

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1 414218	S	2221 2223 BERKELEY AVE	OA		STD	2	\$0				1410	1919	7,492/0.172
2 P1-10756	S	3023 Community AVE	LACR		TRUS	2	\$24,000		\$1,046,000	\$630.50	1659	1952	5,480/0.12
3 PV22056929	S	15629 Freeman AVE	LAWN	112	STD	2	\$50,400		\$890,000	\$594.92	1496	1948/ASR	6,075/0.1395
4 SB22155144	S	22209 Denker AVE	TORR	122	STD	2	\$44,400		\$1,430,000	\$611.37	2339	1954/ASR	7,200/0.1653
5 PW22128326	S	643 W 15th ST	SP	185	STD	2	\$35,400		\$750,000	\$349.16	2148	1917/ASR	5,002/0.1148
6 22156347	S	3522 CASITAS AVE	LA	606	STD	2			\$902,000	\$677.18	1332	1923	6,750/0.15
7 CV22065465	S	11056 Oak ST	ELM	619	STD	2	\$20,400		\$1,000,000	\$543.77	1839	1954/ASR	9,653/0.2216
8 CV22159038	S	2156 E Linfield ST	GLDR	629	STD	2	\$0		\$1,010,000	\$531.58	1900	1962/ASR	8,869/0.2036
9 22171269	S	4911 ALDAMA ST	LA	632	STD	2		5	\$848,568	\$448.98	1890	1947	7,494/0.17
10 22174081	S	504 N Sierra Vista ST	MP	641	STD	2			\$1,180,000	\$581.28	2030/A	1932/ASR	13,896/0.31
11 PF22135245	S	1725 N Oxford AVE	PAS	646	STD	2	\$41,100		\$725,000	\$496.24	1461	1930/ASR	9,116/0.2093
12 TR22150686	S	5828 N Vista ST	SGAB	654	STD	2	\$28,800		\$400,000	\$188.32	2124	1952/ASR	11,156/0.2561
13 PW22088993	S	6512 Bright AVE	WH	670	TRUS	2	\$0		\$1,050,000	\$218.52	4805	1962/ASR	5,508/0.1264
14 22182791	S	216 S Lasky DR	BEVH	C01	STD	2			\$4,465,000	\$893.00	5000/OTH	1932/SLR	6,734/0.15
15 TR22168398	S	6067 Coney AVE	LA	C09	STD	2	\$13,200		\$740,000	\$414.33	1786	1947/PUB	5,001/0.1148
16 SR22147760	S	3704 Veteran AVE	LA	C13	TRUS	2	\$0		\$1,440,100	\$578.12	2491	1939/ASR	4,995/0.1147
17 RS22145205	S	3533 9th AVE	LA	C16	STD	2	\$2,600		\$1,036,000	\$549.89	1884	1936/ASR	5,600/0.1286
18 22155179	S	1032 Hauser BLVD	LA	C19	STD	2		4	\$1,600,000	\$591.50	2705	1924	7,250/0.16
19 22173943	S	1201 S Stanley AVE	LA	C19	STD	2		4	\$1,936,000	\$539.28	3590	1929	5,165/0.11
20 SB22099127	S	8330 Kittyhawk AVE	LA	C29	STD	2	\$34,800		\$925,000	\$498.65	1855	1944/ASR	7,214/0.1656
21 OC22158862	S	155 E 82nd ST	LA	C34	STD	2	\$91,200		\$1,165,000	\$332.86	3500	2019/ASR	5,065/0.1163
22 OC22131160	S	9808 S Central AVE	LA	C37	STD	2	\$0		\$290,000	\$353.66	820	1949/ASR	3,050/0.07
23 DW22022238	S	8420 S Broadway	LA	C37	STD	2	\$0		\$815,000	\$323.41	2520	2003/ASR	5,766/0.1324
24 DW22146579	S	1203 E 87th PL	LA	C37	STD	2	\$58,800		\$840,000	\$444.21	1891	1955/ASR	5,003/0.1149
25 CV22096473	S	621 W Plum ST	CMP	RN	STD	2	\$11,220		\$625,000	\$468.16	1335	1941/ASR	4,995/0.1147
26 DW22152802	S	6114 Riverside AVE	HNPK	T1	STD	2	\$72,000		\$985,000	\$502.55	1960	1961/PUB	5,307/0.1218
27 DW22146491	S	5844 Fostoria ST	BG	T3	STD	2	\$0		\$810,000	\$509.11	1591	1947/OTH	5,648/0.1297
28 DW22130893	S	6630 Granger AVE	BG	T3	STD	2	\$0		\$900,000	\$528.17	1704	1939/ASR	9,604/0.2205
29 DW22047551	S	6117 Pala AVE	MW	T6	STD	2	\$34,800		\$820,500	\$419.48	1956	1974/ASR	7,653/0.1757
30 SR22089121	S	12413 Chandler BLVD	VVL	VVL	STD	2	\$0		\$1,170,000	\$791.61	1478	1952/ASR	6,946/0.1595
31 SB22047889	S	7927 S Van Ness AVE	ING	101	STD	3	\$76,200	5	\$900,000	\$257.44	3496	1947/ASR	12,481/0.2865
32 22176309	S	1228 Myrtle AVE	ING	102	STD	3			\$1,660,000	\$746.74	2223	1950	6,000/0.13
33 22179457	S	12522 Kornblum AVE	HAWT	110	STD	3		4	\$1,315,000	\$431.29	3049	1941	6,669/0.15
34 SB22054724	S	15406 Grevillea AVE	LAWN	112	STD,TRUS	3	\$0		\$1,000,000	\$385.06	2597	1942/ASR	8,117/0.1863
35 OC22086098	S	25315 Oak ST	LOM	121	STD,TRUS	3	\$51,240		\$1,230,000	\$484.25	2540	1945/ASR	10,221/0.2346
36 DW22051663	S	1424 S Sunol DR	LA	699	STD	3	\$3,550		\$680,000	\$328.19	2072	1923/ASR	5,705/0.131
37 22166007	S	1124 S MARIPOSA AVE	LA	C17	STD	3			\$1,090,000	\$524.80	2077	1915	5,905/0.13
38 22159129	S	542 N ORANGE DR	LA	HPK	REO	3			\$2,150,000	\$563.56	3815	1931	6,000/0.13
39 SR22103774	S	5717 S Normandie AVE	LA	C34	STD	3	\$79,200		\$830,000	\$494.05	1680	1923/ASR	5,421/0.1244
40 PW22142206	S	1202 W 90th PL W	LA	C37	STD	3	\$51,600		\$825,000	\$327.38	2520	1939/ASR	6,969/0.16
41 22164577	S	1627 E 32nd ST	LA	C42	STD	3		6	\$850,000	\$395.53	2149/OTH	1906	4,994/0.11
42 BB22119259	S	11341 Hatteras ST	NHLW	NHO	STD	3	\$139,200	5	\$1,950,000	\$496.69	3926	2022/ASR	6,592/0.1513
43 PW22099333	S	9311 Bandera ST	LA	WATT	STD	3	\$13,200		\$660,000	\$283.26	2330	1938/PUB	7,154/0.1642
44 SB22128021	S	14513 Halldale AVE	GR	118	STD	4	\$92,400	4	\$1,600,000	\$413.76	3867	1972/ASR	6,216/0.1427
45 SB22139311	S	521 W 16th ST	SP	185	STD	4	\$51,912		\$775,000	\$390.43	1985	1922/ASR	4,385/0.1007
46 SR22140213	S	1030 Spazier AVE #A	GD	624	STD	4	\$79,404		\$1,525,000	\$567.76	2686	1941/ASR	8,429/0.1935
47 AR22167322	S	461 E Colorado AVE	GLDR	629	STD	4	\$19,923		\$1,385,000	\$510.50	2713	1960/ASR	7,160/0.1644
48 PW22143115	S	9412 Nance AVE	DOW	699	STD,TRUS	4	\$71,400		\$1,525,000	\$429.46	3551	1936/ASR	20,587/0.4726
49 SR22143364	S	4815 Mascot ST	LA	C16	STD	4	\$82,260		\$14,550,000	\$3,729.81	3901	1965/PUB	212,703,480/4883
50 SR22082889	S	5619 Willowcrest AVE	NHLW	NHO	STD	4	\$48,435		\$1,200,000	\$496.89	2415	1949/ASR	5,910/0.1357
51 P1-7738	S	6835 Gentry AVE	NHLW	NHO	STD	4	\$6,450		\$1,250,000	\$387.48	3226	1944/ASR	7,990/0.18
52 SR22139657	S	16720 S Dalton AVE	GR	119	TRUS	5	\$0		\$1,750,000	\$389.41	4494	1988/ASR	7,500/0.1722
53 SR22140024	S	16419 La Salle AVE	GR	119	TRUS	5	\$0		\$2,350,000	\$342.27	6866	1989/ASR	11,440/0.2626
54 WS22161084	S	551 S El Molino AVE	PAS	647	TRUS	5	\$130,500		\$2,550,000	\$380.48	6702	1921/PUB	10,624/0.2439
55 CV22010485	S	5704 Priory ST	BG	T3	STD	5	\$63,600		\$905,000	\$273.74	3306	1937/ASR	5,761/0.1323
56 OC22123798	S	3556 W 113th ST #1	ING	102	STD	6	\$85,742		\$1,600,000	\$279.48	5725	1961/SLR	10,321/0.2369
57 PW22129302	S	1640 W 219th ST	TORR	122	STD,TRUS	6	\$144,000	4	\$2,060,000	\$343.96	5989	1989/ASR	9,001/0.2066
58 22121029	S	7404 S FIGUEROA ST	LA	C36	PRO	6			\$985,000	\$229.28	4296/A	1923	11,600/0.26
59 22141281	S	6853 AGNES AVE	NHLW	NHO	STD	6			\$1,600,000	\$308.88	5180	2004	8,084/0.18
60 22141271	S	6928 AGNES AVE	NHLW	NHO	STD	6		3	\$1,600,000	\$320.51	4992	2000	8,134/0.18
61 CV22160455	S	547 League AVE	LPUE	699	STD	7	\$76,080		\$1,755,000	\$278.57	6300	1962/ASR	14,684/0.3371
62 22178433	S	1408 Armadale AVE	LA	632	STD	8		2	\$1,250,000	\$347.22	3600/A	1949/ASR	7,176/0.16
63 22170551	S	5801 PACKARD ST	LA	C19	STD	8		4	\$3,265,000	\$393.37	8300/A	1963/ASR	7,239/0.16
64 22167565	S	125 E FAIRVIEW AVE	GD	627	STD	9			\$3,985,000	\$387.08	10295	1986	8,495/0.19
65 22169377	S	7122 AMIGO AVE	RES	RES	STD	14		5	\$5,450,000	\$324.10	16816	2013	12,000/0.27
66 22190589	S	11264 Mississippi AVE	LA	WLA	STD	17		4	\$11,000,000	\$589.02	18675	2017	10,023/0.2301
67 22176840	S	5447 Russell AVE	LA	C20	STD	18		4	\$4,525,000	\$360.73	12544	1958	12,288/0.28
68 AR22159602	S	542 S Hobart BLVD	LA	KREA	TRUS	37	\$526,871		\$8,000,000	\$370.03	21620	1960/ASR	16,910/0.3882
69 22175395	S	8421 Cedros AVE	PC	PC	STD	75		4	\$17,300,000	\$335.97	51492	1986	29,753/0.68

Closed •

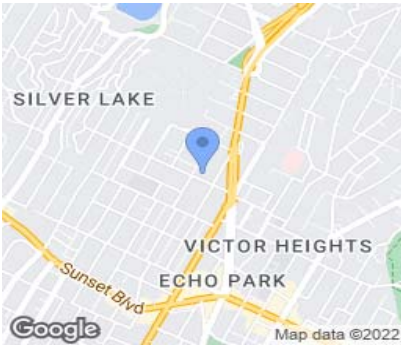
2221 2223 BERKELEY Ave • Outside Area (Inside Ca) 90026
2 units • \$289,500/unit • 1,410 sqft • 7,492 sqft lot • No \$/Sqft data •
Built in 1919

101 north exit Alvarado make Rt. Left on Berkeley Ave. Property on Rt. hand side. Cross Street: GLENDALE.

List / Sold: **\$579,000/ ↓**

0 days on the market

Listing ID: 414218



Great duplex in an excellent location. Large Lot. Nice quite neighborhood, close to freeways and shopping.

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$579,000
- 0 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace, See Remarks
- \$0
- Laundry: See Remarks

Interior

- Floor: See Remarks, Tile
- Appliances: Range, Oven
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5423010013

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

Closed

• Duplex

3023 Community Ave • La Crescenta 91214

2 units • \$499,000/unit • 1,659 sqft • 5,480 sqft lot • \$630.50/sqft • Built in 1952

South of Foothill between Pennsylvania and Ramsdell

List / Sold: \$998,000/\$1,046,000 ↑

6 days on the market

Listing ID: P1-10756



This centrally located duplex near shopping and transportation and includes fenced front and rear yards. Each unit offers two bedrooms and an updated bath plus kitchens with granite counters, refrigerators, stoves, washers and dryers. Each unit has central air conditioning and a tankless water heater and the units share a two car garage.

Facts & Features

- Sold On 08/25/2022
 - Original List Price of \$998,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air
- Laundry: In Kitchen
 - \$24000 Gross Scheduled Income
 - \$13571 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Free-Standing Range, Refrigerator, Tankless Water Heater
 - Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,429
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$264
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$2,880
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,580
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Los Angeles County
 - Parcel # 5801010039

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

CUSTOMER FULL: Residential Income LISTING ID: P1-10756

Printed: 08/28/2022 10:18:46 AM

Closed • DuplexList / Sold: **\$895,000/\$890,000** ↓**15629 Freeman Ave • Lawndale 90260****107 days on the market****2 units • \$447,500/unit • 1,496 sqft • 6,075 sqft lot • \$594.92/sqft • Built in 1948****Listing ID: PV22056929****Manhattan Beach Blvd.**

PRICE REDUCED! Excellent investment opportunity located only a couple of miles from the Beach. Two detached homes each with it's own private yard, nested in a quiet residential area half a block from Manhattan beach Blvd. Front house consist of living room with beam ceiling, separate eat in kitchen with skylight, a bonuses room currently being used as 3rd bedroom. The back house consist of two bedrooms, one bath with private patio and backyard. Long driveway leads to a garage with lots of storage room.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,088,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$784 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$50400 Gross Scheduled Income
- \$47965 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: \$2,340
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$570
- Cable TV: 02056619
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$570
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4076018007

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

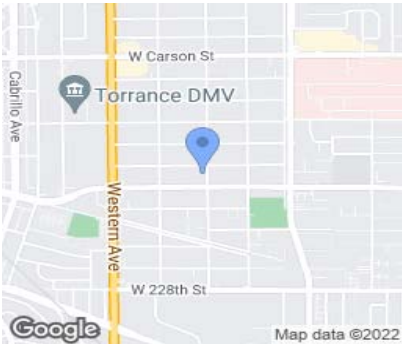
Closed •

22209 Denker Ave • Torrance 90501
2 units • \$724,500/unit • 2,339 sqft • 7,200 sqft lot • \$611.37/sqft •
Built in 1954
East of Western

List / Sold:
\$1,449,000/\$1,430,000 ↓

3 days on the market

Listing ID: SB22155144



TWO BEAUTIFULLY UPDATED HOMES ON A SINGLE LARGE LOT! This is the rarest of opportunities, with both homes receiving a MYRIAD OF 2021 MAJOR UPGRADES to make them even more wonderful! The front house is a like-new gem after sweeping recent renovations. The ADU was new construction completed on Dec. 10, 2020. They are truly independent: no shared walls, their own yards, and separate parking areas and TWO-CAR GARAGE. They both offer to-die-for indoor-outdoor living benefits with amazing patio and privacy fencing additions among the 2021 improvements! The 3BR front house (address 22209 Denker) renovations include a chef's kitchen with custom cabinetry, central HVAC system and flooring throughout. The 2BR rear house ADU (address 22207 Denker) has a private entrance and is a design dream: high ceilings, custom kitchen island and walk-in closets for both master suites! The backyard even offers a variety of fruit trees. The full list of updates to both homes should be reviewed to see just how much is state of the art here! These are absolutely gorgeous homes with a uniquely modern look ... together but separate in an ideal location offering incredible freeway access (405 and 110) while adjacent to Old Town Torrance's charming shops and restaurants. Truly a one-of-a-kind opportunity, except there are two!

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$1,449,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$44400 Gross Scheduled Income
- \$37800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,188
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,320
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense: \$588
- Other Expense Description: Solar

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346020017

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

Closed •

643 W 15th St • San Pedro 90731

2 units • \$375,000/unit • 2,148 sqft • 5,002 sqft lot • \$349.16/sqft •

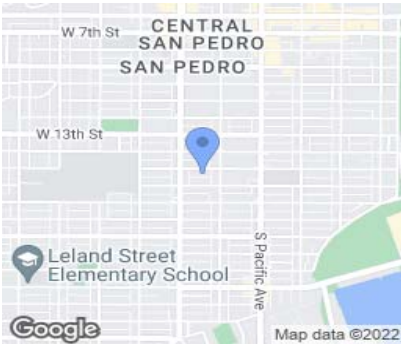
Built in 1917

Gaffey then east on W 15th Street

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

43 days on the market

Listing ID: PW22128326



Location Location Location! This area is rapidly changing, there is so much culture and entertainment just a short bike ride away to the oceans edge. Browse the pictures to see all nearby! DO NOT DISTURB TENANTS, drive by only please. Units are 643 & 645 W. 15th St. Lowest priced duplex in the area! Live in one, rent the other. Just 6 blocks to the Pacific oceans harbor, cool breezes. Each unit is 2 Bedroom, 1 Bath and comes with a 1 car detached garage and its own laundry area. Garage access through the alley behind the units or street parking out front. Rent has remained the same for approximately 5 years so a rent increase is a real possibility for these long time tenants. These tenants kept paying rent in full through Covid and would like to stay. There is a yard available for both units to share. The property is in good condition and had been upgraded in kitchen with granite countertops and laminate type flooring. Schools, shopping, parks and food establishments nearby. Public transportation and freeway access nearby. Real Estate has traditionally always been a wise investment with great returns. Don't miss your chance to buy into real estate just blocks to the Pacific Ocean on the ocean side of PCH! Neighborhood is a high demand area for rental housing. Each unit has its own electric & gas meters, there is one water meter, owner currently pay the water of approximately \$1200 per year. The Silverline and Dash are steps away. 15th Street K-5th grade is 1/2 block away. Wander towards the ocean and see what awaits you!

Facts & Features

- Sold On 08/26/2022
 - Original List Price of \$750,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Inside, Washer Hookup
 - \$35400 Gross Scheduled Income
 - \$34200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom
 - Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher

Exterior

- Lot Features: Level, Yard
 - Waterfront Features: Ocean Side Of Highway 1
- Sewer: Public Sewer, Unknown

Annual Expenses

- Total Operating Expense: \$1,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01195996
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,800
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 185 - Plaza area
 - Los Angeles County
 - Parcel # 7454031003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22128326

Printed: 08/28/2022 10:18:46 AM

Closed •

List / Sold: **\$879,000/\$902,000** ↑

3522 CASITAS Ave • Los Angeles 90039
2 units • **\$439,500/unit** • **1,332 sqft** • **6,750 sqft lot** • **\$677.18/sqft** •
Built in 1923
Use Google Maps

37 days on the market
Listing ID: 22156347



Whether you are an investor or an aspiring homeowner looking to buy into one of the most highly sought after neighborhoods in Los Angeles, this is your opportunity to own your piece of Atwater Village! Two adorable detached Craftsman Bungalows and one large detached 2-car garage sit nestled on a large 6,750 sq/ft lot on this quiet street with easy access to all the amenities that Atwater Village has to offer: quaint shops, restaurants, bars, bakeries, the farmers market, etc. Each bungalow comes with 2 bedrooms and 1 bathroom. The rear bungalow has gone through a comprehensive renovation and the front bungalow has had most of the major systems in the unit upgraded. Please see the MLS Documents Section for a comprehensive list of upgrades or contact listing broker for an upgrade list.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$879,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01000314
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,410	\$2,410	\$3,500
2:	1	2	1		Unfurnished	\$1,303	\$1,303	\$3,200
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
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5436005024

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

CUSTOMER FULL: Residential Income LISTING ID: 22156347

Printed: 08/28/2022 10:18:46 AM

List / Sold:

Closed • **Single Family Residence****\$1,100,000/\$1,000,000** ↓

73 days on the market

Listing ID: CV22065465

11056 Oak St • El Monte 91731**2 units** • **\$550,000/unit** • **1,839 sqft** • **9,653 sqft lot** • **\$543.77/sqft** •
Built in 1954**From Valley Blvd head West on Meeker and North on Oak Street**

GREAT OPPORTUNITY FOR LARGE FAMILY, RENTAL INCOME OR INVESTOR. 2 SINGLE FAMILY RESIDENCES, 2 PARCEL NUMBERS. EACH ZONED R3, A DEVELOPERS DREAM. LONG TERM OWNER, PROPERTIES HAVE BEEN WELL KEPT. BOTH PROPERTIES SOLD TOGETHER. 11056 OAK STREET FEATURES 2 BEDROOM 2 BATH AT 1,077 SQFT WITH A 4,781 LOT. 11052 OAK STREET FEATURES 1 BEDROOM 1 BATH AT 762 WITH A 4,872 REMODELED APPROX 2 YRS AGO. FEATURES: DUAL PANE WINDOWS, SECURITY BARS, CEILING FANS, FIREPLACE, 3 SEPARATE GARAGES, BIG BACK YARD, ROSE BUSHES, ACROSS THE STREET FROM ELEMENTARY SCHOOL, NEAR FWY RESTAURANTS AND SHOPPING CENTERS. GREAT POTENTIAL!!! ALSO LISTED IN RESIDENTIAL MLS #CV22062674

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- \$20400 Gross Scheduled Income
- \$16000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$350
- Cable TV: 01931743
- Gardener:
- Licenses:
- Insurance: \$675
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8579016021

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

Closed •

List / Sold: \$999,000/\$1,010,000 ↑

2156 E Linfield St • Glendora 91740

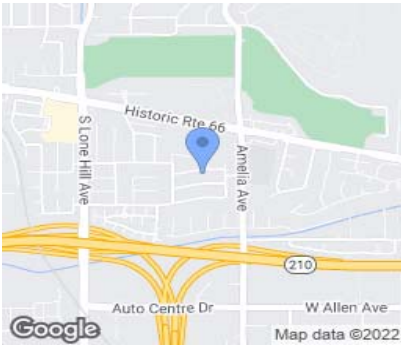
7 days on the market

2 units • \$499,500/unit • 1,900 sqft • 8,869 sqft lot • \$531.58/sqft •

Listing ID: CV22159038

Built in 1962

W/AMELIA AVE. & S/HISTORIC RTE 66



Great single-story home with a fully permitted additional living quarter/guest house with its own entrance! This is a great opportunity for additional income or multi-family arrangement. The main home offers excellent curb appeal and mountain views. Some of the home features and upgrades include central AC, recessed lighting, and dual pane windows. You are welcomed by a nice open floorplan that invites you to the bright, airy living room with a fireplace and sliding door access to the backyard. In the remodeled kitchen you will see quartz countertops, stainless-steel dishwasher, and stove. The kitchen overlooks the dining area. Make your way down the hall to find a spacious master bedroom with a ¾, remodeled private master bathroom and access to the side yard. There are 3 good sized secondary bedrooms and a full hall bathroom. The additional living quarter is a 1-bedroom, 1-bathroom dwelling with a living room and kitchen. Additionally, it offers space for a washer & dryer stack unit, its own entrance, and a patio area. The home is complete with a large backyard featuring a covered patio, multiple lemon trees, tangerine, and loquat trees. 2-car attached garage with a utility sink and direct access to the home. Don't miss out on this great opportunity!

Facts & Features

- Sold On 08/22/2022
 - Original List Price of \$999,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - \$0 (Unknown)
- Laundry: In Garage
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
 - Floor: Laminated, Tile
- Appliances: Dishwasher, Gas Oven, Range Hood
 - Other Interior Features: Open Floorplan

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 629 - Glendora area
 - Los Angeles County
 - Parcel # 8654018007

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

CUSTOMER FULL: Residential Income LISTING ID: CV22159038

Printed: 08/28/2022 10:18:46 AM

Closed •

List / Sold: **\$750,000/\$848,568** ↑

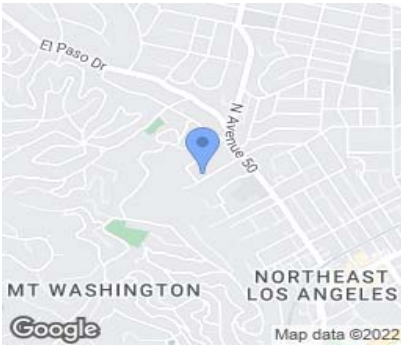
4911 ALDAMA St • Los Angeles 90042

12 days on the market

2 units • \$375,000/unit • 1,890 sqft • 7,494 sqft lot • \$448.98/sqft • Built in 1947

Listing ID: 22171269

Main Cross Streets: El Paso Dr & N Ave 50



Value Add opportunity in Highland Park near Ave 50 and El Paso! Two detached homes on one lot, near York Blvd and Figueroa - Highland Park's main thoroughfares. The front home is tenant occupied, 890 SF and features (2Br+1Ba) plus an attached garage. The rear house is gated and features a sizeable front yard with one surface parking space. It is owner-occupied and will be delivered vacant. At 1,000 SF, the rear house features (1Br+1Ba) and is in need of a full remodel. It will not qualify for FHA or conventional financing.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.1
- \$38236 Net Operating Income

Interior

- Floor: Carpet, Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,244
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01106273
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,040	\$1,040	\$3,500
2:	1	1	1		Unfurnished	\$3,500	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5471015034

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

CUSTOMER FULL: Residential Income LISTING ID: 22171269

Printed: 08/28/2022 10:18:46 AM

Closed •

List / Sold: \$995,000/\$1,180,000 ↑

504 N Sierra Vista St • Monterey Park 91755

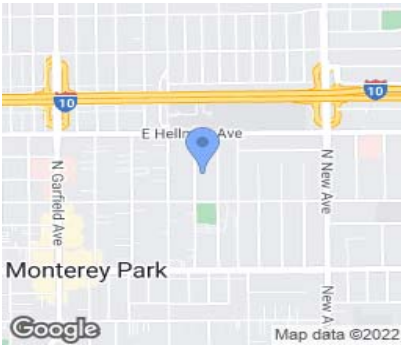
16 days on the market

2 units • \$497,500/unit • 2,030 sqft • 13,896 sqft lot • \$581.28/sqft •

Built in 1932

Listing ID: 22174081

North of Emerson Ave. South of Hellman Ave. West of New Ave.



Duplex on LARGE LOT located on a quiet street in Monterey Park! Zoned R-2 with potential for 3 units plus ADU. Buyer to verify specs/criteria with planning dept. Currently has 2 separate, unattached vacant units and a large garage that has been partially converted into a workshop. Several fruit/citrus trees on property. Walking distance to Sierra Vista Park. Buyer to cooperate with IRC 1031 exchange.

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$995,000
- 3 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5258009023

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

Closed • DuplexList / Sold: **\$750,000/\$725,000** ↓**1725 N Oxford Ave • Pasadena 91104****13 days on the market****2 units • \$375,000/unit • 1,461 sqft • 9,116 sqft lot • \$496.24/sqft • Built in 1930****Listing ID: PF22135245****N Washington & West of Allen**

Two separate single story homes on a large street to street lot. 1725 Oxford is a mid century offering 2 bedrooms with 1 bath. Central air and laundry hookups. Attached 1 car garage. 1726 University Drive is a bungalow cottage with 2 bedrooms and 1 bath. Kitchen has granite counter tops. Offers Due: 7-25-2022 at 12 noon. Property to be sold with existing tenants in place. Expenses are projected. See supplements.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$702 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$41100 Gross Scheduled Income
- \$28770 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,700
- 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	2	1	0	Unfurnished	\$1,344	\$1,344	\$2,900
2:	1	2	1	1	Unfurnished	\$2,081	\$2,081	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851004003

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

Closed • Duplex

5828 N Vista St • San Gabriel 91775

2 units • \$200,000/unit • 2,124 sqft • 11,156 sqft lot • \$188.32/sqft • Built in 1952

Go East on Las Tunas, go North on Vista, property will be on your right hand side.

List / Sold: \$400,000/\$400,000

1 days on the market

Listing ID: TR22150686



Nice duplex!

Facts & Features

- Sold On 08/25/2022
 - Original List Price of \$400,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$851 (Estimated)
- Laundry: In Garage
 - \$28800 Gross Scheduled Income
 - \$24054.06 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,746
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$543
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$843
 - 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	\$1,200	\$1,200	\$1,500
2:	1	2	1	2	Unfurnished	\$1,200	\$1,200	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
 - Los Angeles County
 - Parcel # 5387004007

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

Closed •

6512 Bright Ave • Whittier 90601
2 units • \$550,000/unit • 4,805 sqft • 5,508 sqft lot • \$218.52/sqft •
Built in 1962
South of Hadley, West of Painter

List / Sold:
\$1,100,000/\$1,050,000 ↓
36 days on the market
Listing ID: PW22088993



Rare Opportunity in Uptown Whittier. Zoned both Commercial and Residential. This property has never been on the market. Zero lot line. Commercial retail space on the bottom front of building. Upstairs is a large 3 bedroom, 2 Full bath apartment with a beautiful upgraded kitchen and bath. Great enclosed outdoor patio/space with a bell tower. Fully surrounded by the building walls is an interior open space that has trees and covered area to park 2-3 cars easily. Back side of building is accessed through the street behind through garage style door that you can drive into the interior space. In addition there is a 3 car garage. On top of the 3 car garage is a large 1 bedroom, 1 bath apartment, that could easily be converted to two bedrooms. The apartment has an upgraded kitchen and bath and an outdoor patio space. Walking distance to shops and restaurants, and Whittier College. Easy access to the 605 fwy. Property has two addresses 6512-6514. Property has always been used by the family or its members.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,699,999
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Walk-In Closet
- Floor: Laminate, Vinyl
- Appliances: Dishwasher, Disposal, Water Heater
- Other Interior Features: Living Room Deck Attached, Open Floorplan, Stone Counters

Exterior

- Lot Features: Zero Lot Line
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02085723
- 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	3	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8139003022

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

CUSTOMER FULL: Residential Income LISTING ID: PW22088993

Printed: 08/28/2022 10:18:46 AM

Closed •

List / Sold:
\$4,595,000/\$4,465,000 ↓

14 days on the market

216 S Lasky Dr • Beverly Hills 90212
2 units • \$2,297,500/unit • 5,000 sqft • 6,734 sqft lot • \$893.00/sqft •
Built in 1932

Listing ID: 22182791

South of Wilshire Blvd - East / Southeast of Santa Monica Blvd - North of Olympic Blvd



GRAND OPENING! * * SUNDAY OPEN 2-5pm (Aug.7th) * * Stunning Duplex - Newly remodeled in Beverly Hills near Peninsula Hotel. There are two single-level units with approx. 2,500 sf each. Freshly painted inside and out, new HVAC, roof, plumbing, gorgeous landscaping and gorgeous new oak floors. Lower unit has 3 bedrooms en-suite, master with huge walk-in closet, high ceilings, patio off master and French doors to large patio and pool. Upper duplex leased month to month for \$6,500 - 4 bd, 3.5 ba, four-car garage and private driveway. Live in lower unit with rental income! Truly lives like a home - best value in Beverly Hills. ~ A MUST SEE ~ (Virtually Staged photos coming soon)

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$4,595,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Laundry: Washer Included, Dryer Included
- \$72405 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$85,394
- 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	4	3		Unfurnished	\$6,500	\$6,500	\$7,500
2:	1	4	3		Unfurnished	\$8,000	\$0	\$8,000
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
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4328007016

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

CUSTOMER FULL: Residential Income LISTING ID: 22182791

Printed: 08/28/2022 10:18:46 AM

Closed •

List / Sold: **\$699,800/\$740,000** ↑

6067 Comey Ave • Los Angeles 90034

4 days on the market

2 units • \$349,900/unit • 1,786 sqft • 5,001 sqft lot • \$414.33/sqft •

Built in 1947

Listing ID: TR22168398

Venice and i10 fwy



Priced to sell! Opportunity to own this rare duplex which is located in the Art district adjacent to downtown Culver City. Close to everything. Need some work and simply turn it into a million-dollar property! Don't miss the opportunity to make this home your dream home today!

Facts & Features

- Sold On 08/26/2022
 - Original List Price of \$699,800
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$991 (Estimated)
- Laundry: See Remarks
 - \$13200 Gross Scheduled Income
 - \$12200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$551	\$551	\$2,000
2:	1	2	1	1	Unfurnished	\$551	\$551	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C09 - Beverlywood Vicinity area
 - Los Angeles County
 - Parcel # 5065017021

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

List / Sold:

Closed • Duplex**\$1,399,000/\$1,440,100** ↑

7 days on the market

Listing ID: SR22147760

3704 Veteran Ave • Los Angeles 90034**2 units** • **\$699,500/unit** • **2,491 sqft** • **4,995 sqft lot** • **\$578.12/sqft** • **Built in 1939****From Venice Blvd turn North on Veteran Ave**

Amazing opportunity to purchase a vacant, income producing duplex in a prime location. Whether you are going to owner occupy one unit and rent the other or if you are an investor looking to add to your portfolio this property has tons of appeal. Centrally located to the 10 and 405 freeways you can get anywhere in Los Angeles very easily. Not only is this a vacant duplex in a great location, but also provides the opportunity to expand to three or even four units by converting the 2 car detached garage. The back unit was remodeled in the early 2000's and features hardwood floors, granite counters and new carpet upstairs.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- \$318 (Estimated)
- Laundry: In Closet, Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Gas Range, Refrigerator, Water Heater

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$475
- Electric: \$250.00
- Gas: \$60
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$15
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$2,600
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252020036

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



Come see for yourself these two beautiful houses on one lot! You can live in one and rent out the other for added income. Both of these houses are completely independent of one another and have very nice floor plans with their own front yards, separate parking areas along with their separate entries. Each house has its own space for the homeowner's privacy. In addition, each house has its own water, gas and electric meter box. The current owners have kept both houses in great condition. The front house has 3 bedrooms with 2 baths with a refinished attic space that can be used for storage or an entertainment area! The front house has tile flooring in both the living room and kitchen. It has a master bedroom and two other spacious bedrooms. It is a very beautiful home for either owner occupants or investors to rent out. The parking in this front house includes a two-car garage and 1 parking in the front of the house. The back unit has 2 good size bedrooms and 1 bathroom. The whole house was recently remodeled which includes new kitchen cabinets, new flooring, an upgraded bathroom and interior and exterior paint. This unit also has parking on the back yard with direct access. There is much, much more that your buyer would really like about this property, so please come and see for yourself what it has to offer!

Facts & Features

- Sold On 08/24/2022
 - Original List Price of \$999,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$6,753 (Estimated)
- Laundry: In Garage
 - \$2600 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Private Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$2,600

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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5044013010

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

Closed •

List / Sold:

\$1,690,000/\$1,600,000 ↓

74 days on the market

Listing ID: 22155179

1032 Hauser Blvd • Los Angeles 90019
2 units • \$845,000/unit • 2,705 sqft • 7,250 sqft lot • \$591.50/sqft •
Built in 1924
Just 1/4 Block South on Hauser & Olympic



Pride of ownership!!! Wonderful opportunity to own a home & rent the other!!! Wonderful Spanish Duplex with a ADU opportunity! Walk into stunning living room with barreled high ceiling and wood burning fireplace opening to a warm & inviting. Many upgrades include hardwood floor throughout, custom drapery, custom cabinets & crown moulding. Large picture windows with view in living & family room. Central air & heating. Downstairs unit (about 2000 sf) has been owner occupied with 3 bedrooms & 2 bathrooms, rooms are spacious and lots of cabinet spaces. Upstairs unit (about 750 sf) that tenant just moved out & will be delivered vacant. 1 bedroom & 1 bathroom with custom cabinets, hardwood floor, custom granite c-tops, washer/dryer and SXS appliances. Warm inviting front porch & beautifully fenced front yard. Plenty of parking spaces, side by side 3 car garage w/ ample parking spaces including circular parking in front. Gorgeous backyard w/ lush landscaping. Close to The Grove, LACMA, West LA & Korea Town.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,890,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, In Kitchen
- Cap Rate: 3.87
- \$65375 Net Operating Income

Interior

- Rooms: Walk-In Closet, Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,625
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$1,000
- 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	\$5,000	\$0	\$5,000
2:	2	1	1		Unfurnished	\$2,500	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085007006

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

CUSTOMER FULL: Residential Income LISTING ID: 22155179

Printed: 08/28/2022 10:18:47 AM

Closed •

1201 S Stanley Ave • Los Angeles 90019
2 units • **\$974,500/unit** • **3,590 sqft** • **5,165 sqft lot** • **\$539.28/sqft** •
Built in 1929
Stanley Ave. S of San Vicente Blvd. N of Pico Blvd.

List / Sold:
\$1,949,000/\$1,936,000 ↓
33 days on the market
Listing ID: 22173943



This Gorgeous updated and restored 1920's Spanish duplex in prime Wilshire Vista is located on a serene tree-lined street amongst single-family homes and situated on a corner lot with beautiful lush Mediterranean style landscaping. The upper unit will be delivered vacant and is perfect for an end user or investor. Each 3 bedroom, 2 bath unit with similar layout is spacious and bright with many eloquent details, boasts a very large living and formal dining room, Gourmet kitchen with updated lighting and quartz counters, stainless appliances, breakfast nook, and a separate laundry room with new washer and dryer in upper unit. There is a balcony off the upper unit and a private patio off the lower occupied unit. A detached two car garage is currently being used as an all-purpose space leaving option for new owner to use as parking or assess for potential ADU. Additional features include original hardwood floors, crown moldings, built-ins, spacious closets, installed Nest-equipped HVAC/heating and air in both units, repainted upper unit, updated roof, sprinklers, new sink and toilets in bathrooms, retrofitting and earthquake proofing. This is an incredible offering in an ideal location with shopping close by and great walkability. A must see!

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,949,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- Cap Rate: 3.57
- \$69499 Net Operating Income

Interior

- Rooms: Bonus Room, Living Room, Master Bathroom, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Built-In, Range, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$29,705
- 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	3	2		Unfurnished	\$3,272	\$3,272	\$4,495
2:	1	3	2		Unfurnished	\$0	\$0	\$4,995
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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County

- Parcel # 5085025015

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

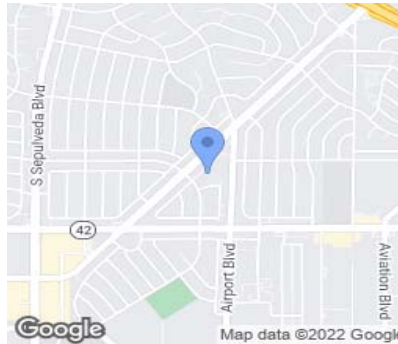
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22173943

Printed: 08/28/2022 10:18:47 AM

Closed •List / Sold: **\$1,100,000/\$925,000** ↓

60 days on the market

8330 Kittyhawk Ave • Los Angeles 90045**2 units • \$550,000/unit • 1,855 sqft • 7,214 sqft lot • \$498.65/sqft •****Built in 1944****Listing ID: SB22099127****La Tijera Blvd and Manchester Ave**

8330 Kittyhawk Ave is a well-maintained duplex located on a quiet street in the highly desirable Westchester submarket of Los Angeles. With an "A+" location and ideal curb appeal, this is the perfect opportunity for an Owner/User or any buyer looking for a low-maintenance asset in a rapidly appreciating neighborhood. Fantastic opportunity to live in one unit and have your neighbor pay off the mortgage! 8330 Kittyhawk Ave is comprised of (1) 3-Bed/1-Bath & (1) 1-Bed/1-Bath units and is situated on a 7,214 SF lot providing plenty of front and back yard space. There is over 50% upside in monthly rental income once the units are rented for market rate. The subject property is walking distance to Trader Joe's, CVS, Ralph's Market, etc. and only minutes away from Westchester Golf Course, Playa Vista and LAX. Along with the close proximity to so many great amenities, the Westchester neighborhood also boasts a fantastic public school system, including "A" grade schools such as: Open Charter Magnet, WISH Community School and Cowan Elementary School.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,150,000
- 2 Buildings
- 2 Total parking spaces
- \$312 (Estimated)
- \$34800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$18,252
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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			\$1,700	\$1,700	\$4,500
2:	1	1	1			\$1,200	\$1,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4107017020

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

List / Sold:

Closed • Duplex**\$1,180,000/\$1,165,000** ↓

5 days on the market

155 E 82nd St • Los Angeles 90003**2 units** • **\$590,000/unit** • **3,500 sqft** • **5,065 sqft lot** • **\$332.86/sqft** •**Built in 2019**

Listing ID: OC22158862

FWY 110 South, exit Florence Ave., Right S. Flower St., Left W. 79th St., Right Main St., Left E. 82nd. St.

Newly remodeled, no rent control, large 2 units, high yield and a quickly appreciating neighborhood. What more could you ask of a multifamily asset? Each unit is approximately 1,750 sqft with 5 functional bedrooms & 3 full bathrooms plus an additional powder room in the back unit. Total of 10 bedrooms & 7 bathrooms combined. All units are individually metered for gas, water and electric making the operating expenses at a minimum. The property features beautiful laminate flooring throughout the rooms and living areas, private laundry room inside each unit, open layout and plenty of natural light. There are two garage spaces and plenty of parking spaces in the back. Location is ideal, centrally located to all public transportation and major freeways! Positive cash flow, healthy income stream and solid market appreciation as the area continues its upward trajectory. Opportunity knocks! Don't miss out on this one!

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,180,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$370 (Estimated)
- Laundry: Inside
- \$91200 Gross Scheduled Income
- \$86552 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,648
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 3648
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$3,800	\$3,800	\$4,046
2:	1	5	4	0	Unfurnished	\$3,800	\$3,800	\$4,046

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6030005022

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

Closed •List / Sold: **\$274,900/\$290,000 ↓****23 days on the market****9808 S Central Ave • Los Angeles 90002****2 units • \$137,450/unit • 820 sqft • 3,050 sqft lot • \$353.66/sqft • Built in 1949****Listing ID: OC22131160****CORNER OF 98TH AND S CENTRAL**

Absolute bargain! Unbelievable price! Priced Low and firm for the buyer who wants a great deal on a super home in a great area. Hurry it won't last long at this low, low price- so do yourself a favor and write me a squeaky clean full price offer today - and save yourself all the fun of a full price counter offer! Don't miss this golden opportunity for a fantastic deal in a wonderful area! Residential back unit includes 2 bedrooms and 2 bathrooms. Storefront unit includes 2 rooms, kitchen, and a half bath.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$299,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 1 Total carport spaces
- \$447 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914785
- 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	0	Unfurnished	\$1,550	\$1,550	\$0
2:	1	0	1	0	Unfurnished	\$765	\$765	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6049020001

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



SELLER WILL INCLUDE PLANS FOR 2+2 WITH PURCHASE, THE ADU PERMIT IS ONE STEP AWAY TO FINALIZED, SELLER IS VERY MOTIVATED, TWO STORY DUPLEX, JUST MINUTES FROM DOWNTOWN LA, USC AND LAFC, PERFECT FOR INVESTMENT PROPERTY OR LIVE IN ONE AND RENT THE OTHER ONE, 3 BEDROOMS 2 BATH EACH, INSIDE LAUNDRY HOOKUPS FOR WASHER AND DRYER, CONVENIENT LOCATION, MINUTES AWAY TO DTLA, CLOSE TO 110 HARBOR FREEWAY, PROPERTY IT HAS 2 SEPARATE WATER METERS, 2 GAS METERS AND 2 ELECTRIC METERS, TILE FLOORS IN LIVING ROOM AND DINING AREA OPEN FLOOR PLAN, NEW CARPET IN THE BEDROOMS. SELLER WILL INCLUDE APPROVED PLANS FOR 2 BED 2 BATH ADU.

Facts & Features

- Sold On 08/26/2022
 - Original List Price of \$925,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$404 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,750	\$1,750	\$2,600
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

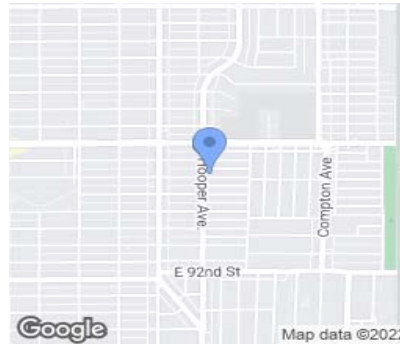
- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6040002002

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

Closed •List / Sold: **\$850,000/\$840,000** ↓**1203 E 87th Pl • Los Angeles 90002****2 units • \$425,000/unit • 1,891 sqft • 5,003 sqft lot • \$444.21/sqft • Built in 1955****Hooper and Manchester****7 days on the market****Listing ID: DW22146579**

Great Opportunity to invest in rental property or Rent and live in one. The property consist of 2 separate units. The first unit/Main House is a 3 beds 2 bath. Second Unit is 2 beds 1 bath. This Duplex was tastefully redone with permits. Completely renovated with upgrades including but not limited to windows, Plumbing, electrical, floors and all fixtures. The property is move in ready or ready for tenants to move in and start cash flowing. It also consists of a large garage with the possibility of an ADU. It has plenty of parking and yard space.

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$850,000
- 2 Buildings
- 2 Total parking spaces
- \$1,078 (Estimated)
- Laundry: Inside
- \$58800 Gross Scheduled Income
- \$55800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$350
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,900
2:	1	2	1	2	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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6043015021

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

Closed

• Duplex

List / Sold: **\$624,900/\$625,000** ↑

34 days on the market

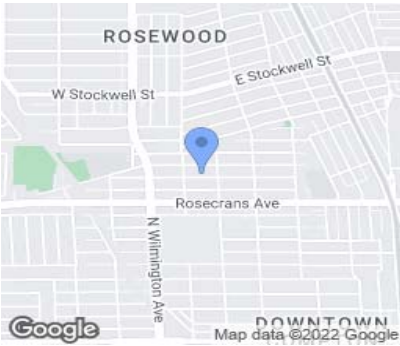
621 W Plum St

• Compton 90222

2 units • **\$312,450/unit** • **1,335 sqft** • **4,995 sqft lot** • **\$468.16/sqft** • **Built in 1941**

Cross Streets Rosecrans Ave. and Wilmington Ave. and Alameda St.

Listing ID: CV22096473



BACK TO THE MARQUET, Location, Location, Location, Investment Opportunity, 2 Perfect Units Available! Live in one unit and rent the other for additional income, from unit has 2 bedrooms and 1 bathroom, spacious Living room, tile floor and it has it's own Dinning Room, great kitchen w/ many cabinets, bathroom has a tile floor, floor furnace, fireplace gas or wood, don't let this one go. The back unit is spacious, large living room, modern bathroom and great kitchen. house has a long driveway with a 2 car garage w/unique nice custom door. Garage gas washer and dryer hook ups. Property has curb appeal with a green from yard. The back yard is spacious and lends itself for entertaining your guests. please hurry this one would not last long. Please Note: buyers and buyers agent to do their own investigation for this property Property is sale in "AS IS CONDITION, no guaranty express or implied from the sellers or sellers agent.

Facts & Features

- Sold On 08/26/2022
 - Original List Price of \$594,500
 - 2 Buildings
 - Levels: One, Two
 - 2 Total parking spaces
 - 0 Total carport spaces
 - Heating: Fireplace(s), Floor Furnace, Natural Gas, Wall Furnace
 - \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, In Garage
 - \$11220 Gross Scheduled Income
 - \$11220 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry
 - Floor: Laminate, Tile, Wood
- Appliances: Gas Oven, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Level with Street, Patio Home, Paved, Sprinklers In Front
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wood, Wrought Iron
 - Sewer: Public Sewer, Sewer Paid
 - Other Exterior Features: Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$370
 - Electric:
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$50
 - Cable TV: 01526567
 - Gardener:
 - Licenses: 0
- Insurance: \$650
 - Maintenance: \$0
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$150
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- RN - Compton N of Rosecrans, E of Central area
 - Los Angeles County
 - Parcel # 6153007018

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

CUSTOMER FULL: Residential Income LISTING ID: CV22096473

Printed: 08/28/2022 10:18:47 AM

Closed • DuplexList / Sold: **\$985,000/\$985,000****6114 Riverside Ave • Huntington Park 90255****10 days on the market****2 units • \$492,500/unit • 1,960 sqft • 5,307 sqft lot • \$502.55/sqft • Built in 1961****Listing ID: DW22152802****Cross streets are Randolph and 61st St.**

Beautiful 2 unit property completely renovated and upgraded. Come and see it yourself, it won't last! R3 Zoning with a garage that can be converted to an ADU if desired. New paint inside out, new installed front gate and new beautiful landscaping that makes the property look more elegant. For specifics on each unit see below: Front Unit: New kitchen with new cabinets and new stainless steel microwave and dishwasher, laundry room area next to kitchen, new restroom with new walk-in shower, new roof, new windows, new electrical, partially upgraded plumbing, new central AC and heating system, newly recondition hardwood floors, new high efficiency recessed lighting with different deem densities, new paint inside and out, new stucco and newly reconditioned carport with new roof. Back Unit: New kitchen with new cabinets and new stainless steel microwave and dishwasher, new restroom with new toilet and tub, new flooring thought the house (70% laminated, 30% tile), new central AC and heating system, new paint inside and out, new stucco and , new high efficiency recessed lighting with different deem densities. Laundry hook ups in garage. Please be advised... ***Property being sold "as is" condition. ***Refrigerator and stove are not included ***Both owners on record are licensed real estate agents.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$985,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$851 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$72000 Gross Scheduled Income
- \$54000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Dishwasher, Microwave

Exterior

- Lot Features: Front Yard, Sprinkler System, Sprinklers Drip System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$1,500.00
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01933854
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$6,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,500
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6317010008

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

CUSTOMER FULL: Residential Income LISTING ID: DW22152802

Printed: 08/28/2022 10:18:47 AM



2 HOUSES ON A LOT, IN THE GREAT AREA OF BELL GARDENS.. FRONT HOUSE 3 BED 1 BATH AND IT WILL BE DELIVERED VACANT AT THE CLOSE OF ESCROW. REAR HOUSE IS A 2 BED 1 BATH WITH A BONUS ROOM, REAR UNIT WILL DELIVERED WITH TENANTS AND THEY PAY \$1,800 MONTH TO MONTH. PROPERTY IS LOCATED CLOSE TO THE 710 FREEWAY AND CLOSE TO SHOPPING CENTER.

Facts & Features

- Sold On 08/22/2022
 - Original List Price of \$799,999
 - 2 Buildings
 - 1 Total parking spaces
 - Heating: Wall Furnace
 - \$1,425 (Estimated)
- Laundry: In Carport, Outside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6230002005

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

Closed •

List / Sold: **\$899,999/\$900,000** ↑

6630 Granger Ave • Bell Gardens 90201

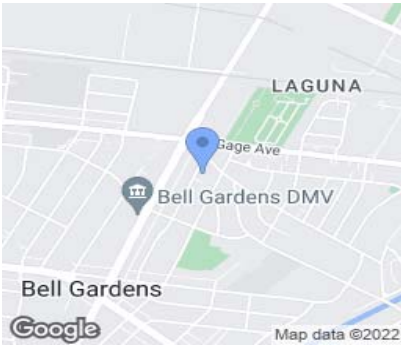
0 days on the market

2 units • \$450,000/unit • 1,704 sqft • 9,604 sqft lot • \$528.17/sqft •

Built in 1939

Listing ID: DW22130893

Cross Streets: N Florence & E. Garfield



2 HOUSES ON A LOT, IN THE GREAT AREA OF BELL GARDENS NEAR GARFIELD AND GAGE...FRONT HOUSE 3 BED 1 BATH AND IT WILL BE DELIVERED VACANT AT THE CLOSE OF ESCROW. THERE IS 2-CAR DETACHED GARAGE AND HAS POTENTIAL TO BE CONVERTED INTO AN ADU, FOR A 3RD UNIT, WITH ADDITIONAL INCOME....REAR HOUSE IS A 2 BED 1 BATH, REAR UNIT WILL DELIVERED WITH TENANTS AND THEY PAY \$1,800 MONTH TO MONTH. THE REAR UNIT HAS IT'S OWN YARD WICH MAKES IT MORE APPEALING FOR HIGHER RENTS...YOU CAN EASISLY FIT UP 10 CARS IN THE DRIVEWAY. LARGE LOT WITH 9,604 SQFT OF LAND....PROPERTY IS LOCATED CLOSE TO THE 710 FREEWAY AND CLOSE TO THE BELL GARDENS VETERAN PARK.

Facts & Features

- Sold On 08/24/2022
 - Original List Price of \$899,999
 - 2 Buildings
 - 2 Total parking spaces
 - \$1,426 (Estimated)
- Laundry: In Carport
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01206776
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6358010017

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

Closed •

List / Sold: **\$780,000/\$820,500** ↑

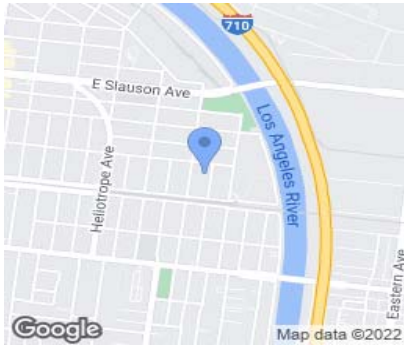
6117 Pala Ave • Maywood 90270

21 days on the market

2 units • \$390,000/unit • 1,956 sqft • 7,653 sqft lot • \$419.48/sqft • Built in 1974

Listing ID: DW22047551

Slauson Ave, before Atlantic, Turn South onto Alamo, East on 61st St, South onto Pala Ave



Investment opportunity in the Gateway City of Maywood, Ca. This is a fully rented Detached Duplex consisting of; A Main House unit with 3 Bedrooms, 2 baths, a Front yard, small back yard and an attached 2 Car Garage. The Back home unit has 2 bedrooms, 1 bath, a back yard and 2 car Garage. The property is fully occupied an is being sold in "as is" condition. This property presents great cash flow potential.

Facts & Features

- Sold On 08/22/2022
 - Original List Price of \$780,000
 - 2 Buildings
 - 8 Total parking spaces
 - \$2,674 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
 - \$34800 Gross Scheduled Income
 - \$30620 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden, Landscaped, Near Public Transit, Park Nearby, Paved, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,180
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$700
 - Cable TV: 02021254
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,280
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,950	\$1,950	\$3,000
2:	1	2	1	2	Unfurnished	\$950	\$950	\$2,750

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
- T6 - Maywood, Bell area
 - Los Angeles County
 - Parcel # 6315010010

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

Closed • Duplex

List / Sold: \$849,950/\$1,170,000 ↑

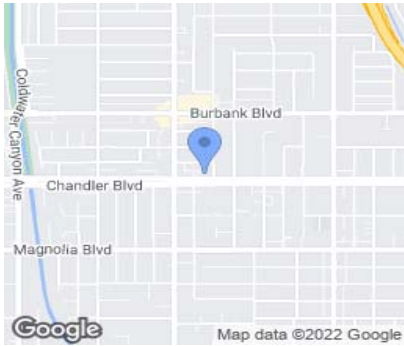
12413 Chandler Blvd • Valley Village 91607

56 days on the market

2 units • \$424,975/unit • 1,478 sqft • 6,946 sqft lot • \$791.61/sqft • Built in 1952

Listing ID: SR22089121

North side of Chandler, east for Whitsett



Duplex, not ADU conversion. Not a flip: Same owner last forty-three years. Front unit has two bedrooms and one bathroom, rear unit has one bedroom and one bathroom. Both units have central air, hardwood floors, smooth ceilings, recessed LED lighting, granite counters, gas stoves, microwaves, dishwashers, copper plumbing, separate water, power, and gas meters, dual-pane vinyl windows, and laundry hookups for full-size side-by-side machines. Fenced backyard and detached 2-car garage both have alley access. Property to be delivered fully vacant at close of escrow.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$849,950
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$277 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, In Kitchen, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Front Yard, Landscaped, Lot 6500-9999, Rectangular Lot, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

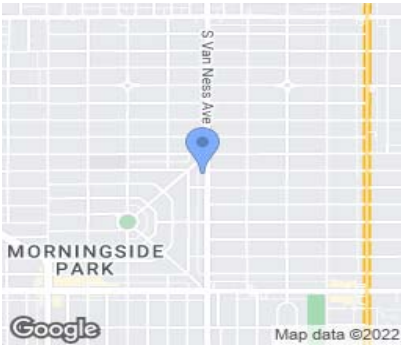
- Standard sale
- Rent Controlled
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2347004012

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



CASH offers only! 12,481 Sq.Ft lot located in the rapidly appreciating city of Inglewood being offered at only \$96 per Lot Sq.Ft! Zoning for the property is INC2YY. This property is in prime location, only minutes from the city's new NFL Stadium, the Hollywood Park Development and NBA Stadium Development. The property is comprised of 2 residential units, as well as a BBQ Catering Company. The city of Inglewood has been working with developers to make land acquisitions more suitable and possible, and easing a majority of their restrictions. 7927-8001 Van Ness Ave. is a fantastic place for any developer looking to obtain property in the rapidly growing city of Inglewood, and only block away from the new NFL Football stadium. Leases are month to month.

Facts & Features

- Sold On 08/23/2022
 - Original List Price of \$1,200,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$986 (Estimated)
- Cap Rate: 5.37
 - \$76200 Gross Scheduled Income
 - \$55013 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: \$18,901
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,408	\$1,408	\$1,895
2:	1	1	1	2	Unfurnished	\$1,354	\$1,354	\$1,895
3:	1		0		Unfurnished	\$3,588	\$3,588	\$6,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4010026006

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

Closed •

\$1,668,000/\$1,660,000 ↓

19 days on the market

1228 Myrtle Ave • Inglewood 90301
3 units • \$556,000/unit • 2,223 sqft • 6,000 sqft lot • \$746.74/sqft •
Built in 1950
See google maps.

Listing ID: 22176309



This three unit dwelling offers the ultimate California dream; an effortless indoor/outdoor space that gives its' occupants a Tulum staycation vibe. Meticulously renovated with designer finishes this compound features: a rapid gas heated salt water pool with a Baja shelf with an outdoor shower. Features also include smart technology throughout; keyless entry doors, alarm system w/multiple cameras covering the perimeter + garages, remotely control the pool settings, climate and lighting on all three bungalows. All units offer independent tankless water heaters, semi-private outdoor sitting areas and in-unit laundry. Lush green water conserving landscaping has been recently installed creating a secluded oasis. New hardscaping, custom outdoor lighting, new weather resistant Corten Steel fencing and new sliders, recently upgraded with copper plumbing, new doors (Knotty Adler), windows and sliders, the insulation and drywall throughout. Including two garage spaces plus carport. Both front bungalows offer 2 bedroom + 1 bath units with open layouts, recessed lighting, new custom cabinets with farm sink, shiplap walls and cabinets which add warmth. The rear Wabi Sabi style bungalow was recently built, this newly constructed space is ideal for an in-user/owner occupant. With chic polished concrete floors, vaulted ceilings, an open concept kitchen with bar seating, exposed shelves with under-mount lighting, Bosch electric stove top, high grade Kitchen aid refrigerator/freezer and all in one European washer/dryer combo. With divine Moroccan finishes on the countertops in the kitchen and bath. This remarkable residence offers hand plastered Roman clay wall finish. With pool views from the primary bedroom and multiple skylights allows for an abundance of natural lighting. Minutes from Hollywood Park, SoFi Stadium, Forum and the new Clippers Stadium.

Facts & Features

- Sold On 08/23/2022
 - Original List Price of \$1,668,000
 - 3 Buildings
 - Cooling: Central Air
 - Heating: Central
- Laundry: Stackable
 - \$61480 Net Operating Income

Interior

- Appliances: Dishwasher, Vented Exhaust Fan

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,350
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,000
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4024039002

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

CUSTOMER FULL: Residential Income LISTING ID: 22176309

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Closed •

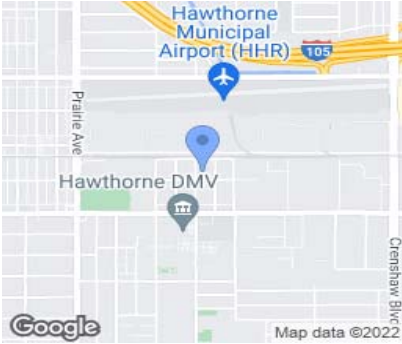
List / Sold:

\$1,349,000/\$1,315,000 ↓

14 days on the market

Listing ID: 22179457

12522 Kornblum Ave • Hawthorne 90250
3 units • \$449,667/unit • 3,049 sqft • 6,669 sqft lot • \$431.29/sqft •
Built in 1941
Kornblum Avenue & W 126th Street



We are pleased to announce our newest listing in city of Hawthorne. This triplex boast two 3 Bedroom 2 Bathroom units and a 2 Bedroom 1 Bathroom unit. Each unit gets their own double car garage. New ownership can possibly convert garages into an extra large ADU or leave for tenants. Additionally, the property has been well maintained and has estimated 20% upside in rents. This property is ideal for an investor looking for a property in an appreciating market or an owner user. Located a few blocks away from SpaceX, main shopping centers, the 105 freeway, and major employers.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,349,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.15
- \$55942 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$29,030
- 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	\$2,800	\$2,800	\$3,250
2:	1	2	2		Unfurnished	\$2,000	\$2,000	\$3,250
3:	1	3	2		Unfurnished	\$2,500	\$2,500	\$3,250
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
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4049004049

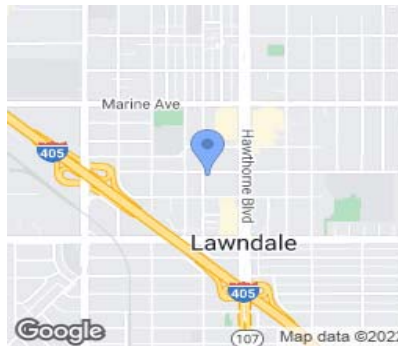
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

CUSTOMER FULL: Residential Income LISTING ID: 22179457

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List / Sold:

Closed •**\$1,100,000/\$1,000,000** ↓**143 days on the market****Listing ID: SB22054724****15406 Grevillea Ave** • Lawndale 90260**3 units** • **\$366,667/unit** • **2,597 sqft** • **8,117 sqft lot** • **\$385.06/sqft** •
Built in 1942**On 154th Street one block west of Hawthorne Blvd**

Great 3 unit property on large corner lot. Older home with tremendous character plus two homes with great rental potential. 4452 W 154th st is 3 bedrooms with one bath. 4450 W 154th has 2 bedrooms 1 bath and 15406 Grevillea has 2 bedrooms with a 3/4 bath. Double garage on the property.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,200,000
- 4 Buildings
- 2 Total parking spaces
- \$1,449 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Corner Lot, Level with Street, Lot 6500-9999, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$2,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100
3:	1	2	1	0	Unfurnished	\$900	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard, Trust sale
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4079018019

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

Closed • Commercial/Residential

List / Sold:

\$1,350,000/\$1,230,000 ↓

25315 Oak St • Lomita 90717
3 units • \$450,000/unit • 2,540 sqft • 10,221 sqft lot • \$484.25/sqft •
Built in 1945

54 days on the market

Listing ID: OC22086098

Lomita Blvd. to Oak Street. Property on Left



Opportunity awaits with this great Income Property! 3 Units on beautiful tree-lined street, Front unit is 3 Bd/2 Bath with an enclosed private patio, and a large yard shaded by mature Maple trees. Come home to a driveway that can accommodate more than 2 cars and an RV! Back 2 units are 2 Bd/1bath. Back unit has charming picket fence enclosing a private backyard. Other unit has private ground level patio. Both units have covered carports. Total 7 bd / 3 bath triplex. All units currently rented on month to month basis. Owner currently pays water/trash/gardener. Tenant's units have their own gas meters. This sprawling lot has great income potential and/or live in one and rent out the rest. Beautifully maintained, quaint neighborhood near the historic Lomita Railroad Museum. Highly sought-after rental area near Pacific Coast Highway, Palos Verdes Golf, Botanic Gardens and 5 miles to Pacific Ocean.

Facts & Features

- Sold On 08/23/2022
 - Original List Price of \$1,350,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 3 Total carport spaces
 - \$0 (Assessor)
- Laundry: See Remarks
 - \$51240 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Garden, Landscaped, Lawn
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$200
 - Cable TV: 01235106
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,475	\$1,475	\$30,000
2:	1	2	1	1	Unfurnished	\$1,395	\$1,395	\$24,000
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$24,000

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 121 - Lomita area
 - Los Angeles County
 - Parcel # 7375005005

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

Closed •

List / Sold: **\$699,999/\$680,000** ↓

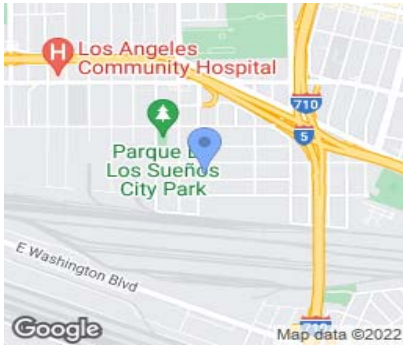
1424 S Sunol Dr • Los Angeles 90023

140 days on the market

3 units • \$233,333/unit • 2,072 sqft • 5,705 sqft lot • \$328.19/sqft • Built in 1923

Listing ID: DW22051663

Olympic



Wonderful bussiness opportunity 3 units located in the great city of Los Angeles. Property is located near freeways, schools, shopping centers and much more. Don't miss on this unique opportunity 3 separate buildings.

Facts & Features

- Sold On 08/22/2022
 - Original List Price of \$750,000
 - 3 Buildings
 - 0 Total parking spaces
 - \$1,529 (Estimated)
- Laundry: See Remarks
 - \$3550 Gross Scheduled Income
 - \$3300 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

- Lot Features: Paved, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$250
 - Electric: \$200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$50
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Furnished	\$2,000	\$2,000	\$2,800
2:	1	1	1	0	Furnished	\$650	\$650	\$1,700
3:	1	1	1	0	Furnished	\$900	\$900	\$1,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5241025005

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

Closed

List / Sold:

\$1,070,000/\$1,090,000

19 days on the market

Listing ID: 22166007

1124 S MARIPOSA Ave • Los Angeles 90006
3 units • \$356,667/unit • 2,077 sqft • 5,905 sqft lot • \$524.80/sqft •
Built in 1915
South of Olympic and west of Vermont



Recently remodeled triplex located in Korea Town (behind Kim's Home Center). This gated property consists of two buildings, the front building is 2 units (3beds, 2baths and 1bed, 1bath) and the back building is a detached house (2beds, 1bath). Conveniently located between Interstates 10, 101 and 110, minutes from downtown LA, this property is a great investment to add to your portfolio or owner users. Please do not disturb tenants.

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$1,070,000
- 2 Buildings
- Heating: Electric
- \$49140 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$16,380
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01004371
- 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	\$2,060	\$2,060	\$2,600
2:	2	1	1		Unfurnished	\$0	\$0	\$1,800
3:	3	2	1		Unfurnished	\$1,600	\$1,600	\$2,100
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5078021022

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

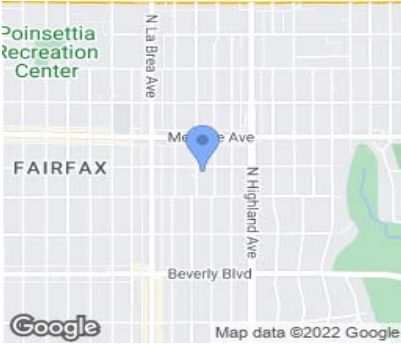
CUSTOMER FULL: Residential Income LISTING ID: 22166007

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Closed •

542 N ORANGE Dr • Los Angeles 90036
3 units • \$749,667/unit • 3,815 sqft • 6,000 sqft lot • \$563.56/sqft •
Built in 1931
Near Southeast corner of Clinton Street and Orange Drive

List / Sold:
\$2,249,000/\$2,150,000 ↓
26 days on the market
Listing ID: 22159129



Exceptional Spanish Style Triplex in prime Hancock Neighborhood and walking distance to Melrose. Hardwood floors and romantic fireplaces! Spacious charming units with architectural features abound! Rare opportunity! Large backyard! Enjoy the Serenity! A must see!

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$2,249,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace

Interior

- Rooms: Basement

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5524028020

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

CUSTOMER FULL: Residential Income LISTING ID: 22159129

Printed: 08/28/2022 10:18:47 AM



Check out these 3 great units that have huge potential for passive income. All 3 units have had repairs done. Each unit has 2 bedrooms and 1 bathroom. All units have separate gas and electric meters.

Facts & Features

- Sold On 08/26/2022
 - Original List Price of \$850,000
 - 3 Buildings
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$426 (Estimated)
- \$79200 Gross Scheduled Income
 - 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: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01874958
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

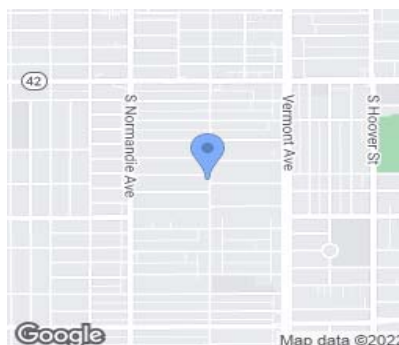
- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5003032029

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

Closed •List / Sold: **\$949,000/\$825,000** ↓**20 days on the market****1202 W 90th Pl W • Los Angeles 90044****3 units • \$316,333/unit • 2,520 sqft • 6,969 sqft lot • \$327.38/sqft • Built in 1939****Listing ID: PW22142206****West of Vermont South of Manchester East of Normandie**

THREE UNITS IN THE HEART OF LOS ANGELES, WELL MAINTAINED PROPERTY, JUST MINUTES TO DOWN TOWN, SPORTS ARENA, LAX AND SOFI STADIUM. 3BE 2BA, 1BE 1BA WITH BONUS ROOM, 1BE 1BA, 3 GARAGES USED FOR STORAGE PLUS 1 CARPORT FOR 3 CARS. ALL UNITS ARE IN ONE LEVEL FACING THE STREET EASY ACCESS. ALL UNITS HAVE LAUNDRY HOOK UPS AND ALL UNITS HAVE THEIR OWN PRIVATE PATIO.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$949,000
- 2 Buildings
- 3 Total parking spaces
- \$1,517 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Kitchen
- \$51600 Gross Scheduled Income
- \$7740 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01273285
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,500	\$2,500	\$2,700
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	1	1	1	Unfurnished	\$600	\$600	\$1,400

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6047016001

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

Closed •

List / Sold: **\$895,000/\$850,000** ↓

1627 E 32Nd St • Los Angeles 90011

8 days on the market

3 units • \$298,333/unit • 2,149 sqft • 4,994 sqft lot • \$395.53/sqft • Built in 1906

Listing ID: 22164577

Waze



Welcome to 1627 E 32nd St, a great multi-unit with an amazing CAP Rate in the Heart of LA near Downtown, USC, Banc of California Stadium, Natural History Museum and near the highly anticipated Lucas Museum of Narrative Art. The Vacant main house is a 3 bedroom 1 bathroom with gated private yard and charming front porch is ready to rent out or could ideally be owner occupied where the new owner can take advantage of collecting the rented back units to pay nearly all of their mortgage. This recently remodeled house comes with newer appliances including in unit washer and dryer center. In the rear of the property there is a separate detached two story building. Lower unit is a 2 bedroom 1 bath and the upper unit is a 2 bedroom 1 bath as well. Both have been updated nicely with light laminate floors through-out, new windows and wall unit AC in the main-living area. Occupied units will be sold with tenants in place.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$895,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Cap Rate: 5.6
- \$50044 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,785
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- 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	\$2,495	\$2,495	\$2,495
2:	1	2	1		Unfurnished	\$1,895	\$1,895	\$1,895
3:	1	2	1		Unfurnished	\$1,795	\$1,795	\$1,795
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5117004023

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

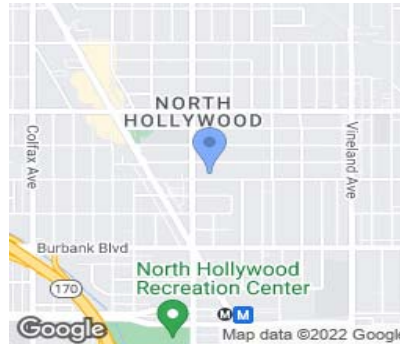
CUSTOMER FULL: Residential Income LISTING ID: 22164577

Printed: 08/28/2022 10:18:48 AM

List / Sold:

Closed • **Triplex****\$2,125,000/\$1,950,000** ↓

43 days on the market

11341 Hatteras St • North Hollywood 91601**3 units • \$708,333/unit • 3,926 sqft • 6,592 sqft lot • \$496.69/sqft •****Built in 2022****Listing ID: BB22119259****Heading north on Tujunga Ave. make a right onto Hatteras Ave and the property is on your left.**

*ONLY NEW CONSTRUCTION AVAILABLE IN ALL OF NOHO! ACT FAST!!! 11341 Hatteras St is an incredibly rare opportunity to purchase 3 top-of-the-line units with a whopping pro forma cap rate of 5.07%! 11341 Hatteras is made up of an impressive BRAND NEW CONSTRUCTION duplex with two gorgeous 3 bed, 2 bath units and a freestanding 3 bed, 1.5 bath single family residence that was fully renovated this year! New construction properties are nearly impossible to find in the current market, making this a property you'll want to act on immediately! In a market with new constructions going for \$3 million plus, this is your opportunity to lock in an unbeatable price and a next-level cap rate. In addition to being an ideal high cash-flow investment for investors and 1031 buyers, this triplex would be perfect for owner occupiers. Live in the gorgeous 3 bedroom house and have the tenants in the other units pay the mortgage! Enjoy a life of luxury while making a brilliant investment at the same time! This property is rich with amenities, including a beautifully landscaped front yard, three massive storage units (income generator!), an expansive garage with 6 spaces, and a security camera system. The rear units are being delivered with stainless steel range, dishwasher and microwave, as well as washer and dryer! This impressive compound is located 5 minutes from both the heart of the NoHo Arts District and NoHo West- a dream come true for renters.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$2,250,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$385 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- Cap Rate: 5.07
- \$139200 Gross Scheduled Income
- \$107689 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave

Exterior

- Lot Features: Front Yard, Level with Street, Rectangular Lot, Sprinklers Drip System, Yard
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,543
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$1,570
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337016025

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

CUSTOMER FULL: Residential Income LISTING ID: BB22119259

Printed: 08/28/2022 10:18:48 AM

Closed •List / Sold: **\$650,000/\$660,000** ↓**9311 Bandera St • Los Angeles 90002****39 days on the market****3 units • \$216,667/unit • 2,330 sqft • 7,154 sqft lot • \$283.26/sqft • Built in 1938****Listing ID: PW22099333****Compton Ave, & 92nd street**

Located in the heart of Los Angeles, Stop the Car if you are looking for an opportunity to own an investment property and live in one of the units. This is the perfect property to owner occupy. The largest unit is 2 bedroom and 1 bathroom with a spacious living room and nice size kitchen with laundry hook ups inside the unit. The 2nd unit is also a 2 bedroom 1 bathroom with a nice size living room and kitchen. Unit 3 is a cozy 1 bedroom, 1 bathroom. This property is centrally located close to freeways, shopping, & LAX. Don't miss out on this opportunity.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$945 (Estimated)
- Laundry: In Kitchen
- \$13200 Gross Scheduled Income
- \$11700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,350
2:	2	2	1	0	Unfurnished	\$0	\$0	\$1,700
3:	3	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WATT - Watts area
- Los Angeles County
- Parcel # 6048033025

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

Closed • **Quadruplex**

List / Sold:
\$1,599,000/\$1,600,000 ↑

19 days on the market

14513 Halldale Ave • Gardena 90247
4 units • **\$399,750/unit** • **3,867 sqft** • **6,216 sqft lot** • **\$413.76/sqft** •
Built in 1972

Listing ID: SB22128021

Traveling east on Rosecrans Ave, turn right onto Halldale Ave. As soon as you cross 145th st, the property is the third lot on the right.



This highly desirable, well positioned four unit property presents an excellent opportunity for owner-users and investors. Located in a residential neighborhood in Gardena, this asset features two renovated units and two that are ready for modernization with new paint, appliances, flooring and more. The front unit (Unit A) is fully remodeled, townhouse style 3+ bed, 2.5 bath. The windows have been replaced with quality vinyl windows, and there are hardwood floors throughout all common areas. The building also features upgraded heating throughout, newer windows and skylights, as well as walk-in closets in each unit. The back units are 2 bed 1 bath, one of which has been fully remodeled. Located near the 90 Fwy and the 110 Fwy so it is easy to get where you need to go. This is an excellent opportunity to acquire a unique income-producing asset in a market with limited inventory!

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- 8 Total carport spaces
- \$900 (Estimated)
- Laundry: Common Area, Dryer Included, In Garage, Inside, See Remarks, Washer Included
- Cap Rate: 4
- \$92400 Gross Scheduled Income
- \$63887 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Rectangular Lot, Level
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,741
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$0	\$3,300
2:	1	2	1	2	Unfurnished	\$1,450	\$1,450	\$2,175
3:	1	2	1	2	Unfurnished	\$2,100	\$2,100	\$2,175
4:	1	1	1	2	Unfurnished	\$850	\$850	\$2,175

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 118 - Pacific Square area
- Los Angeles County
- Parcel # 6103012050

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

CUSTOMER FULL: Residential Income LISTING ID: SB22128021

Printed: 08/28/2022 10:18:48 AM

Closed • **Quadruplex**

List / Sold: **\$785,000/\$775,000** ↓

521 W 16th St • San Pedro 90731

44 days on the market

4 units • **\$196,250/unit** • **1,985 sqft** • **4,385 sqft lot** • **\$390.43/sqft** • **Built in 1922**

Listing ID: SB22139311

S. Pacific Avenue and W. 16th ST



Perfect investor opportunity! This well maintained 1920's craftsman-style Fourplex income producing property is located in a highly desired neighborhood between Palos Verdes and the Pacific Ocean. The property features two separate buildings and each building consists of two 1 bedroom and 1 bathroom units. Each unit is about 500 sq ft in size with a living room, kitchen, washer and dryer hookups and a full bathroom. Street parking. This great investment opportunity is walking distance to the marina, local shops and restaurants, the ocean, and the new Port of Los Angeles Waterfront Development Three of the units are occupied with great long term tenants and one unit is vacant, which makes it an amazing owner user opportunity. The vacant unit just received fresh paint, newer bathroom, and new flooring and is ready to be leased at market rent.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$809,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$51912 Gross Scheduled Income
- \$40838 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,074
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$1,274
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$751	\$751	\$1,600
2:	1	1	1	0	Unfurnished	\$931	\$931	\$1,600
3:	1	1	1	0	Unfurnished	\$1,038	\$1,038	\$1,600
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454033012

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

1030 Spazier Ave # A • Glendale 91201

4 units • \$381,250/unit • 2,686 sqft • 8,429 sqft lot • \$567.76/sqft •

Built in 1941

13 days on the market

Listing ID: SR22140213

Between Glenoaks Blvd. and San Fernando Rd. Between E. Olive and Western Ave.



First time on market 31 years. Attractive well maintained property on tree lined Glendale street, significant rent upside. Copper plumbing. Three units have washer/dryer hook-ups. 4th unit plumbing lines are available. Electrical panels have been replaced. Individual water heaters. All units have back doors and wood floors. Four single car garages. Large 8,429 S.F. lot. Extremely quiet building. Unit #4 is VACANT and the rent is a projected amount. DO NOT GO ONTO PROPERTY AS TENANTS ARE UNAWARE PROPERTY IS FOR SALE.

Facts & Features

- Sold On 08/23/2022
 - Original List Price of \$1,525,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$421 (Estimated)
- Laundry: Washer Hookup
 - \$79404 Gross Scheduled Income
 - \$48946 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: \$28,076
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,962
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,700
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,725	\$1,725	\$1,725
2:	1	1	1	1	Unfurnished	\$1,430	\$1,430	\$1,573
3:	1	1	1	1	Unfurnished	\$1,462	\$1,462	\$1,608
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 624 - Glendale-Chevy Chase/E. Glenoaks area
 - Los Angeles County
 - Parcel # 5624003044

Michael Lembeck

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

Re/Max Property Connection

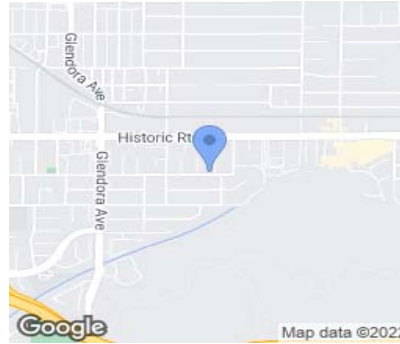
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • Apartment**\$1,398,000/\$1,385,000** ↓

7 days on the market

Listing ID: AR22167322

461 E Colorado Ave • Glendora 91740**4 units** • **\$349,500/unit** • **2,713 sqft** • **7,160 sqft lot** • **\$510.50/sqft** •
Built in 1960**south of route 66, on the corner of E Colorado Ave and Scott Pl**

Four unit apartment located in prime area of Glendora, close to South Hills and just south of Route 66. Walking distance to dining and shops. Easy access to 210, 57, 10 and 71 freeways. All units have been updated with new paint, new copper plumbing, all new windows, new driveway as well as new sewer line.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,398,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Seller)
- Laundry: Community
- \$19923 Gross Scheduled Income
- \$6585 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$620.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,245
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$1,360
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,100
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,100
3:	1	1	1	1	Unfurnished	\$1,183	\$1,183	\$1,800
4:	1	1	1	1	Unfurnished	\$1,270	\$1,270	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8644002048

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

List / Sold:

Closed**\$1,700,000/\$1,525,000** ↓

17 days on the market

Listing ID: PW22143115

9412 Nance Ave • Downey 90241**4 units • \$425,000/unit • 3,551 sqft • 20,587 sqft lot • \$429.46/sqft • Built in 1936****south of firestone, EAST of woodruff**

Wonderful decade old owner/opportunity. This gem in Downey is an investor delight. Front house was recently remodeled, with 3 bedrooms 2 bath. On one side of the house, 2 large bedrooms and full bath, opposite side is the master, perfect for an in-laws quarters, could easily create separate living space, would be great to create a studio, possibly live there and rent the others. HUGE indoor laundry room, living room with new flooring, kitchen with new cabinets and countertops, formal dining room, separate eating area in kitchen, fully remodeled and current full bath, covered patio and separate oversized 2 car garage, HUGE corner lot with tons of front/backyard space. On the same parcel, 3 additional units, all are 2 bed 1 bath and attached. All have their own garage. Front unit is attached garage, but not direct access. All are metered separately, have laundry hook ups in the kitchen, living room and large kitchen with eating area. 2 good sized bedrooms and a full bathroom in each of the 3 units. long driveway to garages and small patios off the kitchen area.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,700,000
- 2 Buildings
- 5 Total parking spaces
- Cooling: Central Air, See Remarks, Wall/Window Unit(s)
- Heating: Central, Natural Gas, Wall Furnace
- \$1,208 (Estimated)
- Laundry: In Kitchen, Individual Room
- \$71400 Gross Scheduled Income
- \$54300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl

Exterior

- Lot Features: Corner Lot, Lot 20000-39999 Sqft
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,780
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,980
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$2,964
- Maintenance: \$900
- Workman's Comp:
- Professional Management: 4560
- Water/Sewer: \$756
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	9	5	5		\$5,950	\$5,950	

Of Units With:

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

Additional Information

- Standard, Trust sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6284002005

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

List / Sold:

Closed**\$1,490,000/\$14,550,000** ↑**44 days on the market****4815 Mascot St • Los Angeles 90019****4 units • \$372,500/unit • 3,901 sqft • 4,883 acre(s) lot • \$3729.81/sqft • Built in 1965****Listing ID: SR22143364****E of La brea & N of Washington Bl**

This is a big opportunity for investor in desirable location with 4 units mix of one 2 bedrooms/1 bath, two 3 bedrooms/1 bath and one 4 bedrooms/ 2 bath. Well maintained roof, plumbing, inside & outside interior, 2 parking spaces per unit. Mid-century style with fireplaces. Conveniently close to downtown LA, K-town, freeways, transportation, schools and shopping. No vacancies in the last 10 years. Do not disturb tenants or walk on property, please. Sold in As-Is condition. Call listing agent for more information.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$1,490,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Forced Air, Radiant
- \$508 (Estimated)
- Laundry: Common Area
- \$82260 Gross Scheduled Income
- \$70000 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl
- Appliances: None
- Other Interior Features: Block Walls

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,458
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,605
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,489	\$1,489	\$2,500
2:	1	2	1	2	Unfurnished	\$1,254	\$1,254	\$1,800
3:	1	3	1	2	Partially	\$2,300	\$2,300	\$2,500
4:	1	4	2	2	Unfurnished	\$1,822	\$1,822	\$3,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067010038

Michael Lembeck

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

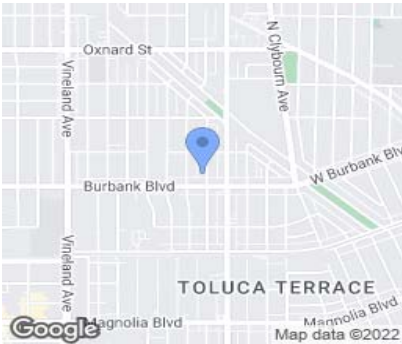
Re/Max Property Connection

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

Closed •

5619 Willowcrest Ave • North Hollywood 91601
4 units • \$318,750/unit • 2,415 sqft • 5,910 sqft lot • \$496.89/sqft •
Built in 1949
Burbank Blvd to Willowcrest

List / Sold:
\$1,275,000/\$1,200,000 ↓
73 days on the market
Listing ID: SR22082889



Facts & Features

- Sold On 08/23/2022
- Original List Price of \$1,275,000
- 1 Buildings
- 3 Total parking spaces
- \$392 (Estimated)
- Laundry: Common Area
- \$48435 Gross Scheduled Income
- \$43799 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,636
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,212
- Cable TV: 01013938
- Gardener:
- Licenses:
- Insurance: \$1,444
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$386	\$1,500	\$2,000
2:	1	1	0	0	Unfurnished	\$1,350	\$1,350	\$1,500
3:	1	1	0	0	Unfurnished	\$1,350	\$1,350	\$1,500
4:	1	1	0	0	Unfurnished	\$950	\$950	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415022009

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

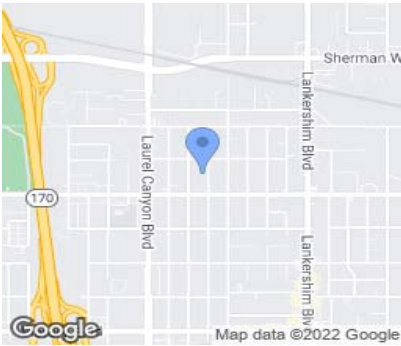
Closed • **Quadruplex**

6835 Gentry Ave • North Hollywood 91605

4 units • \$371,250/unit • 3,226 sqft • 7,990 sqft lot • \$387.48/sqft • Built in 1944

From the 170 Freeway, Exit Laurel Canyon. Property is situated on Gentry between Vanowen and Hart Streets.

List / Sold:
\$1,485,000/\$1,250,000 ↓
70 days on the market
Listing ID: P1-7738



Great opportunity for investors or those looking for an income property in Los Angeles. The property has a total of 4 rental units, a quadruplex. There are two structures on the lot. Front House has 3-Bedrooms, 1-Bath. Detached Rear Structure has two, 1-Bedroom, 1-Bath Units and an additional 3-Bath Unit as well as a spacious rear patio area. All units are on separate electrical meters. Plenty of ample parking. Property offers excellent rental income potential. Drive-by, only. Offers subject to inspection. Please do not disturb tenants/occupants.

Facts & Features

- Sold On 08/23/2022
 - Original List Price of \$1,485,000
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Wall Furnace
- Laundry: Gas Dryer Hookup
 - \$6450 Gross Scheduled Income
 - \$6100 Net Operating Income
 - 4 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: No Landscaping, Level with Street, Yard
- Fencing: Average Condition, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01207957
 - Gardener:
 - Licenses:
- Insurance: \$800
 - 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:		3	1	0	Unfurnished	\$1,800	\$1,800	\$10,000
2:		3	2	0	Unfurnished	\$2,000	\$2,000	
3:		1	1	9	Unfurnished	\$1,150	\$1,150	
4:		1	1	0	Unfurnished	\$1,500	\$1,500	
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2321023004

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

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

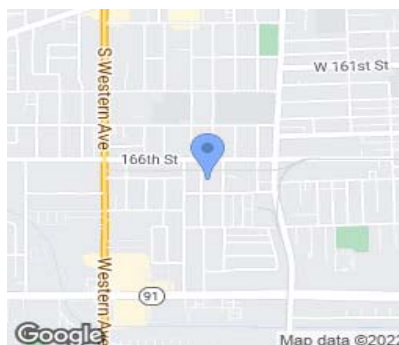
CUSTOMER FULL: Residential Income LISTING ID: P1-7738

Printed: 08/28/2022 10:18:48 AM

Closed**\$1,250,000/\$1,750,000** ↑

27 days on the market

Listing ID: SR22139657

16720 S Dalton Ave • Gardena 90247**5 units** • **\$250,000/unit** • **4,494 sqft** • **7,500 sqft lot** • **\$389.41/sqft** • **Built in 1988****West of 110 Freeway North of 405 freeway**

FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY A BUILDING WITH (5) 2 STORY UNITS IN GARDENA. EACH BUILDING FEATURES (4) 2 BEDROOM, 1 BATHROOM UNITS AND (1) 3 BEDROOM, 3 BATHROOM UNIT. THE 3 BEDROOM UNITS HAVE LAUNDRY HOOKUPS INSIDE THE UNITS AND 2 BEDROOM UNITS USE A COMMON BUILDING COIN OPERATED LAUNDRY ROOM. SHARED DRIVEWAY BETWEEN EACH BUILDING. RECORDED EASEMENT AVAILABLE UPON REQUEST. GREAT OPPORTUNITY TO BUY EITHER ONE OR BOTH BUILDINGS. SEPARATE GAS & ELECTRIC METERS. APPRAISALS AND GARDENA PRESALE REPORT AVAILABLE UPON REQUEST.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 6500-9999
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	2	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400
3:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400
4:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400
5:	1	2	0	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6106024017

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

Closed**\$1,250,000/\$2,350,000** ↑

27 days on the market

Listing ID: SR22140024

16419 La Salle Ave • Gardena 90247
5 units • **\$250,000/unit** • **6,866 sqft** • **11,440 sqft lot** • **\$342.27/sqft** •
Built in 1989
North of 405 Freeway West of 110 Freeway



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY 5 SPACIOUS, TOWNHOME STYLE UNITS WITH ATTACHED GARAGE ON A LARGE LOT IN A LOVELY AREA OF GARDENA. THE PROPERTY CONSISTS OF (2) 3 BEDROOM, 2 BATHROOM UNITS AND (3) 2 BEDROOM, 2 BATHROOM UNITS. LAUNDRY HOOKUP IN EACH UNIT. SEPARATE GAS & ELECTRIC METERS. APPRAISAL AND CITY OF GARDENA PRESALE REPORT AVAILABLE UPON REQUEST.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: See Remarks
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	2	Unfurnished	\$2,150	\$2,150	\$2,150
2:	1	3	0	2	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	2	0	2	Unfurnished	\$1,700	\$1,700	\$1,700
4:	1	2	0	2	Unfurnished	\$1,700	\$1,700	\$1,700
5:	1	2	0	2	Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6105003001

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

List / Sold:

Closed**\$2,495,000/\$2,550,000** ↑

15 days on the market

Listing ID: WS22161084

551 S El Molino Ave • Pasadena 91101**5 units • \$499,000/unit • 6,702 sqft • 10,624 sqft lot • \$380.48/sqft • Built in 1921****Corner of California Blvd. and El Molino Ave.**

Historical 5 unit building with lush landscaping in prime Pasadena Area. Walking distance to Cal Tech and Lake Ave. shopping and services. 4 units are 2 bedroom/1 bath. The garage apartment is 1bedroom/1 bath. Each unit has a separate laundry area and single car garages. Units have character built-ins with bookshelves and cabinets. Beautiful hardwood floors, high ceilings, moldings, etc, make these units a very desirable living environment. This is a trust sale and is sold in current as is condition. The property is on the corner of California Blvd. and El Molino Ave. Please do not disturb the tenants. All offers to be subject to inspection. Trust attorney will review all offers on August 5, 2022.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$2,495,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,430 (Estimated)
- Laundry: Individual Room
- \$130500 Gross Scheduled Income
- \$101150 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Other Interior Features: 2 Staircases

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,789
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$9,341
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,668
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	1	Partially	\$2,300	\$9,200	\$12,000
2:	1	1	1	1	Partially	\$1,600	\$1,600	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 647 - Pasadena (SW) area
- Los Angeles County
- Parcel # 5734019013

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

Closed •List / Sold: **\$900,000/\$905,000** ↓

50 days on the market

5704 Priory St • Bell Gardens 90201**5 units • \$180,000/unit • 3,306 sqft • 5,761 sqft lot • \$273.74/sqft • Built in 1937**

Listing ID: CV22010485

Priory St. and Eastern Ave 2 blocks south of Florence Ave

BACK TO MARKET Great Income opportunity 5 units. 1st, unit has 2 bedrooms 1 bath, 2nd, unit 1 bedroom 1 bath. 3 retail units with 1 bath this multi-unit property is located in the established and growing city of Bell Gardens, Check CV22010232 and CV22010388. For a package deal CV22010584, COMMERCIAL UNITS ARE NO LONGER UNDER MORATORY PROTECTION PROPERTY SOLD AS-IS CONDITIONS.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,732 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$63600 Gross Scheduled Income
- \$47100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$6,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,200
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,200
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
3:	1	0	1	0	Unfurnished	\$1,200	\$1,200	\$3,600
4:	1	0	1	0	Unfurnished	\$1,000	\$1,000	\$2,400
5:	1	0	1	0	Unfurnished	\$900	\$1,200	\$1,200

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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6227014001

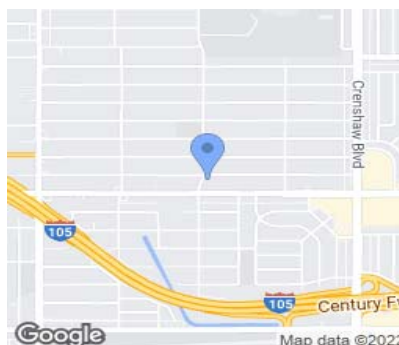
Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,699,000/\$1,600,000** ↓**9 days on the market****Listing ID: OC22123798****3556 W 113th St # 1 • Inglewood 90303****6 units • \$283,167/unit • 5,725 sqft • 10,321 sqft lot • \$279.48/sqft • Built in 1961****Imperial/Yukon ave**

This is a must see 5725 square feet under \$300 a square foot!! Location Location Beautiful apartment in a prime location of Inglewood only a 15 minute walk to SoFi stadium, This property is the pride of owners and has been modeled and updated. Owners have spend thousands of dollars in upgrading units and new plumbing throughout the building done 6 months ago. New landscaping in the front , 5 units have there own garage, laundry hookups. #6 unit studio has city permit and inspection done, needs final city approval. call for details These apartments have front door and back door entrance, separate dining room area huge living rooms very private entrance with there own patio. Has 3 guest parking and nice side yards and private entrance. 2 sellers live in units increase your income to current rents! Must see!! Sold as is condition and buyers to check on all permits and do all there own inspections seller agent related to sellers holds no warranties. buyers to complete unit 2 remodel 2 bd/2 bath as they like with current rents!! Drive by only do not disturb tenants

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Baseboard
- \$0 (Estimated)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup
- \$85741.8 Gross Scheduled Income
- \$75238.8 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Wood
- Appliances: Convection Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Corian Counters, Granite Counters, Unfinished Walls

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Landscaped, Lot 10000-19999 Sqft, Sprinklers In Front
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Average Condition
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$10,503
- Electric: \$1,513.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,532
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$3,504
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,174
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,922	\$1,922	\$2,500
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,600
3:	1	2	1	1	Unfurnished	\$1,312	\$1,312	\$2,200
4:	1	2	1	1	Unfurnished	\$1,312	\$1,312	\$2,200
5:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$2,100
6:	1	0	1	0	Unfurnished	\$900	\$900	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4031025024

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

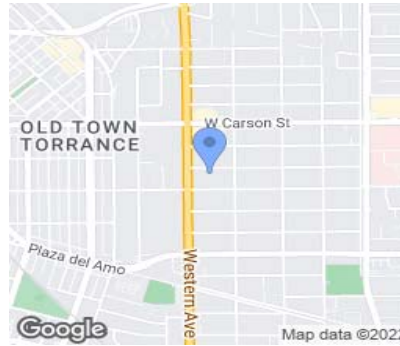
CUSTOMER FULL: Residential Income LISTING ID: OC22123798

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List / Sold:

Closed • **Apartment****\$1,995,000/\$2,060,000** ↑

7 days on the market

1640 W 219th St • **Torrance 90501****6 units** • **\$332,500/unit** • **5,989 sqft** • **9,001 sqft lot** • **\$343.96/sqft** • **Built in 1989****Listing ID: PW22129302****S of Carson E of Western**

Six large units (998 square feet each) newer construction Each unit has laundry hookups and 2 car tandem parking. New roof and new water heater. Excellent rental area and a great unit mix- all units have 2 bedrooms and 1.5 baths. Also, all units have balconies. Rents below market. 25% upside in rents. Property sold as-is.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- \$0 (Assessor)
- Laundry: In Kitchen, See Remarks, Washer Hookup
- Cap Rate: 4.1
- \$144000 Gross Scheduled Income
- \$82240 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Other Interior Features: Balcony, Open Floorplan

Exterior

- Lot Features: 6-10 Units/Acre, Lot 6500-9999
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$57,456
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00586247
- Gardener:
- Licenses:
- Insurance: \$2,991
- Maintenance: \$15,775
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$12,785
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2	0	Unfurnished	\$12,000	\$12,000	\$15,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346010005

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

Closed •

List / Sold: **\$1,350,000/\$985,000** ↓

91 days on the market

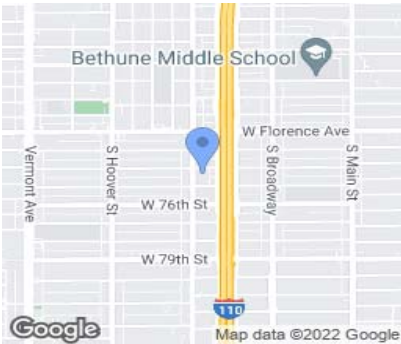
7404 S FIGUEROA St • Los Angeles 90003

6 units • \$225,000/unit • 4,296 sqft • 11,600 sqft lot • \$229.28/sqft •

Built in 1923

Listing ID: 22121029

110 south from L.A. exit Florence make right then Left on Figueroa, property on your left.



Well Located 6 units in a 11,600 SQF lot with C2 Zoning on Figueroa St. !! The 6 units are in 3 buildings of two units,, with 2 Bed 1 bath each. A big three car garage building in the back and each building has 2 car spaces on the side. Property is sold as is with all units rented and occupied. A lot of potential, either residential or commercial. DUE TO THE COVID 19 PANDEMIC SITUATION PLEASE DO NOT DISTURB OCCUPANTS, tenants not aware of sale. ONLY DRIVE BY FOR NOW. Show only with offer. MLS LISTING DESCRIPTION is deemed reliable, but may not be accurate. All buyer's and agents/brokers MUST verify all information for accuracy and complete all due diligence. SELLER AND LISTING AGENT LIST PROPERTY INFORMATION TO THE BEST OF THEIR KNOWLEDGE, BUT DO NOT GUARANTEE ANY OF THE INFORMATION PROVIDED. THIS IS A PROBATE LISTING WITH NO COURT CONFIRMATION REQUIRED - OFFERS NEED TO BE DONE ON PROPER PROBATE DOCUMENTS AND BE SEND WITH PRE-APPROVALS AND PROOF OF FUNDS.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,350,000
- 4 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

- Security Features: Gated Community, Smoke Detector(s), Window Bars, Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01310765
 - 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	\$900	\$900	\$1,650
2:	2	2	1		Unfurnished	\$900	\$900	\$1,650
3:	3	2	1		Unfurnished	\$800	\$800	\$1,650
4:	4	2	1		Unfurnished	\$800	\$800	\$1,650
5:	5	2	1		Unfurnished	\$800	\$800	\$1,650
6:	6	2	1		Unfurnished	\$735	\$735	\$1,650
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
 - Rent Controlled
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6020031010

Michael Lembeck

Re/Max Property Connection

CUSTOMER FULL: Residential Income LISTING ID: 22121029

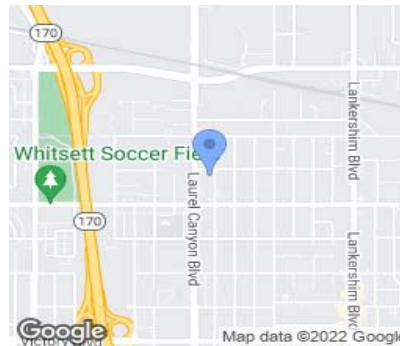
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List / Sold:

Closed**\$1,925,000/\$1,600,000** ↓

91 days on the market

Listing ID: 22141281

6853 AGNES Ave • North Hollywood 91605**6 units • \$320,833/unit • 5,180 sqft • 8,084 sqft lot • \$308.88/sqft • Built in 2004****East of Laurel Canyon, North Of Vanowen**

6853 and 6928 Agnes Avenue provide investors a great opportunity to acquire ownership of two separate 6-unit buildings located in a strong rental pocket of North Hollywood. Built in 2000 and 2004 the subject properties fall under statewide rent control which allows for 5% + CPI rental increases annually. Both properties have 30% upside in rental income. 6928 Agnes Avenue has had a vacant, non-conforming unit become a legal and conforming unit. 6853 Agnes Avenue currently has a non-conforming unit vacant which a new owner can convert to a legal and conforming unit. Both properties feature strong unit mixes, with open parking areas and laundry rooms. Must be purchased as a portfolio with 6928 Agnes Avenue, not available individually. This property has 1 vacant non-conforming 2-bedroom, 1-bathroom unit.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$2,150,000
- 1 Buildings
- \$75523 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$62,771
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,948	\$3,895	\$4,000
2:	4	3	2		Unfurnished	\$1,955	\$7,820	\$10,600
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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321025002

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

CUSTOMER FULL: Residential Income LISTING ID: 22141281

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Closed •

List / Sold:

\$1,925,000/\$1,600,000 ↓

91 days on the market

Listing ID: 22141271

6928 AGNES Ave • North Hollywood 91605

6 units • \$320,833/unit • 4,992 sqft • 8,134 sqft lot • \$320.51/sqft • Built in 2000

East of Laurel Canyon, North of Vanowen.



6853 and 6928 Agnes Avenue provide investors a great opportunity to acquire ownership of two separate 6-unit buildings located in a strong rental pocket of North Hollywood. Built in 2000 and 2004 the subject properties fall under statewide rent control which allows for 5% + CPI rental increases annually. Both properties have 30% upside in rental income. 6928 Agnes Avenue has had a vacant, non-conforming unit become a legal and conforming unit. 6853 Agnes Avenue currently has a non-conforming unit vacant which a new owner can covert to a legal and conforming unit. Both properties feature strong unit mixes, with open parking areas and laundry rooms. Unit 6 has rental covenant must be rented to tenant that falls under HUD Moderate Income 120% of AMI Must be purchased with 6853 Agnes Ave, available for sale only as a portfolio.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$2,050,000
- 1 Buildings
- Cap Rate: 3.38
- \$69200 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$61,179
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,725	\$1,725	\$1,725
2:	1	2	1		Unfurnished	\$1,600	\$1,600	\$2,075
3:	4	3	2		Unfurnished	\$1,928	\$7,710	\$10,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321011017

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

CUSTOMER FULL: Residential Income LISTING ID: 22141271

Printed: 08/28/2022 10:18:49 AM

Closed •

547 League Ave • La Puente 91744

7 units • \$217,857/unit • 6,300 sqft • 14,684 sqft lot • \$278.57/sqft •

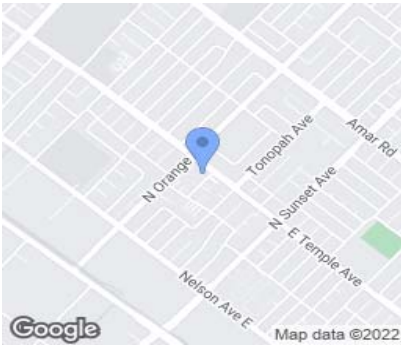
Built in 1962

South of I-10, North of CA-60; Near the Intersection of E Temple Ave & League Ave

\$1,525,000/\$1,755,000 ↑

10 days on the market

Listing ID: CV22160455



PRIVATE SELLER FINANCING AVAILABLE! We are pleased to offer for sale this 7 Unit multi-family investment in the city of La Puente. The property is comprised of all 2Bedroom/1Bathroom Units each measuring 900 SqFT on average. Each unit is separately metered for electricity and gas while the owner pays for water and trash. Tenants enjoy both garage and open space parking as well as an onsite laundry facility. The current owner has owned the property for a number of years and has rarely raised rents. For a new investor who is familiar with repositioning tenants, this investment offers tremendous upside in rental income with nearly a 100% upside in rental rates. Private seller financing is mandatory for this transaction. Financing Terms: 30% Down Payment, 5% Interest Only Payments, fixed for a 5-7 Year Term. Prepay Penalty for the first 5 years only.

Facts & Features

- Sold On 08/23/2022
 - Original List Price of \$1,525,000
 - 1 Buildings
 - Levels: Two
 - 16 Total parking spaces
 - \$0 (Unknown)
- Laundry: Community, Inside
 - \$76080 Gross Scheduled Income
 - \$41140 Net Operating Income
 - 7 electric meters available
 - 7 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,658
 - Electric: \$264.00
 - Gas: \$216
 - Furniture Replacement:
 - Trash: \$4,596
 - Cable TV: 01264629
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance: \$3,500
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$3,228
 - Other Expense: \$1,050
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$900	\$900	\$1,795
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,795
3:	1	2	1	1	Unfurnished	\$900	\$900	\$1,795
4:	1	2	1	1	Unfurnished	\$900	\$900	\$1,795
5:	1	2	1	1	Unfurnished	\$900	\$900	\$1,795
6:	1	2	1	1	Unfurnished	\$900	\$900	\$1,795
7:	1	2	1	1	Unfurnished	\$900	\$900	\$1,795

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
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 8203017013

Michael Lembeck

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

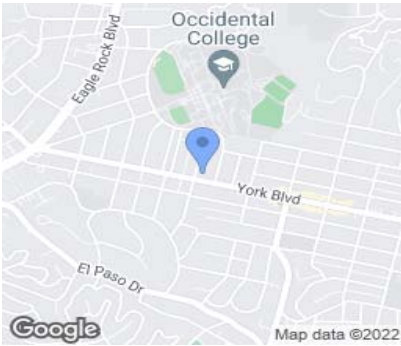
Re/Max Property Connection

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

Closed •

1408 Armadale Ave • Los Angeles 90042
8 units • \$168,750/unit • 3,600 sqft • 7,176 sqft lot • \$347.22/sqft •
Built in 1949
North of York Blvd on Armadale.

List / Sold:
\$1,350,000/\$1,250,000 ↓
22 days on the market
Listing ID: 22178433



For the first time on the market in 18 Years, 1408 Armadale Ave, offers investors an opportunity to add substantial value with 270% upside potential. (7) of the 8 units are studios and (1) unit is a 1 Bedroom. The Armadale Apartments are built in 1949, have a total square footage of 3,600SF, are situated on an expansive lot size of 7,175, and zoned (Q)C4-1XL, with plenty of parking available for tenants. The property provides an opportunity to construct an ADU at the rear of the lot buyer to verify. Strategically located one parcel north of famous York Blvd, the property is nestled between, arguably, the best sub-markets of NELA (Eagle Rock & Highland Park), with direct access to York retail corridor which provides countless eateries, trendy bars, retail, and coffee shops, and not to mention a stone throw away from Occidental College. Considered "Very Walkable" with an (81) walk-score, where most errands can be accomplished on foot. This rare opportunity is poised for an investor looking to capture strong market returns on a supply-constrained product in a booming area where prices have appreciated Year-over-Year. Seller Carry Financing Will be Considered. Disclosure: Buyer to conduct any/all due diligence including but not limited to the square footage, lot size, zoning, and the ability to construct an ADU. DO NOT DISTURB TENANTS OR WALK ON PROPERTY - DRIVE BY ONLY.

Facts & Features

- Sold On 08/24/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 2.24
- \$30293 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,175
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	0	1		Unfurnished	\$648	\$4,539	\$12,600
2:	1	1	1		Unfurnished	\$500	\$500	\$2,200
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
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5476020025

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

CUSTOMER FULL: Residential Income LISTING ID: 22178433

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List / Sold:

Closed**\$3,340,000/\$3,265,000** ↓

48 days on the market

Listing ID: 22170551

5801 PACKARD St • Los Angeles 90019**8 units** • **\$417,500/unit** • **8,300 sqft** • **7,239 sqft lot** • **\$393.37/sqft** •
Built in 1963**Packard Street & S Ogden Drive**

We are pleased to present 5801 Packard St , an 8 unit multifamily property located in the heart of Los Angeles. The property boasts large units (on Avg 1037 SqFt) with 4/8 units extensively renovated. Renovation include in suite washer and dryers, fully redone kitchens and bathrooms, and all new flooring. Current ownership has redone the entirety of the exterior which includes a new roof, new railings and decks, new windows, fresh and modern exterior paint, and landscaping. A new owner can benefit from a turnkey asset with roughly 35% in upside . New ownership can capture immediate upside by passing on the legal allocated cost for new roofs, new windows, new railings and decks, new paint, and the seismic retrofit as a 'pass through' to the tenants. In addition tenant relocation strategies and legal rent increase notices are possible opportunities for new ownership. Buyer to verify **

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$3,588,000
- 1 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.9
- \$130152 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$74,537
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,995	\$3,995	\$3,650
2:	1	1	1		Unfurnished	\$2,150	\$2,150	\$2,300
3:	1	1	1		Unfurnished	\$1,140	\$1,140	\$2,300
4:	1	2	2		Unfurnished	\$2,855	\$2,855	\$3,300
5:	1	2	2		Unfurnished	\$2,133	\$2,133	\$3,300
6:	1	1	1		Unfurnished	\$1,175	\$1,175	\$2,300
7:	1	1	1		Unfurnished	\$1,212	\$1,212	\$2,300
8:	1	2	2		Unfurnished	\$2,925	\$2,925	\$3,300
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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5086014001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22170551

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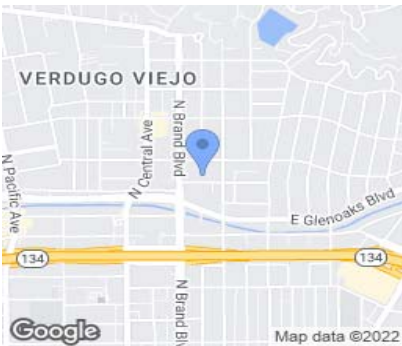
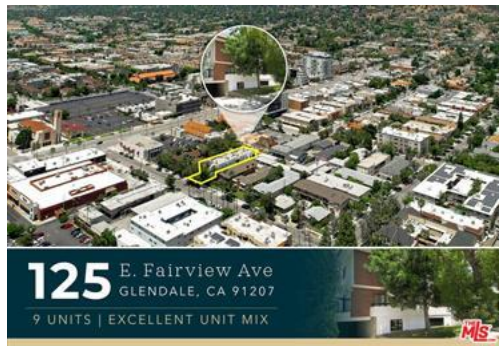
Closed •

List / Sold:
\$4,300,000/\$3,985,000 ↓

65 days on the market

Listing ID: 22167565

125 E FAIRVIEW Ave • Glendale 91207
9 units • **\$477,778/unit** • **10,295 sqft** • **8,495 sqft lot** • **\$387.08/sqft** •
Built in 1986
north of glen oaks and east of brand



We are pleased to present 125 E. Fairview Avenue, 9 units in a premiere Glendale location, north of Glen Oaks Boulevard. The subject property was built in 1986 and is comprised of 8) Two Bed/Two Bath units and 1) Three Bed/Two and a half bath. The property has been very well maintained by the current long term owners and offers investors the opportunity to acquire a well located Glendale multifamily property with significant upside potential.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$4,300,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$142700 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$92,417
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2		Unfurnished	\$2,138	\$17,100	\$21,600
2:	1	3	2		Unfurnished	\$3,000	\$3,000	\$3,200
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
- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5644011008

Michael Lembeck

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

Re/Max Property Connection

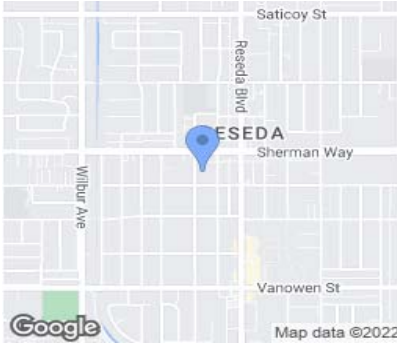
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

7122 AMIGO Ave • Reseda 91335

14 units • \$392,857/unit • 16,816 sqft • 12,000 sqft lot • \$324.10/sqft •
Built in 2013

West of Reseda Blvd - South of Sherman Way



List / Sold:
\$5,500,000/\$5,450,000 ↓

46 days on the market

Listing ID: 22169377

We are pleased to present this Non-Rent Controlled fourteen (14) unit investment opportunity located at 7122 Amigo Ave in Reseda. This 14-unit apartment building was built in 2013 and is not subject to the city of Los Angeles rent control. The building is located a half block south of Sherman Way, which offers many amenities for the tenants such as restaurants, medical services, and shopping. This three-story apartment building offers a great unit mix of (7) 1+1+Den and (7) 2+2 units all of which are large and average about 1,000 SF each. The building features onsite laundry on each floor and gated parking for all residents with about 25 parking spaces. The building has five (5) units that will be delivered vacant. These units have been updated and the roof was recently replaced. This investment is ideal for a 1031 investment.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$6,125,000
- 1 Buildings
- Heating: Forced Air
- Cap Rate: 4.55
- \$249992 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$142,365
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	2		Unfurnished	\$2,159	\$12,300	\$10,795
2:	4	2	2		Unfurnished	\$2,388	\$11,200	\$9,550
3:	2	1	2		Unfurnished	\$2,300	\$4,900	\$4,900
4:	3	2	2		Unfurnished	\$2,475	\$8,400	\$8,400
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
- RES - Reseda area
- Los Angeles County
- Parcel # 2126006017

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

CUSTOMER FULL: Residential Income LISTING ID: 22169377

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Closed •

List / Sold:
\$11,000,000/\$11,000,000

11264 Mississippi Ave • Los Angeles 90025
17 units • \$647,059/unit • 18,675 sqft • 10,023 sqft lot • \$589.02/sqft •
Built in 2017
North on Sawtelle and East on Mississippi

0 days on the market
Listing ID: 22190589



SOLD Off-Market. For comp purposes only

Facts & Features

- Sold On 08/22/2022
- Original List Price of \$11,000,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.91
- \$429589 Net Operating Income

Interior

- Appliances: Barbecue, Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$192,883
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0		Unfurnished	\$2,895	\$2,895	\$3,100
2:	1	2	0		Unfurnished	\$3,550	\$3,550	\$3,550
3:	4	2	0		Unfurnished	\$3,895	\$3,895	\$3,895
4:	2	2	0		Unfurnished	\$3,695	\$3,695	\$3,895
5:	1	3	0		Unfurnished	\$5,350	\$5,350	\$5,350
6:	1	2	0		Unfurnished	\$3,250	\$3,250	\$3,550
7:	1	1	0		Unfurnished	\$3,025	\$3,025	\$3,150
8:	1	1	0		Unfurnished	\$3,100	\$3,100	\$3,100
9:	1	1	0		Unfurnished	\$2,695	\$2,695	\$2,900
10:	1	1	0		Unfurnished	\$2,995	\$2,995	\$3,100
11:	1	1	0		Unfurnished	\$2,895	\$2,895	\$3,100
12:	2	1	0		Unfurnished	\$621	\$621	\$621
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4260001069

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

CUSTOMER FULL: Residential Income LISTING ID: 22190589

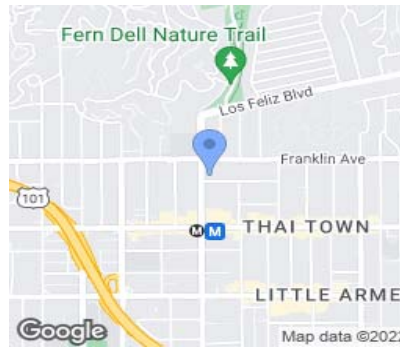
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List / Sold:

Closed**\$4,250,000/\$4,525,000** ↑

28 days on the market

Listing ID: 22176840

5447 Russell Ave • Los Angeles 90027**18 units** • **\$236,111/unit** • **12,544 sqft** • **12,288 sqft lot** • **\$360.73/sqft** •**Built in 1958****Just South of Franklin, East of Western**

We are pleased to present this value-add, eighteen (18) unit, investment opportunity located at 5447 Russell Ave. This two-story, 12,544 square foot apartment building is situated on a 12,888 square foot parcel zoned LAC4. This classic midcentury 1958 apartment building has central courtyard with a pool and front carport access. This is a great opportunity for a value-add investor, as the rents are approximately 50% below market. The unit mix is 2, studios, 14, one bedroom one bath and 2, two bedroom one bath. Five units will be delivered vacant, 1 studio, 3, one bedroom one bath, and 1, two bedroom one bath. The projected renovated rents for the vacant units are \$1,400 0+1, \$1,900 1+1 and \$2,750 2+1. This building is in the Los Feliz community of Los Angeles home to Griffith Park, Griffith Observatory and Greek Theatre. The residents have a wide range of amenities close by such as restaurants, shopping, medical clinics, and recreation areas.

Facts & Features

- Sold On 08/25/2022
- Original List Price of \$4,250,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.25
- \$178898 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$110,142
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$540	\$540	\$1,400
2:	1	0	1		Unfurnished	\$1,400	\$1,400	\$1,400
3:	13	1	1		Unfurnished	\$1,263	\$16,419	\$24,700
4:	3	1	1		Unfurnished	\$1,900	\$5,700	\$5,700
5:	2	2	1		Unfurnished	\$1,475	\$2,950	\$5,500
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544006003

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

CUSTOMER FULL: Residential Income LISTING ID: 22176840

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List / Sold:

Closed**\$8,816,000/\$8,000,000** ↓

12 days on the market

542 S Hobart Blvd • Los Angeles 90020**37 units • \$238,270/unit • 21,620 sqft • 16,910 sqft lot • \$370.03/sqft •****Built in 1960****Listing ID: AR22159602****North of Wilshire between Western and Normandie**

Just Listed- this incredible 37 Unit Value-Add Opportunity in the heart of Koreatown. Property is located 1 block North of Wilshire Blvd and has been held by the same owner since the mid 1990's. Koreatown is a thriving market with many new developments taking place and a strong demand for housing in the area. There's significant rental upside (44% +/-), creating long term value for the next owner. The property has a common area laundry, on grade gated parking, secure entrance, individually metered for gas / electricity, and has a pool in the back! The property has great curb appeal with a gated security entrance and on grade parking. There is a podium style parking garage, with 30 spaces and 4 spots out front and is not subject to any soft story retrofit requirements. This building is an attractive investment, in a prime location. Generational property in a thriving market.

Facts & Features

- Sold On 08/26/2022
- Original List Price of \$8,816,000
- 1 Buildings
- Levels: Two
- 33 Total parking spaces
- \$3,148 (Estimated)
- Laundry: Common Area
- \$526871 Gross Scheduled Income
- \$308547 Net Operating Income
- 37 electric meters available
- 37 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$226,523
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$12,939
- Cable TV: 02021933
- Gardener:
- Licenses: 3037
- Insurance: \$9,000
- Maintenance:
- Workman's Comp:
- Professional Management: 21075
- Water/Sewer: \$49,584
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$0	\$0	\$1,500
2:	30	1	1	0	Unfurnished	\$34,325	\$1,144	\$1,650
3:	6	2	1	0	Unfurnished	\$8,081	\$1,347	\$2,100

Of Units With:

- Separate Electric: 37
- Gas Meters: 37
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- KREA - Koreatown area
- Los Angeles County
- Parcel # 5503022018

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

Closed •

List / Sold:

\$18,750,000/\$17,300,000 ↓

8421 Cedros Ave • Panorama City 91402

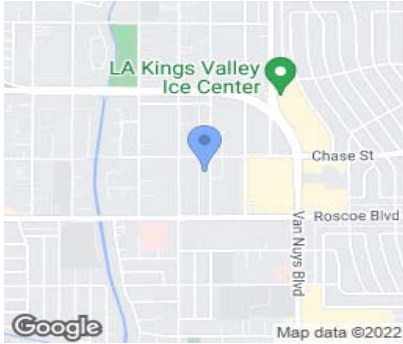
3 days on the market

75 units • \$250,000/unit • 51,492 sqft • 29,753 sqft lot • \$335.97/sqft •

Listing ID: 22175395

Built in 1986

Cedros & Roscoe



We are pleased to present the Cedros Terrace Apartments, a 75 unit apartment community located in the dense rental market of Panorama City. This property is being offered for sale for the first time in 28 years, and it has only been owned by two people: the seller and the original developer. Built in 1986, this property is not subject to Los Angeles' strict Rent Stabilization Ordinance (RSO), but it is subject to California's AB-1482 which limits annual rent increases to 5% + CPI. With inflation being where it is, the buyer will soon be able to raise the rents on this building by 10%, which is the maximum rent increase (ceiling) allowed by AB-1482. The seller's passive management nature has allowed these tenants to go years without a rent increase, since before COVID, which means every one of the 75 units are eligible for a rent increase today. The seller is willing to give rent increases to the tenants during escrow if the winning buyer requests that to be done to help the buyer's going in CAP rate and increase the buyer's maximum loan dollars. With a modest \$100 rent increase to these tenants, we can get the CAP rate to about 4.30% at close of escrow. If the buyer wants to wait until after close to handle the rent increases themselves, the buyer may be able to get more aggressive with the increases, likely causing turnover, which would allow quicker access to the estimated 33% upside potential in rents. The property has a great unit mix of (63) 1 Bed / 1 Bath Units and (12) 2 Bed / 1 Bath Units, with the average size of the units being 650sf and 875sf, respectively. The tenants are provided with security through an automatic and gated entry system for both the building entrance and parking garage entrance. Furthermore, the property offers its tenants a pool to enjoy and elevators to access all 4 floors above ground and the subterranean parking lot below ground. Units come with wall AC units, private balconies, open floor plans, and large closets and storage spaces.

Facts & Features

- Sold On 08/23/2022
- Original List Price of \$18,750,000
- 1 Buildings
- Cap Rate: 3.94
- \$739010 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$485,210
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	63	1	1		Unfurnished	\$1,344	\$84,672	\$111,132
2:	12	2	1		Unfurnished	\$1,546	\$18,550	\$26,976
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
- PC - Panorama City area

- Los Angeles County
- Parcel # 2653019052

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22175395

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