): Address: 258 San Gabriel Blvd. Living Space: 495 square feet with a large suite featuring wood-like floors, high ceilings, and a skylight. Additional Features: Two-car garage with loft space above for parking and storage. This property represents a unique opportunity for versatile living arrangements and investment income. With its prime location in a neighborhood of well-maintained homes and its array of modern updates, this single-family home and newly constructed ADU is ready to meet your needs.

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling:
- Heating:
- Seller Consider Concession Y/N:
- Laundry:
- \$66000 Gross Scheduled Income
- \$54000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Primary Bedroom, Primary Suite, Walk-In Closet
- Floor: Laminate, Wood
- Appliances: Gas Range
- Other Interior Features: Coffered Ceiling(s), Copper Plumbing Partial, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Chain Link, Vinyl
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00804434
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5750030032

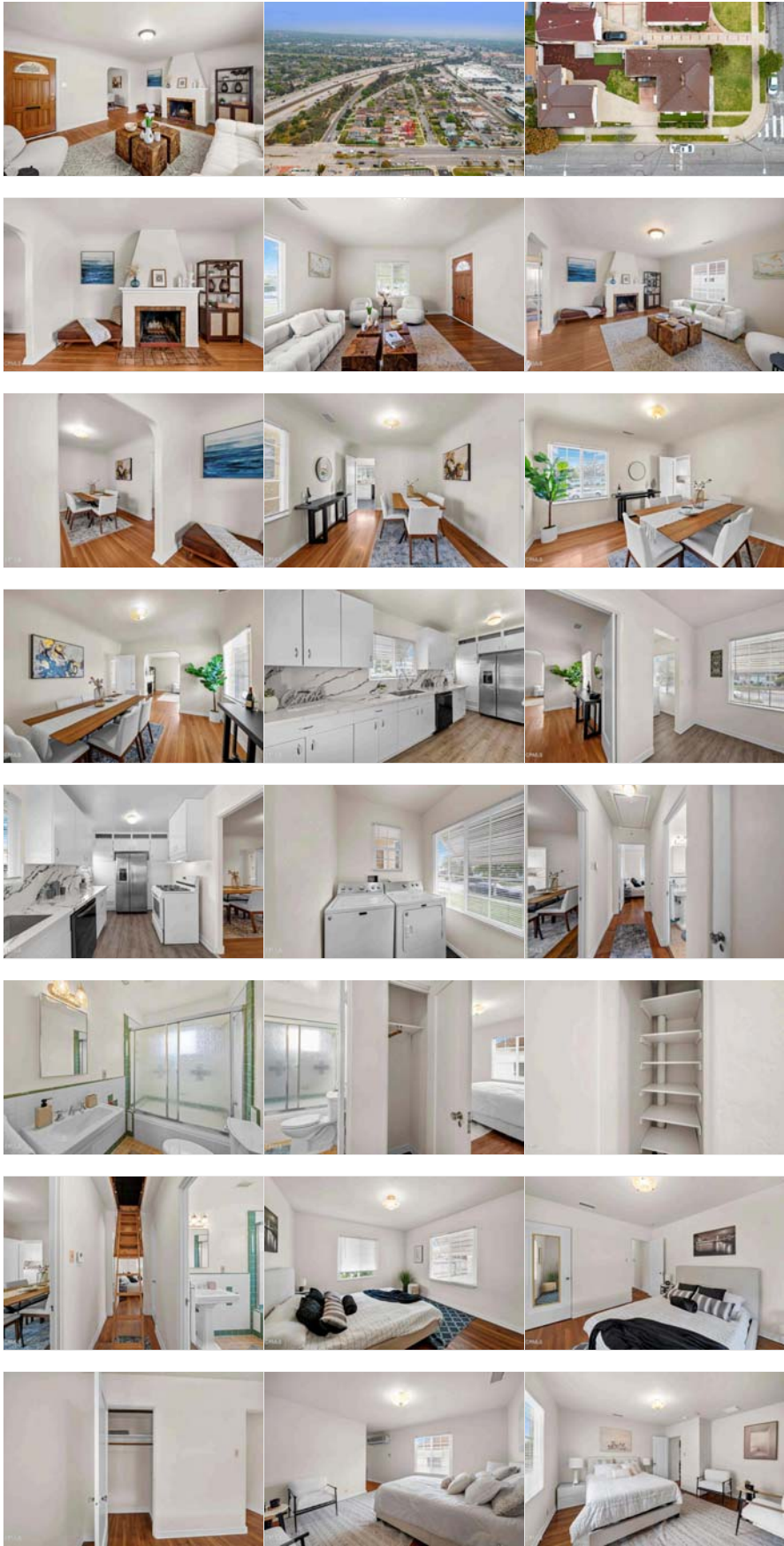
Michael Lembeck

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

Citivist Realty Services, Inc

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

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Closed • Duplex

List / Sold:

\$1,299,950/\$1,275,000 ↓

70 days on the market

Listing ID: SR24090346

1811 Marengo Ave • South Pasadena 91030
2 units • \$649,975/unit • 1,808 sqft • 7,201 sqft lot • \$705.20/sqft •
Built in 1924
North of Huntington Drive



\$90,000 Reduction!! Wonderful duplex in South Pasadena! Spanish-style, circa 1924 with amazing character and many upgrades! 1811 & 1813 Marengo Avenue, just north of Huntington Drive. Each unit is a roomy 1 bedroom, 1 bath with their own private backyard! There is also a separate yard area which is shared. 2-car Detached garage & ample street parking. Total square footage per tax assessor is 904 in each unit. Total square footage is 1808. Unit # 1813 has a built-in fireplace in the living room w/a 2 door large storage closet with built-in exterior shelving, refinished hardwood floors, a dining area, coved ceiling in the living room and dining area, kitchen with breakfast nook or workspace area, a utility area, with a stackable washer & dryer & a fridge, a bedroom, an upgraded full bath & 2 mini splits. 1811 has refinished hardwood floors, a living room & dining area & coved ceilings, a kitchen with a built-in breakfast nook, quartz countertop & tile backsplash, a utility area with a washer & fridge, a bedroom and a full bath with a tile floor & 2 mini splits! The living room has a walk-in closet. See all of the pics that note all of the upgrades to the units, including updated electrical wiring throughout, insulation in attic was redone & it was added under floors & inside shared wall between units for sound proofing. A coat of sealer on the roof was added. A tankless hot water heater was added to unit 1811. Light fixtures were replaced inside and outside. Outdoor awnings were replaced. Tenants pay for their own utilities. Common utilities in common areas are paid by the landlord. Wonderful walking neighborhood. South Pasadena Senior High School, Middle School & Elementary school are all within walking distance. Lovely Garfield Park offers tennis courts, a looped path, a playground & a meditative garden space. Award winning South Pasadena Farmer's Market on Thursdays. Nearby shops, restaurants and popular coffee shops!

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,390,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless, Electric
- Heating: Ductless, Electric
- \$1,082 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$50400 Gross Scheduled Income
- \$44915.87 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile, Vinyl, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Tankless Water Heater, Water Heater
- Other Interior Features: Built-in Features, Quartz Counters, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999, Sprinkler System, Sprinklers In Front, Yard
- Security Features: Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,484
- Electric: \$1,380.00
- Gas:
- Furniture Replacement:
- Trash: \$677
- Cable TV: 01928582
- Gardener:
- Licenses:
- Insurance: \$1,366
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$261
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5320009004

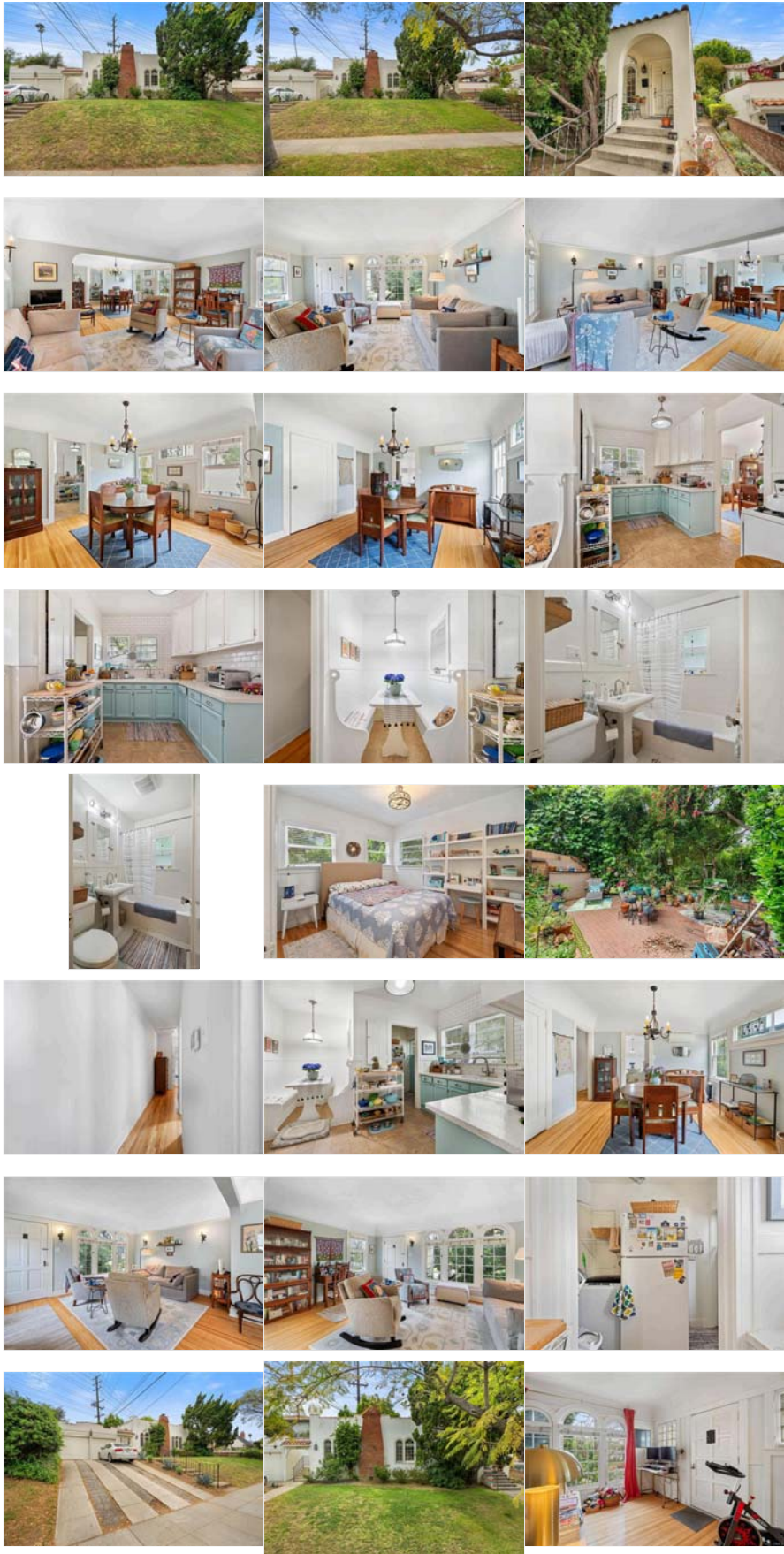
Michael Lembeck

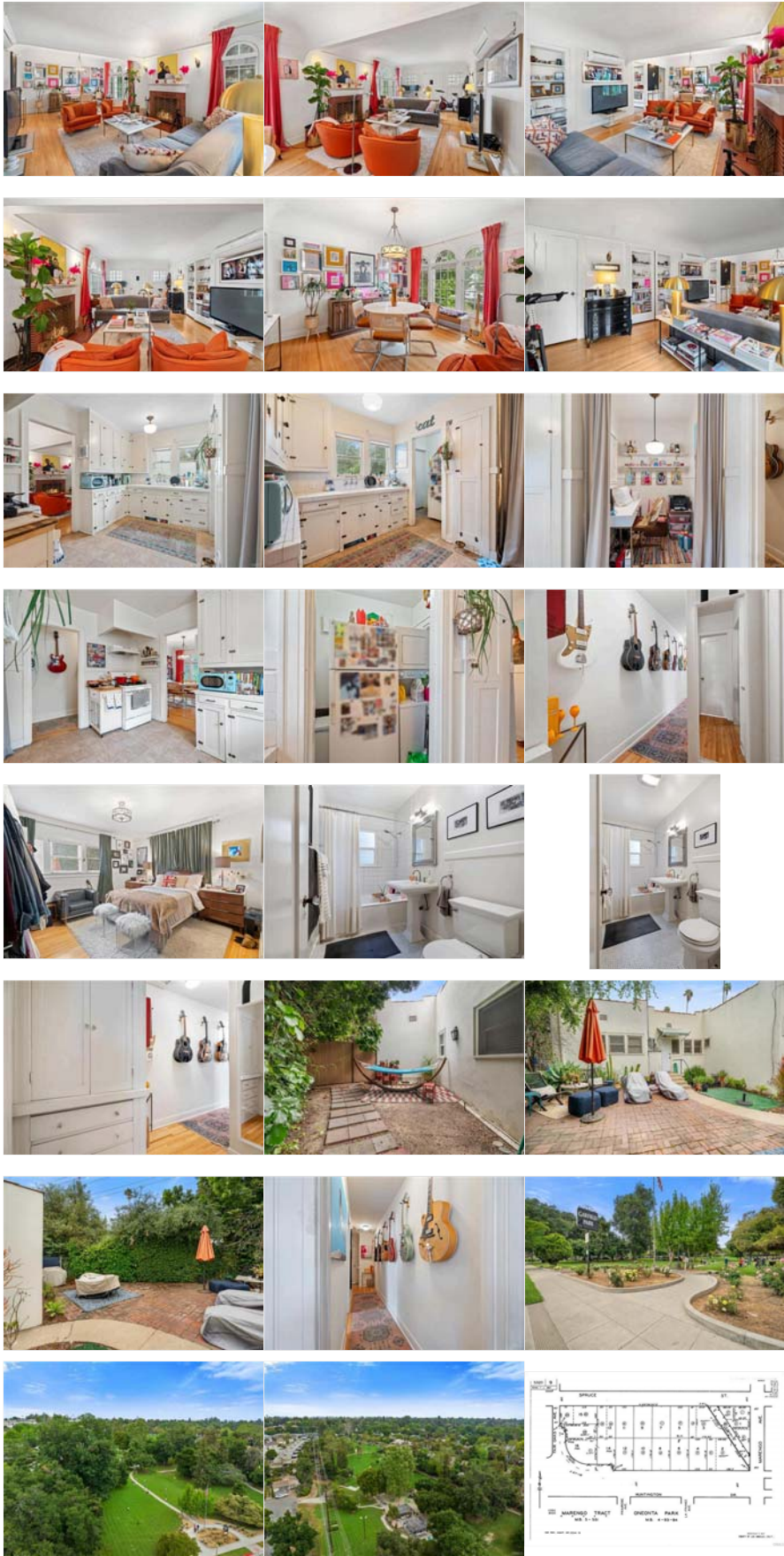
State License #: 01019397
Cell Phone: 714-742-3700

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

1862 W 25th St • Los Angeles 90018

2 units • \$342,500/unit • 2 sqft • 6,635 sqft lot • No \$/Sqft data • Built in 1922

Please use navigation

List / Sold: \$685,000/\$656,000 ↓

1 days on the market

Listing ID: PW23021617



Attention investors!!! Probate sale fixer, Great Duplex conveniently near USC, Expo Park, Crypto Arena, Lax and much more. Front unit is a 2-bedroom 1bath with a bonus room for a 3 bedroom. Back unit is a 1 bedroom 1 bath with a formal dining room. There is enough room in the back for an AUD unit or tear down and build new.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$685,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01705011
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	2	3	2	0	Unfurnished	\$800	\$800	\$800

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5058020022

Michael Lembeck

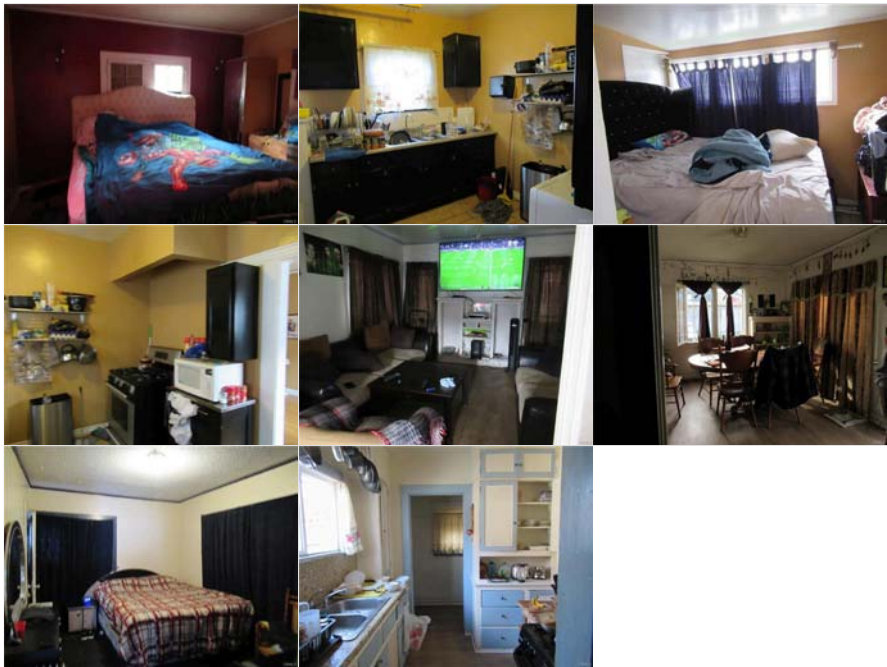
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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: PW23021617

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Closed • Single Family Residence

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

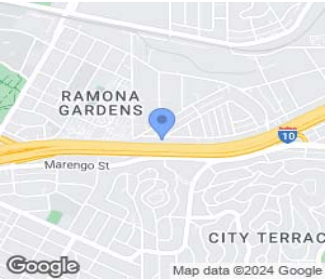
3314 Whiteside • Los Angeles 90063

31 days on the market

2 units • \$400,000/unit • 2,312 sqft • 6,002 sqft lot • \$346.02/sqft • Built in 1924

Listing ID: DW24114984

City terrace cross street



Prime location near Calstate LA, freeway entrances and only a few minutes away from Downtown Los Angeles. Do not miss out on this amazing opportunity to invest in this unique opportunity.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$800,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN: No
- Laundry: Washer Hookup
- \$5300 Gross Scheduled Income
- \$4880 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$420
- Electric: \$130.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$190
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5224033003

Michael Lembeck

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

Citivist Realty Services, Inc

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

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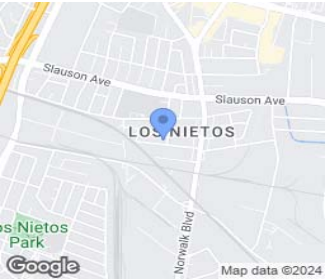
CUSTOMER FULL: Residential Income LISTING ID: DW24114984

Printed: 08/18/2024 10:00:25 AM

Closed • Single Family Residence

List / Sold:
\$1,299,000/\$1,269,000 ↓
8 days on the market
Listing ID: TR24160790

11481 Burke St • Whittier 90606
2 units • \$649,500/unit • 2,020 sqft • 6,380 sqft lot • \$628.22/sqft •
Built in 2024
Near Norwalk and Slauson, make a right turn onto Burke from Norwalk



Introducing your ideal investment property! With meticulous attention to details upgrading the front house and an all-new detached ADU, this property minimizes the need for repairs and maintenance, ensuring both house provider and tenants are delighted. Here is what this spectacular income property offers: ****Front House**** This newly remodeled gem includes 3 bedrooms and 2 bathrooms, designed with an open-concept layout that seamlessly integrates the kitchen, dining, and living areas. With brand-new fixtures throughout—featuring a stylish kitchen, laminate flooring, and updated bathrooms—this home offers both comfort and elegance. Enjoy the serene front yard and a welcoming porch, perfect for relaxation and entertaining. ****Back House:**** Newly constructed in 2024, this sophisticated designer residence boasts 3 bedrooms and 3 bathrooms. With its modern design and high-quality finishes, it provides a fresh and stylish living space that ensures privacy, luxury and comfort. Both homes are set apart by a spacious courtyard, offering privacy and flexibility. This expansive area is ideal for additional parking or could be transformed into a recreational space, such as a basketball court. Separate 200 AMP electric panels and EV charging stations ready to be built cater to modern needs. Both units have their own address. These 2 great designer homes will attract great tenants, top of the market rents, and less repair issues.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- \$587 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, Individual Room, Outside, Stackable, Washer Hookup
- \$81600 Gross Scheduled Income
- \$76600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Landscaped, Lawn, Lot 6500-9999, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01928277
- Gardener:
- Licenses:
- Insurance: \$2,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,700	\$3,700	\$3,800
2:	1	3	3	0	Unfurnished	\$3,100	\$3,100	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8178031002

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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Closed • Duplex

List / Sold: \$649,000/\$649,000

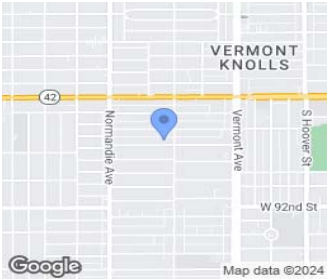
1217 W 89th St • Los Angeles 90044

101 days on the market

2 units • \$324,500/unit • 1,560 sqft • 6,087 sqft lot • \$416.03/sqft • Built in 1920

Listing ID: PW24042638

Vermont to 89th



The 3 bedroom unit was served a 90 Notice of Termination of Tenancy on April 30th,2024.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$649,000
- 2 Buildings
- 0 Total parking spaces
- \$1,049 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$42816 Gross Scheduled Income
- \$33736 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02239708
- Gardener:
- Licenses:
- Insurance: \$930
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,709		\$2,250
2:	1	2	1	0	Unfurnished	\$1,859		\$1,975

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
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6047008025

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: PW24042638

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Closed • Duplex

List / Sold: \$729,000/\$726,000 ↓

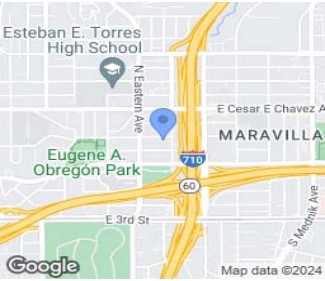
4344 Michigan Ave • Los Angeles 90022

123 days on the market

2 units • \$364,500/unit • 2,037 sqft • 6,887 sqft lot • \$356.41/sqft • Built in 1949

Listing ID: PW23208101

East of Eastern, North of 1st Street, South of Cesar E Chavez, West of 710 Fwy.



Two units, great investment opportunity with a lot of potential. The front unit has 3 beds 1 bath, back unit 2 beds, 1 bath. Live in one unit and rent the other. The property is located near The Metro Line, with quick access to the 710 and 60 Freeways, really close LA Downtown, East Los Angeles Community College and Cal State LA, schools, parks and transportation. Do not miss the opportunity, be the proud owner of this property call us today!

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$729,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: ENERGY STAR Qualified Equipment
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$23400 Gross Scheduled Income
- \$19000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,650	\$1,650	\$2,600
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,900

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5234015041

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4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • Single Family Residence

List / Sold: \$974,999/\$975,000

9236 S Hobart Blvd • Los Angeles 90047

7 days on the market

2 units • \$487,500/unit • 1,882 sqft • 6,418 sqft lot • \$518.07/sqft • Built in 1937

Listing ID: PW24152922

Western & 94Th Street



Welcome home to these magnificent TWO HOMES ON ONE LOT nestled in a quiet Park Hills neighborhood centrally located and a block away from RAM/Sofi Stadium. It Boasts of Main house and a detached ADU. Main house is approximately 1462sqft and 420sqft ADU with sophisticated finishes. Both two structures offer spacious floor plan, offering a clean and comfortable living experience. The entry welcomes you with open layout floor plan, setting the tone for the opulence that lies within and with a cozy fireplace, creating an atmosphere of relaxation and togetherness. The bright Kitchen will delight any chef , well finished with raised panel cabinetry, new stainless steel appliances- Top of the line Samsung Stove- Pot Filler, Dishwasher. The kitchen boasts skillful designed backsplash that compliments with the custom designed Peninsula featuring a built-in range and hood vent with a custom designed quartz counter tops. Kitchen provides ample space for storage and also comes with extra storage on the hallway leading to the masters. The many windows allow natural light to flood the rooms. The spacious master bedroom is a new built, offers a large cathedral ceiling view with a wall mount outlet for entertainment gadgets. The master bedroom comes with a large walk-in closet, a beautiful and well built bathroom with modern shower and vanity sink. All the bedrooms in the Main house are generously sized with plenty of closet spaces. The hall bath has been creatively transformed to meet the latest ongoing bathroom design. It boasts of shower and Soaking Tub which comes with a double vanity sinks. This Splendid property offers an expansive and tastefully finished ADU which boasts of 1 bedroom, 1 bath and living room and kitchen- All appliances in place. This can generate an extra income of about \$2000. It has separate Gas and Electric meters. The ADU has it's own address: 9238 S. Hobart Blvd. The bathroom is designed with a designer inspired finishes. Both Two Structures have updated Electrical, plumbing, New roof, New dual pane windows(Black), Insulations, Drywall, Upgraded service panel 200 AMPs with both Disconnects. The main house has New HVAC and Mini Split system in the ADU. The big oversize backyard exhibits it's rare characteristic of providing plenty of space for the perfect outdoor living space for family gathering and other entertainment options.

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$974,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Ductless, ENERGY STAR Qualified Equipment, Heat Pump
- Heating: Central, Ductless, Fireplace(s), Heat Pump
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$72000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Primary Bedroom, Primary Suite, Walk-In Closet
- Floor: Vinyl
- Appliances: 6 Burner Stove, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Trash Compactor
- Other Interior Features: Balcony, Block Walls, Open Floorplan, Quartz Counters, Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Sewer On Bond
- Other Exterior Features: Balcony, Lighting

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6055026058

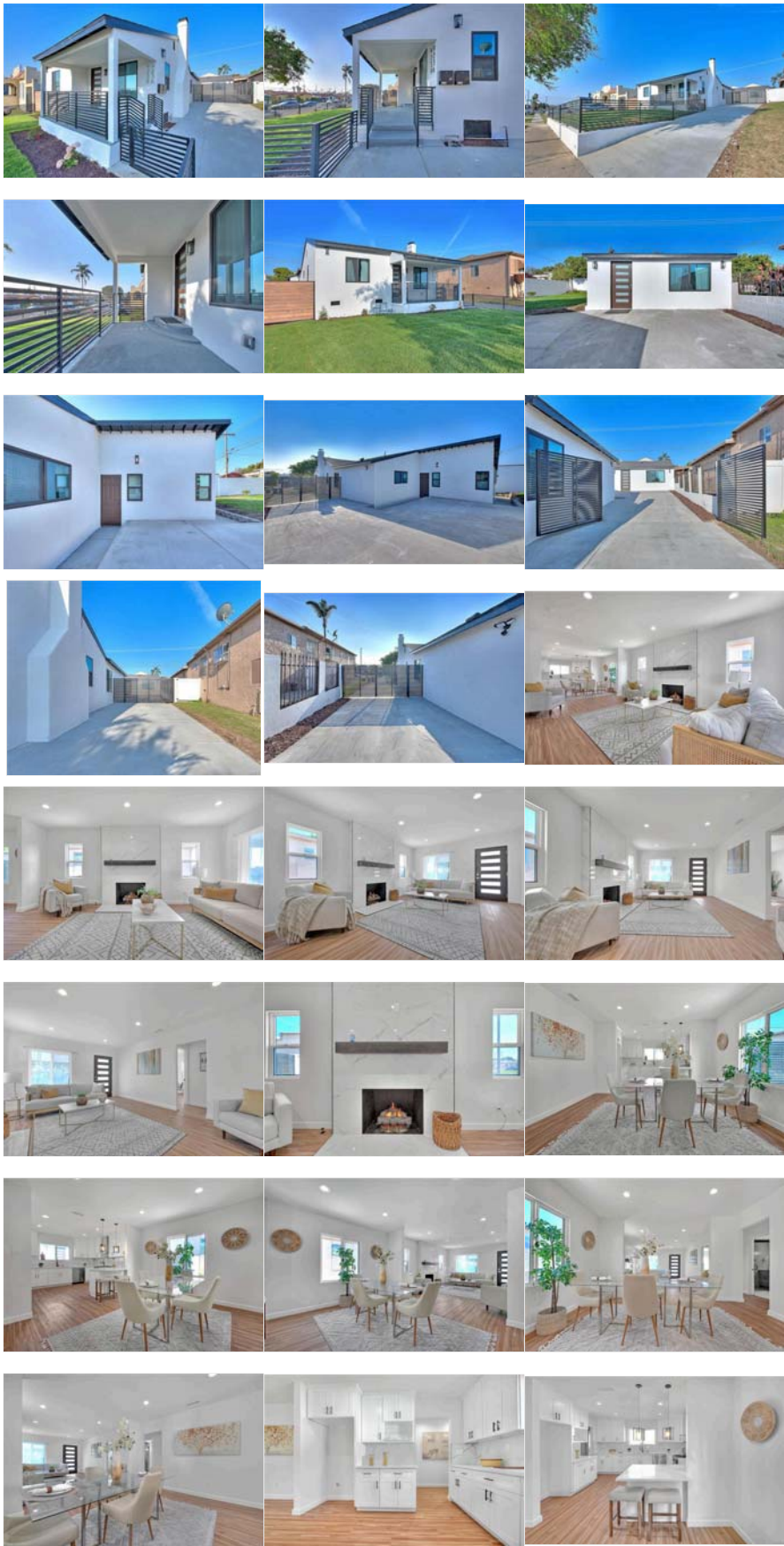
Michael Lembeck

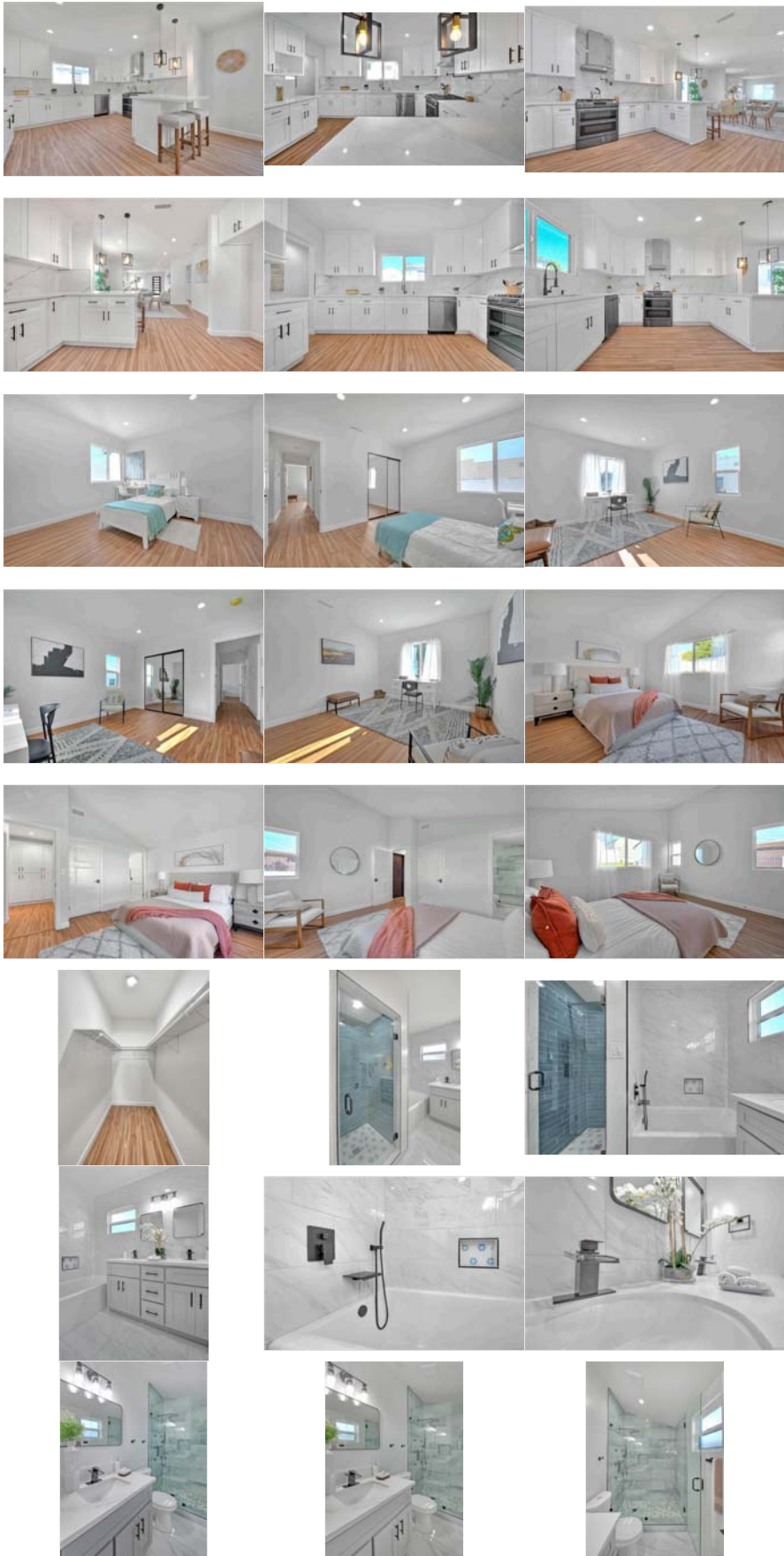
State License #: 01019397
Cell Phone: 714-742-3700

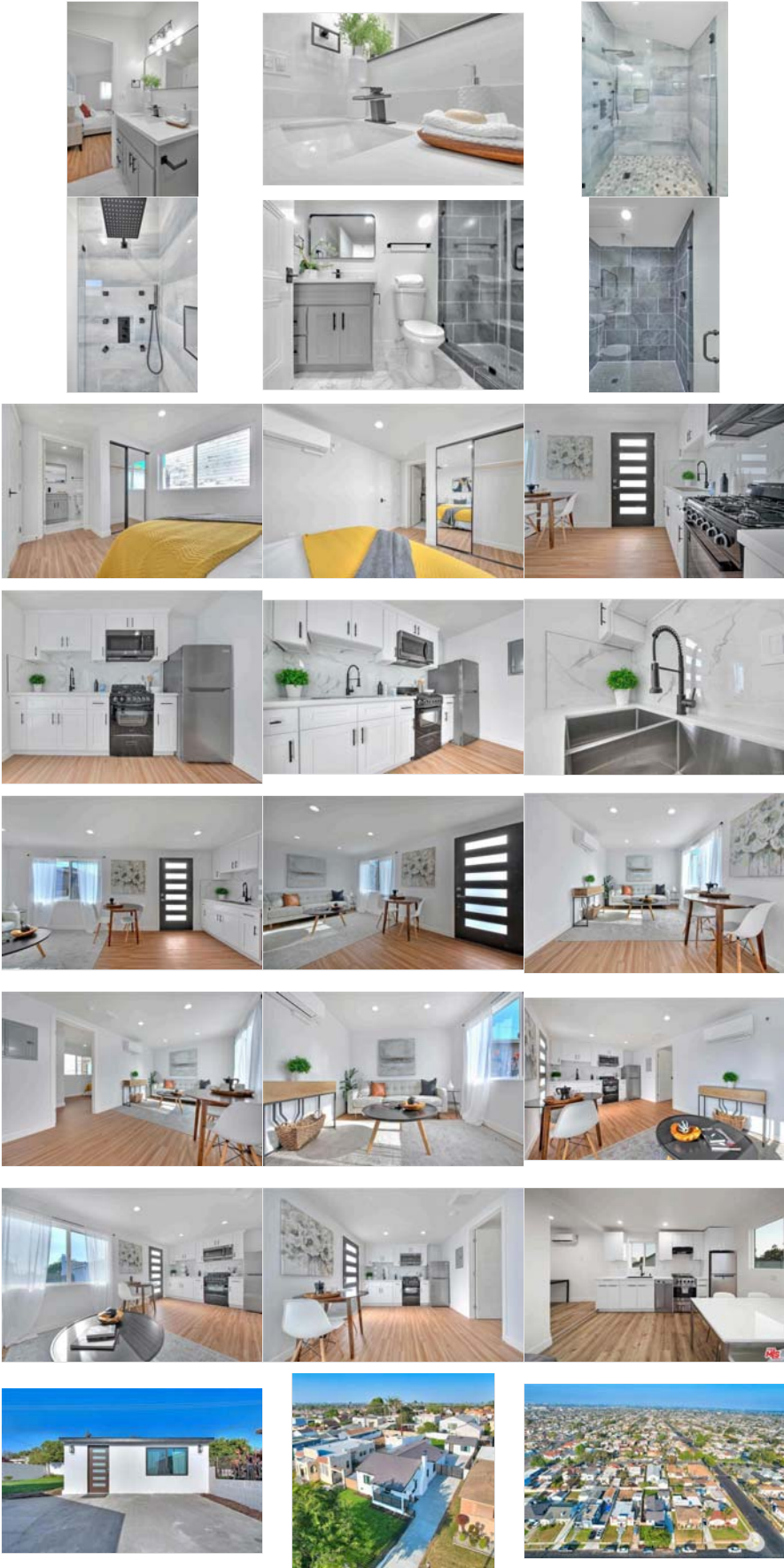
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24152922

Printed: 08/18/2024 10:00:26 AM

Closed •

List / Sold: **\$625,000/\$640,000** ↗

755 E 106th St • Los Angeles 90002

23 days on the market

2 units • \$312,500/unit • 1,297 sqft • 5,409 sqft lot • \$493.45/sqft • Built in 1945

Listing ID: 24402682

EAST OF AVALON BLVD AND WEST OF CENTRAL AVENUE.



LOOKING FOR A GREAT INVESTMENT PROPERTY. THIS IS A PROBATE SALE THAT DOES NOT REQUIRE COURT CONFIRMATION!!! PROPERTY HAS NOT BEEN ON THE MARKET IN OVER 30 YEARS!!! THIS PROPERTY IS A DUPLEX WHICH CONSIST OF TWO ON A LOT!!! FRONT UNIT IS APPROXIMATELY 767 SQ. FT. WITH 2 BEDROOMS 1 BATHROOM. REAR UNIT IS APPROXIMATELY 530 SQ. FT WITH 1 BEDROOM AND 1 BATHROOM. PROPERTY HAS SOME UPGRADES AND HAS GREAT POTENTIAL. BOTH UNITS WILL BE DELIVERED VACANT AT COE. THIS PROPERTY CAN BE A GREAT OPPORTUNITY FOR INVESTORS OR A FAMILY

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01264629
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2.000%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6051025002

Michael Lembeck

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

Citivist Realty Services, Inc

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

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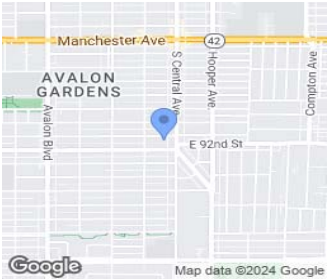


Closed

List / Sold: \$650,000/\$660,000

936 E 91st St • Los Angeles 90002
2 units • \$325,000/unit • 1,218 sqft • 5,801 sqft lot • \$541.87/sqft •
Built in 1927
Enter through Wadsworth Ave

16 days on the market
Listing ID: 24408755



Welcome to 936 E 91st Street, an ideal duplex for generating rental income in Los Angeles! This property features two separate units situated on a 5,801SqFt lot. The first unit includes 2 bedrooms and 1 bathroom, while the second unit offers 1 bedroom and 1 bathroom. The entire property is fenced, providing added security, with designated parking spaces for each unit. Both units are equipped with recessed lighting and ample natural light. Upon entering the unit on the right, you'll find a spacious living room, a kitchen, and two bedrooms, each with ceiling fans. The bathroom in this unit features a shower-in tub. The second unit includes a family room, a bedroom, and a bathroom also featuring a shower-in tub. Don't miss out on this excellent opportunity to own a rental property!

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6042030026

Michael Lembeck

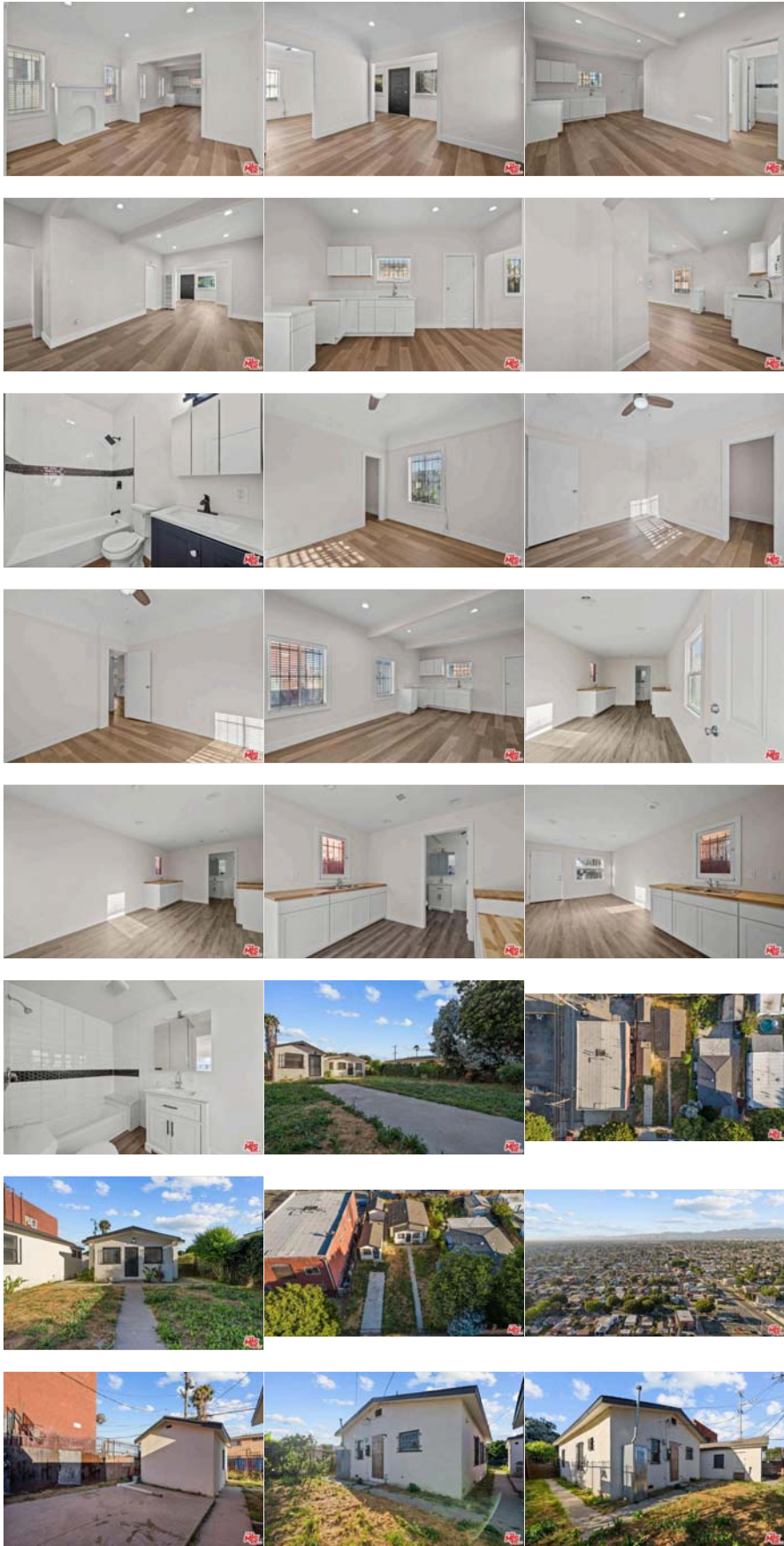
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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Closed • Duplex

List / Sold: \$699,000/\$689,000 ↓

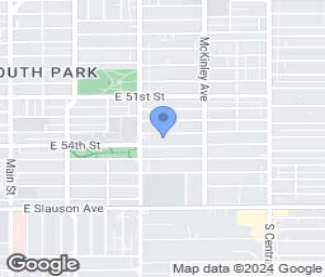
662 E 53rd St • Los Angeles 90011

1 days on the market

2 units • \$349,500/unit • 1,746 sqft • 5,966 sqft lot • \$394.62/sqft • Built in 1913

Listing ID: DW24079360

South/Vernon Ave West/Central Ave



GREAT PROPERTY IN VERY GOOD NEIGHBORHOOD! IT'S 2 ATTACHED UNITS WITH A LONG DRIVEWAY, CLOSE TO SCHOOL, PARK AND MORE. SELLER IS VERY MOTIVATED. PROPERTY PROFILE SHOWS " 4 BEDROOMS AND 2 BATHS " TOTAL.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$349 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Washer Hookup
- \$1200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: High Efficiency Water Heater
- Other Interior Features: Crown Molding

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Security Features: Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Unknown
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$600.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5103008011

Michael Lembeck

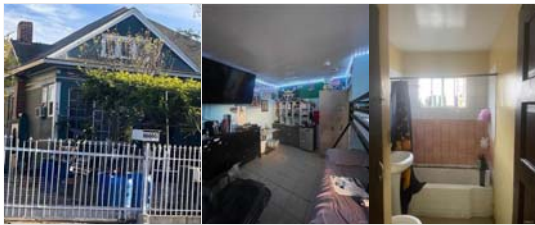
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24079360

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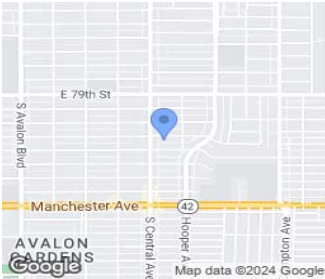
Closed •

List / Sold: **\$899,000/\$950,000** ↗

1128 E 82nd St • Los Angeles 90001
2 units • \$449,500/unit • 2,064 sqft • 5,982 sqft lot • \$460.27/sqft •
Built in 1962

147 days on the market
Listing ID: 24353805

North from Firestone Blvd and just East from Central Avenue



Exciting real estate opportunity in South Los Angeles. We currently have two units available, both completely remodeled and both will be vacant. The front unit boasts 4 bedrooms and 2 baths, while the rear unit features 2 bedrooms and 1.5 baths. The property has undergone extensive renovations, including new refrigerators and stoves in both units, new flooring, new lighting, new cabinets, a new roof, some new plumbing, new landscaping, a new fence, and new concrete. Additionally, there are two 2-car garages, with the potential to convert one into an ADU. The 4-bedroom front unit has washer and dryer hookups. This presents an excellent opportunity to live in one unit and lease the other, creating potential rental income.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- \$80400 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Tile
- Appliances: Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$0	\$0	\$3,900
2:	2	2	1		Unfurnished	\$2,569	\$2,569	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.250%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6028021009

Michael Lembeck

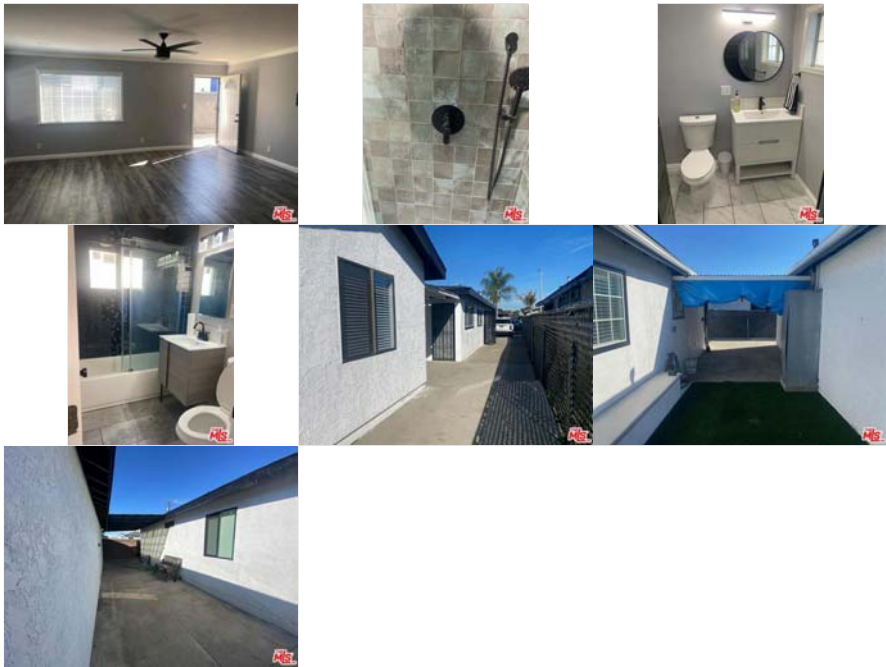
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24353805

Printed: 08/18/2024 10:00:26 AM

Closed • Duplex

List / Sold:

\$1,699,000/\$1,550,000 ↓

50 days on the market

Listing ID: P1-18141

2953 S Bronson Ave • Los Angeles 90018
2 units • \$849,500/unit • 2,574 sqft • 7,246 sqft lot • \$660.06/sqft •
Built in 1925
From 10 freeway go South on Crenshaw, East on 29th, South on S Bronson.



Welcome to your slice of West Adams/Jefferson Park charm, where Spanish architecture meets modern living in this stunning, completely reimaged duplex! Step into a realm of timeless elegance with period-correct details adorning every corner. From winding walkways inviting exploration to arched windows beckoning in streams of sunlight, both 3-bed, 2-bath units each span 1,287 square feet of pure enchantment. Entertaining is effortless with open floor plans that seamlessly flow from the spacious, sun-drenched living rooms to the meticulously renovated kitchens. Here, new cabinets, quartzite countertops, and Frigidaire appliance packages await your culinary adventures. Generous-sized bedrooms offer ample space for rest and relaxation, with one in each unit boasting an ensuite bathroom and custom closet for added convenience and luxury. Luxuriate in the sparkling modern bathrooms, illuminated by sun tubes and Bedrosian tile, offering a retreat-like ambiance. Enjoy peace of mind with all-new dual-pane windows, new plumbing, new electrical, new roof, and in-unit washer/dryer hookups. Outside, large private backyard spaces await, surrounded by new drought-tolerant landscaping, perfect for alfresco gatherings or quiet reflection. Both units are vacant, offering the new owner the flexibility to live in one unit and rent the other or rent out both units for maximum income potential. Additionally, the detached garage can be converted to an ADU for additional income. ADU plans are available to view upon request. Parking headaches are a thing of the past with two gated off-street spaces per unit, while additional options for parking and storage cater to your every need. Positioned mere moments from a locale brimming with an array of culinary delights and artisanal indulgences, including Party Beer Co, Highly Likely, Miz Lala, Delicious Pizza, Whole Foods at the Cumulus, NSoto, Embody Yoga, Chulita, Tartine Bakery, Alta Adams, Cento Pasta Bar, and Peace & Awareness Labyrinth and Gardens. Don't miss your chance to call this meticulously updated gem your home sweet home in the heart of Los Angeles!

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.77
- \$108000 Gross Scheduled Income
- \$81000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Open Floorplan

Exterior

- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 02198835
- 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:	3	2	1		Unfurnished	\$0	\$0	\$4,500
2:	3	2	1		Unfurnished		\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- JFPK - Jefferson Park area
- Los Angeles County
- Parcel # 5051028013

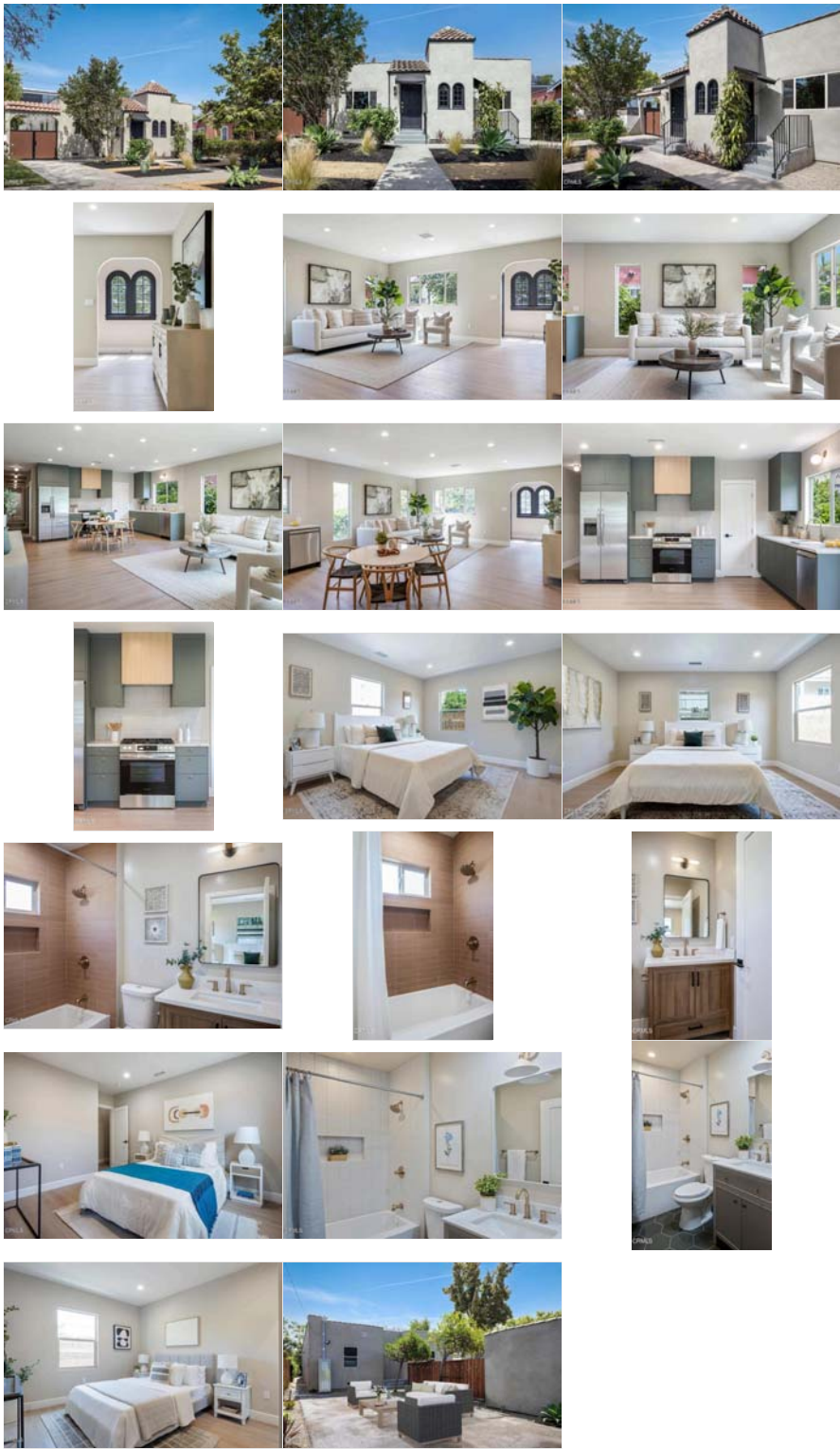
Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • **Single Family Residence**

List / Sold: **\$600,000/\$671,000** ↗

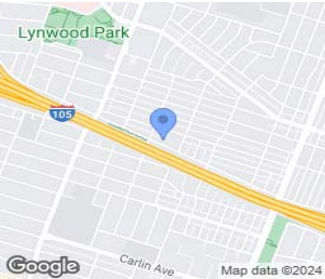
3933 Fernwood Ave • Lynwood 90262

3 days on the market

2 units • **\$300,000/unit** • **1,590 sqft** • **7,219 sqft lot** • **\$422.01/sqft** • **Built in 1948**

Listing ID: RS24146254

North 105 Fwy, East of Bullis Rd



Discover a fantastic investment opportunity in the heart of Lynwood with this charming duplex! Perfect for investors or a growing family, each unit boasts a spacious 2-bedroom, 1-bath layout. The front unit awaits your personal touch, offering a chance to add value with some TLC. The back unit is tenant-occupied and in good condition, providing immediate rental income. Enjoy ample parking with a large detached 2-car garage and a long driveway that accommodates multiple vehicles. This property is conveniently located near amenities, schools, parks, and major transportation routes. Don't miss this rare opportunity to envision the possibilities—schedule your viewing today!.

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$600,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Floor Furnace
- \$760 (Estimated)
- SellerConsiderConcessionYN: No
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet
- Appliances: Water Heater
- Other Interior Features: Storage

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Level, Yard
- Fencing: Block, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- 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	\$0
2:	1	2	1	0	Unfurnished	\$700	\$700	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RM - Lynwood area
- Los Angeles County
- Parcel # 6187025019

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: RS24146254

Printed: 08/18/2024 10:00:26 AM

Closed • Duplex

List / Sold: \$659,900/\$665,000

205 N Santa Fe Ave • Compton 90221
2 units • \$329,950/unit • 2 sqft • 6,913 sqft lot • No \$/Sqft data •
Built in 1948

41 days on the market

Listing ID: PW23151046

91 Freeway to Santa Fe exit, go north to property.



Wonderful legal duplex on a nice lot. Single family 2 bedroom, one bath house in front. Fireplace, nice very nice original wood floors. Nice long cement driveway leading to a detached two car garage in the rear. Over the garage is a sharp one bedroom, one bath unit. Perfect for rental income or an extended family. Check this one out. Back unit rented. Front owner occupied. Two houses on the lot. Nice area, church, shops nearby.

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$659,900
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$682 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$10800 Gross Scheduled Income
- \$8100 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: \$2,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- Buyer Agency Compensation: 2%
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6166023008

Michael Lembeck

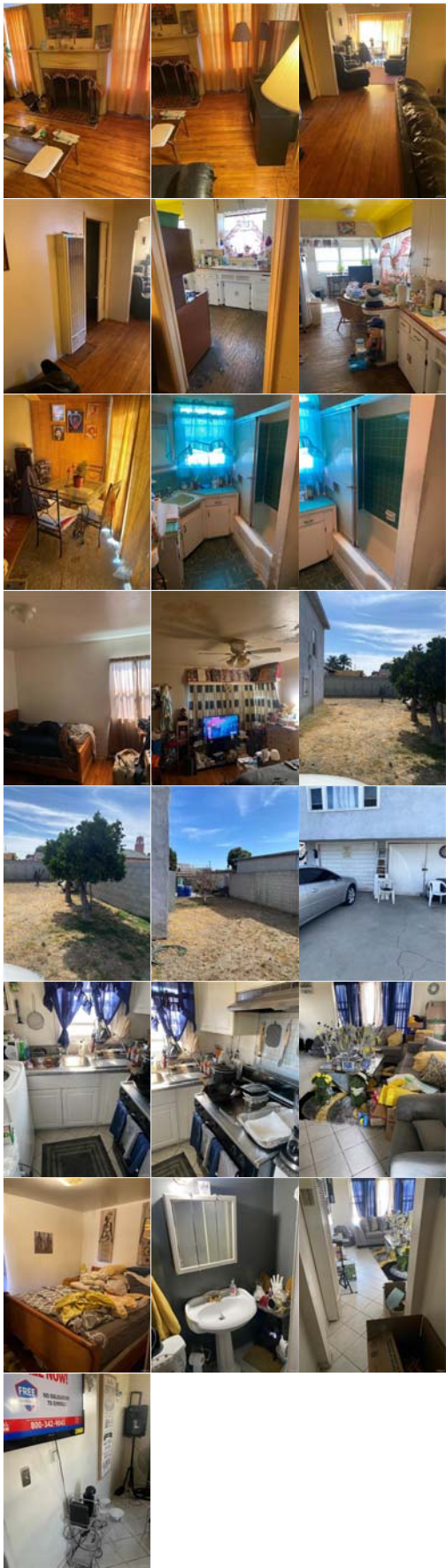
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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Newport Beach, 92660

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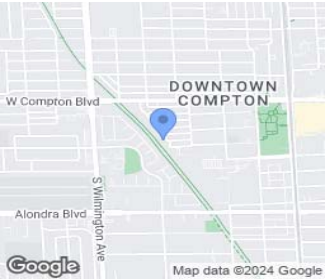
Closed • Duplex

List / Sold: \$770,000/\$815,000

249 S Matthisen Ave • Compton 90220
2 units • \$385,000/unit • 1,836 sqft • 6,186 sqft lot • \$443.90/sqft •
Built in 1945

3 days on the market

Listing ID: DW24136984



Excellent Investment Opportunity knocks in the heart of Compton! This duplex is ideal for investors or families. It serves as a great income potential- you can rent a unit while living in another one. First unit features 2beds/1bath & second unit features 3 bed/2bath. The detached garage offers possible potential for an ADU. Minutes away to Downtown LA, LAX, FWY's and Public transportation. Both units have their own gas and electric meter. Do not miss out on this great opportunity!

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$770,000
- 2 Buildings
- 1 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	
2:	1	3	2		Unfurnished	\$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%
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6161015010

Michael Lembeck

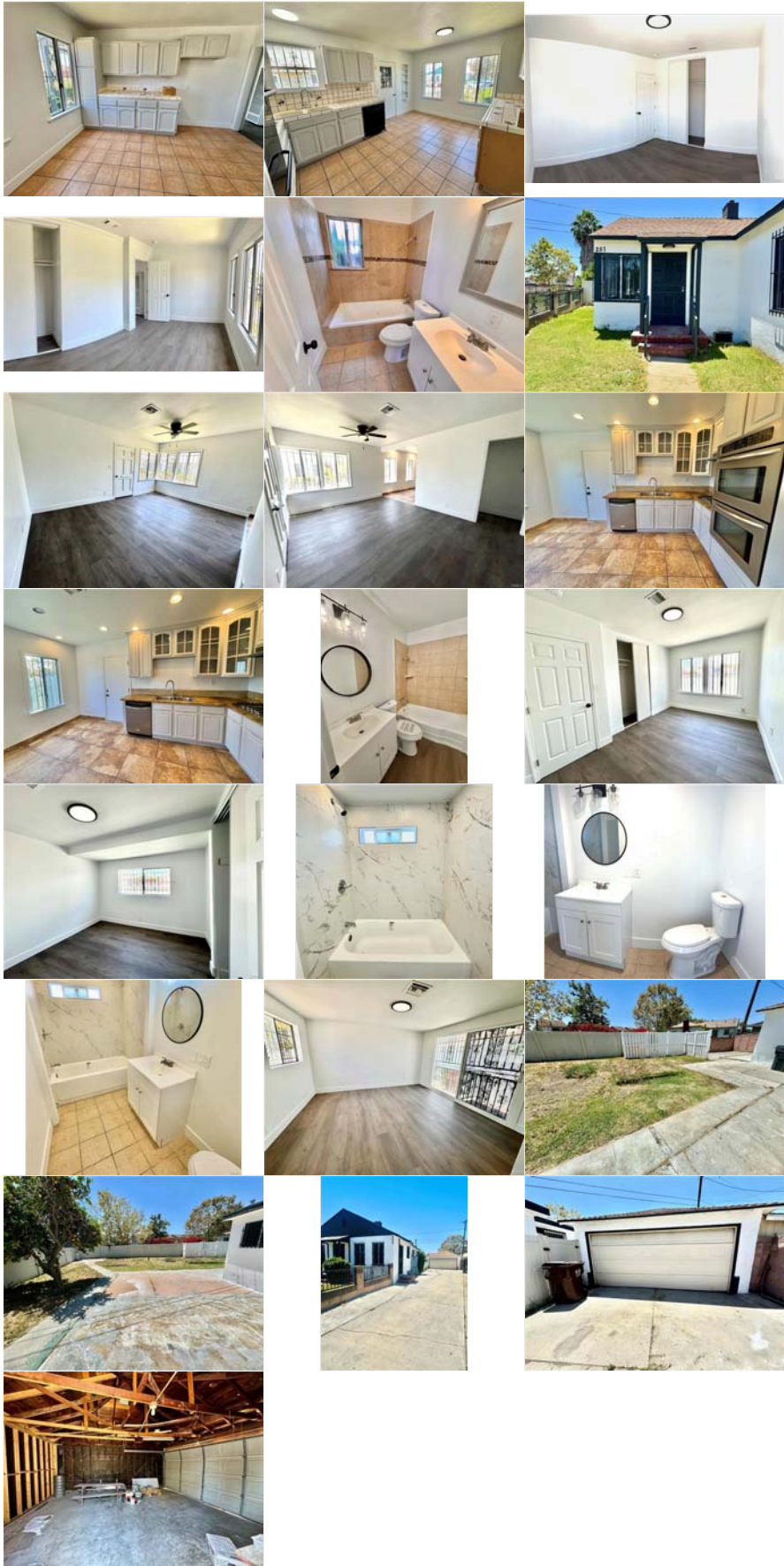
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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Closed • Duplex

List / Sold: \$999,000/\$970,000 ↓

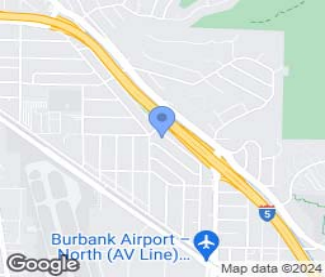
7879 Claybeck Ave • Sun Valley 91352

74 days on the market

2 units • \$499,500/unit • 2,268 sqft • 8,367 sqft lot • \$427.69/sqft • Built in 1943

Listing ID: BB24093695

Claybeck and Hollywood way major street.



Check out these TWO SIDE BY SIDE (Duplex) homes in prime Sun Valley location! Each unit has a private gated entrance. As you enter the grass area into the first 768 sq. ft unit (7879), you will see the spacious living room, dining/kitchen area, and 2 spacious bedrooms and 1 bathroom. The unit has backdoor access to the shared paved oversized yard. The second attached unit (7881) also has a private entrance as well. As you enter the 1,500 sq. ft unit, you will see the open concept living area, dining, and kitchen with loads of cabinetry. The unit has 4 bedrooms and 2 bathrooms with access to the shared paved oversized yard. There is plenty of room on each driveway/front yard to park 2-3 cars in addition to the detached 2-car garage that connects to the extra workshop room a total of 342 sq. ft, a great opportunity for a 3rd unit ADU. The legal address is 7879 Claybeck Ave, Sun Valley. The property has 2 addresses registered with the post office (7879 & 7881). Close to 5 freeways and Burbank airport. This duplex on an 8,364 sq. ft lot has endless possibilities for an INVESTMENT. The property is FULLY VACANT and ready to go. The opportunity to own this one-of-a-kind duplex will not last!

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$432 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01954431
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- SUNV - Sun Valley area
- Los Angeles County
- Parcel # 2405015014

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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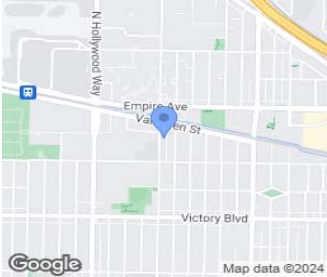


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Closed • Triplex

List / Sold:
\$1,219,999/\$1,220,000 
7 days on the market
Listing ID: GD24155794

1980 N Ontario St • Burbank 91505
3 units • **\$406,666/unit** • **2,325 sqft** • **6,098 sqft lot** • **\$524.73/sqft** •
Built in 1951
Pacific Ave



Awesome triplex in a desirable Burbank neighborhood. Pride of ownership. Over 72 years Original owner/ same family since 1951! Excellent investment/Owner user opportunity. Three units, each 2 Bedroom 1 Bath. Income about \$5,915/month. Rents are below market with upside potential. Has 3 car garages. Rare opportunity, endless possibilities bring your imagination with ability to add an ADU!. Common laundry room and partial copper plumbing. Large front and back fenced patio areas, full alley access for garage area. Providence Elementary school down on the same street, Library and Ralph Foy Park on the street 2 blocks down, with LA Kings Sports Center. Luther Burbank Middle school also close in the area. All shopping and entertainment needs close by. Just a beautiful older style apartment in a great neighborhood. Close access to freeways and just minutes away from Burbank downtown, Burbank Empire Center, great Schools, Americana and Galleria, downtown Glendale, The Brand Park, & Kenneth Village, downtown Montrose, downtown Los Angeles, NOHO, Old Town Pasadena and the Rose Parade. Close to GCC, PCC and JPL. Local LA and Hollywood attractions include the Music Center Everything in this area sells quickly. Don't miss out on this great owner-user or investment opportunity! This is definitely one-of-a-kind triplex in Burbank area, priced right and will not last long in this market.

Facts & Features

- Sold On 08/15/2024
 - Original List Price of \$1,219,999
 - 1 Buildings
 - 3 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: See Remarks
 - \$348 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: Common Area
 - \$70980 Gross Scheduled Income
 - \$63980 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: See Remarks
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
 - Electric: \$1,200.00
 - Gas: \$312
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01294800
 - Gardener:
 - Licenses:
- Insurance: \$1,120
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,850
2:	1	2	1	1	Unfurnished	\$1,995	\$1,995	\$2,850
3:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$2,850

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2463011006

Michael Lembeck

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

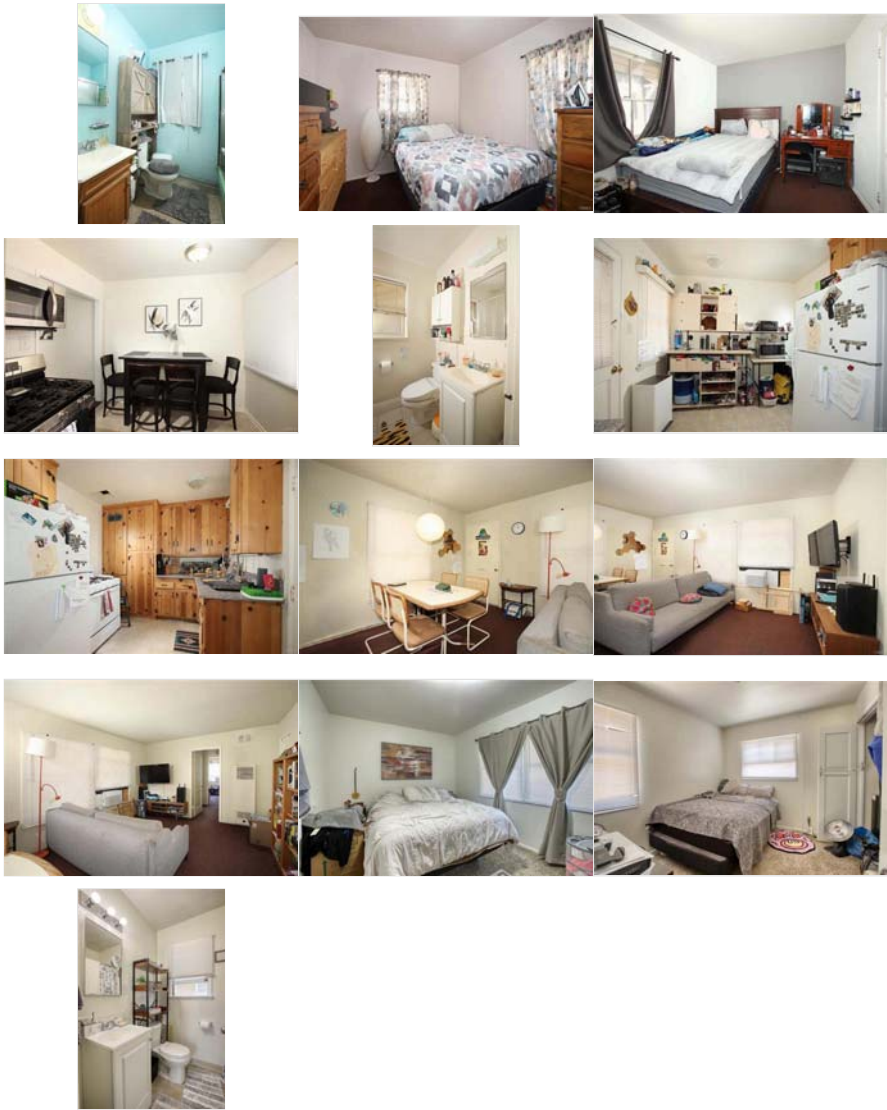
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State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: GD24155794

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Closed • Triplex

List / Sold:

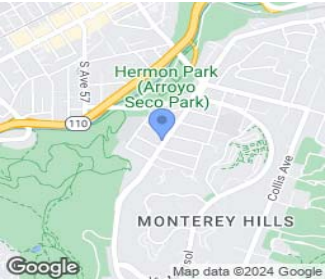
\$1,088,888/\$1,040,000 

82 days on the market

Listing ID: TR24062688

5513 Monterey Rd • Highland Park 90042
3 units • \$362,963/unit • 3,058 sqft • 5,600 sqft lot • \$340.09/sqft •
Built in 1925

Kindly check area map guide or vehicle GPS navigation device Cross Streets: Sitting on Monterey Rd near Via Marisol



Location, Location, Location! Well-maintained income 3 unit located in the heart of South Pasadena and Highland Park! This prime property is just blocks from York Blvd, and everything this trendy and excellent neighborhood has to offer, with local cafes, amazing diverse restaurants, boutique shops, grocery stores, and of course, a vibrant nightlife. Near branded supermarket , malls , gym, golf course. This Income property in the heart of Highland Park with easy access to DTLA , S. Pasadena, Pasadena and Glendale. This triplex property consists of two buildings; 1 front building standing unit with 3/2 and 1 rear building with upper unit with well remodeled 3BD 1 BA, the main floor unit has 2BD 1 BA . All unit have their privacy in their own individual backyard . ***** DRIVE-BY ONLY , PLEASE DO NOT TENANT. NO EXCEPTION .Please do not walk onto the property nor disturb as some tenants are day sleeper. ,Property will be shown with an accepted offer. *****

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,011,888
- 2 Buildings
- Levels: Two, Multi/Split
- 0 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01934115
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,920	\$23,040	\$2,850
2:	1	3	1	0	Unfurnished	\$3,000	\$36,000	\$3,200
3:	1	2	1	0	Unfurnished	\$1,251	\$15,012	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5301007020

Michael Lembeck

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

Citivest Realty Services, Inc

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

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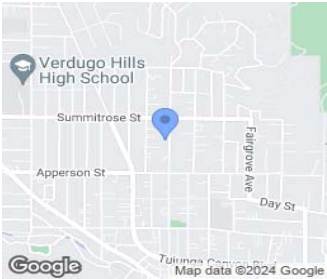
CUSTOMER FULL: Residential Income LISTING ID: TR24062688

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Closed • Duplex

List / Sold:
\$1,095,000/\$1,055,000 ↓
19 days on the market
Listing ID: GD24124581

10411 Commerce Ave • Tujunga 91042
3 units • **\$365,000/unit** • **2,050 sqft** • **5,497 sqft lot** • **\$514.63/sqft** •
Built in 1947
Between: Summitrose St and Apperson St



Income property opportunity located on a pleasant street in Tujunga/Sunland. This is a Duplex property with an added ADU, making it 3 units in total. The charming front home is a 2-bedroom, 1-bathroom main house that has a spacious front yard surrounded by a privacy fence with space for bbqs, entertaining, or outdoor lounging. Enter into a bright home featuring beautiful floors throughout, recessed lighting, central AC, and classic trim along the baseboards, doors, and windows. The living area has unobstructed wall space perfect for a media unit as well as plenty of seating. Flowing into the kitchen/dining room, a bay window and chandelier provide the ideal spot to host dinners. Adjacent is an open kitchen complete with bar seating, ample cabinet storage, stainless steel appliances and fixtures, and beautiful countertops. Both bedrooms are good sizes with closet space and modern ceiling fans. The laundry is conveniently located in the powder room. The second unit is 1-bedroom, 1-bathroom and has a nice kitchen with appliances, counter space, and plenty of storage. The living room and bedrooms have carpet, ceiling fans, and unique wall details. Access to a fenced backyard offers a planting area, and cement patio for enjoying the California sunshine. The detached garage is now an ADU that is a studio, perfect as either a rental or for housing long-stay guests. It is clean and modern with recessed lighting, beautiful floors, and an AC unit. The kitchen has storage space, a stainless-steel oven, microwave and sink, and room for a refrigerator. A mirrored closet provides more storage and makes the room brighter. The bathroom offers a sleek vanity, and a big walk-in shower. The property has parking in the back for 3 cars and is near restaurants, supermarkets, and more. This 3-unit Residential Income property is one-of-a-kind and offers so much!

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$285 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,900	\$2,900	\$0
2:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$0
3:	1	0	1	0	Unfurnished	\$1,700	\$1,700	\$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
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2565009062

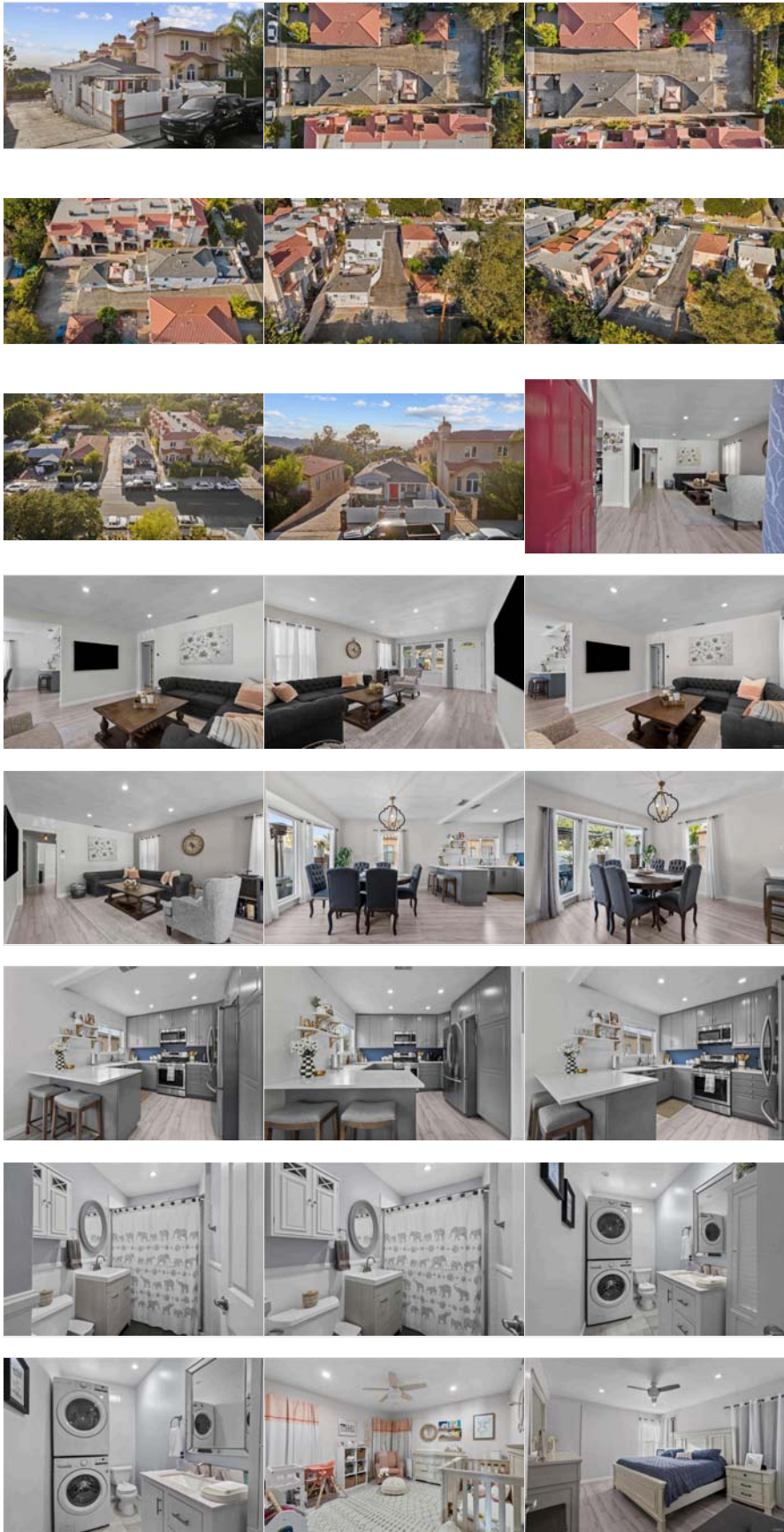
Michael Lembeck

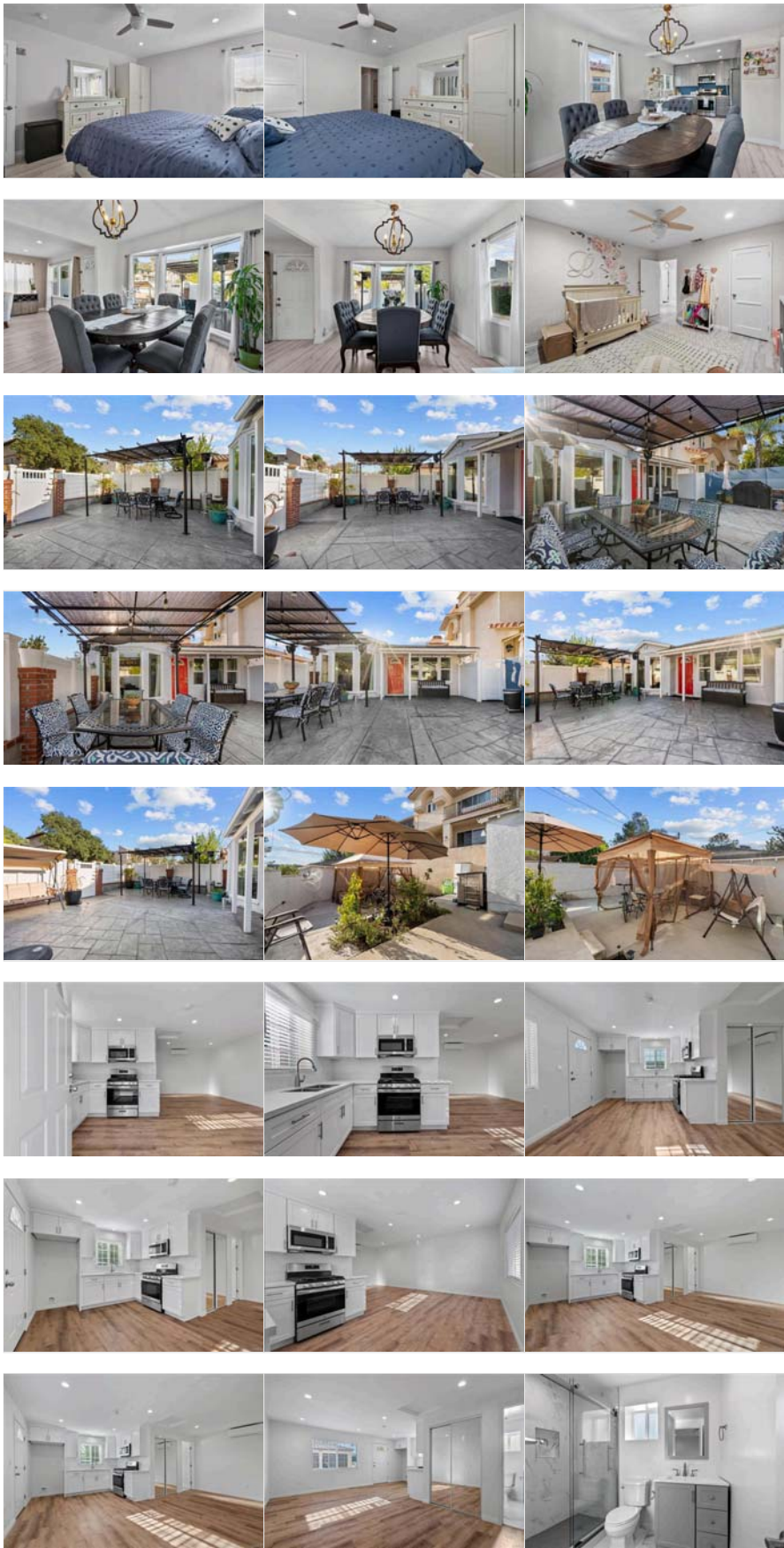
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Closed • Triplex

List / Sold: \$950,000/\$949,000 ↓

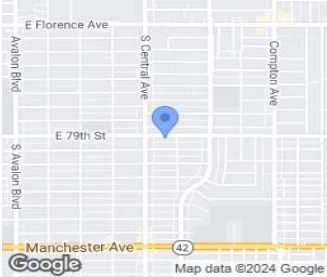
1142 Nadeau St • Los Angeles 90001

4 days on the market

3 units • \$316,667/unit • 1,784 sqft • 4,517 sqft lot • \$531.95/sqft • Built in 1928

Listing ID: PW24139017

Central and Nadeau St



ATTENTION! AMAZING INVESTMENT OPPORTUNITY! Live in one and rent the other two units! Come see for yourself why this investment property is one of the best values available in today's market. Welcome to 1142 Nadeau St, a fully rehabbed triplex located in the heart of Los Angeles, California. This property offers a blend of modern and classic charm, providing an exceptional opportunity. Each unit within the triplex has been upgraded with permits. This investment opportunity has been designed for low and efficient maintenance. Upgrades include roof, windows, electrical in and out, plumbing with all Moen fixtures and copper lines, drywall, kitchen cabinets (dovetail, soft close, and thick walls), bathrooms include (waterwise fixtures, toilets and quarter turn valves), SPC flooring, exterior/interior doors, insulated from the rafters down, Mini-split systems providing heating and air (H.E.R.S Tested), exterior stucco with premixed color for longevity, recessed lighting, three parking stalls and much more. These units are turnkey in a very high demand rental area. Near DTLA in a gentrifying neighborhood!

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$950,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$1,828 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$80400 Gross Scheduled Income
- \$73800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Living Room
- Floor: Vinyl
- Appliances: Range Hood, Tankless Water Heater, Water Heater
- Other Interior Features: Copper Plumbing Full, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Near Public Transit
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$6,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01185285
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6028001007

Michael Lembeck

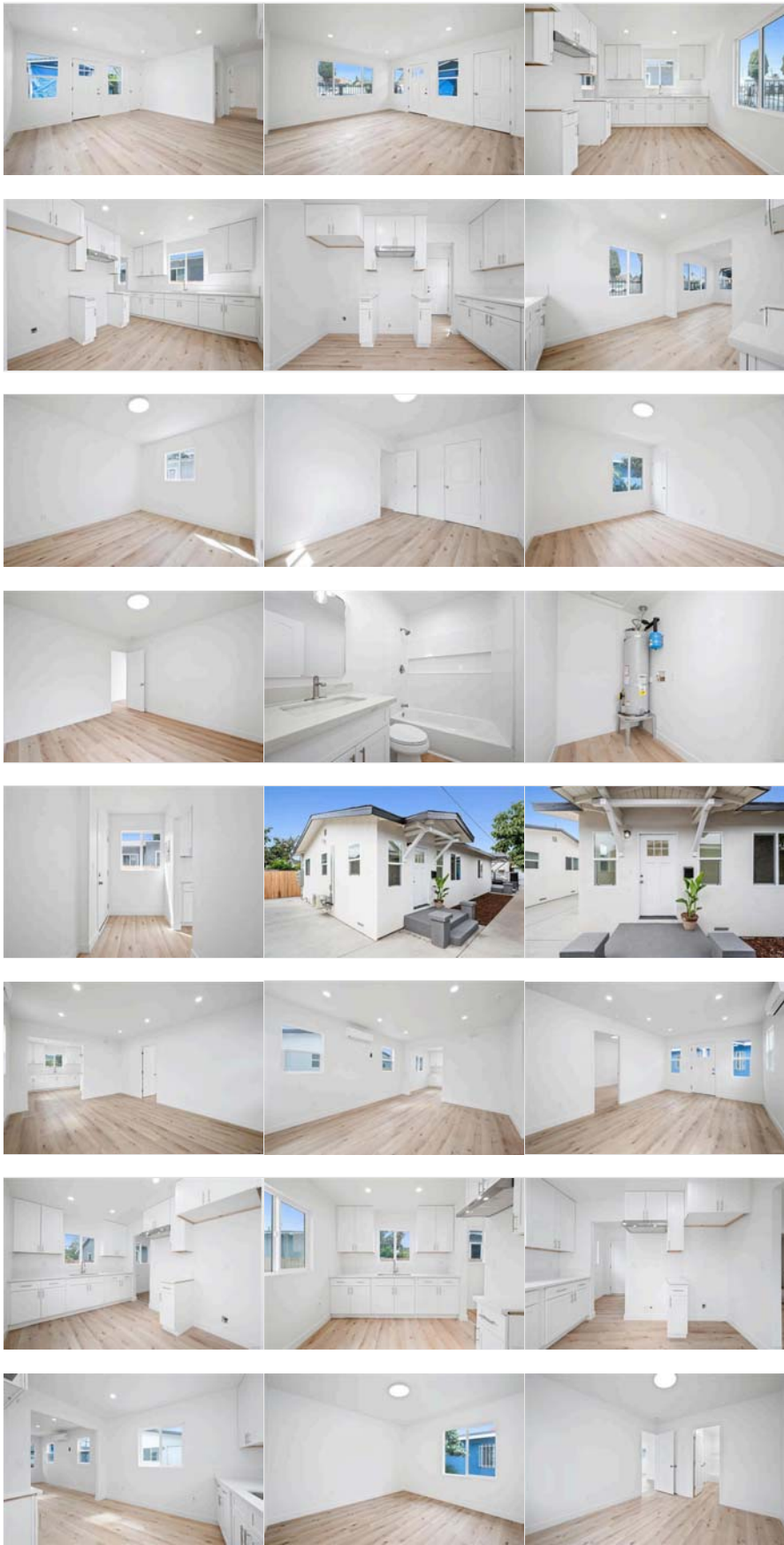
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Cell Phone: 714-742-3700

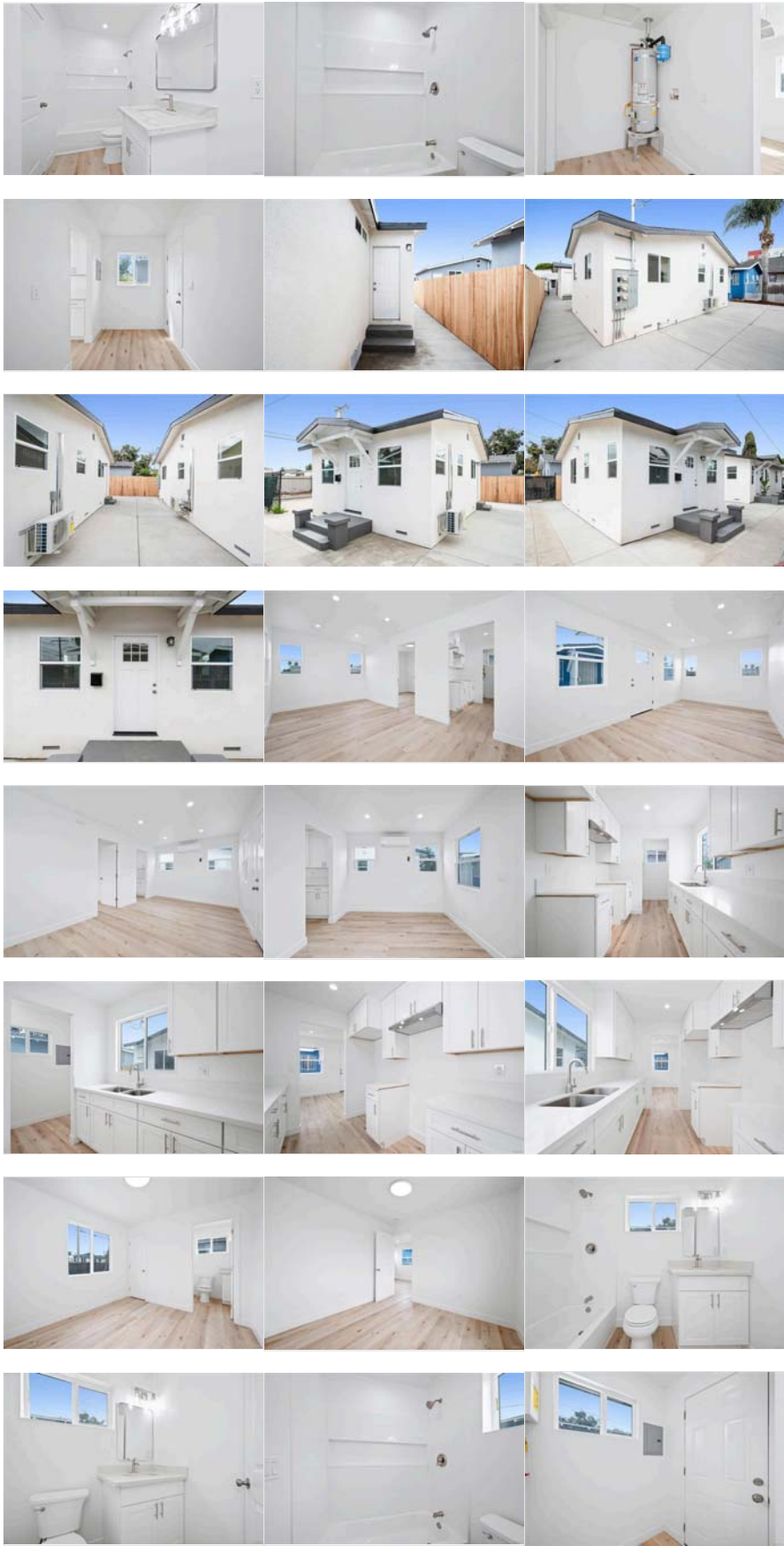
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Closed •

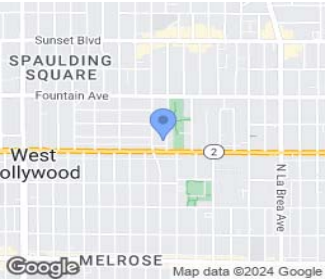
List / Sold:

\$1,100,000/\$1,195,000 ⬆

1123 N Vista St • West Hollywood 90046
3 units • \$366,667/unit • 2,151 sqft • 6,166 sqft lot • \$555.56/sqft •
Built in 1924

117 days on the market
Listing ID: 24382303

Head east on Santa Monica Blvd and turn left onto North Vista Street. The subject property is located in-between Santa Monica Blvd and Fountain Ave.



We are pleased to present 1123 N. Vista Avenue, a triplex located in the heart of West Hollywood. Built in 1924, this 2,151 square foot property sits on a 6,166 square foot lot and features three 1-bedroom, 1-bathroom units, each with its own private patio space. Tenants enjoy ample outdoor common area space and five on-site parking spaces. The property presents a significant value-add opportunity for investors seeking to implement interior and exterior renovation plans. It is currently fully occupied, however there are efforts being made by ownership to deliver the property vacant or to provide a path to vacancies which will allow a future investor to renovate the property as desired. In addition, there is an attached one-car garage located at the rear of the property that could potentially be converted into an ADU (Buyer to investigate and confirm). For Developers, the property is zoned WDR2, and offers the potential to transform the site into a 5-unit multifamily or condo building like many similar lots in the area that have the same zoning. Located north of Santa Monica Blvd and nestled between N Fairfax Ave and N La Brea, the property is in the heart of West Hollywood and is considered a walker's paradise boasting a walk score of 93. There are many public transportation options minimizing the need for a vehicle. Tenants are within proximity of the famous Sunset Strip, numerous restaurants, boutique shopping on Melrose Ave, and a short distance to Beverly Hills and Hollywood.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Stackable

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$1,435	\$2,870	\$8,250

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5531002020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed •

List / Sold: **\$920,000/\$890,000** ↓

1474 W Vernon Ave • Los Angeles 90062

248 days on the market

3 units • \$306,667/unit • 2,263 sqft • 5,719 sqft lot • \$393.28/sqft • Built in 1911

Listing ID: 23307301

East down Vernon on the West Side of the street



2 Units VACANT! Upstairs 2 bedroom VACANT and the downstairs 2 bedroom has signed a cash for keys agreement. Unit will be vacant in July!! 1 bedroom pays \$1835 and would like to stay. Property has been fumigated, has appraised and is ready for a new owner. Motivated seller. NACA and FHA approved building. S8 rent in the area are 3050 for 2 bedrooms and 2400 for 1 beds.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$999,995
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- \$24000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01523151
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,050
2:	1	2	1		Unfurnished	\$0	\$0	\$3,050
3:	1	1	1		Unfurnished	\$0	\$1,835	\$2,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5016002003

Michael Lembeck

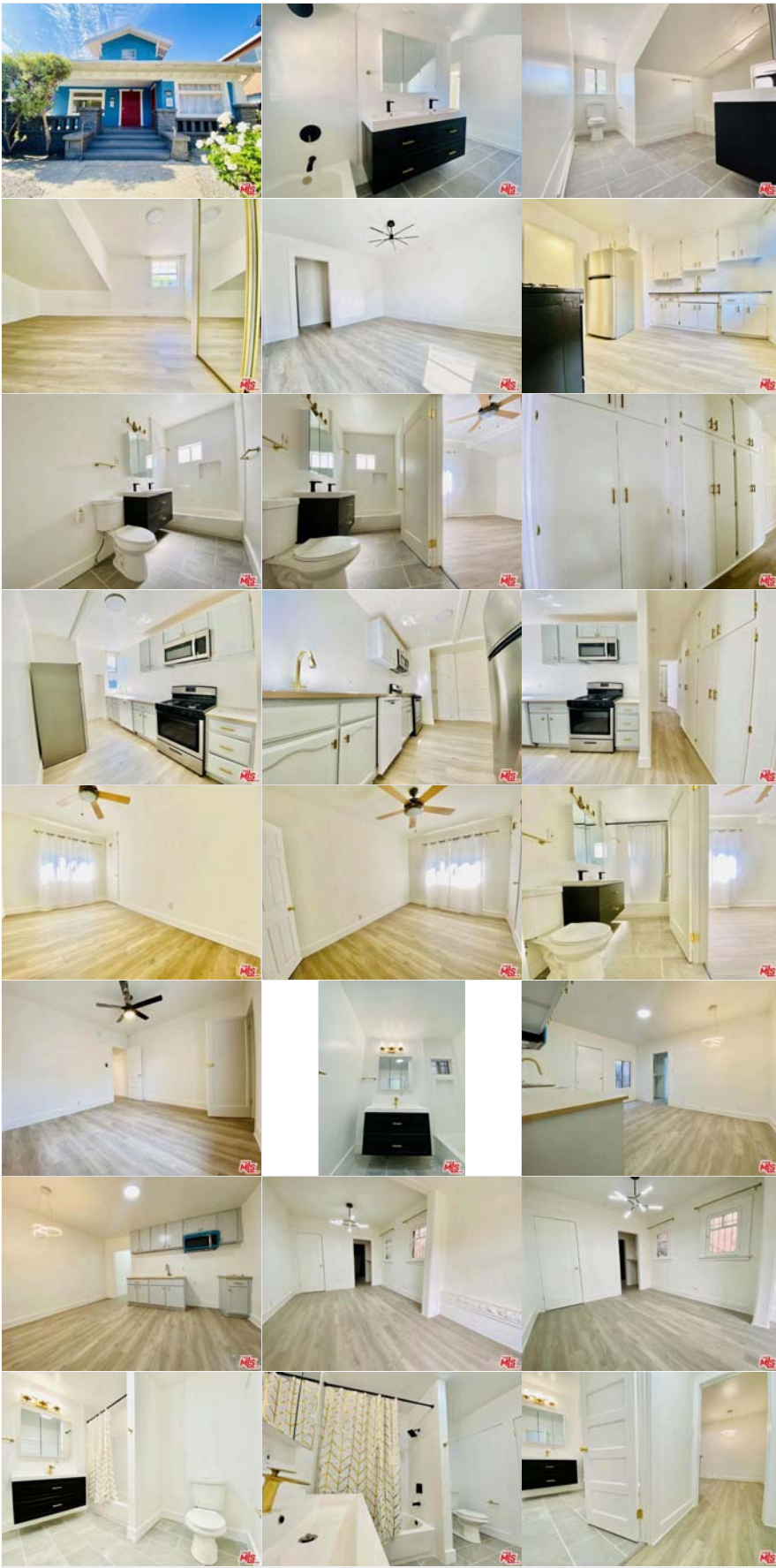
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: 23307301

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Closed • Triplex

List / Sold: \$750,000/\$675,000 ↓

12861 Kagel Canyon St • Pacoima 91331

27 days on the market

3 units • \$250,000/unit • 2,078 sqft • 16,052 sqft lot • \$324.83/sqft • Built in 1939

Listing ID: SR24102860

From San Fernando Mission rd, Head NW on Kagel. Home is on your Right side.



Welcome to your next incredible investment opportunity in Pacoima! This fantastic triplex is conveniently located just a stone's throw away from Jessup Park and less than a mile from Hansen Dam, offering access to the aquatic center, street food cinema, and numerous activities for all ages! Moreover, it's conveniently situated near major highways including the 5, 210, 118, and 405, providing easy access to various destinations. The property requires some tender loving care (TLC) and is priced accordingly to its current condition. Probate sale; court confirmation not required.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$889,900
- 1 Buildings
- 0 Total parking spaces
- \$692 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$288000 Gross Scheduled Income
- \$28800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Near Public Transit, • Sewer: Public Sewer
- No Landscaping

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02053050
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	0	Unfurnished	\$1,000	\$1,000	\$1,000
2:	1	0	0	0	Unfurnished	\$500	\$500	\$500
3:	1	0	0	0	Unfurnished	\$900	\$900	\$900

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
- Rent Controlled
- Buyer Agency Compensation: 1.75%
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2623016023

Michael Lembeck

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Cell Phone: 714-742-3700

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Newport Beach, 92660

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Closed • Triplex

List / Sold: \$789,000/\$740,000 ↓

6047 Fishburn Ave • Huntington Park 90255

0 days on the market

3 units • \$263,000/unit • 2,338 sqft • 8,435 sqft lot • \$316.51/sqft • Built in 1947

Listing ID: PW24126281

South of Slauson Ave and East of Maywood Ave



3 houses on a lot, the front house is a 2 bedroom approximately size is 906 sqft., 2nd house is 2 bedroom approximate size 816 sqft. and 3rd house is a 1 bedroom 616 sqft. all on a nice large lot of 8,433 sqft.. and a separate garage offers GREAT POTENTIAL!

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$789,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,235 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01848416
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,300
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,300
3:	1	1	1	0	Unfurnished	\$850	\$850	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 1%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6317005017

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Closed • Triplex

List / Sold: \$880,000/\$875,000 ↓

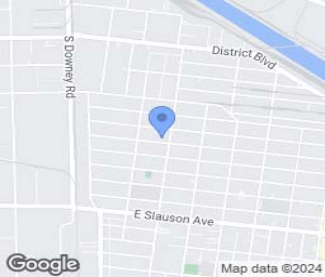
3647 E 54th St • Maywood 90270

157 days on the market

3 units • \$293,333/unit • 2,736 sqft • 6,018 sqft lot • \$319.81/sqft • Built in 1963

Listing ID: TR24002448

Loma Vista & Everett Ave



Great Investment Opportunity of Three 2 Bedroom Unit located in Maywood. Property consisting of One 2 Bedrooms 1 Bathroom SFR and Two 2 Bedrooms 1.5 Bathroom Townhouse.

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$910,000
- 2 Buildings
- 0 Total parking spaces
- \$947 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$50880 Gross Scheduled Income
- \$34949 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: \$5,931
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 00888615
- Gardener:
- Licenses:
- Insurance: \$3,532
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,399
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,475	\$1,475	\$2,300
2:	1	2	2	0	Unfurnished	\$1,400	\$1,400	\$2,100
3:	1	2	2	0	Unfurnished	\$1,375	\$1,375	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6311014023

Michael Lembeck

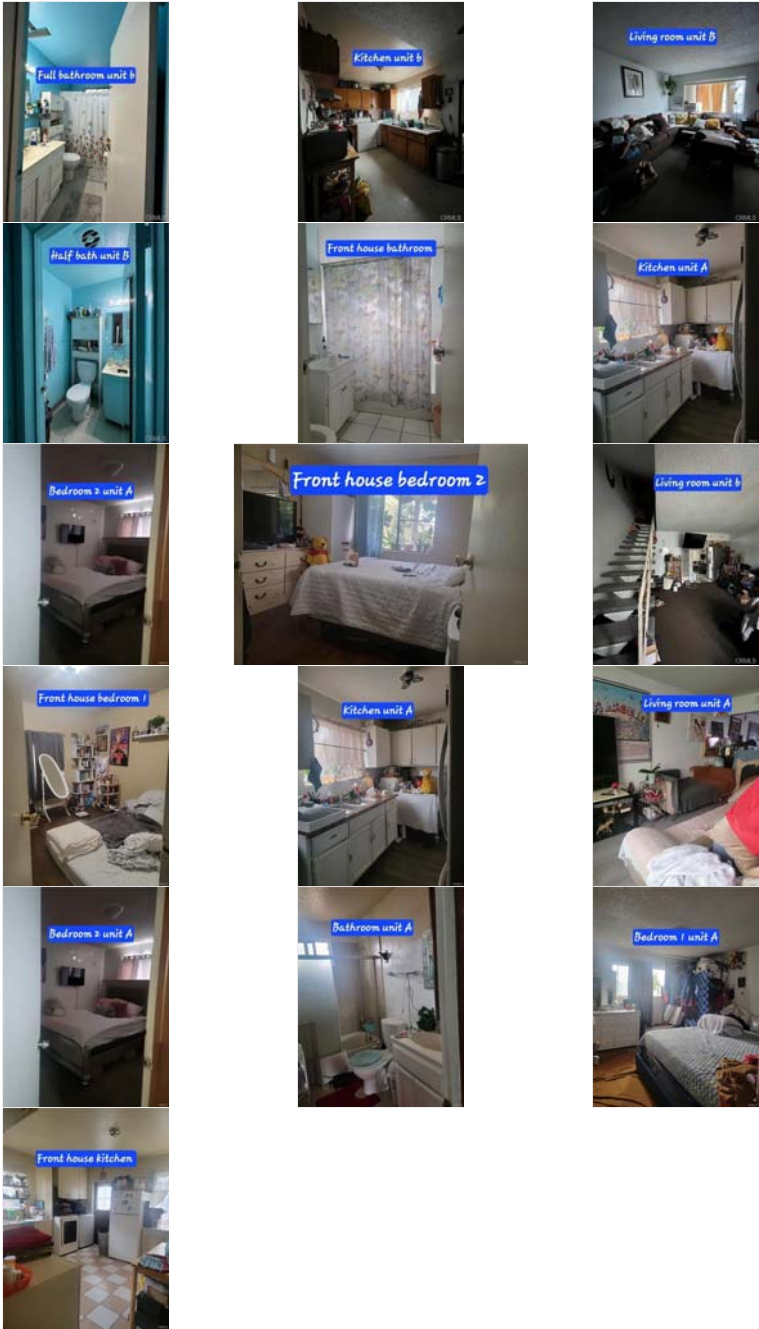
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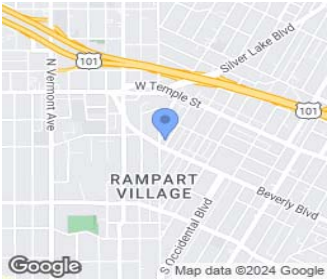
Closed •

List / Sold: **\$749,900/\$690,000** ↓

113 Robinson St • Los Angeles 90026
4 units • **\$187,475/unit** • **3,184 sqft** • **4,802 sqft lot** • **\$216.71/sqft** •
Built in 1923

104 days on the market
Listing ID: 24375775

S of the 101 Fwy, N of Beverly Blvd, E of Hoover St, W of N Rampart Blvd



Great 4-unit complex just North of Beverly Blvd. Near the Silver Lake/Echo Park and Koreatown areas of Los Angeles. 3 units are 1+1 with a separate living area that the tenants use as a second bedroom. The 4th unit was converted into 3 separate studio sized units without permits. Buyers to verify. Plenty of parking in the rear side of the property. The complex is gated. Each unit is separately metered. This is a great investment opportunity for investors or owner occupant. Conveniently located near shops, restaurants, bars, recreational parks and so much more.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$799,900
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:

Interior

- Floor: Laminate, Vinyl

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01920782
- 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	\$1,142	\$1,142	\$2,200
2:	1	1	1		Unfurnished	\$1,071	\$1,071	\$2,200
3:	1	1	1		Unfurnished	\$1,178	\$1,178	\$2,200
4:	1	0	1		Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Real Estate Owned sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5156004011

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List / Sold:

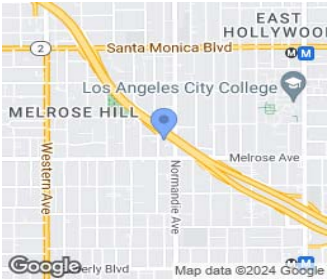
\$1,000,000/\$1,000,000 ↓

740 N ARDMORE AVE • Los Angeles 90029
4 units • \$250,000/unit • sqft • 8,131 sqft lot • No \$/Sqft data •
Built in 1920

156 days on the market

Listing ID: 240005398SD

CrossStreet: marathon st



GREAT Opportunity to own a multi family home with prime location close to freeway 101 and marathon st, walking distance to Los Angeles Community college. Access to shopping and public transportation. This features 4 units, 2 detached buildings. Front units are 2 bedrooms 1 bath, back units are a 1 bedroom one bath attached two story 3 bedroom 2 bath under construction ready for your final touches.

Facts & Features

- Sold On 08/15/2024
- Original List Price of \$1,025,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$83448 Gross Scheduled Income
- \$20508 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897784
- 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	0		\$1,005		
2:	2	2	1	0		\$1,005		
3:	1	1	0	0		\$1,345		
4:	3	2	0	0		\$0		

Of Units With:

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

Additional Information

- Notice Of Default sale
- Los Angeles County
- Parcel # 5520001028

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Closed • **Quadruplex**

List / Sold:

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

11 days on the market

Listing ID: SB24123393

21024 Wood Ave # A • Torrance 90503
4 units • \$550,000/unit • 3,693 sqft • 6,947 sqft lot • \$595.72/sqft •
Built in 1961
Head west on Torrance Blvd, Turn right onto Wood Ave



RARE opportunity – First time on the market in 25 years! Nestled in the highly coveted West High neighborhood of Torrance, this meticulously cared-for 4 unit gem presents an unparalleled investment opportunity in a prime location. Situated 1.5 miles from the beach and on an expansive 6,900+ sqft lot, this 4-plex features a diverse unit mix: (1) 3-bedroom/2-bathroom, (1) 2-bedroom/2-bathroom, and (2) 1-bedroom/1-bathroom units, all separately metered for electric. This versatile property showcases pride of ownership and offers endless possibilities for owner/users seeking passive rental income, multigenerational living, or investors seeking rental income while building out their real estate portfolio. You'll love the impeccably maintained landscaping with a vibrant rose garden and fruit trees (lime, orange, and lemon), the convenience of garage spaces for each unit with updated automatic garage doors, a new main sewer line, new drain lines, remodeled community laundry room and a great neighborhood near it all— Award-Winning Torrance Unified schools (walking distance to West High and Victor Elementary), parks, and just minutes from the Del Amo Fashion Center where you will find fantastic shopping, dining, and entertainment. Don't miss out on this opportunity to own this extraordinary investment property in West Torrance!

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Inside, Washer Included
- \$48000 Gross Scheduled Income
- \$13900 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Oven, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,100
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,760
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,100
2:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,200
3:	1	2	2	1	Unfurnished	\$0	\$0	\$2,600
4:	1	3	2	2	Unfurnished	\$0	\$0	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 131 - West Torrance area
- Los Angeles County
- Parcel # 7519002004

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Closed • **Quadruplex**

List / Sold:
\$2,290,000/\$2,180,000 ↓
25 days on the market
Listing ID: SB24121115

1208 Agate St • Redondo Beach 90277
4 units • \$572,500/unit • 4,120 sqft • 5,518 sqft lot • \$529.13/sqft •
Built in 1963
West on 190th St, South on Harkness St, and West on Agate st



GREAT 4 UNIT INVESTMENT OPPORTUNITY! This 4 unit property consists a mix of 1 Unit (3 BD/2BR) owner occupy style house, 2 Unit (2BD/2BR) and 1 Unit (1BD/1BR). All units were renovated back in 2018. All photos were taken after renovation was conducted by previous owner. This property is conveniently located near plenty of parks, Redondo Beach Pier, and plethora of shops, cafes, and restaurants on PCH. Do not miss out on this opportunity.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$2,290,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 3.84
- \$136260 Gross Scheduled Income
- \$87977 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,195
- Electric: \$337.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,470
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management: 5287
- Water/Sewer: \$1,488
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$3,520	\$3,520	\$3,700
2:	1	2	2	1	Unfurnished	\$2,720	\$2,720	\$2,900
3:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$2,900
4:	1	1	1	1	Unfurnished	\$2,395	\$2,395	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7502011046

Michael Lembeck

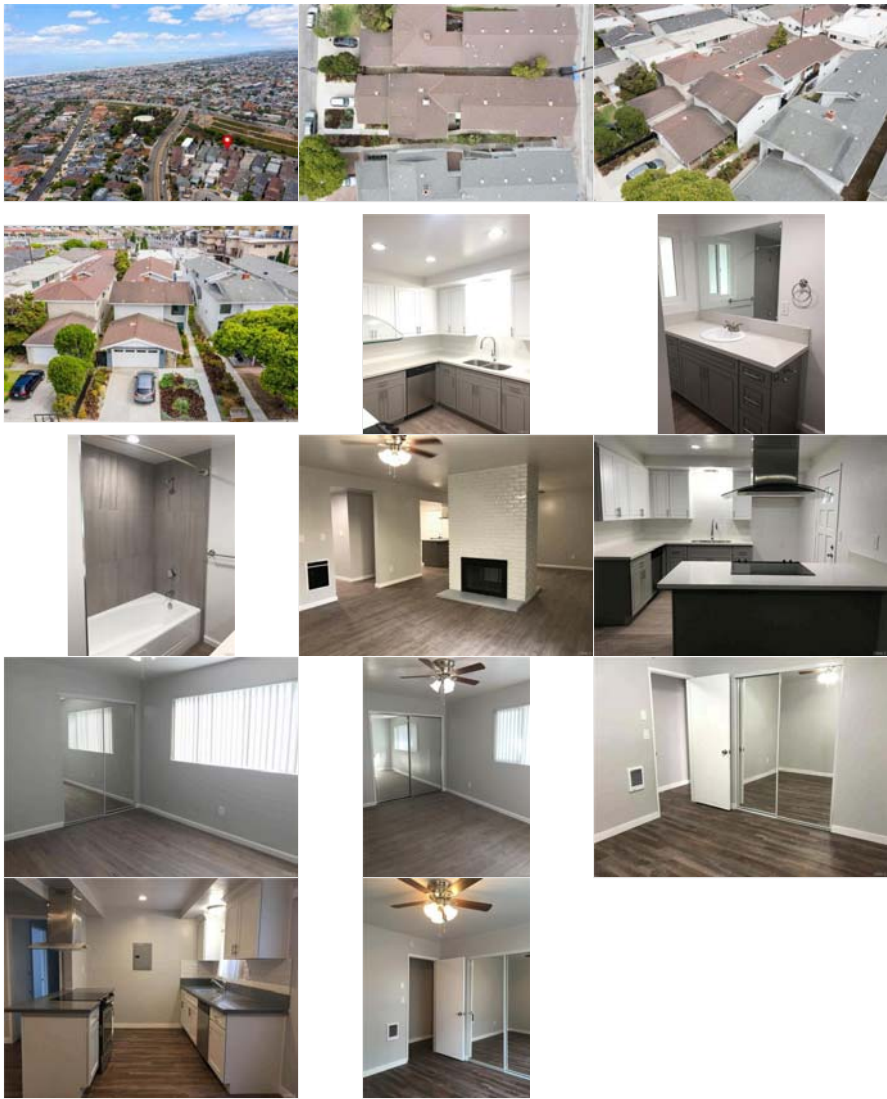
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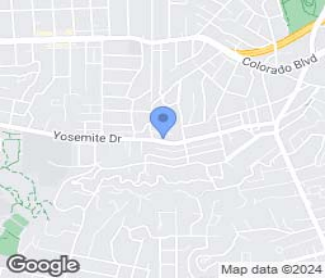
List / Sold:
\$1,435,000/\$1,335,000 ↓

79 days on the market

Listing ID: P1-17532

1451 Yosemite Dr • Eagle Rock 90041
4 units • **\$358,750/unit** • **sqft** • **10,285 sqft lot** • **No \$/Sqft data** •
Built in 1952

From Colorado or the 134 Freeway, go South on Figueroa to Yosemite. Turn right and go to 1451. The duplex on Conrad is accessible from Ray Court - cross street to the west.



Unique property in excellent area of Eagle Rock, not far from Occidental College and many great Eagle Rock eateries. Located on two streets, each duplex fronts on a different street, providing for great common area between the two buildings. There are two 2 bedroom units, with one bath each and one 1 bedroom units and one two bedroom unit with 1.5 baths. 50% upside on rents to \$129K. LA City rent control

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,465,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: In Garage, In Kitchen
- Cap Rate: 3.5
- \$84205 Gross Scheduled Income
- \$52005 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: None
- Other Interior Features: Balcony

Exterior

- Lot Features: Lot 10000-19999 Sqft, Sprinklers None, Treed Lot
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Average Condition, Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$435
- Cable TV: 01523748
- Gardener:
- Licenses:
- Insurance: \$2,383
- Maintenance: \$3,845
- Workman's Comp:
- Professional Management: 3690
- Water/Sewer: \$927
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,700
2:	2	1	1	1	Unfurnished	\$1,112	\$1,112	\$2,700
3:	1	1	1	1	Unfurnished	\$2,340	\$2,340	\$2,500
4:	2	15	1		Unfurnished	\$1,763	\$1,763	\$2,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5690017007

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List / Sold:

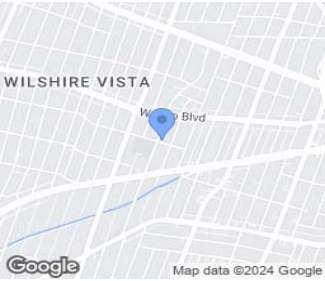
\$1,495,499/\$1,135,000 ↓

36 days on the market

Listing ID: 24392885

1460 S Burnside Ave • Los Angeles 90019
4 units • \$373,875/unit • 3,744 sqft • 6,155 sqft lot • \$303.15/sqft •
Built in 1937

From downtown Santa Monica head east on Interstate 10. Get off at Fairfax Ave. Turn left at Fairfax Ave. and go to Venice Blvd. and make a right to Hauser Blvd. Then make a left on Hauser blvd until Saturn Street make a right. Go to Burnside Ave. The corner of Burnside and Saturn



Outstanding Investment Opportunity in Prime Mid-City Location or a Developers dream! This is a great four-unit complex in the middle of Mid-City on a Huge Corner Lot. Addresses include 1460-62 Burnside Ave and 5315-17 Saturn Street. Separate garages makes this space ADU desirable. Each unit is a townhouse style amongst 2 buildings with hardwood floors and great interior architectural curves. This property is strategically positioned with easy access to major freeways and the metro line. Don't miss out on this distinctive investment opportunity in the heart of Los Angeles! Contact us today for more information and to schedule a viewing.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,495,499
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 1 Total carport spaces
- SellerConsiderConcessionYN:
- Cap Rate: 3.7
- \$55293 Net Operating Income
- 0 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate, Wood
- Appliances: None

Exterior

- Lot Features: Corners Marked, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$23,169
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$18,594
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$900	\$900	\$3,100
2:	2	2	1		Unfurnished	\$3,100	\$0	\$3,100
3:	3	2	1		Unfurnished	\$648	\$648	\$3,100
4:	4	2	1		Unfurnished	\$449	\$449	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069033001

Michael Lembeck

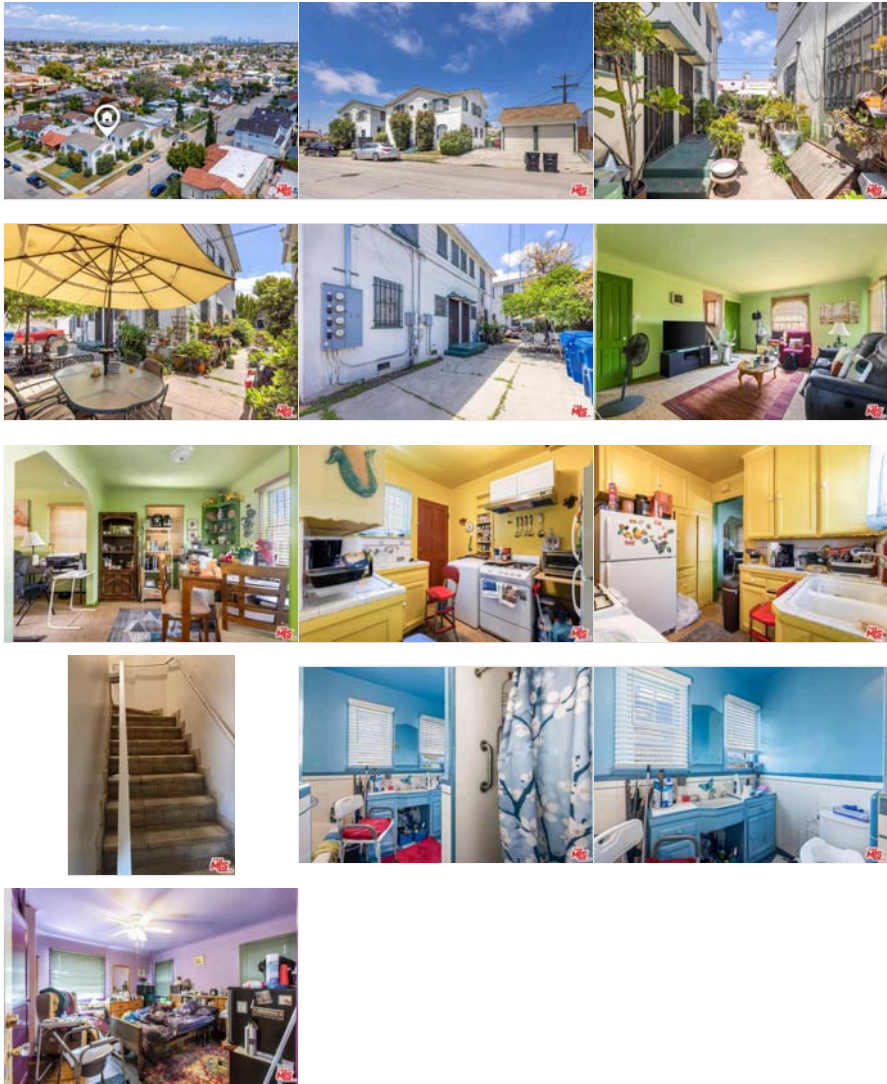
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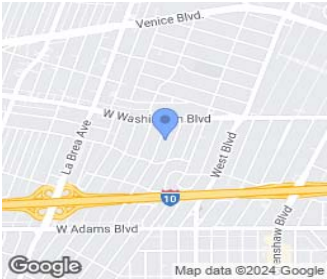
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Closed •

1946 S Harcourt Ave • Los Angeles 90016
4 units • \$318,750/unit • 4,348 sqft • 5,803 sqft lot • \$269.09/sqft •
Built in 1923
1/2 block south of Washington Blvd.

List / Sold:
\$1,275,000/\$1,170,000 ↓
57 days on the market
Listing ID: 24400919



Great opportunity to own a well-maintained, classic "two up, two down" Spanish 4-unit building in Mid-City, North of 10 freeway. Enter front yard through beautiful archway hedged with bougainvillea that leads to attractive front yard, patio, and lobby entrance with interior staircase. Building features four large 2+1 units with longer-term tenants. Strong current rents and significant up-side potential! Actual rents: \$1,161.36, \$1,446.70, \$2,100, and \$2,100 (\$6,808/month total). and two tenants (\$2,100/month each) have not had recent rent increases. These two units were updated 5-10 years ago, including new kitchen, new tiled bathroom, carpet in bedrooms, and hardwood floors in living and kitchen. Laundry hook-ups in some units and good amount of closet space. Exterior was just painted. Each unit has their own parking space at the back or build up to 2 ADU's per LADBS. Great location just a few blocks from Midtown Shopping Center, numerous coffee shops, restaurants, food trucks, and recreation facilities.

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.12
- \$52499 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$29,197
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02205941
- Gardener:
- Licenses:
- Insurance: \$2,244
- Maintenance: \$6,917
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,521
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,161	\$1,161	\$2,800
2:	1	2	1		Unfurnished	\$1,447	\$1,447	\$2,800
3:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,800
4:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5061016034

Michael Lembeck

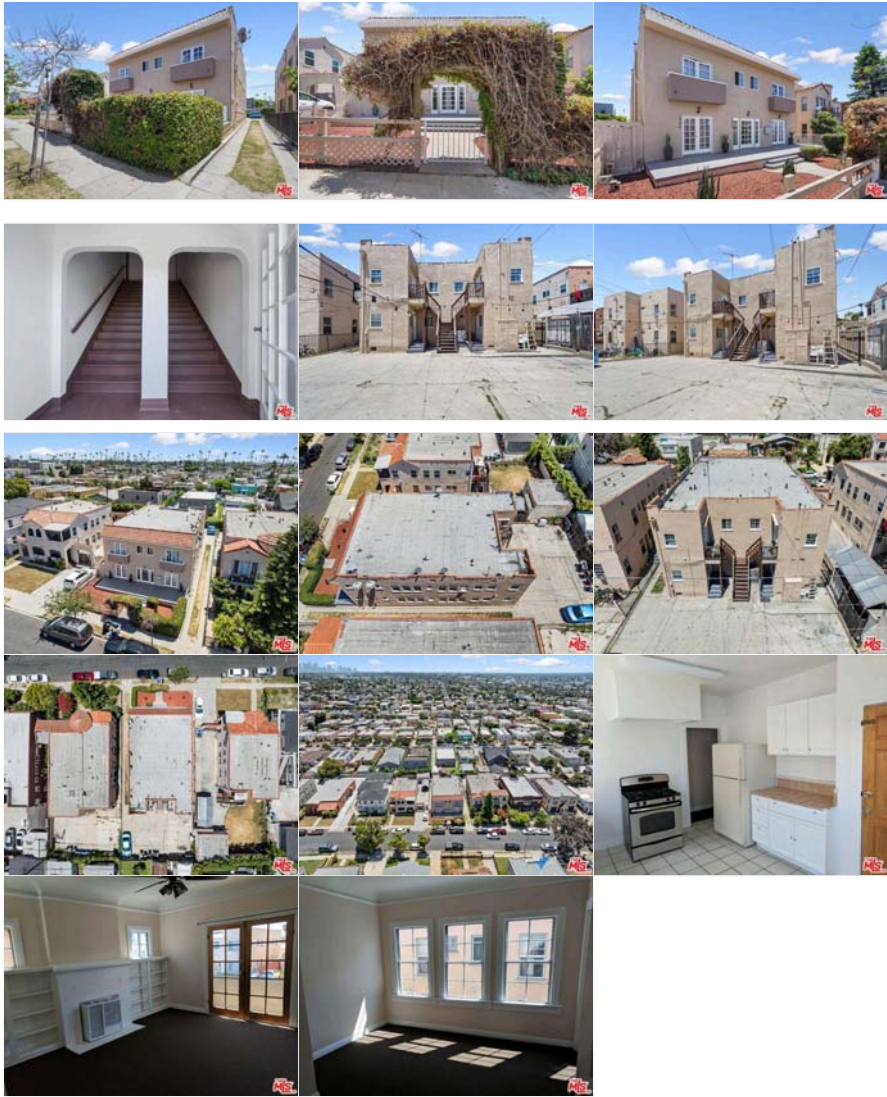
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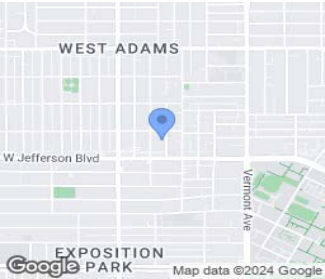
CUSTOMER FULL: Residential Income LISTING ID: 24400919

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Closed • **Quadruplex**

3021 Van Buren Pl • Los Angeles 90007
4 units • **\$399,750/unit** • **4,720 sqft** • **6,674 sqft lot** • **\$328.39/sqft** •
Built in 1913
West of Vermont, East of Normandie, North of Jefferson

List / Sold:
\$1,599,000/\$1,550,000 ↓
1 days on the market
Listing ID: BB24139879



Great investment opportunity, 7.2 cap, 11.56 GM. This 2 Story Four Unit Building is located 4 blocks from USC and few minutes to the village and all amenities. 3021 offers 3 rooms, and 3 baths, 3021.5 offers 3 rooms and 2 baths, and both units are rented to USC students for \$5400.total, the lease expires on 07/31/2025. 3023 offers 3 rooms, 1 bath rents for \$2840.total 3023.5 has 4 rooms 1 bath. rent for \$3285. and it has been rented to the same tenants for the last 5 years. They are on a month-to-month. Public record shows a total of 4 beds, and 4 baths, buyer to verify permits. Two units are upstairs and two are downstairs. parking in the back for 5 -6 cars! New roof and exterior paint in 2015. Agents, please see private remarks.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 7.2
- \$138300 Gross Scheduled Income
- \$100485 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: See Remarks
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,815
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01190835
- Gardener:
- Licenses:
- Insurance: \$7,600
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$11,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	13	7	0	Unfurnished	\$11,525	\$11,525	\$11,525

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5040022020

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: BB24139879

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Closed •

List / Sold:

\$3,349,000/\$3,275,000 ↓

94 days on the market

Listing ID: 24388309

4647 W 18th St • Los Angeles 90019
4 units • \$837,250/unit • 7,250 sqft • 6,500 sqft lot • \$451.72/sqft •
Built in 2024
S of Venice Blvd & East of La Brea



Bartierra Group is pleased to present the exclusive opportunity to acquire 4647 W 18th St , a MASSIVE BRAND NEW 4 units multi-family building with rooftop decks and NO RENT CONTROL comprising of 2 4 bed, 4 bath and 2 4 bed and 4.5 bath. One unit is currently rented for \$5,150/month and we can deliver all other units rented as well!!! This trophy investment opportunity is not only ideally located in the heart of Mid City but also is eligible for DEPRECIATION benefits, which can help reduce your taxable income while increasing your cash flow. With excellent proximity to one of the hottest areas in LA, entertainment districts and restaurants, this community is an attractive destination for locals, business entrepreneurs, students and urban young professionals making it a unique opportunity for short-and long-term rentals alike. Yes! You read it right. NO RENT CONTROL. All 4 units have legal separate addresses and are separately metered for water, gas and electric so your tenants will pay for all utilities reducing your carrying costs significantly. With top of the line finishes this income producing property will give you the peace of mind and long-term appreciation you are looking for. It comes fully equipped with top of the line appliances and SOLAR PANELS. Dream 1031 exchange opportunity. With SB-8 in effect, less new constructions are being built, making properties like these an even more rare and hot commodity. Don't miss out! Make this asset your next one or your first one! There is no safer investment than Los Angeles new construction multi-family.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$3,349,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Closet, Washer Included
- \$189712.5 Net Operating Income

Interior

- Rooms: Living Room, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,288
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$3,625
- 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	4	4		Unfurnished	\$0	\$0	\$4,850
2:	2	4	4		Unfurnished	\$0	\$0	\$5,150

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071022010

Michael Lembeck

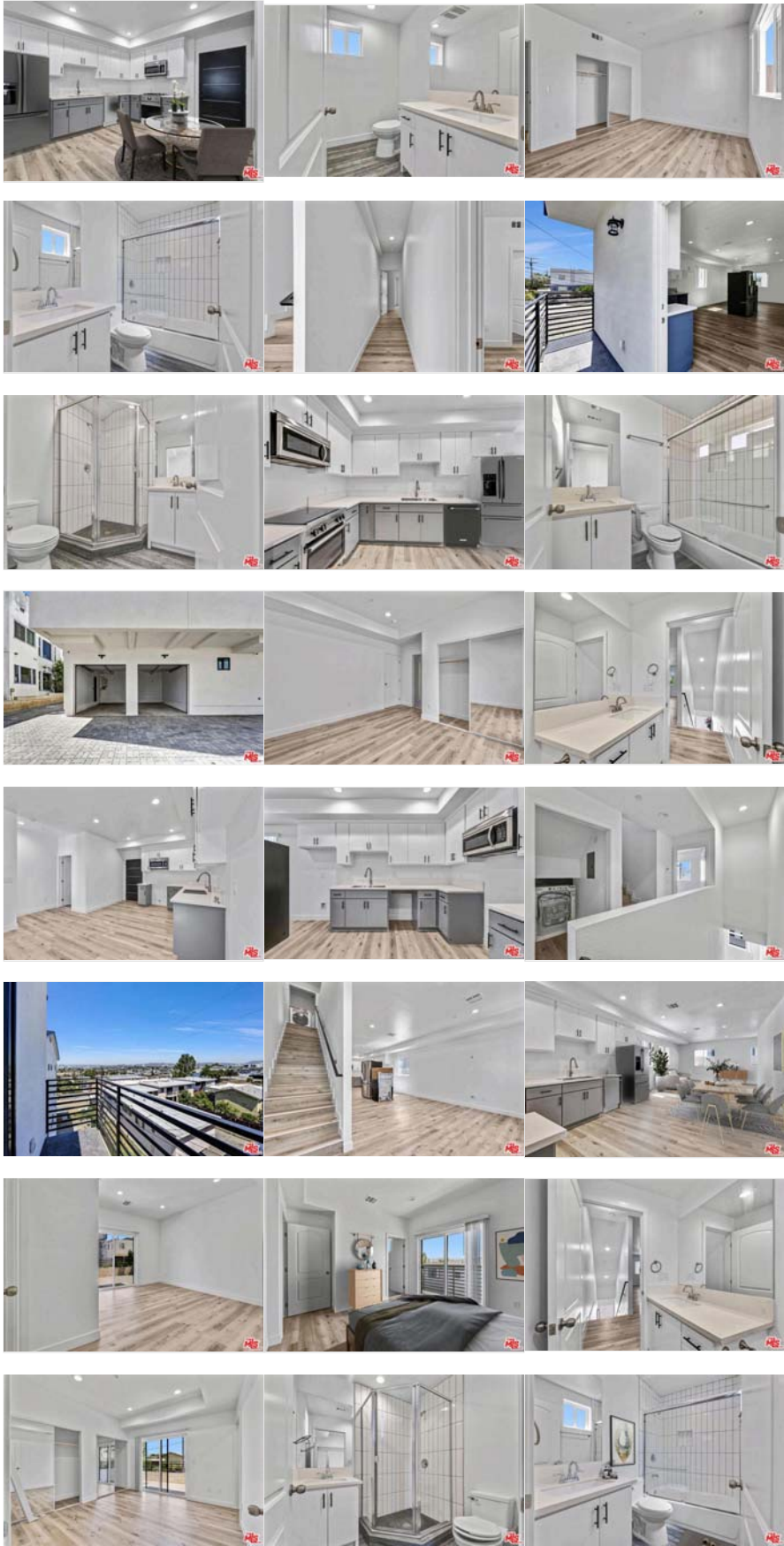
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Cell Phone: 714-742-3700

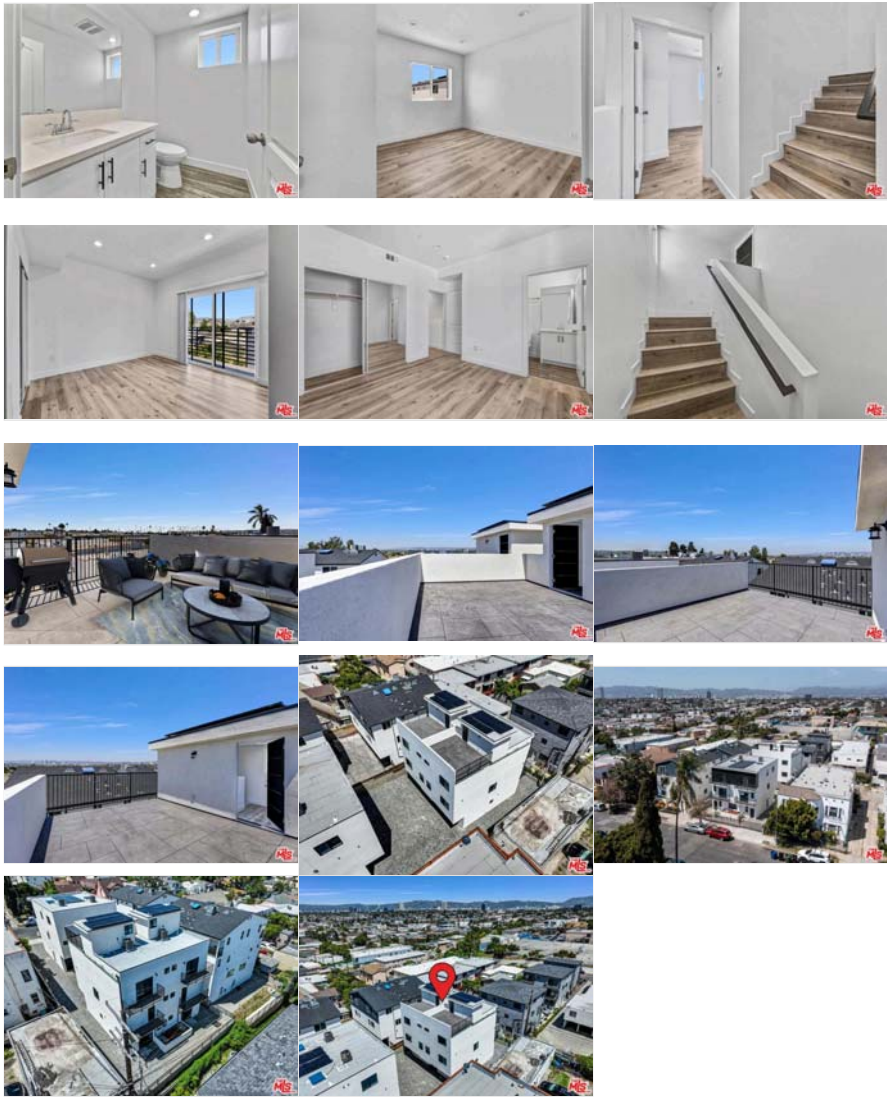
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Closed •

List / Sold:

\$1,899,000/\$1,730,625 ↓

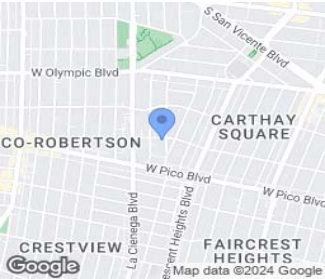
69 days on the market

Listing ID: 24390633

6120 Packard St • Los Angeles 90035

4 units • \$474,750/unit • 4,864 sqft • 6,984 sqft lot • \$355.80/sqft • Built in 1935

West of La Cienega Blvd. East of Crescent Heights Blvd. North of Pico Blvd. South of Olympic Blvd.



Hard to find TOWNHOUSE UNITS in prime rental area: 1930's Traditional/Deco Courtyard 4-plex in the heart of historic South Carthay, moments from Beverly Hills, The Grove, and Miracle Mile/Mid City shopping. This property has been meticulously maintained, with recent updates including newer roof, upgraded kitchens, recessed lights and electrical panel. A myriad historic charm like magnesite stairs, plaster walls, period millwork and delicate mouldings throughout. The building is comprised of three spacious townhouse units each with 2 bedrooms + 1.5 bathrooms, in-unit laundry, and plenty of storage, as well as a large 1 bedroom 1 bath unit with its own yard. Three detached garage spaces complete the offering, allowing for potential ADU Development (Buyer to investigate/confirm). Delivered fully occupied the property grosses appx \$119,536/year with approx \$9,000/year in operating expenses (excluding taxes and mortgage). A rare TROPHY, priced for today's market...a perfect opportunity for someone looking for a foothold in a high rent/high quality tenant area.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,899,000
- 3 Buildings
- Levels: One, Two
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.58
- \$86898 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Center Hall, Den, Living Room, Utility Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Range, Range Hood, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$8,901
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616863
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,115	\$3,115	\$3,750
2:	2	2	1		Unfurnished	\$3,094	\$3,094	\$3,500
3:	3	2	1		Unfurnished	\$2,678	\$2,678	\$3,500
4:	4	1	1		Unfurnished	\$1,075	\$1,075	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5087004004

Michael Lembeck

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Citivest Realty Services, Inc

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Closed •

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

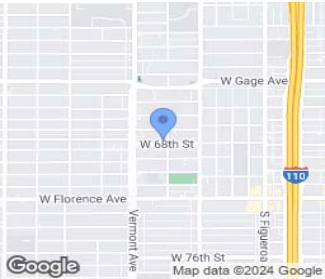
907 W 68th St • Los Angeles 90044

69 days on the market

4 units • \$225,000/unit • 2,396 sqft • 7,112 sqft lot • \$375.63/sqft • Built in 1927

Listing ID: 24397607

From the 110 Fwy exit Florence Ave. Head west and turn right on Vermont Ave. Turn right again on 68th St the property will be ahead on the left.



The front building is a 1920's Spanish character duplex. The rear unit is above the 4 car garage and the middle 3 bed 2.5 bath home was built in 2010. One 2 bed 1 bath unit delivered VACANT! Live in one and let the rental income from the other three units pay your mortgage. Perfect for an owner user or an investor. Each unit has its own garage. There is also an additional non-conforming unit.

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 7
- \$63354 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01034450
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,645	\$1,645	\$0
2:	4	2	1		Unfurnished	\$0	\$0	\$0
3:	3	1	1		Unfurnished	\$1,295	\$1,295	\$0
4:	5	3	2		Unfurnished	\$2,030	\$2,030	\$0

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6013009031

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 24397607

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Closed •

6268 S La Brea Ave • Los Angeles 90056
4 units • **\$300,000/unit** • **3,480 sqft** • **6,274 sqft lot** • **\$344.83/sqft** •
Built in 1952
La Brea Ave just south of West 62nd Street

List / Sold:
\$1,200,000/\$1,200,000 ↓
125 days on the market
Listing ID: 24378577



Price Reduction! Great opportunity to purchase a well maintained newly painted (exterior only) four-unit building in the community of Ladera Heights. Each unit consists of a spacious living room, adjoined by a kitchen with ample storage and rear entry door. The bedrooms are located in a small hallway on either side of a 3-piece bathroom. Common areas of the building include a courtyard for outdoor activities and 4 individual one-car garages for use by the tenants. The neighborhood of Ladera Heights is a centrally located community close to shopping, Sofi Stadium, the Kia Forum, LAX and Beach Cities. For all inquiries, please contact the listing agent.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$120.00
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01798416
- Gardener:
- Licenses:
- Insurance: \$3,216
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,500	\$6,000	\$14,000
2:	1	2	1		Unfurnished	\$3,510	\$3,510	\$3,500
2:	1	2	1		Unfurnished	\$3,510	\$3,510	\$3,500
3:	1	2	1		Unfurnished	\$3,450	\$3,450	\$3,500
3:	1	2	1		Unfurnished	\$3,450	\$3,450	\$3,500
4:	1	2	1		Unfurnished	\$3,390	\$3,390	\$3,500
4:	1	2	1		Unfurnished	\$3,390	\$3,390	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4002026004

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
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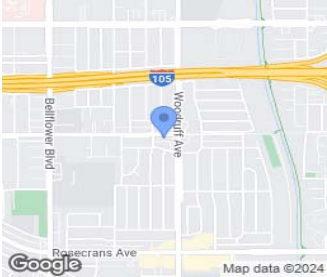
List / Sold:

\$1,275,000/\$1,267,500 ↓

40 days on the market

Listing ID: 24406943

10018 Foster Rd • Bellflower 90706
4 units • \$318,750/unit • 3,506 sqft • 5,540 sqft lot • \$361.52/sqft •
Built in 1956
South of the 105 Freeway near the intersection of Woodruff Avenue and Foster Road.



ONE FULLY RENOVATED UNIT DELIVERED VACANT. Presenting 10018 Foster Road, an exceptional investment opportunity in North East Bellflower, borderline Downey. This is truly an exciting opportunity for investors and owner-users alike. This beautiful fourplex boasts all 2-bedroom / 1-bath units averaging approximately 875 square feet, with carport parking and on-site laundry facilities. Recently enhanced with a new roof, exterior paint, and fresh landscaping, it also includes one fully renovated unit with new cabinets, appliances (including washer/dryer) and appointments ready to command a premium rent, or provide a comfortable home for an owner-occupant. Located within a short drive of the Downey Landing, Stonewood Shopping Center, Kaiser Hospital, restaurants, movie theaters, freeways and other support facilities, this investment checks all the boxes! Don't miss your chance, explore this standout opportunity today. Unit No. 3 shows a rental amount of \$2,400, which is based on Pro Forma, and will be delivered vacant.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.13
- \$39928 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$39,049
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02011058
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,510	\$1,510	\$2,400
2:	2	2	1		Unfurnished	\$1,545	\$1,545	\$2,400
3:	3	2	1		Unfurnished	\$2,400	\$2,400	\$2,400
4:	4	2	1		Unfurnished	\$1,330	\$1,330	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6281011024

Michael Lembeck

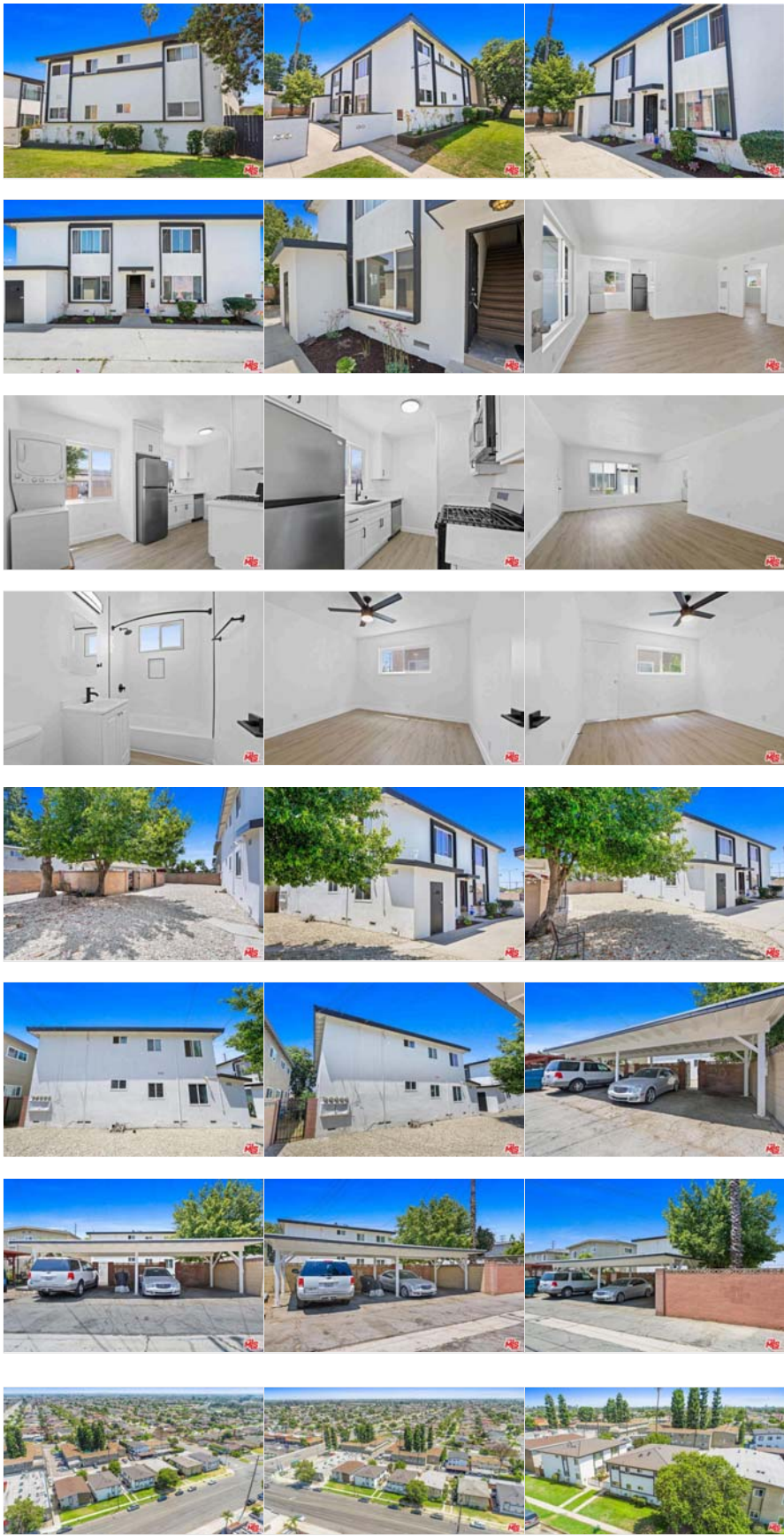
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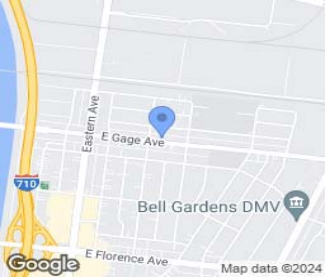
List / Sold:

\$1,075,000/\$1,065,000 ↓

12 days on the market

Listing ID: 24414909

5923 Gage Ave • Bell Gardens 90201
4 units • \$268,750/unit • 2,954 sqft • 9,622 sqft lot • \$360.53/sqft •
Built in 1944
North side of Gage Avenue, east of Eastern Avenue



Back on the market. One story fourplex containing all 2-bedroom / 1-bath units. Individually metered for gas and electricity. Built in 1944 and is of wood frame and stucco construction. Subject to city of Bell Gardens Rent Control. Please do not disturb tenants. Contact listing agents for full details.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.3
- \$57393 Net Operating Income

Interior

- Appliances: None

Exterior

Annual Expenses

- Total Operating Expense: \$37,974
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,156	\$2,400	\$2,156
2:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,400
3:	1	2	1		Unfurnished	\$1,754	\$1,754	\$1,754
4:	1	2	2		Unfurnished	\$1,883	\$1,883	\$1,883

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6330007024

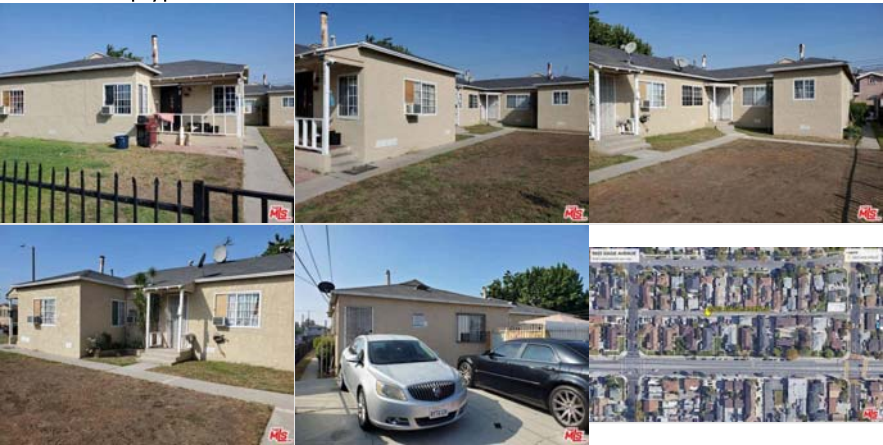
Michael Lembeck

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

Citivist Realty Services, Inc

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

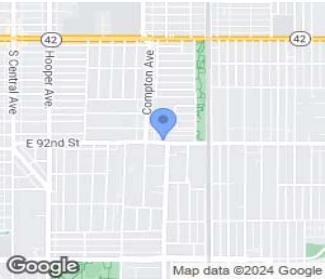
Click arrow to display photos



Closed • **Quadruplex**

1531 E 92nd St # 1234 • Los Angeles 90002
4 units • \$287,500/unit • 3,054 sqft • 5,740 sqft lot • \$373.28/sqft •
Built in 1993
S on Central, E on 92nd

List / Sold:
\$1,150,000/\$1,140,000 ↓
2 days on the market
Listing ID: PW24140887



AVAILABLE TO SHOW by appointment only. 7.2% CAP RATE! Discover an exceptional investment opportunity with this charming quadruplex, perfectly situated in the vibrant heart of Los Angeles. Located at 1531 E 92nd Street, this property offers four distinct units, each designed to provide comfortable living spaces. This quadruplex combines classic Los Angeles charm with modern conveniences, providing a perfect blend for tenants. Nestled in a sought-after neighborhood, residents will enjoy easy access to downtown Los Angeles, major freeways, and public transportation. With the high demand for rental properties in the area, this quadruplex guarantees a steady stream of income, making it an excellent addition to your real estate portfolio. Includes two tandem parking spaces for each unit, a valuable amenity in the bustling city. Whether you are an experienced investor or looking to make your first foray into real estate, this property promises to deliver significant benefits. Don't miss out on this rare opportunity to own a piece of Los Angeles real estate that offers both immediate and long-term financial gains. Schedule a viewing today and take the first step toward enhancing your investment portfolio.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$997 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 7.22
- \$95323 Gross Scheduled Income
- \$83039 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,285
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02168226
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,059	\$2,059	\$2,500
2:	1	3	1	0	Unfurnished	\$1,945	\$1,945	\$2,500
3:	1	3	1	0	Unfurnished	\$1,995	\$1,995	\$2,500
4:	1	3	1	0	Unfurnished	\$1,995	\$1,995	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- WATT - Watts area
- Los Angeles County
- Parcel # 6044007026

Michael Lembeck

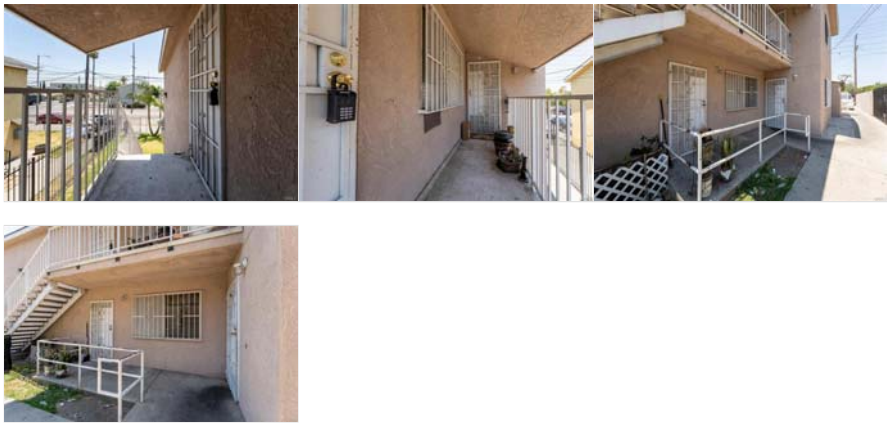
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CUSTOMER FULL: Residential Income LISTING ID: PW24140887

Printed: 08/18/2024 10:00:27 AM

Closed • Apartment

List / Sold:
\$1,165,000/\$1,130,000 ↓

25719 Walnut St • Lomita 90717
5 units • **\$233,000/unit** • **2,954 sqft** • **5,331 sqft lot** • **\$382.53/sqft** •
Built in 1946

137 days on the market
Listing ID: SB24039682

Just North of PCH, in-between Eshelman and Western. The property is located on the wraparound residential corner of Bland Place and Walnut Street.



Major price revision, 5 unit apartment building in Lomita! Prime South Bay market where multifamily properties rarely become available. Well located just North of Pacific Coast Highway in-between Eshelman Avenue and Western Avenue. Wrap-around corner lot with highly sought after layout: (1) front detached house (950 s.f.) with (4) 1 bedroom/1 bath units in the rear (500 s.f. each). Features newer roofs and new individual water heaters for each unit. The house was taken down to the studs and updated/remodeled (2005). 1 of 4 apartment units have been rehabbed (2020). Apartment tenants receive a storage locker 5 x 7 included in their rent located in the parking area and there is an additional structure attached to the rear of the building generating additional monthly storage income. Steady day 1 cash flow + significant rental upside: 5.09% cap rate, 6.45% proforma.

Facts & Features

- Sold On 08/16/2024
 - Original List Price of \$1,270,000
 - 2 Buildings
 - Levels: One, Two
 - 6 Total parking spaces
 - 2 Total carport spaces
 - \$1,738 (Assessor)
 - SellerConsiderConcessionYN:
- Cap Rate: 5.09
 - \$94260 Gross Scheduled Income
 - \$59343 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,143
 - Electric: \$450.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,320
 - Cable TV: 00527439
 - Gardener:
 - Licenses:
- Insurance: \$2,659
 - Maintenance: \$2,000
 - Workman's Comp:
 - Professional Management: 4623
 - Water/Sewer: \$3,336
 - Other Expense: \$1,250
 - Other Expense Description: reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	1	Unfurnished	\$1,730	\$1,730	\$2,250
2:	1	1	0	0	Unfurnished	\$1,600	\$1,600	\$1,725
3:	1	1	0	0	Unfurnished	\$1,480	\$1,480	\$1,725
4:	1	1	0	0	Unfurnished	\$1,540	\$1,540	\$1,725
5:	1	1	0	0	Unfurnished	\$1,375	\$1,375	\$1,725

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%
- 121 - Lomita area
 - Los Angeles County
 - Parcel # 7375021005

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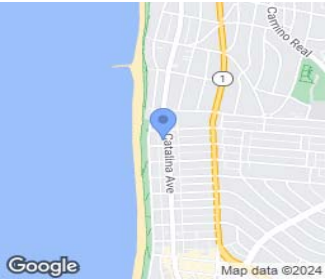
CUSTOMER FULL: Residential Income LISTING ID: SB24039682

Printed: 08/18/2024 10:00:27 AM

Closed • Commercial/Residential

List / Sold:
\$2,950,000/\$2,565,000
25 days on the market
Listing ID: SB24066377

917 S Catalina Ave • Redondo Beach 90277
5 units • **\$590,000/unit** • **3,253 sqft** • **7,089 sqft lot** • **\$788.50/sqft** •
Built in 1939
Second lot from NW corner at Avenue B & Catalina Ave. Alley Access on Ave B.



Presenting 917 S Catalina Ave, a 5-unit residential building in South Redondo, just 1/2 block to the beach. Original 1939 building with tons of charm. Row of 4 connected "bungalow style" 1-bed, 1-bath units. One 2-bed, 1-bath "owner's unit" sits atop the shared laundry room and (5) partitioned 1-car garages, with alley access at the west end of the property. Two of the 1-bedroom units have just been updated! They feature new LVP floors throughout, new plumbing fixtures, tile, countertops, light fixtures/ceiling fans, bathroom vanities, fresh paint, and more! These two units are currently vacant and offer a new owner the opportunity to decide for themselves how to best use them! The whole property could be tastefully refreshed to maintain original retro elements, or completely renovated with a more modern design. Investors looking for increasing unit count should consult City of Redondo about converting garages to ADUs. Fantastic, highly sought-after South Redondo Beach location, just 1 lot from The Esplanade and the sun, surf, sand & The Strand, 1/2 mile north of Redondo's Riviera Village boutique shops, offices, restaurants, and nightlife, and 1 mile south of the same amenities at The Redondo Beach Pier, King Harbor Marina, and Veteran's Park. Locals will love the 1-block distance from Phanny's and LBJ's on PCH!

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Floor Furnace
- \$1,728 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, In Garage, Individual Room, Outside
- Cap Rate: 2.3
- \$124860 Gross Scheduled Income
- \$68846 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lot 6500-9999, Rectangular Lot, Level, Sprinkler System
- Waterfront Features: Beach Access, Ocean Access
- Fencing: Brick, Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,014
- Electric: \$600.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$2,672
- Cable TV: 01345054
- Gardener:
- Licenses:
- Insurance: \$1,965
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 7492
- Water/Sewer: \$2,210
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,433	\$1,433	\$2,900
2:	1	1	1	1	Unfurnished	\$0	\$2,750	\$2,900
3:	1	1	1	1	Unfurnished	\$1,433	\$1,433	\$2,900
4:	1	1	1	1	Unfurnished	\$0	\$2,950	\$3,100
5:	1	2	2	1	Unfurnished	\$1,839	\$1,839	\$3,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7509004007

Michael Lembeck

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

Citivist Realty Services, Inc

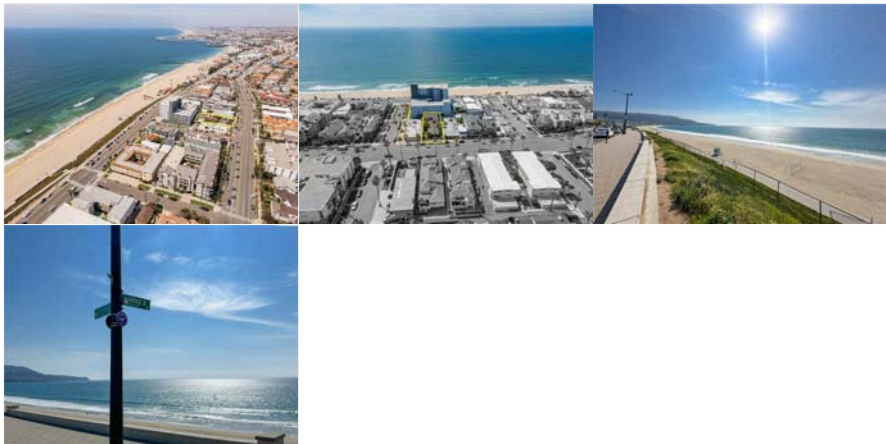
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CUSTOMER FULL: Residential Income LISTING ID: SB24066377

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Closed •

3648 Percy St • Los Angeles 90023
6 units • \$416,667/unit • 6,444 sqft • 8,943 sqft lot • \$387.96/sqft •
Built in 2017
South side of street

List / Sold:
\$2,500,000/\$2,500,000 
78 days on the market
Listing ID: 24395811



Offering a tremendously unique investment opportunity with additional upside with 2 ADU RTI!! Located in heart of LA's Eastside "blue collar hustle and bustle! High demand area with close fwy access near Downtown LA, Arts District, school, parks, both metro & bus transportation, shopping, services, & dining. Introducing a Newer 2017 Built Charming Craftsman-Style 6-Plex consisting of three Duplexes + 2 ADU RTI Permits. All systems are newer and hitting on all cylinders. Each unit is individually metered, has assigned on-premise parking & the grounds are gated and secure. Professionally landscaped offering optimal outdoor living space to enjoy leisurely living. Each upper unit has its own private balcony with views. Interiors are designed with an open floor plan with high vaulted ceilings, showroom kitchen and finishes, and tons of natural light! Fully occupied. Above average 6.9 % Cap Rate for LA with immediate added income via upside in rents and 8.1% Cap Rate with ADU build outs to generate a massive \$268,500 Gross Annual Income. Additional photos/info visit: LiveOnPercy.com

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$2,490,000
- 3 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included
- Cap Rate: 6.9
- \$221665 Gross Scheduled Income
- \$171391 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: Living Room, Primary Bathroom
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Cathedral Ceiling(s), Open Floorplan

Exterior

- Lot Features: Front Yard, Landscaped, Yard
- Security Features: 24 Hour Security, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$50,274
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,100	\$3,195	\$3,195
2:	1	3	2		Unfurnished	\$3,000	\$2,627	\$3,095
3:	1	3	2		Unfurnished	\$3,100	\$3,195	\$3,195
4:	1	3	2		Unfurnished	\$3,000	\$3,110	\$3,095
5:	1	3	2		Unfurnished	\$3,100	\$3,095	\$3,195
6:	1	3	2		Unfurnished	\$3,000	\$3,250	\$3,095

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5188008010

Michael Lembeck

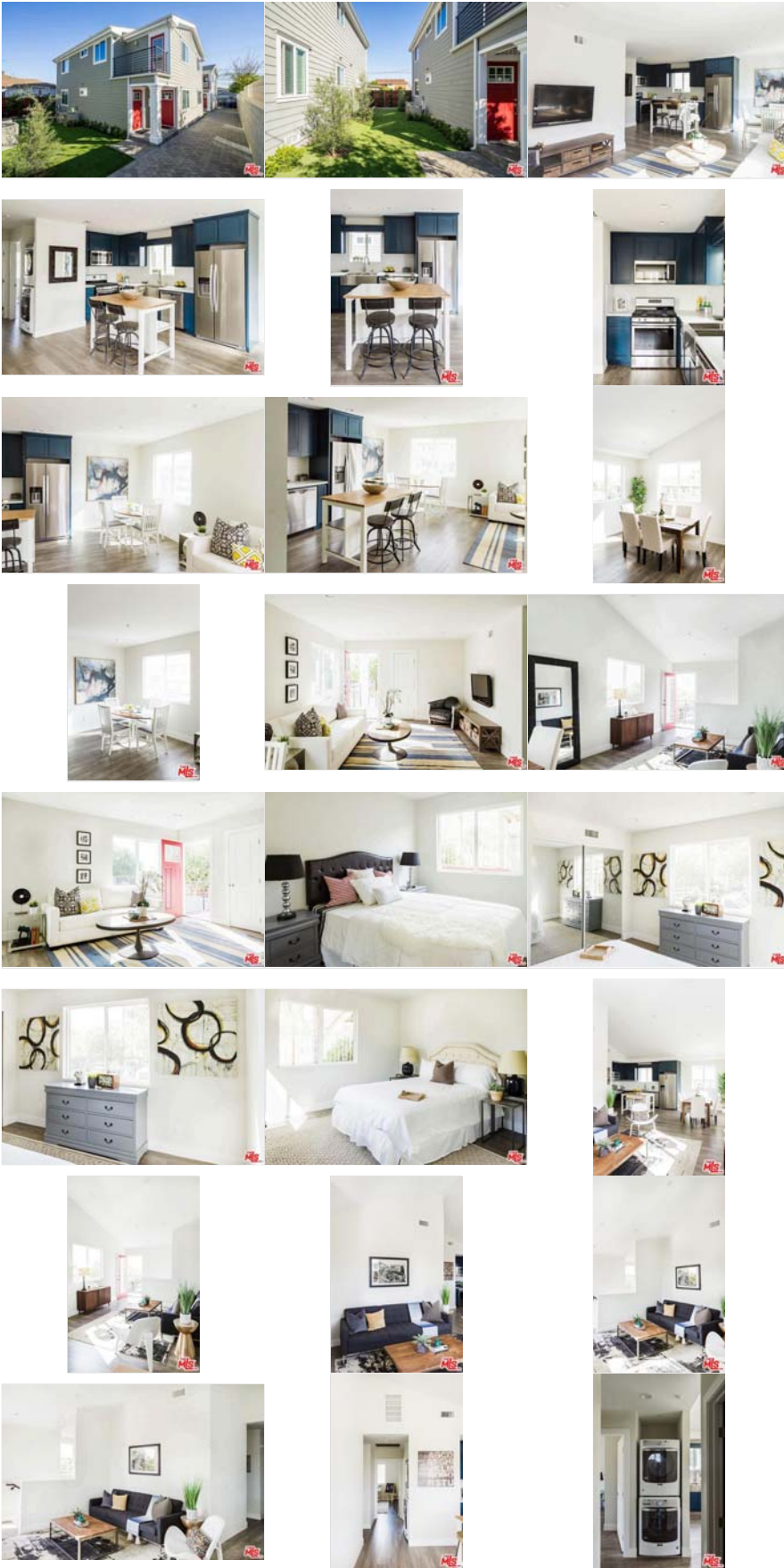
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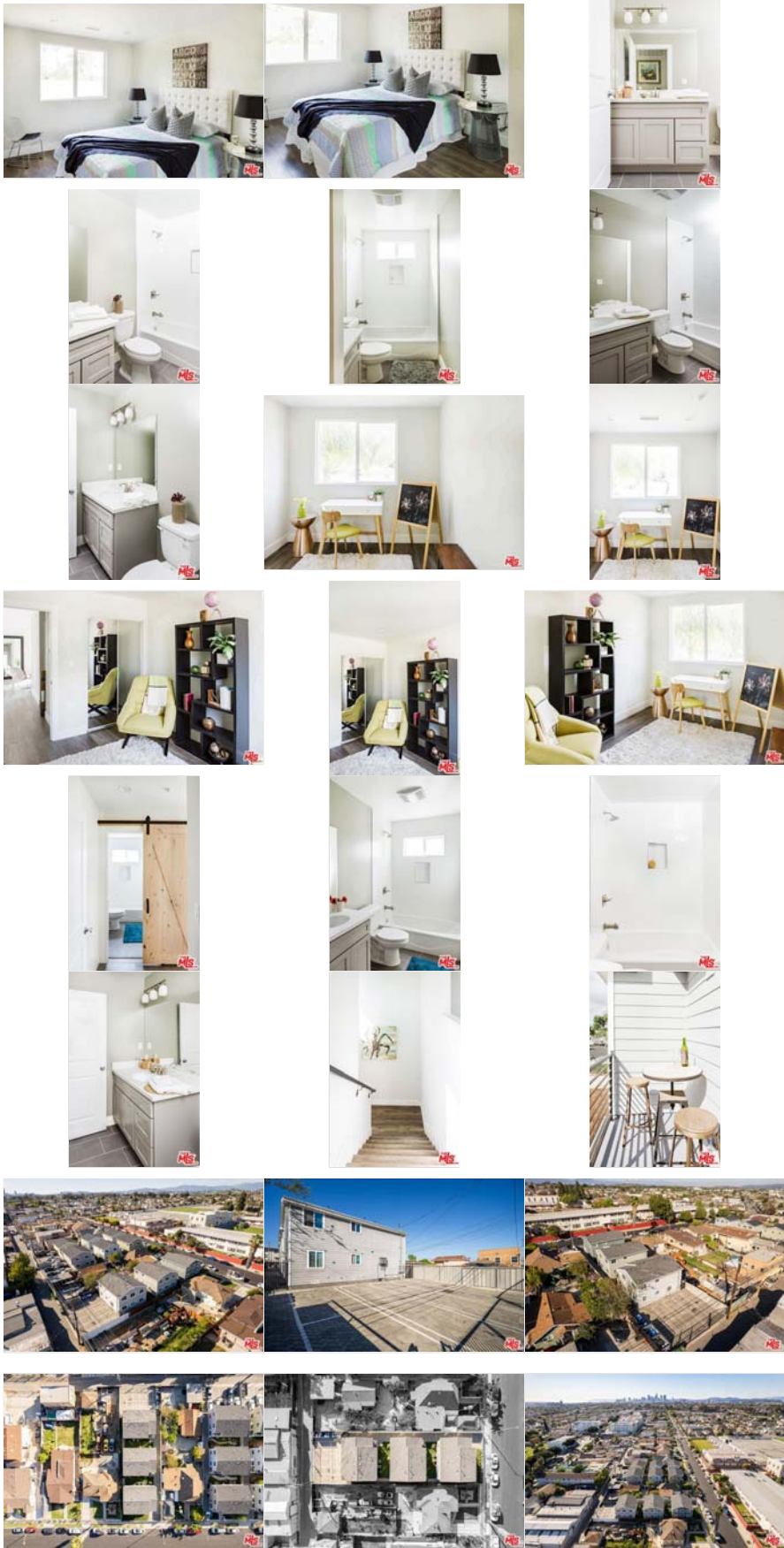
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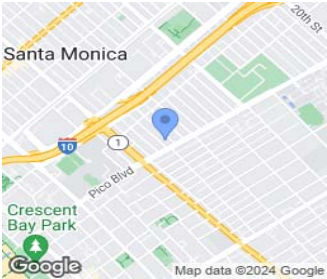
List / Sold:

\$3,299,000/\$3,215,000 ↓

153 days on the market

Listing ID: 24369337

1868 10th St • Santa Monica 90404
6 units • \$549,833/unit • 6,004 sqft • 7,493 sqft lot • \$535.48/sqft •
Built in 1959
SOUTH OF MICHIGAN ST , WEST OF 11 TH ST , EAST OF LINCOLN BLVD, 10 BLOCKS FROM THE BEACH



ONLY 10 BLOCKS FROM THE BEACH!! , SOUTH OF MICHIGAN ST , WEST OF 11 TH ST , EAST OF LINCOLN BLVD, Remarks : ONE FRONT UNIT #1 (3+2 + private yard) currently vacant. 6 Large spacious units in a two story building, well maintained with tremendous cash flow . ONLY 10 blocks from Santa Monica Beach& Pier, 3rd St promenade and Maine (MAIN) street restaurants & shops. The property consists of 2 (3bed+2 bath) units and 4 (2BED +1BATH) units. 4 units have stackable washer & dryer inside PLUS A/C- wall units. The building features a community laundry room for tenant's convenience (see additional income in attached docs) . 9 parking spaces (4 tandem spaces + 1 space , including 5 carports spaces). Property is fully occupied, with stable tenants paying on time. Inside entry with an accepted offer, DO NOT DISTURB TENANTS. One unit with well below market rent provides tremendous opportunity for major future rent and gross income increase . Rent roll and estimated financial sheet is in attached MLS documents. All this and there's Space in the rear of the property for Potential ADU build out to increase the property value and cash flow even more !!

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$3,995,000
- 6 Buildings
- Levels: Two, Multi/Split
- 9 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Refrigerator
- Other Interior Features: 2 Staircases, Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2		Unfurnished	\$4,500	\$4,500	\$11,000
2:	4	2	1		Unfurnished	\$11,563	\$11,563	\$16,800
3:	6	3	2		Unfurnished	\$4,500	\$4,500	\$5,500
4:	4	2	1		Unfurnished	\$3,700	\$3,700	\$4,200
5:	5	2	1		Unfurnished	\$3,500	\$3,500	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4283022014

Michael Lembeck

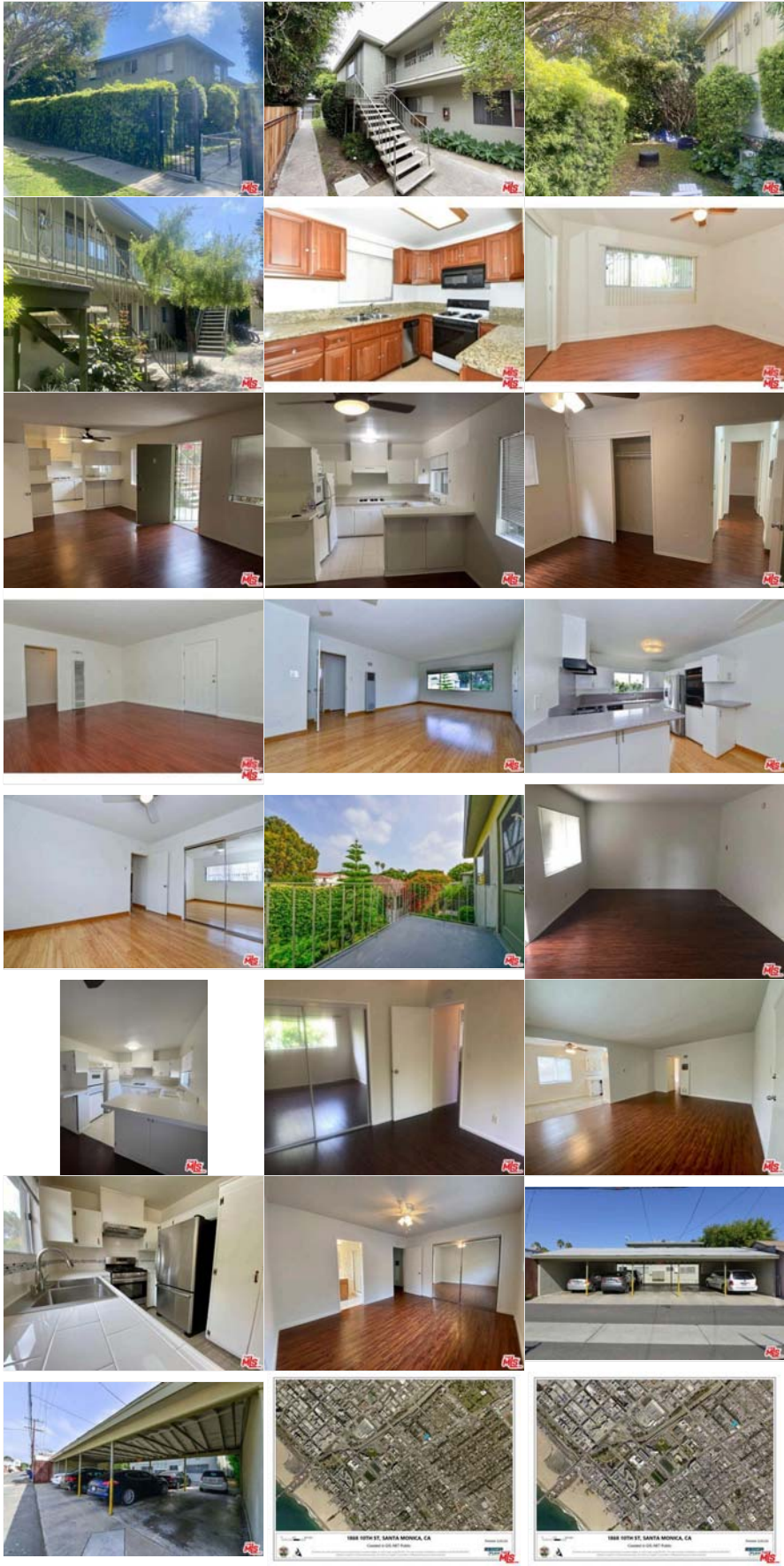
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CUSTOMER FULL: Residential Income LISTING ID: 24369337

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Closed •

List / Sold: **\$949,000/\$875,000** ↓

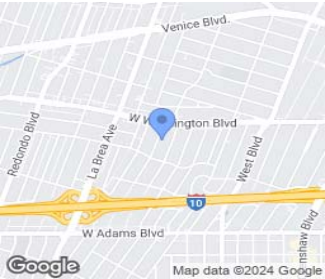
1936 S West View St • Los Angeles 90016

17 days on the market

6 units • **\$158,167/unit** • **3,875 sqft** • **6,599 sqft lot** • **\$225.81/sqft** •
Built in 1949

Listing ID: 24381483

South of Washington Boulevard, North of Santa Monica (10) Freeway, East of La Brea and West of Crenshaw.



This property has deferred maintenance with long-term tenants and has been priced accordingly. The building is 3,875 square feet consisting of (6) one-bedroom, one-bath units, with an average square footage of 625 per/unit. The property was built in 1949 and is zoned LARD2 on a 6,597SF lot. Located in one of LA's hottest new submarkets on a predominantly single-family street that is in close proximity to the west side, beach communities, transportation, and entertainment making it very desirable to tenants and investors. First time on the market in 45 years. Probate Sale, and court confirmation MAY be required if there are any objections on the Notice of Proposed Action to beneficiaries once a buyer has been selected. Property will be sold with tenants in place.

Facts & Features

- Sold On 08/14/2024
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01856445
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,800
2:	1	1	1		Unfurnished	\$877	\$877	\$1,800
3:	1	1	1		Unfurnished	\$927	\$927	\$1,800
4:	1	1	1		Unfurnished	\$814	\$814	\$1,800
5:	1	1	1		Unfurnished	\$908	\$908	\$1,800
6:	1	1	1		Unfurnished	\$679	\$679	\$1,800

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5062001024

Michael Lembeck

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Newport Beach, 92660

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Closed •

List / Sold:

\$2,250,000/\$2,100,000 ↓

77 days on the market

Listing ID: 24389431

1138 Cardiff Ave • Los Angeles 90035
7 units • \$321,429/unit • 6,338 sqft • 6,076 sqft lot • \$331.33/sqft •
Built in 1954

On Cardiff Ave just north of Pico Blvd. One block South of Beverly Hills City limits.



Fantastic 7-unit investment property located in Los Angeles, directly adjacent to Beverly Hills. The building features 7 units and 6,338 square feet of living area in total, with (5) 1-bed / 1-bath units & (2) 2-bed / 2-bath units. The building also includes a community laundry area and parking for up to 6 vehicles. Additionally, the soft story retrofit has been completed and earthquake gas shut off valves have already been installed. 1138 Cardiff Ave provides savvy investors the opportunity to capitalize on over 45% upside on the current rents. Offered at a competitive basis, this property is nestled in one of the highest demand pockets of the Pico-Robertson neighborhood, directly adjacent to prime Beverly Hills.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.89
- \$87435 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$60,341
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,257	\$2,257	\$3,250
2:	1	1	1		Unfurnished	\$1,394	\$1,394	\$2,350
3:	1	1	1		Unfurnished	\$1,893	\$1,893	\$2,350
4:	1	2	2		Unfurnished	\$1,883	\$1,883	\$3,250
5:	1	1	1		Unfurnished	\$1,882	\$1,882	\$2,350
6:	1	1	1		Unfurnished	\$1,986	\$1,986	\$2,350
7:	1	1	1		Unfurnished	\$1,276	\$1,276	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4332002015

Michael Lembeck

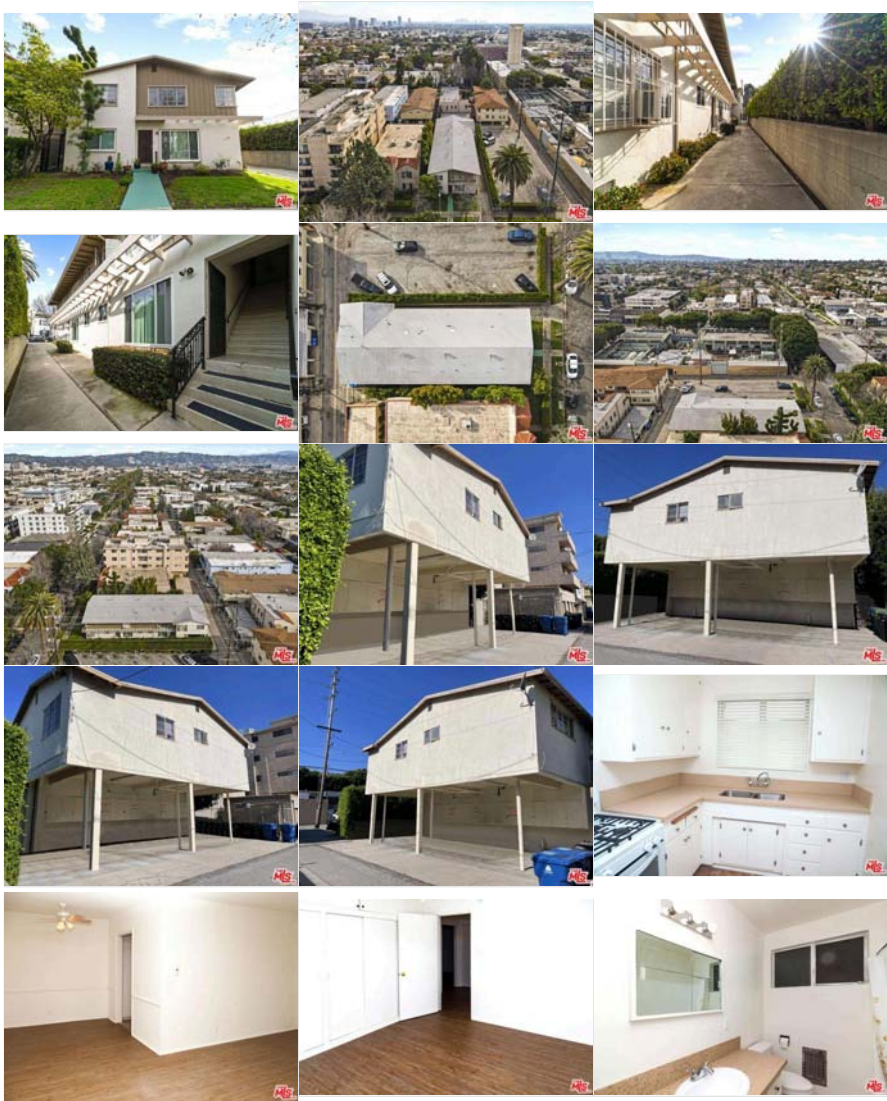
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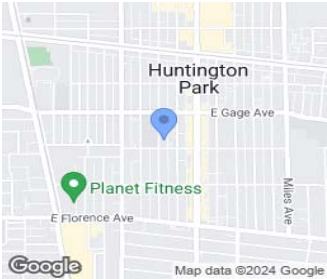
CUSTOMER FULL: Residential Income LISTING ID: 24389431

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Closed •

6532 Malabar St • • Huntington Park 90255
7 units • \$285,714/unit • 7,132 sqft • 7,493 sqft lot • \$256.03/sqft •
Built in 1964
Located on Malabar St, between Zoe Ave and E Gage Ave

List / Sold:
\$2,000,000/\$1,826,000 ↓
46 days on the market
Listing ID: 24398553



Proudly presenting the sale, for the first time in over 40 years, of The Malabar, a 7 unit multifamily investment property in Huntington Park. The building is comprised of a unique unit mix of 4 (3+2)s and 3 (2+1.5)s, all of which are exceptionally large (building size of 7,132 SF) and unlike the available housing options in the area. The building is separately metered for gas and electricity, well parked with 10 covered spaces, and secured with gated entry in the front and rear of the property. With a Walk Score of 94, the building is located in one of the best pockets in the city. Its prime location only two blocks from the main shopping corridor of Pacific Blvd and across from Middleton Elementary School, have contributed to the historical high occupancy level of this asset. Huntington Park is subject to CA Statewide AB 1482 no strict city level rent control restrictions.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.53
- \$90599 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$56,810
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	2		Unfurnished	\$2,133	\$8,532	\$13,000
2:	3	2	1		Unfurnished	\$1,327	\$3,982	\$8,250

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6322002014

Michael Lembeck

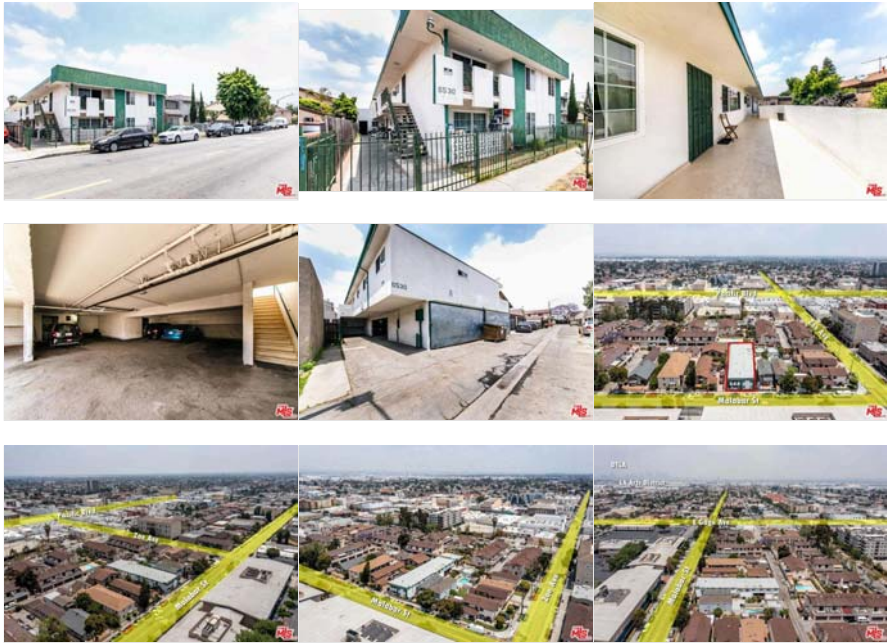
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Closed • Apartment

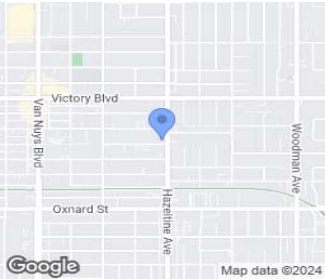
List / Sold:

\$1,375,000/\$1,258,000 ↓

14109 Erwin St • Van Nuys 91401
7 units • \$196,429/unit • 5,200 sqft • 6,252 sqft lot • \$241.92/sqft •
Built in 1964

178 days on the market
Listing ID: SR23143553

Just south of Victory, just off Hazeltine



We are proud to represent this 7 unit apartment building in Van Nuys. The property has an excellent unit mix consisting of (1) studio, (4) 1+1 units, (1) 2+1 unit, and (1) 3+2 unit. With a lot size of 6,252 square feet, the property has a total of 5,200 rentable square feet. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered for electricity.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$1,021 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$116448 Gross Scheduled Income
- \$71326 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,349
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$3,700
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,600
2:	4	1	1	0	Unfurnished	\$1,225	\$4,899	\$7,600
3:	1	2	1	0	Unfurnished	\$1,535	\$1,535	\$2,300
4:	1	3	2	0	Unfurnished	\$1,750	\$1,750	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2240018015

Michael Lembeck

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

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State License #: 01875823
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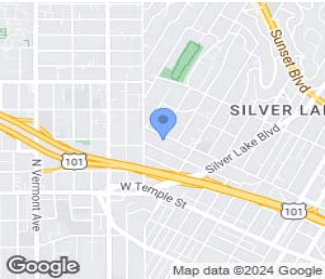
CUSTOMER FULL: Residential Income LISTING ID: SR23143553

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Closed • Apartment

List / Sold:
\$3,090,000/\$2,250,000 ↓
84 days on the market
Listing ID: AR24068900

3522 Bellevue Ave • Los Angeles 90026
8 units • **\$386,250/unit** • **6,840 sqft** • **7,800 sqft lot** • **\$328.95/sqft** •
Built in 1961
South of Silver Lake Blvd and North of Hoover



This property is located in an excellent location, walking distance to Target, transportation, restaurants and many more. Consists of eight units, seven units are 2 bedrooms and 1 bath, and the other unit is 1 bedroom and 1 bath. Individual gas meter and brand-new electrical circuit breaker for each unit. Building exterior was freshly painted last month. New 100-gallon water heater was installed in 2020. Easy commute to DTLA and surrounding areas, buyers and their representatives are responsible to do their own inspections and due diligence to verify and satisfy themselves with all city compliances, restrictions and guidelines of the property. Rents are currently below market, market rents are estimated to be \$2,500 for 2 bedrooms and 1 bath, and \$2,000 for 1 bedroom and 1 bath. The Gross schedule income, vacancy allowance and net operating income are based on estimation only, not actual numbers. Don't miss this great investment opportunity! Do not disturb tenants, drive by only! Offer subject to inspection. Owner is motivated, submit offers.

Facts & Features

- Sold On 08/16/2024
- Original List Price of \$3,490,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- \$1,351 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$234000 Gross Scheduled Income
- \$163800 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$70,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02068521
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$2,000
2:	6	2	1	1	Unfurnished	\$0	\$0	\$2,500
3:	1	2	1	1	Unfurnished	\$1,196	\$1,196	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5401009033

Michael Lembeck

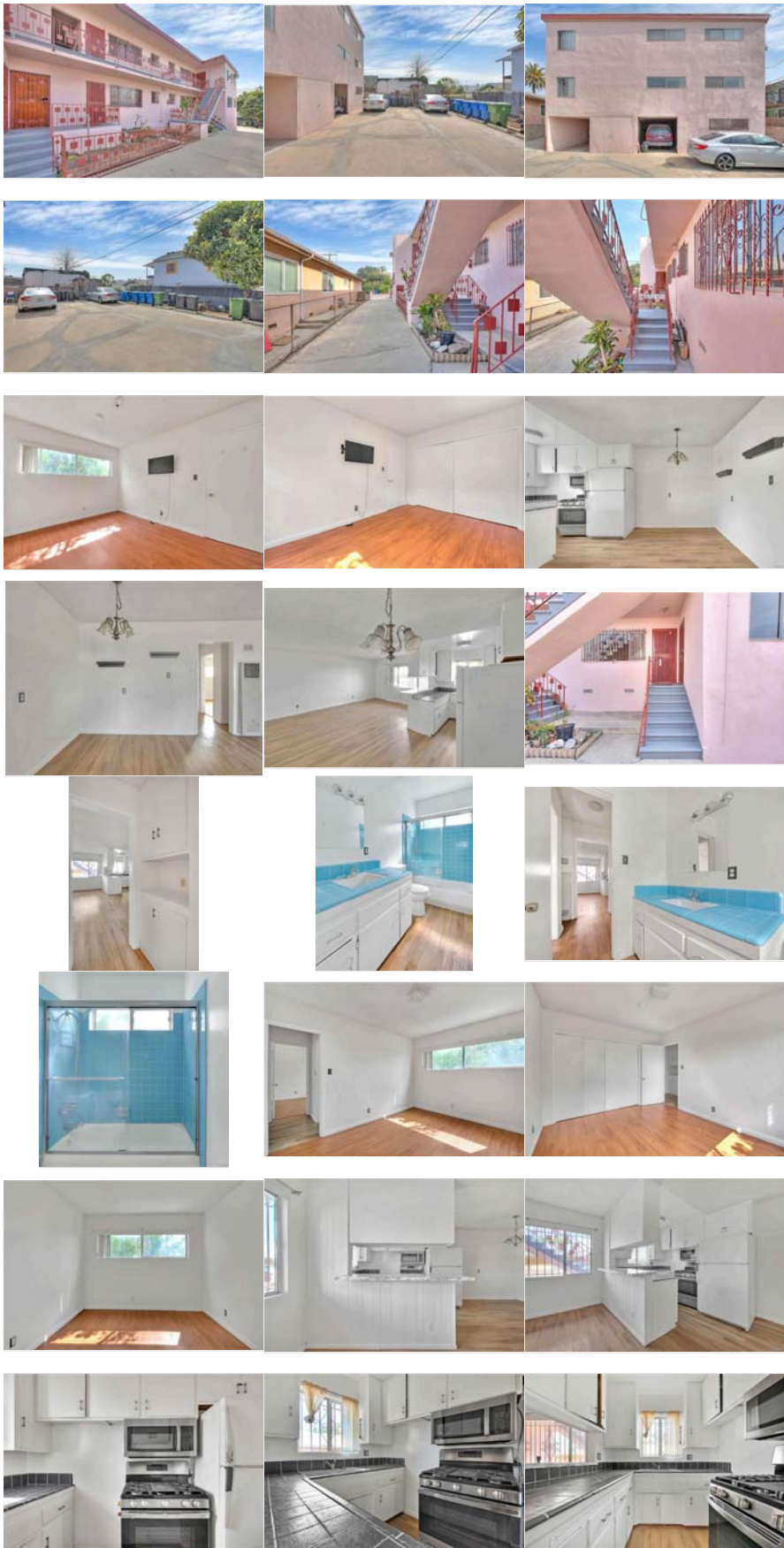
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Cell Phone: 714-742-3700

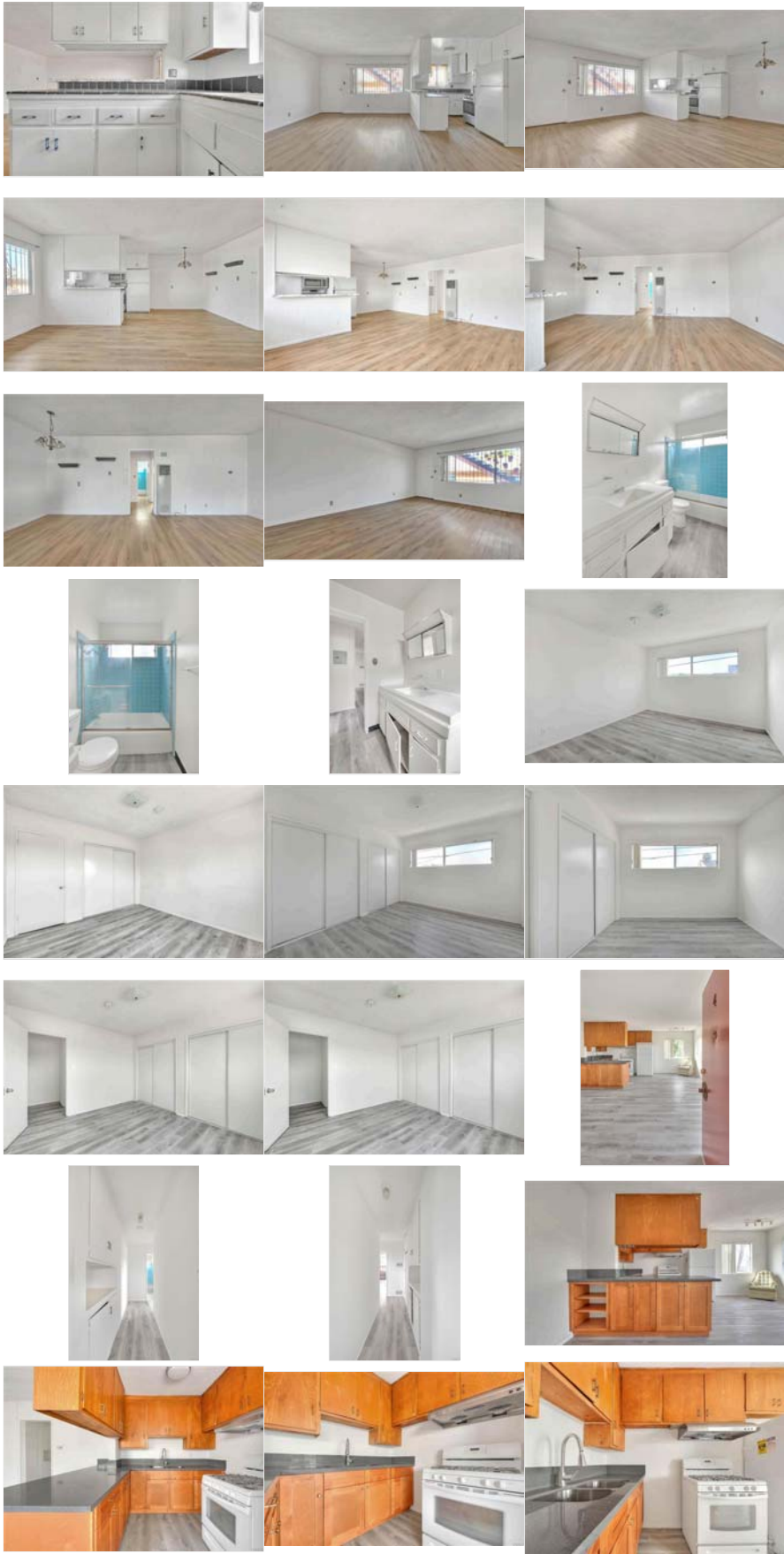
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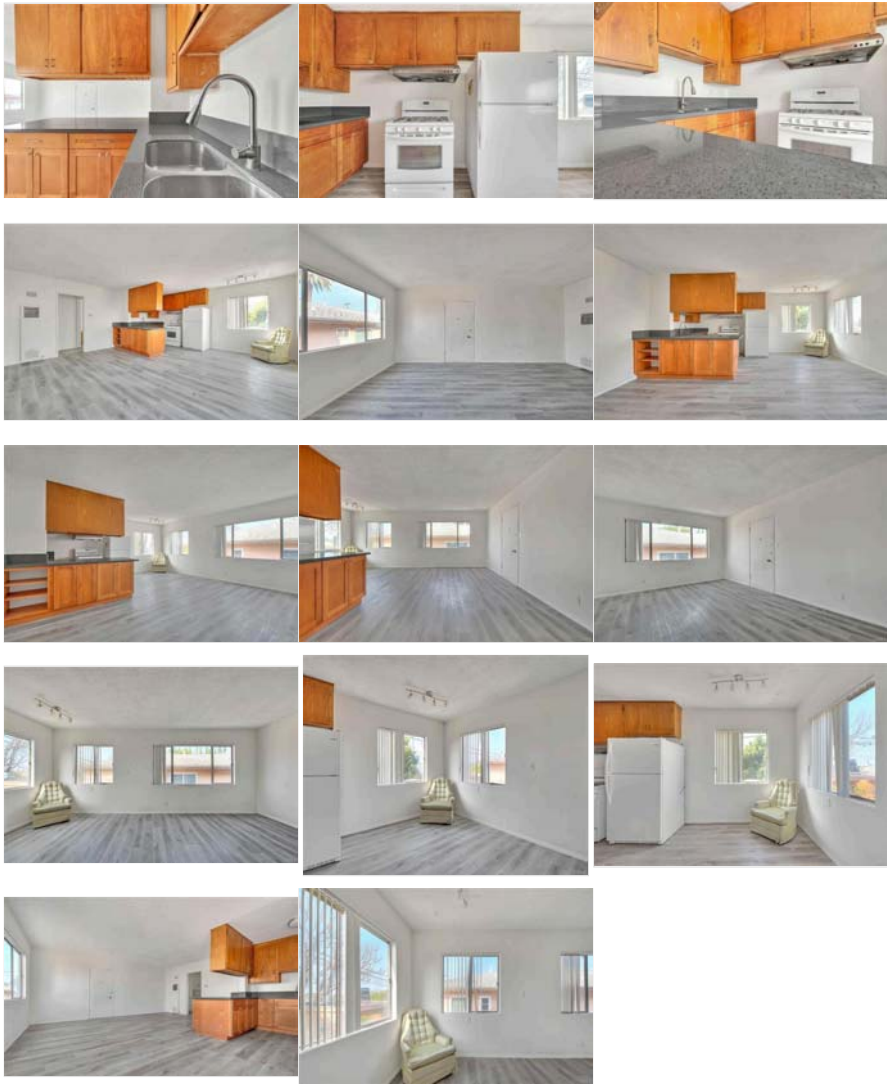
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Closed •

List / Sold:

\$6,850,000/\$6,800,000 ↓

51 days on the market

Listing ID: 24397733

153 S Linden Dr • Beverly Hills 90212
11 units • \$622,727/unit • 14,436 sqft • 9,374 sqft lot • \$471.04/sqft •
Built in 1941
South of Wilshire Boulevard



Welcome to 153 S Linden Dr, an extraordinary property offering a rare opportunity in the heart of Beverly Hills. This unique eleven-unit French Chateau style building stands as a testament to refined living with endless possibilities. Beyond its impressive facade, this property presents an unparalleled investment prospect with a great unit mix and generous square footage rarely found in this exclusive pocket of Beverly Hills. This property is not only a remarkable investment on its own, but also offers the potential to expand your portfolio. It is available for sale separately but can also be acquired along with two other multi-family buildings in Beverly Hills (153 S Spalding Dr and 148 S Camden Dr), presenting immense growth potential. Situated near the historic Saks Fifth Avenue complex, which is slated for transformation into offices and apartments, The Peninsula Hotel, Rodeo Drive, and other landmarks, the value of this property is poised to soar. Don't miss the chance to be a part of this rare opportunity; in a few short years, this will be a blue-chip investment in any portfolio.

Facts & Features

- Sold On 08/12/2024
- Original List Price of \$6,850,000
- 1 Buildings
- Levels: Three Or More , Multi/Split
- 7 Total parking spaces
- Heating: Gravity
- SellerConsiderConcessionYN:
- \$181422.56 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$109,057
- 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:	9	2	2		Unfurnished	\$2,706	\$24,350	\$69,940
2:	2	1	1		Unfurnished	\$2,050	\$2,050	\$10,550

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4328009010

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 24397733

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Closed •

List / Sold:

\$5,600,000/\$5,575,000 ↓

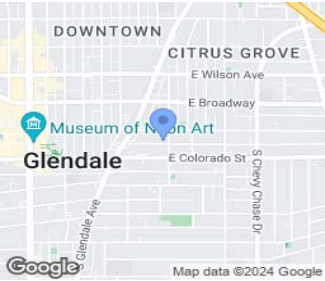
719 Orange Grove Ave • Glendale 91205

107 days on the market

14 units • \$400,000/unit • 11,862 sqft • 13,499 sqft lot • \$469.99/sqft •
Built in 1988

Listing ID: 24383021

Just north of E. Colorado St. and Glendale Ave. - 0.5 miles from the Glendale Fashion Center and 0.7 miles from The Americana



719 Orange Grove is a courtyard-style complex located 0.7 miles from The Americana and features a majority of 2-bdrm. and 2 bath units. Located just north of Glendale Ave. and Colorado St, 719 Orange Grove is 0.5 miles from the Glendale Fashion Center, and 0.7 miles from The Americana and the Glendale Galleria. The property is near a vibrant downtown district that is the perfect destination for living, working, and playing. Built in 1988, the property features an enticing unit mix of (12) 2-bdrm. and 2-bath units, (2) 1-bdrm. units, and a non-conforming studio unit. Most units feature wood-laminate flooring, stainless-steel appliances, central air conditioning, and private balconies. Property amenities include controlled access, secured covered parking, and a community laundry room. Please note that the City of Glendale currently allows an 8.8% annual rental increase (5% + CPI). 719 Orange Grove is offered at a 4.91% CAP and 13.75 GRM on current rents with approx. 30% rental upside. The property will stabilize at a 6.21% CAP and 11.64 GRM at the list price. Located near notable employers (KABC-7, Adventist Health Glendale Hospital and Walt Disney Animation) and blocks from Downtown Glendale, 719 Orange Grove is an ideal value-add property in the heart of a family-focused community.

Facts & Features

- Sold On 08/13/2024
- Original List Price of \$5,600,000
- 1 Buildings
- Levels: Multi/Split
- 24 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.91
- \$275212 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$123,809
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	2		Unfurnished	\$2,128	\$25,530	\$33,450
2:	2	1	1		Unfurnished	\$1,810	\$3,619	\$4,590
3:	1	0	1		Unfurnished	\$1,575	\$1,575	\$1,795

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674017052

Michael Lembeck

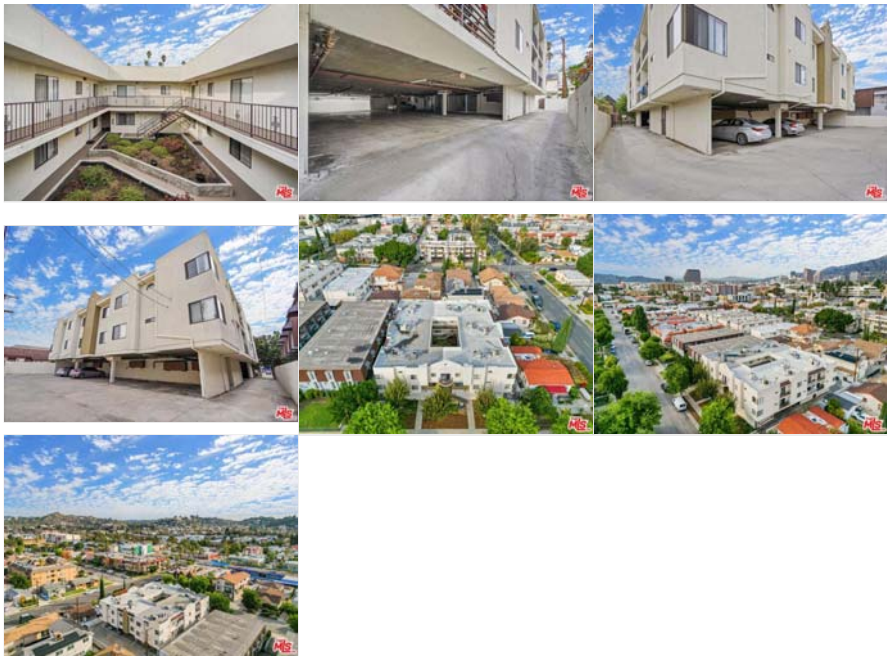
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