

Cross Property Customer 1 Line																	
Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1 SB23070105	S	1916 Sogeyer LN	REDO	152	TRUS	2	\$80,000		\$1,549,000	\$713.82	2170	1952/ASR	7,503/0.1722	N	3	08/25/23	78/78
2 SW23036094	S	1622 E Robidoux ST	WILM	196	STD	2	\$33,600		\$730,000	\$398.91	1830	1959/PUB	5,203/0.1194	N	0	08/23/23	123/123
3 CV22232115	S	4924 Stewart AVE	BDPK	608	TRUS	2	\$0		\$1,100,000	\$322.20	3414	1948/ASR	13,140/0.3017	N	2	08/24/23	190/190
4 BB23026906	S	1202 E Acacia AVE	GD	628	STD	2	\$34,200		\$979,000	\$579.63	1689	1925/ASR	4,491/0.1031	N	0	08/23/23	123/123
5 23292873	S	3906 Sunset DR	LA	637	STD	2			\$1,120,000	\$707.52	1583/T	1921	3,262/0.07			08/23/23	18/18
6 RS23118368	S	1271 Dorner Dr #1267 & 1271	MP	641	STD	2	\$66,000	5	\$1,025,000	\$579.75	1768	1948/ASR	6,402/0.147	N	2	08/22/23	8/8
7 WS23116980	S	5409 Encinita Ave	TMPL	661	STD	2	\$31,800		\$938,000	\$517.66	1812	1926/ASR	12,207/0.2802	N	3	08/21/23	19/19
8 CV23095055	S	201 W 3rd ST	SDMS	689	STD	2	\$73,080		\$1,315,000	\$410.42	3204	1930/ASR	7,573/0.1739	N	4	08/25/23	55/55
9 DW19202642	S	664 Milwood AVE	VEN	C11	STD	2	\$0		\$1,925,000	\$1,178.81	1633	1949/ASR	5,892/0.1353	N	2	08/21/23	1390/1390
10 23282745	S	2346 Echo Park AVE	LA	671	STD	2			\$1,760,000	\$830.19	2120/OTH	1921	7,970/0.18		1	08/25/23	9/9
11 23282433	S	2718 Westshire DR	LA	C30	STD	2		3	\$2,725,000	\$1,150.27	2369/AP	1927/ASR	6,317/0.14			08/24/23	55/55
12 23271955	S	917 W 50th PL	LA	C34	PRO	2			\$401,300	\$273.18	1469/A	1920/ASR	5,196/0.11			08/24/23	55/55
13 IV22189985	S	11902 Elva AVE #11904	LA	C34	TPAP	2	\$0		\$520,000	\$263.16	1976	1946/ASR	16,900/0.388	N	2	08/21/23	136/136
14 23281469	S	436 W 84th ST	LA	C36	STD	2			\$800,000	\$275.48	2904	2002	3,765/0.08			08/25/23	7/39
15 SR23084888	S	140 E 47th PL	LA	C42	PRO	2	\$0		\$532,850	\$225.98	2358	1907/ASR	5,733/0.1316	N	0	08/24/23	67/67
16 23238129	S	311 W Gage AVE	LA	C42	STD	2		6	\$705,000	\$407.99	1728	1918	4,740/0.1			08/22/23	146/343
17 BB23116054	S	5431 Cartwright AVE	NHLW	NHO	STD,TRUS	2	\$58,800	4	\$1,030,000	\$544.97	1890	1948/ASR	5,853/0.1344	N	2	08/22/23	9/9
18 SB23121459	S	217 S Central AVE	CMP	RQ	STD	2	\$52,800		\$708,000	\$460.94	1536	1947/ASR	6,300/0.1446	N	2	08/25/23	15/15
19 SR22203907	S	650 Griswold AVE	SF	SF	STD	2	\$0		\$485,000	\$257.98	1880	1921/ASR	9,936/0.2281	N	1	08/24/23	60/60
20 SR23131358	S	14870 Albers ST	SO	SO	STD	2	\$57,780		\$1,039,000	\$517.17	2009	1949/PUB	5,913/0.1357	N	2	08/25/23	6/6
21 DW23103938	S	6821 Otis AVE	BELL	T3	STD	2	\$0		\$885,000	\$486.26	1820	1961/PUB	8,163/0.1874	N	1	08/25/23	9/9
22 PF23114267	S	6655 Loveland ST	BG	T3	STD,TRUS	2	\$0		\$915,000	\$320.83	2852	1947/PUB	8,562/0.1966	N	1	08/23/23	14/14
23 23266845	S	11322 S Grevillea AVE	ING	108	STD	3			\$800,000	\$478.47	1672	1911	6,959/0.15			08/24/23	44/151
24 SB23095378	S	1325 W 120th ST	LA	122	STD	3	\$82,800		\$1,200,000	\$252.05	4761	1966/PUB	9,227/0.2118	N	3	08/25/23	22/22
25 OC23095237	S	740 W 33rd Street	SP	181	TRUS	3	\$30,720		\$800,000	\$400.80	1996	1959/ASR	5,000/0.1148	N	2	08/25/23	57/57
26 DW23070203	S	3366 Elizabeth AVE	LNWD	699	SPAY	3	\$0		\$690,000	\$383.33	1800	1921/PUB	10,335/0.2373	N	0	08/21/23	26/26
27 23282499	S	958 N Vista ST	LA	C10	STD	3			\$1,975,000	\$720.80	2740	1937	6,423/0.14	N	5	08/23/23	17/17
28 23283265	S	3860 Ingleswood BLVD	LA	C13	STD	3			\$1,352,000	\$558.91	2419	1947	7,546/0.17			08/24/23	18/18
29 CV23011857	S	913 N Hobart BLVD	LA	C20	STD	3	\$0		\$980,000	\$462.70	2118	1954/ASR	7,268/0.1669	N	1	08/24/23	17/17
30 SR23101202	S	526 N Bronson AVE	LA	C20	STD	3	\$45,648	3	\$1,100,000	\$375.68	2928	1937/ASR	4,140/0.095	N	0	08/21/23	42/42
31 PL141550	S	1836 ROTARY DR	LA	671	PRO	3	\$0		\$1,750,000	\$641.97	2726	1948/ASR	7,442/0.17	N	1	08/23/23	19/19
32 SB23120306	S	1856 W 14th ST	LA	C42	STD	3	\$0		\$1,190,000	\$476.38	2498	1947/SLR	6,368/0.1462	N	2	08/24/23	19/19
33 OC23095528	S	9508 Rose ST	BF	RF	STD	3	\$62,064		\$1,430,000	\$360.29	3969	1953/ASR	15,870/0.3643	N	6	08/25/23	21/21
34 PV23154724	S	2007 Rockefeller LN	REDO	152	STD	4	\$118,140		\$1,750,000	\$484.76	3610	1952/APP	7,498/0.1721	N	4	08/25/23	0/234
35 SR22233089	S	2619 Rockefeller LN	REDO	152	STD	4	\$127,320		\$1,850,000	\$559.08	3309	1962/APP	5,985/0.1374	N	3	08/25/23	192/192
36 SR23138357	S	1814 N Hollywood Way	BBK	610	STD	4	\$7,683		\$1,525,000	\$615.66	2477	1947/ASR	5,457/0.1253	N	4	08/25/23	4/4
37 TR23066117	S	2459 Angela ST	POM	687	STD	4	\$49,200		\$900,000	\$235.73	3818	1963/ASR	7,558/0.1735	N	4	08/23/23	54/54
38 PW23095423	S	1821 S New England ST N	LA	C16	STD	4	\$264,000	7	\$2,950,000	\$396.35	7443	2022/BLD	6,597/0.1514	N	4	08/22/23	56/56
39 23262189	S	1237 Irolo ST	LA	C17	STD	4		5	\$1,000,000	\$294.12	3400	1929	5,905/0.13			08/22/23	113/113
40 PW23156465	S	1017 Rosemont AVE	LA	671	STD	4	\$282,600		\$3,900,000	\$503.55	7745	2023/BLD	7,491/0.172	N	3	08/21/23	0/0
41 PW22247549	S	176 N Michigan AVE	PAS	646	STD	5	\$131,628		\$2,030,000	\$579.01	3506	1898/PUB	7,723/0.1773	N	0	08/21/23	219/219
42 23266773	S	1408 W 80th ST	LA	C36	STD	6		5	\$1,100,000	\$235.60	4669	1963	6,676/0.15			08/25/23	54/687
43 CV23046696	S	445 S Rexford DR	BEVH	C01	STD	7	\$191,952	3	\$3,800,000	\$606.74	6263	1939/ASR	6,072/0.1394	N	5	08/21/23	141/271
44 23280885	S	10932 Bloomfield ST	TUL	TUL	STD	8		4	\$2,750,000	\$476.52	5771	1985	8,681/0.19		6	08/22/23	45/45
45 23290845	S	1514 S Cochran AVE	LA	C16	STD	12		5	\$2,830,602	\$308.82	9166	1957	12,330/0.28			08/22/23	10/54
46 23253983	S	2516 Kent ST	LA	671	STD	16		5	\$4,205,000	\$451.57	9312	1929	7,020/0.16			08/22/23	139/139
47 23292563	S	1117 Linden AVE	GD	626	STD	17		3	\$6,100,000	\$414.80	14706	1986	13,395/0.3			08/22/23	25/25
48 23244095	S	1616 N Serrano AVE	LA	C20	STD	27		6	\$9,950,000			1990	13,126/0.3		41	08/22/23	153/153

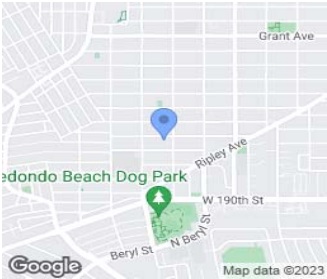
Closed • Single Family Residence

List / Sold:
\$1,549,000/\$1,549,000 ↓

78 days on the market

Listing ID: SB23070105

1916 Speyer Ln • Redondo Beach 90278
2 units • \$774,500/unit • 2,170 sqft • 7,503 sqft lot • \$713.82/sqft •
Built in 1952
Green Lane to Speyer Lane



Opportunity to own a duplex in Redondo Beach! This 2-unit is comprised of Front: 2 bedroom 1 bath and Rear: 4 bedroom 2 Bath. Units have no common walls. 2,170 sq.ft. of living area on a 7,503 sq.ft. lot, zoned R-2. Driveway offers plenty of parking and access to garages. Double and single car garage.

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: See Remarks
- \$80000 Gross Scheduled Income
- \$67000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,150
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,050
- Cable TV: 02217035
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$35,400	\$2,950
2:	1	4	2	2	Unfurnished	\$3,450	\$41,400	\$3,750

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4159013004

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23070105

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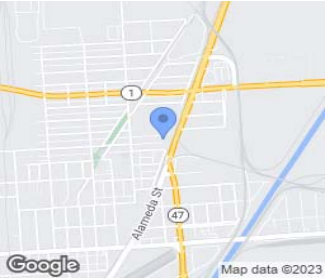
Closed • Duplex

List / Sold: \$749,000/\$730,000 ↓

1622 E Robidoux St • Wilmington 90744
2 units • \$374,500/unit • 1,830 sqft • 5,203 sqft lot • \$398.91/sqft •
Built in 1959

123 days on the market
Listing ID: SW23036094

TAKE PACIFIC COAST HWY. TO BLIN THEN LEFT ON E. ROBIDOUX ST.



PROPERTY WITH 2 UNITS 1622 & 1626, CLOSE TO PACIFIC COAST HWY AND LOS ANGELES PORT, LIVE IN ONE AND RENT THE OTHER OR FOR INVESTORS HAVE 2 RENTALS. 1622 THE FRONT UNIT IS A 2 BRD 1 BATH AND 1626 THE BACK UNIT IS A 3 BRD 1 BATH AND IS READY FOR A NEW OWNER TO MOVE IN OR RENT IT OUT.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$799,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$344 (Estimated)
- Laundry: Common Area
- \$33600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Level with Street, Level, Near Public Transit, Paved, Walkstreet
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,380	\$1,380	\$2,300
2:	1	3	1	0	Unfurnished	\$1,380	\$1,380	\$2,500

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
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7425028020

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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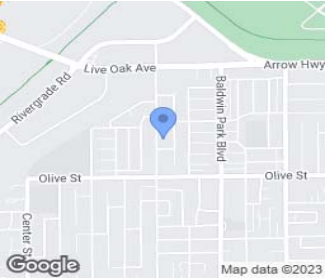


Closed • Duplex

List / Sold:
\$1,188,888/\$1,100,000 ↓

4924 Stewart Ave • Baldwin Park 91706
2 units • \$594,444/unit • 3,414 sqft • 13,140 sqft lot • \$322.20/sqft •
Built in 1948
Arrow Hwy to Rivergrade Rd. to Stewart Av.

190 days on the market
Listing ID: CV22232115



Location, Location!! Two houses on a large lot. 13,140 sqf with 3,414 sqf, living space. Front unit has 3 bedrooms, 2 bathrooms, living room and large den, 2 car garage. 2nd unit has 3 bedrooms, 2 bathrooms, living room and 2 car garage with a large patio, is 2 electrical and 2 gas meters, close to shopping center, restaurants, 605 and 210 fwy. Front house need updates, is on good condition, back unit is on great condition, please do not walk on the property. This is a Trust Sale, No court order need. All units will be delivery VACANT. Thank you for you cooperation, call listing agent for questions.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$1,188,888
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004320
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8536003075

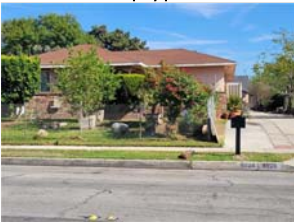
Michael Lembeck

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

Re/Max Property Connection

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

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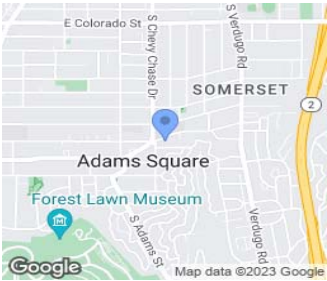
Closed • Duplex

List / Sold: \$979,000/\$979,000 ↓

1202 E Acacia Ave • Glendale 91205
2 units • \$489,500/unit • 1,689 sqft • 4,491 sqft lot • \$579.63/sqft •
Built in 1925

123 days on the market
Listing ID: BB23026906

North of Adams St, East of Chevy Chase Dr, West of Verdugo Rd, South of Colorado St



Welcome to 1202-1204 Acacia, a charming duplex in a prime location in Glendale-- live in one and rent out the other one for additional income. We have great news, Unit 1202 is now empty and ready to be seen, yay!! This unit has been nicely remodeled with 2 bedrooms and 2 baths, and has use of the backyard and the large 2 car carport. There are many upgrades including plank flooring, dual pane windows, recessed lighting and ceiling fans, the kitchen is updated with Formica counters, newer cabinets and has lots of storage space. Both bathrooms have also been remodeled and there is a laundry room. The carport and rear patio area has a covered patio and lots of extra storage. Unit 1204 is occupied and tenants are scheduled to vacate by June 30th. This unit needs major updating and is 2 bedrooms and one bath. It is dual metered for water, gas, and electricity, which are all paid by the tenants, the owner pays for the gardener. There is a newer roof on the property. The tax records show the zoning as GLR4YY.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$1,015,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$34200 Gross Scheduled Income
- \$19629 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,571
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142193
- Gardener:
- Licenses:
- Insurance: \$615
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 1500
- Water/Sewer:
- Other Expense: \$11,256
- Other Expense Description: Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,400
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,400

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: 2.25%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5679009011

Michael Lembeck

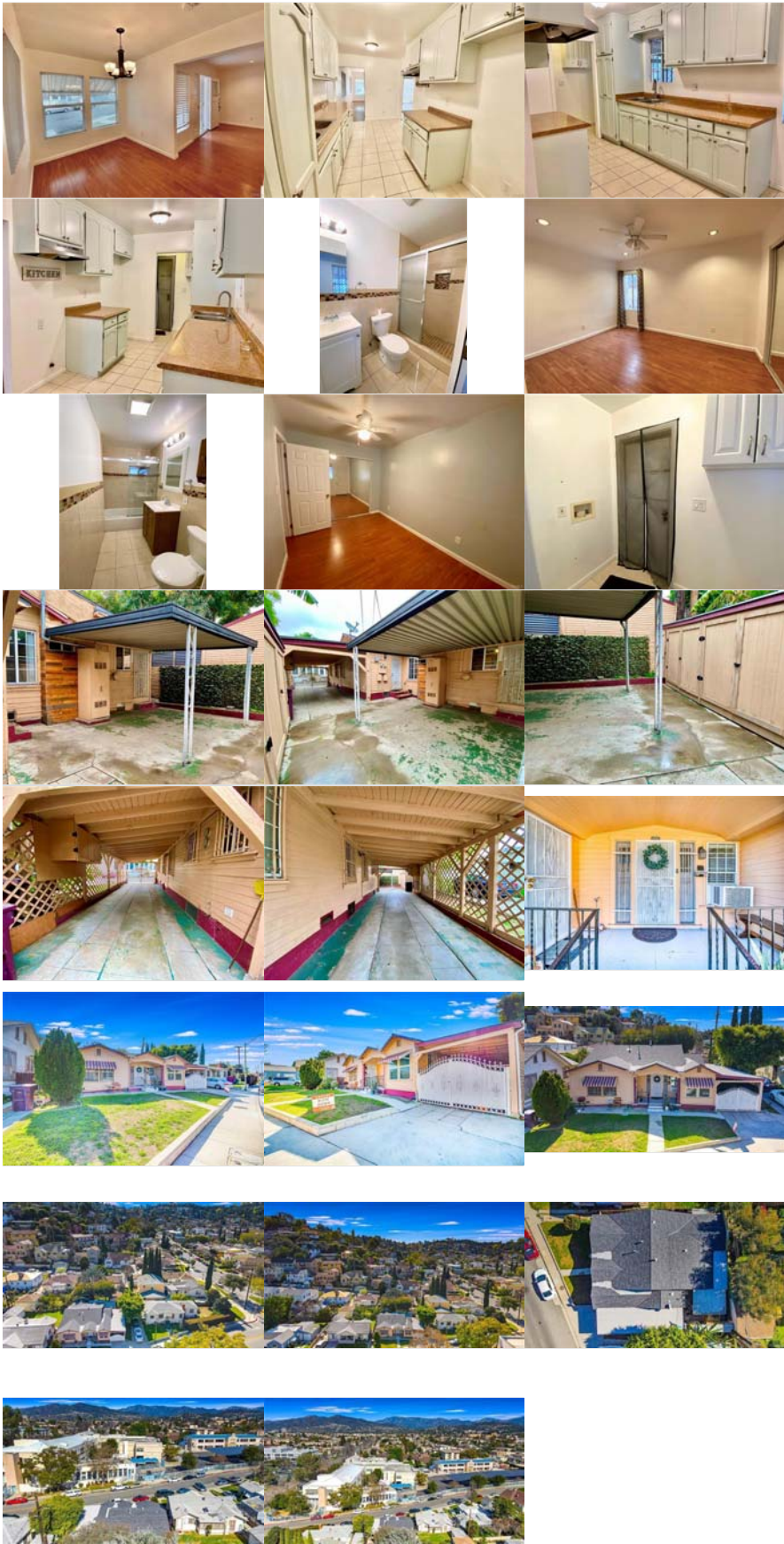
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,200,000/\$1,120,000 ↓

18 days on the market

Listing ID: 23292873

3906 Sunset Dr • Los Angeles 90027
2 units • \$600,000/unit • 1,583 sqft • 3,262 sqft lot • \$707.52/sqft •
Built in 1921
On Sunset Drive north of Sanborn Ave.



Charming and stylish duplex in the coveted Franklin Hills of Los Feliz. DOWNSTAIRS UNIT DELIVERED VACANT. With incredible views and great rental income already in place, this two-unit property is a smart investment in one of LA's most popular neighborhoods. The top upstairs unit has been thoughtfully remodeled and features two bedrooms and a bathroom. The light-filled living room captures the amazing views and features great flow out to a large deck overlooking the city. Downstairs is a second 2BR/1BA unit with a bonus room/office and its own private deck area as well. A spacious fenced-in yard with fruit trees completes this lovely property. The upstairs unit is tenant occupied and generates \$3,495/month in rent. Close to many of the most popular Los Feliz and Silver Lake hot spots, Sunset Junction, Griffith Park, and much more. Franklin Elementary school district. AGENTS SEE PRIVATE REMARKS.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Heating: Central

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,495	\$3,495	\$3,495
2:	1	2	1		Unfurnished	\$0	\$0	\$3,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5430025025

Michael Lembeck

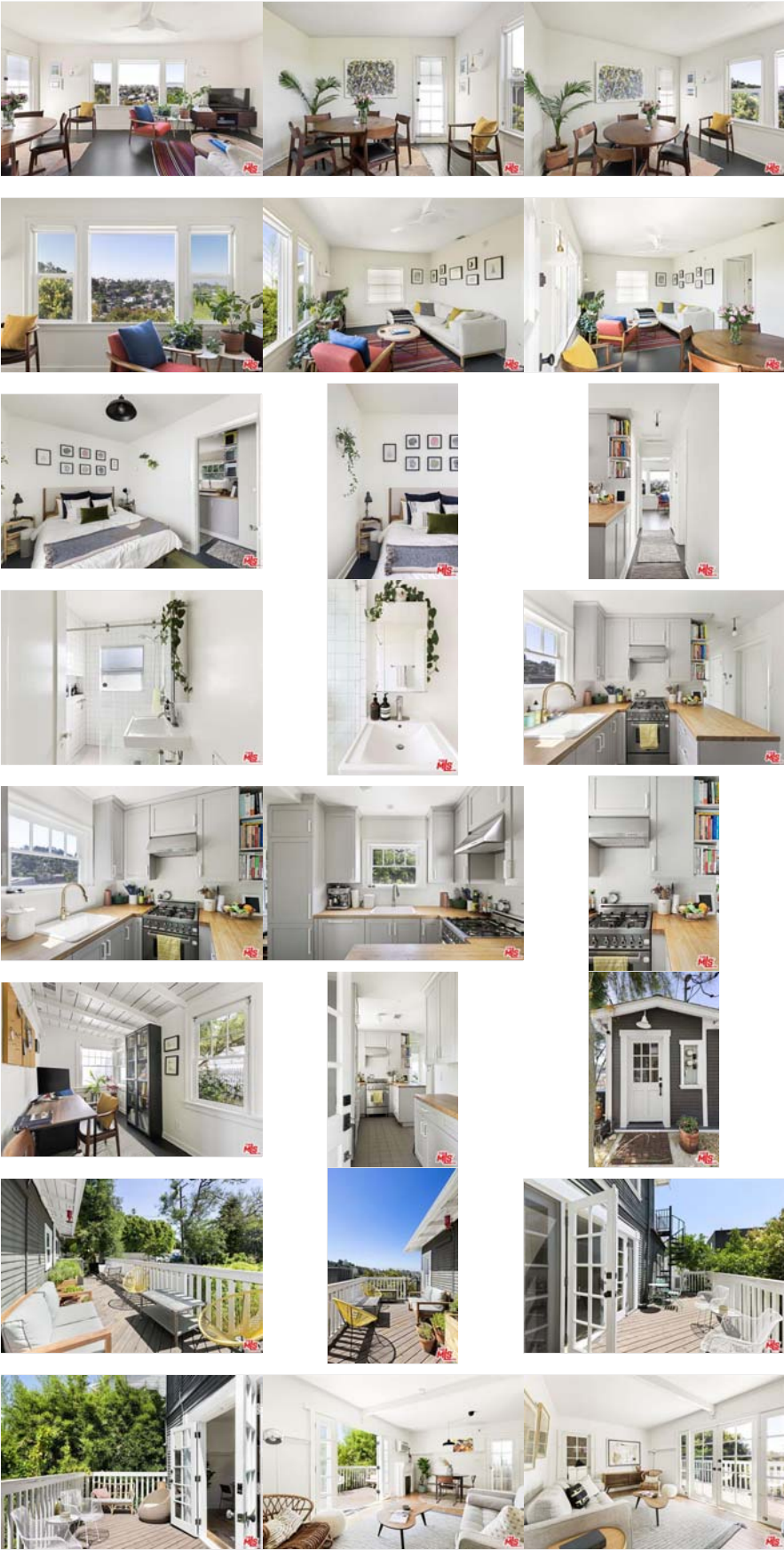
State License #: 01019397
Cell Phone: 714-742-3700

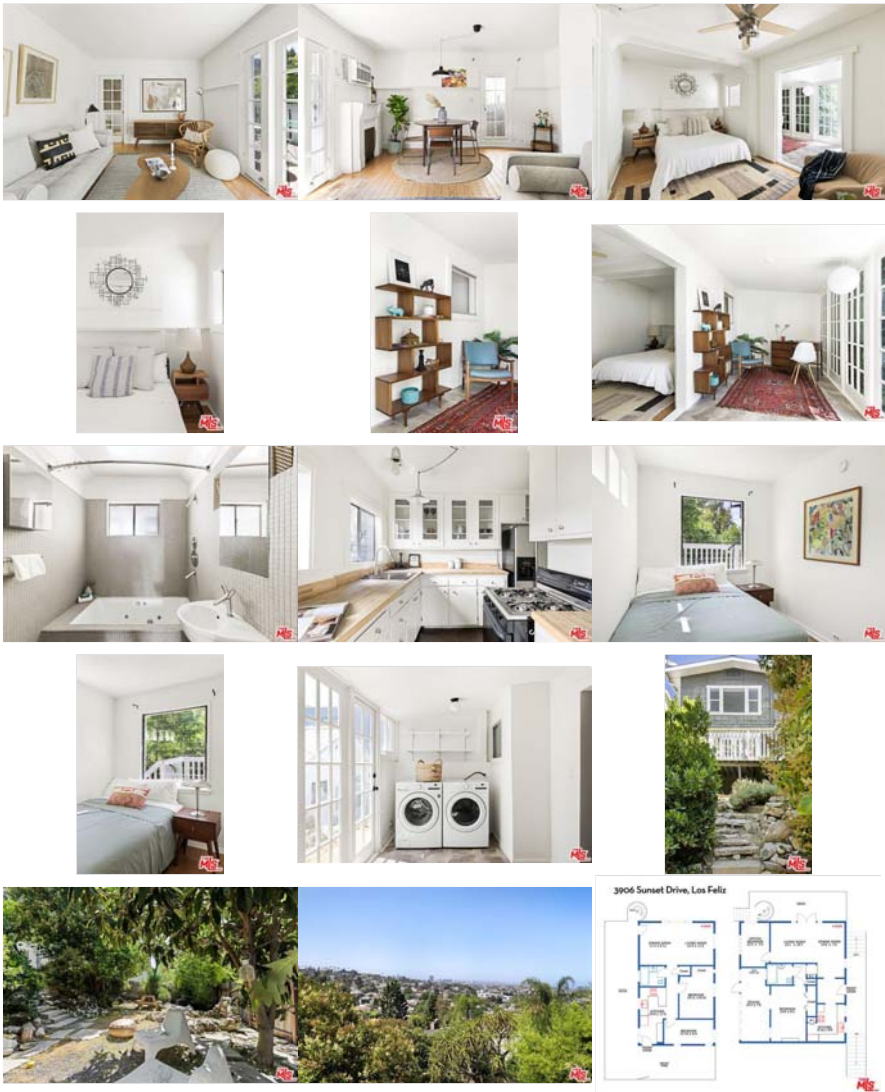
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23292873

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Closed • Duplex

List / Sold:

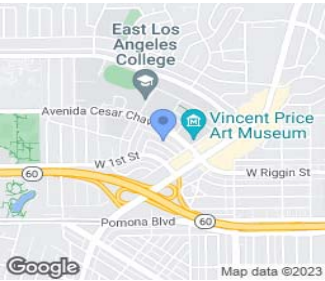
\$1,024,888/\$1,025,000

8 days on the market

Listing ID: RS23118368

1271 Dorner Dr # 1267 & 1271 • Monterey Park 91754
2 units • \$512,444/unit • 1,768 sqft • 6,402 sqft lot • \$579.75/sqft •
Built in 1948

From 60 Freeway, exit onto S. Atlantic Blvd., turn left onto W. 1st Street, then turn right onto Collegian Ave., then left onto Dorner Drive, subject property on right side of street.



Duplex Gem For Sale in Monterey Park - Walking distance (~2 minutes)/less than 1 block away from East Los Angeles College campus - Live in one & rent the other (or both) to the highly lucrative student housing market!!! This recently remodeled duplex consists of two attached units, each with 2 bedrooms/1 bath (or 4 bedrooms/2 baths total). Front unit (1267 Dorner Dr.) contains plenty of natural sunlight with its bountiful front facing windows, new blinds, fresh paint, tiled kitchen areas with an adjacent breakfast nook areas, enclosed in-unit laundry room/areas (perfect for tenants/occupants), beautiful wood flooring throughout living & bedroom areas, ceiling fans in living & bedroom areas, wall mounted A/C units , and spacious restroom area with top of the line powerflush toilet installed. Rear unit (1271 Dorner Dr.) is just as sumptuous, also showcasing plenty of natural sunlight with its multiple front facing windows, new blinds, fresh paint, ceiling fans in living & bedroom areas, wall mounted A/C units, tiled kitchen areas with an adjacent breakfast nook area, enclosed in-unit laundry room/areas with separate utility sink & stackable washer/dryer combo unit. Rear unit has direct access to stunning rear yard areas, brimming with neatly manicured/landscaped verdant green grass yard areas and freshly mulched flowerbeds. Front unit also has separate side walkway/pathway access front kitchen/breakfast nook areas directly to side & rear garage/yard areas from privacy & minimal impact to rear occupants/tenants. Property has rear facing 2 car individual/separate garages (perfect for extra potential monthly income from tenants/occupants), as well as attached storage room/common area/potential bonus room (Buyer to verify with city) near rear garage/side yard areas. Storage/common area space is teeming with potential, ready to be used/converted into a decadent game room/lounge area or potential bonus room/addition (Buyer to verify with city). Property utilities/metering are broken out into 2 separate Electric Meters, 2 separate Gas Meters, and 1 Master Water Meter. Property also features recently upgraded water heaters, new landscaping in front, rear, & side yard areas, freshly painted exterior walls, and much much more. Call today to arrange your own private showing of this Monterey Park Duplex Gem! See virtual tour & additional supplements links above for a 3D/Matterport virtual tour + PDF copy of sample floorplans/space layouts.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$1,024,888
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, See Remarks, Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, See Remarks, Stackable, Washer Hookup
- Cap Rate: 4.8
- \$66000 Gross Scheduled Income
- \$48904 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, See Remarks, Utility Room
- Floor: Laminate, See Remarks, Tile, Wood
- Appliances: Free-Standing Range, Disposal, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Paved, Sprinklers In Front, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Brick, Partial, See Remarks, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$17,096
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$1,080
- 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	2	1	1	Unfurnished	\$0	\$0	\$2,750
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5251027019

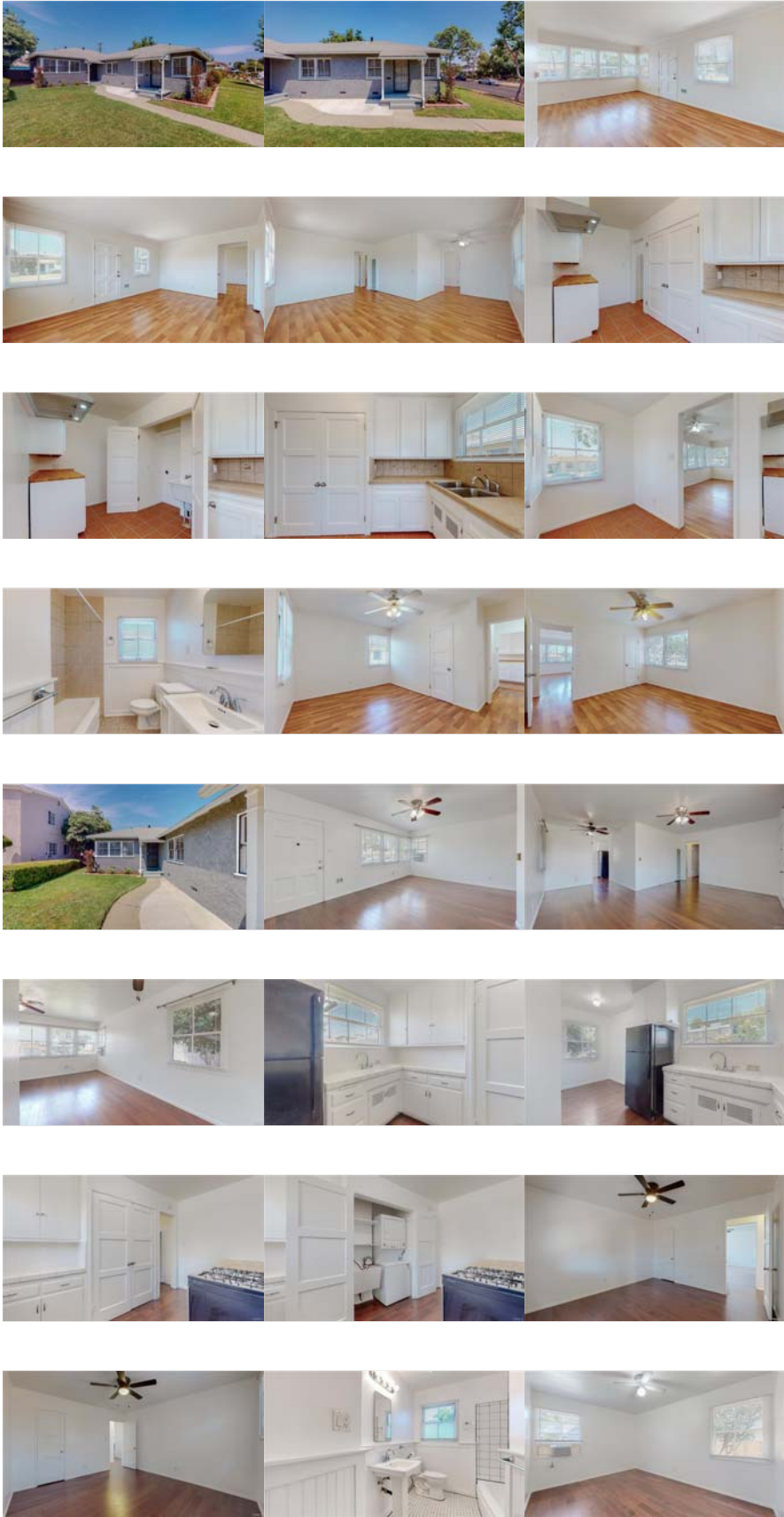
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold: \$1,039,000/\$938,000 ↓

5409 Encinita Ave • Temple City 91780

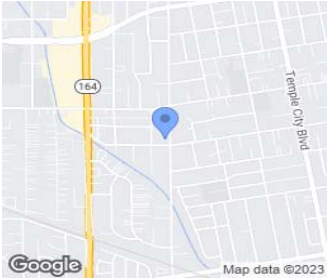
19 days on the market

2 units • \$519,500/unit • 1,812 sqft • 12,207 sqft lot • \$517.66/sqft •

Listing ID: WS23116980

Built in 1926

East of Rosemead / south of Broadway



Property to be sold for land value, sold as is present condition, property in need of major repair, Broker / Agent does not guarantee accuracy of square footage, bed/ bath count, permit information, buyers are advised to in dependently verify the accuracy of all information from appropriate professionals for any property inspections. Convenient location , close to schools, shopping center , supermarkets, Temple city School district.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$1,488,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside, Washer Hookup
- \$31800 Gross Scheduled Income
- \$31800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,484
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$516
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 661 - Temple City area
- Los Angeles County
- Parcel # 5388001022

Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: WS23116980

Printed: 08/27/2023 8:04:06 AM

Closed • Duplex

List / Sold:

\$1,298,000/\$1,315,000

55 days on the market

Listing ID: CV23095055

201 W 3rd St • San Dimas 91773
2 units • \$649,000/unit • 3,204 sqft • 7,573 sqft lot • \$410.42/sqft •
Built in 1930
W/SAN DIMAS AVE & N/BONITA AVE



Presenting a great duplex located in the picturesque City of San Dimas, conveniently close to Downtown. This property boasts a fantastic location, abundant character, and undeniable charm. Unit 201 showcases an inviting open floorplan, accentuating a cozy living room, a delightful dining area, and an open kitchen adorned with wood beamed ceilings. Additionally, it features a spacious family room complete with a stacked-stone fireplace. The master suite offers a private master bath, while 2 secondary bedrooms and a hall bath provide ample space for comfort and convenience. Completing this unit are a designated laundry room and a 2-car attached garage. As you enter Unit 203, you'll instantly feel at home in this delightful 4-bedroom, 2-bathroom residence. The generous living room offers a perfect retreat for relaxation and unwinding after a long day. Continuing through the dining room, you'll discover a beautifully remodeled kitchen featuring stainless-steel appliances and a convenient breakfast bar. Similar to Unit 201, this home includes its own laundry room and a 2-car attached garage. This property presents an exceptional opportunity, whether for multi-family living or as an income-generating investment. Don't miss your chance to seize this remarkable prospect!

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,298,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$73080 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02121645
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,795	\$2,795	\$0
2:	1	4	2	2	Unfurnished	\$3,295	\$3,295	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 689 - San Dimas area
- Los Angeles County
- Parcel # 8387010002

Michael Lembeck

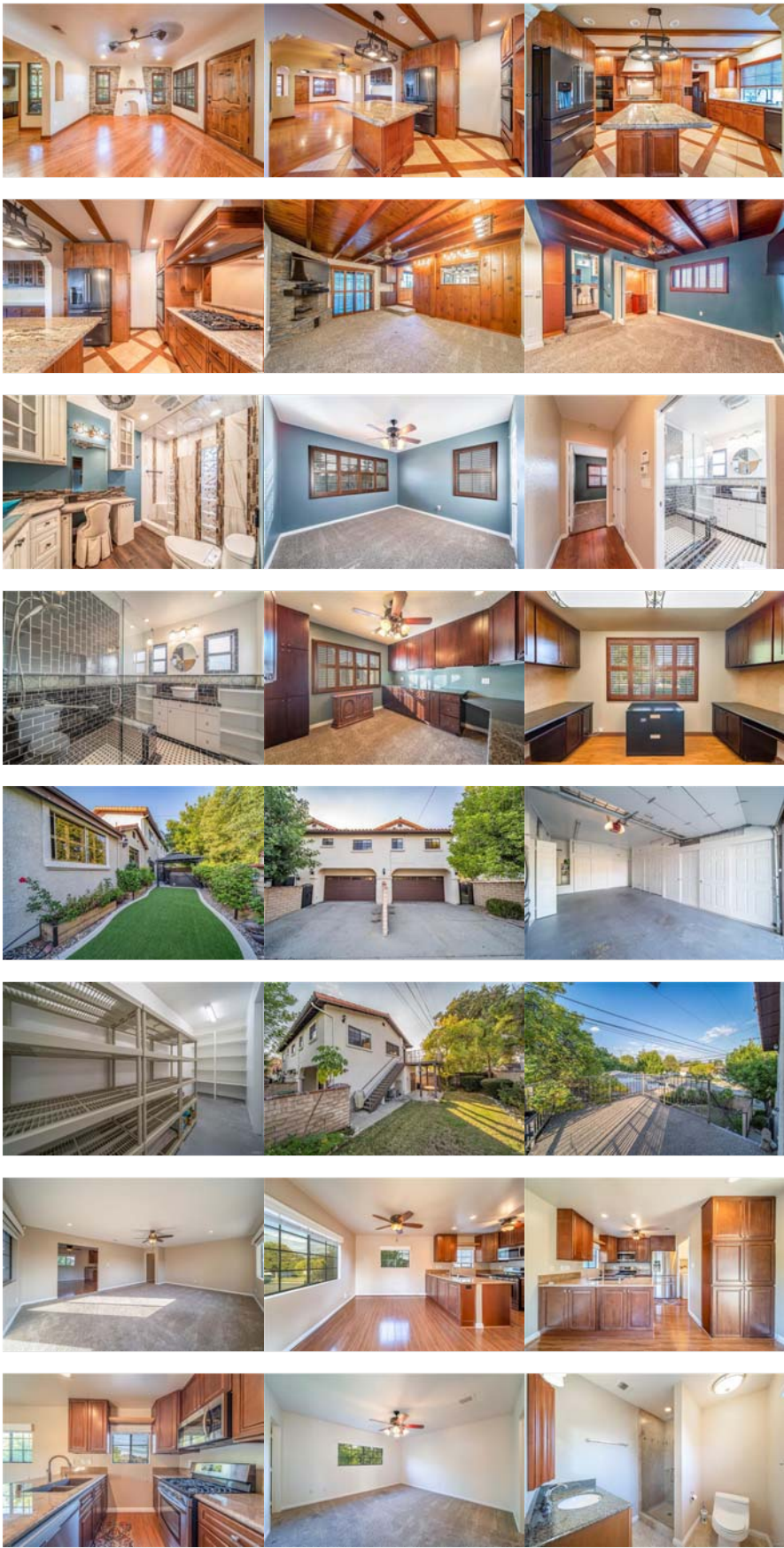
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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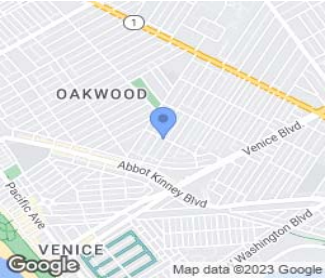
CUSTOMER FULL: Residential Income LISTING ID: CV23095055

Printed: 08/27/2023 8:04:06 AM

Closed • Duplex

664 Milwood Ave • Venice 90291
2 units • \$1,053,500/unit • 1,633 sqft • 5,892 sqft lot • \$1178.81/sqft •
Built in 1949
East of Abbot Kinney Blvd Xst Shell Ave

List / Sold:
\$2,107,000/\$1,925,000 ↓
1390 days on the market
Listing ID: DW19202642



New price, investment opportunity within one of the world's most iconic California beach cities. Featuring front 1 Bedroom 1 Bath unit with a private front yard, rear unit 3 Bedrooms 1 Bath and a spacious backyard, located in the heart of the booming tech employment center, Silicon Beach. A 10-minute walk from the historic Venice sign and Venice Canals, and a 3-minute walk from possibly the coolest street in America Abbot Kinney Blvd. with Venice's hippest restaurants, boutiques, bars and entertainment. True value for someone to invest in and create their legacy in a place that continues to generate international acclaim. Corner lot good for an investor to demolish and built a great profitable new property

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$350,000,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02208853
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C11 - Venice area
- Los Angeles County
- Parcel # 4241012030

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,710,000/\$1,760,000

9 days on the market

Listing ID: 23287745

2346 Echo Park Ave • Los Angeles 90026
2 units • **\$855,000/unit** • **2,120 sqft** • **7,970 sqft lot** • **\$830.19/sqft** •
Built in 1921
Sunset to Echo Park Blvd



Welcome to 2346 Echo Park Ave, a charming and spacious two unit property delivered vacant and located in the vibrant Echo Park neighborhood of Los Angeles. Situated on a large lot, this unique property offers two separate standalone homes, providing an excellent opportunity for both homeownership and investment potential. The front unit of this property boasts a delightful 2-bedroom, 2-bathroom layout, ensuring modern comfort and style. As you approach the home, you'll be greeted by a classic white picket fence that adds a touch of charm and curb appeal. Inside, you'll find beautiful hardwood floors that create a warm and inviting atmosphere throughout the living spaces. This unit offers a well-designed floor plan that maximizes space and functionality. The kitchen features modern appliances and ample storage, making it a joy for any aspiring chef. The bedrooms are bright and comfortable, providing a peaceful retreat at the end of the day. Additionally, the front unit includes a back patio area with lemon tree, perfect for enjoying the California sunshine, and a convenient one-car garage. Location is key, and this property is ideally situated near the vibrant shops and restaurants that line Sunset Boulevard. Enjoy easy access to an array of amenities, entertainment options, and dining experiences, making it a haven for those seeking the perfect balance between urban living and neighborhood charm. The rear house offers a cozy 1-bedroom, 1-bathroom layout with an office space, catering to those in need of a private workspace or additional room for hobbies. The large patio and rear yard create an oasis of tranquility, providing ample space for outdoor activities, relaxation, and entertaining guests. Notably, the property features a newer HVAC system, ensuring efficient climate control and comfort year-round. Whether you're looking for a delightful home with an additional rental unit or seeking an investment opportunity in a highly desirable location, 2346 Echo Park Ave offers endless possibilities. Don't miss the chance to own this versatile property in one of Los Angeles' most sought-after neighborhoods.

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,710,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included, Individual Room
- \$76115 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Walk-In Closet, Living Room
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop, Range Hood

Exterior

Annual Expenses

- Total Operating Expense: \$19,285
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,600	\$4,600	\$5,000
2:	1	1	1		Unfurnished	\$3,350	\$3,350	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5443016017

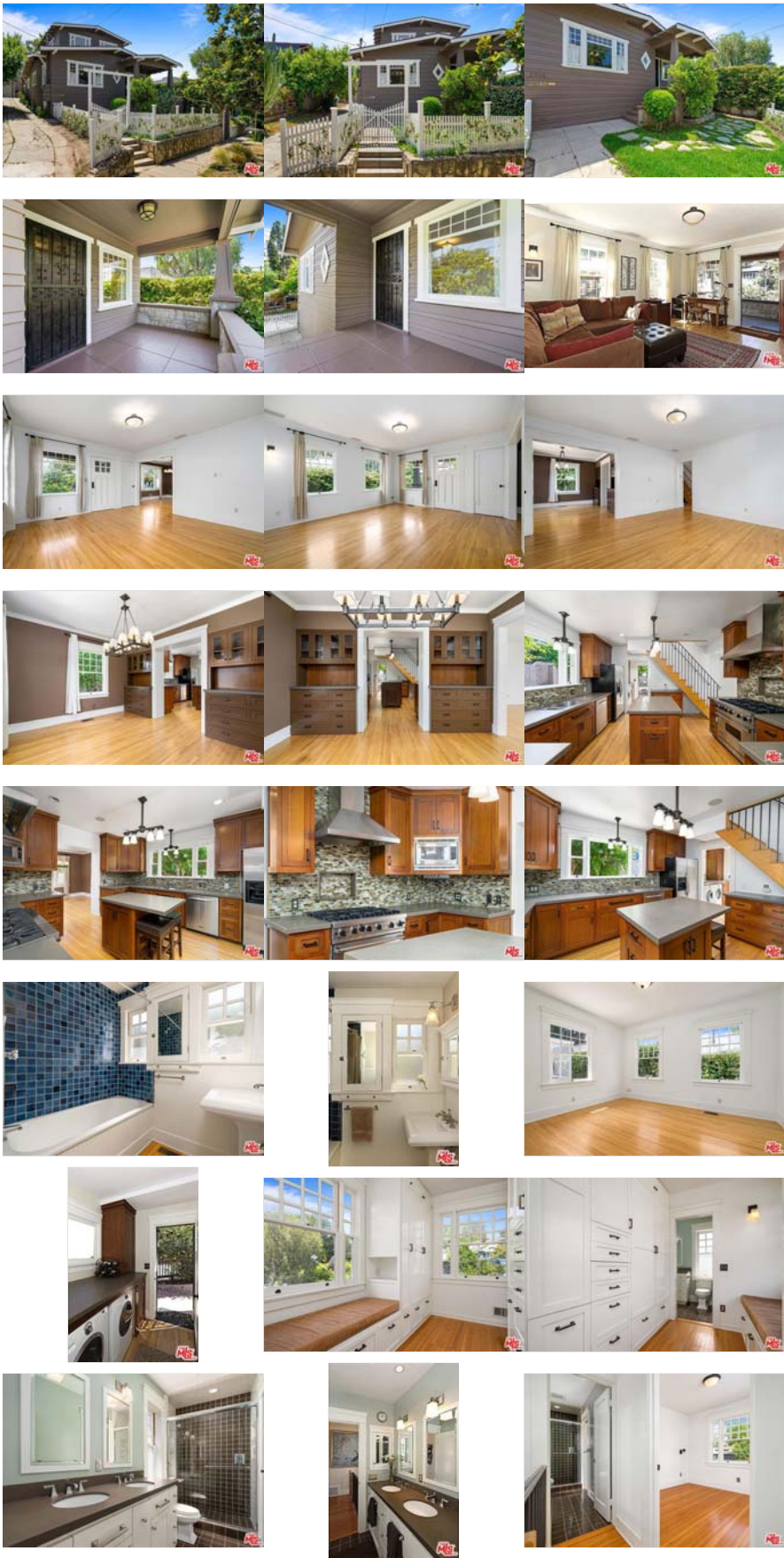
Michael Lembeck

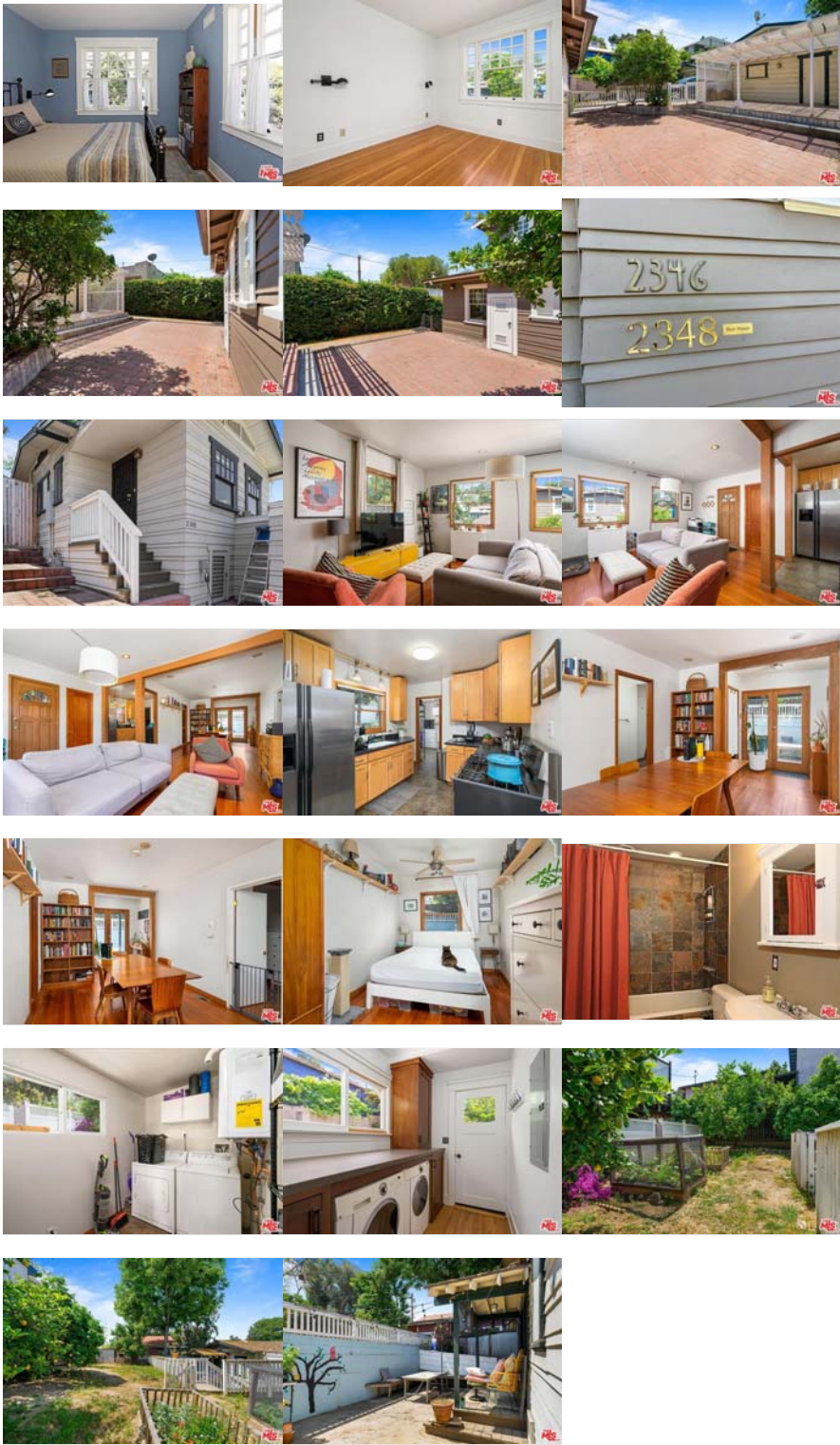
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$2,895,000/\$2,725,000 ↓

55 days on the market

Listing ID: 23282433

2718 Westshire Dr • Los Angeles 90068
2 units • \$1,447,500/unit • 2,369 sqft • 6,317 sqft lot • \$1150.27/sqft •
Built in 1927
Franklin to Beachwood Canyon, Right on Westshire.



Incredibly RARE Hollywood Hills classic 1927 Spanish Colonial VACANT DUPLEX in the heart of idyllic Beachwood Canyon, just yards from Beachwood Village, and a short jaunt to hiking trails, restaurants & nightlife! 3BR + Office/Sunroom, 3BA, 1,715 s.f. main house, w/ full legal 1BR, 1BA duplex with separate address, mailbox & electric meter. SIX covered parking spaces, unheard of in the Hollywood Hills! TRULY a rarity, this Hollywoodland Hacienda offers the life of a bygone era. A romantic, whimsical & enchanting property that is sure to delight and inspire all who visit. The historic features of the main house, have all been carefully preserved, (beautiful archways, original yet rebuilt wood-burning fireplace, original entry flooring, wood beam living room ceiling, & charming front porch) with refinished white oak floors & upgraded systems including roof, plumbing, HVAC, lighting & foundation/seismic retrofitting. Remodeled kitchen with Wolf and Thermador appliances, & remodeled bathrooms integrate modern upgrades that make it functional for a new era. Every window looks out onto a private green oasis with mature trees, front and back fountains, whimsical wishing well & porch swings, and thoughtful re-imagined landscaping that includes an edible garden. A separate re-designed 654 s.f. 1BR, 1BA guest house/legal duplex (with private entrance & huge private deck) has soaring ceilings, Roman clay walls, a recently remodeled full open center-island kitchen, living room & remodeled bath. An enormous 544 s.f. deck with views of the Hollywood Hills create a beautiful, serene outdoor space private to the unit. Limitless possibilities to generate rental income, have a family member close by, or run a business steps from home instead of miles! A wonderland paradise with architectural integrity & high quality craftsmanship. Amazing investment opportunity with so many different rental opportunities with both units being vacant! Live in one and rent the other...rent to a tenant looking for a work from home space, or rent out both properties separately with no attached walls! A spectacular and timeless classic in the heart of Hollywoodland...where dreams come true.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$2,895,000
- 2 Buildings
- Cooling: Central Air, Dual
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable, In Garage
- Cap Rate: 3.24
- \$94000 Net Operating Income
- 2 electric meters available
- 1 water meters available

Interior

- Rooms: Guest/Maid's Quarters, Master Bathroom, Sun
- Floor: Wood, Tile, Stone
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop, Oven
- Other Interior Features: High Ceilings

Exterior

Annual Expenses

- Total Operating Expense: \$50,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$0	\$0	\$8,250
2:	2	1	1		Unfurnished	\$0	\$0	\$3,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5580001003

Michael Lembeck

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

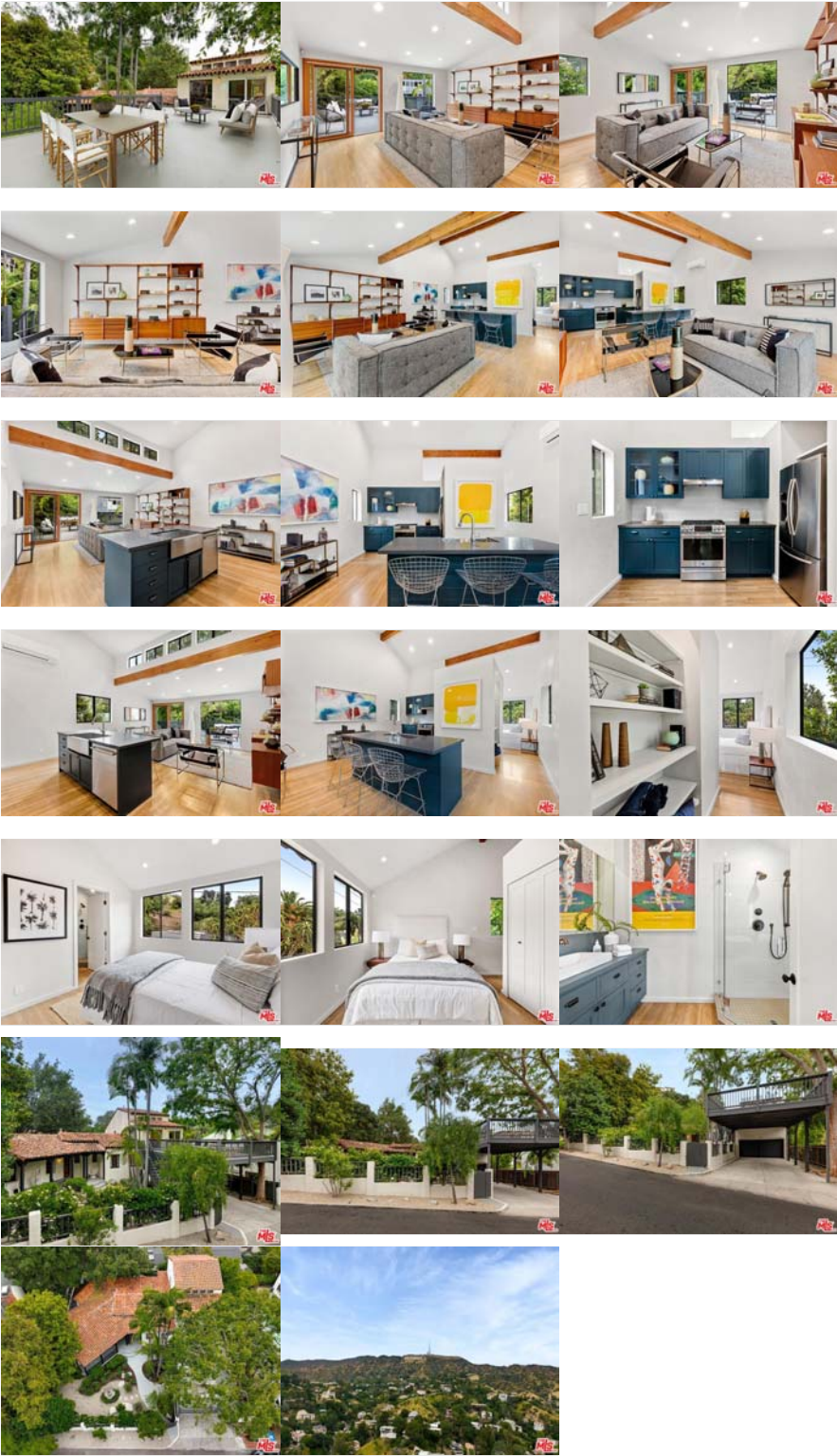
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23282433

Printed: 08/27/2023 8:04:06 AM

Closed •

List / Sold: **\$475,000/\$401,300** ↓

917 W 50th Pl • Los Angeles 90037
2 units • \$237,500/unit • 1,469 sqft • 5,196 sqft lot • \$273.18/sqft •
Built in 1920
East of S. Vermont Avenue, North of W. 51st Street

55 days on the market
Listing ID: 23271955



Investment opportunity in this conveniently located duplex in the heart of Los Angeles. There are 2 separate houses, each with 2 bedrooms and 2 baths. Close to the 10 & 110 Freeways, the Metro, Crenshaw Plaza, USC, LA Memorial Coliseum, and BMO Stadium. This is a Trust Sale, no court confirmation required.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$475,000
- 2 Buildings
- Levels: One
- \$13833 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$11,703
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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	\$1,200	\$1,200	\$1,200
2:	1	2	2		Unfurnished	\$928	\$928	\$928
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

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5018016025

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23271955

Printed: 08/27/2023 8:04:06 AM

Closed • Duplex

List / Sold: \$540,000/\$520,000 ↓

11902 Elva Ave # 11904 • Los Angeles 90059

136 days on the market

2 units • \$270,000/unit • 1,976 sqft • 16,900 sqft lot • \$263.16/sqft • Built in 1946

Listing ID: IV22189985

N of E. 120th and East of N. Central Ave.



DRIVE BY ONLY, DO NOT DISTURB THE OCCUPANTS. This property is being sold in it's As-Is, Where-Is, with ALL Faults condition with the occupants in place and without interior inspection. No information is known about the occupants. This is a court ordered sale under a partition referee action. The buyer will be responsible for the occupants in the property and any associated costs to remove them or negotiate rental agreements after the close of escrow. DO NOT ACCESS THE PROPERTY OR ATTEMPT TO CONTACT THE OCCUPANTS.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$670,500
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,167 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031312
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Third Party Approval sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6148013018

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: IV22189985

Printed: 08/27/2023 8:04:06 AM

Closed •

436 W 84th St • Los Angeles 90003
2 units • \$400,000/unit • 2,904 sqft • 3,765 sqft lot • \$275.48/sqft •
Built in 2002
Cross Streets: South Flower St/W 84th St.

List / Sold: **\$799,999/\$800,000** 📈
7 days on the market
Listing ID: 23281469



This duplex presents an outstanding opportunity to own a property that offers flexibility and income potential. With two units, you can choose to live in one and rent out the other, or rent out both units for a lucrative investment. This property is ideal for first-time buyers and seasoned investors alike. Both units are spacious, featuring 3 bedrooms and 2 bathrooms each, as well as a laundry area in each unit. The downstairs unit has undergone a complete renovation, with beautiful laminate floors throughout. Location is key, and this property delivers! Situated close to shopping centers and schools, it offers convenient access to everything you need. Additionally, the property is in close proximity to USC, Downtown LA, museums, the Crypto Arena, L.A. Live, the convention center, LAX, and Sofi Stadium.

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$799,999
- 1 Buildings

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,460	\$2,460	\$3,200
2:	1	3	2		Unfurnished	\$0	\$0	\$3,400
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%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6032034014

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



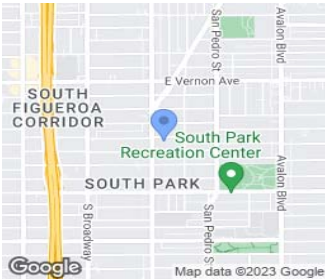


Closed • Duplex

List / Sold: \$532,850/\$532,850

140 E 47th Pl • Los Angeles 90011
2 units • \$266,425/unit • 2,358 sqft • 5,733 sqft lot • \$225.98/sqft •
Built in 1907
East of South Main and South of East Vernon

67 days on the market
Listing ID: SR23084888



Probate subject to Court Confirmation. Accepted offer is \$507,000. Minimum overbid will be \$532,850 on July 25, 2023 at 8:30 am in Los Angeles Superior Court, Dept. 44 located at 111 N. Hill Street, Los Angeles. CALLING ALL BUILDERS/INVESTORS TO THIS TOP TO BOTTOM AND EVERYTHING IN BETWEEN FIXER DUPLEX ON GOOD LAR2 Zoned lot. Tremendous potential to completely renovate or tear down to build new. Lower unit is 2+1 with kitchen and formal dine, upper unit is 3+1 with no kitchen or dining space. Potential to create kitchen in upstairs unit. It's as weather beaten as you'll ever see, but tremendous opportunity exists to create one large 2358 square foot home or rebuild/renovate the existing duplex. Close to USC and Downtown Los Angeles. Hurry...won't last at this price.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$449,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Foyer, Kitchen, Living Room, See Remarks
- Floor: Carpet, See Remarks
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5109003004

Michael Lembeck

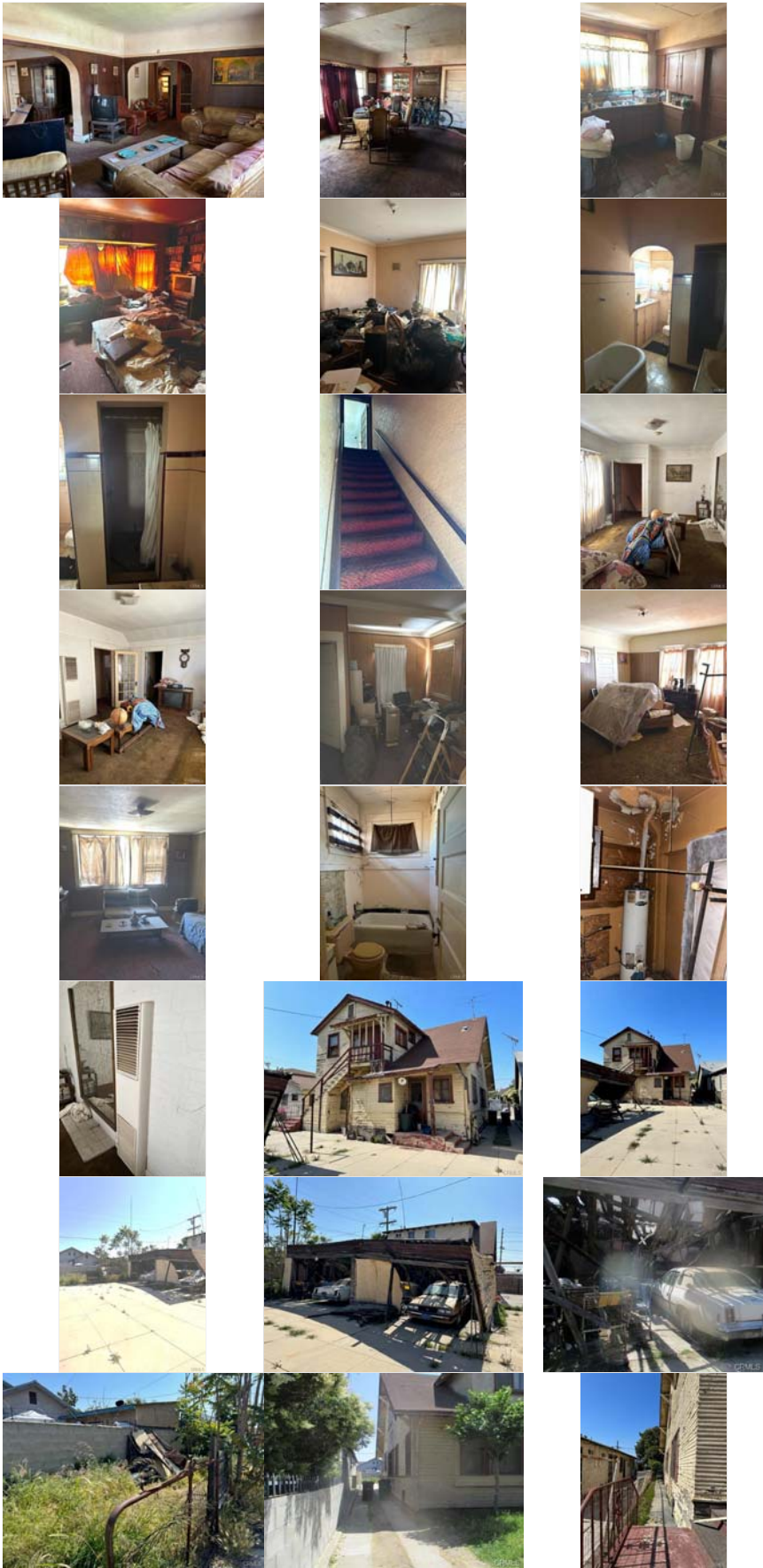
State License #: 01019397
Cell Phone: 714-742-3700

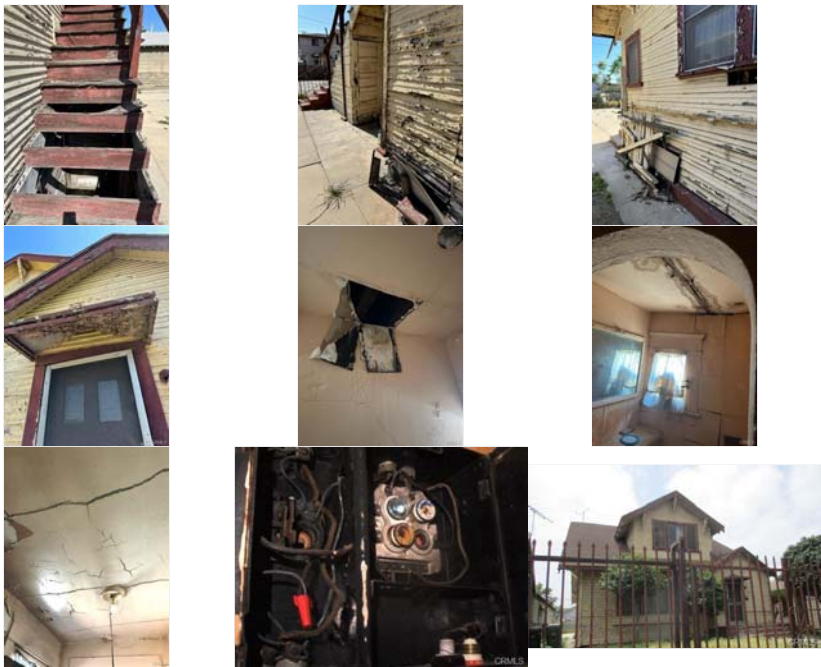
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SR23084888

Printed: 08/27/2023 8:04:06 AM

Closed •

List / Sold: **\$695,000/\$705,000** ↗

311 W Gage Ave • Los Angeles 90003
2 units • **\$347,500/unit** • **1,728 sqft** • **4,740 sqft lot** • **\$407.99/sqft** •
Built in 1918

146 days on the market
Listing ID: 23238129

Left off the 110 FWY on Gage Ave, right before S Broadway.



Great opportunity to acquire this duplex with plenty of upsides. This property has 2 units, excellent for an investor or someone looking for a property with income potential. The front unit has 3 bedrooms / 2 bathrooms, and the back detached unit has 2 bedrooms / 1 bathroom, which will be delivered vacant. A one-car garage for each unit with a shared driveway. Conveniently located near the 110 freeway, downtown LA, USC, Science Center, Exposition Park, shops, and much more. Drive-by only, showings only with an accepted offer. More pictures to come.

Facts & Features

- Sold On 08/22/2023
 - Original List Price of \$695,000
 - 2 Buildings
- Cap Rate: 6.23
 - \$43307 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$12,553
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6005003037

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos

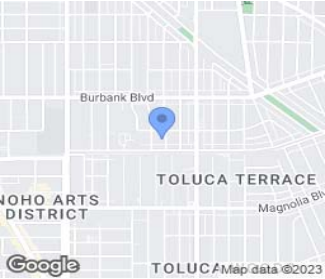


Closed • Duplex

List / Sold: \$999,999/\$1,030,000

5431 Cartwright Ave • North Hollywood 91601
2 units • \$500,000/unit • 1,890 sqft • 5,853 sqft lot • \$544.97/sqft •
Built in 1948
Chandler / Willowcrest

9 days on the market
Listing ID: BB23116054



Welcome to this extraordinary duplex in the heart of the North Hollywood Arts District. This mini gated estate offers a great owner unit and an additional unit, providing ample living space and investment potential. The owner unit features 3 bedrooms and 2 bathrooms, including a primary suite with a walk-in closet for added convenience. The renovated kitchen showcases stainless steel appliances, offering a modern and stylish culinary experience. The two-car detached garage provides secure parking and storage space. The second unit offers 2 bedrooms and 1 bathroom, ensuring comfort and versatility. Both units have undergone remodels, boasting updated kitchens and bathrooms that add to the overall appeal. Don't miss this incredible opportunity to own a versatile duplex in the sought-after North Hollywood Arts District.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$999,999
- 1 Buildings
- 4 Total parking spaces
- \$315 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 4.2
- \$58800 Gross Scheduled Income
- \$41900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2416016019

Michael Lembeck

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

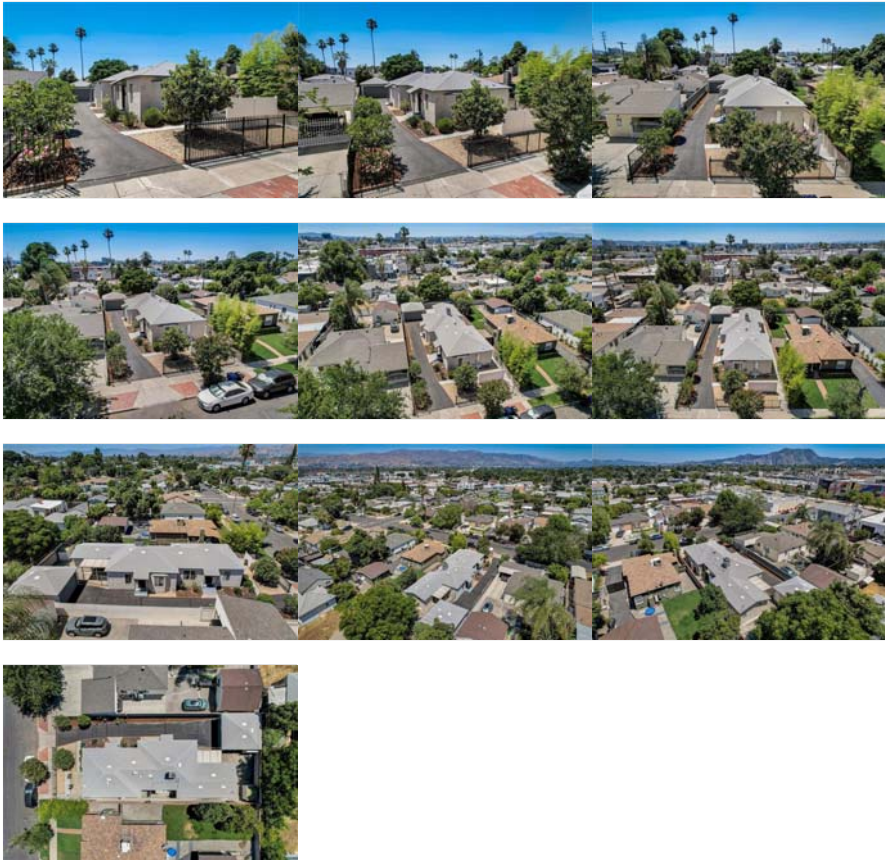
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: BB23116054

Printed: 08/27/2023 8:04:06 AM

Closed • Duplex

List / Sold: \$649,000/\$708,000

217 S Central Ave • Compton 90220

15 days on the market

2 units • \$324,500/unit • 1,536 sqft • 6,300 sqft lot • \$460.94/sqft •

Listing ID: SB23121459

Built in 1947

go south from Compton Blvd - duplex will be on a surface street on your right hand side



Great opportunity to live in 1 unit and rent out the other. Both units are 2 bedrooms and 1 bath. The front unit has been nicely remodeled with laminate flooring, updated cabinets and counter tops in the kitchen and bath. Back unit has not been remodeled. Large lot (50X126) and 2 car detached garage. This is a surface street. City report pending.

Facts & Features

- Sold On 08/25/2023
 - Original List Price of \$649,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$0 (Estimated)
- Laundry: Individual Room
 - \$52800 Gross Scheduled Income
 - \$48640 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,160
 - Electric: \$1,800.00
 - Gas: \$360
 - Furniture Replacement:
 - Trash: \$480
 - Cable TV: 01525011
 - Gardener:
 - Licenses:
- Insurance: \$800
 - Maintenance:
 - Workman's Comp:
 - Professional Managemement:
 - Water/Sewer: \$720
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- RQ - Compton West of Central area
 - Los Angeles County
 - Parcel # 6138008004

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB23121459

Printed: 08/27/2023 8:04:06 AM

Closed •

650 Griswold Ave • San Fernando 91340
2 units • \$400,000/unit • 1,880 sqft • 9,936 sqft lot • \$257.98/sqft •
Built in 1921
5th St & Griswold Ave

List / Sold: \$799,999/\$485,000 ↓
60 days on the market
Listing ID: SR22203907



Great investment opportunity in the city of San Fernando. Front house 2 bedrooms 1 bath tenant occupied, two units in the back 1 bedroom and 1 bathroom each, detached garage and laundry room, each unit has its own yard. The property is in need of TLC. Calling all Investors and First Time Buyers. Great location, near shopping centers, schools, freeway access and park. THE LOT IN THE BACK IS BEING SOLD SEPARATELY!!

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$825,000
- 2 Buildings
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$338 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02075302
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%
- SF - San Fernando area
- Los Angeles County
- Parcel # 2515005014

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR22203907

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Closed • Duplex

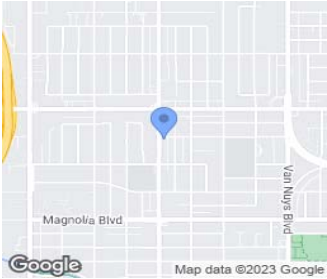
List / Sold: **\$995,000/\$1,039,000** ↗

14870 Albers St • Sherman Oaks 91411
2 units • **\$497,500/unit** • **2,009 sqft** • **5,913 sqft lot** • **\$517.17/sqft** •
Built in 1949

6 days on the market

Listing ID: SR23131358

North of Magnolia, South of Burbank, East of Kester, West of Cedros



Attention Owner/User or Investors! This charming 1949 duplex is located in the heart of Sherman Oaks on a corner lot. One unit is vacant, making this suitable for either an owner/user or an excellent value-add opportunity. The owner thoughtfully made improvements while keeping the character intact. Each spacious unit offers two bedrooms, one bathroom, a dining room, inside laundry, and a yard. The living areas feature original hardwood flooring and newer dual-paned windows. One unit offers a fireplace, covered patio and access to a two-car garage, and the other has an upgraded electrical panel and central air conditioning. Both units provide access to their individual fenced and private outdoor space. There is a newer roof, copper plumbing, tankless water heaters and extra soundproofing on the common wall. Located in one of the most desirable neighborhoods in the Valley, this duplex is a block from Kester Avenue Elementary and a short distance from shopping, dining, public transportation and easy freeway access. Don't miss out on this incredible opportunity to own a home and start or add to your investment portfolio.

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Floor Furnace
- \$313 (Estimated)
- Laundry: Dryer Included, Inside, Stackable, Washer Included
- \$57780 Gross Scheduled Income
- \$49980 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,215	\$2,215	\$3,250
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2249025025

Michael Lembeck

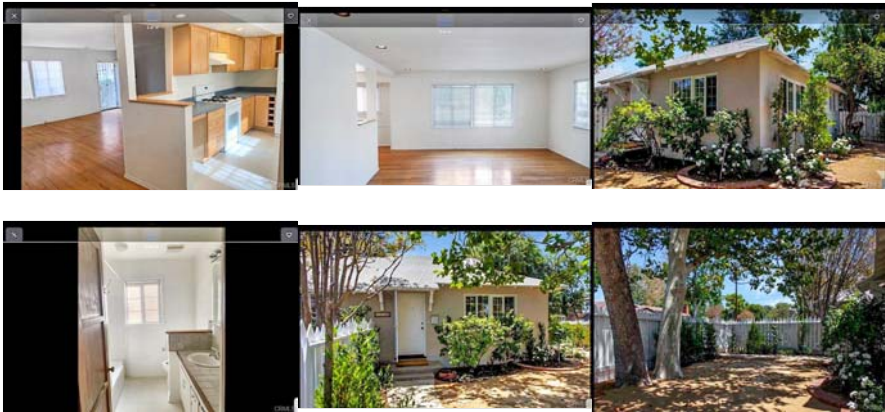
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR23131358

Printed: 08/27/2023 8:04:06 AM

Closed • Duplex

List / Sold: \$775,000/\$885,000

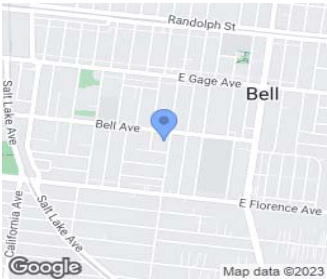
6821 Otis Ave • Bell 90201

9 days on the market

2 units • \$387,500/unit • 1,820 sqft • 8,163 sqft lot • \$486.26/sqft • Built in 1961

Listing ID: DW23103938

N/A



Welcome to your new investment opportunity in Bell, CA! Nestled on a 8,163 square foot lot, this charming duplex offers a blend of comfort, potential, and a prime location. With two separate units, this property presents an excellent chance for both homeowners and investors. *both houses will be delivered vacant*. The front unit boasts spacious layout, featuring 2 bedrooms and 1 bath spread across 988 square feet. Additionally, a bonus room adds versatility to the living space, allowing you to create a home office, a playroom, or whatever is in mind. The rear unit offers the same convenient layout with 2 bedrooms and 1 bath, encompassing 832 square feet of living space. Whether you envision it as a rental opportunity or a separate living quarter for extended family members, this unit provides endless possibilities. The property includes a detached garage that, while in need of some TLC, holds immense potential for conversion into an ADU. With the increasing demand for flexible living spaces, transforming the garage into an ADU can offer additional income potential or serve as a private retreat for guests or family members. One of the standout features of this property is its exceptional location. Situated within close proximity to Bell High School, Corona Ave Elementary, Magnolia Science Academy, and Camp Little Bear Park and Lodge, it presents a convenient and family-friendly environment. Plus, Northgate Market and various other local amenities, ensuring easy access to shopping, dining, and entertainment options. Don't miss this opportunity to invest in a duplex with endless potential and a fantastic location. Schedule a showing today and seize the chance to make this property your own.

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$818 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6325030015

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





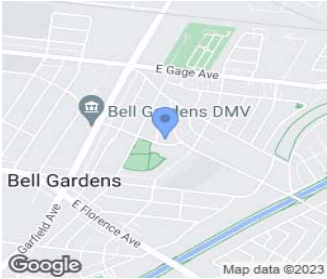


Closed • Duplex

List / Sold: \$825,000/\$915,000

6655 Loveland St • Bell Gardens 90201
2 units • \$412,500/unit • 2,852 sqft • 8,562 sqft lot • \$320.83/sqft •
Built in 1947
Garfield and East Gage Ave

14 days on the market
Listing ID: PF23114267



First time on the market in 66 years, is an opportunity to own a rare property with 2 homes in the city of Bell Gardens. Live in one and rent the other or it is great as a multi-generational property. The front home has a living room, separate dining room, and kitchen with stove, dishwasher and refrigerator. Two bedrooms and two full bathrooms, one with a walk-in jetted tub. Just off the kitchen there is a spacious addition which is great as a family/entertainment room. You will be taken back by the size of this front home and with some upgrading, it can be brought back to its original splendor. This property consists of two driveways, one to the left for the front house with a garage and one to the right for the back house with a garage. The back house added an upstairs addition in 1992 and completely remodeled in 2018. This home features a spacious living room, beautiful eat-in kitchen with quartz counters, dishwasher and a built-in microwave. One bedroom, one full bath and a laundry room downstairs with a very spacious family room with wood beamed ceilings. Upstairs you will find four additional bedrooms and a full bathroom accessible from the master or hallway. The master has a walk in closet complete with a laundry chute, to make doing laundry a breeze. Located near many local shops, restaurants and parks including Bell Gardens Veterans Park, the Bicycle Hotel and Casino, the Rio Hondo Golf Club, with easy access to Downey the 5 and 710 freeways and only minutes from Downtown Los Angeles.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$825,000
- 2 Buildings
- Levels: One, Two
- 1 Total parking spaces
- Heating: Wall Furnace
- \$1,706 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Entry, Family Room, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Multi-Level Bedroom, Separate Family Room
- Appliances: Built-In Range, Dishwasher, Gas Oven, Gas Range, Microwave, Portable Dishwasher, Refrigerator, Self Cleaning Oven
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Storage, Unfurnished, Wired for Data

Exterior

- Lot Features: Front Yard
- Fencing: Brick, Chain Link, Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$2,300
2:	1	5	2	0	Unfurnished	\$0	\$0	\$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, Trust sale
- Buyer Agency Compensation: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6358012021

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PF23114267

Printed: 08/27/2023 8:04:07 AM

Closed •

List / Sold: **\$795,000/\$800,000** ↗

11322 S Grevillea Ave • Inglewood 90304
3 units • **\$265,000/unit** • **1,672 sqft** • **6,959 sqft lot** • **\$478.47/sqft** •
Built in 1911
11322 S GREVILLEA

44 days on the market
Listing ID: 23266845



Priced to sell!! Rare opportunity!! The main detached end unit with its private cozy front yard is completely remodeled and vacant!! Ready for the next lucky tenant!!! Offering 2 other units with great current income, all this on an oversized lot, blocks Away from the Newly Built So-Fi Stadium! Located just steps away from the best entertainment, shopping & dining centers with instant access to highways! Stop by & Buy!!

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$795,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$52400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$10,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00892277
- 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	\$1,500	\$1,500	\$2,000
2:	1	1	1		Unfurnished	\$1,700	\$1,700	\$2,000
3:	1	0	1		Unfurnished	\$0	\$0	\$2,000

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4037020011

Michael Lembeck

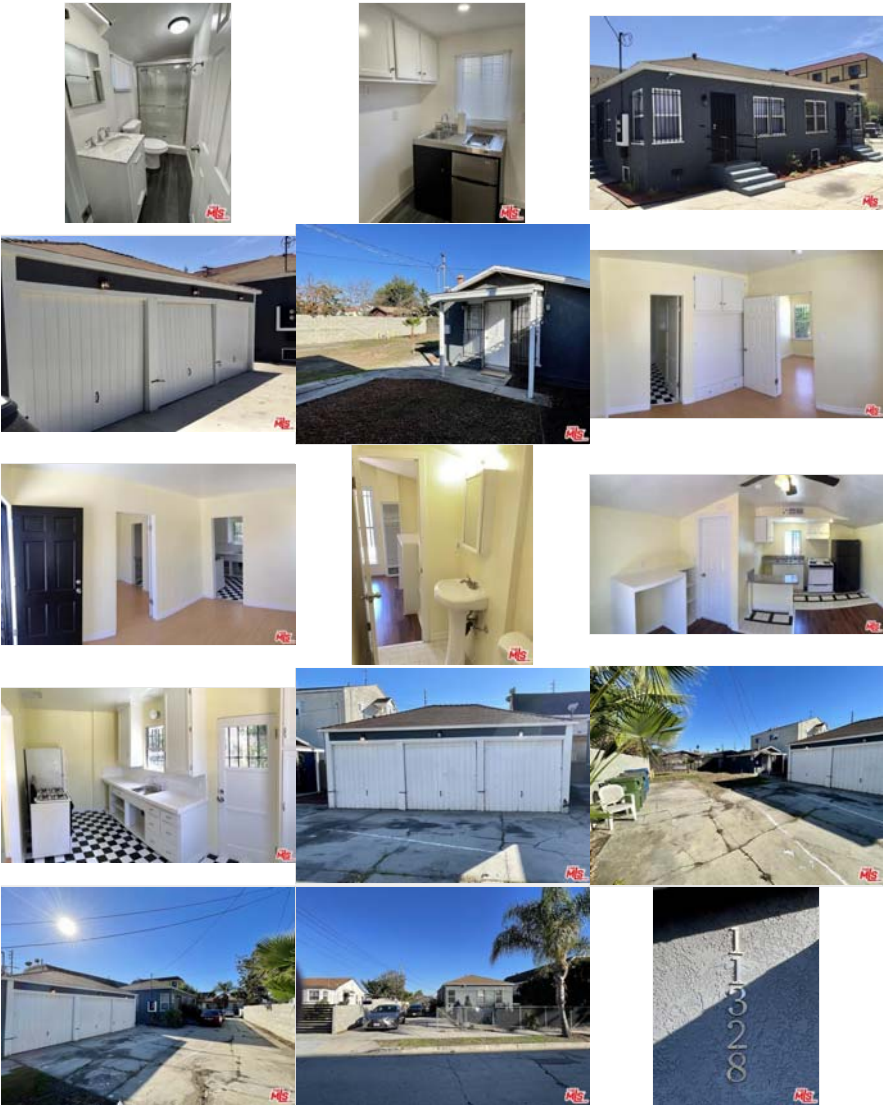
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23266845

Printed: 08/27/2023 8:04:07 AM

Closed • Triplex

List / Sold:

\$1,200,000/\$1,200,000

22 days on the market

Listing ID: SB23095378

1325 W 120th St • Los Angeles 90044
3 units • \$400,000/unit • 4,761 sqft • 9,227 sqft lot • \$252.05/sqft •
Built in 1966

Corner Lot of 120th Street & Back Alley - S Normandie Ave is the Street West of Property



With three 4-bedroom/2-bath townhouse style units that average over 1500 SqFt each, 1325 120th Street is a very unique investment opportunity in Los Angeles. The subject property sits on a 9,227 SqFt Lot and is Zoned R3, which opens up ADU potential and the opportunity for even more upside, as Section 8 vouchers allow up to \$3,800 per unit. 1325 120th St is a commuter's dream with its close proximity to the 110 & 105 Freeways in addition to its location in relation to SoFi Stadium and the upcoming Intuit Dome.

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,200,000
- 2 Buildings
- 3 Total parking spaces
- \$1,763 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$82800 Gross Scheduled Income
- \$51645 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,671
- Electric: \$675.00
- Gas: \$675
- Furniture Replacement:
- Trash: \$675
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$6,459
- Maintenance: \$3,312
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$675
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$2,200	\$2,200	\$2,800
2:	1	4	2	1	Unfurnished	\$2,300	\$2,300	\$2,800
3:	1	4	2	1	Unfurnished	\$2,400	\$2,400	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 6079011022

Michael Lembeck

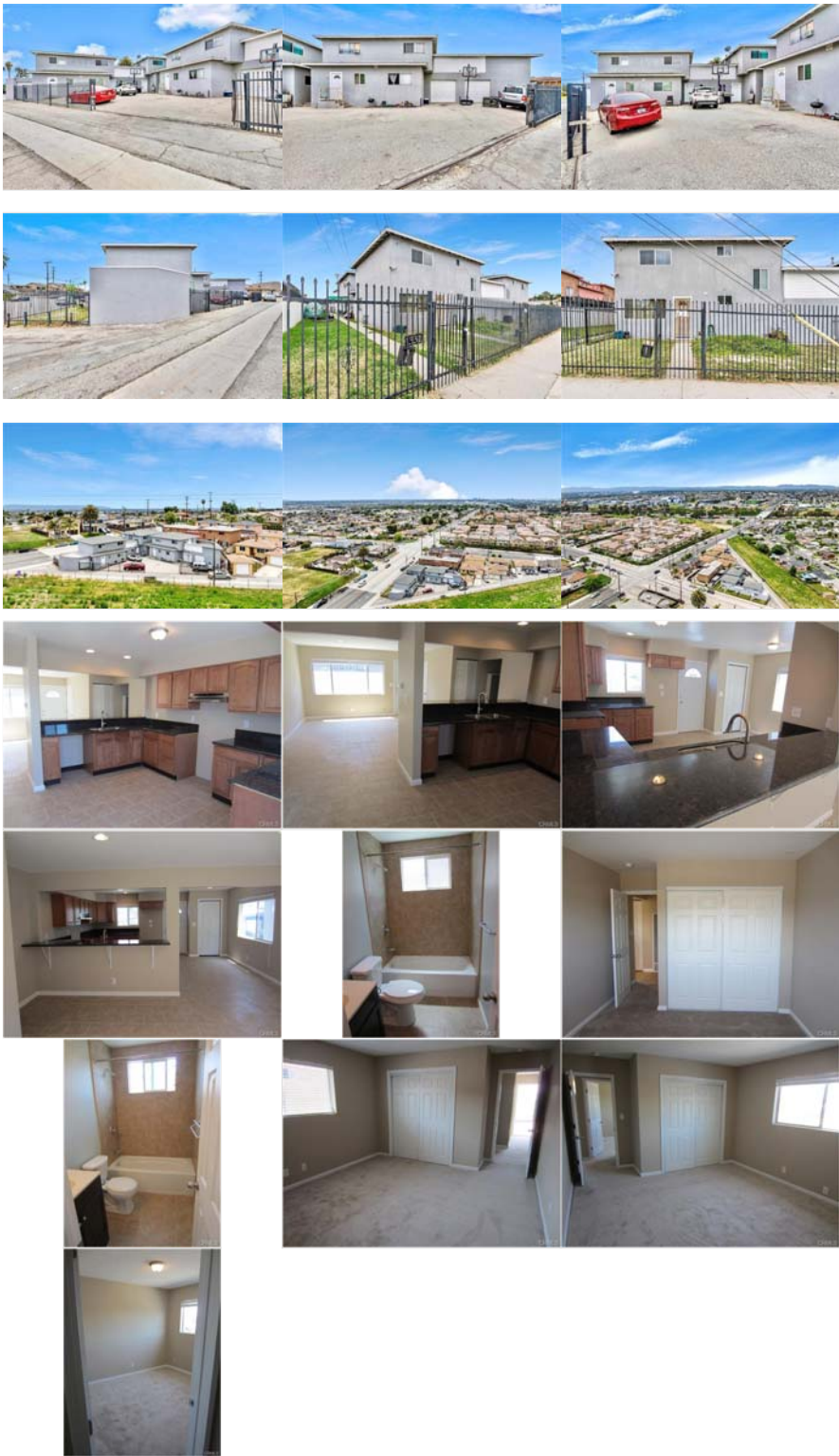
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • [Triplex](#)

List / Sold: **\$850,000/\$800,000** ↓

740 W 33rd Street • San Pedro 90731

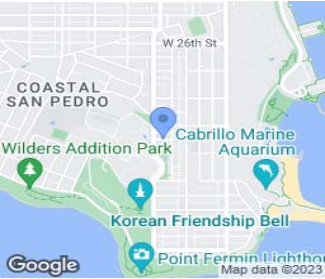
57 days on the market

3 units • **\$283,333/unit** • **1,996 sqft** • **5,000 sqft lot** • **\$400.80/sqft** •

Listing ID: OC23095237

Built in 1959

Gaffney and W. 33rd Street



NEW OPPORTUNITY !! BACK ON THE MARKET 7/27/23. What are you going to do to Maximize the Location and that Spectacular View ?? Great Pt. Fermin location within walking distance to Cabrillo Beach, Tidepools, the Korean Friendship Bell, Pt Fermin Park, the cliffs overlooking the ocean and is directly across the street from the Hey Rookie Pool. Unlimited Potential waiting for the Right Buyer. Could be a Teardown? Start Over and Showcase the Location and View or Update and Upgrade to make it a Jewel in the Neighborhood!!! Please know that the property does need some work including possibly the Foundation, Electrical Update, Plumbing Update plus Termite/Wood Repair. The studio apartment has the best views and is waiting for a quick remodel and new floors to get top dollar rents. The current rents on the other 2 units are low for the area but the tenants can be relocated and the units can be made available for current markets rents. The Possibilities and Opportunities are endless !!! Drive By and Take a Look !!!!

Facts & Features

- Sold On 08/25/2023
 - Original List Price of \$850,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- \$30720 Gross Scheduled Income
 - \$26400 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Main Floor Bedroom, Main Floor Master Bedroom • Other Interior Features: Living Room Balcony
- Floor: Vinyl, Wood

Exterior

- Lot Features: 0-1 Unit/Acre, Tear Down, Value In Land
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,280
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01517139
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 2400
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$2,400
2:	1	1	1	1	Unfurnished	\$765	\$765	\$2,000
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 181 - Point Fermin area
 - Los Angeles County
 - Parcel # 7467001013

Michael Lembeck

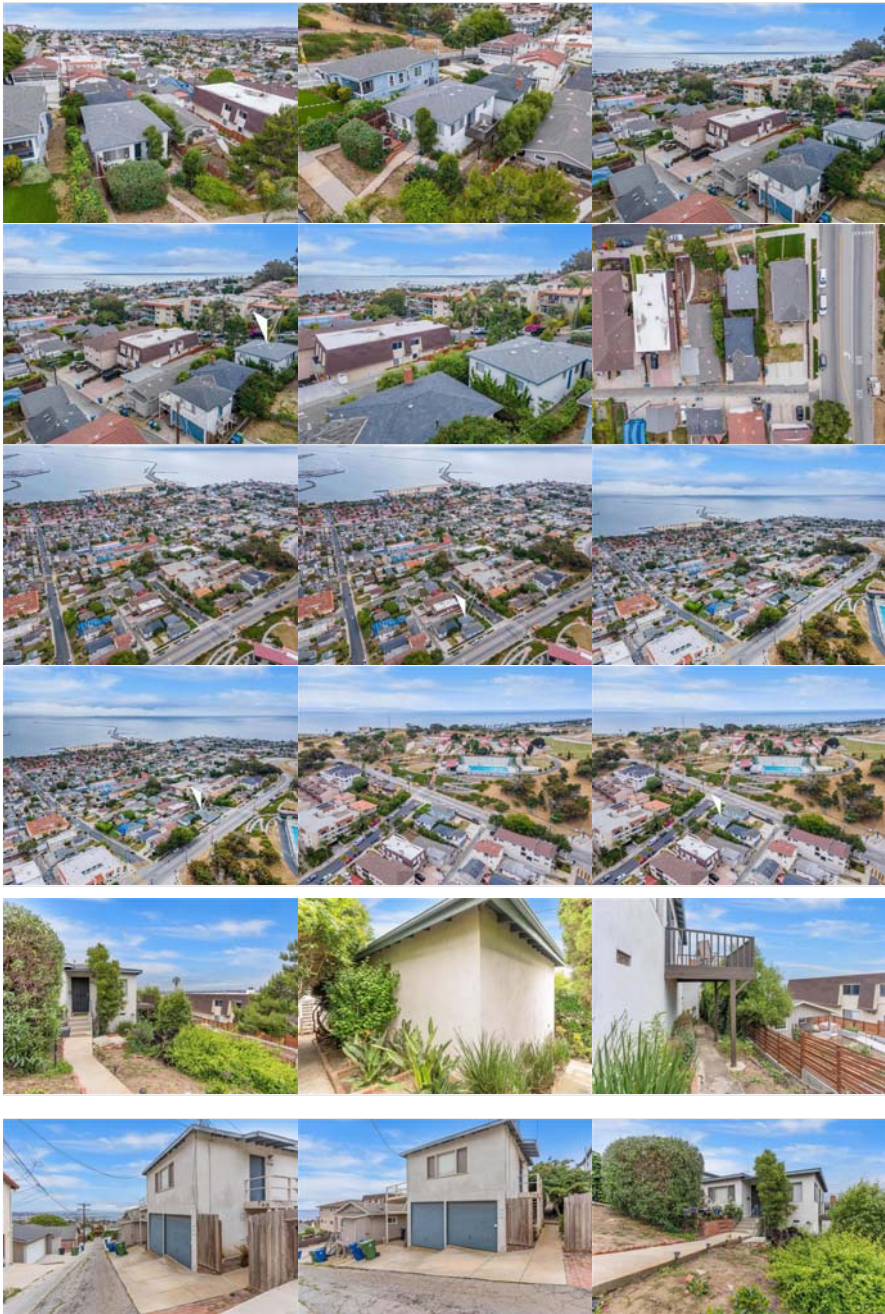
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC23095237

Printed: 08/27/2023 8:04:07 AM

Closed • Duplex

3366 Elizabeth Ave • Lynwood 90262

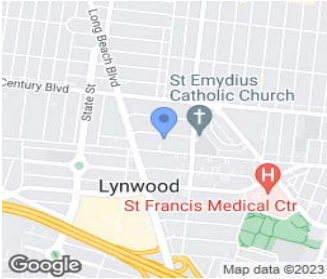
3 units • \$230,000/unit • 1,800 sqft • 10,335 sqft lot • \$383.33/sqft • Built in 1921

Between California Av and Long Beach Blvd on Elizabeth Ave

List / Sold: \$689,999/\$690,000

26 days on the market

Listing ID: DW23070203



Great Investment property in the City of Lynwood, CA. This property is tenant occupied and consists of 3 units; 3/1, 1/1, 1/1,each with parking. Close to transportation like Metro Green line, 710, 91, and 105 Fwy. Near Plaza Mexico shops, Smart and Final, and Harbor Freight Tools. Also close to schools and restaurants.

Facts & Features

- Sold On 08/21/2023
 - Original List Price of \$689,999
 - 3 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$803 (Estimated)
- Laundry: See Remarks
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01525721
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1			\$1,300		\$2,300
2:	1	1	1			\$1,000		\$2,000
3:	1	1	1			\$900		\$1,100

Of Units With:

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

Additional Information

- Short Sale sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6191005014

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,999,000/\$1,975,000 ↓

17 days on the market

Listing ID: 23282499

958 N Vista St • Los Angeles 90046
3 units • \$666,333/unit • 2,740 sqft • 6,423 sqft lot • \$720.80/sqft •
Built in 1937

South of Santa Monica Blvd., North of Melrose Ave., West of N. La Brea Ave., East of N. Fairfax Ave.



Introducing 958 North Vista, a desirable completely vacant triplex located in the highly sought-after neighborhood of 90046 on a prime corner lot. This property offers an exceptional opportunity to own a vacant 3-bedroom, 2-bathroom house with two updated and vacant guest units, each featuring one bedroom and one bathroom AND 5 garage spaces. There is potential to transform the house into your dream home and the attached duplex can help pay down your mortgage. With its boasting location near renowned shops, restaurants, and attractions in Los Angeles, this property is perfect for both owner users and investors. Upon arrival, you'll be greeted by natural light and charm both inside and outside. Enjoy Southern California lifestyle in the courtyard that sets the stage for a warm and inviting atmosphere. The house itself is in good condition, providing a solid foundation for any renovation or updates you may envision. One of the highlights of this property is the inclusion of two guest units, which are conveniently situated above the desirable four-car garage, offering additional living space, offices or the potential for rental income. According to niche.com, this area is one of the top neighborhoods in Los Angeles County among the Best Suburbs for Young Professionals. With 80% of the West Hollywood population residing in rental housing, these semi-private one-bedroom units are extremely attractive to this demographic, helping to boost both demand and rental rates! Whether you're looking to create your own personal oasis or seeking a lucrative investment opportunity, 958 North Vista delivers on both counts. The property's location is a true gem to embrace the vibrant lifestyle this area has to offer, with endless entertainment and cultural experiences just moments away. Don't miss the chance to make this property your own. With its prime location, potential for customization, and additional guest units, this listing presents a rare opportunity in the Los Angeles real estate market. Schedule a showing today and let your imagination run wild with the possibilities that await.

Facts & Features

- Sold On 08/23/2023
 - Original List Price of \$1,999,000
 - 2 Buildings
 - 5 Total parking spaces
 - Heating: Central
- Laundry: Washer Included, Dryer Included, In Garage, See Remarks
 - \$111800 Net Operating Income
 - 3 gas meters available

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$34,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00899496
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5531025011

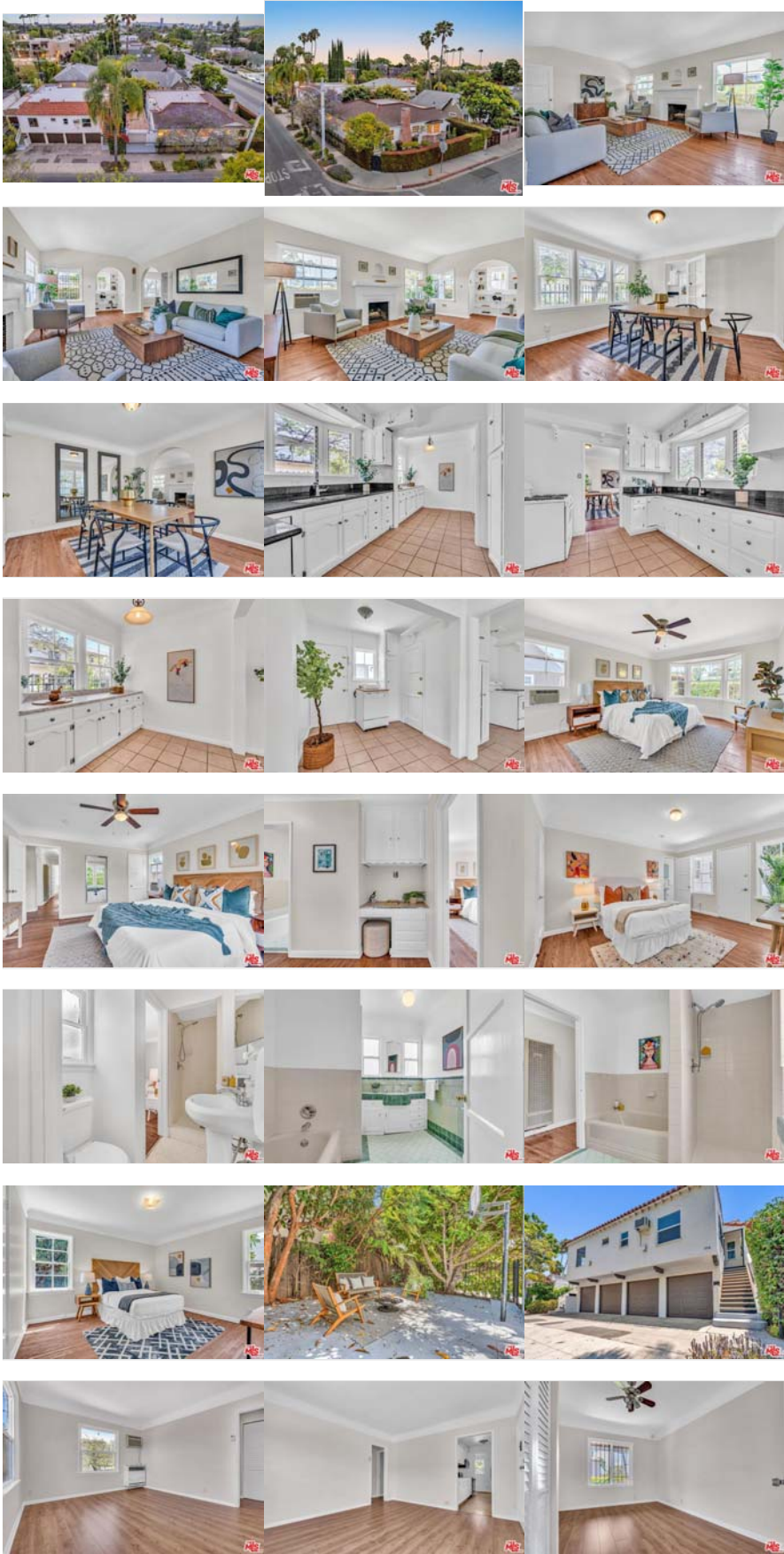
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,300,000/\$1,352,000

18 days on the market

Listing ID: 23283265

3860 Inglewood Blvd • Los Angeles 90066
3 units • **\$433,333/unit** • **2,419 sqft** • **7,546 sqft lot** • **\$558.91/sqft** •
Built in 1947
West of the 405 freeway, between Washington Place and Pacific Ave.



Conveniently located in Mar Vista, this charming triplex consists of a detached 3 bed/1 bath home in the front, and a duplex in the middle of the lot. The units are 1 bed/1 bath each, with hardwood floors. The property has a middle and rear yard for tenants' privacy. There is a separate laundry room with washer and dryer. Parking consists of three spaces in the front and at the rear. Off the alley is a detached 2-car garage, with one additional parking space and yard area next to the garage. The front unit and garage is occupied by Seller's family, and will eventually be delivered vacant. The property sits on a 7,546 Sq Ft lot and zoned LAR3. Great upside potential with updating and rents, or potential development. Buyer to check with LADBS Code Enforcement Department for development potential. Property to be sold in its "AS IS" condition. Seller will not perform any repairs or issue any credit for repairs. Seller will not provide a pest infestation report or perform any treatment/repair/credit for any infestation. There are fruit trees in the yard (apple, persimmon and lemon). Excluded from the sale is the black pine tree in the front yard, and the tangerine tree in the rear yard, which will be removed prior to the close of escrow.

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$1,300,000
- 2 Buildings
- Heating: Fireplace(s), Wall Furnace
- Laundry: Dryer Included, Individual Room

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01836728
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$3,000
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$2,000
3:	1	1	1		Unfurnished	\$1,050	\$1,050	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4214022020

Michael Lembeck

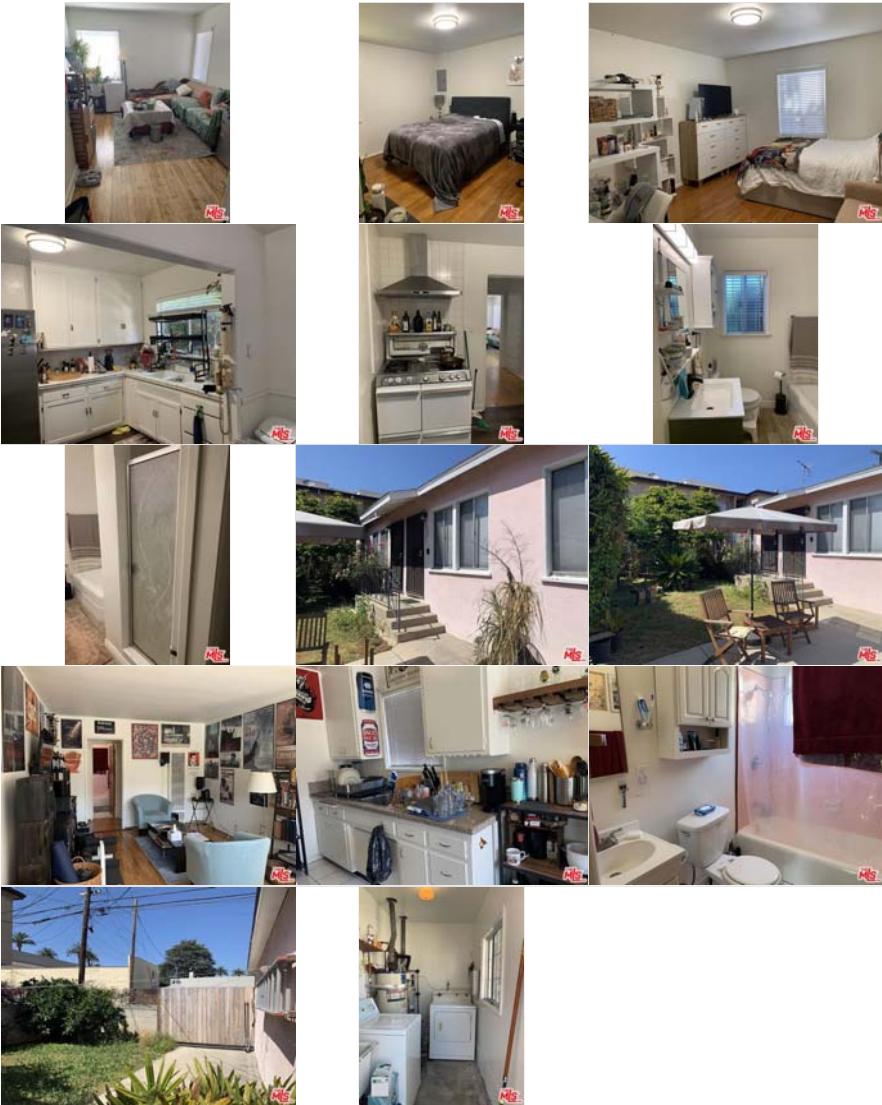
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23283265

Printed: 08/27/2023 8:04:07 AM

Closed • **Triplex**

List / Sold: **\$1,054,000/\$980,000** ↓

913 N Hobart Blvd • Los Angeles 90029

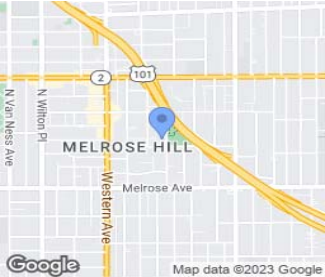
17 days on the market

3 units • **\$351,333/unit** • **2,118 sqft** • **7,268 sqft lot** • **\$462.70/sqft** •

Listing ID: CV23011857

Built in 1954

Near Santa Monica and Western



Facts & Features

- Sold On 08/24/2023
- Original List Price of \$1,054,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$475 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535024016

Michael Lembeck

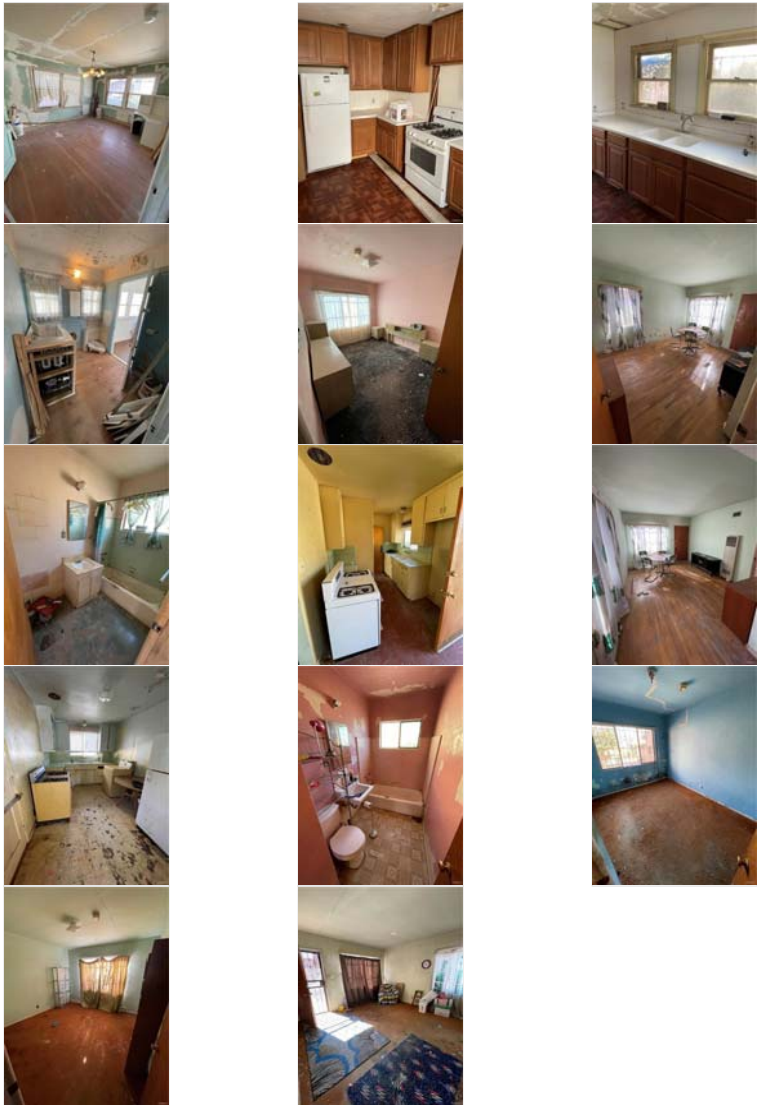
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23011857

Printed: 08/27/2023 8:04:07 AM

Closed • **Triplex**

List / Sold: **\$872,000/\$1,100,000** ↗

526 N Bronson Ave • Los Angeles 90004

42 days on the market

3 units • **\$290,667/unit** • **2,928 sqft** • **4,140 sqft lot** • **\$375.68/sqft** •

Listing ID: SR23101202

Built in 1937

Los Angeles Studio District



The Bronson property currently consists of three multifamily units containing 1, one bedroom, one and one half bath townhouse unit and 2, one bedroom and one bath units. The units are occupied and the rents are well below (72%) market. The property appears to have been very well maintained by the current, hands on, ownership.

Facts & Features

- Sold On 08/21/2023
 - Original List Price of \$872,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$450 (Estimated)
- Cap Rate: 2.63
 - \$45648 Gross Scheduled Income
 - \$22932 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,803
 - Electric: \$755.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses: 437
- Insurance: \$1,713
 - Maintenance: \$3,424
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$755
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$2,528	\$2,528	\$3,950
2:	1	1	2	0	Unfurnished	\$1,276	\$1,276	\$2,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5522025011

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23101202

Printed: 08/27/2023 8:04:07 AM

Closed •

List / Sold:

\$1,695,000/\$1,750,000 ↗

19 days on the market

Listing ID: P1-14150

1836 ROTARY Dr • Los Angeles 90026
3 units • \$565,000/unit • 2,726 sqft • 7,442 sqft lot • \$641.97/sqft •
Built in 1948
Van Pelt Place, to West Silver Lake, to Fall Ave



PROBATE Sale. May be subject to Court confirmation. Assessor has a duplex but Possible 3 units, 1 2br/1ba, 2 1br/1ba . Will be delivered vacant. Corner lot. Needs updating. Lots of sunlight in all units. 1 car garage/street parking. Heart of Silver Lake. Close to Hollywood, Beverly Hills, K town to name a few. This one of a kind home features original hardwood flooring, beautiful wood burning fireplace, wall to wall window with gorgeous views and original features throughout. Relax and decompress on one of the two patio decks overlooking the city lights and downtown LA. Ultimate California living and entertaining.

Facts & Features

- Sold On 08/23/2023
 - Original List Price of \$1,695,000
 - 1 Buildings
 - Levels: Two
 - 1 Total parking spaces
 - Cooling: Gas
 - Heating: Fireplace(s), Natural Gas, Forced Air
- Laundry: In Garage
 - 1 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Appliances: Dishwasher, Free-Standing Range
- Other Interior Features: Built-in Features, Balcony, Ceramic Counters

Exterior

- Lot Features: Sprinklers None
- Fencing: None

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County

Michael Lembeck

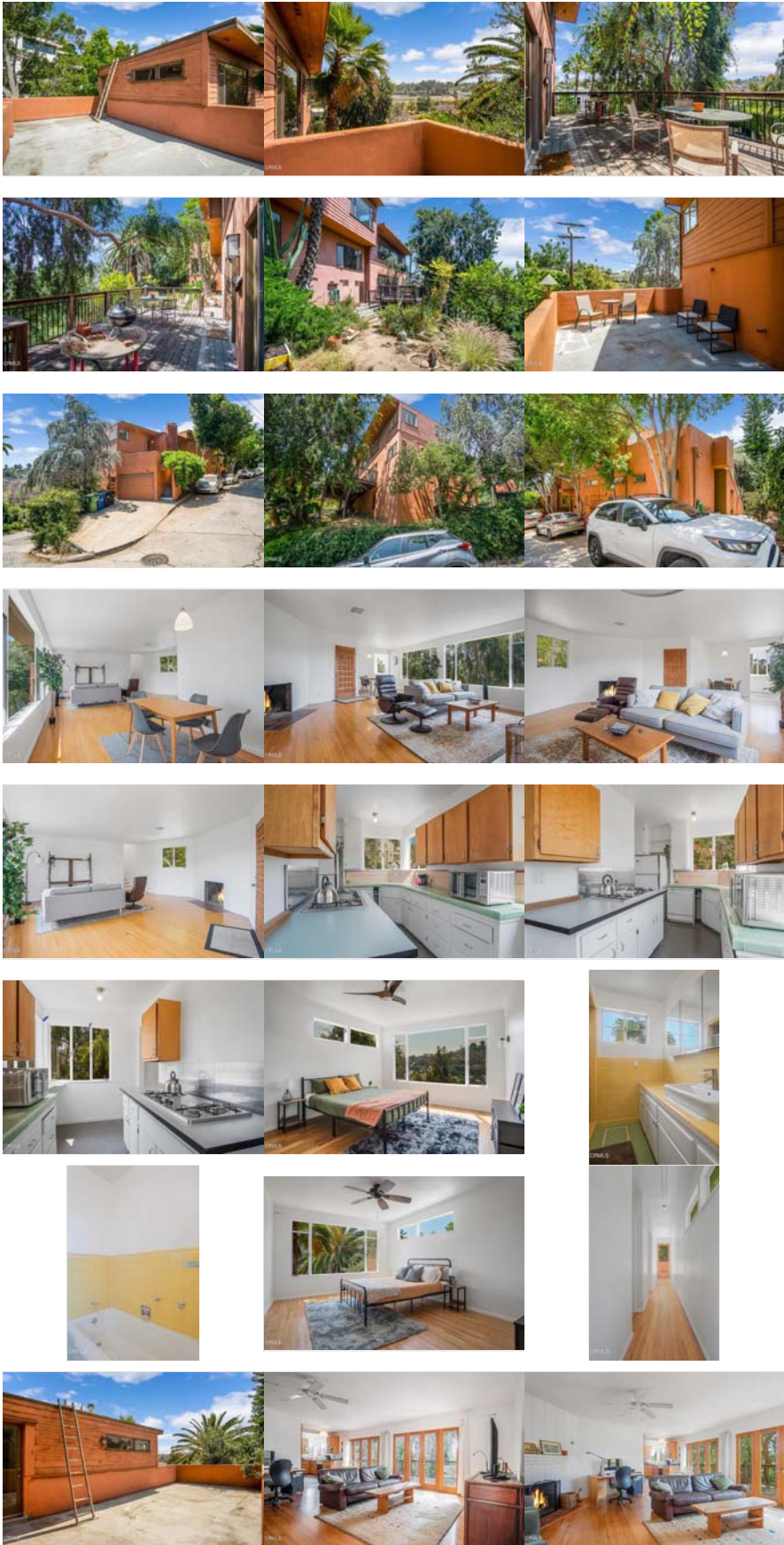
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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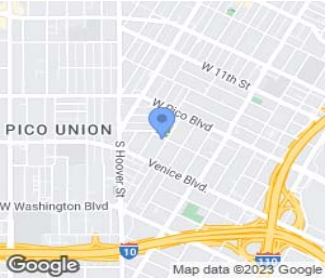


CUSTOMER FULL: Residential Income LISTING ID: P1-14150

Printed: 08/27/2023 8:04:07 AM

Closed • Single Family Residence

1856 W 14th St • Los Angeles 90006
3 units • \$400,000/unit • 2,498 sqft • 6,368 sqft lot • \$476.38/sqft •
Built in 1947
West 14th St. and S Bonnie Brae St.



List / Sold:

\$1,199,999/\$1,190,000 ↓

19 days on the market

Listing ID: SB23120306

Proud to introduce this incredibly rare find of a property that consists of a single family residence, an ADU and also a bonus unit in the Pico-Union neighborhood!!! The main home is a 3 bedroom/ 2 bath space that has been updated tastefully for a modern and contemporary feel. As you enter you will immediately be enamored with the features that include modern luxury vinyl plank flooring, crown moldings, marble decorated fireplace, recessed lights and high quality shutter window treatments. The kitchen boasts quartz countertops, soft close cabinets, recessed lighting, stainless steel appliances and blends perfectly with the spacious dining room area. The primary bedroom has a great flow as it has a separation from the rest of the house for privacy and includes an en suite bathroom that provides a bathtub and two showers! The two secondary bedrooms are in close proximity of the main full bath and laundry area. The newly built permitted ADU is an incredible studio space with a living room, stackable laundry and open concept full kitchen featuring stainless steel appliances. Great resource to generate additional income with renters either long term or short term stays! Also there is a third bonus unit/flex space that takes the property to an even higher desirability. 5 total parking spots on the lot (2 being in the garage)! This is an 1.5 LARD 6367 sq ft that is right across the beautiful Alvarado Terrace Park that brings such a peacefulness to the neighborhood. Just moments away from DTLA attractions, LA Live, USC, Koreatown with tons of restaurants, shopping and entertainment!

Facts & Features

- Sold On 08/24/2023
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, SEER Rated 16+
- \$0 (Unknown)
- Laundry: Dryer Included, In Closet, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Family Room, Living Room
- Floor: Vinyl
- Appliances: Dishwasher, Freezer, Disposal, Gas Range, Self Cleaning Oven, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Built-in Features, Ceiling Fan(s), Crown Molding, Open Floorplan, Recessed Lighting, Storage, Wired for Data

Exterior

- Lot Features: Back Yard
- Fencing: Fair Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5135007012

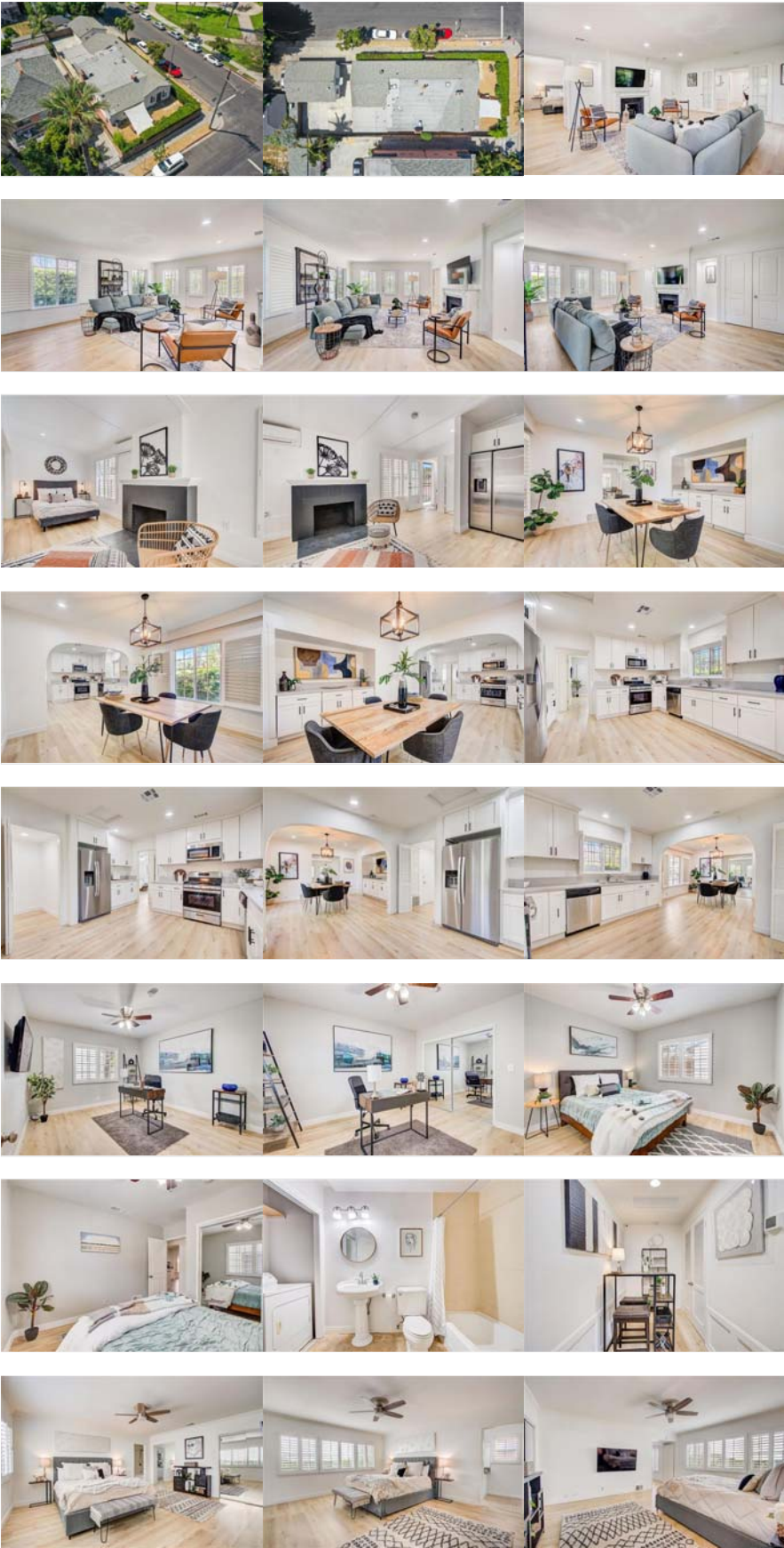
Michael Lembeck

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

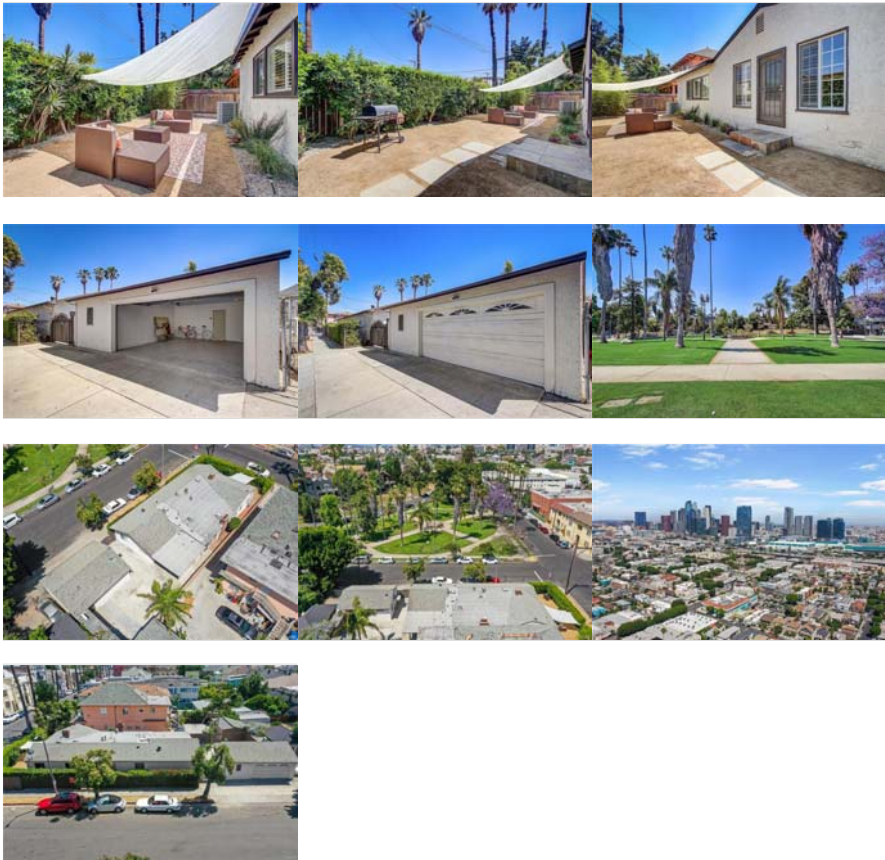
Re/Max Property Connection

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

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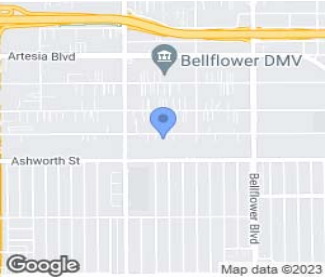
CUSTOMER FULL: Residential Income LISTING ID: SB23120306

Printed: 08/27/2023 8:04:07 AM

Closed • Triplex

9508 Rose St • Bellflower 90706
3 units • \$458,333/unit • 3,969 sqft • 15,870 sqft lot • \$360.29/sqft •
Built in 1953
North Of Ashworth, South of 91

List / Sold:
\$1,375,000/\$1,430,000 ↑
21 days on the market
Listing ID: OC23095528



Amazing opportunity to own Three separate 3bedroom units on one lot with no rent control! Huge lot!! All units have their own private yard space! Please do not disturb the tenants for any reason. The property is being sold with the tenants in place. Leases and rent rolls available, contact your realtor for more information!

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,375,000
- 6 Buildings
- 9 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: See Remarks
- \$62064 Gross Scheduled Income
- \$46548 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00833696
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,647	\$2,647	\$3,000
2:	1	3	2	2	Unfurnished	\$2,525	\$2,525	\$2,800
3:	1	3	2	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7161021011

Michael Lembeck

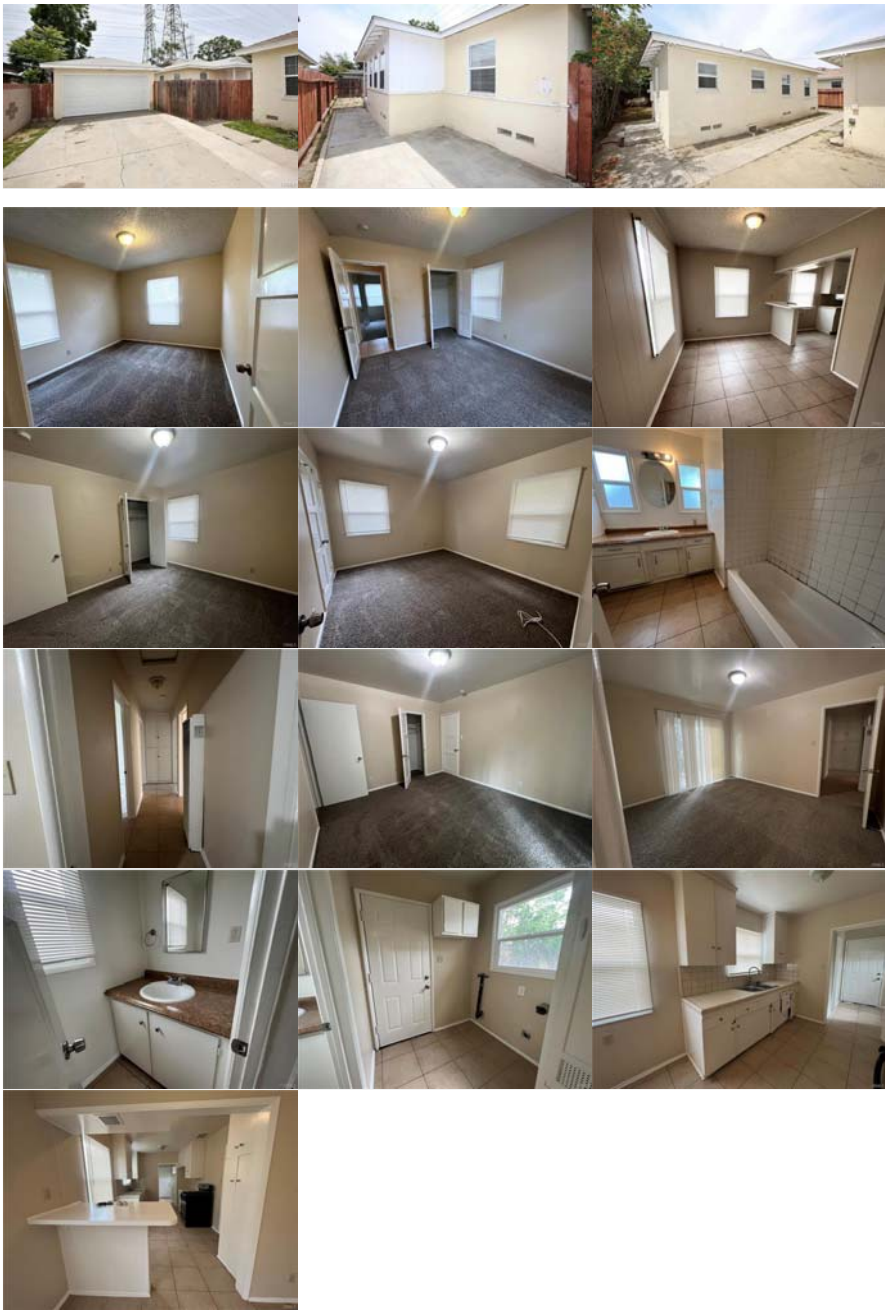
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Apartment

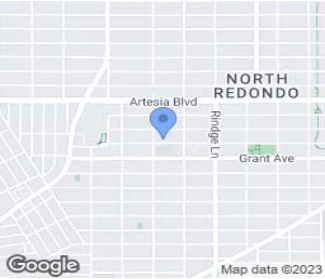
List / Sold:

\$1,799,000/\$1,750,000 ↓

0 days on the market

Listing ID: PV23154724

2007 Rockefeller Ln • Redondo Beach 90278
4 units • \$449,750/unit • 3,610 sqft • 7,498 sqft lot • \$484.76/sqft •
Built in 1952
One block North of Grant Avenue



front structure has its own private driveway and completely remodeled 2 years ago. Three (2+1) in the back

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,799,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$118140 Gross Scheduled Income
- \$85575 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,065
- Electric: \$1,315.00
- Gas: \$525
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01845055
- Gardener:
- Licenses: 115
- Insurance: \$1,565
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,215
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	0	4	Unfurnished	\$9,845	\$9,845	\$10,080

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4156010017

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PV23154724

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Closed • [Quadruplex](#)

List / Sold:

\$2,050,000/\$1,850,000 ↓

2619 Rockefeller Ln • Redondo Beach 90278
4 units • \$512,500/unit • 3,309 sqft • 5,985 sqft lot • \$559.08/sqft •
Built in 1962

192 days on the market
Listing ID: SR22233089

405 San Diego Freeway South off exit right to Inglewood Ave straight to Rockefeller Lane right.



MAJOR PRICE IMPROVEMENT-DESIRABLE QUADRUPLEX 4-UNITS IN THE CITY OF REDONDO BEACH. Total 8 Bedrooms and 4 Bathrooms (1 Front unit is Private Home 2Bd 1 Bath featuring laundry room off kitchen area & back door exit. (3) units in the back A,B, & C, (All 2 Bed 1 Bath each). Altogether total 8 bedrooms & 4 Bathrooms, living area altogether Sq Ft 3,309 in one rectangular lot size 5,985. Excellent income opportunity for an investor or first time home buyer to reside in one and rent the others. Property is short drive time to the beach, malls, groceries stores, bus lines, entertainment, restaurants. Redondo Beach Unified School District (Redondo Union High, Adams Middle School & Lincoln Elementary). Owner installed granite counter tops in (2) units approximately four years ago, (3) water heaters recently replaced Possible RV parking. Seller will consider all reasonable offers!

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$2,550,000
- 0 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$1,334 (Estimated)
- Laundry: In Kitchen, Washer Hookup
- \$127320 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Water Heater, Microwave
- Other Interior Features: Ceiling Fan(s), Granite Counters, Storage, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Near Public Transit, Walkstreet
- Fencing: Stucco Wall
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,627
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,007
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$1,776
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,620
- Other Expense: \$5,376
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	2	0	0	Unfurnished	\$2,710	\$2,710	\$2,750
3:	1	2	0	1	Unfurnished	\$0	\$0	\$2,750
4:	1	2	0	0	Unfurnished	\$0	\$0	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1%
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4082003021

Michael Lembeck

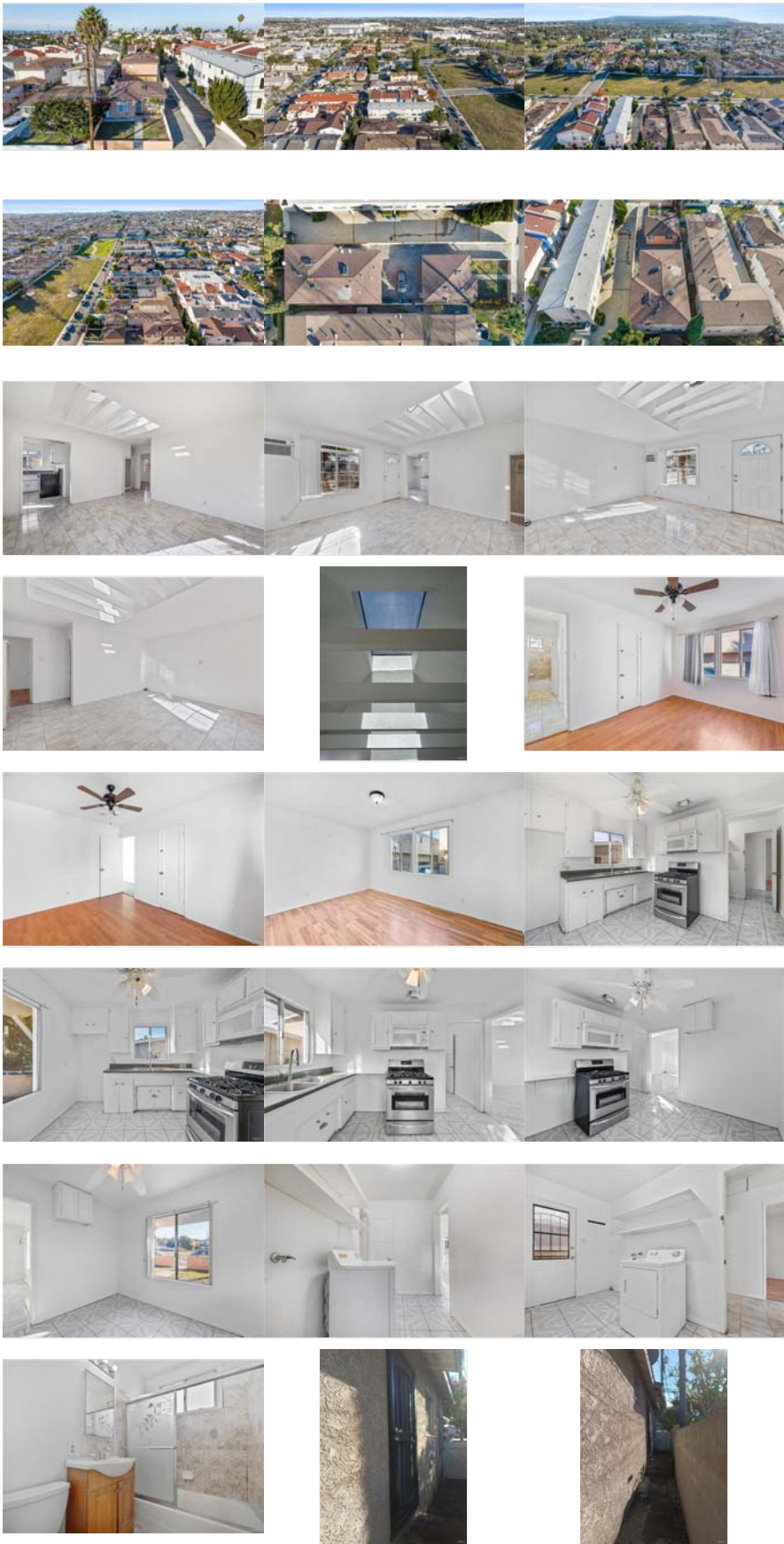
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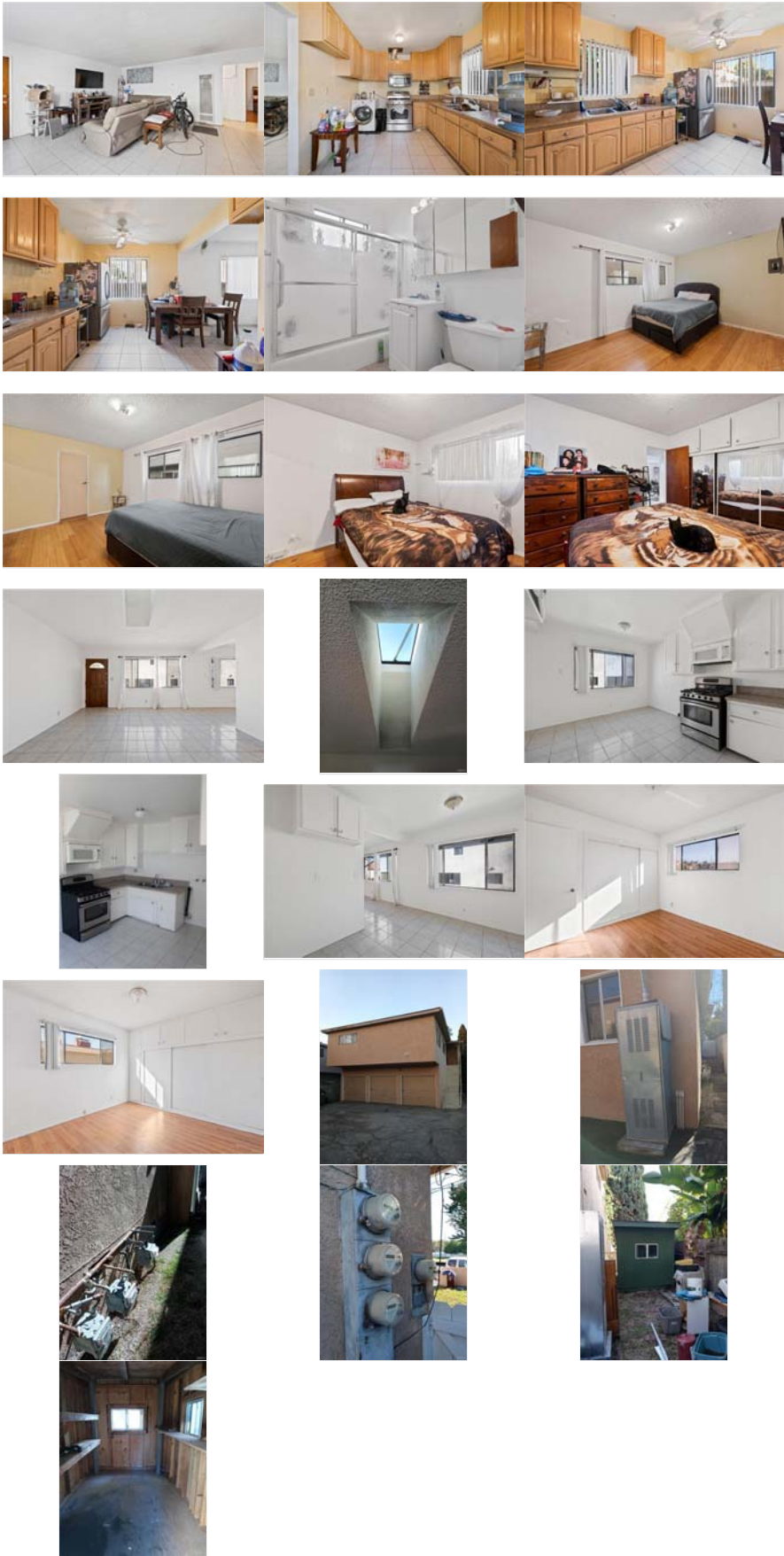
Re/Max Property Connection

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

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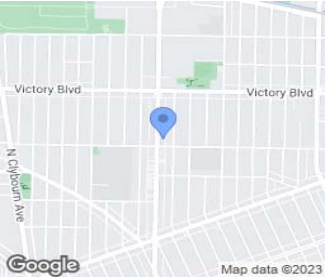




Closed • [Quadruplex](#)

1814 N Hollywood Way • Burbank 91505
4 units • \$344,750/unit • 2,477 sqft • 5,457 sqft lot • \$615.66/sqft •
Built in 1947
Hollywood Way & Jefferies

List / Sold:
\$1,379,000/\$1,525,000
4 days on the market
Listing ID: SR23138357



Welcome to this charming, well cared for 4plex with stable tenants. Each unit features hardwood floors, large living rooms, central heat and air, each tenant has their own laundry area, cute front porch, 1 bedroom & 1 bathroom, kitchens with quaint dining areas, the exterior has been freshly painted & the well-maintained yard space has decomposed granite and automatic sprinklers out front to keep the grass looking picture perfect! Two 2 car garages, you can offer the garage space to the tenants, rent the garages out separately or convert the space into an ADU. With this property the possibilities are endless. These units are close to the studios, Burbank Airport, the 134 freeway, 5 freeway, public transportation and many walkable businesses. Don't miss out on your opportunity to own this multi opportunity property. PLEASE DO NOT GO ON THE PROPERTY & PLEASE DO NOT DISTURB THE TENANTS

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,379,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$363 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, See Remarks, Washer Hookup
- \$7683 Gross Scheduled Income
- \$6723 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Living Room
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full
- Floor: Wood

Exterior

- Lot Features: Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,223	\$2,223	\$2,223
2:	1	1	1	1	Unfurnished	\$1,775	\$1,775	\$2,223
3:	1	1	1	0	Unfurnished	\$1,680	\$1,680	\$2,223
4:	1	1	1	0	Unfurnished	\$2,005	\$2,005	\$2,223

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2437002009

Michael Lembeck

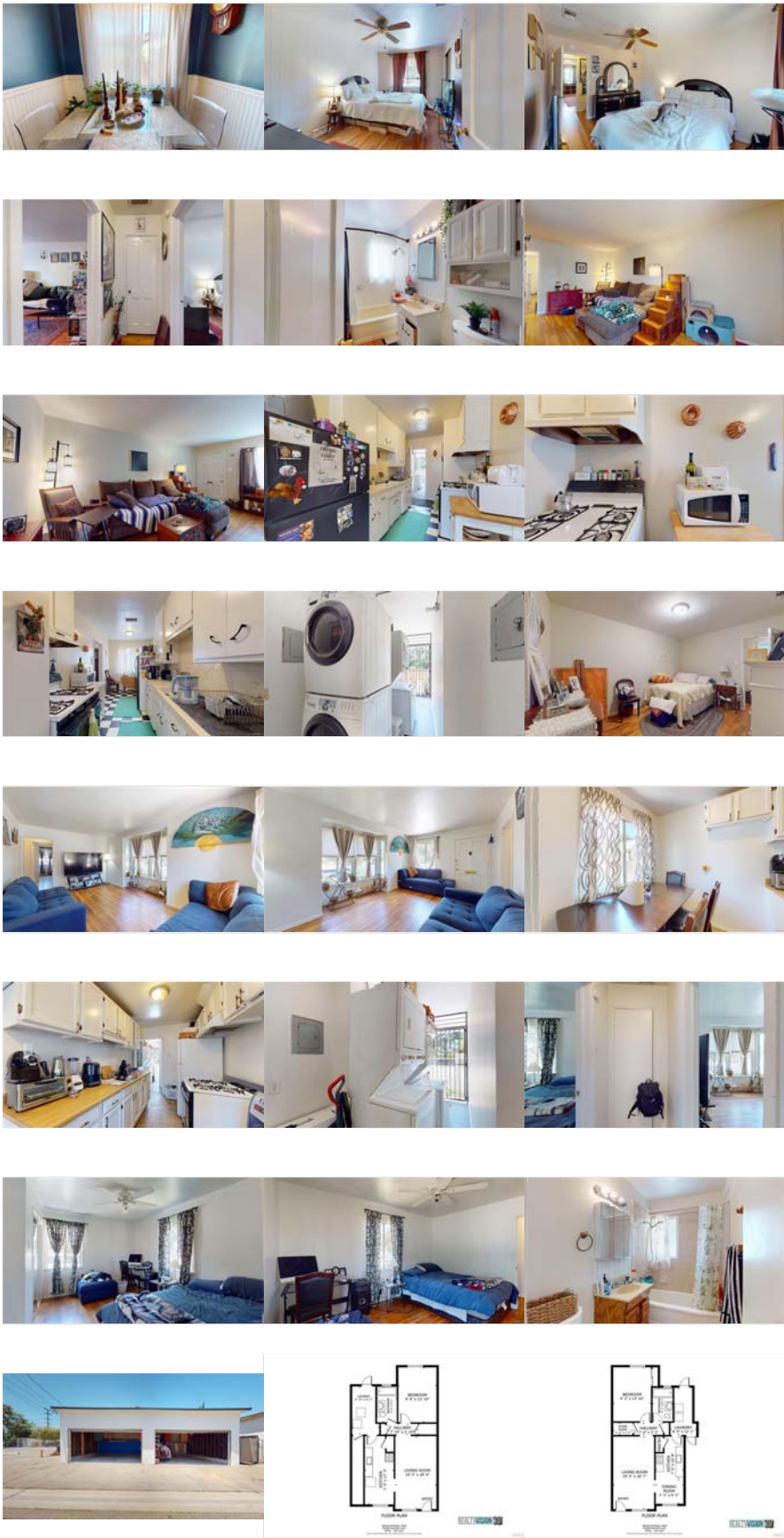
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23138357

Printed: 08/27/2023 8:04:07 AM

Closed • **Quadruplex**

List / Sold: **\$970,000/\$900,000** ↓

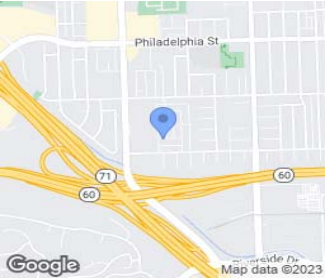
2459 Angela St • Pomona 91766

54 days on the market

4 units • **\$242,500/unit** • **3,818 sqft** • **7,558 sqft lot** • **\$235.73/sqft** • **Built in 1963**

Listing ID: TR23066117

Property is located between Towne and Garey just north of County Rd.



Presenting an incredible investment opportunity in Pomona! This four-plex property showcases long-term tenants who are currently on month-to-month leases, ensuring stability and flexibility. The property offers turnkey convenience with each unit featuring its own one-car garage for tenants' parking needs. Privacy and security are enhanced by the fenced frontage. Situated near various amenities such as shopping centers, restaurants, and entertainment options, the property's location is highly appealing to potential renters. Easy access to major transportation routes further adds to its desirability. Offers are welcome and subject to inspection. Don't miss out on this exceptional investment opportunity, offering a current cap rate of 3% and boasting a remarkable 50% rent upside potential.

Facts & Features

- Sold On 08/23/2023
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination
- \$1,011 (Estimated)
- Laundry: Individual Room
- \$49200 Gross Scheduled Income
- \$30352 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Carpet, Laminate, Tile

Exterior

- Lot Features: Level with Street
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,848
- Electric: \$1,524.00
- Gas: \$1,044
- Furniture Replacement: \$0
- Trash: \$2,556
- Cable TV: 01317331
- Gardener:
- Licenses: 146
- Insurance: \$2,588
- Maintenance:
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$2,550
- Other Expense: \$3,000
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$500	\$500	\$1,600
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,300
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,600
4:	1	3	2	1	Unfurnished	\$1,400	\$1,400	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8331023013

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: TR23066117

Printed: 08/27/2023 8:04:07 AM

Closed • [Quadruplex](#)

List / Sold:

\$2,988,000/\$2,950,000 ↓

56 days on the market

Listing ID: PW23095423

1821 S New England St N • Los Angeles 90006
4 units • \$747,000/unit • 7,443 sqft • 6,597 sqft lot • \$396.35/sqft •
Built in 2022
North of Washington and West of Hoover



LOCATION, LOCATION, LOCATION!! Here is your Big Opportunity \$300,000 price reduction!! Great Gem "2022 Built" The property is built in Townhouse Style, which could be a future benefit if each unit was sold individually. The total building size is 7443 SF. on a 6963 Lot size. Building #1 Consists of 3,819 Sf. Building #2 consists of 3624 Sq Ft. All units are Tri-level. #1821 has 5 bedrooms 5 baths, and inside laundry, it comes with 2 parking spaces.. #1821 1/2 has 5 bedrooms, 4 baths, and laundry inside the attached 2-car garage. #1823 has 5 bedrooms 5 baths, inside laundry, and 2 parking spaces. #1823 1/2 has 5 bedrooms, 5 baths, inside laundry, and comes with 2 car garage attached. The property has a total of 2 double-car garages and a total of 4 extra parking spaces available, and all units come equipped with separate electric, gas, and water meters. Additionally, there is a separate Electric House meter for the exterior lights, which could be utilized for a Future ADU. The estimated rent for each unit is \$5500, and they are all outfitted with AC and forced heat, tankless water heaters, and appliances. The average unit size ranges from approximately 1800 to 1900 Sq Ft, and the zone is classified as LARD1.5 "4 Unit Building in Los Angeles 90006 Easy access to major Freeways, Restaurants, Transportation, Shops, USC, and a short distance to Korea Town, Downtown LA, Staples Center, LA Coliseum, and Sofi Stadium. Very low to no maintenance and the Potential for an ADU. All units are ready to be leased and being advertised for lease as well for \$5,500 per unit.

Facts & Features

- Sold On 08/22/2023
 - Original List Price of \$3,288,000
 - 2 Buildings
 - Levels: Three Or More
 - 8 Total parking spaces
 - Cooling: Central Air, High Efficiency, SEER Rated 16+
 - Heating: Forced Air, High Efficiency
 - \$0 (Other)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
 - Cap Rate: 7
 - \$264000 Gross Scheduled Income
 - \$244358 Net Operating Income
 - 5 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Main Floor
 - Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet
 - Floor: Laminate, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Tankless Water Heater
 - Other Interior Features: 2 Staircases, Balcony, Open Floorplan, Quartz Counters, Recessed Lighting, Unfurnished, Wired for Data

Exterior

- Lot Features: 2-5 Units/Acre
 - Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: Good Condition, Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$19,641
 - Electric: \$360.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: \$0
 - Gardener: \$0
 - Licenses: 245
- Insurance: \$5,100
 - Maintenance: \$850
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description: 0

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5056016015

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed •

1237 Irolo St • Los Angeles 90006
4 units • \$250,000/unit • 3,400 sqft • 5,905 sqft lot • \$294.12/sqft •
Built in 1929
East of Western, North of Pico, West of S Normandie and South of Olympic.

List / Sold:
\$1,000,000/\$1,000,000
113 days on the market
Listing ID: 23262189



The investment you've been waiting for is here! 4.8 CAP current, upto 40% upside proforma. 4-unit multi-family property located in prime Los Angeles. One unit is ready for immediate occupancy with recent renovations including new flooring, paint, kitchen with new cabinets, stylish quartz countertop and subway tile backsplash, stainless steel appliances and tastefully done bathroom. Large windows provide ample natural light throughout, and a spacious living room is perfect for entertaining. Each unit is 1 bed, 1 bath approx. 850 sqft of living space. The building also includes a garage for additional parking and/or storage. Conveniently located in a highly desired area in Koreatown with shopping, dining, and entertainment options just steps away including prestigious Loyola High School. Easy access to public transportation, downtown and West LA, Fwy 10 & 110. All electric & gas meters are separate for each unit. DO NOT Disturb the tenants.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$1,000,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.8
- \$48073 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$20,603
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,000	\$1,000	\$2,000
2:	2	1	1		Unfurnished	\$1,280	\$1,280	\$2,000
3:	3	1	1		Unfurnished	\$1,420	\$1,420	\$2,000
4:	4	1	1		Unfurnished	\$0	\$0	\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5080035008

Michael Lembeck

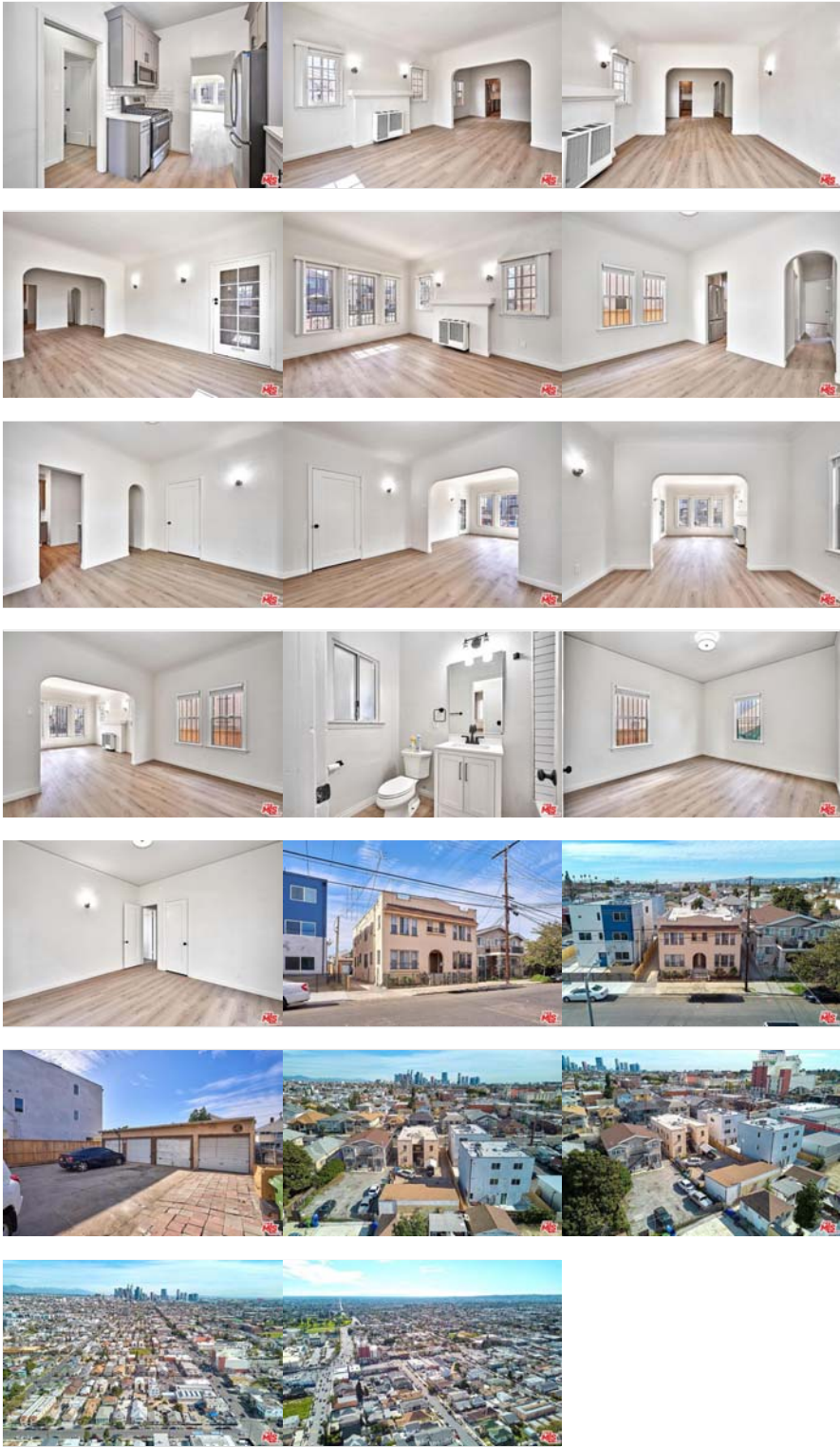
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • [Quadruplex](#)

List / Sold:

\$3,900,000/\$3,900,000

0 days on the market

Listing ID: PW23156465

1017 Rosemont Ave • Los Angeles 90026
4 units • **\$975,000/unit** • **7,745 sqft** • **7,491 sqft lot** • **\$503.55/sqft** •
Built in 2023
Walking distance from Sunset Blvd and Alvarado, Google Maps/ Waze



SOLD BEFORE PROCESSING

Facts & Features

- Sold On 08/21/2023
 - Original List Price of \$3,900,000
 - 3 Buildings
 - Levels: Three Or More
 - 3 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$0 (Unknown)
- Laundry: Inside
 - \$282600 Gross Scheduled Income
 - \$219804 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,318
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01875823
 - Gardener:
 - Licenses:
- Insurance: \$3,098
 - 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	4	2	Unfurnished	\$0	\$0	\$5,400
2:	1	4	4	2	Unfurnished	\$0	\$0	\$6,000
3:	1	3	2	0	Unfurnished	\$0	\$0	\$5,150
4:	1	5	4	2	Unfurnished	\$0	\$0	\$7,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.5%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5402029018

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Apartment

176 N Michigan Ave • Pasadena 91106
5 units • \$420,000/unit • 3,506 sqft • 7,723 sqft lot • \$579.01/sqft •
Built in 1898
Contact Agent

List / Sold:
\$2,100,000/\$2,030,000 ↓
219 days on the market
Listing ID: PW22247549



We are pleased to present Michigan Apartments, a 5-unit apartment community in Pasadena, CA. The property offers an ideal unit mix of one- and two-bedroom units and is situated near California Institute of Technology, Pasadena City College, and Old Town Pasadena. The property has been overlooked by a professional management company and has undergone recent interior and exterior improvements, such as new windows, kitchens, bathrooms, laminate wood flooring, quartz countertops, and stainless-steel appliances. Additional features include covered parking, a shared laundry facility, and individual water heaters. The front two units of the property were constructed in 1898 and the rear 3-units of the property were built in 1963. With strong in-place rents generating a current cap rate of 4.4%, 5.2% with market rents, this is an inflation and recession proof investment with easy to rent units in an irreplaceable location.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$2,150,000
- 1 Buildings
- 0 Total parking spaces
- \$1,122 (Estimated)
- Laundry: Community
- \$131628 Gross Scheduled Income
- \$92299 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,381
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,735	\$3,470	\$2,250
2:	3	2	1	0	Unfurnished	\$2,466	\$7,398	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5738019010

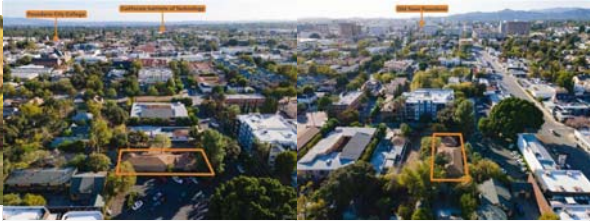
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22247549

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Closed •

List / Sold:

\$1,399,000/\$1,100,000 ↓

54 days on the market

Listing ID: 23266773

1408 W 80th St • Los Angeles 90047
6 units • \$233,167/unit • 4,669 sqft • 6,676 sqft lot • \$235.60/sqft •
Built in 1963
The subject property is just east of Normandie Avenue and north of W. Manchester Avenue.



1408 West 80th Street is a 6-unit property in South Los Angeles, operating at a 5.06% current CAP and offering investors approx. 40% rental upside. Located just east of Western Ave, the subject property features (5) two-bedroom units and (1) one-bedroom unit that generate approx. \$ 9,150+ in gross monthly income. Please note (2) two-bedroom units will be delivered VACANT upon COE, and there are currently four section-8 tenants (please contact listing agent for more info). A future investor could achieve approx. based on market rents for renovated units in the area. \$12,750+ in projected monthly income (40% rental upside) and operate the property at a 8.05% pro-forma CAP. Additionally, the property sits on a 6,676 SF lot with ample surface parking spots and a community laundry room.

Facts & Features

- Sold On 08/25/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community
- Cap Rate: 5.06
- \$70748 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,468
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1		Unfurnished	\$1,622	\$8,108	\$11,000
2:	1	1	1		Unfurnished	\$1,043	\$1,043	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6034005011

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23266773

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Closed • Apartment

List / Sold:

\$4,000,000/\$3,800,000 ↓

141 days on the market

Listing ID: CV23046696

445 S Rexford Dr • Beverly Hills 90212
7 units • \$571,429/unit • 6,263 sqft • 6,072 sqft lot • \$606.74/sqft •
Built in 1939
Take I-10 W towards Los Angeles, Take exit 6 from I-10 W, Continue on S Robertson Blvd. Drive to Rexford Dr in Beverly Hills



PLEASE DO NOT DISTURB TENANTS OR WALK THE PROPERTY. Surrounded by high income demographics, major retail destinations, and renowned medical facilities, 445-449 ½ S Rexford Drive in Beverly Hills is a trophy asset and apart of a four property portfolio offered for the first time in the market in over 30 years. A well-maintained property with remodeled interiors, 445-449 ½ S Rexford Drive in Beverly Hills is situated on ±6,072 square feet of land and a total building size of ±6,263 square feet. 445-449 ½ S Rexford Drive in Beverly Hills consists of seven units (6-1B/1B and 1-3B/1.5B) with an average unit size of 895 square feet. The property is located a few blocks from the Golden Triangle Business District. Units feature new paint, high speed internet, remodeled kitchens with dishwashers, upgraded appliances and garbage disposables; select units feature original hardwood floors, decorative built-in cabinetry and fireplaces. The smoke free community property amenities include: on-site laundry facility, lush mature landscaping, five on-site parking garages and ample street parking.

Facts & Features

- Sold On 08/21/2023
- Original List Price of \$4,000,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 2.62
- \$191952 Gross Scheduled Income
- \$104743 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: \$77,612
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$6,095
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$3,150
- Maintenance: \$9,118
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,095
- 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	5	Unfurnished	\$144,636	\$144,636	\$194,400
2:	1	3	2	0	Unfurnished	\$46,596	\$46,596	\$54,000

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%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4330033011

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23046696

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Closed •

List / Sold:

\$2,925,000/\$2,750,000 ↓

45 days on the market

Listing ID: 23280885

10932 Bloomfield St • Toluca Lake 91602
8 units • \$365,625/unit • 5,771 sqft • 8,681 sqft lot • \$476.52/sqft •
Built in 1985
S of Moorpark St, N of Whipple, W of Lankershim Blvd, E of Vineland Ave



SELLER FINANCING AVAILABLE - 1985 CONSTRUCTION. We are proud to present 10932 Bloomfield St, an 8-unit pride of ownership multi-family asset located in the prime Toluca Lake submarket of the San Fernando Valley. Built in 1985, this 5,771 square foot property is subject to AB-1482 Rent Control, allowing the new owner to increase rents by up to 10% annually. This income producing property features an attractive unit mix of (1) 3 bed/2 bath unit, (2) 2bed/2 bath units,(1) 1bed/1 bath unit, and (4) studio units. The large studio units have bedroom partitions, however, on title they are listed as studios and all second floor units have vaulted ceilings. Current ownership has spent over \$200,000 in recent capital improvements including a new roof (2021), central air in two of the larger units, split HVAC in one studio, remodeling exterior stairs, and new security gates. The recent cosmetic improvements to the entrance and the new landscaping gives the subject property beautiful curb appeal. Tenants enjoy on-site amenities such as gated parking and laundry (owned not leased).

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Community
- Cap Rate: 4
- \$115216 Net Operating Income

Interior

- Floor: Wood

Exterior

- Lot Features: Landscaped
- Security Features: Automatic Gate, Fire and Smoke Detection System, Gated Community, Smoke Detector(s), Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$64,797
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02197031
- 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	\$1,765	\$1,765	\$2,200
2:	1	0	1		Unfurnished	\$1,635	\$1,635	\$2,100
3:	1	0	1		Unfurnished	\$1,625	\$1,625	\$2,100
4:	1	0	1		Unfurnished	\$1,605	\$1,605	\$2,100
5:	1	1	1		Unfurnished	\$1,645	\$1,645	\$2,200
6:	1	2	2		Unfurnished	\$2,240	\$2,240	\$2,800
7:	1	2	2		Unfurnished	\$2,200	\$2,200	\$2,800
8:	1	3	2		Unfurnished	\$2,625	\$2,625	\$3,100
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%
- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2423020009

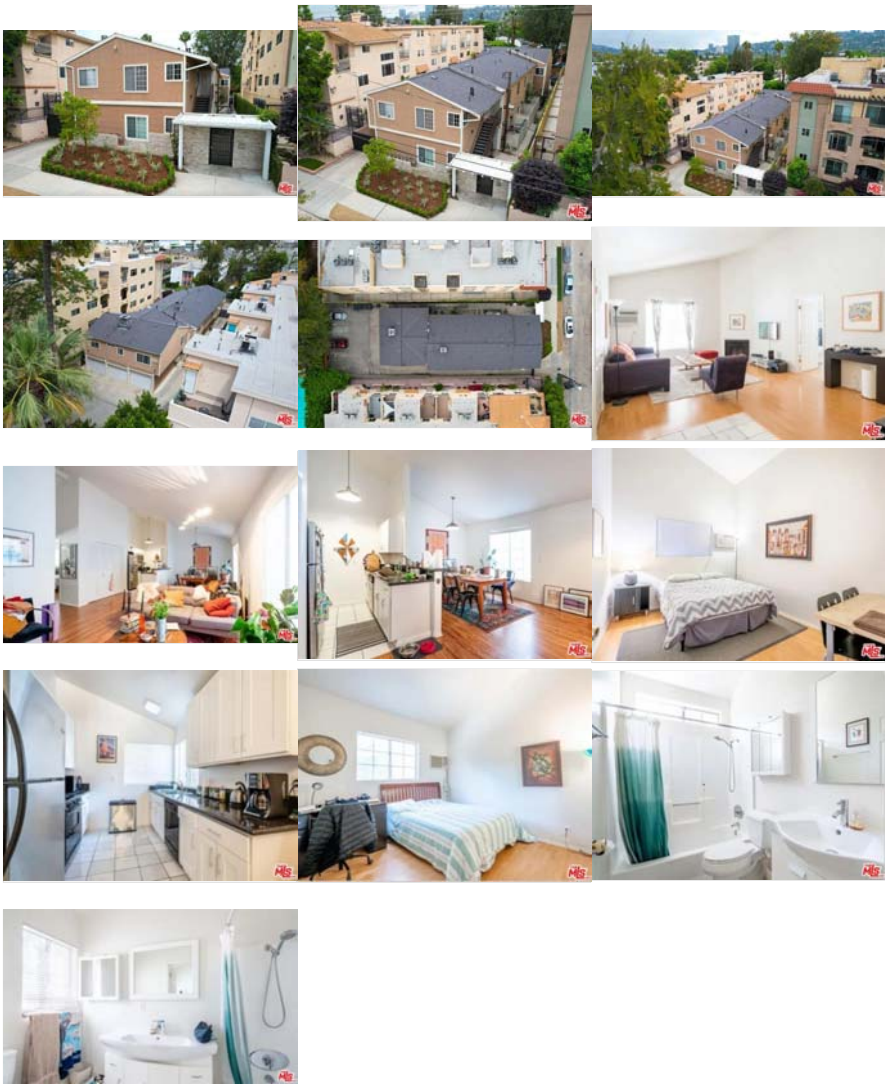
Michael Lembeck

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

Re/Max Property Connection

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

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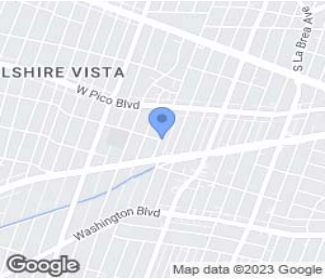
CUSTOMER FULL: Residential Income LISTING ID: 23280885

Printed: 08/27/2023 8:04:08 AM

Closed •

1514 S Cochran Ave • Los Angeles 90019
12 units • \$258,333/unit • 9,166 sqft • 12,330 sqft lot • \$308.82/sqft •
Built in 1957
Located mid-block (East Side). North of Venice Blvd. and South of Pico Blvd.

List / Sold:
\$3,100,000/\$2,830,602 ↓
10 days on the market
Listing ID: 23290845



Huge 500k Price Reduction! Value-Add 12 Unit building with 4 Fully Renovated units (1 vacant) in the highly coveted Mid-City area priced at only 258k/door and \$338/SF. Amazing Current Cap Rate of 5% and 13.6 GRM with an incredible 83% upside to 10.7% Cap Rate and 7.4 GRM on proforma. The property features a diverse unit mix consisting of 8 Large (1bed/1bath) and 4 (2bed/1bath) units. 4 of the units have been fully remodeled with permits and boast new modern cabinets, flooring, recessed lighting, new bathrooms, stainless steel appliances, and a washer/dryer inside. All units are Individually metered for gas & electricity. The 9,166 SF of improvements sits on a large 12,230 double lot with parking in the back. Preliminary plans to add 3 attached ADUs in Carport + 2 detached ADUs. Solid 85 walk score, easy access to public transit, and freeways, situated minutes from The Grove, Beverly Center, Cedars-Sinai as well as the upcoming UCLA hospital and other major developments. In addition to the solid fundamentals, the property offers a new owner over 85% in achievable income upside potential. This amazing 12-unit multi-family investment property has undergone major exterior improvements as well and has been well maintained and cared for with a stable income stream ready to be taken to the next level!

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$3,100,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 5
- \$156440 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$64,417
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Furnished	\$3,295	\$1,133	\$3,295
2:	1	1	1		Unfurnished	\$2,695	\$0	\$2,695
3:	1	1	1		Unfurnished	\$2,695	\$1,065	\$2,695
4:	1	2	1		Unfurnished	\$3,295	\$1,027	\$3,295
5:	1	1	1		Unfurnished	\$2,695	\$901	\$2,695
6:	1	1	1		Unfurnished	\$2,695	\$2,695	\$2,695
7:	1	2	1		Unfurnished	\$3,295	\$3,295	\$3,295
8:	1	1	1		Unfurnished	\$2,695	\$798	\$2,695
9:	1	1	1		Unfurnished	\$2,750	\$2,750	\$2,750
10:	1	2	1		Unfurnished	\$3,295	\$1,027	\$3,295
11:	1	1	1		Unfurnished	\$2,695	\$716	\$2,695
12:	1	1	1		Unfurnished	\$2,695	\$872	\$2,695
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5070012056

Michael Lembeck

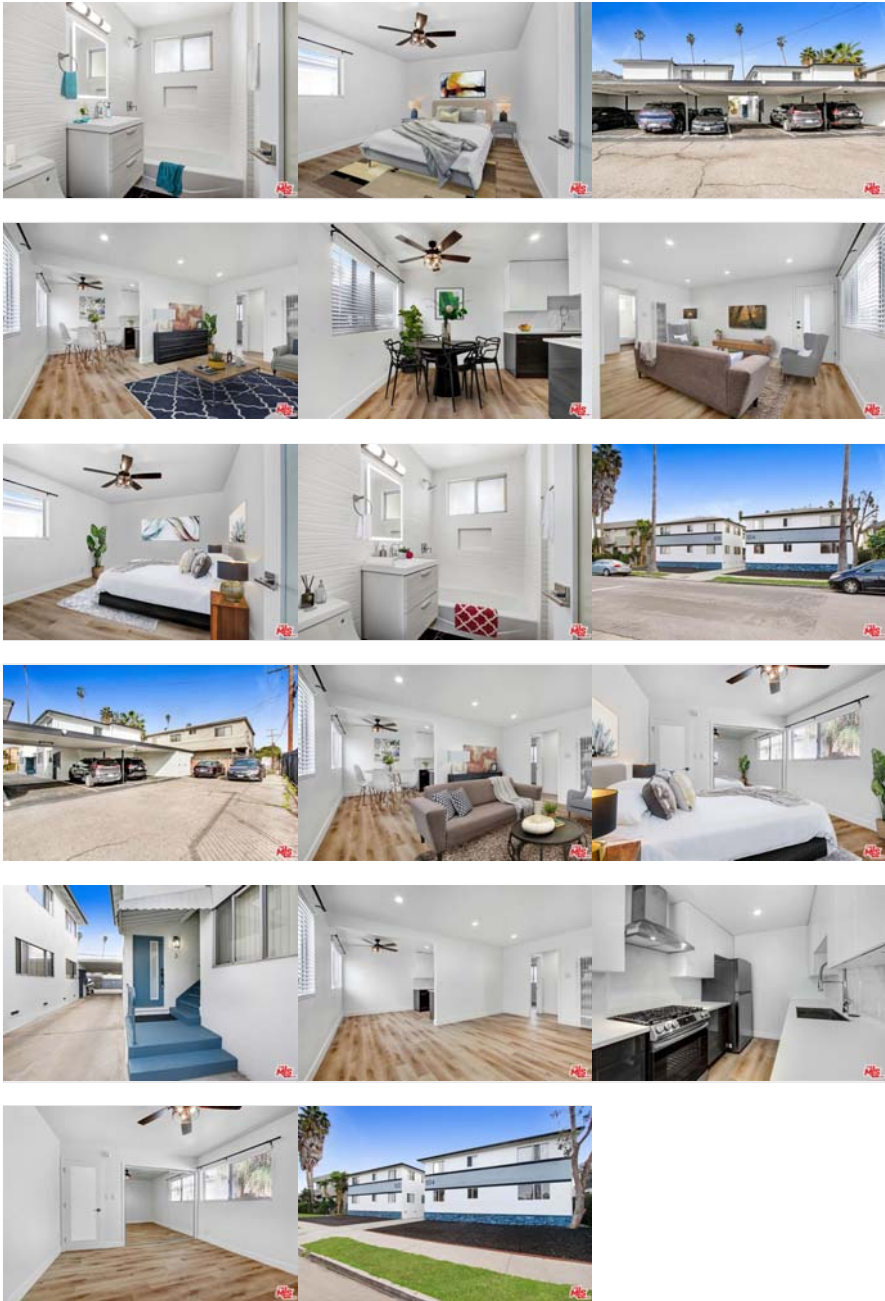
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23290845

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Closed •

List / Sold:

\$4,475,000/\$4,205,000 ↓

2516 Kent St • Los Angeles 90026
16 units • **\$279,688/unit** • **9,312 sqft** • **7,020 sqft lot** • **\$451.57/sqft** •
Built in 1929

139 days on the market
Listing ID: 23253983

Just a couple blocks from Sunset Blvd. Ideally located in between Silver Lake and Echo Park



2516 Kent Street is a sixteen-unit apartment community in Los Angeles. The offering provides investors a unique opportunity to purchase a premium asset with strong income metrics in one of the strongest rental markets in Los Angeles. The location is in the middle of the heavily sought-after Silver Lake and Echo Park sub-markets. Silver Lake and Echo Park attract young and diverse residents that appreciate all the unique experiences, hippest restaurants, and destinations in the immediate area. 2516 Kent Street is a short walk from many happening coffee shops and dining options and a short drive from the City's primary employers in Hollywood and Downtown Los Angeles. It features an attractive unit composition of eight (8) One-Bedroom | One-Bathroom units and eight (8) generously sized Studio Lofts. Fifteen of the sixteen (94%) apartment homes have been dramatically restyled and renovated throughout and include new gleaming wood floors and sleek, designer kitchens featuring new cabinetry, butcher block countertops, and updated appliances. The new baths feature new cutting-edge fixtures and flooring throughout. These updated units have proven to attract and satisfy today's intelligent, urban Silver Lake renter and sustain some of the strongest rents in the market. Additional features throughout the property include 1) Gated/secured entry 2) Stylish bucolic outdoor gathering space featuring BBQ/dining area/seating area 3) Tasteful exterior paint job and color palette 4) Attractive streetscape and landscaping 5) Updated common areas with updated design and doors, lighting, locks, and fixtures, and 7) Rooftop energy efficient air conditioning/heating units. Considering the scope and quality of improvements to the asset, 2516 Kent Street is perfectly poised to continue to capture the area's best residents and strongest rents and exhibit below-market operating expenses well into the future. 2516 Kent Street is located in a residential area, so parking is easy for tenants.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$4,475,000
- 1 Buildings
- Cap Rate: 5.3
- \$237857 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$109,918
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$2,152	\$17,213	\$19,300
2:	8	0	1		Unfurnished	\$1,545	\$12,360	\$14,360
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%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402010005

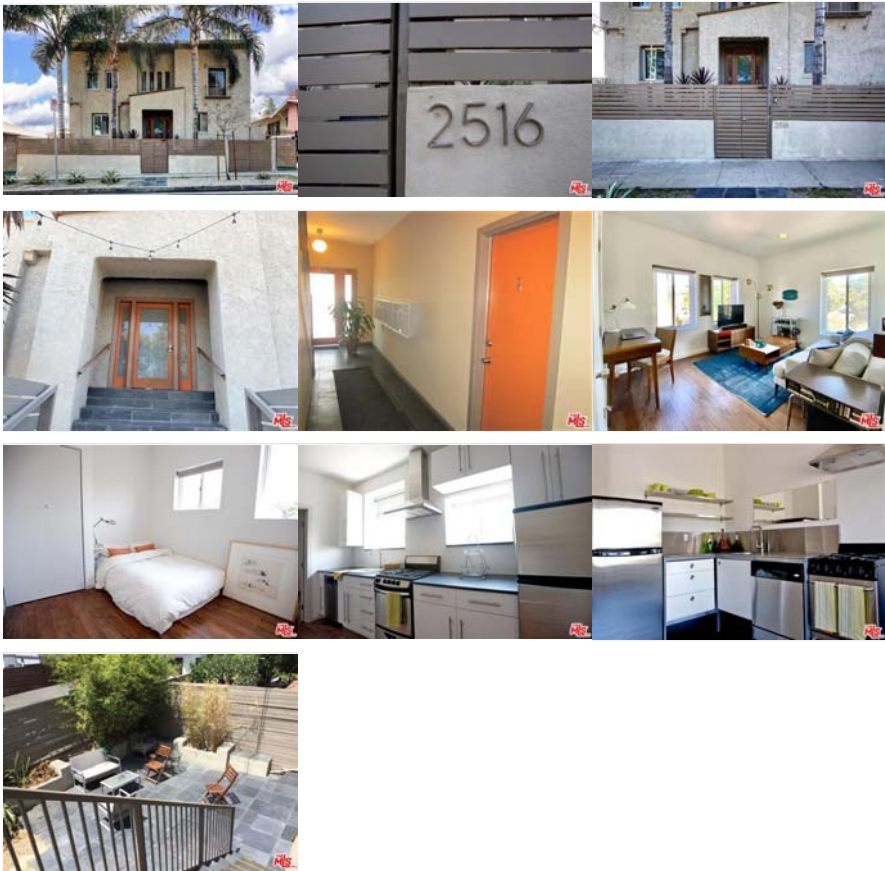
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

1117 Linden Ave • Glendale 91201
17 units • \$391,176/unit • 14,706 sqft • 13,395 sqft lot • \$414.80/sqft •
Built in 1986
On Linden Ave just North of Glenoaks

List / Sold:
\$6,650,000/\$6,100,000 ↓
25 days on the market
Listing ID: 23292563



1117 Linden Ave is a 17 + 1 unit apartment building located in Glendale, a neighborhood in the San Fernando Valley. Built in 1986, the property consists of two (2) one-bedroom + one-bathroom units and fifteen (15) two-bedroom+ two-bathroom units. Additionally, the building has an additional non-conforming unit that could potentially be legalized into a two-bedroom + two-bathroom unit (buyer to do own investigation).1117 Linden Ave is located on a charming, tree-lined street in Glendale. There is no shortage of activities to explore in the area. From shopping at the Burbank Town Center or Glendale Galleria to exploring Griffith Park and Stough Canyon, just a few miles away. Glendale lies at the eastern end of the San Fernando Valley, the location provides convenient access to the 134 and 5 freeways, further extending the area's connectivity to the rest of Los Angeles.1117 Linden Ave represents a unique value-add opportunity for investors due to the property's location and rental upside. The property offers a initial CAP rate of 3.49% with the ability to improve to a 6.09% CAP rate once units turnover.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$6,650,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Cap Rate: 3.49
- \$231821 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$158,317
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,200	\$4,400	\$4,400
2:	15	2	2		Unfurnished	\$1,936	\$29,035	\$42,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5621035029

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

1616 N Serrano Ave • Los Angeles 90027
27 units • \$407,222/unit • sqft • 13,126 sqft lot • No \$/Sqft data •
Built in 1990
South of Hollywood, North of Sunset East of Western

List / Sold:
\$10,995,000/\$9,950,000 ↓
153 days on the market
Listing ID: 23244095



Amazing opportunity to own a 27 unit apartment building built in 1990 with a huge potential and upside. There are 13 units that are one bedroom one full bathroom and 14 units are two bedrooms and two full bathrooms. Most of the units have been remodeled or updated. Desired location in East Hollywood, Thai Town, Little Armenia and minutes away to Los Feliz, 101 freeway, DTLA and to Iconic Griffith Park Observatory. Minutes to grocery stores, coffee shops, restaurants, night clubs, and much more. 1 block over from the metro subway and major transportations and all the best that the city has to offer. Many Units have the Griffith Park observatory views and a beautiful mountains and units facing front have a beautiful views of the tree line streets and the views of the city and the mountains. All units have central air and central heat and washers and dryers are on each floors. All one bedrooms have one parking space designated and all two bedrooms have two parking spaces side by side designated. Manager on site. Priced under market and ready to sell. A must-see. Seller select services and all financials will be presented with an accepted offer. No sign for sale on property please do not go without listing agent. One of a kind don't miss this opportunity. Broker and Broker's agent(s) do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot dimensions, permitted or un-permitted spaces other information concerning the conditions or features of the property provided by the seller/landlord or obtained from Public Records or other sources including any financials. Buyer/Tenant is strongly advised to independently verify the accuracy of all information through personal inspections and with appropriate professionals and to satisfy them selves and rely only on that.

Facts & Features

- Sold On 08/22/2023
- Original List Price of \$11,000,000
- 1 Buildings
- Levels: One, Three Or More
- 41 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- Cap Rate: 5.6
- \$660000 Net Operating Income
- 27 electric meters available
- 27 gas meters available

Interior

- Rooms: Master Bathroom, Living Room, Walk-In Closet
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Gas Cooktop, Gas Oven
- Other Interior Features: Crown Molding, Open Floorplan, Living Room Balcony, High Ceilings, Recessed Lighting

Exterior

- Security Features: Fire and Smoke Detection System, Smoke Detector(s), Resident Manager

Annual Expenses

- Total Operating Expense: \$15,000
- 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:	13	1	1		Unfurnished	\$21,873	\$21,873	\$32,500
2:	14	2	2		Unfurnished	\$43,746	\$43,746	\$49,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 27
- Gas Meters: 27
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: \$70000
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544020014

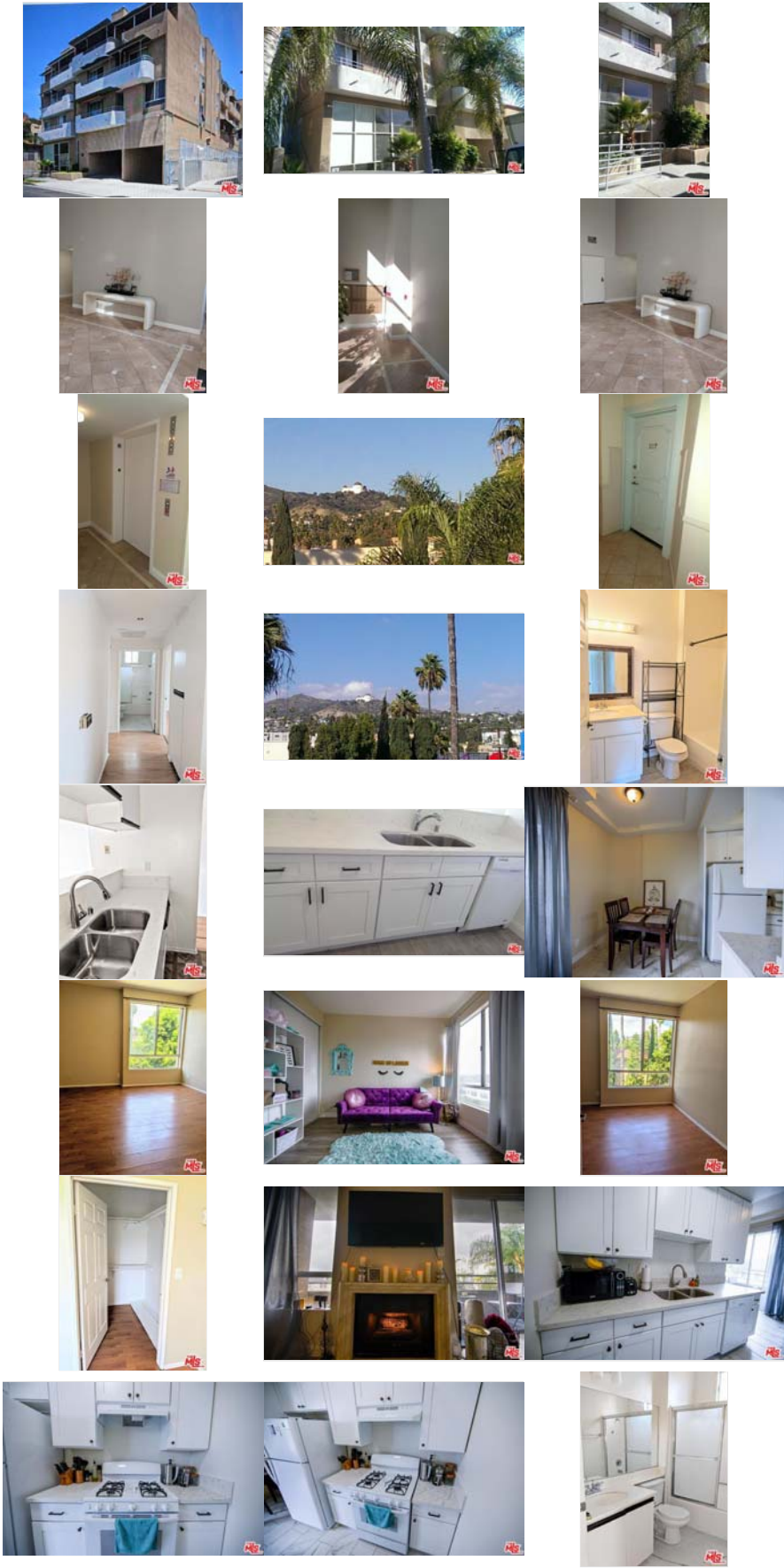
Michael Lembeck

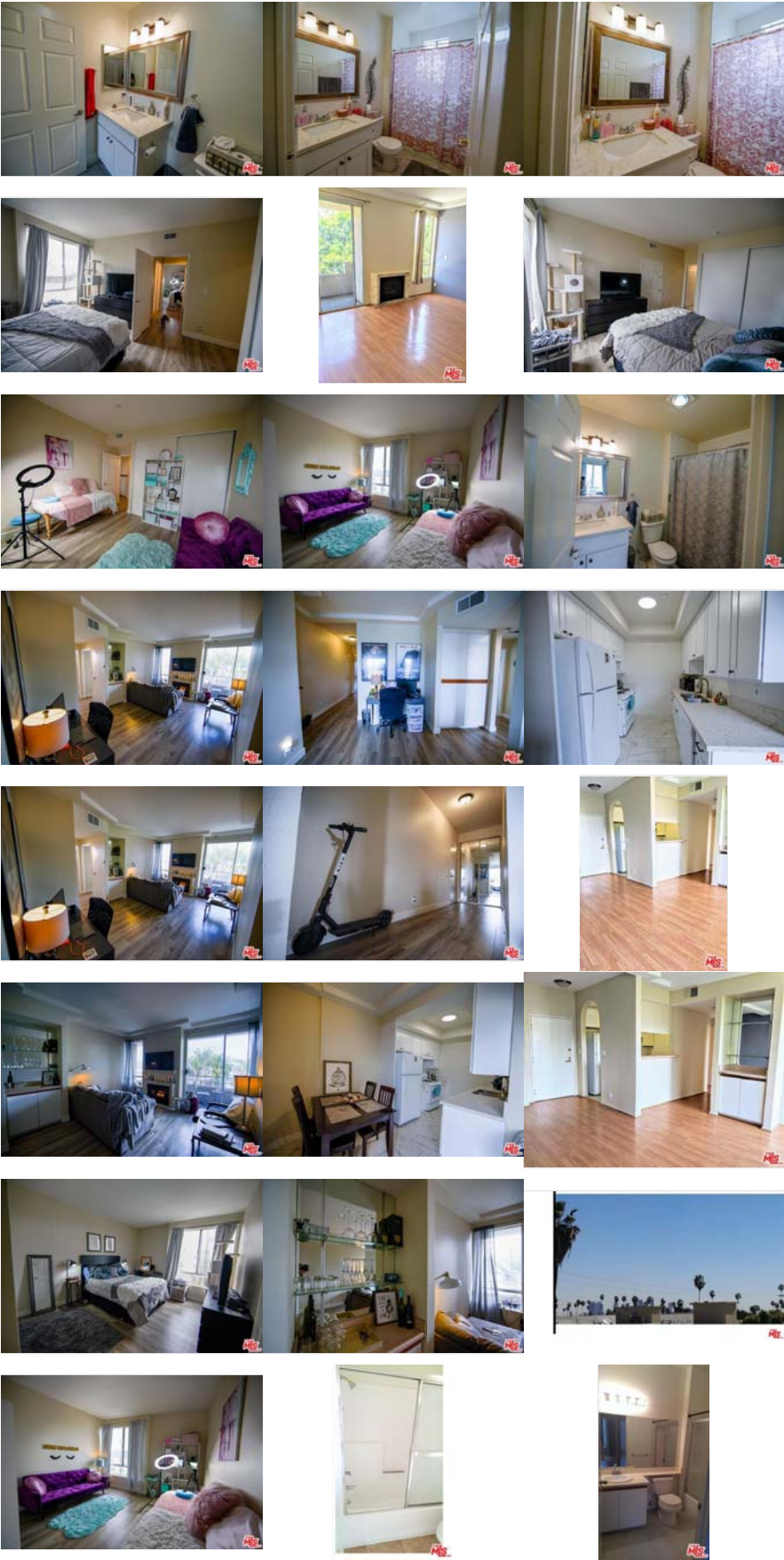
State License #: 01019397
Cell Phone: 714-742-3700

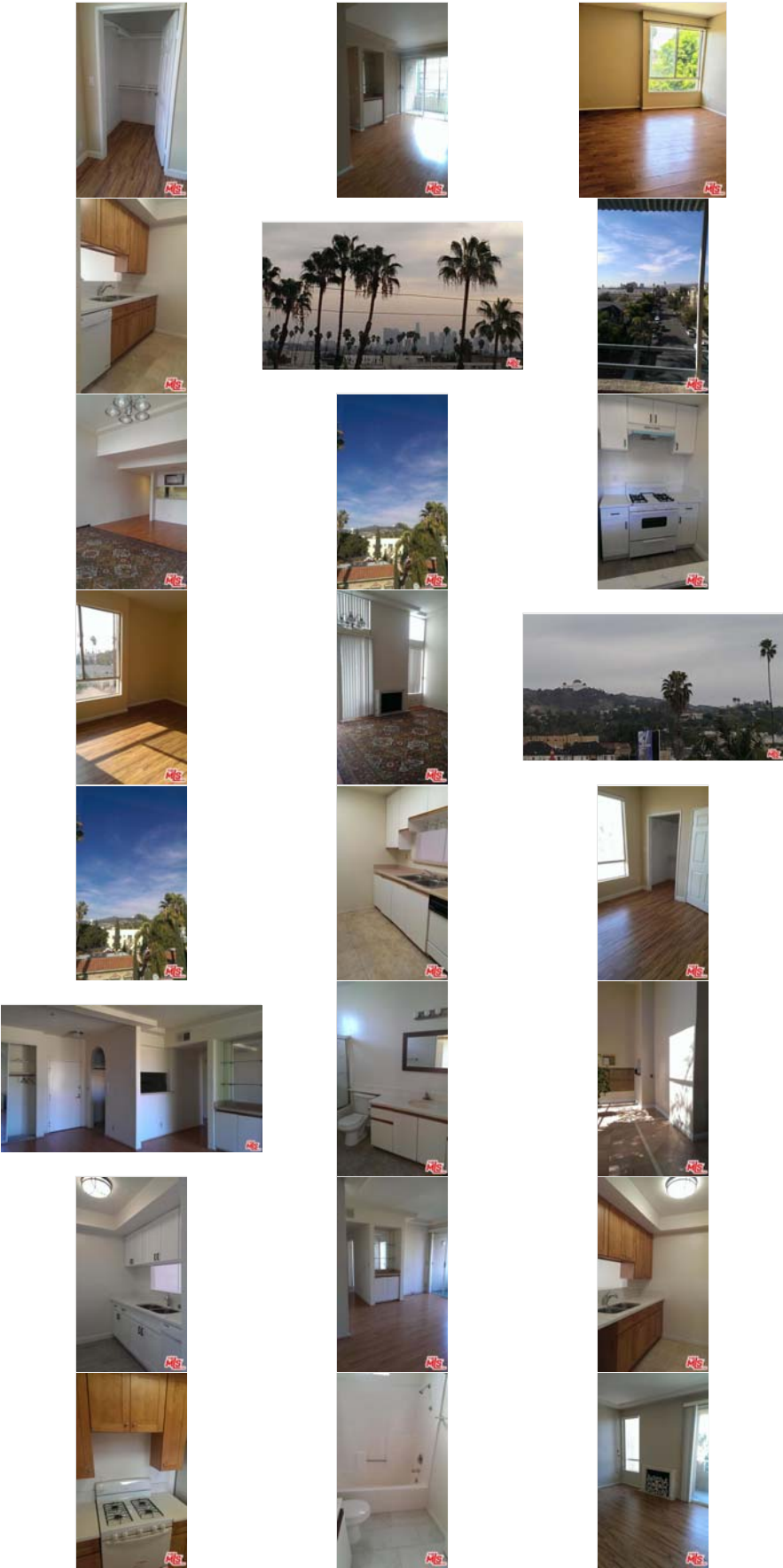
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