

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	OC24010492	S	326 E Beach AVE	ING	101	STD	2	\$46,200	6	\$750,000	\$468.75	1600	1938/ASR	5,172/0.1187	N	0	08/21/24	99/99
2	SB24089892	S	11122 Doty AVE	ING	102	NOD	2	\$60,354		\$899,000	\$389.01	2311	1962/ASR	7,202/0.1653	N	2	08/19/24	49/49
3	SB24042694	S	1442 W 220th ST	TORR	123	STD	2	\$44,800		\$825,000	\$422.21	1954	1960/ASR	9,004/0.2067	N	2	08/22/24	106/106
4	SB24122352	S	2072 Santa Fe AVE	TORR	134	STD	2	\$22,800		\$855,000	\$498.25	1716	1949/ASR	6,601/0.1515	N	2	08/22/24	0/0
5	TR24091764	S	4111 N Palm Ave #A/B	ALH	601	STD	2	\$96,000	5	\$1,580,000	\$648.34	2437	1925/SLR	7,603/0.1745	N	0	08/23/24	35/35
6	24365645	S	1029 N Glendale AVE	GD	627	STD	2			\$1,121,000	\$714.47	1569/OTH	1944	6,731/0.1545		0	08/22/24	18/18
7	WS241110374	S	535 N Orange AVE	MP	641	STD	2	\$1,600		\$955,000	\$335.91	1782	1926/PUB	7,000/0.1607	N	0	08/21/24	9/9
8	P1-17318	S	10029 Marcus AVE	TUJ	659	STD	2	\$27,948		\$825,000	\$470.55	1698	1923/ASR	7,938/0.1822	N	2	08/21/24	116/116
9	DW24050282	S	362 W 59th Pl	LA	699	STD	2	\$0		\$655,000	\$324.90	2016	1913/OTH	6,504/0.1493	N	0	08/21/24	120/120
10	23234553	S	1706 Abbot Kinney BLVD	VEN	C11	STD	2		0	\$1,426,000	\$501.76	2842	1954	3,001/0.0689		0	08/21/24	561/561
11	GD24125278	S	1551 Wellesley AVE	LA	C16	STD	2	\$73,200		\$1,780,700	\$1,038.91	1714	1927/ASR	7,007/0.1609	N	0	08/19/24	2/2
12	OC24093994	S	9308 Clovis AVE	LA	C34	STD	2	\$69,000		\$850,000	\$265.62	3200	2006/ASR	4,315/0.0991	N	0	08/19/24	43/43
13	OC24140428	S	11244 Berendo AVE	LA	C36	STD	2	\$27,000		\$560,000	\$362.69	1544	1947/ASR	5,807/0.1333	N	2	08/20/24	9/9
14	RS23104668	S	12110 Foster RD	NWK	M1	STD,TRUS	2	\$25,800		\$550,000	\$424.38	1296	1910/ASR	6,917/0.1588	N	0	08/20/24	136/136
15	SB24134617	S	3224 W 59th ST	LA	PHHT	STD	2	\$0		\$855,000	\$402.54	2124	1928/PUB	7,003/0.1608	N	3	08/19/24	10/10
16	DW24147250	S	6165 Lincoln AVE	SOG	T4	STD	2	\$6,200		\$865,000		2	1941/ASR	7,746/0.1778	N	2	08/23/24	8/8
17	24409043	S	4325 W 135th ST #A	HAWT	109	STD	3			\$1,200,000	\$476.57	2518	1956	8,704/0.1998	N		08/21/24	35/35
18	24399671	S	142 N Soto ST	LA	BOYH	STD	3		3	\$1,100,000	\$436.51	2520	1923	8,911/0.2046			08/22/24	53/53
19	24363647	S	2813 12th AVE	LA	C16	STD	3			\$865,000	\$398.80	2169	1924	7,904/0.1815			08/22/24	178/178
20	24385691	S	2733 Council ST	LA		STD	4			\$830,000	\$333.87	2486	1960	4,801/0.1102		0	08/22/24	84/84
21	P1-17154	S	851 857 S New Hampshire AVE	LA		STD	4	\$83,979		\$1,550,000	\$314.90	4684	1921/ASR	7,506/0.1723	N	0	08/22/24	113/113
22	SB24106338	S	4543 W 132nd ST	HAWT	109	STD	4	\$152,616	4	\$2,250,000	\$440.49	5108	1965/PUB	9,755/0.2239	N	5	08/23/24	62/62
23	24399647	S	327 W D ST	WILM	195	STD	4			\$710,000	\$358.40	1981/A	1939/ASR	4,799/0.1102	N	5	08/22/24	80/80
24	PW24114917	S	11059 Walnut ST	ELM	619	STD	4	\$87,912		\$1,300,000	\$545.07	2385	1939/ASR	8,506/0.1953	N	5	08/21/24	42/42
25	WS24085192	S	3223 Walnut Grove AVE	RSMD	651	STD	4	\$92,220		\$1,570,000	\$406.31	3864	1948/ASR	12,276/0.2818	N	7	08/20/24	15/15
26	PW24114040	S	12456 Dunrobin AVE	DOW	699	STD	4	\$95,004		\$1,425,000	\$475.00	3000	1959/ASR	5,817/0.1335	N	4	08/20/24	36/36
27	PF24045630	S	214 N Bushnell AVE	ALH	699	STD	4	\$87,600		\$1,500,000	\$426.62	3516	1929/ASR	7,614/0.1748	N	1	08/23/24	126/126
28	CV24134458	S	276 S Santa Anita AVE	PAS	699	STD	4	\$115,800		\$1,525,000	\$483.36	3155	1942/ASR	8,313/0.1908	N	2	08/22/24	15/15
29	CV24105424	S	3723 E 5th ST	LA	BOYH	TRUS	4	\$40,800		\$1,350,000	\$314.83	4288	1953/PUB	6,892/0.1582	N	4	08/19/24	13/13
30	24388259	S	1940 S La Salle AVE	LA	C16	STD	4		5	\$1,080,000	\$293.40	3681	1939	7,501/0.1722	N	3	08/20/24	105/105
31	24369999	S	951 S Ardmore AVE	LA	C17	STD	4			\$1,700,000	\$437.24	3888	1960	5,906/0.1356	N		08/21/24	146/146
32	24402567	S	19659 Lemay ST	RES	RES	STD	4			\$1,750,000	\$550.14	3181/E	1951	10,854/0.2492			08/23/24	51/51
33	DW24073824	S	4508 E 53rd ST	MW	T6	STD,TRUS	4	\$51,300		\$800,000	\$392.93	2036	1950/ASR	6,354/0.1459	N	3	08/23/24	100/100
34	CV24147159	S	1801 Albion ST	LA	677	STD	5	\$82,608	4	\$1,140,000	\$320.58	3556	1890/ASR	8,309/0.1907	N	0	08/23/24	19/108
35	BB24123382	S	6006 Comeal AVE	LA	C28	STD	5	\$308,280	5	\$4,300,000	\$506.60	8488	2024/ASR	8,409/0.193	N	0	08/21/24	4/4
36	SB24042940	S	2425 W Imperial	ING	102	STD	6	\$107,100		\$1,250,000	\$289.35	4320	1956/PUB	6,000/0.1377	N	6	08/23/24	9/9
37	CV23133868	S	738 E Sacramento ST	ALTA	604	TRUS	6	\$72,000		\$1,280,000	\$379.60	3372	1924/PUB	20,339/0.4669	N	0	08/19/24	292/292
38	24394893	S	5111 Ascot AVE	LA	C42	STD	6		6	\$880,000	\$320.58	2745/OTH	1924	7,503/0.1722			08/22/24	59/59
39	24420861	S	714 W College ST	LA		STD	7		3	\$1,075,000	\$185.25	5803	1971	5,588/0.1283			08/22/24	4/4
40	PV24097623	S	1609 259th SL	HC	124	STD	7	\$128,244		\$1,400,000	\$260.51	5374	1950/ASR	20,000/0.4591	N	2	08/18/24	41/41
41	CV23167957	S	1253 E Washington BLVD	PAS	645	STD	7	\$114,780		\$1,500,000	\$268.91	5578	1952/ASR	15,921/0.3655	N	7	08/20/24	202/202
42	WS24101288	S	914 Orme AVE	LA	BOYH	STD	10	\$0		\$1,220,000	\$239.69	5090	1924/ASR	11,749/0.2697	N	0	08/22/24	14/14
43	24378867	S	1111 Lincoln BLVD	SM	C14	STD	10		4	\$3,874,000	\$374.08	10356/A	1968	7,519/0.1726			08/23/24	91/91
44	24403137	S	5833 Gregorio AVE	LA	C20	STD	10		5	\$1,525,000	\$231.97	6574	1961	6,502/0.1493			08/21/24	75/75
45	24391717	S	7353 Corbin AVE	WIN	WIN	STD	10			\$2,075,000	\$199.71	10390	1962	11,109/0.255			08/22/24	56/56
46	WS24091810	S	121 S Chester AVE	PAS	648	STD	12	\$243,384	431	\$2,450,000	\$220.76	11098	1960/PUB	9,505/0.2182	N	17	08/23/24	71/71
47	GD24061337	S	10205 Plainview AVE	TUJ	659	STD	12	\$233,316		\$2,875,000	\$329.25	8732	1986/ASR	9,359/0.2149	N	20	08/22/24	70/70
48	23322219	S	5134 W Washington BLVD	LA	C16	REO	14		8	\$1,545,000	\$438.17	3526/OTH	1945	8,123/0.1865			08/22/24	276/276
49	24392375	S	6360 Gentry ST	HNPk	T1	STD	14			\$2,828,000	\$416.80	6785/OTH	1924	15,276/0.3507			08/23/24	100/100
50	24400287	S	130 S Coronado ST	LA	C42	STD	21		6	\$2,200,000	\$176.40	12472	1926/ASR	8,653/0.1986			08/23/24	27/27
51	23331565	S	1316 Havenhurst DR	WHO	C10	STD	28		5	\$6,500,000	\$374.12	17374	1942	15,571/0.3575			08/20/24	286/286

Closed • Duplex

List / Sold: \$749,800/\$750,000

326 E Beach Ave • Inglewood 90302

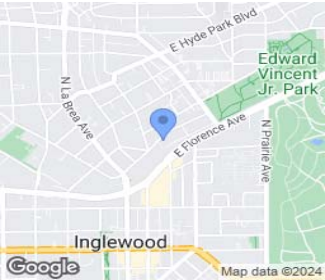
99 days on the market

2 units • \$374,900/unit • 1,600 sqft • 5,172 sqft lot • \$468.75/sqft •

Built in 1938

Listing ID: OC24010492

North of E Florence Avenue and east of N La Brea Avenue



Here's a great property for the burgeoning investor or a perfect opportunity for a first time buyer with an owner/user scenario. Live in one of the bungalows and rent out the other. Watch the equity and wealth build. Both bungalows have recently undergone significant renovations including, new paint, flooring, updated baths, kitchens, plumbing, electrical as well as recent termite clearance. The location is within the proximity of every convenience one could need in city of Inglewood and beyond. Don't wait on this one!

Facts & Features

- Sold On 08/21/2024
 - Original List Price of \$749,800
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$8,347 (Assessor)
 - SellerConsiderConcessionYN: Yes
- Cap Rate: 5.6
 - \$46200 Gross Scheduled Income
 - \$42300 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: \$3,900
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01898459
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - 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	\$2,300
2:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4015017009

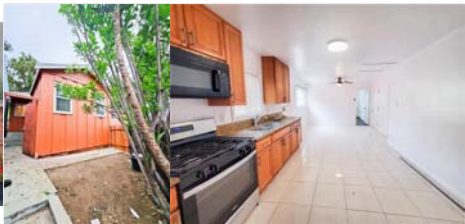
Michael Lembeck

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: \$894,000/\$899,000

11122 Doty Ave • Inglewood 90303
2 units • \$447,000/unit • 2,311 sqft • 7,202 sqft lot • \$389.01/sqft •
Built in 1962
E. of Prarie N. of Imperial HWY

49 days on the market
Listing ID: SB24089892



The Front Unit will be delivered VACANT!!!! Step into a realm of unparalleled opportunity with this exceptional property nestled at 11122 Doty Ave, Inglewood, CA. Discover a rare gem boasting not one, but two detached 3-bedroom residences, all ensconced within a sprawling 7,200 sq ft lot. Elegantly poised, this offering transcends the ordinary, presenting an investment prospect that simply cannot be overlooked. With a tantalizing blend of space and versatility, this property beckons both seasoned investors and astute owner-occupants alike. Nestled in the heart of prime Inglewood, seize the chance to own a multi-family haven, strategically positioned just moments away from the pulsating epicenter of the Hollywood Park redevelopment project. Here, the essence of urban living intertwines seamlessly with an array of vibrant offerings, from the electrifying buzz of live entertainment to an eclectic tapestry of culinary delights, and an abundance of lifestyle amenities. Embark on a journey where convenience meets indulgence, with esteemed attractions including The Village At Century Plaza shopping enclave, SoFi Stadium, Hollywood Park Casino, The Fabulous Forum, and the illustrious new Clippers Arena all within a mere stone's throw away. Perfectly poised for seamless connectivity, revel in easy access to public transportation arteries, alongside the 105 and 405 freeways, ensuring effortless commutes to LAX airport, the bustling South Bay, and the sun-kissed shores of beach cities. With its irresistible allure and unmatched location, this property stands as an indispensable addition to any discerning real estate portfolio. Embrace the promise of boundless potential and secure your slice of Inglewood's burgeoning landscape today.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$1,493 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$60354 Gross Scheduled Income
- \$54354 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$225
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$25
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	3	2	0	Unfurnished	\$2,030	\$2,030	\$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

- Notice Of Default sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4033014002

Michael Lembeck

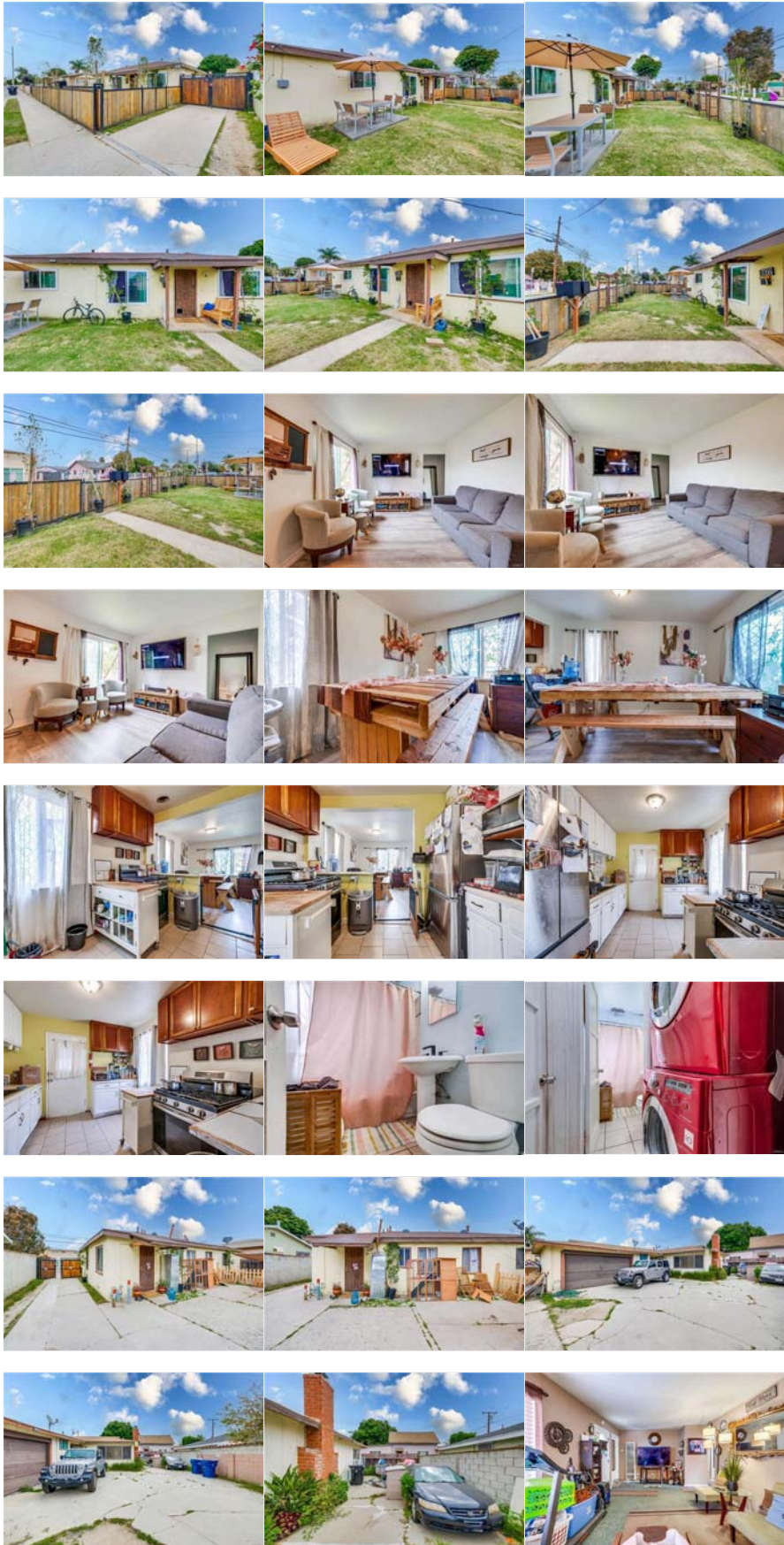
State License #: 01019397
Cell Phone: 714-742-3700

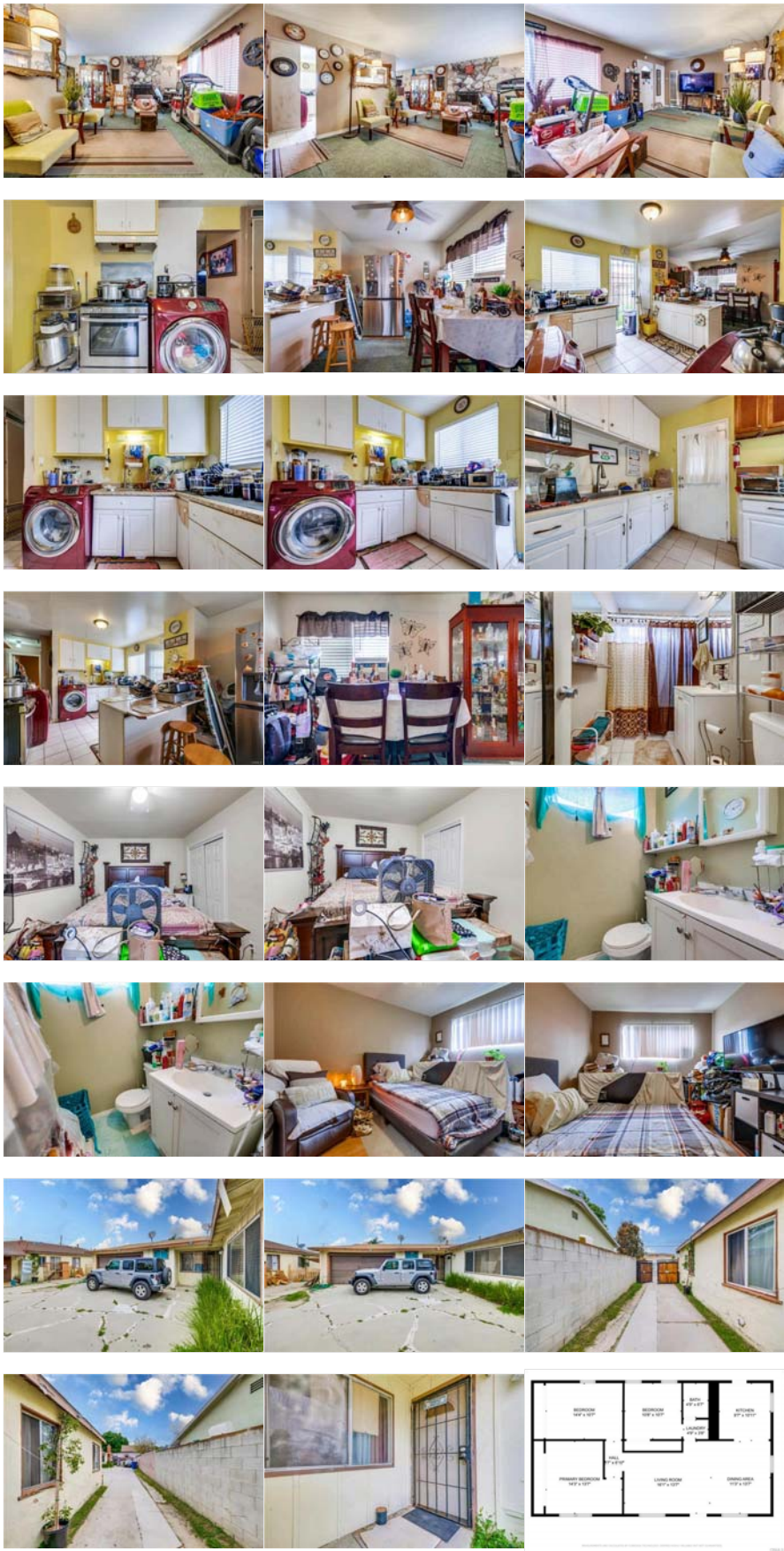
Citivist Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: SB24089892

Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

List / Sold: \$875,500/\$825,000 ↓

1442 W 220th St • Torrance 90501
2 units • \$437,750/unit • 1,954 sqft • 9,004 sqft lot • \$422.21/sqft •
Built in 1960

106 days on the market
Listing ID: SB24043694

Halldale and 220th Street



This duplex consists of front unit that is a 2 bedroom, 1 bath and an attached 3 bedroom 1 3/4 bath and a shared double car garage. There is a fireplace and laundry area in the rear unit (3 -1 3/4 bath unit) New vinyl windows , copper plumbing. New sewer line is partially replaced, about 15 feet or so. (approx 5-6 years ago) that cost approx 15K. The front unit has washer/dryer hook up in the kitchen. The rear unit washer/dryer hook up is in covered patio area with a permanent wall on 3 sides and a roof too. It is open on one side , towards the covered patio area. There are 2 gas meters and 2 electric meters and one water meter. Property sold in its "as is" condition Very large lot , room to add on... check with city (Los Angeles) for rules and regulations.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$975,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$584 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$44800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,124
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01096925
- Gardener:
- Licenses: 250
- Insurance: \$1,224
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,190	\$1,190	\$1,190
2:	1	3	2	1	Unfurnished	\$2,550	\$2,550	\$2,550

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 123 - County Strip area
- Los Angeles County
- Parcel # 7346013016

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



CUSTOMER FULL: Residential Income LISTING ID: SB24043694

Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

List / Sold: \$849,000/\$855,000

2072 Santa Fe Ave • Torrance 90501

0 days on the market

2 units • \$424,500/unit • 1,716 sqft • 6,601 sqft lot • \$498.25/sqft •

Listing ID: SB24122352

Built in 1949

From Sepulveda Blvd make a Left on Arlington Ave. go to Santa Fe Ave. and make a left. From Torrance Blvd. go South on Arlington Ave. to Santa Fe Ave. and make a right.



HUGE OPPORTUNITY!! This Duplex consist of two separate homes. Perfect for the owner/user or investor. The front home is a 1 bedroom 1 bath with beamed ceilings throughout the family room, kitchen and bedroom. Very spacious feel. Bedroom has a large walk-in closet and a added loft area for storage. Kitchen has tiled counter tops with a stove/oven and dishwasher. Refrigerator included in the sale of the property. Family room has a beautiful large rock fireplace with wood mantel. The back home has 2 bedrooms and 2 bathrooms. One bathroom had a partial remodel in 2022 with newer vanity, faucet, flooring, toilet and paint. The kitchen has tiled counter tops and comes with a stove/oven and dishwasher. Refrigerator included in the sale of the property. Family room has a gas fireplace. Property is located in the desirable Torrance School District. Just a short walk to Torrance High or Torrance Elementary. Wilson Park with a Farmers Market, Torrance park, Urgent Care facility and 7-11 all within walking distance. **Buyer must check with the city for potential use. Property is being sold in it's current 'As-Is' condition. No warranties expressed or implied. Seller will make no repairs, or issue credits for repairs. No termite. No Blind Offers. Co-Owner passed away on property. Buyers to complete their own investigations/due diligence and satisfy themselves with all aspects of the property. Broker and Broker's Agents do not represent or guarantee accuracy of the square footage, permitted or unpermitted space, lot size/dimensions or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection & w/ appropriate professionals to satisfy themselves. Listing Agent has no knowledge of mechanical condition of the property including electrical, plumbing, roof, hvac or foundation.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$454 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Dryer Included, In Garage, Washer Included
- \$22800 Gross Scheduled Income
- \$16260 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Freezer, Refrigerator
- Other Interior Features: Beamed Ceilings, High Ceilings, Partially Furnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,540
- Electric: \$1,440.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7359013005

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



CUSTOMER FULL: Residential Income LISTING ID: SB24122352

Printed: 08/25/2024 9:21:16 AM

Closed • Single Family Residence

List / Sold:
\$1,590,000/\$1,580,000 ↓
35 days on the market
Listing ID: TR24091764

411 N Palm Ave # A/B • Alhambra 91801
2 units • \$795,000/unit • 2,437 sqft • 7,603 sqft lot • \$648.34/sqft •
Built in 1925
Marengo Ave



Hot listing goes fast ! This fully renovated 3BR/2BA front house with a newly built 3BR/2BA rear house, is ideally located across from Alhambra Park - a perfect spot for picnics and provides easy access to a public swimming pool, tennis courts, and ample parking. The property is just minutes from the shops and restaurants in South Pasadena and downtown Alhambra, and within walking distance to Target and Costco, ensuring convenience at your doorstep. The front house is a charming Tudor-style single-family home with a high ceilings living room, an inviting eat-in kitchen, and two newly remodeled bathrooms. Recent upgrades include a new asphalt shingle roof, new windows and doors, new exterior stucco, new interior drywall, fresh paint, a new 200 Amp electrical panel, a new central HVAC system, a new tankless water heater, new kitchen appliances, and new flooring throughout. The newly built rear house is perfect for additional family members or rental income, with potential for future separate sale. This location is also ideal for Airbnb, with each room potentially generating approximately \$2000 per month. Please do not walk the property without a scheduled appointment.

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$1,590,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Central, Natural Gas
- \$0 (Public Records)
- SellerConsiderConcessionYN: No
- Laundry: Inside
- Cap Rate: 5.2
- \$96000 Gross Scheduled Income
- \$81500 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom, Primary Bathroom
- Floor: Wood
- Appliances: Dishwasher, Electric Oven, Gas Range, Microwave, Range Hood, Tankless Water Heater
- Other Interior Features: Block Walls

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00995595
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,000
- 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		Unfurnished			
2:	1	3	2		Unfurnished			

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5339016003

Michael Lembeck

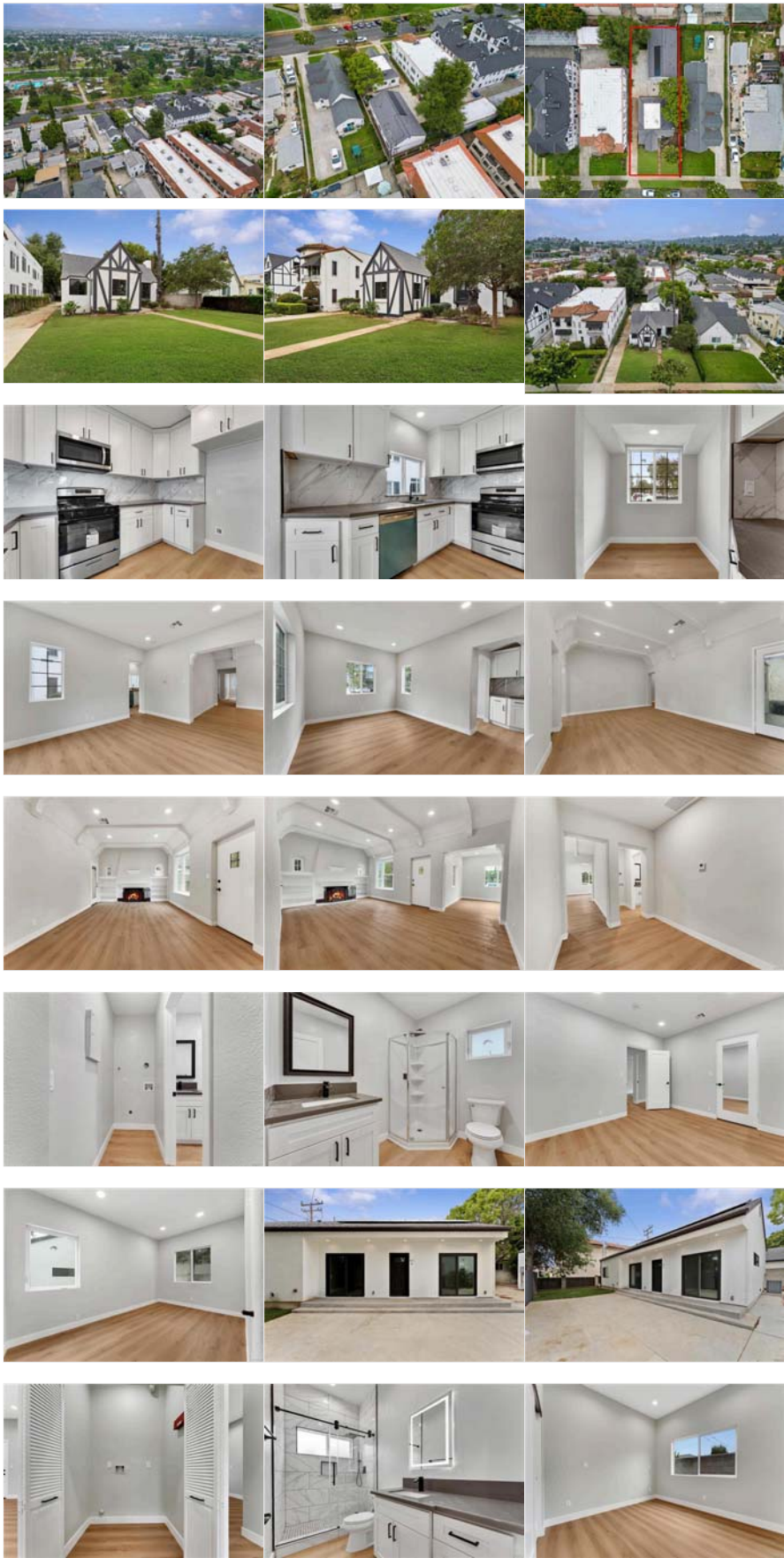
State License #: 01019397
Cell Phone: 714-742-3700

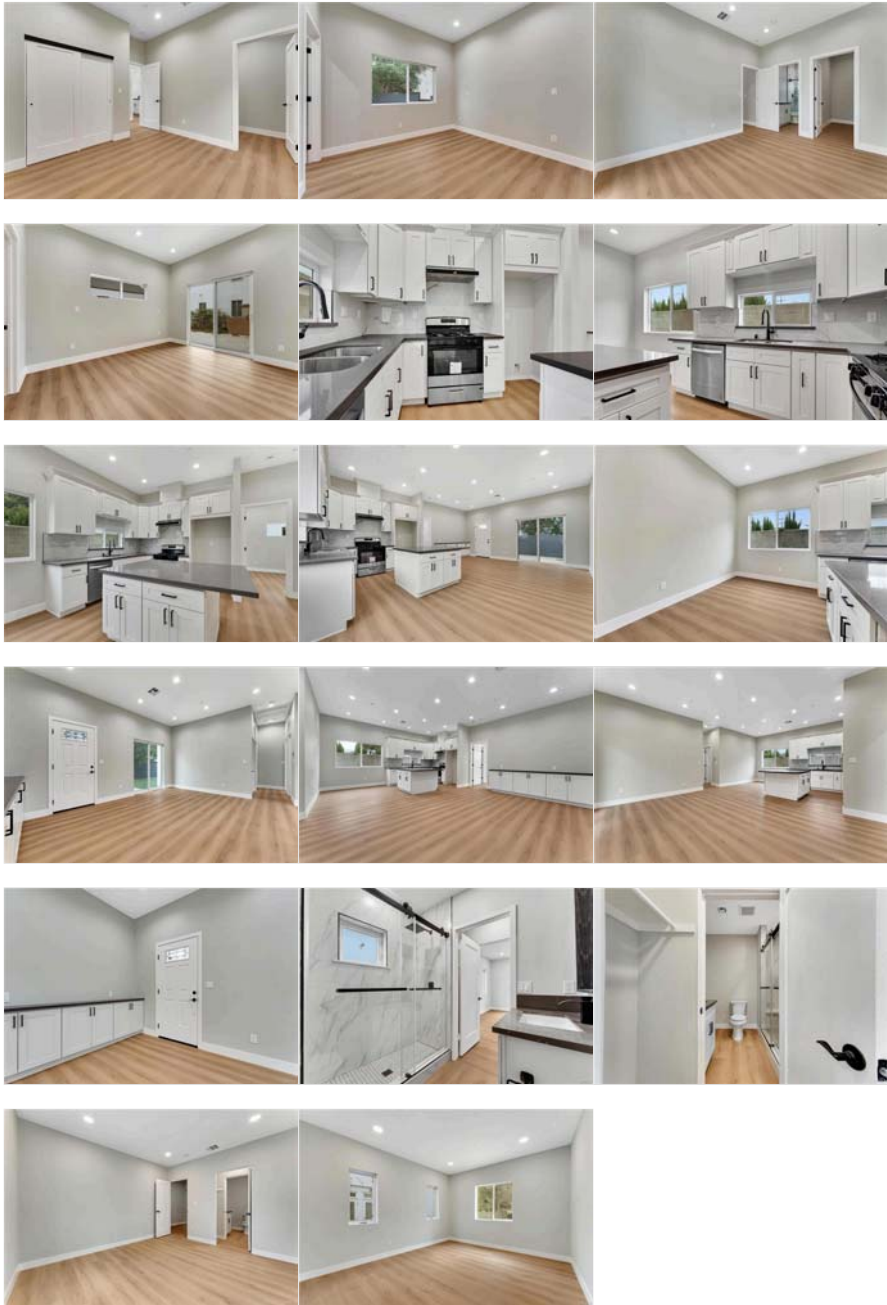
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: TR24091764

Printed: 08/25/2024 9:21:16 AM

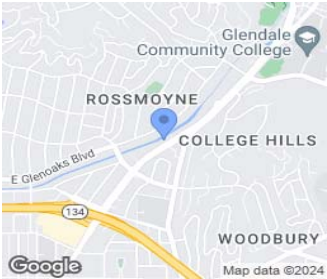
Closed •

List / Sold: **\$900,000/\$1,121,000** ↗

1029 N Glendale Ave • Glendale 91206
2 units • **\$450,000/unit** • **1,569 sqft** • **6,731 sqft lot** • **\$714.47/sqft** •
Built in 1944

18 days on the market
Listing ID: 24365645

North of Glenoaks and South of Glendale Community College



1029 N Glendale Avenue is a charming duplex located in Glendale, CA. Built in 1944 the 1,569 sits on a 0.15 acre lot, the building consists of (2) two-bedroom, one-bathroom units. Building features a garage in the back for tenants to park in, and both units have lush front porches for tenants to enjoy. One unit will be delivered vacant which makes it an attractive owner user opportunity .The property is located in a charming and quiet pocket of Glendale, one of the most desirable rental markets in all of Los Angeles County. This property is well located and down the street from Glendale Community College. Glendale does not fall under the strict LA city rent control which at this time allows for more favorable rental increases for owners. This sale is subject to court confirmation and may or may not be subject to overbid. The manner and method of sale is solely at the discretion of the court. Please reach out to listing agents with any questions. The property is to be sold "AS IS" "WHERE IS" condition with all faults known and unknown with absolutely no representations or warranties expressed or implied by Seller to Buyer. Buyer to verify with appropriate entities and satisfy themselves. Buyer to verify all information is true and correct. OFFER DEADLINE FRIDAY MARCH 15TH 12:00PM

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$900,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- \$34061 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,265
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$2,295	\$4,590	\$4,900

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: 0.000%
- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5646018018

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





CUSTOMER FULL: Residential Income LISTING ID: 24365645

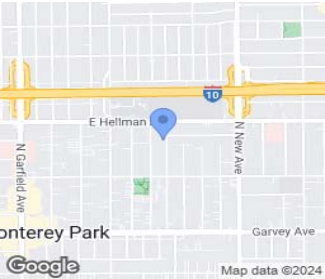
Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

List / Sold: \$918,000/\$955,000

535 N Orange Ave • Monterey Park 91755
2 units • \$459,000/unit • 1,782 sqft • 7,000 sqft lot • \$535.91/sqft •
Built in 1926
Exit 10 Fwy, East on Hellman to North Orange Ave.

5 days on the market
Listing ID: WS24110374



A duplex makes a great opportunity for investors or choose to live in one and rent the other. There are so many possibilities with this lot size boasting appx. 7000 square feet (50x104 per tax assessor). A house of your dreams can be in the works or with a bit of updating theses units are ready to bring you income. Located minutes away from Downtown LA and conveniently near the 10 and 60 freeways making the commute to work more bearable. Front Unit is 928 sq. ft., Back Unit is 854 sq. ft. Each Unit is 2 bedroom, 1 bath. Please do not disturb residents.

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$918,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- \$585 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$1600 Gross Scheduled Income
- \$570 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,122
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$262
- Cable TV: 01957682
- Gardener:
- Licenses:
- Insurance: \$980
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

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

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%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258011020

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





CUSTOMER FULL: Residential Income LISTING ID: WS24110374

Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

List / Sold: \$799,000/\$825,000 ↓

10029 Marcus Ave • Tujunga 91042
2 units • \$399,500/unit • 1,698 sqft • 7,938 sqft lot • \$470.55/sqft •
Built in 1923
Above Foothill Blvd

116 days on the market
Listing ID: P1-17318



Motivated Seller! Excellent property with enormous upside potential! This property consists of TWO detached homes on a large lot (2-Bedroom 1-Bathroom unit and a 3-bedroom 2-Bathroom unit) for a total of 1698 Square Feet of Spacious Living Space (per assessor data). The Zoning is LARD3 Per the Tax Assessors Data. An extremely long driveway offers an abundance of parking and leads to a large garage. The backyard offers expansion possibilities.

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Dual, Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- \$27948 Gross Scheduled Income
- \$25648 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Appliances: Free-Standing Range

Exterior

- Lot Features: Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$2,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02221897
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,049	\$1,049	\$1,800
2:	3	3	1	1	Unfurnished	\$1,280	\$1,280	\$2,700

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
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568004052

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



CUSTOMER FULL: Residential Income LISTING ID: P1-17318

Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

List / Sold: \$670,000/\$655,000 ↓

362 W 59th Pl • Los Angeles 90003

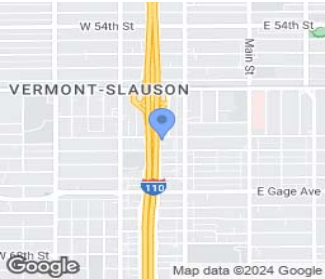
120 days on the market

2 units • \$335,000/unit • 2,016 sqft • 6,504 sqft lot • \$324.90/sqft •

Listing ID: DW24050282

Built in 1913

google maps



Nice duplex for sale 2.5 miles away from Exposition park/California Science Center 5.1 miles away from Downtown LA 1.mile from 110 fwy 4.8 miles 10 Agents Bring you're Buyer' ONE TENANT OF THE 2BED IS STAYIN THE UNIT OF 3BED IS VACANT agents please see Remarks

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$670,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$386 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Individual Room
- 2 electric meters available
- 2 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: 01526567
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1					
2:	1	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

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6005004039

Michael Lembeck

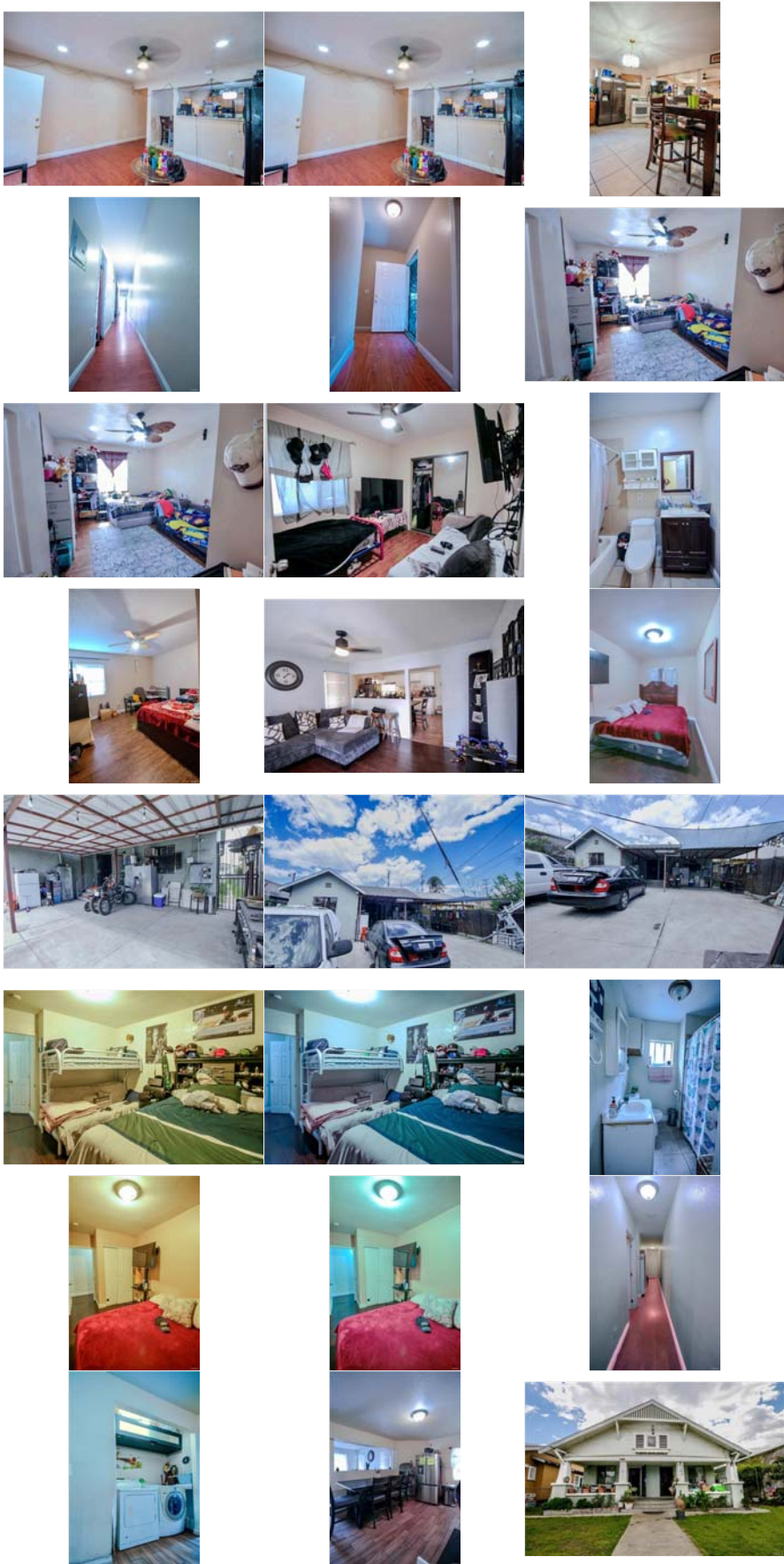
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







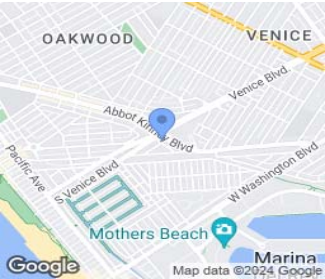
CUSTOMER FULL: Residential Income LISTING ID: DW24050282

Printed: 08/25/2024 9:21:16 AM

Closed •

1706 Abbot Kinney Blvd • Venice 90291
2 units • \$937,500/unit • 2,842 sqft • 3,001 sqft lot • \$501.76/sqft •
Built in 1954
South west corner of Venice Blvd and Abbot Kinney Blvd. West of Lincoln.

List / Sold:
\$1,875,000/\$1,426,000 ↓
561 days on the market
Listing ID: 23234553



Duplex delivered VACANT. Prime location, by the intersection of Venice Blvd. and Abbot Kinney Blvd. The gateway to Venice Beach, Abbot Kinney dining and Marina Del Rey. The two-story duplex features 2 bedrooms and one bathroom upper, and lower one bedroom and bathroom (fixer) and workshop/studio in the back. Zoned LAC2 creating great options for developers/investors. DO NOT DISTURBE TENANTS AND/OR WALK ON THE PROPERTY. SELLER SELECTS SERVICE.

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$2,950,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C11 - Venice area
- Los Angeles County
- Parcel # 4228001006

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23234553

Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

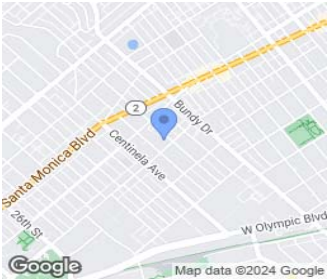
List / Sold:

\$1,799,000/\$1,780,700 ↓

2 days on the market

Listing ID: GD24125278

1551 Wellesley Ave • Los Angeles 90025
2 units • \$899,500/unit • 1,714 sqft • 7,007 sqft lot • \$1038.91/sqft •
Built in 1927
Please use google maps



Discover this tastefully remodeled gem at 1551 Wellesley Avenue, Los Angeles. Officially listed as a duplex by the County Assessor, this versatile property offers 3 bedrooms and 3 bathrooms, blending modern convenience with classic charm. The large, updated kitchen is perfect for culinary enthusiasts and entertaining, while the spacious living and dining areas provide a comfortable and stylish setting for gatherings. Additionally, the oversized detached garage, complete with a full bathroom, presents an ideal opportunity for conversion into an ADU or a third dwelling. Enjoy the expansive yard, perfect for relaxing and outdoor activities. Situated next to a park and close to numerous shopping centers and grocery stores, this home combines comfort, style, and investment potential. Don't miss your chance to own a piece of Los Angeles real estate with so much to offer! Contact us today to schedule a viewing.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$1,799,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$306 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$73200 Gross Scheduled Income
- \$70200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$1,200.00
- Gas: \$200
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01885471
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,500	\$42,000	\$3,500
2:	1	1	1	1	Unfurnished	\$2,600	\$31,200	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 4267030017

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: \$859,000/\$850,000 ↓

9308 Clovis Ave • Los Angeles 90002

43 days on the market

2 units • \$429,500/unit • 3,200 sqft • 4,315 sqft lot • \$265.62/sqft • Built in 2006

Listing ID: OC24093994

105 W Exit Central, R Central, R Clovis



Excellent Investment Opportunity with Steady Cash Flow! Now with the new price you will get a CAP Rate of 8.03% and a GRM of 12.45, this building houses two units, each with 4 bedrooms and 2 bathrooms. The upstairs and downstairs units both offer perfect-sized kitchens, a laundry area with hookups, private entrances, and ample assigned parking space. The open floor plans make these units feel exceptionally spacious. Currently, both units are occupied by long-term tenants, ensuring a stable income stream. Conveniently located just minutes from downtown Los Angeles, shopping centers, transportation, freeways, and the Metro. Don't miss out on this prime investment! Tenants are responsible for all utilities except for water, sewer, and landscaping. Please refer to the supplement section for the income statements. Additional interior photos, videos and income statements can be emailed upon request.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$899,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$665 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$69000 Gross Scheduled Income
- \$46552 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,578
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01875092
- Gardener:
- Licenses: 136.33
- Insurance: \$928
- Maintenance:
- Workman's Comp:
- Professional Management: 4606
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	4	2	0	Unfurnished	\$3,500	\$3,500	\$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
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6049031033

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





CUSTOMER FULL: Residential Income LISTING ID: OC24093994

Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

List / Sold: \$550,000/\$560,000

11244 Berendo Ave • Los Angeles 90044

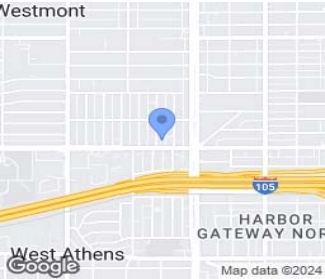
9 days on the market

2 units • \$275,000/unit • 1,544 sqft • 5,807 sqft lot • \$362.69/sqft •

Built in 1947

Listing ID: OC24140428

Imperial Highway / Berendo Ave



Discover potential in this diamond in the rough! Located on a spacious 5,800 sq ft lot, this property offers a unique opportunity for renovation and investment. The main unit features a spacious living room and dining room area, convenient laundry facilities, one bathroom, two bedrooms, and a functional kitchen. The stand-alone second unit at the back of the property includes one bedroom, one bathroom, and a cozy kitchen, perfect for rental income. Additionally, there is a stand-alone two-car garage and ample room for outdoor activities and potential landscaping. This property is in need of repair and awaits someone with a vision to restore it to its full potential. Ideal for investors or buyers looking to customize their new home. Don't miss out on this opportunity to create something special!

Facts & Features

- Sold On 08/20/2024
 - Original List Price of \$550,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$1,064 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$27000 Gross Scheduled Income
 - \$27000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02014153
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,200
2:	1	1	1	0	Unfurnished	\$750	\$750	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6076025011

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





CUSTOMER FULL: Residential Income LISTING ID: OC24140428

Printed: 08/25/2024 9:21:16 AM

Closed • Duplex

List / Sold: \$750,000/\$550,000 ↓

12110 Foster Rd • Norwalk 90650

136 days on the market

2 units • \$375,000/unit • 1,296 sqft • 6,917 sqft lot • \$424.38/sqft • Built in 1910

Listing ID: RS23104668

North of Roscrans , south of Firestone



Residential 2 bed/1bath home and one additional 1 bed/1bath unit, large lot in the NOR3 zone in the City of Norwalk. Possible for Multiple Residential Units and/or ADU, check with City. Large rear yard with alley access. Home looks like it had a garage, but possibly became a unit over 30 years ago. Home also has a basement. Check with City. (Note prior mls info had error in #of bedrooms)

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$809,000
- 1 Buildings
- 0 Total parking spaces
- \$675 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$25800 Gross Scheduled Income
- \$20000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard, Zero Lot Line
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$5,800
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01108766
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8056020003

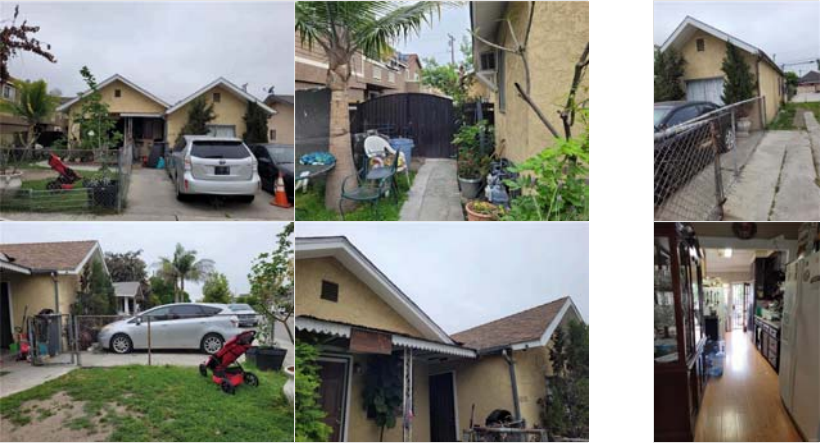
Michael Lembeck

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





CUSTOMER FULL: Residential Income LISTING ID: RS23104668

Printed: 08/25/2024 9:21:16 AM

Closed

• Single Family Residence

3224 W 59th St • Los Angeles 90043

2 units • \$399,500/unit • 2,124 sqft • 7,003 sqft lot • \$402.54/sqft • Built in 1928

W 59th St & 10th Ave

List / Sold: \$799,000/\$855,000 ↓

10 days on the market

Listing ID: SB24134617



Potential and opportunity awaits at this prime-located duplex within walking distance of newly built Hyde Park station. This property offers an excellent opportunity for both investors and homeowners looking to maximize rental income. The front unit is a craftsman-style home. Upon entry, you are greeted by a spacious living area that seamlessly connects to the rest of the home. The kitchen features ample cabinet space, washer/dryer hookups, and a cozy dining area. This unit boasts three generously sized bedrooms and a full bathroom. The second unit is a Spanish-style home that offers two well-sized bedrooms and a full bathroom. The front yard is neatly landscaped, while the backyard provides outdoor space that can easily be revamped for relaxation and family gatherings. The property features a detached two-car garage dedicated to the front unit and a detached single-car garage dedicated to the back unit. Electricity and gas are separately metered. This property offers significant income potential post-upgrades. Whether you're looking to live in one unit while renting out the other or seeking a full rental income strategy, this duplex presents a compelling investment opportunity.

Facts & Features

- Sold On 08/19/2024
 - Original List Price of \$899,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$441 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Kitchen
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,640
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$510
 - Cable TV: 02074232
 - Gardener:
 - Licenses:
- Insurance: \$2,280
 - 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	3	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4005006013

Michael Lembeck

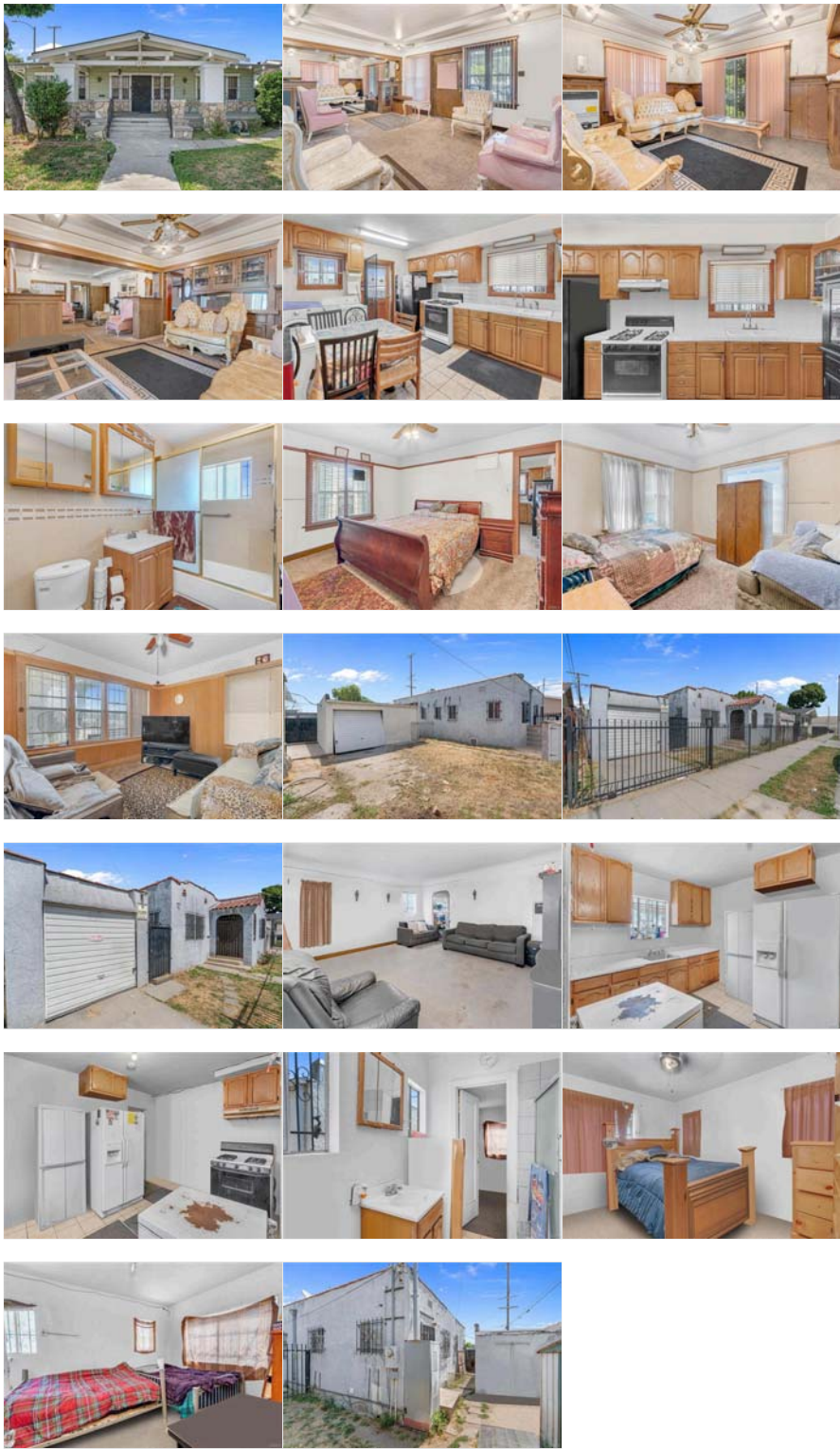
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Duplex

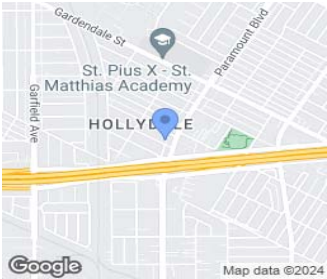
List / Sold: \$799,000/\$865,000

6165 Lincoln Ave • South Gate 90280
2 units • \$399,500/unit • 2 sqft • 7,746 sqft lot • No \$/Sqft data •
Built in 1941

8 days on the market

Listing ID: DW24147250

WEST OF PARAMOUNT BLVD NORTH OF OF 105 FWY



HOLLYDALE AREA OF SOUTH GATE.....PERFECT FOR A FIRST TIME HOME BUYER!!!! LIVE IN ONE AND RENT THE OTHER... TWO SEPARATE UNITS ALMOST COMPLETELY REMODELED. FRONT UNIT IS A 3 BEDROOM 2 BATH WITH BRAND NEW FLOORS THOUGH OUT, BRAND NEW KITCHEN, ONE BATHROOM COMPLETELY REMODELED, FRESHLY PAINTED INSIDE THROUGH OUT. BACK UNIT COMPLETELY REMODELED FRESHLY PAINTED INSIDE, BRAND NEW KITCHEN AND BATH AS WELL AS BRAND NEW FLOORS, ALSO HAS A 2 CAR GARAGE.

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$816 (Estimated)
- SellerConsiderConcessionYN:
- \$6200 Gross Scheduled 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: \$1,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02094258
- Gardener:
- Licenses:
- Insurance: \$800
- 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	3	2	2	Unfurnished	\$3,800	\$3,800	\$3,800
2:	1	1	1	0	Unfurnished	\$2,400	\$2,400	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6243039027

Michael Lembeck

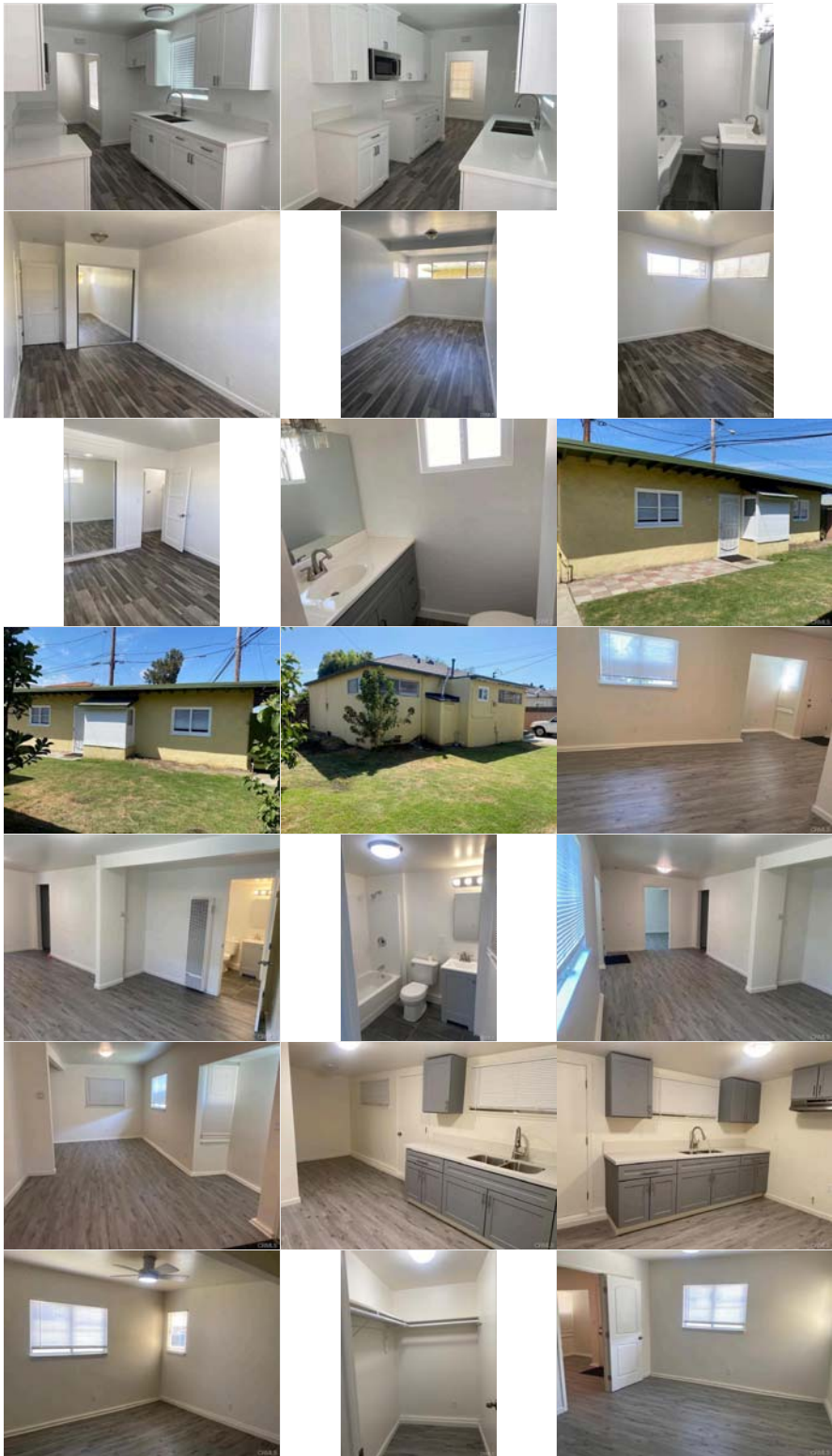
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed •

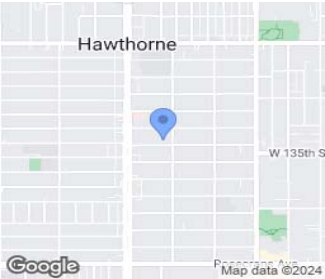
List / Sold:

\$1,400,000/\$1,200,000 ↓

35 days on the market

Listing ID: 24409043

4325 W 135th St # A • Hawthorne 90250
3 units • \$466,667/unit • 2,518 sqft • 8,704 sqft lot • \$476.57/sqft •
Built in 1956
Hawthorne and El Segundo Blvd



This is an incredible opportunity to own 3 Units with large lot In City of Hawthorne. The detached 3br 2ba front home is remodeled with new Kitchen, new appliances and new interior paint. The front house will be delivered vacant for the new occupant. The rear duplex is leased and occupants to remain at close of escrow. There is a car port for 5 cars and 1 additional space in the back of the property. The property is located with in short distance of Costco, 405 Freeway, shops and restaurants making it a desirable location. There is a big front yard with lots of fruit trees. Please do not disturb the occupants and do not walk on the property.

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Floor: Laminate
- Appliances: Disposal, Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01901202
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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%
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045006022

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





CUSTOMER FULL: Residential Income LISTING ID: 24409043

Printed: 08/25/2024 9:21:17 AM

Closed •

List / Sold:

\$1,100,000/\$1,100,000

53 days on the market

Listing ID: 24399671

142 N Soto St • Los Angeles 90033
3 units • \$366,667/unit • 2,520 sqft • 8,911 sqft lot • \$436.51/sqft •
Built in 1923

Property on the East side of 1st St. Please use Google Maps for specific directions.



Located in the heart of Boyle Heights, 142 N Soto St is a developers dream! Situated on an expansive 8,911 square foot lot, this property boasts ample space for potential expansion or redevelopment. Zoned [Q]LAR4 with TOC4 designation, it presents an exciting prospect for investors seeking to maximize its development potential. With 22 units permitted by right, the property unlocks further possibilities with a TOC4 bonus, allowing for up to 40 units. Furthermore, a notable aspect of this property is its commitment to affordability, with the potential to develop up to 55 units dedicated to meeting the community's affordable housing needs. Whether you're looking to capitalize on the existing rental income, explore redevelopment opportunities, or contribute to the community's affordable housing initiatives, 142 N Soto St presents a versatile and promising investment. The rear 2 Bedroom + 1 Bathroom will be delivered vacant at Close of Escrow! DO DISTURB TENANTS! DRIVE BY ONLY!

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3
- \$32709 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$23,535
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01897136
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$1,562	\$4,687	\$6,597

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5180002022

Michael Lembeck

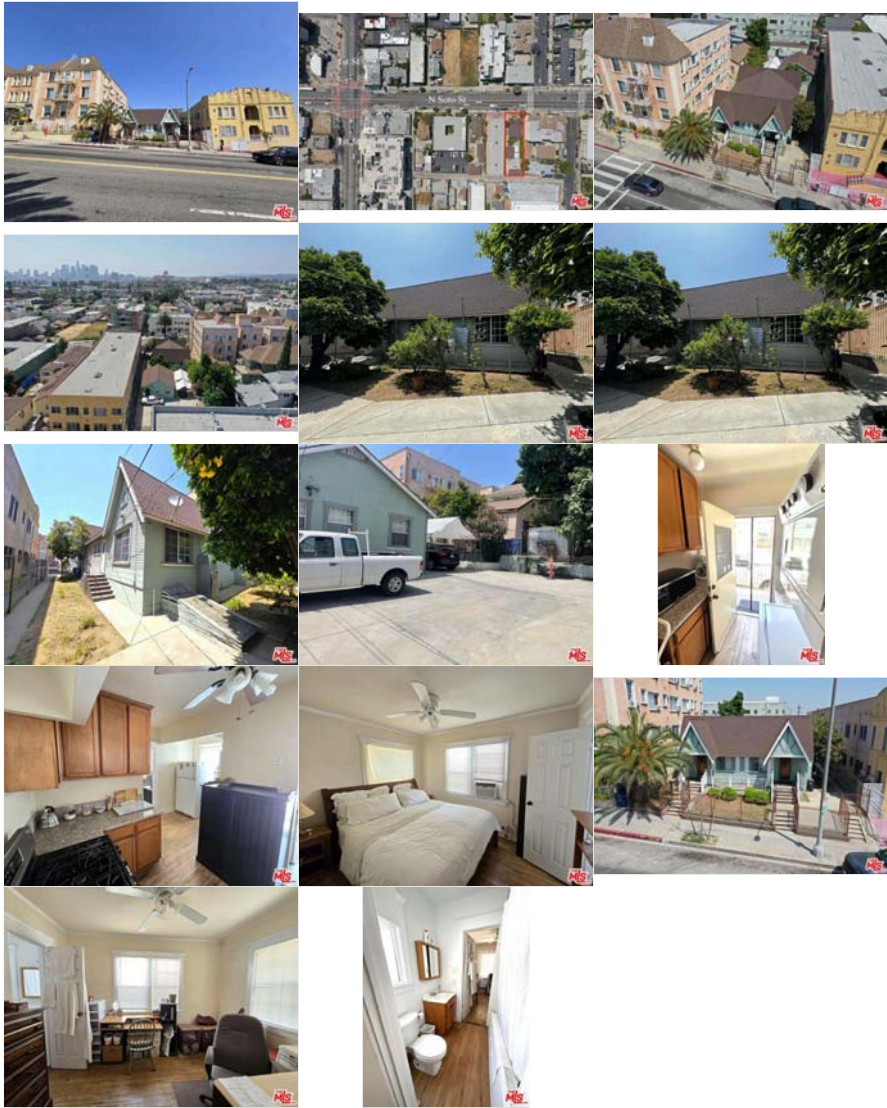
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24399671

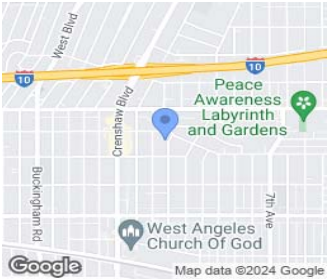
Printed: 08/25/2024 9:21:17 AM

Closed •

List / Sold: **\$799,999/\$865,000** ↗

2813 12th Ave • Los Angeles 90018
3 units • **\$266,666/unit** • **2,169 sqft** • **7,904 sqft lot** • **\$398.80/sqft** •
Built in 1924
12th Ave/Between 29th St and Montclair

178 days on the market
Listing ID: 24363647



INVESTORS dream come true! One (1) unit will be delivered vacant. There are 3 units with one (1) bedroom in each unit. This is a great triplex with tones of potential. Bedrooms are nice size. Large living and dining areas. Really big backyard area. Detached garage with great potential for ADU. Minutes away from DTLA, Leimert Park, L.A. Live, Metro Expo Line, Culver City, USC, Banc of California Soccer Stadium, Rams Football Stadium and the 10 Freeway.

Facts & Features

- Sold On 08/22/2024
 - Original List Price of \$799,999
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - SellerConsiderConcessionYN:
- \$1870 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 0 water meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$16,068
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01428775
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,850
3:	1	1	1		Unfurnished	\$1,078	\$1,078	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5051010019

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





CUSTOMER FULL: Residential Income LISTING ID: 24363647

Printed: 08/25/2024 9:21:17 AM

Closed •

List / Sold: \$918,900/\$830,000 ↓

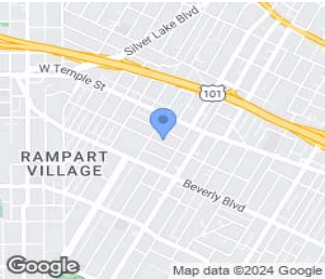
2733 Council St • Los Angeles 90026

84 days on the market

4 units • \$229,725/unit • 2,486 sqft • 4,801 sqft lot • \$333.87/sqft • Built in 1960

Listing ID: 24385691

North of Beverly Blvd Near Occidental Blvd, West of Benton Way



Discover the investment potential of 2733 Council Street, a fully occupied 4-plex nestled in the heart of vibrant Historic Filipino Town, adjacent to Silver Lake, Echo Park, Koreatown, East Hollywood, and Westlake. This property offers a compelling blend of stable income and significant growth potential. Ideal for savvy investors and developers. The unit mix comprises one 2-bedroom and three 1-bedroom units, all occupied by longer-term tenants providing a reliable income flow. With current rents, there is substantial opportunity to increase revenue upon unit turnover, relocation, or development, within the constraints of the LA City RSO. This property is perfect for portfolio diversification or as a strategic 1031 exchange. The ease of managing this property, with no immediate need for significant upgrades, makes it a low maintenance investment. Proximity to major attractions and thoroughfares enhances tenant appeal and supports sustained rental demand. Engage with this stable, income-producing property today and secure your foothold in one of LA's burgeoning neighborhoods.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$918,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$12,308
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01948605
 - 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	\$1,544	\$1,544	\$1,850
2:	1	2	1		Unfurnished	\$1,302	\$1,302	\$2,450
3:	1	1	1		Unfurnished	\$878	\$878	\$1,850
4:	1	1	1		Unfurnished	\$808	\$808	\$1,850

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%
- Los Angeles County
 - Parcel # 5156022020

Michael Lembeck

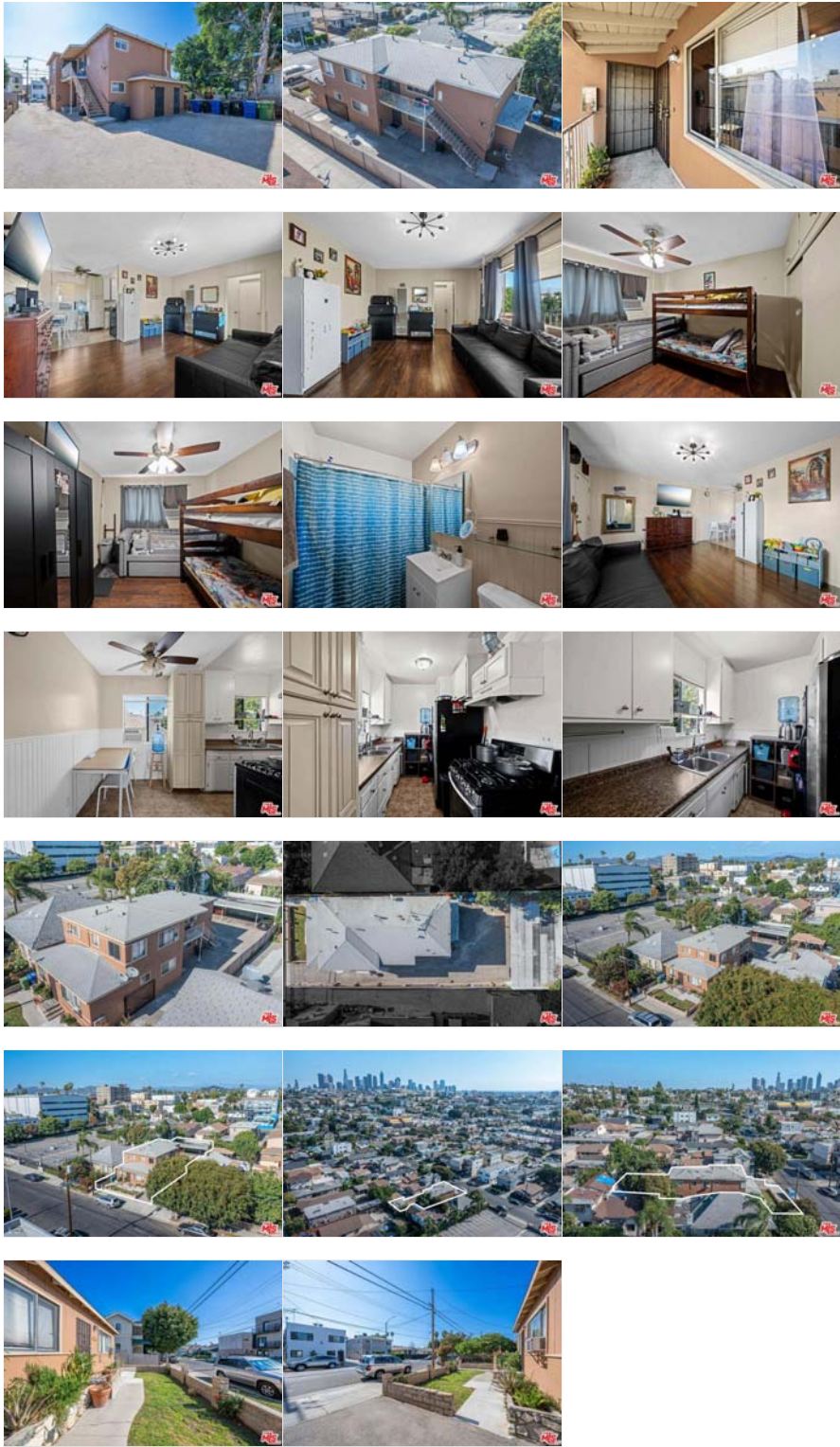
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Apartment

List / Sold:
\$1,475,000/\$1,550,000

851 857 S New Hampshire Ave • Los Angeles 90005
4 units • \$368,750/unit • 4,684 sqft • 7,506 sqft lot • \$314.90/sqft •
Built in 1921
North of James M Wood, South of 8th St.

113 days on the market
Listing ID: P1-17154



Welcome to a prime investment opportunity nestled in the heart of Koreatown. This 4-unit apartment complex offers a chance for investors or owner-occupants seeking a high-demand rental property in one of LA's most dynamic neighborhoods. Gated parking with two spaces per unit. In-unit laundry hook-ups and separate water heaters. Private balconies. Property Overview: Location: Situated in the coveted Koreatown district, this property enjoys proximity to an array of amenities including shopping centers, restaurants, entertainment venues, and public transportation hubs. Unit Mix: The complex comprises four spacious units thoughtfully designed to cater to the needs of urban dwellers. Each unit offers a blend of comfort, functionality, and modern conveniences. Each unit is Two Bedroom, two bathrooms on one level of approximately 1,170 square feet. Income Potential: With strong rental demand in Koreatown, this property presents an attractive income-generating opportunity for investors. The consistently high demand for housing in this area should provide stable rental income and potential for long-term appreciation. Spacious Layouts: Each unit boasts generous living spaces, providing residents with ample room for relaxation and entertainment. Investment Highlights: Strong Market Fundamentals: Koreatown continues to attract renters due to its central location, diverse cultural offerings, and vibrant atmosphere. Stable Cash Flow: With a proven track record of rental success, this property should offer a stable source of cash flow for investors. Value-Add Potential: While already well-maintained, there is potential for further enhancement and value-add opportunities to maximize rental income. Low Vacancy Rates: Demand for housing in Koreatown remains consistently high, resulting in low vacancy rates. Don't miss out on this exceptional investment opportunity in Koreatown, whether you're a seasoned investor looking to expand your portfolio or a newcomer!

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$83979 Gross Scheduled Income
- \$49846.74 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Vinyl
- Appliances: Gas Water Heater, Recirculated Exhaust Fan, Water Heater
- Other Interior Features: 2 Staircases, Balcony, Block Walls, Copper Plumbing Partial, Crown Molding, Formica Counters, Living Room Balcony, Storage, Unfurnished

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Near Public Transit, Paved, Utilities - Overhead, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Fair Condition
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting

Annual Expenses

- Total Operating Expense: \$34,132
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,257
- Cable TV: 01121690
- Gardener:
- Licenses: 427.66
- Insurance: \$2,296
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,469
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	0	Unfurnished	\$1,773	\$1,773	\$2,795
2:	2	2	2		Unfurnished	\$1,768	\$1,768	\$2,795
3:	2	2	2		Unfurnished	\$1,888	\$1,888	\$2,795
4:	2	2	2		Unfurnished	\$1,792	\$1,792	\$2,795

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
- Los Angeles County
- Parcel # 5094013007

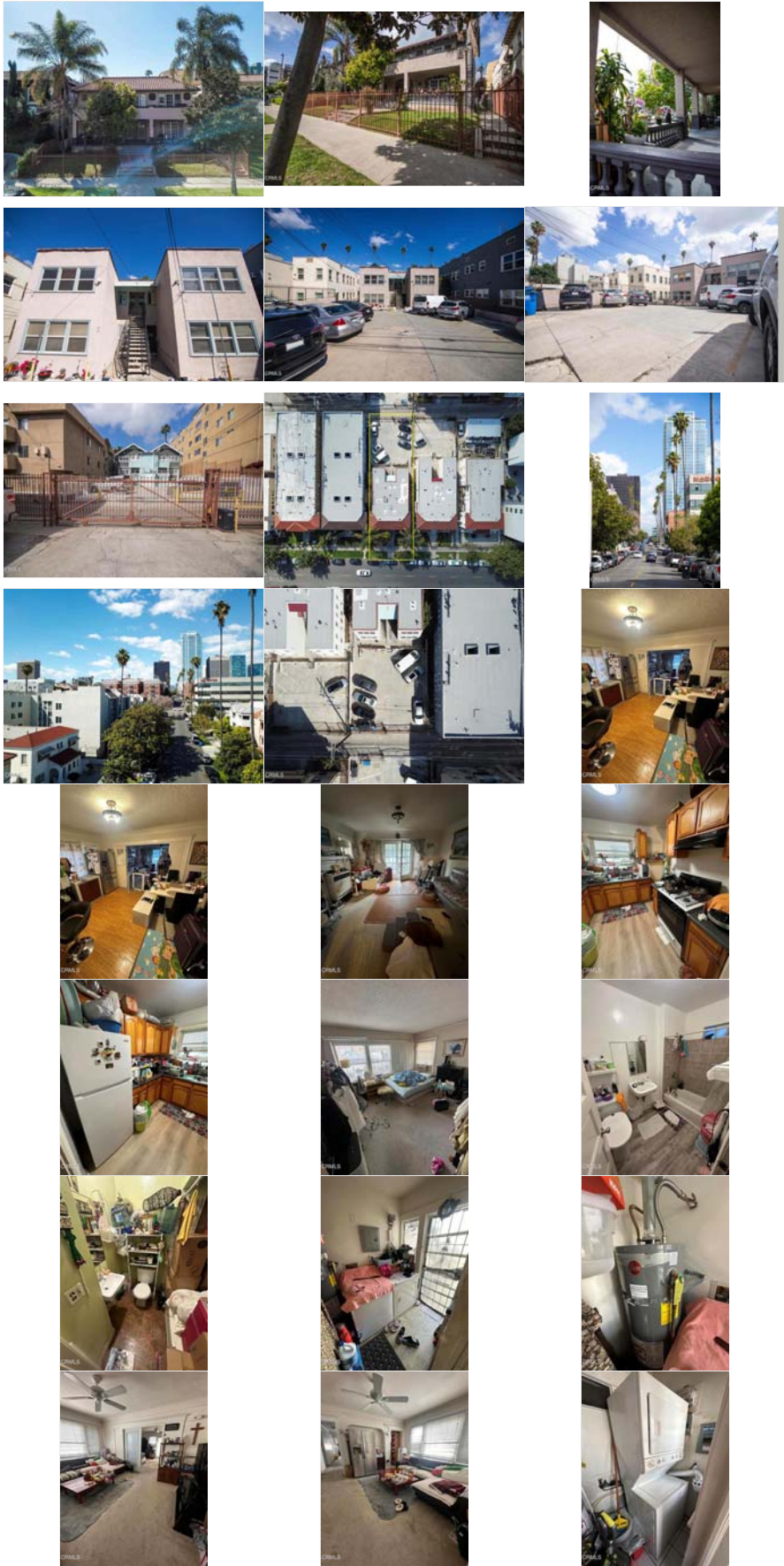
Michael Lembeck

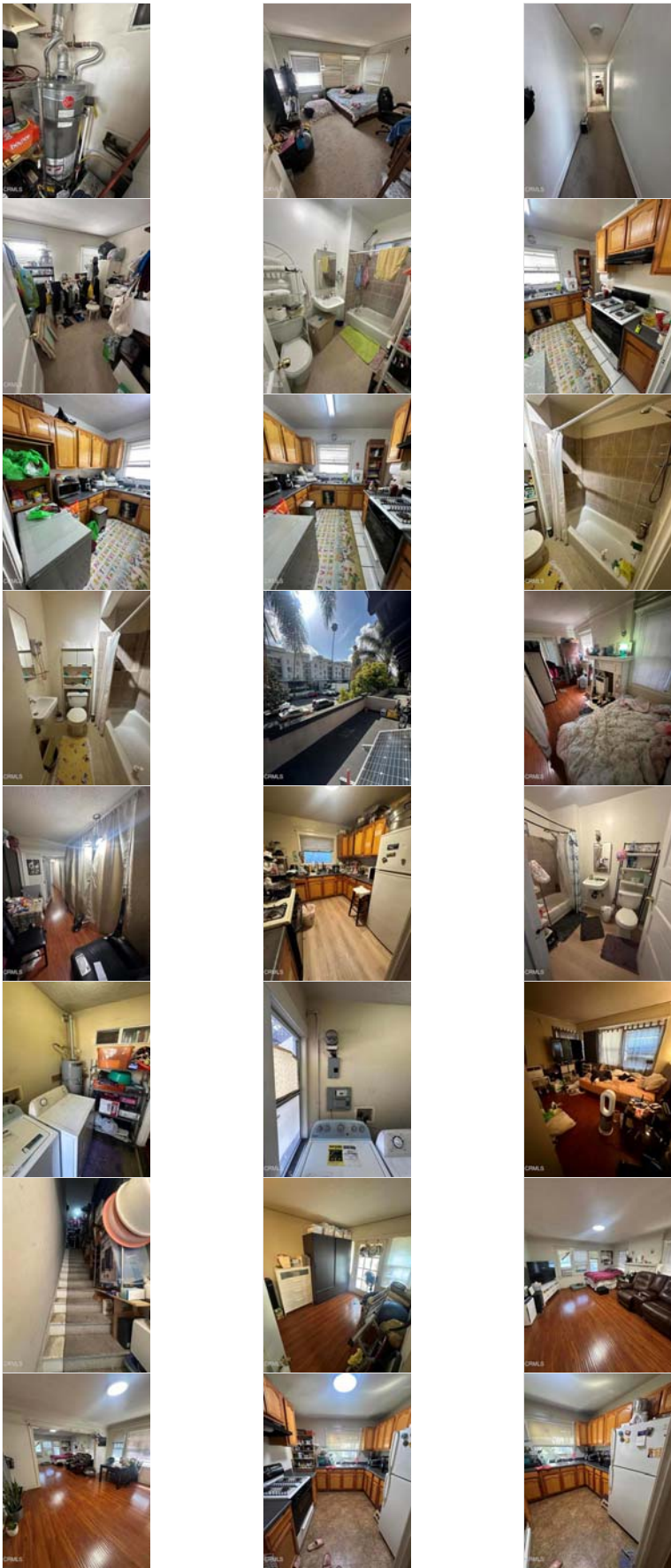
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: P1-17154

Printed: 08/25/2024 9:21:17 AM

Closed • Quadruplex

List / Sold:
\$2,400,000/\$2,250,000 ↓
62 days on the market
Listing ID: SB24106338

4543 W 132nd St • Hawthorne 90250
4 units • \$600,000/unit • 5,108 sqft • 9,755 sqft lot • \$440.49/sqft •
Built in 1965
North on Hawthorne Blvd, West on 132nd St



Rare opportunity to own this incredible 4-plex! This recently-renovated property boasts fabulous cashflow today AND leaves future opportunity to increase rents and convert the existing free-standing 3-car garage into another unit! From the fresh exterior paint (2024), to central heat and air (2023), to renovations throughout (2022), this property is perfect for a turnkey investor. All units include washer dryer hookups inside, plus amenities like ceiling fans, recessed lighting, oversized closets, and large bathrooms throughout. The unit mix includes an enormous owner's unit with over 2,200sf, plus TWO 3bed/2bath units, plus ONE 1bed/1 bath unit as well. With 5 garage spaces and ample parking space, every inch of this nearly 10,000sf property is producing income for the next owner. Take advantage of this rare opportunity to own a cash cow in one Hawthorne's best areas!

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$2,400,000
- 3 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,345 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Individual Room, Inside, Washer Hookup, Washer Included
- Cap Rate: 4.49
- \$152616 Gross Scheduled Income
- \$107869 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Laminate
- Appliances: Free-Standing Range, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre, Gentle Sloping, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Block, Masonry
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$37,191
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$2,372
- Maintenance: \$5,228
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,041
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$4,200	\$4,200	\$4,500
2:	1	3	2	2	Unfurnished	\$3,165	\$3,165	\$3,200
3:	1	3	2	1	Unfurnished	\$3,128	\$3,128	\$3,200
4:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,100

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4042025005

Michael Lembeck

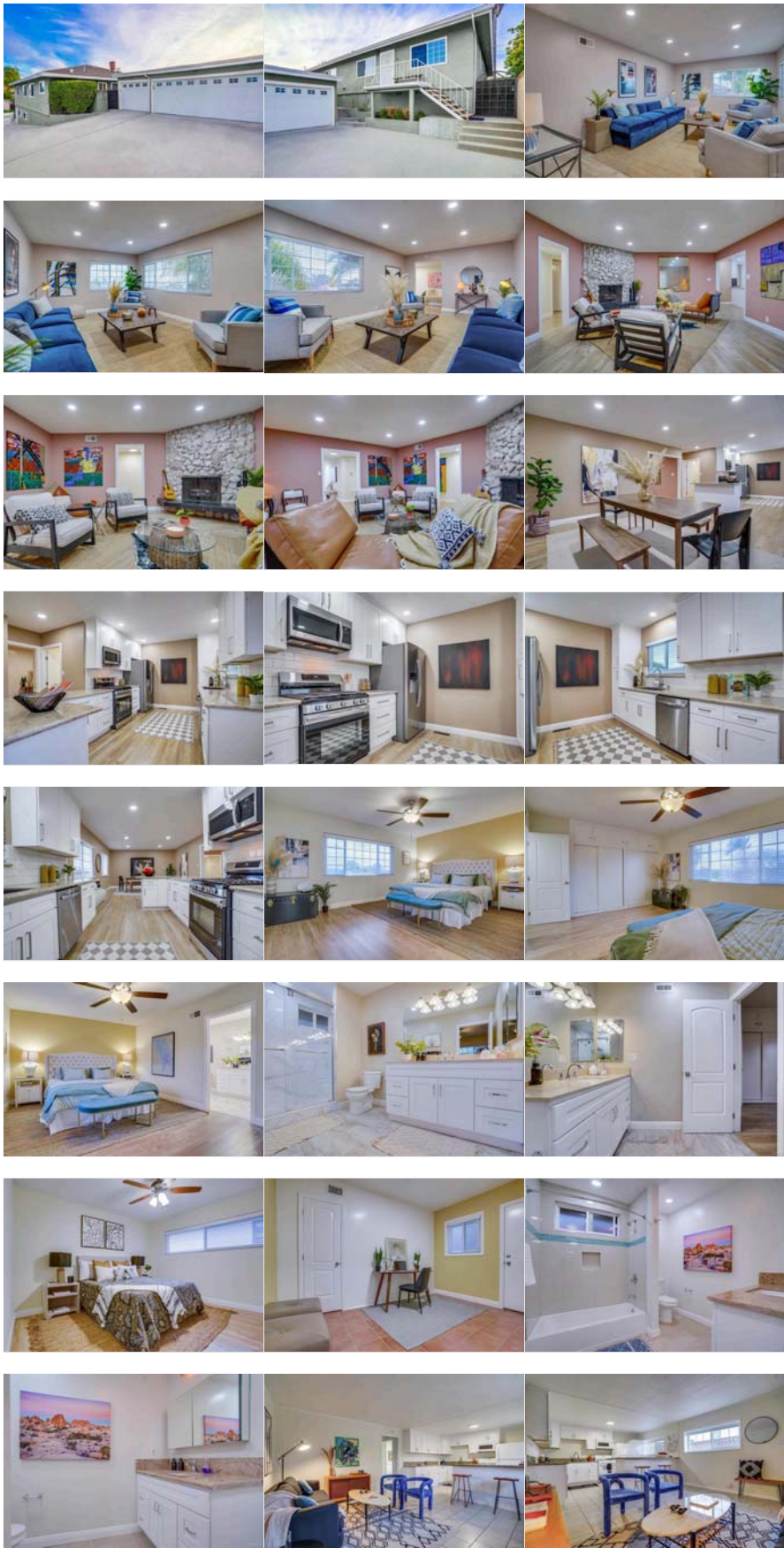
State License #: 01019397
Cell Phone: 714-742-3700

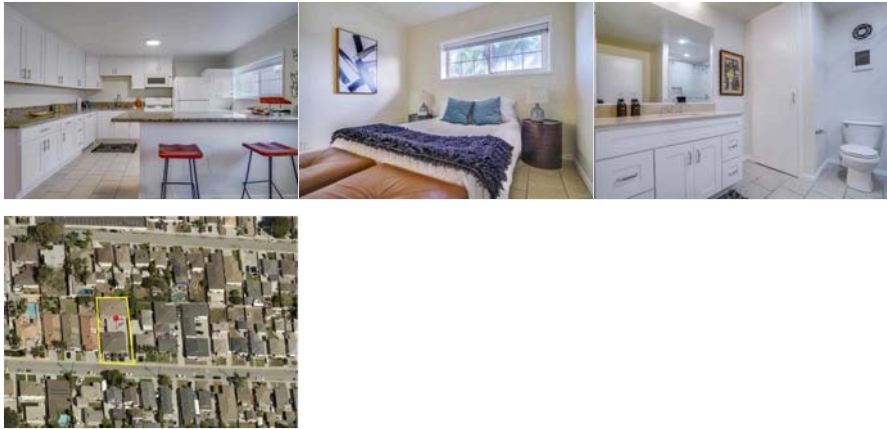
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SB24106338

Printed: 08/25/2024 9:21:17 AM

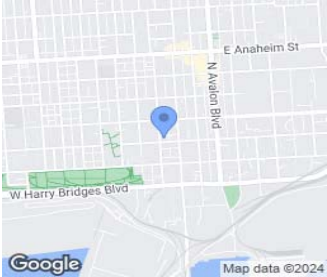
Closed •

List / Sold: \$800,000/\$710,000 ↓

327 W D St • Wilmington 90744
4 units • \$200,000/unit • 1,981 sqft • 4,799 sqft lot • \$358.40/sqft •
Built in 1939

80 days on the market
Listing ID: 24399647

Google Maps: 327 W D St Wilmington CA 90744



We are pleased to present a 4-unit building (1 unit VACANT) located in the Wilmington neighborhood. This opportunity is located two blocks away from the Port of Los Angeles and in close proximity to the Wilmington Waterfront Park, the Wilmington Recreation Center, and the 110 freeway. The property's central location offers a short drive to both San Pedro and Long Beach providing tenants and owner-users numerous nearby amenities. The building currently operates at a 12.95 GRM on current rents, with rental upside potential to a 9.26 GRM and a 7.31% CAP on pro-forma rents. The property consists of single story building constructed in 1939 with a unit mix of 3 studio units and 1 one-bedroom unit. The property also features four uncovered onsite parking spaces in the rear accessible from the alley. Contact the listing team for additional information.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$36453 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,331
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$847	\$847	\$1,700
2:	1	0	1		Unfurnished	\$847	\$847	\$1,700
3:	1	1	1		Unfurnished	\$1,754	\$1,754	\$2,100
4:	1	0	1		Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7418016019

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





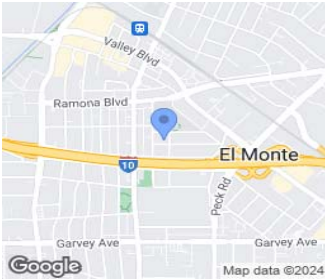
CUSTOMER FULL: Residential Income LISTING ID: 24399647

Printed: 08/25/2024 9:21:17 AM

Closed • Apartment

List / Sold:
\$1,368,000/\$1,300,000 ↓
47 days on the market
Listing ID: PW24114917

11059 Walnut St • El Monte 91731
4 units • **\$342,000/unit** • **2,385 sqft** • **8,506 sqft lot** • **\$545.07/sqft** •
Built in 1939
Off Walnut Street



This is one of remarkable properties with TOTAL 4 individual cottages and 4 garages. Out of these 4; one of them is brand new. Each units has their own utilities and laundry rooms. It offers individual Cooling and Heating Units. ALSO ADU has PAID for SOLAR Panels. TENANTS pay for Gas and Electric. Landlord pays for Water/Trash

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$1,368,000
- 4 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$951 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- \$87912 Gross Scheduled Income
- \$61538 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$26,350
- Electric: \$2,550.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01522500
- Gardener:
- Licenses:
- Insurance: \$2,300
- 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:	3	1	1	3		\$58,512		
2:	1	2	1	1		\$29,400		

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8579016017

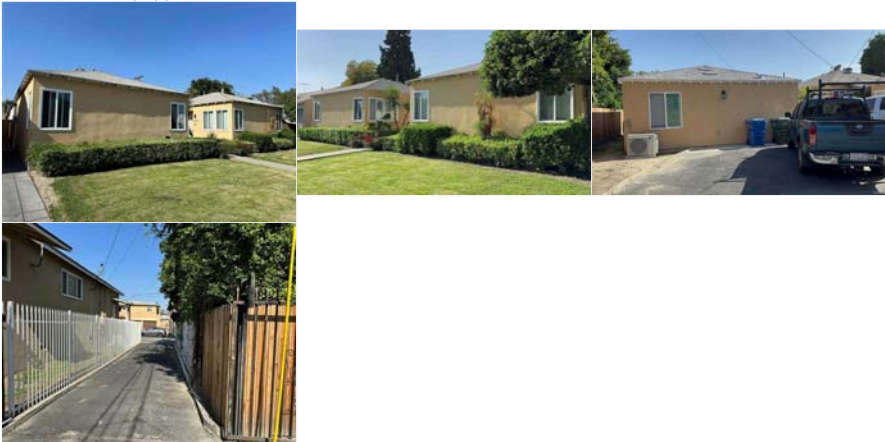
Michael Lembeck

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 • Triplex

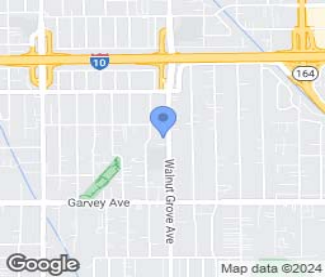
List / Sold:

\$1,600,000/\$1,570,000 ↓

15 days on the market

Listing ID: WS24085192

3223 Walnut Grove Ave • Rosemead 91770
4 units • \$400,000/unit • 3,864 sqft • 12,276 sqft lot • \$406.31/sqft •
Built in 1948
East of Garvey Ave and North of Walnut Grove



Welcome to your next investment opportunity in the bustling heart of Rosemead! This charming income property discreetly offering four units despite its title indicating three, is a rare find offering both convenience and potential. Strategically situated with easy access to the I-10 freeway, commuting is a breeze, ensuring high tenant demand and maximizing your investment returns. Moreover, its prime location near schools, restaurants, parks, and other amenities adds unmatched appeal for prospective tenants. Each of the four units has its own private entry door, guaranteeing privacy and convenience for residents. With two units featuring 2b1b, one unit offering 3b1b, and a spacious 3b2b, this property also provides parking with 7 garage spaces and 9 uncovered parking spots, ensuring convenience for tenants and enhancing its desirability.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$1,600,000
- 3 Buildings
- Levels: Two
- 16 Total parking spaces
- \$1,250 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Inside
- \$92220 Gross Scheduled Income
- \$67887 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,333
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836555
- Gardener:
- Licenses:
- Insurance: \$4,821
- Maintenance: \$2,193
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$16,898
- Other Expense Description: Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,185	\$2,185	\$2,359
2:	1	3	1	1	Unfurnished	\$2,067	\$2,067	\$2,232
3:	1	2	1	2	Unfurnished	\$1,748	\$1,748	\$1,887
4:	1	2	1	2	Unfurnished	\$1,685	\$1,685	\$1,819

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5288002034

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





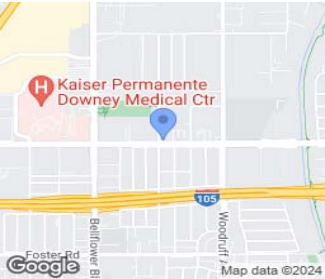
CUSTOMER FULL: Residential Income LISTING ID: WS24085192

Printed: 08/25/2024 9:21:17 AM

Closed • Quadruplex

12456 Dunrobin Ave • Downey 90242
4 units • \$372,500/unit • 3,000 sqft • 5,817 sqft lot • \$475.00/sqft •
Built in 1959
N/Imperial, E Bellflower

List / Sold:
\$1,490,000/\$1,425,000 ↓
36 days on the market
Listing ID: PW24114040



Well Maintained 4 plex with remodeled kitchen and baths. Dual pane windows. Laminate floor in living room and 2 beds in all 4 units. Tile in kitchen and bathroom. Wall heater in each unit. New garage door. New exterior paint. New roof. New wall AC unit for 2 bottom units (A & B). Must see to believe.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$1,490,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,080 (Estimated)
- SellerConsiderConcessionYN:
- \$95004 Gross Scheduled Income
- \$75510 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,494
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,680
- Cable TV: 01993359
- Gardener:
- Licenses:
- Insurance: \$2,289
- Maintenance:
- Workman's Comp:
- Professional Management: 4002
- Water/Sewer: \$4,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$1,950
2:	1	2	1	1	Unfurnished	\$2,046	\$2,046	\$2,046
3:	1	2	1	1	Unfurnished	\$1,985	\$1,985	\$1,985
4:	1	2	1	1	Unfurnished	\$1,936	\$1,936	\$1,936

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6283015024

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





CUSTOMER FULL: Residential Income LISTING ID: PW24114040

Printed: 08/25/2024 9:21:17 AM

Closed • Quadruplex

214 N Bushnell Ave • Alhambra 91801
4 units • \$399,750/unit • 3,516 sqft • 7,614 sqft lot • \$426.62/sqft •
Built in 1929
North of Main St. South of Monterey Rd.

List / Sold:
\$1,599,000/\$1,500,000 ↓
126 days on the market
Listing ID: PF24045630



Don't miss out on this incredible opportunity to own a charming 4-unit Spanish-style apartment building radiating Pride of Ownership. Situated in the highly desirable neighborhood of North Alhambra, just steps away from South Pasadena, this property offers unparalleled convenience. With schools, parks, shopping, and public transportation within walking distance, and a quick 20-minute commute to Downtown Los Angeles, the location couldn't be more ideal. Each of the spacious units features an inviting layout with abundant windows flooding the interiors with natural light. The expansive living rooms and formal dining areas provide ample space for entertaining guests or relaxing with loved ones. The generously sized bedrooms offer comfort and privacy, while the well-appointed kitchens boasts a perfect blend of style and functionality. Added amenities include convenient in-unit laundry hookups and beautiful hardwood flooring throughout. Split unit air ensures year-round comfort, while detached garages offer secure parking and additional storage space. With all units currently tenant occupied, this property presents a fantastic investment opportunity in one of Alhambra's most sought-after neighborhoods. Don't let this gem slip through your fingers! Seize the chance to own a piece of prime real estate in Southern California!

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$1,336 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$87600 Gross Scheduled Income
- \$65592 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Wood
- Appliances: Gas Range
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,008
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,558
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,162
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense: \$50
- Other Expense Description: city fee

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,900
2:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,900
3:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,900
4:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$1,900

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5338006021

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**

List / Sold:
\$1,650,000/\$1,525,000 ↓
15 days on the market
Listing ID: CV24134458

276 S Santa Anita Ave • Pasadena 91107
4 units • **\$412,500/unit** • **3,155 sqft** • **8,313 sqft lot** • **\$483.36/sqft** •
Built in 1942
I-210 W/Foothill Fwy to Sierra Madre Villa Ave in Pasadena. Take exit 29B from I-210 W/Foothill Fwy



****PASADENA INCOME PROPERTY!**** This versatile property features a total of 4 UNITS, perfect for generating rental income or a multi-family living arrangement. ****Front House:**** A charming 2-bedroom, 1-bathroom home with 1,054 sqft of living space. ****Second Unit:**** Located above the garages and studio, this completely renovated unit features new floors and paint. It includes 2 bedrooms and 2 bathrooms across 1,129 sqft. ****Third Unit:**** Situated at the back of the lot, this single-story unit offers 1 bedroom and 1 bathroom within 672 sqft. ****Studio:**** Adjacent to the garages, this single-story studio is equipped with a kitchenette and its own bathroom. All units come with NEW ROOFS, Dual pane windows, AC, and Heat, as well as NEW exterior paint. Each unit is clean and can be delivered vacant. Conveniently located within walking distance to Colorado Blvd, you'll have easy access to shopping, dining, and the famous New Year's Rose Parade. Whether you're looking for cash flow or want to live in one unit and rent the others, this property is the perfect opportunity!

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$1,740,000
- 3 Buildings
- Levels: One, Two
- 9 Total parking spaces
- 2 Total carport spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless
- \$1,003 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$115800 Gross Scheduled Income
- \$108800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Concrete, Laminate, Tile, Vinyl
- Appliances: None

Exterior

- Lot Features: Front Yard
- Security Features: Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01310404
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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	1	Unfurnished	\$2,800	\$2,800	\$2,800
2:	1	2	1	1	Unfurnished	\$2,850	\$2,850	\$2,850
3:	1	1	1	0	Unfurnished	\$2,500	\$2,500	\$2,500
4:	1	0	1	0	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5748025006

Michael Lembeck

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

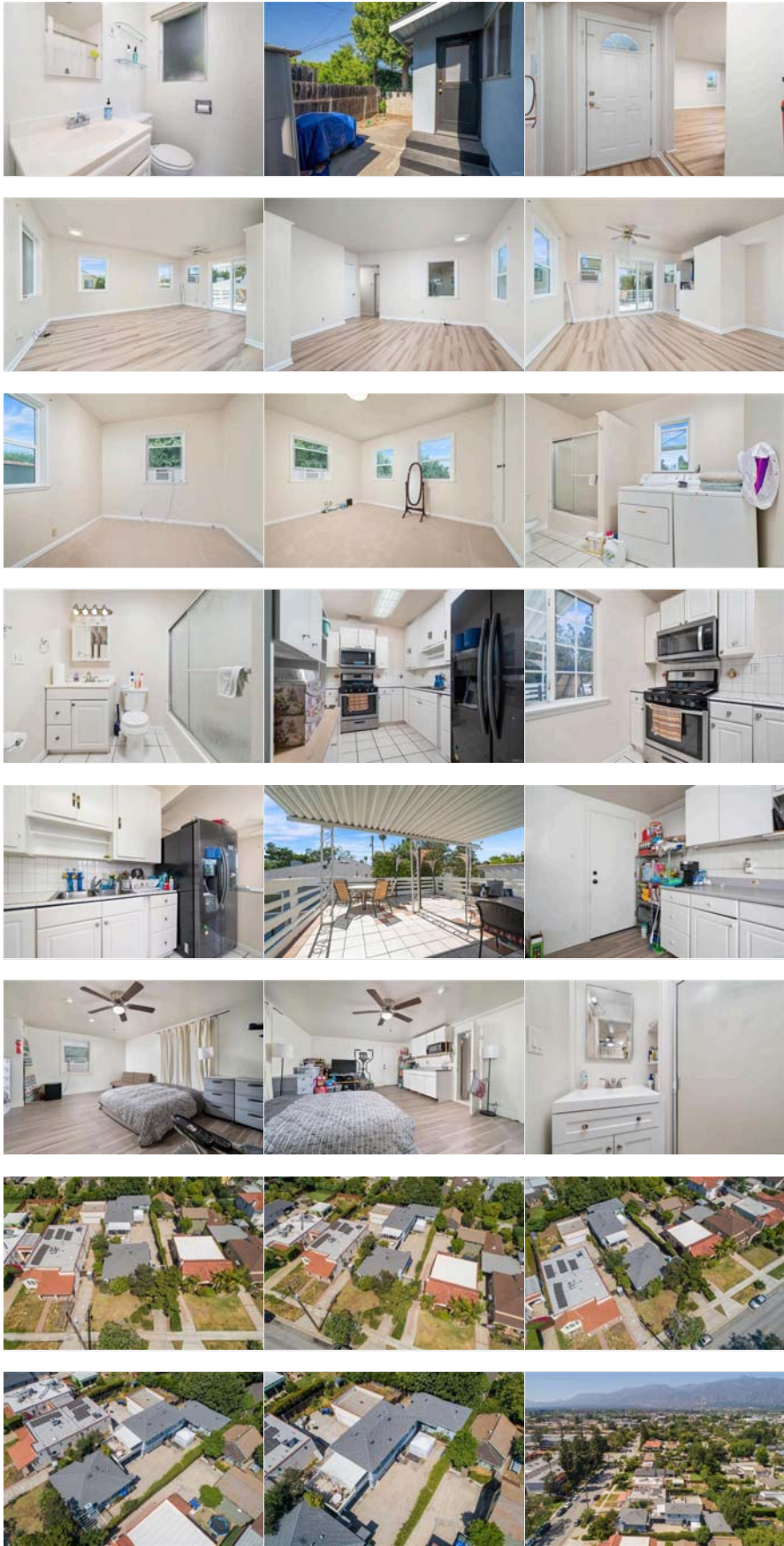
Citivist Realty Services, Inc

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

Click arrow to display photos









Closed • Quadruplex

3723 E 5th St • Los Angeles 90063
4 units • \$337,500/unit • 4,288 sqft • 6,892 sqft lot • \$314.83/sqft •
Built in 1953
Between Rowan and Indiana just south of 3rd Street

List / Sold:
\$1,350,000/\$1,350,000
13 days on the market
Listing ID: CV24105424



What has been a family compound and cherished sanctuary for several decades now comes to market as your opportunity to own a 4-unit property in East Los Angeles. Located at 3723 East 5th Street in Los Angeles (90063) this property is ripe with opportunity. One of the most compelling features of this opportunity is its exceptional unit mix. At the heart of the apartment complex is "the owner's unit." The owner's unit is a 4-bedroom, 3-bathroom unit designed to accommodate the dynamic needs of a busy household. Yet, another opportunity with the owner's unit is the possibility of splitting this home into two units. The existing floopland should be easy to convert into a 3 bed, 1 3/4 bath owner's unit and a 1 bedroom, 1 bathroom attached ADU. In addition to "the owner's unit" there are an additional three units that are 2 bedrooms and 1 bathroom each. Since this property has been used as a family compound for many years 3723 East 5th Street will be delivered with the owner's unit and a two bedroom, one bath unit vacant at the close of escrow. The versatile floorplan along with two units delivered vacant at the close of escrow make's it clear that 3723 East 5th Street is offering you the ability to immediately generate market rent regardless of whether you live in one and rent the others or just have it be a stand-alone income opportunity. While I am speaking of income opportunities 3723 East 5th Street has a four car garage that will be delivered vacant as well. This is another area of the property where you may be able to generate additional income by renting the individual parking spots. Whether 3723 East 5th Street will be your family compound or an addition to your real estate portfolio I invite you to come and see all that this property has to offer you!

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Ductless, See Remarks, Wall/Window Unit(s)
- Heating: Ductless, Wall Furnace
- \$1,345 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, In Garage, Inside, Washer Hookup, Washer Included
- \$40800 Gross Scheduled Income
- \$37700 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Main Floor Bedroom, See Remarks
- Floor: Tile, Vinyl
- Appliances: Built-In Range, Dishwasher, Double Oven, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Storage, Unfurnished

Exterior

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit, Paved, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Brick, Chain Link, Good Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,300
- Electric:
- Gas: \$600
- Furniture Replacement:
- Trash: \$960
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$3,400	\$3,400	\$7,035
2:	1	4	3	4	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 1.75%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5238003022

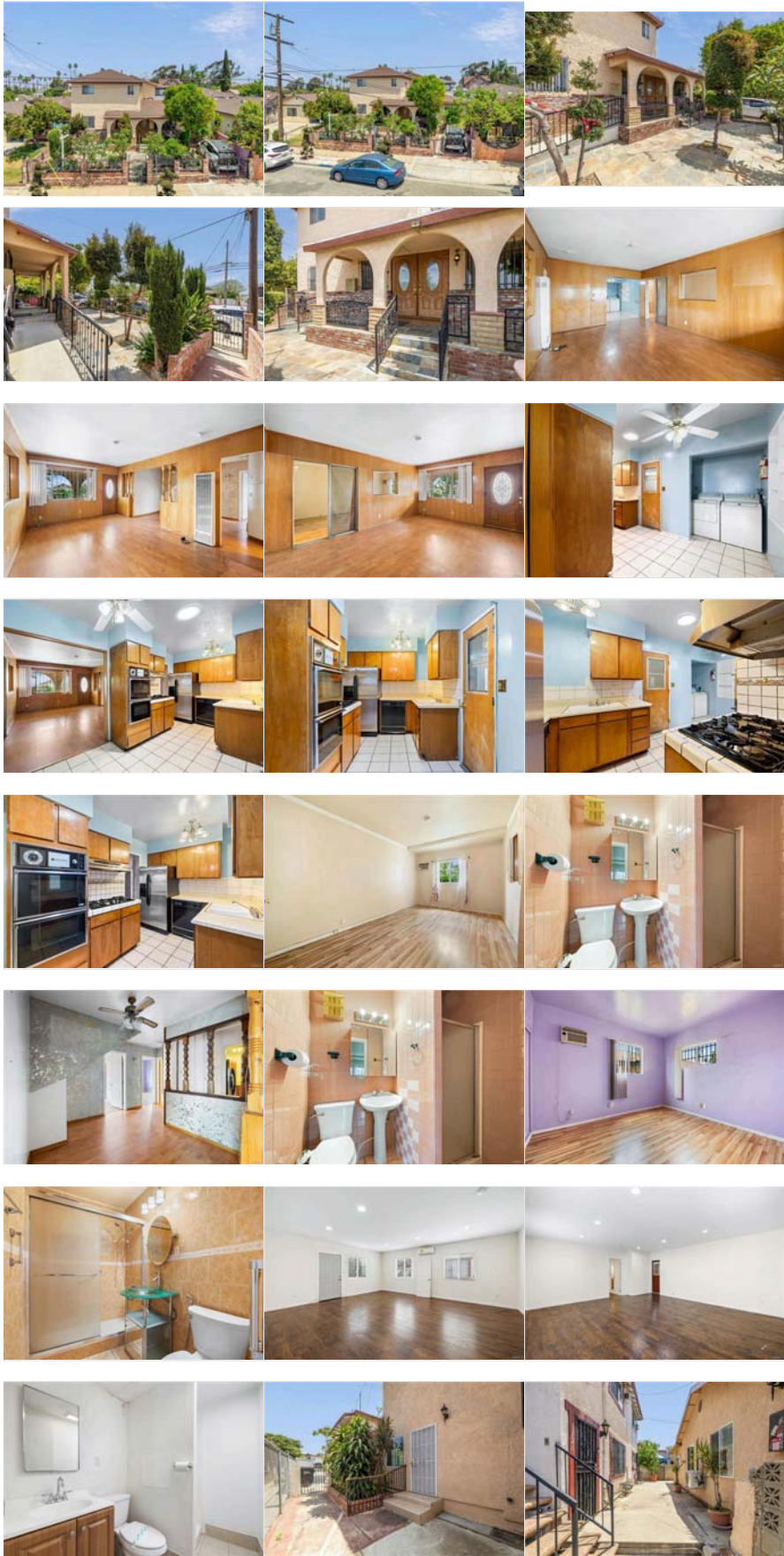
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV24105424

Printed: 08/25/2024 9:21:17 AM

Closed •

List / Sold:

\$1,250,000/\$1,080,000 ↓

105 days on the market

Listing ID: 24388259

1940 S La Salle Ave • Los Angeles 90018
4 units • \$312,500/unit • **3,681 sqft** • **7,501 sqft lot** • \$293.40/sqft •
Built in 1939
West of Normandie Ave, cross street is Washington Blvd



Savvy investors here is a great investment opportunity in the mid city area of Los Angeles just minutes from Downtown, Culver City, USC, LA live, the LA Coliseum and the Sports Arena. Surrounded by freeways, shops, schools, parks and much more. Korea Town adjacent. Sitting on a quiet tree lined cul de sac. Live in one and rent the others or make your investment grow. One of the units is vacant. Newly painted and new roof on front building. There is the possibility to build an ADU-buyers to verify with city of LA.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5
- \$84000 Net Operating Income

Interior

- Floor: Laminate, Wood

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$20,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	2	1		Unfurnished	\$0	\$0	\$2,200
3:	1	1	1		Unfurnished	\$1,450	\$1,450	\$1,800
4:	1	1	1		Unfurnished	\$1,550	\$1,550	\$1,900

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 # 5074028002

Michael Lembeck

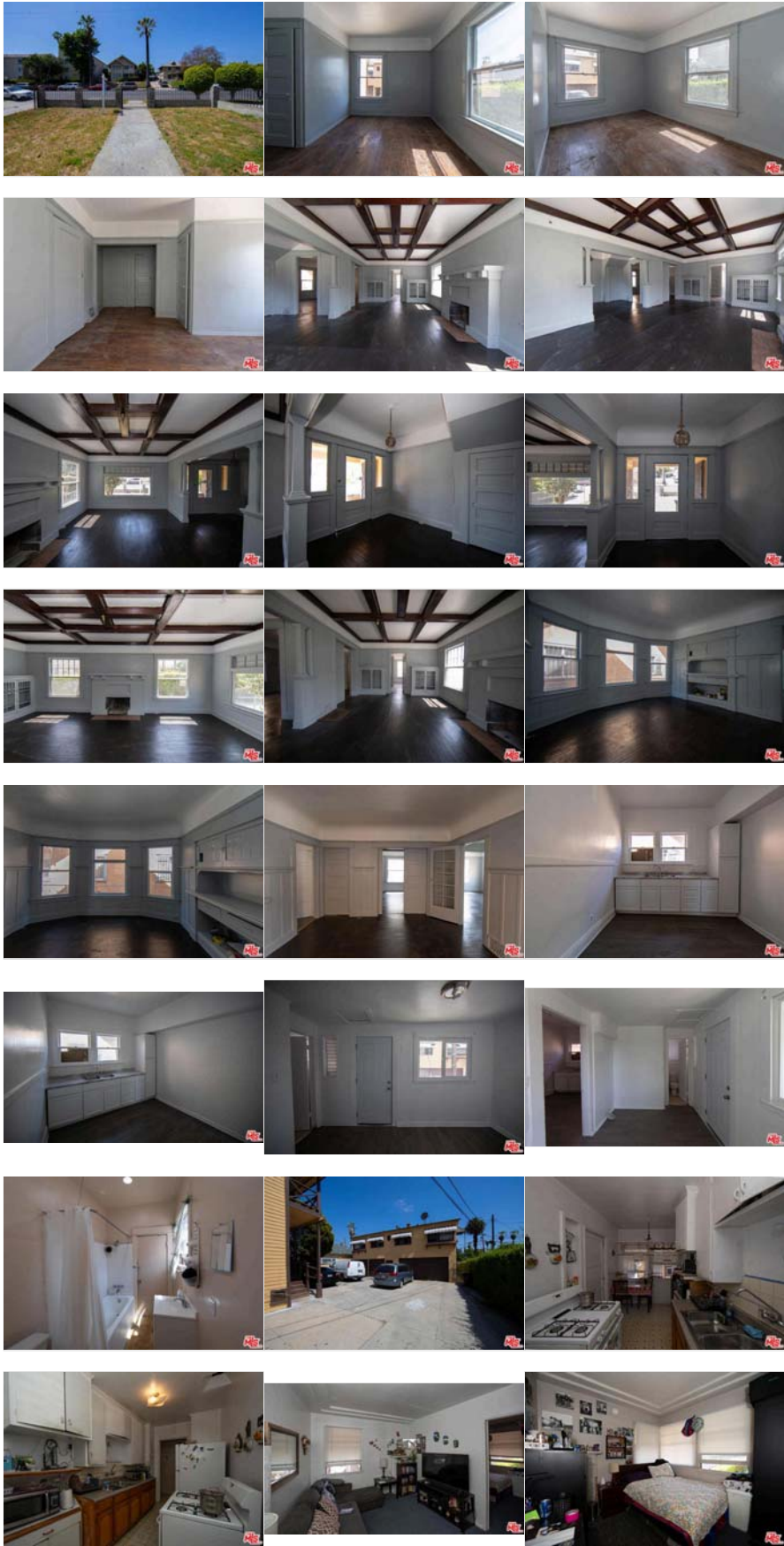
State License #: 01019397
Cell Phone: 714-742-3700

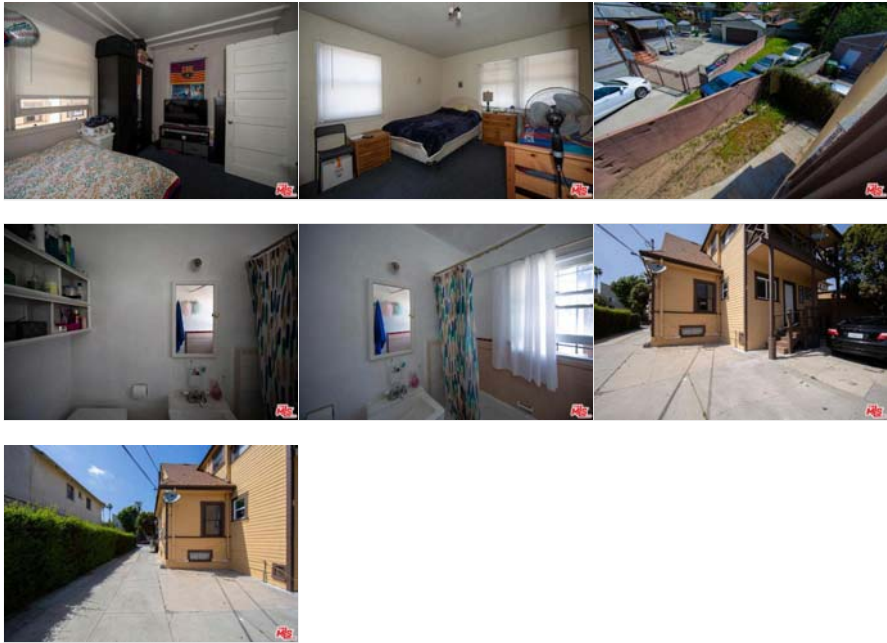
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24388259

Printed: 08/25/2024 9:21:17 AM

Closed •

List / Sold:

\$1,825,000/\$1,700,000 ↓

146 days on the market

Listing ID: 24369999

951 S Ardmore Ave • Los Angeles 90006
4 units • \$456,250/unit • 3,888 sqft • 5,906 sqft lot • \$437.24/sqft •
Built in 1960

North of W. Olympic Blvd. South of San Marino St. East of S. Kingsley Dr. West of S. Normandie Ave.



Welcome to this exceptional opportunity to invest in a fully vacant 4plex in the heart of Koreatown/Mid-Wilshire! This newly remodeled 4 unit is ideal for investors and owner-users alike. Each unit boasts 2 bedrooms, 1 bathroom, a fully remodeled kitchen, A/C split unit, ample storage, its own gas and electric meter & luxury vinyl flooring throughout. Be greeted by an abundance of natural sunlight peering through the many dual-paned windows - keeping noise & heat out and the cool in! Rear units have either a patio or expansive balcony facing the parking with 6 covered spots and the outdoor space with persimmon trees! This is a rare opportunity to purchase one of the most valued income properties in LA having the entire building delivered VACANT! Located just minutes away from DTLA, Metroline, 10/110 freeways, and all the wonderful things Koreatown has to offer.

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$1,870,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02205941
- 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	\$3,250
2:	2	2	1		Unfurnished	\$0	\$0	\$3,250
3:	3	2	1		Unfurnished	\$0	\$0	\$3,250
4:	4	2	1		Unfurnished	\$0	\$0	\$3,250

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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5080031001

Michael Lembeck

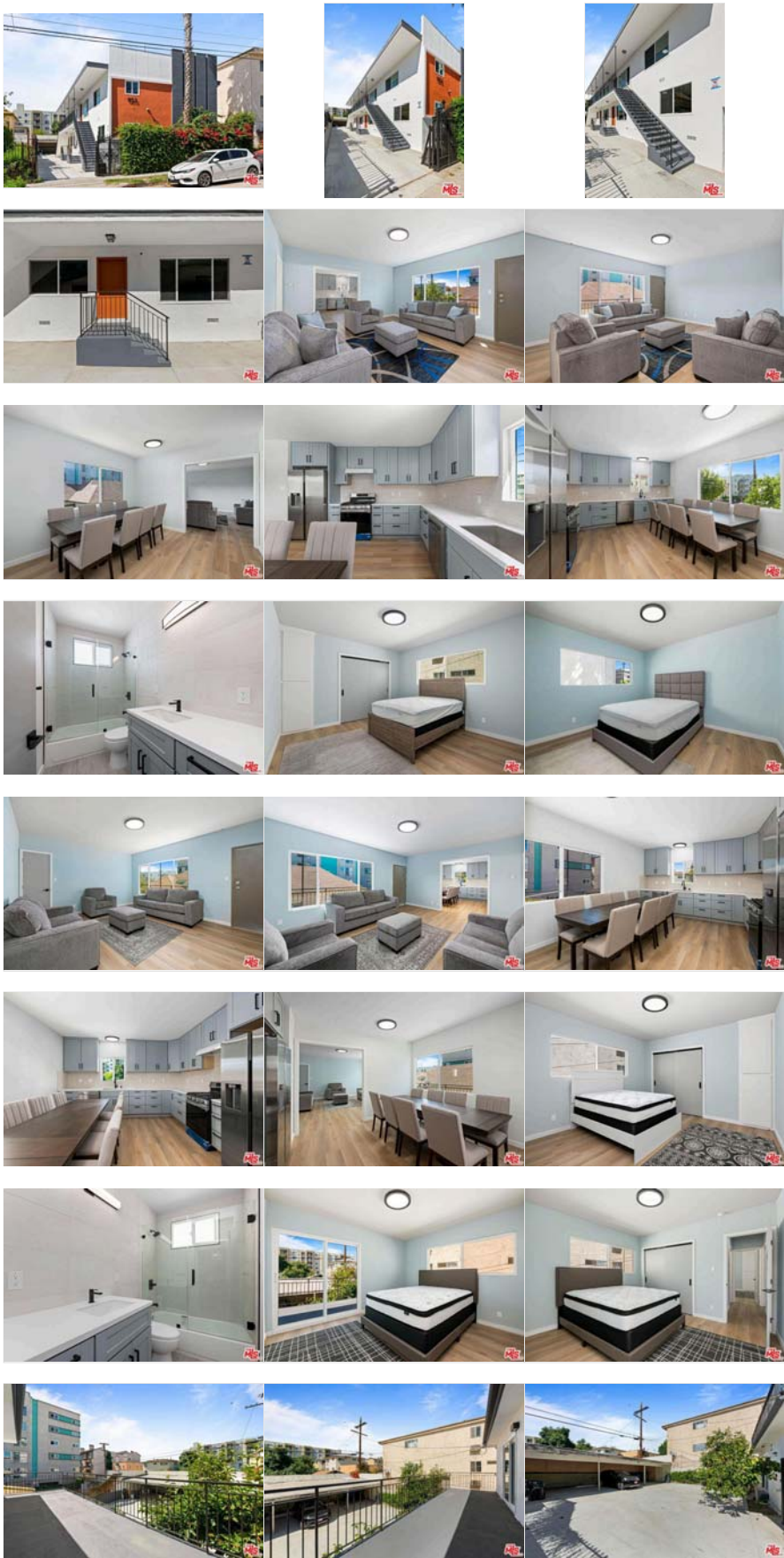
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24369999

Printed: 08/25/2024 9:21:17 AM

Closed •

List / Sold:

\$1,899,000/\$1,750,000 ↓

51 days on the market

Listing ID: 24402567

19659 Lemay St • Reseda 91335
4 units • \$474,750/unit • 3,181 sqft • 10,854 sqft lot • \$550.14/sqft •
Built in 1951
North of Victory, East of Corbin



This exceptional property features four distinct units witting on a HUGE over 10,000 square foot lot, perfect for an investor or owner user. The main house offers spacious living with 3 bedrooms and 1.5 bathroom, including a dedicated laundry room. It has been fully remodeled and boasts outdoor amenities such as a pool, patio, and a huge backyard, ideal for entertaining. It also has its own private driveway. The accessory dwelling unit (ADU) is a cozy ~400 sq ft space with 1 bedroom and 1 bathroom. It features a brand new kitchen and bathroom, a huge front yard, and in-unit laundry for convenience. Additionally, there are two brand new identical separate units, each offering 2 bedrooms and 2 bathrooms. These units have modern, completely new interiors, private large yards, and their own laundry rooms. This property is ideal for residential income, with a diverse unit mix catering to various needs. Two of the four units are currently rented but can all be delivered VACANT and FURNISHED. Located on a private street at the end of the cul-de-sac in close proximity to shopping, transportation and more! Don't miss this unique investment opportunity!

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$1,899,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$13350 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$250
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance: \$50
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Furnished	\$5,000	\$0	\$5,000
2:	2	1	1		Furnished	\$2,000	\$2,000	\$2,000
3:	3	2	2		Furnished	\$3,300	\$0	\$3,300
4:	4	2	2		Furnished	\$3,300	\$3,300	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- RES - Reseda area
- Los Angeles County
- Parcel # 2132003004

Michael Lembeck

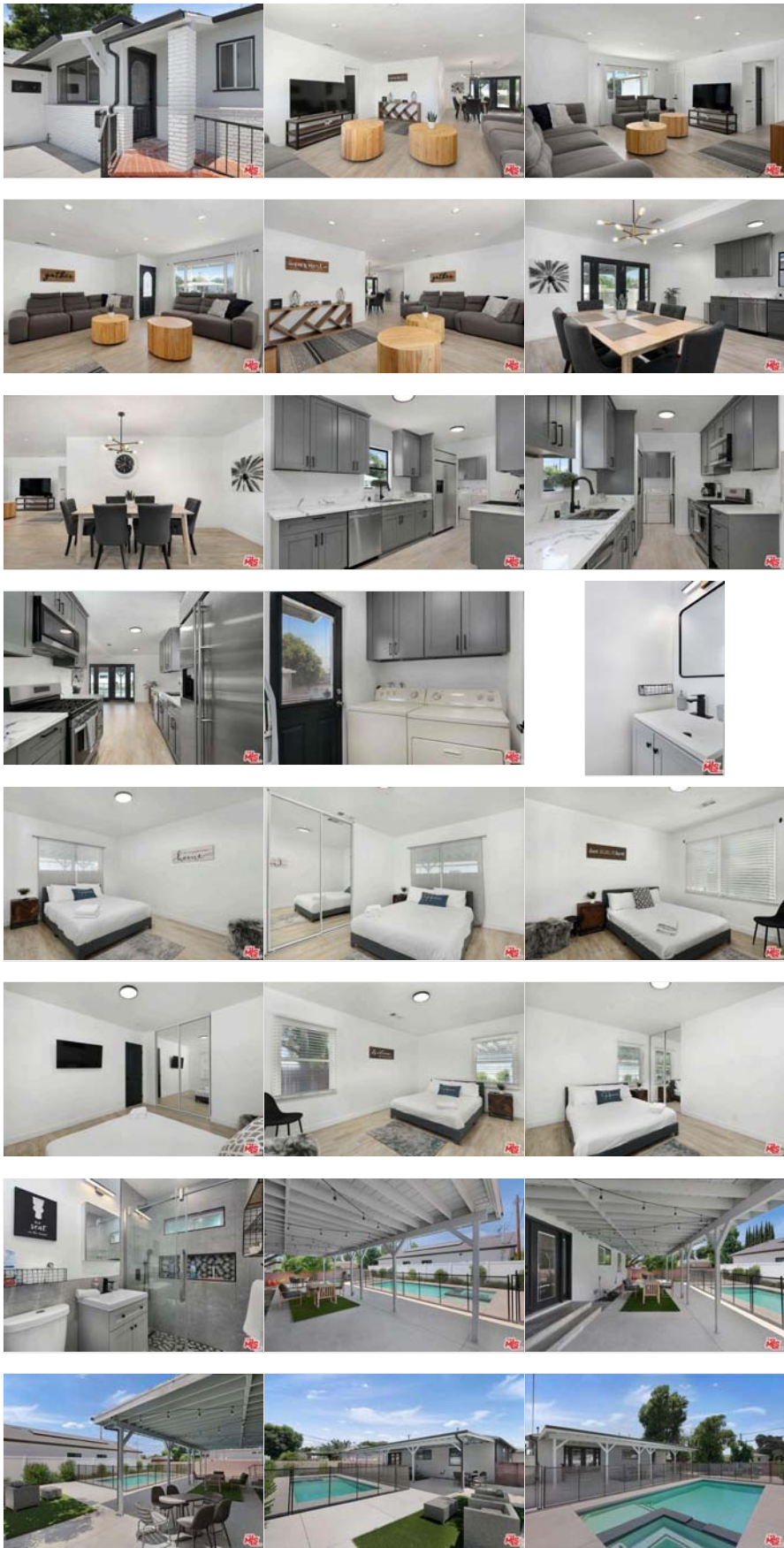
State License #: 01019397
Cell Phone: 714-742-3700

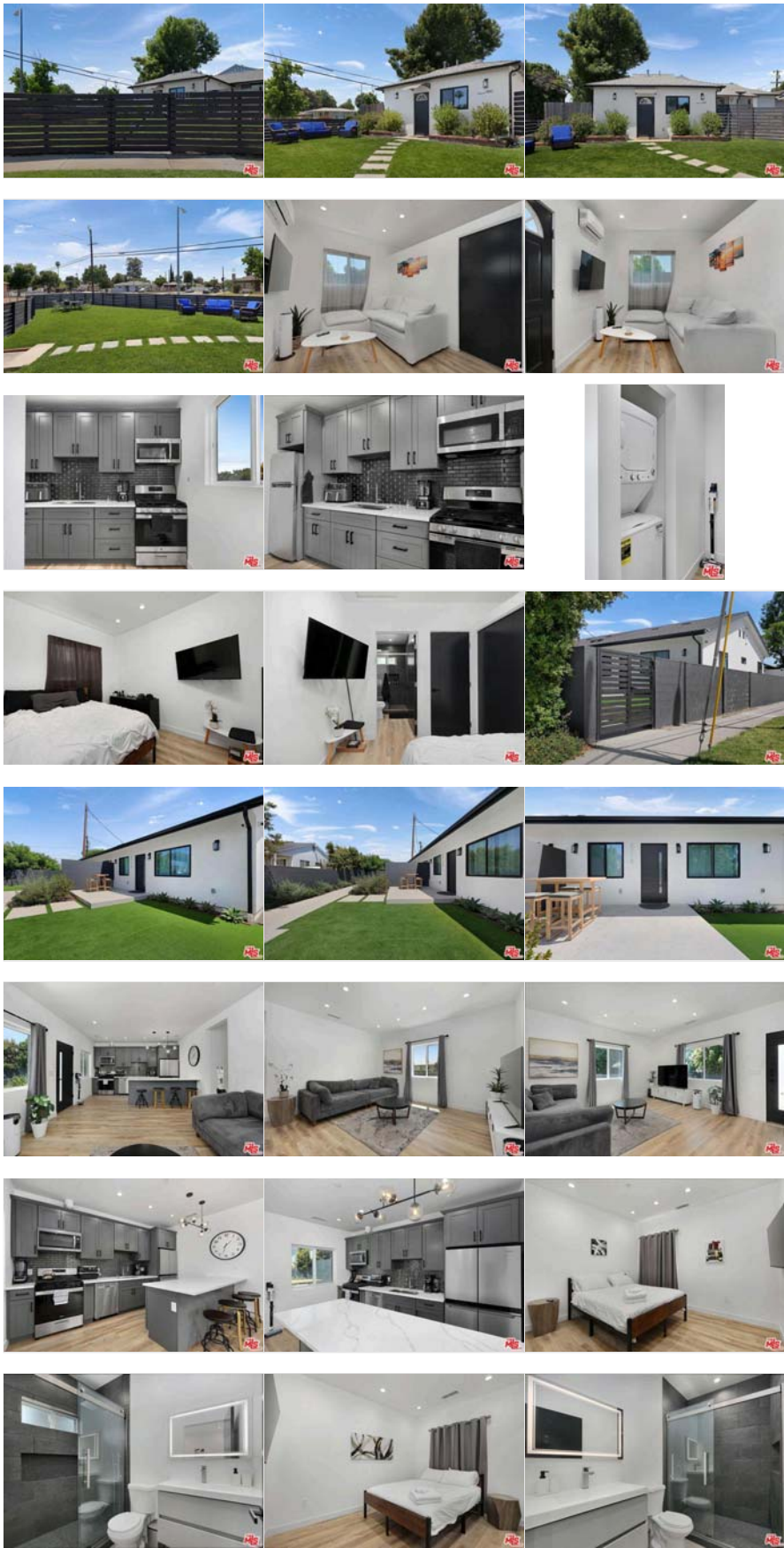
Citivist Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 24402567

Printed: 08/25/2024 9:21:17 AM

Closed • **Quadruplex**

List / Sold: **\$845,900/\$800,000** ↓

4508 E 53rd St • Maywood 90270

100 days on the market

4 units • \$211,475/unit • 2,036 sqft • 6,354 sqft lot • \$392.93/sqft • Built in 1950

Listing ID: DW24073824

Atlantic and 53rd Street



Discover an exceptional investment opportunity in the heart of Maywood! This rare-to-find 4-unit property features each 1 bedroom and 1 bath, providing steady income and great potential for appreciation. The property includes a 3-car garage and additional parking in the driveway, offering convenient parking options. Located within walking distance to a local elementary school and shopping center, this property is also close to the 710 and 5 freeways, providing easy access to major destinations. With long-term tenants ensuring payment stability, this property is perfect for both new and experienced investors looking to expand their portfolio. Don't miss out on this fantastic chance to own a prime piece of real estate in Maywood! Please do not disturb the tenants. Contact us today for more information

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$865,900
- 1 Buildings
- 3 Total parking spaces
- Heating: Floor Furnace
- \$2,352 (Seller)
- SellerConsiderConcessionYN:
- \$51300 Gross Scheduled Income
- \$49300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,585
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01375138
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$585
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,600
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,600
3:	1	1	1	0	Unfurnished	\$975	\$975	\$1,600
4:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,600

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6313006013

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





CUSTOMER FULL: Residential Income LISTING ID: DW24073824

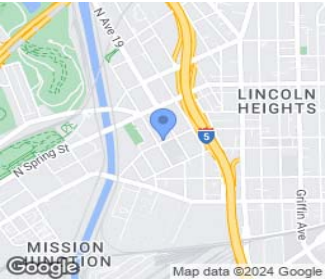
Printed: 08/25/2024 9:21:17 AM

Closed • Apartment

List / Sold:
\$1,200,000/\$1,140,000 ↓
19 days on the market

1801 Albion St • Los Angeles 90031
5 units • **\$240,000/unit** • **3,556 sqft** • **8,309 sqft lot** • **\$320.58/sqft** •
Built in 1890
Merge onto I-10 W, Exit State St, Turn right onto N State St, Turn left onto Marengo St, Continue onto Daly St, Turn left onto N Main St, Turn right onto Albion St

Listing ID: CV24147159



ATTRACTIVE INTEREST-ONLY SELLER FINANCING AVAILABLE. We are proud to present an exceptional opportunity to acquire a well-maintained, 5-unit property located at 1801 Albion Street in the Lincoln Heights area of Los Angeles. This ±3,556 SF building sits on a ±8,309 SF lot and is situated between S Avenue 18 and S Avenue 19 on Albion Street. 1801 Albion Street provides convenient access to Downtown Los Angeles, L.A. Live, USC Health Sciences Campus, Dodger Stadium, FIGat7th, The Bloc and much more. Locally, tenants benefit from their proximity to major freeways (10, 5, 60, 110 and 101) and the Lincoln/Cypress Metro Rail Station, along with a vibrant mix of shopping centers, schools, restaurants, museums, and retailers. Los Angeles, the heart of entertainment, boast a constant demand for quality rentals. The property sits amidst a thriving working class with a steady need for well-maintained housing and easy access to major employers. 1801 Albion Street offers a unique living experience with the added convenience of an on-site retail store, individual driveway parking, porches, backyards, and mature landscaping. Units feature wood plank flooring, new cabinets, wall air conditioning and heating, ceiling fans and vertical blinds.* 1801 Albion Street is a secure long-term investment ideal for any investor seeking a solid return. This opportunity caters to a wide range – first-time purchasers, seasoned investors, and those seeking a 1031 exchange – providing a win-win scenario. *Select Units

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$1,200,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$646 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.48
- \$82608 Gross Scheduled Income
- \$53743 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,386
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,168
- Maintenance: \$2,404
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,776
- Other Expense: \$1,000
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$1,521	\$73,008	\$2,200
2:	1	0	0	0	Unfurnished	\$800	\$9,600	\$1,500

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
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5447025031

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







CUSTOMER FULL: Residential Income LISTING ID: CV24147159

Printed: 08/25/2024 9:21:17 AM

Closed • Apartment

List / Sold:

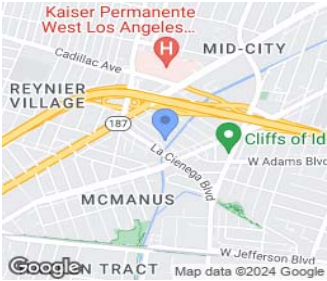
\$4,395,000/\$4,300,000 ↓

4 days on the market

Listing ID: BB24123382

6006 Comey Ave • Los Angeles 90034
5 units • \$879,000/unit • 8,488 sqft • 8,409 sqft lot • \$506.60/sqft •
Built in 2024

Located inside of the Culver City Arts District, just south of the cross section of the 10 freeway and Venice Blvd.



6006 Comey Ave is an ultra-premium 100% LEASED 2024 5-unit located in the ULTRA TRENDY Culver City Arts District, just steps from the countless shops, galleries and restaurants! This 5-unit is ready to close immediately: a dream come true for 1031 exchange buyers! Both 5 bed units are leased at \$6,495 per unit, the 4 & 3 bed units are leased at \$5,200 & \$4,500 and the 2 bed at \$3,000! All units rented extremely fast due to the highly desirable Arts District location and luxury, townhome style finishes. 6006 Comey Ave is made up of two large 5-bedroom tri-level townhome style units with rooftop decks, one 4-bedroom and one 3-bedroom tri-level townhome style unit with rooftop decks and one spacious 2-bedroom ADU! The property boasts 10 parking spots, all situated behind an automatic security gate that is conveniently accessed by a back alley (highly desirable by tenants). The excellent location, paired with the upscale modern units, and sprawling rooftop deck views of the hills and city will make for quick, easy rentals. These premium townhomes feature unbeatable floorplans with extremely large, tenant friendly kitchens and living rooms. You will find noteworthy features including, but not limited to designer tiles, all kitchen appliances included, MASSIVE rooftop decks, modern glossy cabinets, high ceilings, huge closets, balconies off the living space and bedrooms, countless windows everywhere you look allowing for maximum light, natural wood waterproof vinyl, and more! In addition to the high return, buyers will enjoy other perks including tons of parking, tastefully designed drought tolerant landscaping, a 1-year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come. This one-of-a-kind opportunity will not last long!

Facts & Features

- Sold On 08/21/2024
- Original List Price of \$4,395,000
- 2 Buildings
- Levels: Three Or More
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$45 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- Cap Rate: 5.36
- \$308280 Gross Scheduled Income
- \$235676 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave
- Other Interior Features: Living Room Balcony

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$63,355
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,942
- Maintenance: \$2,500
- 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	5	5	0	Unfurnished	\$6,495	\$6,495	\$6,495
2:	1	5	5	0	Unfurnished	\$6,495	\$6,495	\$6,495
3:	1	4	4	0	Unfurnished	\$5,200	\$5,200	\$5,200
4:	1	3	2	0	Unfurnished	\$4,500	\$4,500	\$4,500
5:	1	2	1	0	Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher: 5
- Disposal:
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator: 5
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C28 - Culver City area
- Los Angeles County
- Parcel # 5065012068

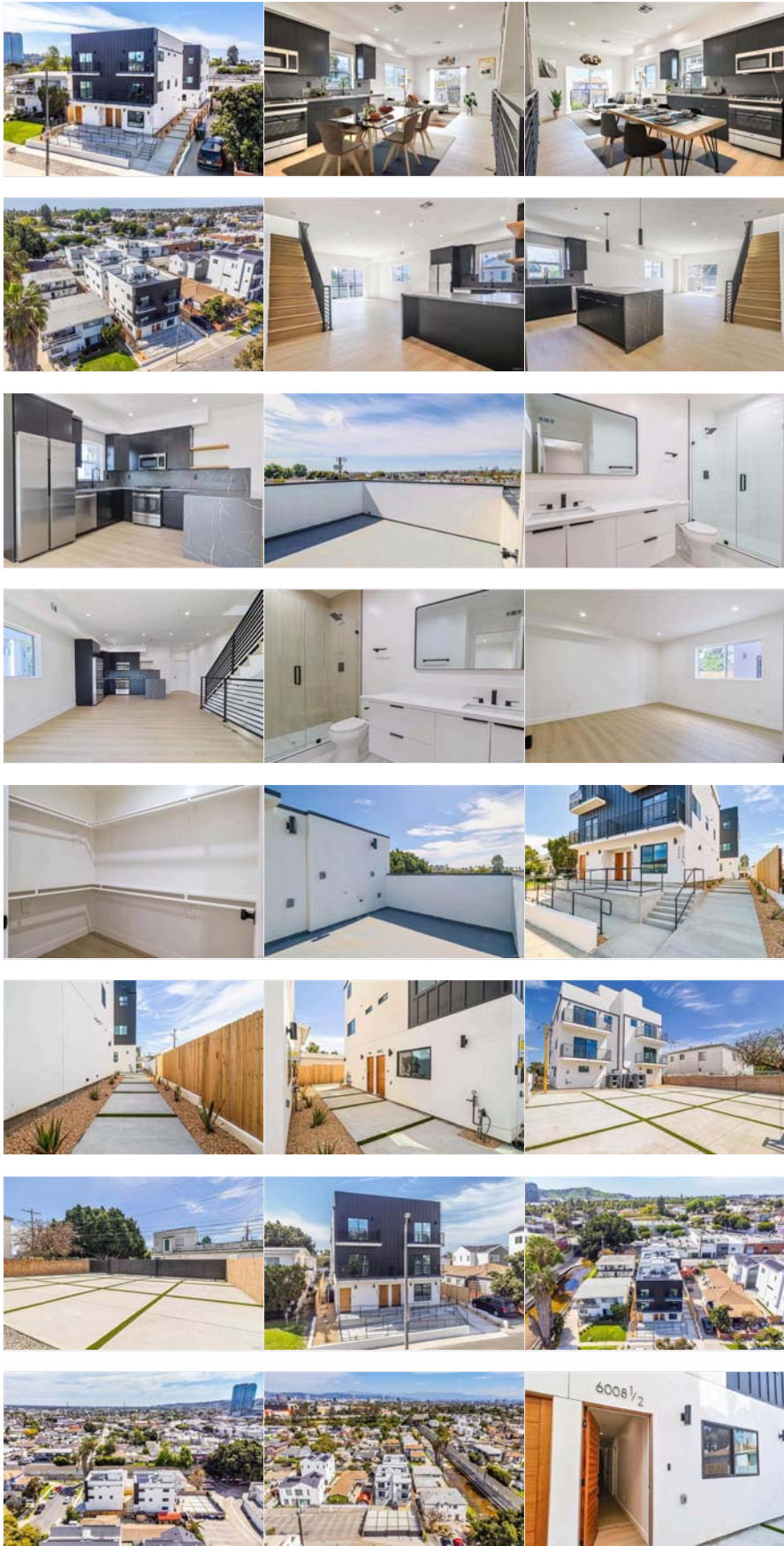
Michael Lembeck

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

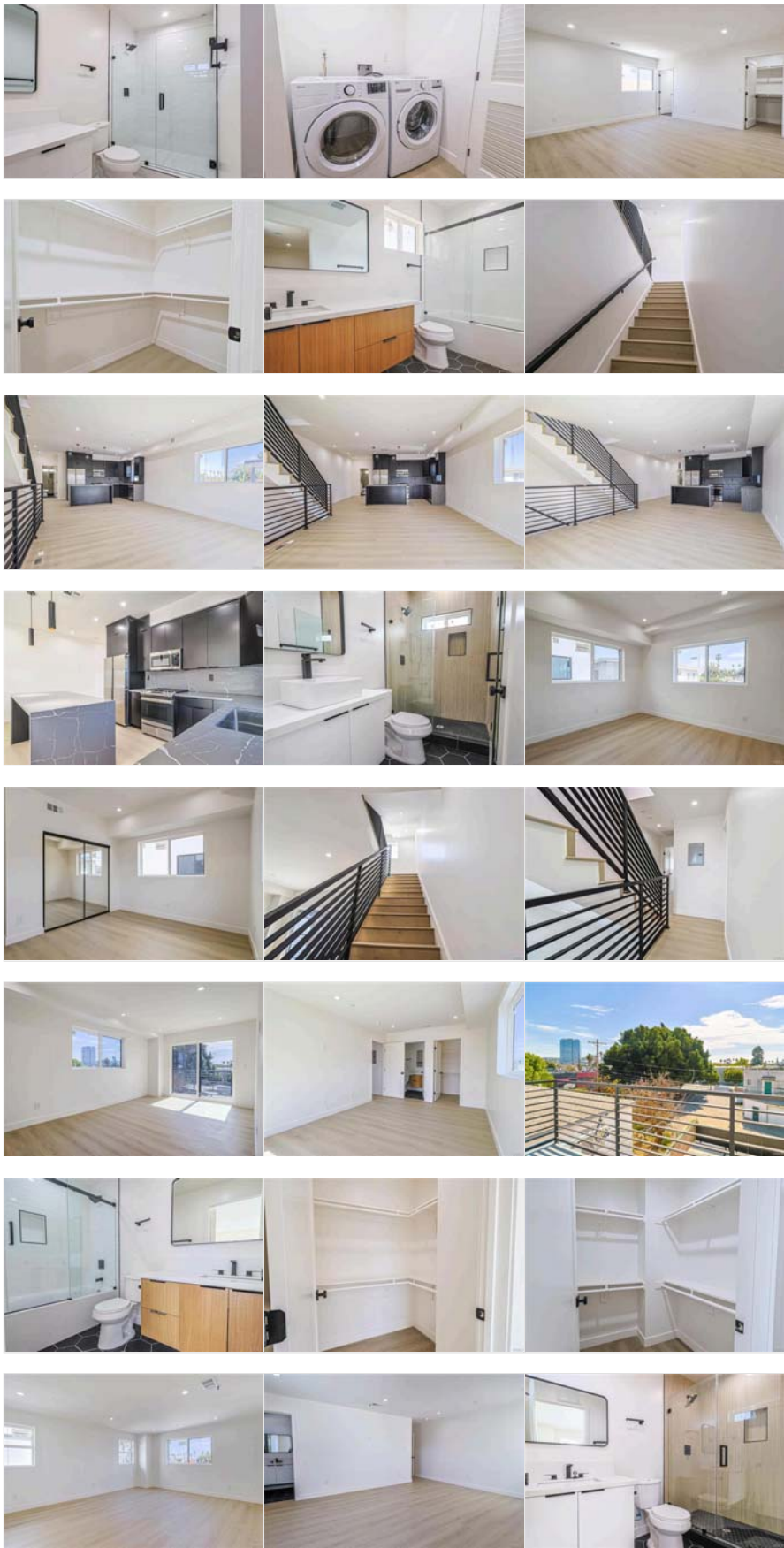
Citivist Realty Services, Inc

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

Click arrow to display photos









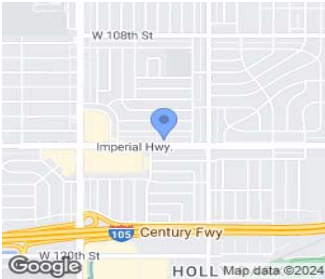
CUSTOMER FULL: Residential Income LISTING ID: BB24123382

Printed: 08/25/2024 9:21:17 AM

Closed • Apartment

List / Sold:
\$1,350,000/\$1,250,000 ↓
9 days on the market
Listing ID: SB24042940

2425 W Imperial • Inglewood 90303
6 units • \$225,000/unit • 4,320 sqft • 6,000 sqft lot • \$289.35/sqft •
Built in 1956
West of VanNess/East of Crenshaw



This is a six unit apartment building consisting of four one bedrooms and two 2 bedrooms in the City of Inglewood with upside in rents. Property is close to LAX, SoFi Stadium, future Clippers Arena. Walking distance to nearby shopping, transportation, and schools. Building is under Rent Control. Rents due to be increased in August.

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$107100 Gross Scheduled Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,096
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,596
- Cable TV: 01517281
- Gardener:
- Licenses: 104
- Insurance: \$16,579
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,614	\$1,614	\$1,800
2:	1	1	1	1	Unfurnished	\$1,606	\$1,606	\$1,800
3:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,300
4:	1	1	1	1	Unfurnished	\$1,405	\$1,405	\$1,800
5:	1	1	1	1	Furnished	\$1,600	\$1,600	\$1,800
6:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,300

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4029008014

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



CUSTOMER FULL: Residential Income LISTING ID: SB24042940

Printed: 08/25/2024 9:21:17 AM

Closed • Single Family Residence

738 E Sacramento St • Altadena 91001
6 units • \$216,467/unit • 3,372 sqft • 20,339 sqft lot • \$379.60/sqft •
Built in 1924
W of Lake Avenue / N of Woodbury Rd

List / Sold:
\$1,298,800/\$1,280,000 ↓
292 days on the market
Listing ID: CV23133868



REZONED FOR UP TO 18 UNITS! Welcome to the heart of Altadena, where an incredible investment opportunity awaits you. This property offers six charming, cottage-like homes, each featuring 1 bedroom and 1 bath, except one unit offering 2 bedrooms and 1 bathroom, making it the perfect investment for those seeking versatility and rental income potential. Nestled amidst lush green landscaping and surrounded by bountiful fruit trees, this tranquil oasis creates an inviting ambiance that tenants will love. The spacious parking areas ensures convenience for all residents and their guests, providing ample space for vehicles. What sets this property apart is the private long road in between, offering both accessibility and seclusion. Don't miss out on this unique chance to own a property that promises not just excellent returns but also a slice of paradise in Altadena.

Facts & Features

- Sold On 08/19/2024
- Original List Price of \$1,498,800
- 5 Buildings
- 0 Total parking spaces
- Heating: Floor Furnace
- \$2,563 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$72000 Gross Scheduled Income
- \$60000 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01360308
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 604 - Altadena area
- Los Angeles County
- Parcel # 5845031015

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV23133868

Printed: 08/25/2024 9:21:17 AM

Closed •

List / Sold: \$1,000,000/\$880,000 ↓

5111 Ascot Ave • Los Angeles 90011

59 days on the market

6 units • \$166,667/unit • 2,745 sqft • 7,503 sqft lot • \$320.58/sqft •
Built in 1924

Listing ID: 24394893

Google Maps: 5111 Ascot Ave. Los Angeles, CA 90011



BUNGALOWS on Ascot! We are pleased to present a 6-Unit bungalow community located at 5111 Ascot Ave. With 6 separate bungalow structures on the property, tenants enjoy the feeling of living in a single-family home paired with the affordability of living within an apartment community. The building currently operates at a 9.96 GRM on current rents, with rental upside potential to a 6.46 GRM and a 10.85% CAP on pro-forma rents. The units consist of 2 studio bungalows (one of which is a brand new ADU!), 3 one-bedroom bungalows, and 1 two-bedroom bungalow. Delivered with 1 unit VACANT, it will allow the new owner to set a market rent for a very in-demand bungalow product.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$1,000,000
- 6 Buildings
- Levels: One
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.84
- \$58389 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$38,968
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,068	\$1,068	\$1,800
2:	1	1	1		Unfurnished	\$1,009	\$1,009	\$2,200
3:	1	1	1		Unfurnished	\$922	\$922	\$2,200
4:	1	1	1		Unfurnished	\$950	\$950	\$2,200
5:	1	2	1		Unfurnished	\$2,700	\$2,700	\$2,700
6:	1	0	1		Unfurnished	\$1,714	\$1,714	\$1,800

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%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5104006017

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24394893

Printed: 08/25/2024 9:21:18 AM

Closed •

714 W College St • Los Angeles 90012
7 units • \$157,143/unit • 5,803 sqft • 5,588 sqft lot • \$185.25/sqft •
Built in 1971
Near cross streets W College St & Adobe St.



List / Sold:
\$1,100,000/\$1,075,000 ↓
4 days on the market
Listing ID: 24420861

First time on the market in over 40 years, this property presents a tremendous investment opportunity with the potential for significant value appreciation. The current owners have generously kept rents low for their long-term tenants, providing a savvy investor the chance to reposition the property and capture almost three times the current rental income as tenants vacate. Mostly in its original condition, this building offers ample potential for strategic renovations and modernizations over time. Ideally situated in the Chinatown neighborhood, 714 W College Ave is just minutes from Downtown Los Angeles. Located between the 101 and 110 Freeways and close to Union Station, it boasts seamless connectivity to various parts of the city and easy access to major employment centers. Additionally, it's a short drive from L.A. Live, the LA Convention Center, Crypto.com Arena, and Dodger Stadium. According to LADBS, this property does not require an earthquake soft story retrofit (Buyer to Verify), which eliminates a potentially costly and complex burden, allowing the buyer to focus on capital improvements that will directly increase rental income. The property also features tuck-under parking accessible via College Street, with space for seven vehicles, and access from both College St and New Depot Street, providing convenient access for tenants regardless of their unit location. This well-located property with tremendous upside potential offers a compelling opportunity for investors with a long-term perspective.

Facts & Features

- Sold On 08/22/2024
 - Original List Price of \$1,100,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - SellerConsiderConcessionYN:
- Cap Rate: 3.14
 - \$34576 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$38,995
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$728	\$728	\$3,500
2:	1	2	1		Unfurnished	\$780	\$780	\$2,450
3:	1	2	1		Unfurnished	\$1,200	\$1,200	\$2,450
4:	1	2	1		Unfurnished	\$1,400	\$1,400	\$2,450
5:	1	2	1		Unfurnished	\$696	\$696	\$2,450
6:	1	2	1		Unfurnished	\$696	\$696	\$2,450
7:	1	2	1		Unfurnished	\$769	\$769	\$2,450

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- Los Angeles County
 - Parcel # 5407008008

Michael Lembeck

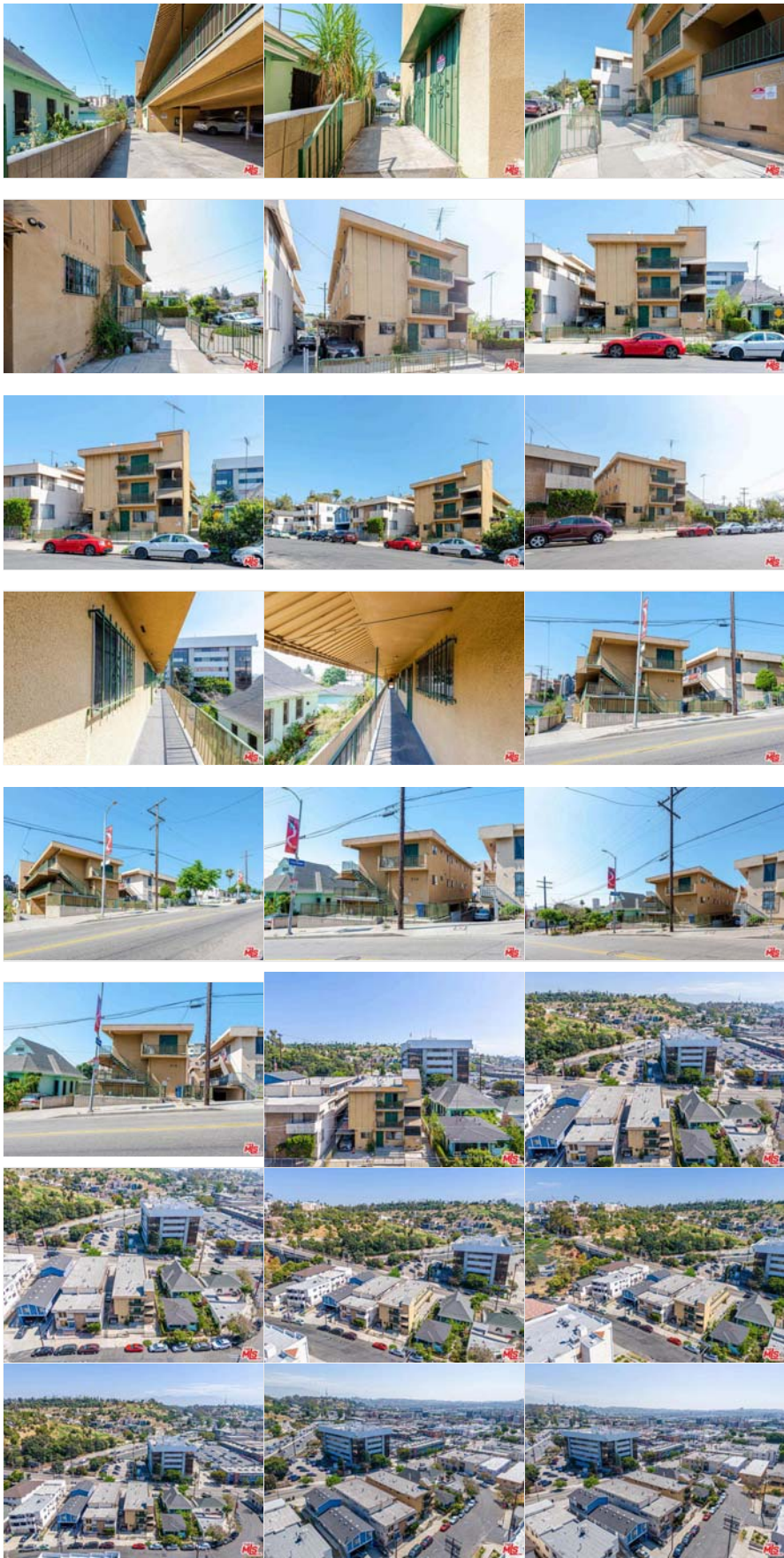
State License #: 01019397
Cell Phone: 714-742-3700

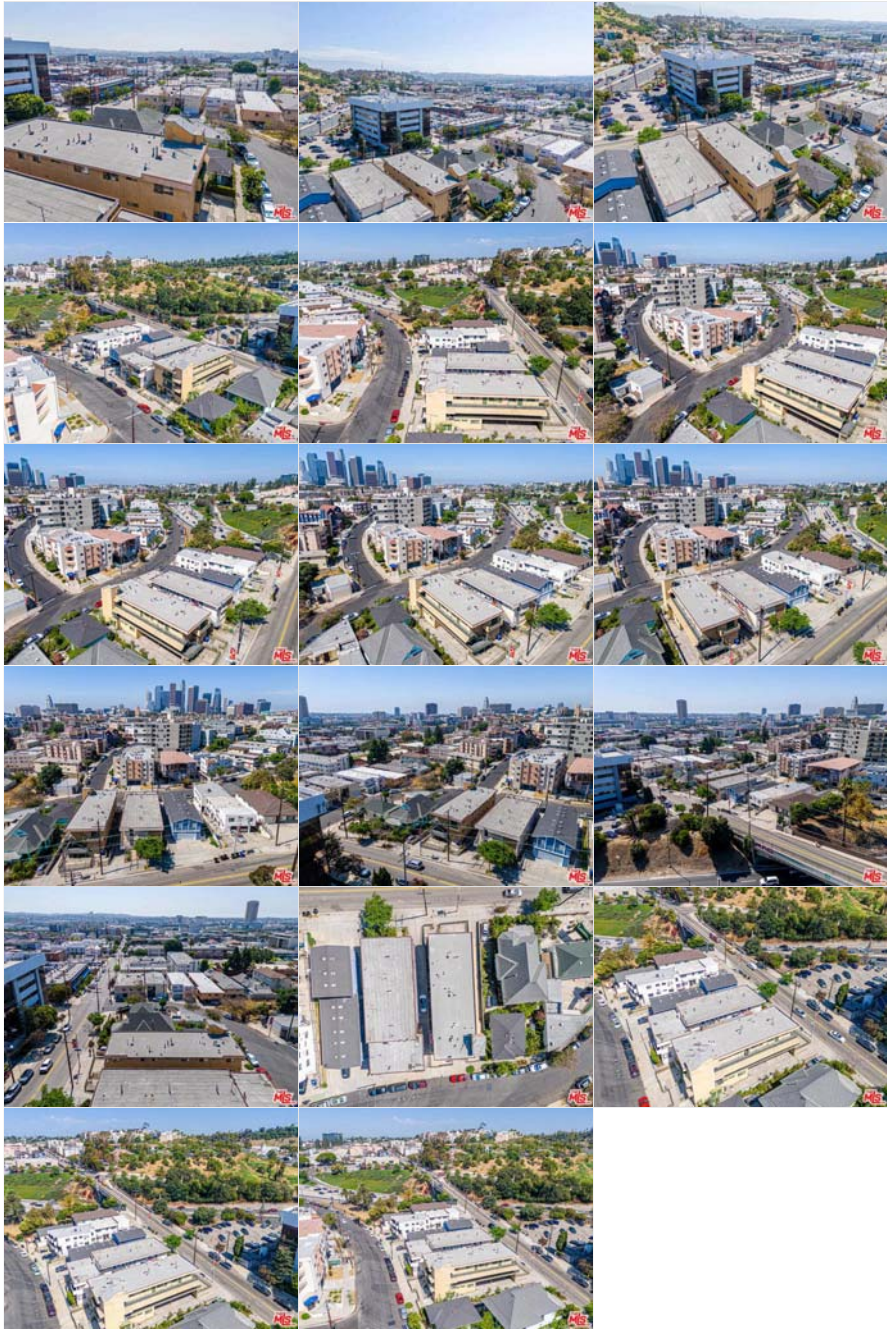
Citivist Realty Services, Inc

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

Click arrow to display photos







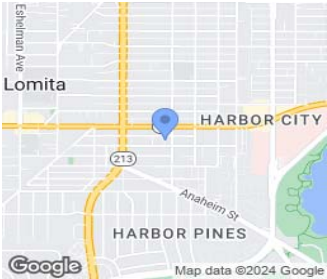
CUSTOMER FULL: Residential Income LISTING ID: 24420861

Printed: 08/25/2024 9:21:18 AM

Closed • Apartment

List / Sold:
\$1,450,000/\$1,400,000 ↓
41 days on the market
Listing ID: PV24097623

1609 259th. St. • Harbor City 90710
7 units • \$207,143/unit • 5,374 sqft • 20,000 sqft lot • \$260.51/sqft •
Built in 1950
So. of PCH, E. of Western



Huge Lot 20,000 Sq. Ft. 100 st. frontage by 200 deep. South of PCH in the harbor Pines area. All units have Inside Private Laundry, larger yard areas and additional parking. Large upside inn the rents.

Facts & Features

- Sold On 08/18/2024
- Original List Price of \$1,625,000
- 3 Buildings
- 2 Total parking spaces
- Heating: Combination
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, Inside
- Cap Rate: 6.01
- \$128244 Gross Scheduled Income
- \$87206 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,473
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,835
- Cable TV: 01879720
- Gardener:
- Licenses: 210
- Insurance: \$4,700
- Maintenance: \$6,178
- Workman's Comp:
- Professional Management: 6500
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,110	\$2,110	\$3,000
2:	3	1	1	1	Unfurnished	\$1,184	\$3,552	\$5,025
3:	1	1	1	2	Unfurnished	\$1,675	\$1,675	\$1,675
4:	1	2	1	2	Unfurnished	\$1,860	\$1,860	\$2,000
5:	1	2	1	2	Unfurnished	\$1,486	\$1,486	\$2,000

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7411004035

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

Click arrow to display photos



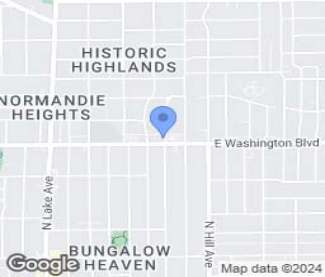
Closed • Apartment

List / Sold:

\$1,800,000/\$1,500,000 ↓

1253 E Washington Blvd • Pasadena 91104
7 units • \$257,143/unit • 5,578 sqft • 15,921 sqft lot • \$268.91/sqft •
Built in 1952
Take I-210W, Exit Allen Ave, Turn Right on N Chester Ave

207 days on the market
Listing ID: CV23167957



1253 E. Washington Boulevard is situated on the corner of E. Washington Boulevard and N. Chester Avenue, between N. Lake Avenue and N. Hill Avenue, just a few blocks North of the 210 Freeway. The property is a short distance to grocery stores, restaurants, parks, and schools. The property is also within minutes to essential frequented city locations— Shops on Lake Avenue, The Paseo, Oldtown Pasadena, Pasadena City College, California Institute of Technology, Jet Propulsion Laboratory, Art Center College of Design and Eaton Canyon Nature Center. The city of Pasadena is ideally located within Southern California and offers easy and convenient access to all of Los Angeles County, Ventura County, San Bernardino County and beyond through the 210, 134, 110, 2 and 5 freeways as well as the Allen Gold Line Metro Rail station. Significant local landmarks within a 20-mile radius include: The Huntington Library, The Rose Bowl, Dodger Stadium, Crypto. com Arena, Santa Anita Park, Griffith Observatory, Los Angeles Zoo, Hollywood Walk of Fame, Hollywood Bowl, Universal Studios, and more. 1253 E. Washington Boulevard is a charming property situated on a large lot of approximately ±15,921 square feet. The majority of the units consist of spacious cottage-style floorplans and all units are comprised of wall air conditioning and heating, carpet flooring, vertical blinds, have private porches, patios and/or balconies, and spacious kitchens with gas oven/stove combinations. The property features an open grass courtyard, mature landscaping, garage and surface parking with ample street parking. 1253 E. Washington Boulevard is a prime Pasadena income-producing property and a great value-add opportunity for a short or long-term investment. The property is in a highly desirable centrally located neighborhood and offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$2,000,000
- 5 Buildings
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,775 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 3.76
- \$114780 Gross Scheduled Income
- \$67672 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,844
- Electric: \$310.00
- Gas:
- Furniture Replacement:
- Trash: \$2,282
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$6,680
- Workman's Comp:
- Professional Management: 5684
- Water/Sewer: \$1,813
- Other Expense: \$1,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	6	Unfurnished	\$1,353	\$8,115	\$1,967
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5849008007

Michael Lembeck

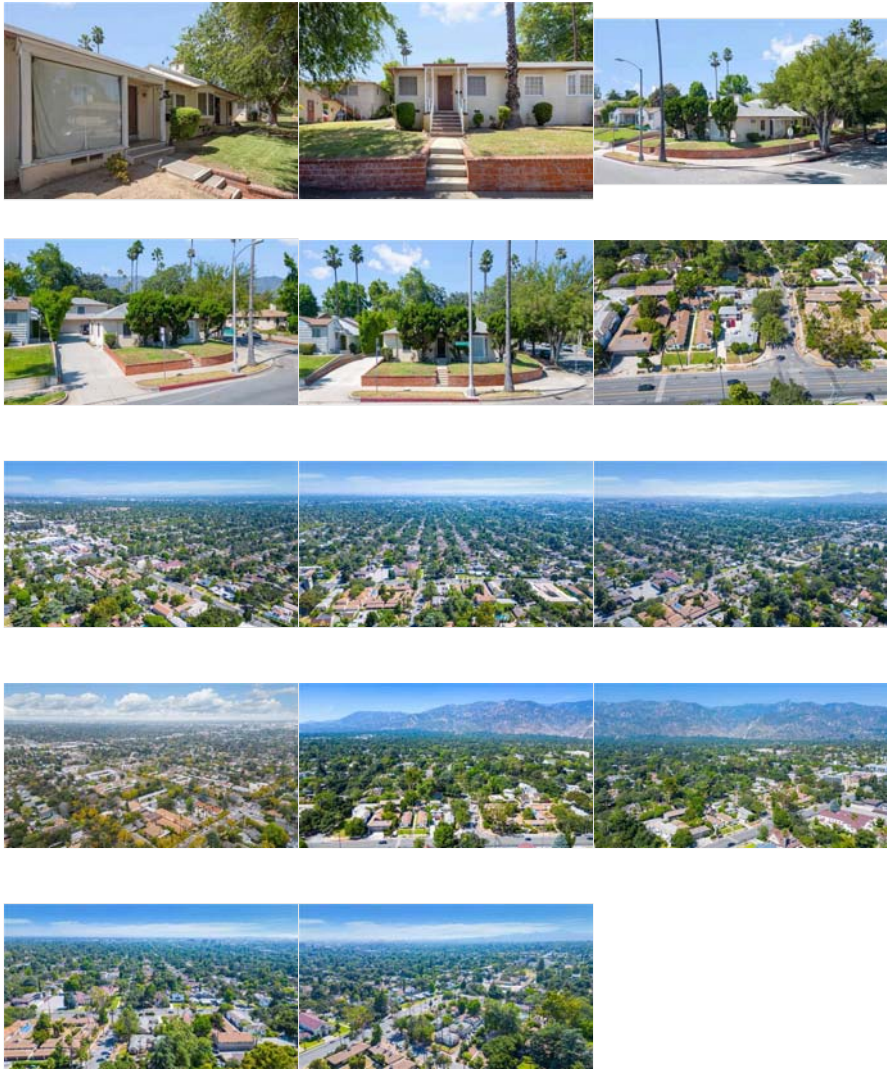
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV23167957

Printed: 08/25/2024 9:21:18 AM

Closed • Commercial/Residential

List / Sold:

\$1,198,000/\$1,220,000

14 days on the market

914 Orme Ave • Los Angeles 90023

10 units • \$119,800/unit • 5,090 sqft • 11,749 sqft lot • \$239.69/sqft • Built in 1924

Listing ID: WS24101288

off whittier blvd x Soto



914 Orme Ave is a 10-unit residential income community in Boyle Heights, Los Angeles with a total of 9 separate structures measuring 5,090 sf of living space on a 11,749 sf lot. Comprised of 8 individual Spanish Style Bungalows + 1 Duplex and a central courtyard, this mini compound may offer significant returns. Each unit has 1 bed 1 bath, its own laundry room, individual electric & gas meters and some DTLA views. Two units will be delivered VACANT. At \$120,000 per unit, the offering provides savvy investors a unique opportunity to purchase a premium asset with strong (+/-72%) projected upside in market rents and value-add potential. In one of the strongest rental markets in LA, this property enjoys close proximity to the Financial District, Sixth St Bridge, the Arts District, USC Keck Hospital, Union Station, DTLA, LA Convention Center, Dodger Stadium and convenient access to the 5, 10, 60, 101 and 710 fwys. Exciting projects, such as the 6th St Viaduct PARC (Parks, Arts, River and Connectivity Improvements) is underway. A projected 12-acre park will span below the 6th St Bridge connecting Boyle Heights with the Arts District and the LA River. The new space will create dog parks, a skate park, a performing arts plaza, soccer fields, a playground, and open green space. First time on the market in 55+ years, this is your chance to take the property to the next level. Sold as-is.

Facts & Features

- Sold On 08/22/2024
 - Original List Price of \$1,198,000
 - 9 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,313 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - 10 electric meters available
 - 10 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,611
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02082542
 - Gardener:
 - Licenses: 3007
- Insurance: \$3,629
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$6,000
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5189011038

Michael Lembeck

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

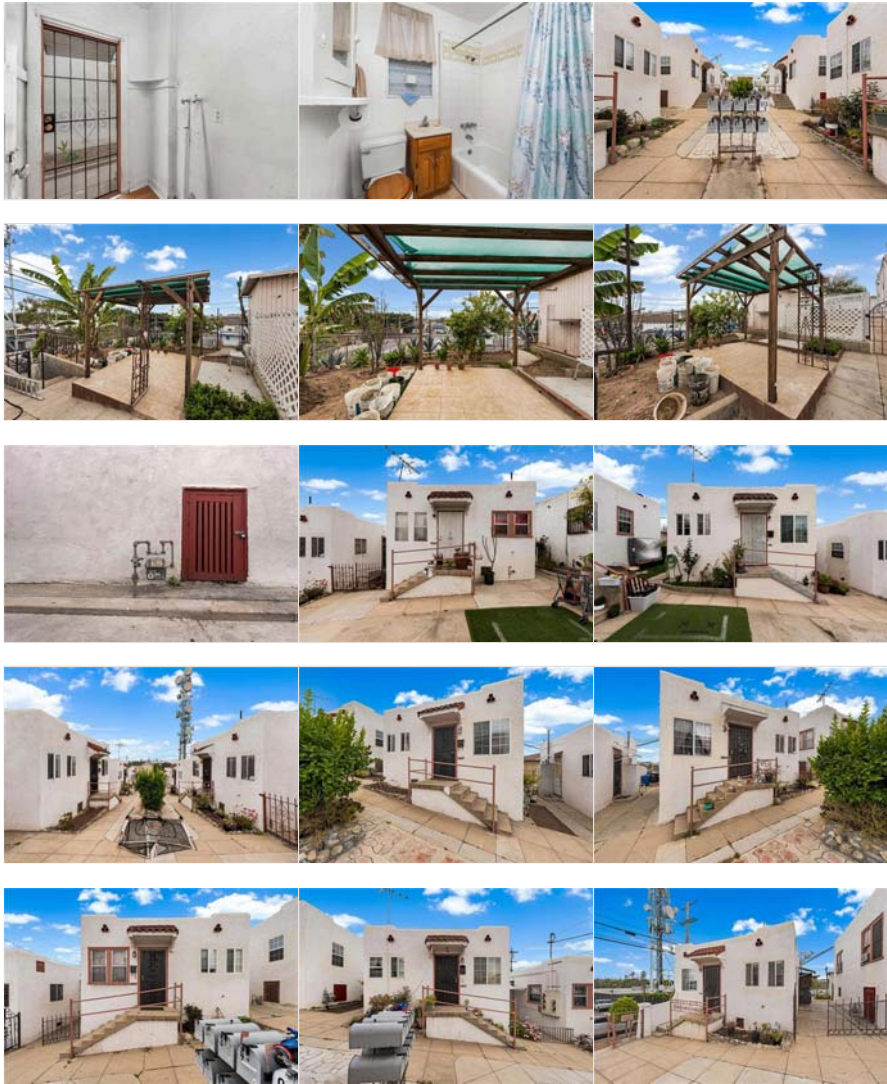
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: WS24101288

Printed: 08/25/2024 9:21:18 AM

Closed •

1111 Lincoln Blvd • Santa Monica 90403
10 units • \$399,900/unit • 10,356 sqft • 7,519 sqft lot • \$374.08/sqft •
Built in 1968
North of Wilshire



List / Sold:
\$3,999,000/\$3,874,000 ↓
91 days on the market
Listing ID: 24378867

This classic Mid-Centry Modern property in the Wilshire-Montana neighborhood is available for the 1st time in decades. It features 10 Huge Units averaging 1,000 SF each, and there is over 35% upside on rents. The unit mix is outstanding with (8) 2BR/2BA units, and (2) 1BR/1BA units. The low Price per SF for the area (\$441) makes this property the best value North of Wilshire. The building front features a lovely facade with brick planters and wainscoting that creates visually stunning curb appeal. There is secure subterrannian parking with automatic gate, controlled access, and on-site laundry so tenants will feel safe and secure. There is no seismic retrofit required. The building systems have recently been updated with new paint/stucco exterior, parking gates front & back, and a new re-circulation pump, expansion tank and sump pump. Some of the plumbing supply lines have been re-piped with copper, and there is new carpeting in the exterior stairwells. The roof was also recently repaired and coated with silicone sealant, and there are new gutters & downspouts. The location is spectacular! It is just a few blocks from Inspiration Point, Palisades Park, the renowned Saint Monica's Prep School and Church, the 3rd Street Promenade, and across the street from Emerson Park with tennis & basketball courts, etc. The family has lovingly maintained this charming property for over 50 years and is now ready to a set a place at the table for a new owner. Your investment in this Prime location will be lucrative with a property that will be cost-effective to operate and easy to maintain.

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$4,400,000
- 1 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 4.21
- \$160964 Net Operating Income
- 10 electric meters available
- 10 gas meters available

Interior

- Appliances: Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$128,177
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01900883
- 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	\$2,354	\$2,354	\$3,450
2:	1	2	2		Unfurnished	\$3,131	\$3,131	\$3,450
3:	1	2	2		Unfurnished	\$2,895	\$2,895	\$3,450
4:	1	2	2		Unfurnished	\$2,493	\$2,493	\$3,450
5:	1	1	1		Unfurnished	\$1,916	\$1,916	\$2,695
6:	1	2	2		Unfurnished	\$2,592	\$2,592	\$3,450
7:	1	2	2		Unfurnished	\$2,895	\$2,895	\$3,450
8:	1	2	2		Unfurnished	\$1,167	\$1,167	\$3,450
9:	1	2	2		Unfurnished	\$2,895	\$2,895	\$3,450
10:	1	1	1		Unfurnished	\$2,610	\$2,610	\$3,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281035019

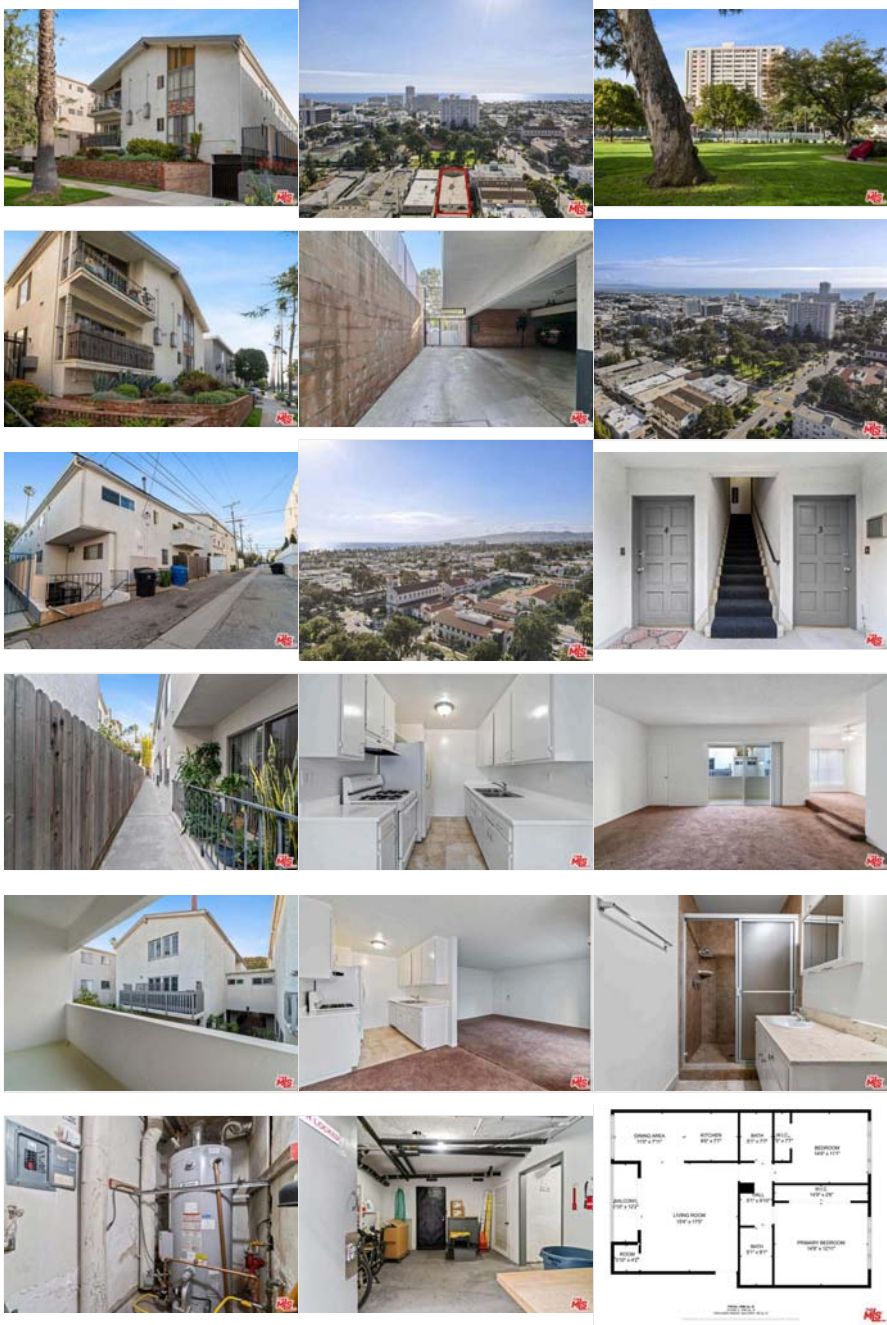
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 24378867

Printed: 08/25/2024 9:21:18 AM

Closed •

List / Sold:

\$1,645,000/\$1,525,000 ↓

75 days on the market

Listing ID: 24403137

5833 Gregory Ave • Los Angeles 90038
10 units • \$164,500/unit • 6,574 sqft • 6,502 sqft lot • \$231.97/sqft •
Built in 1961
5833 Gregory Ave. Los Angeles, CA. 90038



Facts & Features

- Sold On 08/21/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.91
- \$83442 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$56,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00682382
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,903	\$3,800	\$5,500
2:	6	1	1		Unfurnished	\$1,000	\$6,336	\$13,770
3:	2	0	1		Unfurnished	\$850	\$1,726	\$3,590

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5534029020

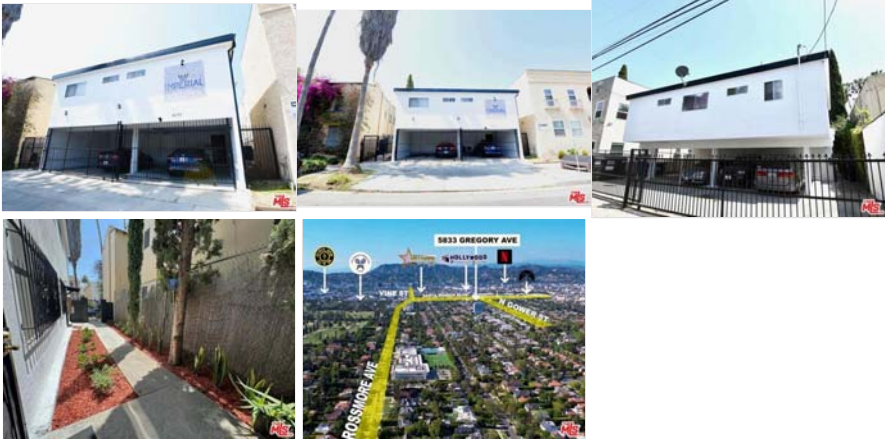
Michael Lembeck

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:

\$2,295,000/\$2,075,000 ↓

56 days on the market

Listing ID: 24391717

7353 Corbin Ave • Winnetka 91306
10 units • \$229,500/unit • 10,390 sqft • 11,109 sqft lot • \$199.71/sqft •
Built in 1962
2 blocks north of Sherman Way



10 units in Winnetka, the heart of the San Fernando Valley. Great unit mix - 4 - 1 bedroom + 1 bath, 3 - 2 bedroom + 2 bath and 3 - 3 bedroom + 3 bath units. Very large units - 10,390 sq. ft. of building. It was built in 1962 and it sits on a 11,105 sq. ft. lot. Long term owner. Below market rents with HUGE upside in the rents. There are currently 3 vacant units. there is an excellent assumable loan. The current balance is approximately\$1,019,654, interest rate is 4% fixed unit 7/28/2026, due in 2046. Close to shops, restaurants, public transportation and California State University, Northridge. Can be purchased with 7347 Corbin Ave - 8 units.

Facts & Features

- Sold On 08/22/2024
 - Original List Price of \$2,295,000
 - 1 Buildings
 - Levels: One
 - 9 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$114590 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$71,228
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,121	\$1,121	\$2,200
2:	1	2	2		Unfurnished	\$2,184	\$2,185	\$2,200
3:	1	1	1		Unfurnished	\$1,232	\$1,232	\$1,895
4:	1	1	1		Unfurnished	\$1,895	\$1,895	\$1,895
5:	1	1	1		Unfurnished	\$1,895	\$1,895	\$1,895
6:	1	3	2		Unfurnished	\$1,477	\$1,477	\$2,950
7:	1	3	2		Unfurnished	\$2,950	\$2,950	\$2,950
8:	1	3	2		Unfurnished	\$1,679	\$1,679	\$2,950
9:	1	1	1		Unfurnished	\$1,039	\$1,038	\$1,895
10:	1	2	2		Unfurnished	\$653	\$653	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- WIN - Winnetka area
 - Los Angeles County
 - Parcel # 2115018021

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







CUSTOMER FULL: Residential Income LISTING ID: 24391717

Printed: 08/25/2024 9:21:18 AM

Closed • Apartment

121 S Chester Ave • Pasadena 91106
12 units • \$258,333/unit • 11,098 sqft • 9,505 sqft lot • \$220.76/sqft •
Built in 1960
S Chester Ave & E Green St

List / Sold:
\$3,100,000/\$2,450,000 ↓
71 days on the market
Listing ID: WS24091810



Situated in the heart of Pasadena, CA, this 12-unit apartment building presents a value-add opportunity, for a patient investor, in one of the most sought-after locations in the city. Boasting a Walk Score of 93, you are near by Cal Tech, Pasadena City College and The Shops on Lake. Built in 1960, this two-story walk-up building is being marketed for the first time in over 40 years. Comprising a mix of 4 one-bedroom/one-bathroom units and 8 two-bedroom/one-and-three-quarter-bathroom units, this property caters to a diverse range of tenants. Each unit features a balcony or patio (except for unit #1, which is the largest 1-bedroom unit), gas forced air heating, and wall air conditioning units. The kitchens are equipped with gas stoves and ovens, tiled countertops and tiled or linoleum floors, while the bathrooms have tiled or linoleum floors and vanities. Living rooms and bedrooms are carpeted. Although interiors have not been upgraded, there is immense potential for renovation and value enhancement. The property is individually metered for gas and electric, with the owner paying for hot water, gardening, trash, and common area electricity. Two 75-gallon hot water heaters serve the building, ensuring ample hot water supply for residents. Parking is provided with 17 tuck-under spaces located below the building; seismic retrofit will need to be done. Additionally, there is space available for a laundry room, offering an opportunity for added convenience and income generation.

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$3,100,000
- 1 Buildings
- 17 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- \$2,752 (Unknown)
- SellerConsiderConcessionYN:
- Cap Rate: 431
- \$243384 Gross Scheduled Income
- \$133505 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$102,578
- Electric: \$2,456.00
- Gas: \$4,717
- Furniture Replacement:
- Trash: \$14,973
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$11,349
- Maintenance: \$19,471
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,913
- Other Expense: \$7,960
- Other Expense Description: OTHER

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,548	\$6,193	\$9,200
2:	5	2	2	0	Unfurnished	\$1,747	\$8,735	\$13,500
3:	3	2	2	0	Unfurnished	\$1,785	\$5,354	\$7,950

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet: 12
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 11
- Ranges:
- Refrigerator:
- Wall AC: 12

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5735009049

Michael Lembeck

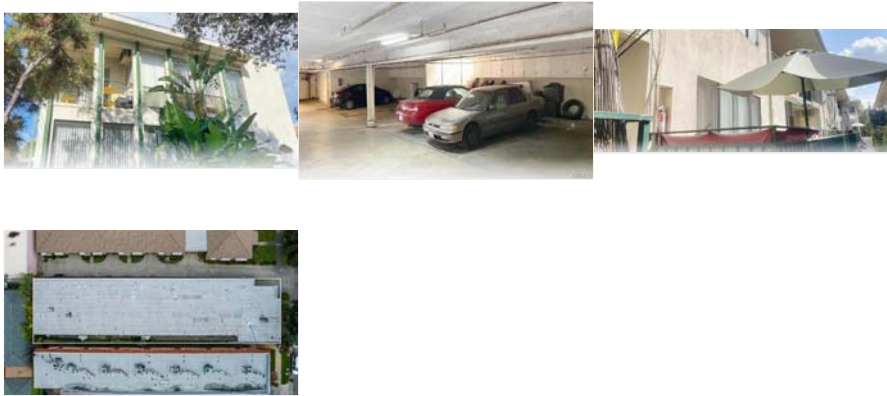
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





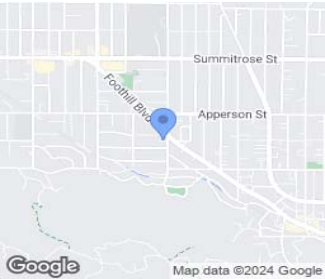
CUSTOMER FULL: Residential Income LISTING ID: WS24091810

Printed: 08/25/2024 9:21:18 AM

Closed • Apartment

List / Sold:
\$3,250,000/\$2,875,000 ↓
70 days on the market
Listing ID: GD24061337

10205 Plainview Ave • Tujunga 91042
12 units • **\$270,833/unit** • **8,732 sqft** • **9,359 sqft lot** • **\$329.25/sqft** •
Built in 1986
Foothill Blvd to Plainview



RE/MAX Tri-City Commercial presents an exceptional opportunity with the offering of 10205 Plainview Ave. Secured gated 12 Units built in 1986 with combination of 4 two bedrooms and 8 one bedrooms with 20+ parking spaces. Most of the units have fire place in living room. The property is walking distance to Foothill shopping and transportation and bus station. Long term tenants. Most of the units have fire places and well maintained. Tujunga has been growing with new tenants moving from Glendale and La Crescenta areas and property price has been rising almost double in the last 7 years. Please do not go on the property. Drive by Only. See agents remarks for submitting offer criteria. Email agent for offering memorandum.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Two
- 40 Total parking spaces
- 20 Total carport spaces
- \$1,452 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Carport, Individual Room
- \$233316 Gross Scheduled Income
- \$161342 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$64,975
- Electric: \$4,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,000
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$7,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	2	Unfurnished	\$1,880	\$7,520	\$2,200
2:	8	1	1	1	Unfurnished	\$1,481	\$11,848	\$1,900

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- 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 # 2558035039

Michael Lembeck

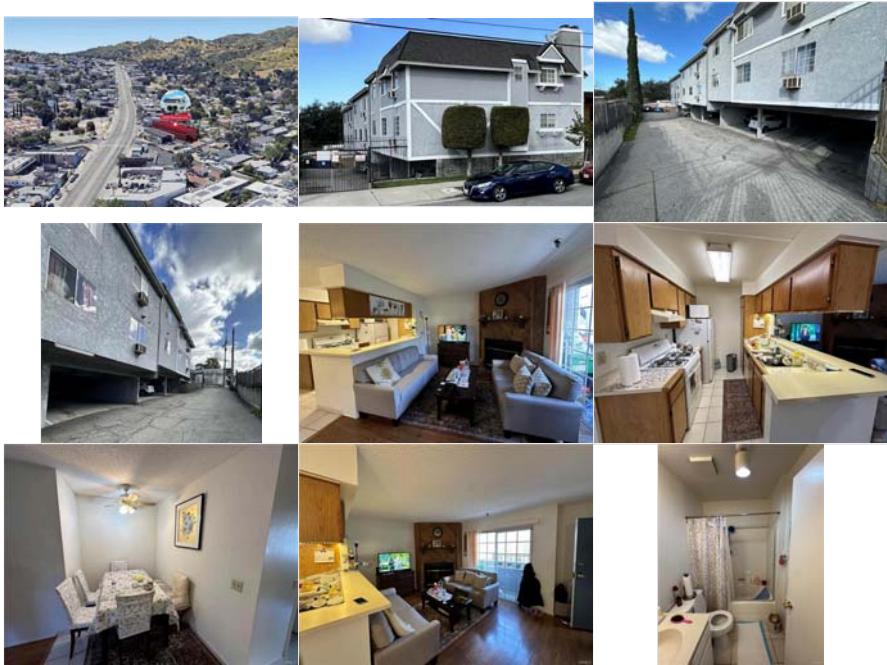
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





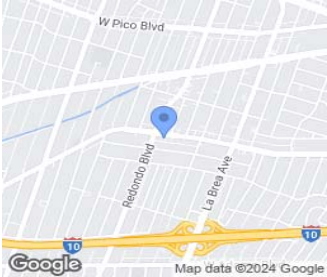
CUSTOMER FULL: Residential Income LISTING ID: GD24061337

Printed: 08/25/2024 9:21:18 AM

Closed •

5134 W Washington Blvd • Los Angeles 90016
14 units • \$142,786/unit • 3,526 sqft • 8,123 sqft lot • \$438.17/sqft •
Built in 1945
Google maps: 5134 W Washington Blvd. Los Angeles, CA 90016

List / Sold:
\$1,999,000/\$1,545,000 ↓
276 days on the market
Listing ID: 23322219



4th Price Reduction! We are pleased to present a 14-unit motel currently operating as an apartment building located along the trending Washington Blvd corridor. With 4 existing vacancies and a projected 7.98% CAP upon leasing of the vacancies, there is immediate opportunity for an operator to renovate and add-value while working with the existing tenants (majority of which are transitional housing) that are currently receiving subsidies up to \$1,660 per month! The majority of units compose of bachelor style layouts (no kitchen), with 1 one bedroom unit (stand-alone structure), and 1 two bedroom unit (previous motel office). With 3,526sf of building located on 8,123sf of land, the property is well positioned for a local operator to continue relationships with the existing subsidy providers, or to return the property back to its original motel use. Located just minutes away from West Adams and Culver City, both investors and tenants are able to take advantage of the ever-improving amenities within the neighborhood, including but not limited to local coffee shops, breweries, restaurants, employment hubs, art galleries, and more! Buyer shall complete their own due diligence to determine the current legal use, tenancies, legal amount of units, and all aspects relating to the property. For more information please contact the listing broker.

Facts & Features

- Sold On 08/22/2024
- Original List Price of \$2,395,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 7.98
- \$159496 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$82,480
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- 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:	11	0	1		Unfurnished	\$1,536	\$16,900	\$18,260
2:	1	1	1		Unfurnished	\$2,096	\$0	\$2,096
3:	1	2	1		Unfurnished	\$2,666	\$0	\$2,666

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

- Real Estate Owned sale
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5062006022

Michael Lembeck

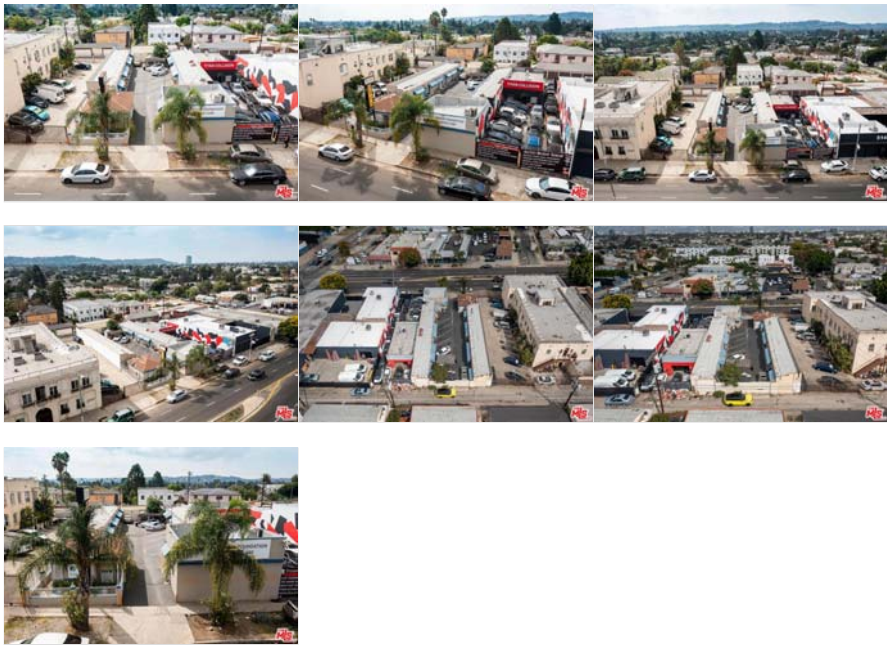
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23322219

Printed: 08/25/2024 9:21:18 AM

Closed •

List / Sold:

\$2,995,000/\$2,828,000 ↓

100 days on the market

Listing ID: 24392375

6360 Gentry St • Huntington Park 90255
14 units • \$213,929/unit • 6,785 sqft • 15,276 sqft lot • \$416.80/sqft •
Built in 1924
Google Maps: 6360 Gentry St. Huntington Park, CA



6360 Gentry St, a 14-unit bungalow style multifamily building located in the non-rent control city of Huntington Park, is priced at a 11.69GRM on current rents, with upside to operate at a 7.49GRM! The property's layout of separate bungalows surrounding a central courtyard area, provides all tenants with significant outdoor space. There are a total of 9 one-bedroom units, 3 two- bedroom units, and 2 brand new construction two-bedroom ADUs! The current operator has an on-site manager to attend to any immediate needs' tenants may have. 6360 Gentry St is located just 0.4 miles from Pacific Boulevard, which is the main commercial thoroughfare in the City of Huntington Park and a mecca for shopping and culture within the local community. Nearby retailers include Chase Bank, JC Penny, Foot Locker, El Gallo Giro, and numerous other restaurants and amenities along this commercial corridor. Contact the listing broker for additional information.

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$2,995,000
- 10 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- \$163504 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$84,917
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1		Unfurnished	\$1,194	\$10,744	\$19,800
2:	5	2	1		Unfurnished	\$2,120	\$10,598	\$13,500

Of Units With:

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

Additional Information

- Standard sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6319003017

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





CUSTOMER FULL: Residential Income LISTING ID: 24392375

Printed: 08/25/2024 9:21:18 AM

Closed •

List / Sold:

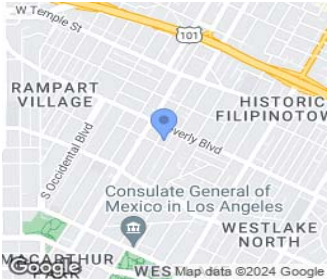
\$2,400,000/\$2,200,000 ↓

27 days on the market

Listing ID: 24400287

130 S Coronado St • Los Angeles 90057
21 units • \$114,286/unit • 12,472 sqft • 8,653 sqft lot • \$176.40/sqft •
Built in 1926

Great location on the north edge of Westlake, and just south of Silver Lake / Echo Park. Just east of Rampart Blvd and just south of Beverly Blvd.



We are pleased to present for sale, Coronado Apartments, a 21-unit property located in the Westlake / Mac Arthur Park submarket of Los Angeles. Built in 1926 of reinforced brick, the unit mix consists of one bachelor, sixteen studios and four 1 bedroom/1 bath units across +/- 12,472 square feet of improvements. The property is listed at attractive metrics of \$114,286 per unit, \$193 per square foot, 6.29% cap rate on current rents and a 8.6 GRM. Additionally, the building has significant upside in rents to proforma of a 8.48% cap rate and a 7.03 GRM. Coronado Apartments is located east of Rampart Blvd and south on Beverly Blvd, on a quiet block with a number of single-family homes. The property is individually metered for both gas and electric and features four single parking spaces.

Facts & Features

- Sold On 08/23/2024
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 6.29
- \$150904 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$122,334
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,199	\$4,797	\$1,500
2:	17	0	1		Unfurnished	\$1,080	\$18,367	\$1,350

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%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5155035006

Michael Lembeck

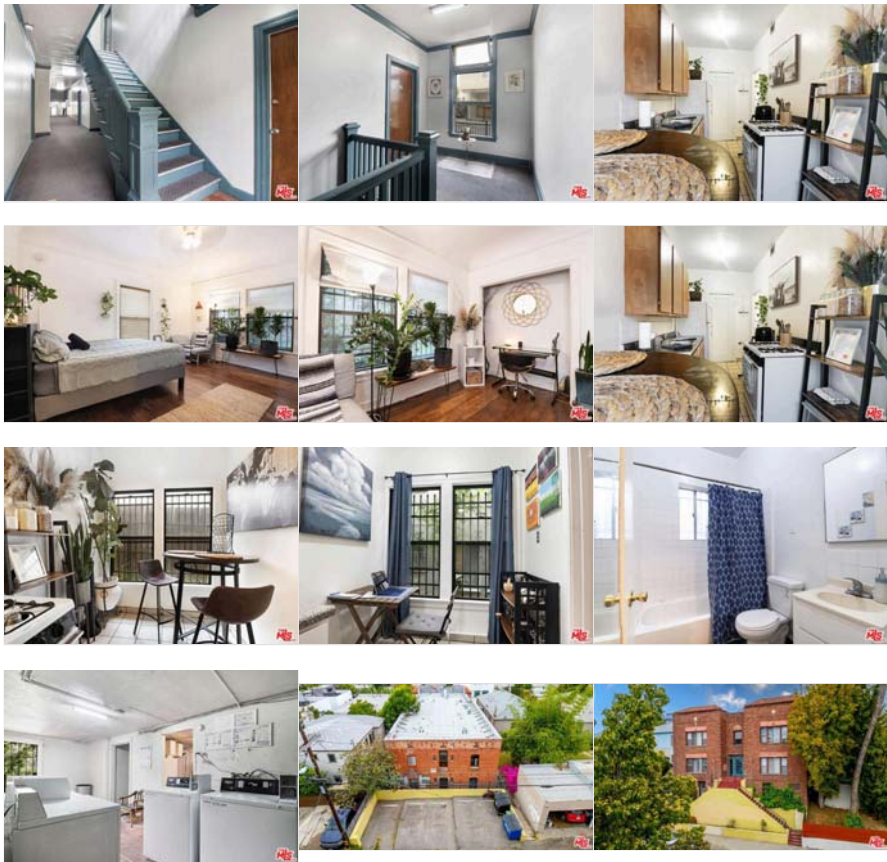
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24400287

Printed: 08/25/2024 9:21:18 AM

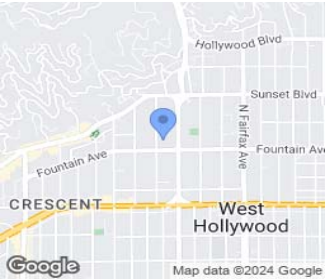
Closed •

List / Sold:

\$6,950,000/\$6,500,000 ↓

1316 Havenhurst Dr • West Hollywood 90046
28 units • \$248,214/unit • 17,374 sqft • 15,571 sqft lot • \$374.12/sqft •
Built in 1942
N. of Fountain Ave., W. of Crescent Heights Blvd.

286 days on the market
Listing ID: 23331565



Assume \$3,529,000 loan at 3.2% fixed until 5/1/28. Prime West Hollywood. 100% occupied. Significant (42%) upside in rents. 12.6 x Gross & 4.7% Cap with existing rents; 8.9 x Gross & 7.8% Cap with rents at market. 6.3% return on down payment at closing; 12.7% return with rents at market

Facts & Features

- Sold On 08/20/2024
- Original List Price of \$6,950,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 5.1
- \$334424 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$224,255
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- 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:	28	0	1		Unfurnished	\$1,595	\$1,595	\$2,300
2:	27	0	1		Unfurnished	\$1,595	\$1,598	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5554008008

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





CUSTOMER FULL: Residential Income LISTING ID: 23331565

Printed: 08/25/2024 9:21:18 AM