

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24399313	S	3004 Del Monte DR	LA		STD	2			\$1,138,000	\$710.36	1602	1923	3,547/0.0814		2	08/28/24	86/86
2	24417163	S	1248 Welton WAY	ING	101	STD	2			\$911,000	\$460.33	1979/T	1923	7,431/0.1706	N	2	08/27/24	41/41
3	SB24111928	S	14401 Kingsdale AVE	LAWN	112	STD	2	\$0		\$1,100,000	\$408.62	2692	1958/ASR	7,537/0.173	N	2	08/29/24	48/48
4	SB24139182	S	4042 W 167th ST	LAWN	113	TRUS	2	\$22,200		\$665,000	\$431.54	1541	1944/ASR	7,001/0.1607	N	0	08/30/24	25/25
5	SR24144245	S	26314 263 Fairview	LOM	121	STD,TRUS	2	\$91,200		\$1,100,000		2	1939/SEE	7,581/0.174	N	2	08/28/24	12/12
6	SB24101622	S	1668 261st ST	HC	124	STD	2	\$0		\$875,000	\$520.83	1680	1959/ASR	6,383/0.1465	N	2	08/30/24	47/47
7	SB24101707	S	727 W 16th ST	SP	183	STD	2	\$33,708		\$710,000	\$466.19	1523	1947/ASR	5,218/0.1198	N	1	08/26/24	60/60
8	24416823	S	1631 Broad AVE	WILM	196	STD	2			\$685,000	\$388.32	1764	1945	5,242/0.1203		2	08/30/24	2/2
9	24370031	S	20611 Arline AVE	LW	26	STD	2			\$1,250,000	\$557.04	2244	1959	6,608/0.1517	N	2	08/30/24	145/213
10	CV24144815	S	1332 S 4th AVE	ARCD	605	STD	2	\$0		\$1,756,800	\$830.25	2116	1947/PUB	15,755/0.3617	N	4	08/27/24	6/6
11	24407702	S	5200 El Rio AVE	LA	618	STD	2			\$898,000	\$561.25	1600	1923	4,611/0.1059	N	2	08/29/24	37/37
12	WS24139768	S	11137 Ranchito ST	ELM	619	STD,TRUS	2	\$1,506		\$1,468,000	\$572.54	2564	1985/ASR	20,093/0.4613	N	4	08/30/24	13/13
13	AR23030141	S	618 W Highland AVE	SMAD	656	STD	2	\$0		\$2,150,000	\$663.17	3242	1930/PUB	11,377/0.2612	N	2	08/27/24	88/88
14	DW23212005	S	942 S McBride AVE	LA	699	STD	2	\$25,920		\$665,000	\$468.31	1420	1922/PUB	5,546/0.1273	N	0	08/28/24	34/108
15	PW24109950	S	11723 Berendo AVE	LA	699	STD	2	\$18,000		\$800,000	\$420.17	1904	1923/ASR	8,454/0.1941	N	0	08/30/24	32/32
16	DW24066524	S	6541 Templeton ST	HNPk	699	TRUS	2	\$0		\$869,000	\$380.47	2284	1914/ASR	7,551/0.1733	N	2	08/28/24	134/134
17	24380551	S	8664 Cadillac AVE	LA	C09	STD	2		6	\$1,755,000	\$556.08	3156/D	2024/ASR	2,498/0.0573		08/26/24	135/135	
18	IV24036207	S	1265 E 50th ST	LA	C16	STD	2	\$0		\$750,000	\$622.92	1204	1921/ASR	5,397/0.1239	N	1	08/27/24	33/33
19	24392193	S	1243 S Sycamore AVE	LA	C19	STD	2			\$1,250,000	\$475.65	2628	1924	6,241/0.1433	N	2	08/27/24	78/78
20	24411659	S	7377 W Manchester AVE	LA	C29	STD	2		4	\$1,037,500	\$623.50	1664	1948	5,376/0.1234		08/28/24	40/40	
21	DW24141577	S	440 W 113th ST	LA	C34	STD	2	\$0		\$730,000		1	1952/ASR	5,335/0.1225	N	0	08/27/24	12/12
22	24345652	S	822 W 60th ST	LA	C34	STD	2		7	\$900,000	\$304.36	2957/A	1890/ASR	6,502/0.1493	N	4	08/30/24	128/232
23	SB24139434	S	146 S Sunol DR	LA	C34	STD	2	\$70,800		\$923,000	\$434.76	2123	1947/PUB	9,818/0.2254	N	2	08/30/24	10/10
24	24411563	S	1556 W 103rd ST	LA	C36	REO	2			\$810,000	\$286.42	2628/A	1938/ASR	8,984/0.2062	N	3	08/30/24	18/18
25	24398867	S	118 E 92nd PL	LA	C37	STD	2			\$500,000	\$330.69	1512	1920	5,066/0.1163	N	08/27/24	5/57	
26	DW24130845	S	2635 Ivy ST	LA	C37	STD	2	\$0		\$870,000	\$497.14	1750	1922/ASR	6,987/0.1604	N	0	08/30/24	0/0
27	24413721	S	1814 Leighton AVE	LA	PHHT	STD	2			\$830,000	\$384.26	2160/A	1924/ASR	7,002/0.1607		08/28/24	40/40	
28	DW24129549	S	1812 E 126th ST	CMP	RN	STD	2	\$0		\$815,000	\$460.19	1771	1952/PUB	10,366/0.238	N	0	08/26/24	23/23
29	SB24105346	S	25907 Walnut ST	LOM	121	STD	3	\$87,540		\$1,350,000	\$578.65	2333	1979/ASR	7,175/0.1647	N	3	08/29/24	27/27
30	SB24052950	S	541 W 21st ST	SP	181	TRUS	3	\$48,456	3	\$760,000	\$357.98	2123	1954/ASR	4,999/0.1148	N	3	08/30/24	90/90
31	SB24052633	S	535 W 21st ST	SP	181	TRUS	3	\$46,116	3	\$760,000	\$357.98	2123	1954/ASR	5,000/0.1148	N	3	08/30/24	90/90
32	WS24148748	S	2108 S Meridian AVE	ALH	601	STD	3	\$53,520		\$1,495,000	\$541.67	2760	1953/PUB	13,263/0.3045	N	4	08/29/24	7/7
33	CV23230316	S	249 S Kendall WAY	CVN	614	TRUS	3	\$0		\$1,525,000	\$442.67	3445	1950/ASR	8,144/0.187	N	6	08/30/24	56/56
34	24406131	S	3118 Weldon AVE	LA	623	STD	3			\$1,150,000	\$445.05	2584	1947	4,517/0.1037	N	1	08/27/24	53/53
35	PI-18687	S	1319 E Villa ST	PAS	646	TRUS	3	\$56,947	3	\$955,000	\$543.53	1838	1922/PUB	7,350/0.1687	N	3	08/28/24	23/23
36	OC24128447	S	9232 Pitkin ST	RSMD	651	STD	3	\$0		\$1,665,000	\$572.16	2910	1958/PUB	15,987/0.367	N	2	08/27/24	24/24
37	IG24158548	S	389 E 9th ST	POM	687	STD	3	\$4,600		\$855,000	\$324.85	2632	1910/ASR	7,686/0.1764	N	2	08/29/24	7/7
38	DW24104278	S	3743 Lanfranco ST	LA	BOYH	STD	3	\$204,000	8	\$1,995,000	\$374.65	5325	2024/BLD	7,245/0.1663	N	4	08/29/24	52/52
39	CV24122021	S	2001 S Redondo BLVD	LA	C16	STD	3	\$90,000		\$1,100,000	\$479.93	2292	1941/ASR	6,137/0.1409	N	3	08/28/24	13/13
40	24417943	S	1214 S Sycamore AVE	LA	C19	STD	3		5	\$2,526,000	\$590.19	4280/D	1928	6,877/0.1579		08/27/24	27/27	
41	24397669	S	1622 W 90th ST	LA	C34	STD	3			\$760,000	\$378.49	2008	1925	5,363/0.1231		08/29/24	86/86	
42	24392595	S	3945 Denker AVE	LA	C34	STD	3			\$790,000	\$164.93	4790	1911	7,688/0.1765		08/30/24	77/77	
43	DW24103123	S	1344 E 43rd PL	LA	C37	STD	3	\$22,728		\$460,000	\$320.11	1437	1908/ASR	4,638/0.1065	N	0	08/29/24	28/28
44	SB24047303	S	1237 Corneil ST	SF	SF	STD	3	\$75,240		\$1,090,000	\$350.93	3106	1964/ASR	5,000/0.1148	N	0	08/27/24	131/147
45	SB24150732	S	1523 Del Amo BLVD	TORR	122	STD	4	\$97,740		\$1,399,000	\$455.85	3069	1962/ASR	5,002/0.1148	N	0	08/30/24	9/9
46	SB24147515	S	21007 Ladeene AVE	TORR	131	STD	4	\$137,520	5	\$1,950,000	\$456.57	4271	1963/ASR	6,303/0.1447	N	5	08/26/24	8/8
47	SB24123058	S	457 W W. Oliver Street ST	SP	189	STD	4	\$69,840		\$875,000	\$330.81	2645	1963/ASR	5,001/0.1148	N	0	08/29/24	36/36
48	OC23023438	S	32 Bonita ST	ARCD	605	STD	4	\$0		\$1,618,000	\$678.41	2385	1923/PUB	7,805/0.1792	N	5	08/29/24	440/440
49	24352885	S	15 W Newman AVE	ARCD	605	STD	4		3	\$1,800,000	\$529.26	3401	1957	8,665/0.1989		08/27/24	159/159	
50	CV24070831	S	2406 Angela ST	POM	687	STD	4	\$49,560		\$965,000	\$252.09	3828	1964/ASR	7,247/0.1664	N	4	08/28/24	107/301
51	DW24155610	S	2466 Cass PL	HNPk	699	STD	4	\$0		\$800,000	\$361.17	2215	1949/ASR	5,041/0.1157	N	0	08/30/24	8/8
52	PW24077276	S	2876 Clarendon AVE	HNPk	699	STD	4	\$4,300		\$985,000	\$331.43	2972	1922/PUB	7,499/0.1722	N	5	08/27/24	22/22
53	DW24097929	S	6563 Southside DR	LA	699	STD	4	\$88,890		\$1,205,000	\$646.46	1864	1953/ASR	4,917/0.1129	N	4	08/27/24	46/46
54	PW24088522	S	4326 Cooswell RD	ELM	699	STD	4	\$0		\$2,100,000	\$509.46	4122	1935/PUB	25,324/0.5814	N	5	08/29/24	54/54
55	DW24086561	S	1012 S Herbert AVE	LA	699	STD	4	\$0		\$2,485,000	\$455.29	5458	2024/BLD	6,577/0.151	N	6	08/26/24	9/9
56	23274883	S	2046 S Burnside AVE	LA	C16	STD	4			\$915,000	\$268.49	3408	1953/ASR	5,867/0.1347	N	4	08/28/24	452/452
57	23237211	S	4506 W 16th PL	LA	C16	PRO	4			\$1,000,000	\$245.10	4080	1923/OTH	6,997/0.1606	N	4	08/29/24	197/197
58	24409675	S	337 /339 N Spaulding AVE	LA	C19	STD	4			\$1,695,000	\$329.25	5148	1928	6,419/0.1474	N	4	08/29/24	62/62
59	24361463	S	7818 Avalon BLVD	LA	C37	STD	4			\$625,000	\$279.02	2240	1947	4,000/0.0918	N	0	08/26/24	183/183
60	DW24120144	S	1265 E Adams BLVD	LA	C42	STD	4	\$240,000	7	\$2,650,000	\$304.88	8692	2024/BLD	7,317/0.168	N	4	08/29/24	37/37
61	DW24151579	S	6514 Foster Bridge BLVD	BG	T3	STD	4	\$27,600		\$985,000	\$386.27	2550	1959/ASR	6,182/0.1419	N	0	08/27/24	16/16
62	24384553	S	743 N Occidental BLVD	LA	STD	5				\$2,715,000	\$669.05	4058/AP	1922	7,102/0.163		08/27/24	111/111	
63	24391957	S	1210 E 68th ST	LA	C42	STD	5		8	\$1,295,000	\$376.34	3441	1941/ASR	5,390/0.1237		08/27/24	108/108	
64	PI-18517	S	653 W Glenoaks BLVD	GD		STD,TRUS	6	\$62,964		\$2,020,000	\$407.98	4412	1940/PUB	6,518/0.1496	N	4	08/27/24	41/41
65	SR24091815	S	141 S Canon DR	BEVH	C01	STD	6	\$204,994		\$2,855,000	\$522.13	5468	1938/PUB	6,072/0.1394	N	6	08/30/24	90/90
66	24397707	S	148 S Camden DR	BEVH	C01	STD	6			\$3,550,000	\$485.64	7310	1936	7,649/0.1756		08/29/24	51/51	
67	SB24129384	S	1623 W 80th ST	LA	C34	STD	7	\$137,652		\$1,150,000	\$211.90	5427	1965/ASR	6,751/0.155	N	0	08/29/24	1/1
68	24393089	S	15746 Ryon AVE	BF	RJ	STD	9		6	\$1,980,000	\$426.36	4644/E	1938/OTH	20,058/0.4605		08/30/24	106/106	
69	24397469	S	240 E 50th ST	LA	C42	STD	10			\$1,775,000	\$200.25	8864	1965	9,242				

Closed •

List / Sold:
\$1,200,000/\$1,138,000 ↓

86 days on the market

Listing ID: 24399313

3004 Del Monte Dr • Los Angeles 90026
2 units • \$600,000/unit • 1,602 sqft • 3,547 sqft lot • \$710.36/sqft •
Built in 1923

From the North:Take I-5 South: Head south on I-5.Exit onto Glendale Blvd: Take exit 138B toward Glendale Blvd.Merge onto Glendale Blvd: Continue on Glendale Blvd for about 1.8 miles.Turn Right onto Silver Lake Blvd: Turn right onto Silver Lake Blvd. Turn Left onto Effie St: Turn left onto Effie St.Turn Right onto Del Monte Drive



PRICE IMPROVEMENT from \$1,300,000 to \$1,200,000 on 7/30/24! Nestled in the vibrant heart of Silver Lake, 3004 Del Monte Drive offers a unique opportunity for both savvy investors and young families. This charming duplex features an owner-occupied unit with 2 bedrooms, 1 bathroom, a cozy back patio and garden perfect for entertaining, while the tenant-occupied unit includes 1 bedroom, 1 bathroom and a quaint courtyard for soaking up the California sun. Both units benefit from 2 detached garages (Could be converted to ADU(s)), providing ample storage or parking space. Directly across the street is the iconic Laurel and Hardy park. Silver Lake is renowned for its hip, artistic vibe, eclectic dining options, unique boutiques, and proximity to the iconic Silver Lake Reservoir and Sunset Boulevard. Whether you're looking to live in one unit and rent out the other, or add this gem to your investment portfolio, this property offers steady rental income potential and future appreciation in one of Los Angeles' most sought-after neighborhoods. Experience urban living with a touch of tranquility at 3004 Del Monte Drive your gateway to the quintessential Silver Lake lifestyle. Proforma CAP rate of 5.4%. *PLEASE DO NOT DISTURB OCCUPANTS*

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Dryer Included
- \$63754 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$20,246
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02087855
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,000
2:	1	1	1		Unfurnished	\$2,050	\$2,050	\$3,000

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 # 5426018029

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold: **\$799,000/\$911,000** ↗

1248 Welton Way • Inglewood 90302

41 days on the market

2 units • \$399,500/unit • 1,979 sqft • 7,431 sqft lot • \$460.33/sqft • Built in 1923

Listing ID: 24417163

Going east on Fairview Blvd, make a right on Welton way. Property is on the left-hand side.



Here's what makes this move-in fixer worth the investment. One, it's a duplex, and both units will be delivered vacant, which is a huge and rare benefit. Due to rent control and just-cause evictions, vacating units can be nearly impossible or extremely costly. The vacant units also mean you can choose your tenants and set market rents. The Front unit has 2 beds and one bath, with a projected rent of \$2,850. The rear unit has 3 beds and one bath, with a projected rent of \$3,200. Total projected rent: \$6,050. Use the rental income from the second unit to qualify for more financing or offset your mortgage payment. The lot size, at about 7,500 square feet, represents some of the biggest residential lots in Inglewood, which means more construction possibilities. The detached units offer privacy to each resident. The property also uniquely has a detached garage, which could be turned into an ADU, for a total of three detached units. Each unit could have its private yard space for maximum rentability. The property is in Fairview Heights, one of Inglewood's most desirable and priciest neighborhoods. It's about 15 minutes away from Playa Vista. It's within walking distance of a train station, which will soon connect you to LAX. Hollywood Park and Sofi's entertainment is close enough to enjoy and far enough to avoid noise and congestion. You're also seconds away from North Park, an intimate neighborhood park with picnic tables, restrooms, and three tennis courts. The property needs updating. Sold as-is. But for the right buyer, the investment is worth it. First showing Sunday, July 21.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$799,000
 - 2 Buildings
 - Levels: One
 - 5 Total parking spaces
 - SellerConsiderConcessionYN:
- Laundry: In Garage, Inside

Interior

Exterior

- Lot Features: Front Yard, Value In Land

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	\$2,850	\$0	\$2,850
2:	1	3	1		Unfurnished	\$3,200	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4014016024

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

Closed • Duplex

14401 Kingsdale Ave • Lawndale 90260
2 units • **\$574,500/unit** • **2,692 sqft** • **7,537 sqft lot** • **\$408.62/sqft** •
Built in 1958
In between Rosecrans Ave and Kingsdale Ave.

List / Sold:
\$1,149,000/\$1,100,000 ↓
48 days on the market
Listing ID: SB24111928



Welcome to this unique two-unit property in Lawndale, CA, a rare find with endless potential. The first unit, a spacious two-story home, features 3 bedrooms and 2 bathrooms with 1,786 sqft while the adjacent unit offers 2 bedrooms and 1 bathroom with 903 sqft—perfect for big family or rental income. These two units are side-by-side in the rare aspect, separated by the driveway, providing a unique and practical living arrangement. With a 2-car garage, long driveway, and spacious 7,537 square foot lot, this property provides ample space for living and entertaining. Its prime location offers proximity to the freeway, SpaceX, Northrop Grumman, and the beach. Don't miss out on making this versatile property your own!

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- \$930 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Laminate, Tile

Exterior

- Lot Features: Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856734
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4078030033

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$635,000/\$665,000

4042 W 167th St • Lawndale 90260

25 days on the market

2 units • \$317,500/unit • 1,541 sqft • 7,001 sqft lot • \$431.54/sqft • Built in 1944

Listing ID: SB24139182

Prairie Avenue then go west on 167th Street



Duplex in a desirable south Lawndale location. Bring your contractor! HEAVY FIXER on EXTRA LARGE lot 7,001 sq. ft. (per assessor) The lot is much larger than the average duplex lots. The ample lot presents a fantastic opportunity to add an ADU and garages or expand the existing homes (Buyer to Verify). Opportunity to either fix and flip or renovate and hold. The property features two stand-alone 2 Bedroom 1 bath homes totaling 1,541 sq. ft. There is a neighborhood pocket-park just two doors away. Located near Manhattan and Redondo Beach, and nearby to El Camino College, Alondra Park & Golf Course, Markets, Restaurants, Shopping Centers, along with easy access to the 405 Freeway and public transportation. The property is being sold "AS-IS" and both homes need work. The buyer is advised to investigate all aspects of the property.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$635,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination, Floor Furnace, Wall Furnace
- \$806 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$22200 Gross Scheduled Income
- \$10508 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Carpet, Vinyl, Wood
- Appliances: None, Water Heater
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Level, Park Nearby, Yard
- Fencing: Block, Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,692
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$735
- Cable TV: 00616212
- Gardener:
- Licenses: 0
- Insurance: \$1,460
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$850	\$850	\$2,400
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,400

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4074017003

Michael Lembeck

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

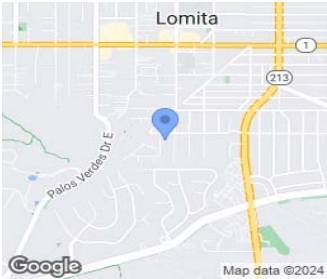
Citivist Realty Services, Inc

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

Closed • Duplex

26314 26316 Fairview • Lomita 90717
2 units • \$642,500/unit • 2 sqft • 7,581 sqft lot • No \$/Sqft data •
Built in 1939
PCH to Eshelman

List / Sold:
\$1,285,000/\$1,100,000 ↓
12 days on the market
Listing ID: SR24144245



This home is located in the heart of Lomita Pines and has two addresses! The front house address is 26314 Fairview Ave, and the approx. 453 SQ- FT detached, permitted ADU address is 26316. Enter the main house through double doors and high wood ceilings, stone kitchen counters with newer appliances, wine cooler, and skylights. 3 bedrooms (two suites), 3 bathrooms, a walk in closet, porcelain floors, central heating & air, extra-large laundry area in garage, copper plumbing, rain gutters, paid-off Solar Panels, two car garage + two uncovered parking spots, fruit trees, outdoor fireplace. The ADU offers oversized studio with full bathroom, laundry hookups, high ceilings, dual paned windows, bright and airy with its own private yard and entrance. ADU can be a great rental for extra income. Tree lined, quiet street close to all the freeways and close to the shopping areas. Neither Broker/Agent nor Seller make any representations or warranties on square footage. Buyer is advised to inspect and research all such matters on their own. Also listed as residential MLS#SR24079138

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$1,285,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$9,999,999 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$91200 Gross Scheduled Income
- \$91200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Bonus Room, Kitchen, Laundry, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	4	2	Unfurnished	\$7,600	\$7,600	\$7,600

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 121 - Lomita area
- Los Angeles County
- Parcel # 7549006013

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$849,000/\$875,000

1668 261st St • Harbor City 90710

47 days on the market

2 units • \$424,500/unit • 1,680 sqft • 6,383 sqft lot • \$520.83/sqft • Built in 1959

Listing ID: SB24101622

South of Anaheim



This is your opportunity to own and live in Harbor City duplex. Rent one and have the 2nd unit assist on monthly payments. Two nice 2 bedroom 1 bath units separated by individual 1 car garages. Each unit has their own private garage. Front unit move in ready for the owner user / 1st time home buyer. Fenced front grass area for the Kids. Nice long driveway leads to the individual garages and extra rear parking space. Large , private rear yard includes beautiful producing avocado tree. Units are in very good condition.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$849,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$481 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,161
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142871
- Gardener:
- Licenses:
- Insurance: \$1,461
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7411012058

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$750,000/\$710,000 ↓

727 W 16th St • San Pedro 90731

60 days on the market

2 units • \$375,000/unit • 1,523 sqft • 5,218 sqft lot • \$466.19/sqft • Built in 1947

Listing ID: SB24101707

West of Gaffey St



Exceptional value-add investment opportunity at 727 W 16th Street, a well-positioned two-story duplex located in the highly desirable Vista del Oro neighborhood of San Pedro. This prime location is just minutes from Cabrillo Beach, LA Marina, Pt. Fermin Park, shopping, dining and public transportation. ***The property features an ideal unit mix of all 2 Bedroom 1 Bath units. Garage in the rear of the property is currently vacant and can be rented or converted into an ADU (buyer to verify). Tenants pay their own gas, electric and trash; landlord only pays for the DWP Water service. ***This is an ideal property for investors looking for a high-potential asses with substantial upside in a location where property values continue to appreciate due to the new \$170M Waterfront development poised for completion in 2025.

Facts & Features

- Sold On 08/26/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$261 (Estimated)
- SellerConsiderConcessionYN:
- \$33708 Gross Scheduled Income
- \$18947 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,749
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01311124
- Gardener:
- Licenses:
- Insurance: \$1,447
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0		\$1,762	\$1,762	\$2,600
2:	1	2	1	0		\$1,047	\$1,047	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7454035010

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed •

1631 Broad Ave • Wilmington 90744
2 units • \$325,000/unit • 1,764 sqft • 5,242 sqft lot • \$388.32/sqft •
Built in 1945
Waze.com

List / Sold: \$650,000/\$685,000 +
9 days on the market
Listing ID: 24416873



Location, Location! Duplex tremendous potential in the much sought after city of Wilmington. Two houses on a lot, featuring one 3-bed/2 bath front house and a 2-bed/1bath back house. HUGE Corner lot, detached garage which gives you the possibilities to build additional units(buyer to verify). These units need to be updated but have tremendous potential and are ideal for a builder, developer and/or long-term hold with immediate value. Delivered Vacant. To be sold in As-Is Condition. Not to be missed!

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7422003013

Michael Lembeck

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

Citivist Realty Services, Inc

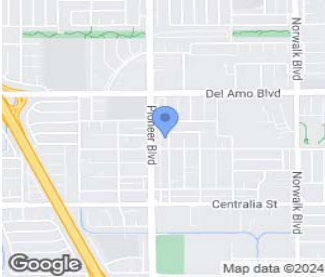
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

20611 Arline Ave • Lakewood 90715
2 units • \$675,000/unit • 2,244 sqft • 6,608 sqft lot • \$557.04/sqft •
Built in 1959

List / Sold:
\$1,350,000/\$1,250,000 ↓
145 days on the market
Listing ID: 24370031

Property is located North of 207th Street on Arline Ave on the west side of the street.



Experience the charm of this remodeled duplex in a diverse community and an array of amenities. This property features two 3-bedroom units, each boasting 2 full bathrooms and a 1-car attached garage with direct access. Everything is new, from the garage door with opener to the copper plumbing, dual-pane windows, and Blink security camera system. Central air conditioning and heating, interior doors and hardware, a new roof, cabinets, granite countertops, and stainless steel appliances, and flooring throughout; these units offer modern comfort and convenience. Both units are identical, facing each other at the back with driveways leading to the garage. Nestled in the heart of Lakewood, this home provides easy access to esteemed educational institutions such as Artesia High School, Haskell Middle School, and Esther Lindstrom Elementary School. Nearby attractions include the serene Cerritos Sculpture Garden, the bustling Los Cerritos Center, and the expansive Heritage Park, ensuring there's always something exciting to explore. Residents benefit from the convenience of major freeways like the 91 and 605, making commuting a breeze, while the neighborhood's rich cultural tapestry fosters a welcoming environment for families of all backgrounds. Rest assured, all improvements are fully permitted, showcasing the owners' commitment to quality and excellence. ***Front Unit (20611) and Back Unit (20615) each have SEPARATE gas, electricity and water meters, which is perfect as an investment property, not to have to manually separate the bills***

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,599,999
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$84000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$12,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01348029
- 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	\$4,000	\$4,000	\$4,000
2:	1	3	2		Unfurnished	\$4,000	\$4,000	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 26 - Lakewood East area
- Los Angeles County
- Parcel # 7058008005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:

\$1,625,000/\$1,756,800 

6 days on the market

Listing ID: CV24144815

1332 S 4th Ave • Arcadia 91006
2 units • \$812,500/unit • 2,116 sqft • 15,755 sqft lot • \$830.25/sqft •
Built in 1947
Leda Ln and South 4th ave



This duplex property in the highly desirable Arcadia area presents numerous possibilities for enhancement and expansion. The main residence spans 1,486 square feet and includes new central air conditioning, a bonus room, a sunroom, and a spacious utility basement. Accompanying the primary home is a fully independent 630-square-foot guest house, featuring a full kitchen, bathroom, living room, and a separate 1-car garage, which offers potential rental income. Additional on-site amenities include RV parking and a combined 2+1-car garage, equipped with a bathroom, shower, and laundry room, providing a total of four enclosed garage spaces on the property. This garage structure presents a unique opportunity for conversion into a second ADU, maximizing the property's income potential. Additionally, the expansive yard, adorned with mature landscaping and fruit trees. This property offers unparalleled flexibility to meet diverse needs and lifestyles. It is an excellent investment opportunity, combining classic charm with modern amenities and substantial expansion potential for those looking to increase their real estate.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$1,625,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Fireplace(s), Wall Furnace
 - \$963 (Estimated)
 - SellerConsiderConcessionYN: No
- Laundry: In Garage
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Carpet
- Appliances: Electric Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01522426
 - 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	3	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 605 - Arcadia area
 - Los Angeles County
 - Parcel # 5780002017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$899,000/\$898,000** ↓

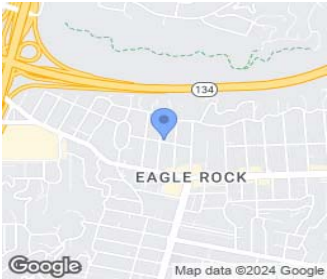
5200 El Rio Ave • Los Angeles 90041

37 days on the market

2 units • **\$449,500/unit** • **1,600 sqft** • **4,611 sqft lot** • **\$561.25/sqft** • **Built in 1923**

Listing ID: 24407707

North of Colorado. West of Eagle Rock Blvd.



INVESTOR SPECIAL! *** Bring your imagination and contractor to this adorable California Bungalow Duplex north of Colorado Blvd. Property will be delivered vacant. Do not go direct, do not walk the property or disturb tenants. More photos to come.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Floor: Laminate

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$1,650	\$1,950
2:	1	1	1		Unfurnished	\$0	\$1,250	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5671015019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:

\$1,199,000/\$1,468,000 ⬆

13 days on the market

Listing ID: WS24139768

11137 Ranchito St • El Monte 91731
2 units • \$599,500/unit • 2,564 sqft • 20,093 sqft lot • \$572.54/sqft •
Built in 1985
Gps :)



Absolutely no expense has been spared in this stunning North El Monte duplex, ideally situated on the border of Temple City and Arcadia in a well-established neighborhood. This dream property features two separate single story units, 11139 and 11137, on a spacious 20,000+ square foot lot each with their own utility meters. Unit 11139 has just undergone a complete remodel down to the studs and is ready to be called home. This 3 bed, 2 bath property has extensive upgrades including elegant ceramic tile flooring throughout, new electrical system, a brand-new dual heat/cooling condenser, new ductwork, a newer roof, concrete patio, and LED lighting. The open kitchen is a cook's dream with a brand new GE stove, new designer countertops, a new Smeg dishwasher, and a large sink with commercial kitchen faucet, sturdy soft close cabinets, and tasteful under cabinet lighting. Every inch of cabinet space has been designed for efficiency and easy use. The spacious primary bedroom had an attached bath with a tub and dual vanity equipped with outlets and USB charging ports. No more sharing a sink! Connected to the kitchen, the attached 2 car garage is prepped with a Level 2, 220-volt outlet, perfect for charging an electric car. The back of the property has an expansive lot with the potential for an ADU for extra income or family. The front unit, 11137, is currently tenant-occupied and was remodeled in 2015. It shares an identical floor plan with its sister unit and also has a newer roof. It features 3 beds and 2 baths and has a detached 2 car garage connected by a private gated courtyard. The front yard is bursting with mature fruit trees framed by a brand new fence for privacy. Don't miss the chance to see it before it's gone!

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air, Dual, High Efficiency
- Heating: Central, Electric, High Efficiency
- \$876 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Garage
- \$1506 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Microwave, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Rectangular Lot,
- Sewer: Public Sewer
- Sprinkler System, Sprinklers In Front
- Security Features: Fire and Smoke Detection System

Annual Expenses

- Total Operating Expense: \$15,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02125718
- Gardener:
- Licenses:
- Insurance: \$12,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,506	\$1,506	\$3,000
2:	1	3	2	2		\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8570007008

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Single Family Residence

List / Sold:
\$2,300,000/\$2,150,000 ↓
88 days on the market
Listing ID: AR23030141

618 W Highland Ave • Sierra Madre 91024
2 units • \$1,150,000/unit • 3,242 sqft • 11,377 sqft lot • \$663.17/sqft •
Built in 1930
North on Michillinda, Right on Highland. East of Baldwin.



Vintage elegance defines this 1930 Monterey Style Estate. Nestled on a peaceful tree lined street in the desirable Sierra Madre area adjacent to Hastings Ranch, this timeless residence embraces old world charm with modern day amenities. The property encompasses a grand four bedroom home as well as a two bedroom guest house which may be used for generational living or as rental income. The floor plan lends itself to creating one large six bedroom, four bathroom home, if desired by simply adding a doorway between the two. The main home features an elegant entryway, formal living room with Spanish tiled fireplace and dining room with original built-ins, large remodeled kitchen and two separate spacious mountain view balconies. The guest home features an enclosed front porch, living room with brick trimmed fireplace, dining room with original built-ins and remodeled kitchen and bathroom. Both units have separate basements which can also be used as bonus rooms or additional living space. From its breathtaking balcony with views of the San Gabriel mountains, to the serenity of the breezes amongst the tall mature trees, this property takes you to another place. Conveniently located near charming Downtown Sierra Madre and just two miles from the Sierra Madre Villa Metro Station, with dining, shopping and all the amenities you could want nearby.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Entry, Formal Entry, Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Wood
- Appliances: Dishwasher, Free-Standing Range, Disposal
- Other Interior Features: Balcony, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Sloped Down, Front Yard, Landscaped, Lot 10000-19999 Sqft, Rectangular Lot, Sprinkler System, Yard
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- 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	3	2	Unfurnished	\$0	\$0	\$4,900
2:	1	2	1	0	Unfurnished	\$2,900	\$2,900	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5768014034

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

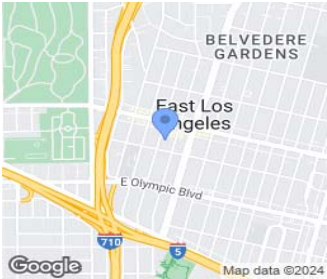
Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

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

942 S McBride Ave • Los Angeles 90022
2 units • \$332,500/unit • 1,420 sqft • 5,546 sqft lot • \$468.31/sqft •
Built in 1922
S Eastern Ave, Turn right onto Whittier Blvd, right onto S McBride Ave

34 days on the market
Listing ID: DW23212005



Discover the perfect blend of comfort and convenience in this charming duplex. This property features two distinct and separate units, each boasting two bedrooms and one bathroom. Each unit has a generous sized back yard with plenty of space for additions to each unit. Please reach out for further details!

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$665,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$25920 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02046723
- 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	\$1,160	\$1,160	\$0
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5246012021

Michael Lembeck

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

Citivest Realty Services, Inc

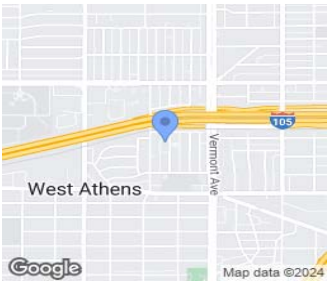
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$799,999/\$800,000

11723 Berendo Ave • Los Angeles 90044
2 units • \$400,000/unit • 1,904 sqft • 8,454 sqft lot • \$420.17/sqft •
Built in 1923
Budlong and 119th st

32 days on the market
Listing ID: PW24109950



Welcome to 11723 and 11721 Berendo Ave. Great priced duplex near Sofi Stadium, USC, shopping and frwys. Large lot with plenty of private parking. Block fenced all around with roll security gate. Two units, large lot and fenced all around. Front unit is two bedroom, 1 bath. 2nd Unit(back unit) four bedrooms, 1bath. Great for your investment portfolio or your extended family. Either way, you dont want to miss out.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$799,999
- 2 Buildings
- 6 Total parking spaces
- 0 Total carport spaces
- Heating: See Remarks
- \$1,068 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Inside
- \$18000 Gross Scheduled Income
- \$18000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, No Landscaping
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,220
- Electric: \$1,020.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01291397
- Gardener:
- Licenses:
- Insurance: \$2,220
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,400
2:	1	4	1	0	Unfurnished			\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6079018027

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$869,900/\$869,000 ↓

6541 Templeton St • Huntington Park 90255

134 days on the market

2 units • \$434,950/unit • 2,284 sqft • 7,551 sqft lot • \$380.47/sqft • Built in 1914

Listing ID: DW24066524

South of Gage East of Miles



Welcome to your perfect combination of a home and investment opportunity! Nestled in a prime location in the beautiful city of Huntington Park, this property boasts two separate houses on one lot, offering versatility and potential for savvy buyers. The family-friendly surroundings include nearby schools, churches, city hall, shopping centers, and convenient access to freeways, making commuting a breeze. The front unit features 3 bedrooms, including a master bedroom with a private bath, while the back unit offers 2 bedrooms and 1 bath. You'll also find a double detached garage, a bonus room/storage area with a half bathroom behind the garage, and well-maintained mature trees and landscaping that add to the property's charm. Situated on an expansive 7549 square-foot lot HPR4YY zoning , this duplex presents a plethora of possibilities. Whether you're considering development opportunities. Experience a harmonious blend of timeless craftsmanship and modern amenities that set the stage for a distinguished lifestyle in Huntington Park. Don't miss this chance to own a property that offers both a comfortable living space and a promising investment potential. Schedule a viewing today and step into the future of real estate possibilities!

Facts & Features

- Sold On 08/28/2024
 - Original List Price of \$869,900
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: See Remarks
 - \$975 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6322007033

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

8664 Cadillac Ave • Los Angeles 90034
2 units • \$897,500/unit • 3,156 sqft • 2,498 sqft lot • \$556.08/sqft •
Built in 2024
2 blocks west of La Cienega, 4 blocks east of Robertson.

List / Sold:
\$1,795,000/\$1,755,000 ↓
135 days on the market
Listing ID: 24380551



Discover 8664 Cadillac Ave, a premier investment property that just wrapped construction March 2024 in Mid-City, bordered by the highly desirable neighborhoods of Beverlywood and Faircrest Heights. This property presents the opportunity to purchase a new construction attached duplex with each unit spanning 3 stories with a total of 3,156 SF of building area on an approx. 2,500 SF lot. Leasing for both units is in progress. Both the exterior and interiors of these residences feature minimalist contemporary design, providing tenants with elevated finishes and attainable luxury living. The most discerning renters will love the large picture windows flooding the living spaces with natural light, living room and bedroom balconies, ensuite bedrooms with walk-in closets, and the elegant black-and-white kitchen color scheme with marbled quartz countertops. Secured outdoor space, assigned on-site parking, and motorized gates provide privacy and security to complete these homes. Situated in the bustling and ever-growing Mid-City area, the complex is surrounded by a rich tapestry of restaurants, entertainment venues, nightlife, fitness centers, and outdoor spaces. This strategic location is not just about offering a high-quality lifestyle but also promising significant growth in property value, making it an excellent choice for investors looking for substantial returns.

Facts & Features

- Sold On 08/26/2024
- Original List Price of \$1,849,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included
- Cap Rate: 5.8
- \$104164 Net Operating Income

Interior

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

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$25,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01385866
- 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	4		Unfurnished	\$6,050	\$0	\$6,050
2:	1	3	3		Unfurnished	\$5,050	\$0	\$5,050

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

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

Citivist Realty Services, Inc

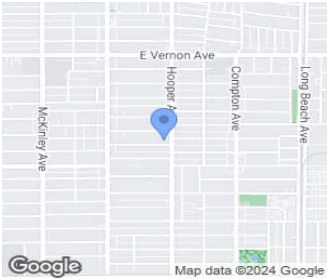
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

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

1265 E 50th St • Los Angeles 90011
2 units • \$375,000/unit • 1,204 sqft • 5,397 sqft lot • \$622.92/sqft •
Built in 1921
Hooper Ave. E 50th

33 days on the market
Listing ID: IV24036207



Back on the Market!!! Excellent Opportunity to own a Duplex property to live in one and rent the rear unit or to add to your portfolio of investment properties. Front unit 1267 E. 50th St features 3 bedrooms 1 bathroom, Living room, Kitchen with granite counters top, dining area, washer and dryer hook up. Walls were insulated, Mini-split Heating & Colling installed. A large driveway that it accommodates a RV and/or multiple cars. Rear unit 1265 E 50th. St. features 2 bedrooms, 1 bathroom, living room, eating area and Kitchen. There are additional parking spaces on the side through the detached garage. The access to the detached garage is through the alley. This property strategically located close by 10,110 freeways, several parks , museum, and Crypto.com. DON'T MISS THIS OPPORTUNITY. Property as its present conditions.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$750,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Dual, Wall/Window Unit(s)
- Heating: Combination, Wall Furnace
- \$331 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Gas Range, Tankless Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Rectangular Lot
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078798
- 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	\$3,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 0%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5107025019

Michael Lembeck

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

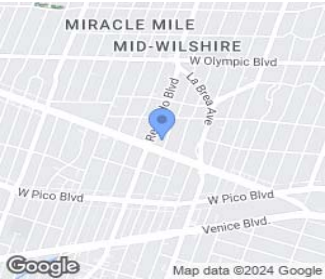
Citivist Realty Services, Inc

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

Closed •

1243 S Sycamore Ave • Los Angeles 90019
2 units • \$650,000/unit • 2,628 sqft • 6,241 sqft lot • \$475.65/sqft •
Built in 1924
North of San Vicente and Pico Blvd. and West of La Brea (near Olympic)

List / Sold:
\$1,300,000/\$1,250,000 ↓
78 days on the market
Listing ID: 24392193



1243 & 1245 S Sycamore is an amazing Duplex in a gorgeous quiet little street in the Miracle Mile/Mid Wilshire area, Hancock Park adjacent. Well-manicured yards. Large (1,900sf approx) 2bdrm/2ba Unit with a huge den (could be a 3rd bedroom) with rear access through a sliding door Updated kitchen with granite countertops and newer appliances with a Master Suite on 2nd Floor & newer engineered flooring. 2nd unit is 1 bedroom/1ba (628 sf approx it appears bigger). 1 Door & 18 new dual pane windows, some w/plantation shutters & newer roof. Both units are side by side & detached 2 car garage with ADU potential. Endless possibilities! Great for owner-user & rent the 1bdrm/1ba or you can rent both units for excellent income. Both units are vacant. See VIDEO

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Combination, Radiant, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: In Closet

Interior

- Rooms: Den, Living Room, Primary Bathroom, Walk-In Closet
- Appliances: Dishwasher, Electric Cooktop, Microwave
- Floor: Carpet, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Rectangular Lot, Yard
- Sewer: Other, Sewer Paid
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated Community

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521876
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084030012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

7377 W Manchester Ave • Los Angeles 90045
2 units • **\$550,000/unit** • **1,664 sqft** • **5,376 sqft lot** • **\$623.50/sqft** •
Built in 1948
north side of Manchester Ave west of Lincoln Blvd

List / Sold:
\$1,100,000/\$1,037,500 ↓
40 days on the market
Listing ID: 24411659



Facts & Features

- Sold On 08/28/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.6
- \$39824 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$18,830
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,195
2:	1	2	1		Unfurnished	\$1,844	\$1,844	\$3,195

Of Units With:

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

Additional Information

- Standard sale
- C29 - Westchester area
- Los Angeles County
- Parcel # 4114029003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$720,000/\$730,000

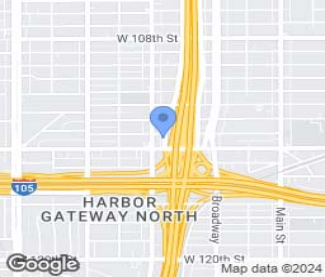
440 W 113th St • Los Angeles 90061

13 days on the market

2 units • \$360,000/unit • 1 sqft • 5,335 sqft lot • No \$/Sqft data • Built in 1952

Listing ID: DW24141577

Grand Ave. / Imperial Hwy



Two Units for Sale!!! REGULAR SALE. LIVE IN ONE AND RENT THE OTHER UNIT. 2 Beds - 1 Bath each 1,560 Living Space 5,333 Lot Size. BOTH UNITS WOOD FLOOR 1 BATH VYNYL FLOOR AND THE OTHER UNIT HAS TILE. GRANITE COUNTER TOPS FOR BOTH UNITS and WASHING MACHINE HOOK-UP IN BOTH UNITS. UNITS READY TO MOVE - THIS PROPERTY WON'T LAST.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$720,000
- 1 Buildings
- 0 Total parking spaces
- \$734 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Paved, Walkstreet, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02006642
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6075027027

Michael Lembeck

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

Citivest Realty Services, Inc

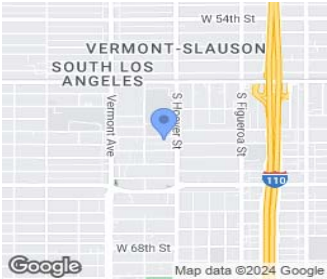
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

822 W 60th St • Los Angeles 90044
2 units • \$464,500/unit • 2,957 sqft • 6,502 sqft lot • \$304.36/sqft •
Built in 1890

USE GOOGLE MAPS

List / Sold: \$929,000/\$900,000 ↓
128 days on the market
Listing ID: 24345657



Back on market at no fault of property - Rarely does a cash flow property like this come on the market - Incredible opportunity to own a high income producing duplex in South LA. Rare unit mix of a large 7BD, 4BA lower unit achieving \$4,800 per month and upper 6BD, 4BA unit receiving \$4,500 per month - exceptional cash flow with a 7.1 CAP rate! Large open kitchen spaces freshly tiled. Fully gated with 2 detached 2 car garages off the alley - great ADU potential. Unbelievable rental income and cash flow producing asset in close proximity to downtown, the westside and freeways.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$929,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 7.1
- \$65704 Net Operating Income

Interior

- Appliances: Gas Range

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$45,896
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02088261
- 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	7	5		Furnished	\$5,050	\$5,050	\$5,050
2:	1	6	4		Unfurnished	\$4,500	\$4,500	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004009006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$899,000/\$923,000

146 S Sunol Dr • Los Angeles 90063
2 units • \$449,500/unit • 2,123 sqft • 9,818 sqft lot • \$434.76/sqft •
Built in 1947
60 fwy exit Downey Ave

10 days on the market
Listing ID: BB24139434



This is the home you've been waiting for. Welcome home to this very well-maintained 3-bedroom/2-bathroom home in the front (1,414 sq ft), with a separate unit in the back (709 sq ft) that was newly built in 2020 and offers 2 bedrooms and one bathroom; both on a huge lot of over 9,800 sq ft with an enchanting, meandering garden to enjoy. Live-in-one-and-rent-the-other; enjoy extra space for extended family; or, rent out both units as a great investment property. This is a low-maintenance home, with extensive care having been given to it, including recent upgrades to plumbing, electrical, roof, insulation, A/C, water heater, and more. Also, there are solar panels on the front house, which can also support an EV charger if one would like to add it. Solar is an important way to go green; in fact, all new homes in CA are required to have solar, so you are ahead of the game with this home. Walk outside and fall in love with the picturesque outdoor living, with a small grove of charming trees to sit amongst and enjoy family meals and get-togethers. And enjoy the abundance of produce from your backyard thanks to the numerous trees and vines: lemon, avocado, peach, lime, pomegranate, fig, cactus, cherry and tomato. This home is situated in an unincorporated part of LA City and is not subject to LA City RSO. The property is located just four miles east of Downtown Los Angeles, in close proximity to major freeways that cross Southern California and beyond, and is just one block from Obregon Park, which features playgrounds, multiple sports fields, a pool, and a running path. Come and see for yourself what a gem this home truly is. Both units are currently owner-occupied and shall be delivered vacant at COE.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Electric, ENERGY STAR Qualified Equipment
- Heating: Central, ENERGY STAR Qualified Equipment, Natural Gas
- \$1,220 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$70800 Gross Scheduled Income
- \$61896 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Recessed Lighting, Storage

Exterior

- Lot Features: Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$8,904
- Electric: \$277.00
- Gas: \$70
- Furniture Replacement:
- Trash: \$20
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$295
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$80
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5233028011

Michael Lembeck
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Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold: **\$745,500/\$810,000** ↗

1556 W 103rd St • Los Angeles 90047

18 days on the market

2 units • **\$372,750/unit** • **2,828 sqft** • **8,984 sqft lot** • **\$286.42/sqft** • **Built in 1938**

Listing ID: 24411563

N of Imperial Hwy, W of Western Ave.



Two Units in unincorporated LA County! *** One unit vacant - Great opportunity to live in one and collect market rents on the other! Or to collect market rents on both! *** Unique two-on-a-lot property is like having two separate single family homes. Sits on the corner of 103rd St & Denker Ave. Each unit has its own address, its own yard, and it's own garage. Vacant unit address is 10310 S. Denker Ave. Both units feature laundry hook-ups and upgrades to kitchens and baths in recent years. With a little TLC the vacant unit will be ready for the next owner or tenant. County records indicate 4bd + 3ba, however unit on Denker has 2bd + 2ba, and unit on 103rd has 2bd + 1ba + a 3rd bedroom in converted attic space. Seller and/or seller's agent makes no warranties regarding status of permits, condition, room count, square footage, etc. Buyer to investigate and satisfy self.

Facts & Features

- Sold On 08/30/2024
 - Original List Price of \$745,500
 - 2 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- \$1 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$1
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02208292
 - 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	\$2,992	\$2,992	\$1
2:	1	2	2		Unfurnished	\$0	\$0	\$1

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Buyer Agency Compensation: 2.500%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6059021010

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

CUSTOMER FULL: Residential Income LISTING ID: 24411563

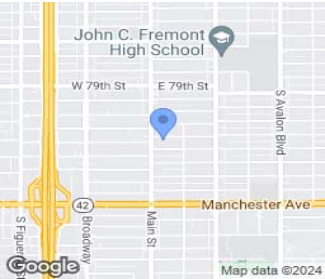
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Closed •

List / Sold: \$500,000/\$500,000 ↓

118 E 82nd Pl • Los Angeles 90003
2 units • \$250,000/unit • 1,512 sqft • 5,066 sqft lot • \$330.69/sqft •
Built in 1920
1 Block east of Main Street and North of Florence

57 days on the market
Listing ID: 24398867



This property has 2 houses on a lot. The front unit has been nicely updated with new floors, paint, and updated electrical. The rear unit needs a complete overhaul and is in complete disrepair including the garage. The 2 car garage is currently used for storage . There is an additional storage shed in the rear of the property. Seller is flexible with price and terms. Please submit offer subject to inspection.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$575,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- Laundry: Washer Included
- \$14940 Net Operating Income

Interior

- Floor: Laminate, Wood
- Appliances: Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$9,060
- Electric: \$500.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01838478
- Gardener:
- Licenses:
- Insurance:
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense: \$500
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030009008

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Newport Beach, 92660

Closed • Duplex

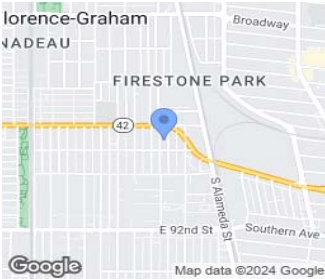
List / Sold: \$899,900/\$870,000 ↓

8625 Ivy St • Los Angeles 90002
2 units • \$449,950/unit • 1,750 sqft • 6,987 sqft lot • \$497.14/sqft •
Built in 1922

0 days on the market

Listing ID: DW24130845

Firestone Blvd / E 87th St



Move in ready... 2 Units...Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms with a Bonus Single Room. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,079 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Microwave

Exterior

- Lot Features: Front Yard
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01299446
- 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	4	Unfurnished	\$0	\$0	\$0
2:	1	2	2	4	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6045004021

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Citivist Realty Services, Inc

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

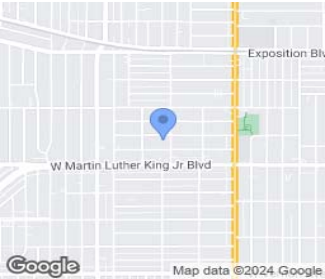
Closed •

List / Sold: \$799,000/\$830,000 ↗

1814 Leighton Ave • Los Angeles 90062
2 units • \$399,500/unit • 2,160 sqft • 7,002 sqft lot • \$384.26/sqft •
Built in 1924

40 days on the market
Listing ID: 24413721

West of S Western Ave and North of W Martin Luther King Jr



Discover an amazing duplex opportunity at 1814 and 1816 Leighton Ave, Los Angeles! This property features two 2-bedroom, 1-bathroom units, perfect for living in one and renting the other. Enjoy forced air heat, in unit laundry, and updated kitchens ideal for culinary enthusiasts. The spacious yard is perfect for relaxation or entertaining. Plus, with a 3-car garage, concrete slab area, and long driveway, parking is never an issue. Located in a vibrant neighborhood, this property offers easy access to local amenities, schools, shopping, and entertainment. Maximize your investment potential and enjoy the benefits of homeownership today!

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included

Interior

- Floor: Carpet, Laminate
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01358184
- 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	\$2,600	\$2,600	\$2,600
2:	1	2	1		Unfurnished	\$0	\$3,000	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5035011003

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$825,000/\$815,000 ↓

1812 E 126th St • Compton 90222

23 days on the market

2 units • \$412,500/unit • 1,771 sqft • 10,366 sqft lot • \$460.19/sqft • Built in 1952

Listing ID: DW24129549

Wilmington and 126th st



Rare large lot duplex for sale in the city of Compton. This property features two units with a lot size of over 10,000 sq ft, which has the potential to add more units. The front unit features an open concept with three bedrooms and 1.5 bathrooms, while the back unit has one bedroom and one bathroom. This is the perfect investment property with a great location and easy access to freeways.

Facts & Features

- Sold On 08/26/2024
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01990727
- 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	Furnished	\$0	\$0	\$0
2:	1	1	1	0	Furnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6147026024

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Triplex

25907 Walnut St • Lomita 90717
3 units • \$500,000/unit • 2,333 sqft • 7,175 sqft lot • \$578.65/sqft •
Built in 1979
PCH to Walnut, South on Walnut, West of Western

List / Sold:
\$1,500,000/\$1,350,000 ↓
27 days on the market
Listing ID: SB24105346



Located on the corner of Walnut St and 259th Pl, this is an excellent opportunity to own a well maintained 3-unit property as an investment or great for an individual looking to build a real estate portfolio starting with an owner-occupied unit. Comprising of three individual buildings on one parcel in an outstanding location in the Lomita Pines area, these units are close to public transportation and walking distance to schools, shops, and restaurants. 25907 Walnut St. is a two story 1220sf SFR built in 1979 with a soaring cathedral ceiling and loft to a second-floor master suite. There is a deck off the master with east facing views. A laundry room is also located off of the kitchen. The second building, 25911 Walnut St., is 324sf, it is a one-bedroom unit, built in 1947 and sits above a two-car garage. This unit was completed renovated in 2020; upgrades include, new electrical, plumbing, floors, kitchen, bathroom and water heater. The third building, 1905 W 259th Pl., is a one-level, 789sf SFR built in 1929. This sits on the corner of 259th and Walnut and has a laundry room. It was recently upgraded this spring including painting, floors and bathroom vanity. Don't miss the great opportunity to invest Lomita and close to the Beach Cities!

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$955 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$87540 Gross Scheduled Income
- \$57390 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: None

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Level with Street, Level, Near Public Transit
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$30,150
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01111649
- Gardener:
- Licenses:
- Insurance: \$2,640
- Maintenance: \$3,600
- 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	1	1	1	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$2,100
3:	1	2	1	2	Unfurnished	\$0	\$0	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 121 - Lomita area
- Los Angeles County
- Parcel # 7553012016

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Triplex

List / Sold: \$750,000/\$760,000 ↓

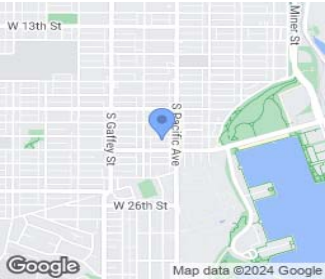
541 W 21st St • San Pedro 90731

90 days on the market

3 units • \$250,000/unit • 2,123 sqft • 4,999 sqft lot • \$357.98/sqft • Built in 1954

Listing ID: SB24052950

Gaffey St to 21st St.



Super sweet garden style triplex located a short distance from the multi-million dollar West Harbor waterfront redevelopment that is underway and projected to have it's Grand Opening in 2025. Rents are below market which means there is alot of upside potential in the future. The sister building next door at 535 W. 21st St is also for sale at the same price and gives you the opportunity to purchase 6 units on two lots zoned RD1.5 and totalling 10,000 sq ft without having to go through the hassle of commercial financing. Seller wants the buildings sold together. All units are occupied and will be that way at close of escrow. This is a great opportunity to invest in this up and coming area of San Pedro. Don't miss it.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$849,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$356 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 3.2
- \$48456 Gross Scheduled Income
- \$23857 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,599
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses: 320
- Insurance: \$4,000
- Maintenance: \$1,863
- Workman's Comp:
- Professional Management: 2742
- Water/Sewer: \$5,724
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,094	\$1,094	\$1,800
2:	1	1	1	1	Unfurnished	\$1,249	\$1,249	\$1,800
3:	1	2	1	1	Unfurnished	\$1,694	\$1,694	\$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

- Trust sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7462030006

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$750,000/\$760,000 ↓

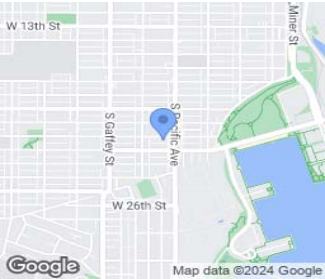
535 W 21st St • San Pedro 90731

90 days on the market

3 units • \$250,000/unit • 2,123 sqft • 5,000 sqft lot • \$357.98/sqft • Built in 1954

Listing ID: SB24052633

Gaffey St. to 21st St.



Super sweet garden style triplex located a short distance from the multi-million dollar West Harbor waterfront redevelopment that is underway and projected to have it's Grand Opening in 2025. Rents are below market which means there is alot of upside potential in the future. The sister building next door at 541 W. 21st St is also for sale at the same price and gives you the opportunity to purchase 6 units on two lots zoned RD1.5 and totalling 10,000 sq ft without having to go through the hassle of commercial financing. Seller wants the buildings sold together. All units are occupied and will be that way at close of escrow. This is a great opportunity to invest in this up and coming area of San Pedro. Don't miss it.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$849,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$357 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 2.9
- \$46116 Gross Scheduled Income
- \$21517 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,599
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses: 320
- Insurance: \$4,000
- Maintenance: \$1,863
- Workman's Comp:
- Professional Management: 2742
- Water/Sewer: \$5,724
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,638	\$1,638	\$1,800
2:	1	1	1	1	Unfurnished	\$961	\$961	\$1,800
3:	1	2	1	1	Unfurnished	\$1,243	\$1,243	\$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

- Trust sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7462030007

Michael Lembeck

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

Citivest Realty Services, Inc

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

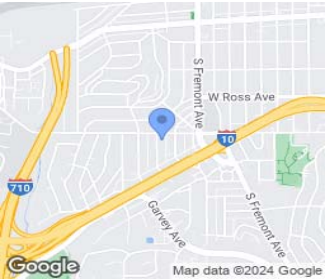
Closed • Triplex

List / Sold:
\$1,495,000/\$1,495,000

7 days on the market

Listing ID: WS24148748

2108 S Meridian Ave • Alhambra 91803
3 units • **\$498,333/unit** • **2,760 sqft** • **13,263 sqft lot** • **\$541.67/sqft** •
Built in 1953
W/Fremont Ave. S/Valley Blvd S/Hellman Ave.



Check Out this AMAZING Income Property in Alhambra! 3 units on a seldom found large 13,260 square foot lot located in one of Alhambra's best locations. Great rental area, 10 minutes from downtown L.A., walk to Cal State University and short drive to Main St. Pride of ownership neighborhood with some very nice income properties up and down this street and adjacent streets. This property offers many possibilities for your buyers. Plenty of parking is available with alley access from the rear leading to 2 double garages and plenty of additional parking spaces. Unique opportunities with this lot size and alley access for possible additions, ADUs etc. Buyers to check with City of Alhambra. 3 Bedroom unit has one bedroom that can closed off from rest of the house and features it's own bath, laundry services and kitchenette. 3 Bedroom also has private yard and parking. Two bedroom units each have their own laundry. For buyers looking to owner occupy and make this a compound for love ones this is ideal.

Facts & Features

- Sold On 08/29/2024
 - Original List Price of \$1,495,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$11,400 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$53520 Gross Scheduled Income
 - \$35339 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,181
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$520
 - Cable TV: 02117426
 - Gardener:
 - Licenses:
- Insurance: \$2,549
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,100
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,000	\$1,000	\$3,000
2:	2	2	1	1	Unfurnished	\$1,730	\$3,460	\$4,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5352024007

Michael Lembeck

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

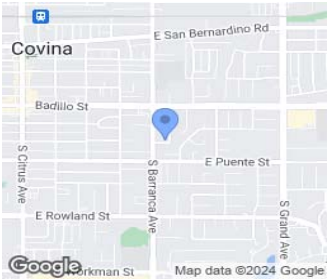
Citivist Realty Services, Inc

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

Closed • Triplex

249 S Kendall Way • Covina 91723
3 units • \$498,333/unit • 3,445 sqft • 8,144 sqft lot • \$442.67/sqft •
Built in 1950
East of Barranca / South of Badillo

List / Sold:
\$1,495,000/\$1,525,000 
56 days on the market
Listing ID: CV23230316



Discover this prime multi-family property in Covina, offering three 2-story units on a spacious corner lot of approximately 8,144 square feet. With a total of 3,445 square feet of living space, this property presents an excellent investment opportunity in a sought-after residential area. Unit 1: 2 bedrooms, 1.5 bathrooms, Front unit has recently been remodeled Unit 2: 2 bedrooms, 1.5 bathrooms Unit 3: 2 bedrooms, 1.75 bathrooms Property Features: 2-car attached garage and driveway for each unit Central air conditioning Separate electric and gas meters for each unit One water meter serving all units This multi-family property is a fantastic investment opportunity. Conveniently located and well-maintained, this property offers versatility and income potential. Take advantage of this chance to own a valuable 3 unit property in Covina. Explore the possibilities this property has to offer!

Facts & Features

- Sold On 08/30/2024
 - Original List Price of \$1,495,000
 - 2 Buildings
 - Levels: Two
 - 12 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Wall Furnace
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate

Exterior

- Lot Features: Level with Street, Lot 6500-9999
 - 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: \$1,514
 - Cable TV: 01811831
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,140
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 614 - Covina area
 - Los Angeles County
 - Parcel # 8446011028

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,100,000/\$1,150,000 ⬆

53 days on the market

Listing ID: 24406131

3118 Weldon Ave • Los Angeles 90065
3 units • \$366,667/unit • 2,584 sqft • 4,517 sqft lot • \$445.05/sqft •
Built in 1947
Eagle Rock Blvd to Fletcher then slight right onto Weldon.



Discover a remarkable investment opportunity in the vibrant community of Glassell Park. Nestled in the hills amidst a tranquil neighborhood of single-family homes, yet conveniently close to Eagle Rock, Pasadena, the LA River trail, and downtown Los Angeles, this triplex offers both serenity and accessibility. The main house, meticulously maintained and updated, spans two stories with 2 bedrooms and 3 bathrooms and will be vacant. It features an updated kitchen and bathrooms, complemented by original mid-century elements like hardwood floors, ironwork, and PV stone fireplaces. Expansive decks provide unobstructed views from every floor, perfect for relaxing or entertaining. The front unit is a charming 1 bedroom, 1 bathroom bungalow with its own private yard, offering a cozy retreat. The lower unit, also with 1 bedroom and 1 bathroom, boasts a private backyard and stunning mountain views and is vacant. Whether you're looking to expand your investment portfolio or seeking a property to live in while generating rental income, this triplex offers an exceptional opportunity. Live in one unit and let the others contribute towards your mortgage payments, maximizing your investment potential.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: In Garage, Washer Included

Interior

- Rooms: Guest/Maid's Quarters, Living Room, Primary Bathroom
- Floor: Wood
- Appliances: Microwave, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$0	\$1,580	\$4,400
2:	1	2	3		Unfurnished	\$0	\$0	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5458027002

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold: \$999,000/\$955,000 ↓

1319 E Villa St • Pasadena 91106

23 days on the market

3 units • \$333,000/unit • 1,838 sqft • 7,350 sqft lot • \$543.53/sqft •
Built in 1922

Listing ID: P1-18687

Corner of Villa and Holliston. North of the 210 freeway, West of Hill, South of Orange Grove



Prime Pasadena location. Front building on Villa has two one bedroom/one bath units (Duplex). West side unit has a small enclosed private patio. The detached unit on Holliston has two bedrooms and one bathroom, private yard, large kitchen with its own private laundry in kitchen. There is a 3 car garage and additional 3 spaces of driveway parking. 2 Bedroom unit is vacant and his upside. Located near shopping, restaurants, transportation, easy freeway access. Please do not bother tenants. Property price reflects property being sold in its current condition, please review all reports prior to writing any offer.

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 3.49
- \$56947 Gross Scheduled Income
- \$52947 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom
- Floor: Laminate
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Tile Counters, Unfurnished

Exterior

- Lot Features: Corner Lot, Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,806
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031312
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$986
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,151	\$13,813	\$1,650
2:	1	1	1	1	Unfurnished	\$1,438	\$17,254	\$1,600
3:	2	1	1	1	Unfurnished	\$2,500	\$30,000	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5739013005

Michael Lembeck

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

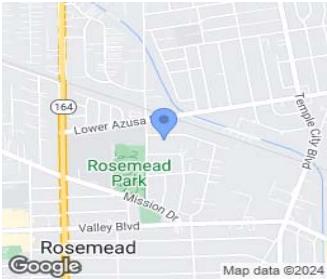
Citivist Realty Services, Inc

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

Closed • Triplex

9232 Pitkin St • Rosemead 91770
3 units • \$533,000/unit • 2,910 sqft • .37 acre(s) lot • \$572.16/sqft •
Built in 1958
Lower Azusa Rd. / Encinitas

List / Sold:
\$1,599,000/\$1,665,000 
24 days on the market
Listing ID: OC24128447



Investors/Builders delight!!! Located in the heart of Rosemead City, walking distance to Rosemead Park, Schools, Markets & Restaurants... Large lot: 80' x 200' with existing 3 one-story house; perfect for income or ADU & Junior ADU development. * Front house: 3 bed/1bath/detached 2 car-garage with private driveway in front, being rented month to month. * 2 detached houses with separate driveway on the back : 2 bed/2 bath just remodeling recently! * Garages for 9230 and 9228 units has been converted w/o permit. * Every houses with own back yard, separate utilities: electric, gas, water...ample of parkings. PLEASE DO NOT DISTURB TENANTS. Offer subject to interior inspection. All property info deemed reliable but not guaranteed, buyer to verify all data. Seller reserves the right to do a 1031 Tax Exchange at NO cost to the Buyer.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$1,599,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Heat Pump
- Heating: Central, Heat Pump
- \$1,025 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Basement, Den, Family Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite
- Appliances: Water Heater
- Other Interior Features: Recessed Lighting, Stone Counters
- Floor: Tile, Wood

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Park Nearby, Walkstreet
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02188471
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 8592015033

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$849,999/\$855,000

389 E 9th St • Pomona 91766

7 days on the market

3 units • \$283,333/unit • 2,632 sqft • 7,686 sqft lot • \$324.85/sqft • Built in 1910

Listing ID: IG24158548

main cross streets are Gary Ave and 9th St



INVESTOR SPECIAL!!! If you are looking for an income property than look no further! This is a great opportunity to own this triplex in Pomona. This triplex is located on a corner lot, each unit has its own address. Main house is a 4-bedroom, 2-bath has an inviting porch to sit and relax. It has many fruit trees in the front, with a gazebo. Convenient access to the units on the side street as well. Second unit is a 2-bedroom, 1-bath and has its own back yard. There are also two single car garages. Third unit is a 1-bedroom, 1-bath built on top of the two single car garages. This property is centrally located near major freeways, downtown Pomona, universities, and shopping.

Facts & Features

- Sold On 08/29/2024
 - Original List Price of \$849,999
 - 3 Buildings
 - 2 Total parking spaces
 - \$767 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: In Kitchen, Outside
 - \$4600 Gross Scheduled Income
 - \$2000 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$600
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01525024
 - Gardener:
 - Licenses:
- Insurance: \$200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$300
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,000

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
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8335027026

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold:

\$1,999,000/\$1,995,000 ↓

57 days on the market

Listing ID: DW24104278

3743 Lanfranco St • Los Angeles 90063
3 units • \$666,333/unit • 5,325 sqft • 7,245 sqft lot • \$374.65/sqft •
Built in 2024
North on Rowan Ave; West on Lanfranco St



Welcome to this charming new construction triplex nestled in the vibrant East Los Angeles area that borders Boyle Heights. This exceptional property presents a rare opportunity for investors or owner-occupiers seeking income potential. Each unit offers its own unique layout and features, providing comfortable living spaces for residents. The front building is a two story single family home that is 2,115 sqft with 6 bedrooms and 4.5 bathrooms. The rear building is a duplex (2 units) that is 3,210 sqft with 4 bedrooms and 2.5 bathrooms per unit. The single family contains 1- two car attached garage and the duplex contains 2- one car attached garages, property is well secured, plenty of parking with decorative pavers throughout the driveway. All units contain a very spacious open floor plans with large bedrooms with custom closets, quarts countertops in kitchens and bathrooms, window shades, brand new Samsung appliances, custom shaker cabinets, central HVAC system in each unit, low voltage LED recessed lighting throughout, laundry rooms in each unit with brand new Samsung and LG Washers and dryers, tankless water heaters, green certified, drought tolerant landscaping, automatic fire sprinkler system throughout all units, automatic front gate, decorative red wood fencing and block walls. Conveniently located near many employment centers in Downtown Los Angeles and is easily accessible to the iconic Arts District via the historic 4th Street Bridge and recently opened 6th Street Viaduct. Residents will enjoy easy access to everything the neighborhood has to offer. Whether you're looking to invest in rental income or seeking a multi-generation living arrangement, this triplex is in a high demand location that is constantly improving!

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: Central, ENERGY STAR Qualified Equipment, High Efficiency
- \$908 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Washer Hookup, Washer Included
- Cap Rate: 8
- \$204000 Gross Scheduled Income
- \$171876 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Laminate, Tile, Vinyl
- Appliances: 6 Burner Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Copper Plumbing Partial, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: Redwood
- Sewer: Public Sewer
- Other Exterior Features: Balcony, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$32,124
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance: \$1,600
- 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	6	5	2	Unfurnished	\$0		\$7,000
2:	2	4	3	1	Unfurnished	\$0		\$5,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5238003045

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

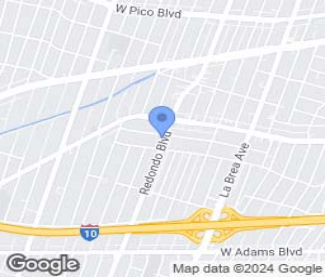
List / Sold:
\$1,250,000/\$1,100,000 ↓

2001 S Redondo Blvd • Los Angeles 90016
3 units • \$416,667/unit • 2,292 sqft • 6,137 sqft lot • \$479.93/sqft •
Built in 1941

13 days on the market

Listing ID: CV24122021

Merge onto I-10 W, Take exit 8 for La Brea Ave, Turn left onto W 21st St, Turn right onto Redondo Blvd



We are proud to present 2001 S Redondo Boulevard, a 3-unit multifamily property located in the Mid-City neighborhood of Los Angeles City. 2001 S Redondo Blvd is conveniently located at the center point of Century City and Downtown LA, minutes from Miracle Mile and Fairfax District. Notable attractions within 15-miles of the property include The Grove, Hollywood Blvd, Dodger Stadium, SoFi Stadium, Crypto.Com Arena, Intuit Dome, Los Angeles International Airport, Santa Monica Pier, and more. Locally, tenants benefit from their close proximity to a variety of local retailers found on Washington, San Vicente, and La Cienega Boulevards. Some notable local retailers and amenities include Target, Marshalls, Bloomingdales, Lowes Home Improvement, Kaiser Permanente of West LA, Cedar Sinai Medical Center, and more. Tenants also enjoy convenient access to the Santa Monica FWY with direct routes to Santa Monica, DTLA, and San Gabriel Valley to name a few. 2001 S Redondo Blvd is a ±2,292 square foot property offering 3 single-story, bungalow-style apartments. The property sits on a 6,000+ square foot corner lot and is being offered for sale for the first time in over four decades. The property offers one, 1-bedroom unit and two, 2-bedroom units. The 1- and 2- bedroom units average 642 and 800 square feet (buyer to verify). A savvy investor will also recognize the opportunity for future ADU potential (buyer to verify). The property has endless potential and is suitable for a first-time investor, seasoned investor, 1031 exchange buyer, and possibly a homeowner with plans to occupy and collect rental income.

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$447 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 5.09
- \$90000 Gross Scheduled Income
- \$63671 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: \$23,629
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01839955
- Gardener:
- Licenses:
- Insurance: \$1,950
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense: \$600
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,900	\$22,800	\$1,900
2:	2	2	1	2	Unfurnished	\$2,800	\$67,200	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063002035

Michael Lembeck

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

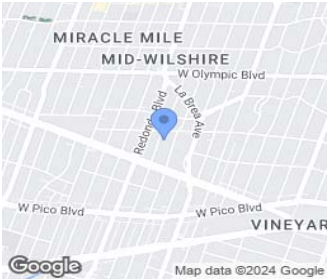
Citivest Realty Services, Inc

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

Closed •

1214 S Sycamore Ave • Los Angeles 90019
3 units • \$816,667/unit • 4,280 sqft • 6,877 sqft lot • \$590.19/sqft •
Built in 1928
North of San Vicente West of La Brea

List / Sold:
\$2,450,000/\$2,526,000 
27 days on the market
Listing ID: 24417943



Presenting 1214 S. Sycamore Ave, an absolutely stunning fully renovated Spanish duplex with a brand new constructed ADU. All 3 units completely vacant! A rare find in the sought-after Mid-Wilshire area known for its prime location and excellent schools. This triplex performs incredibly well for an investor or a savvy buyer who wishes to live in one unit or even as a whole family compound, with a cap rate of 5% and projected rents of \$6,000 for the downstairs unit \$6,500 for the upstairs unit and \$2,500 for the ADU. The allure of the duplex units is underscored by their generous layout, 3-bedroom, 2-bath, each offering almost 1,900 SF of living space that mirrors the comfort and privacy of a single-family home. Both units underwent extensive renovation and restoration work in 2018, featuring meticulously refinished original oak wood flooring, new HVAC systems, foundation retrofitting, and full re-piping, all carried out with necessary permits. The kitchens have been beautifully remodeled to reflect a timeless and sophisticated look, featuring quartz countertops and Samsung appliances, while the bathrooms have been completely updated as well, each equipped with Toto toilets. The remodel also introduced two new Navien water heaters with recirculating pumps, a full electrical rewire with new subpanels, and exquisite handcrafted wooden windows, each element approved by the HPOZ committee. The living room and primary bedroom of the upper unit opens onto their own private terraces, providing secluded retreats. The 1-bedroom 1-bath ADU, drenched in sunlight from its wall of windows and skylights, features everything new from its quartz countertops and new flooring to the GE appliances, complemented by a new patio deck that extends the living space outdoors. The property's curb appeal is enhanced by fully new landscaping, featuring pet-friendly artificial turf (20 year warranty) and a newly paved driveway, completing the residence's transformation. 1214 S. Sycamore offers a blend of luxury, tranquility, and historical charm, perfect for those who appreciate exceptional quality and a smart investment.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$2,450,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Cap Rate: 5
 - \$124875 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Refrigerator
 - Other Interior Features: Living Room Balcony

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$55,125
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5084029023

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

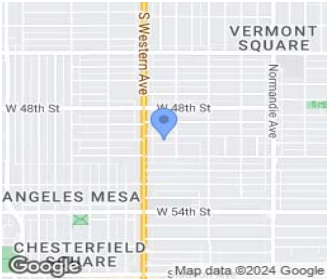
Closed •

List / Sold: **\$800,000/\$760,000** ↓

1622 W 50th St • Los Angeles 90062
3 units • **\$266,667/unit** • **2,008 sqft** • **5,363 sqft lot** • **\$378.49/sqft** •
Built in 1925

86 days on the market
Listing ID: 24397669

From Western Ave head East on 50th St the home will be on your right.



Welcome to this Craftsman bungalow home with a duplex in the back. One unit is delivered vacant! Live in one and let the rental income from the other 2 units pay your mortgage. Perfect for an owner user or an investor. Ask about the Fannie Mae conventional loan with only 5% down for owner-occupied units!

Facts & Features

- Sold On 08/29/2024
 - Original List Price of \$800,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$13921 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$400
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02014153
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	3	1		Unfurnished	\$2,121	\$2,121	\$0
2:	3	1	1		Unfurnished	\$0	\$0	\$0
3:	3	1	1		Unfurnished	\$984	\$984	\$0

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5016036025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$839,900/\$790,000** ↓

3945 Denker Ave • Los Angeles 90062

77 days on the market

3 units • **\$279,967/unit** • **4,790 sqft** • **7,688 sqft lot** • **\$164.93/sqft** • **Built in 1911**

Listing ID: 24392595

Exposition Blvd to Denker Ave



All Highest & Best Offers Due Monday 7/22 by 11am. Investment Opportunity for the savvy investor - partially occupied Triplex! Charming corner-lot property. Front Unit (3945 Denker) vacant. 2 occupied units (1511 and 1511 1/2 Leighton Ave). Total of 11 bedrooms and 8 bathrooms (unit 3945 3BR/2.5BA vacant, unit 1511 4BR/2.5BA \$2,150/month, unit 1511 1/2 4BR/2BA \$2,159/month). Per tax records, property is 6BR/5BA. Permit status is unknown. Front unit is vacant and can be shown; however, please do not disturb the 2 occupied units. Property is in REAP with the City of Los Angeles (Unit 1511 is receiving a 20% rent concession due to REAP -\$430/m). Cash or hard money offers only. Property sold as-is and partially occupied. The 2 occupied units' leases will be reassigned to the new owner at the close of escrow.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$849,900
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01327638
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$0
2:	1	4	2		Unfurnished	\$2,150	\$1,720	\$0
3:	1	4	2		Unfurnished	\$2,159	\$2,159	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5036023023

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$499,999/\$460,000 ↓

1344 E 43rd Pl • Los Angeles 90011

29 days on the market

3 units • \$166,666/unit • 1,437 sqft • 4,638 sqft lot • \$320.11/sqft • Built in 1908

Listing ID: DW24103123

Central/Vernon



Amazing investment opportunity in South Los Angeles! This triplex features two 1-bedroom, 1-bathroom units and one studio unit, making it perfect for rentals. Each unit offers great potential for remodeling to your liking. The property also includes 3 parking spots, a valuable amenity in this area. Ideal for investors looking to maximize rental income. Don't miss out on this versatile and promising property!

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$499,999
- 1 Buildings
- 0 Total parking spaces
- \$339 (Estimated)
- SellerConsiderConcessionYN:
- \$22728 Gross Scheduled 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913081
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Furnished	\$687	\$687	\$2,200
2:	1	1	1	0	Furnished	\$687	\$687	\$2,200
3:	1	0	1	0	Furnished	\$520	\$520	\$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
- Rent Controlled
- Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5116006012

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Commercial/Residential

1237 Coronel St • San Fernando 91340
3 units • \$365,000/unit • 3,106 sqft • 5,000 sqft lot • \$350.93/sqft •
Built in 1964
San Fernando Mission Blvd. and Coronel

List / Sold:
\$1,095,000/\$1,090,000 ↓
131 days on the market
Listing ID: SR24047303



INCOME PROPERTY/PRIME LOCATION/HEART OF SAN FERNANDO Welcome to 1237 Coronel in the revitalizing city of San Fernando. The pride of ownership is evident as soon as you pull up to this property with its curb appeal and how it has been diligently maintained. Upgrades include tankless water heater, copper plumbing, security cameras, washer/dryer in each unit and easy to maintain artificial grass. This 3-unit multifamily building is comprised of (2) 3 bedroom + 2 bath units, and (1) 2 bedroom + 2 bath unit. One of the 3-bedroom units have been completely renovated with brand new flooring throughout, fresh paint, white cabinetry in the kitchen, quartz counter tops, back splash, new appliances, closet doors...the list goes on. The units are currently occupied with long term tenants, providing immediate rental income. All units are month to month and are due for rental increases which the Seller has left for the new owner to determine. Conveniently located near the 210, 118 and 5 freeway, Providence Holy Cross Medical Center and O'Melveny Elementary, San Fernando Middle school, and San Fernando Senior High School. This is a great intro property for any investor looking to enter into the multifamily market or a great addition to a growing portfolio. Overall, the City of San Fernando has a range of opportunities for those interested in real estate, whether as homeowners, investors, or business owners.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 5 Total carport spaces
- \$369 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$75240 Gross Scheduled Income
- \$67220 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Pantry, Recessed Lighting, Stone Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Level with Street, Rectangular Lot, Level, Near Public Transit, Paved
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,020
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,872
- Cable TV: 01013938
- Gardener:
- Licenses:
- Insurance: \$2,208
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	8	6	0	Unfurnished	\$6,270	\$75,240	\$79,002

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- SF - San Fernando area
- Los Angeles County
- Parcel # 2521021034

Michael Lembeck

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

Citivest Realty Services, Inc

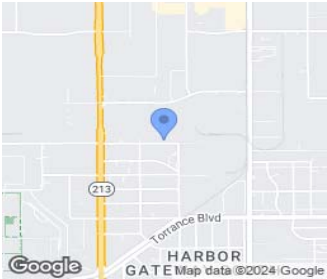
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • **Quadruplex**

List / Sold:
\$1,399,000/\$1,399,000

1523 Del Amo Blvd • Torrance 90501
4 units • **\$349,750/unit** • **3,069 sqft** • **5,002 sqft lot** • **\$455.85/sqft** •
Built in 1962
Harvard Bl to Del Amo

9 days on the market
Listing ID: SB24150732



All units Remodel in 2017. Exterior including plumbing, electrical, paint, stucco upgraded in 2017. Quadplex. Each unit is 2 bedrooms 1 bath. Each unit has 2 car parking. Separate laundry room. Large driveway. Large side yard.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Heating: Wall Furnace
- \$959 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$97740 Gross Scheduled Income
- \$86640 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Water Heater
- Other Interior Features: Copper Plumbing Full, Stone Counters, Storage

Exterior

- Lot Features: Front Yard, Garden, Level with Street, Sprinkler System, Sprinklers Timer, Yard
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$10,900
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01907700
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense: \$7,300
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$1,950
2:	1	2	1	0	Unfurnished	\$2,295	\$2,295	\$2,295
3:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$1,950
4:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$1,950

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
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351018019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • **Quadruplex**

21007 Ladeene Ave • Torrance 90503
4 units • \$493,750/unit • 4,271 sqft • 6,303 sqft lot • \$456.57/sqft •
Built in 1963
Between Maricopa St and Torrance Blvd on Ladeene

List / Sold:
\$1,975,000/\$1,950,000 ↓
8 days on the market
Listing ID: SB24147515



This prime fourplex investment opportunity in the heart of Torrance offers an exceptional chance for both seasoned and first-time investors. Located in the desirable West Torrance neighborhood, this well-maintained property is surrounded by top-rated schools, parks, shopping centers, and dining options, making it an attractive option for tenants. The fourplex comprises four spacious units with a total of 4,271 square feet of living space. The units include a 3 bed, 2 bath; a 2 bed, 2 bath; a 2 bed, 1 bath; and a 1 bed, 1 bath, providing comfortable living spaces ideal for families, professionals, and individuals alike. The property sits on a generous 6,500 square foot lot, featuring a well-kept front yard and a private backyard area perfect for relaxation and outdoor activities. Each unit comes with assigned parking in attached garages. The 3-bedroom unit gets 2 spaces, while the other units each get 1 space, ensuring convenience and security for all residents. Two of the units have been fully remodeled, and the roof on the back building was just replaced last week, showcasing the meticulous care provided by the current owner. On-site laundry facilities add to the convenience and appeal of the property. Situated in a quiet, family-friendly neighborhood with easy access to major highways, public transportation, and the beautiful South Bay beaches, this property is ideally located. It is also zoned for the highly regarded Torrance Unified School District, known for its excellent educational opportunities. With stable rental income and high demand for rental properties in the area, this fourplex presents a solid income-generating investment. Whether you're looking to expand your investment portfolio or secure a property with great rental potential, this fourplex is a fantastic choice. Experience the best of Torrance living with this versatile and profitable property. Schedule your private tour today and envision the possibilities this investment has to offer.

Facts & Features

- Sold On 08/26/2024
 - Original List Price of \$1,975,000
 - 2 Buildings
 - Levels: Two, Multi/Split
 - 5 Total parking spaces
 - Heating: Central
 - \$964 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community, Individual Room, Outside
 - Cap Rate: 5.3
 - \$137520 Gross Scheduled Income
 - \$103075 Net Operating Income
 - 4 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,445
 - Electric: \$1,440.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,460
 - Cable TV: 02088571
 - Gardener:
 - Licenses: 120
- Insurance: \$2,388
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,360
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,633	\$2,633	\$3,800
2:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,700
3:	1	2	1	1	Unfurnished	\$1,855	\$1,855	\$2,500
4:	1	1	1	1	Unfurnished	\$1,995	\$1,995	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- 131 - West Torrance area
 - Los Angeles County
 - Parcel # 7524027009

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • **Quadruplex**

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

457 W W. Oliver Street St • San Pedro 90731

36 days on the market

4 units • \$218,750/unit • 2,645 sqft • 5,001 sqft lot • \$330.81/sqft • Built in 1963

Listing ID: SB24123058

Pacific Ave.& Oliver



Lovely 4plex, all 2 bedrooms each. Great upside in rents. Buyers to cooperate with sellers 1031 tax deferred exchange with no cost to buyers. A family can easily live in one of the 2 bedroom unit and let the income of the other 3 pay for the expenses. The roof is about 1 year new. Please provide proof of funds, approval letter. Please do not disturb the tenants. All offers are subject to inspection.

Facts & Features

- Sold On 08/29/2024
 - Original List Price of \$875,000
 - 1 Buildings
 - Levels: One, Two, Multi/Split
 - 4 Total parking spaces
 - \$426 (Estimated)
 - SellerConsiderConcessionYN:
- \$69840 Gross Scheduled Income
 - \$66714 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,126
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$2,126
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,365	\$1,365	\$2,100
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,100
3:	1	2	1	0	Unfurnished	\$1,445	\$1,445	\$2,100
4:	1	2	1	0	Unfurnished	\$1,110	\$1,110	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 189 - Barton Hill area
 - Los Angeles County
 - Parcel # 7449010004

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Quadruplex

List / Sold:

\$1,988,000/\$1,618,000 ↓

440 days on the market

32 Bonita St • Arcadia 91006
4 units • \$497,000/unit • 2,385 sqft • 7,805 sqft lot • \$678.41/sqft •
Built in 1923

Listing ID: OC23023438

210 Freeway to Santa Anita St. Go south about 1/2 mile, past Huntington Drive, and with the huge park on your right, turn left on Bonita. just a few houses down on your right.



Back on the Market and ready for you!! Price reduced for fast sale!! Privately nestled on a spectacular tree lined street in the heart of Arcadia is this Single Story 2 bdr house on a generous sized lot (nearly 8000 square feet) with THREE DETACHED RENTAL UNITS on the back perimeter of the property built above and around a 4.5 Car Garage. Tremendous value in this location & in the city of Arcadia. Currently the house is rented on a month to month at below market rents for the time and the area. The Main house & one of the back one bedroom units were remodeled just a couple years ago(see pictures).This ONE-OF-A-KIND property has various options such as:1) It is perfect for a buyer that has an extended family who all want to live on the same property, or 2) As a home with monthly rental income from the rear units or 3) As a 4 unit income producing property. If you ever dreamed of owning a multi-unit property where you can live in one of the units while self-managing and collecting rent from the other units, this is right up your alley. The LOCATION is key with a very SHORT WALK to the shops & restaurants on Huntington Dr., the beautiful LA County park along Santa Anita Ave, & of course, a short walk to the Santa Anita Race Track. The location could not be more ideal being situated just below the beautiful Southern California snow capped mountains. One of the main benefits of Arcadia is & has always been renowned for its incredible SCHOOLS!!The remodeled units have newer paint (inside & out), newer pex flex plumbing in the back units, newer wood laminate flooring & newer carpet throughout, newer stainless steel kitchen appliances & garbage disposal. The Main house has a kitchen that is open to the formal dining area with built-in storage. There is a cozy & comfortable fireplace in the living room, all newer window coverings and ceiling fans. This ultra clean and peaceful property has lush landscaping with a gorgeous wrap around yard in between the home & the rental units Between the structures, there is a covered entertainment lounge area with a Bar B Que & chairs. For convenience, there is a community laundry room with coin op machines located on the ground level of the back structure. This is a perfect opportunity with numerous options for just the right family or investor. If you drive by, please do not disturb nor speak with the tenants. Please respect their privacy. Much appreciated!!Call your own agent to obtain more details from the listing agent.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$25,888,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,153 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Individual Room, See Remarks, Washer Included
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Park Nearby, Sprinkler System, Yard
- Fencing: Block
- Sewer: Sewer Paid
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02064497
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,400
2:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,000
3:	1	1	1	1	Unfurnished	\$1,085	\$1,085	\$2,000
4:	1	1	1	1	Unfurnished	\$0	\$0	\$800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5773019019

Michael Lembeck

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

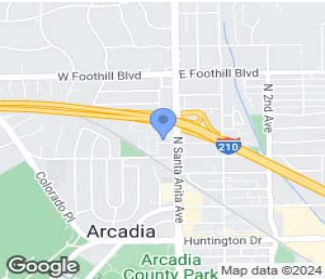
Citivist Realty Services, Inc

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

Closed •

15 W Newman Ave • Arcadia 91007
4 units • \$462,500/unit • 3,401 sqft • 8,665 sqft lot • \$529.26/sqft •
Built in 1957
South on N. Santa Anita Ave, West on W. Newman Ave

List / Sold:
\$1,850,000/\$1,800,000 ↓
159 days on the market
Listing ID: 24352885



We are pleased to present the sale of 15 W Newman Avenue, an exquisite fourplex nestled in the heart of Arcadia. This property comprises of all two-bedroom, one-bath units, offering a unique opportunity for a buyer to live in one unit while having the other three tenants help pay your mortgage!! With a generous 3,401 square feet of living space on an expansive 8,665 square foot corner lot (R3 Zoning), the meticulously maintained lawn and landscaping enhance the property's curb appeal. There are a total of 5 parking spaces on property, including one uncovered spot and four garage spaces. Tenants benefit from the convenience of an on-site laundry facility, and there exists potential for additional income by converting some garages into Accessory Dwelling Units (ADUs) prospective buyers are advised to verify this possibility with the City. Immerse yourself in the charm of Arcadia living with this extraordinary property, a perfect combination of luxury, convenience, and investment potential. Additionally, a sister property is available at 16 W Newman Avenue, presenting another fourplex situated directly across the street.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- Cap Rate: 2.78
- \$51445 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,601
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01983717
- 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	\$1,750	\$1,750	\$2,300
2:	1	2	1		Unfurnished	\$1,775	\$1,775	\$2,300
3:	1	2	1		Unfurnished	\$1,775	\$1,775	\$2,300
4:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5775027021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold: **\$968,000/\$965,000** ↓

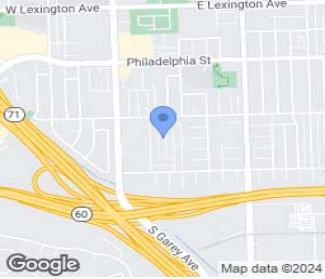
2406 Angela St • Pomona 91766

107 days on the market

4 units • **\$242,000/unit** • **3,828 sqft** • **7,247 sqft lot** • **\$252.09/sqft** • **Built in 1964**

Listing ID: CV24070831

Garey Ave and Olive Street



Great investment property in Pomona. Close to 71 and 60 Fwy. 5 mins drive to Costco, Home Depot and Supper Markets, 15 mins drive to Cal Ploy Pomona. This 4 units complex has: - Unit 1: Front unit at entry level, 3 bedrooms and 2.5 baths. - Unit 2: Main building at entry level, 2 bedrooms and 1.5 bath. - Unit 3: Main building at 2nd floor, 2 bedrooms and 1.5 bath. - Unit 4: Back Unit at entry level, 1 bedroom and 1 bath. Each unit comes with a 1 car garage access in the back of alley. Shared laundry. TLC needed. Property sold with tenants.

Facts & Features

- Sold On 08/28/2024
 - Original List Price of \$988,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$1,030 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area, Gas & Electric Dryer Hookup, Outside
 - \$49560 Gross Scheduled Income
 - \$42306 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: Family Room
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,254
 - Electric: \$327.00
 - Gas: \$1,752
 - Furniture Replacement:
 - Trash: \$1,965
 - Cable TV: 01910881
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Managemnt:
 - Water/Sewer: \$2,610
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$1,130	\$1,130	\$2,800
2:	1	2	2	1	Furnished	\$1,025	\$1,025	\$2,000
3:	1	2	2	1	Furnished	\$1,025	\$1,025	\$2,000
4:	1	1	1	1	Furnished	\$950	\$950	\$1,300

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
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8331023033

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold: **\$799,000/\$800,000** ↗

2466 Cass Pl • Huntington Park 90255

8 days on the market

4 units • **\$199,750/unit** • **2,215 sqft** • **5,041 sqft lot** • **\$361.17/sqft** • **Built in 1949**

Listing ID: DW24155610

Off Firestone Blvd and Santa Fe Ave



This property features four units. Three units with 1 bedroom, 1 bathroom and one unit with 2 bedrooms and 1 bathroom, plus an addition with 2 bedrooms, 1 bath. Close to transportation, schools, and shopping centers.

Facts & Features

- Sold On 08/30/2024
 - Original List Price of \$799,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$2,442 (Estimated)
 - SellerConsiderConcessionYN: Yes
- 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01897136
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,275	\$1,275	\$1,600
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,600
3:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,800
4:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6202031013

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold: **\$1,050,000/\$985,000** ↓

2876 Clarendon Ave • Huntington Park 90255

22 days on the market

4 units • **\$262,500/unit** • **2,972 sqft** • **7,499 sqft lot** • **\$331.43/sqft** • **Built in 1922**

Listing ID: PW24077276

Right on Miles Ave, right on Clarendon Ave, property on the right



Welcome to this beautiful, well maintained multifamily quadruplex. This home is located in the heart of Huntington Park. It's 10 miles from Downtown LA , malls, restaurants, parks, great schools and so much more. Don't miss out on this amazing opportunity to live in one and rent out the units for additional income.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$1,050,000
 - 2 Buildings
 - 5 Total parking spaces
 - \$1,513 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area
 - \$4300 Gross Scheduled Income
 - \$51600 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,100
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$960
 - Cable TV: 01523278
 - Gardener:
 - Licenses:
- Insurance: \$1,420
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	5				

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
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6319002005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Quadruplex

List / Sold:

\$1,129,000/\$1,205,000 

46 days on the market

Listing ID: DW24097929

6563 Southside Dr • Los Angeles 90022
4 units • \$282,250/unit • 1,864 sqft • 4,917 sqft lot • \$646.46/sqft •
Built in 1953
South of Olympic Blvd and Garfield Ave



Apartment building on Southside Dr in East Los Angeles and on the boarder of Montebello, featuring 4 units, each have 1 bed, and 1 bath at 466 sqft living area, and the lot is 4,917 sqft and has a wrought iron gate around the units - , 3 units are totally Remodeled with new updated kitchens, cabinets, garbage disposals, interior paint, flooring, electrical, plumbing, new restrooms, shower, toilets, new light fixtures, these units have recently been painted on the exterior and have new double pane windows throughout, new hand rails, staircase is redone and painted, each unit has a 1 car garage, nice grass yard for family. the building features 2 utility rooms so you can set up a laundry room and make extra income, the county has upgraded the island in front of the building with exercise equipment and a nice walk way for you to get some steps in and exercise path for you and your family, 1 unit is not remodeled but has new double pane windows and the exterior is updated.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$1,129,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$1,946 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, See Remarks
- \$88890 Gross Scheduled Income
- \$76890 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lawn, Level with Street
- Security Features: Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02078798
- Gardener:
- Licenses:
- Insurance: \$2,300
- 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	1	1	1	Unfurnished	\$1,400	\$1,400	\$2,200
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6351016020

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Quadruplex

4326 Cogswell Rd • El Monte 91732
4 units • \$525,000/unit • 4,122 sqft • 25,324 sqft lot • \$509.46/sqft •
Built in 1935
in between Ramona and Lower Azusa Rd

List / Sold:
\$2,100,000/\$2,100,000 ↓
54 days on the market
Listing ID: PW24088522



Major Price reduction!!! Do not miss out on this beautiful property located in prime area in El Monte. Four Homes located on over half an acre 25,316 square foot lot. Welcome to your own compound with 4 separate homes. Front home has 3 bedrooms and 2 baths. Two of the other homes have 2 bedrooms and 2 baths. The last unit has 2 bedrooms and 1 bath. Front home has a 2 car detached garage. The other 3 homes have an attached 1 car garage. All 4 homes have a front yard and backyard. The front motorized solar gate is a great security feature. Do not miss out in this once of lifetime opportunity to own this unique property.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$2,300,000
- 4 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,511 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Other Interior Features: Block Walls, Storage

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: 01818693
- 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	
2:	2	2	2	1	Unfurnished	\$0	\$0	
3:	3	2	1	1	Unfurnished	\$0	\$0	
4:	4	2	1	1	Unfurnished	\$0	\$0	

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8545009012

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • **Quadruplex**

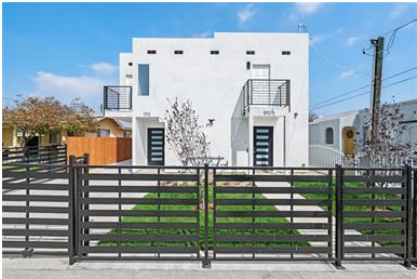
List / Sold:

\$2,449,000/\$2,485,000

9 days on the market

Listing ID: DW24086561

1012 S Herbert Ave • Los Angeles 90023
4 units • **\$612,250/unit** • **5,458 sqft** • **6,577 sqft lot** • **\$455.29/sqft** •
Built in 2024
Cross St. with Whittier Blvd and Between S. Record & S Gage Ave.



Immaculate NEW DEVELOPMENT in the City of Los Angeles- WHICH CONSISTS OF 2- 2 STORY DUPLEXES (TOTAL OF 4 UNITS). This beautiful Turn Key 4-Unit property sits in a prime location of Los Angeles. The Front 2 Units are as follows Unit A- 4 bedrooms/2.5 bath, Unit B- 4 Bedrooms/2.5 bath. The Rear Duplexes consist of 4 bedrooms/ 3 baths each unit. The property has a great and spacious floor plan layout with large bedrooms & custom closets in all the units. The kitchens have quartz countertops, stainless steel appliance, microwave, stove, dishwasher, refrigerator & custom-made cabinets. Beautifully painted with laminate flooring that weathers any storm! Each unit has their own central HVAC system with recess lighting throughout each unit. The laundry rooms have electric & gas hook-ups and tankless water heaters in each unit double panel windows throughout the units. Outdoors the property has decorative wood, block & iron fencing with front gate. Artificial Grass is installed which makes landscape maintenance a breeze. A perfect INCOME Property Opportunity for all Investors! This development is located in an extremely desirable location- The location couldn't be better, with Herbert Ave. is cross with Whittier Blvd. offering plenty of dining, shopping and entertainment options, a quick access to the 710, 5, 60 & 10 Freeway, property is a short distance to East L.A. Community Collage & Cal State University of Los Angeles. Don't wait, seize this incredible opportunity now and make these beautifully two-level units in East Los Angeles your own!

Facts & Features

- Sold On 08/26/2024
 - Original List Price of \$2,449,000
 - 2 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,382 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, See Remarks
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Multi-Level Bedroom
 - Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Gas & Electric Range, Microwave, Refrigerator, Tankless Water Heater, Water Line to Refrigerator
 - Other Interior Features: 2 Staircases, Open Floorplan, Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: New Condition, Wrought Iron
 - Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01948605
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense: \$0
 - Other Expense Description: 0000

Unit Details

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

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
 - Buyer Agency Compensation: 1.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5239017014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$1,015,000/\$915,000** ↓

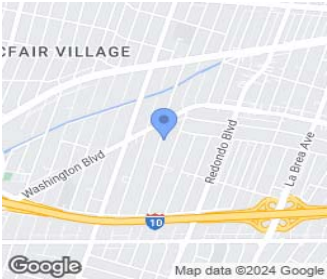
2046 S Burnside Ave • Los Angeles 90016

457 days on the market

4 units • **\$253,750/unit** • **3,408 sqft** • **5,867 sqft lot** • **\$268.49/sqft** • **Built in 1953**

Listing ID: 23274883

Burnside and Washington Blvd



Excellent Investment opportunity to own 4-plex in Mid-City neighborhood. Very convenient to public transportation, DTLA, the Grove, Beverly Center and a short distance to many restaurants and shopping on Pico/La Brea area. Easy access to the Santa Monica freeway. Minutes from LAX. Please do not disturb the existing tenants or walk the property without an appointment.

Facts & Features

- Sold On 08/28/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:
- \$38016 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,472
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01949225
- Gardener:
- Licenses:
- Insurance: \$2,468
- Maintenance: \$900
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$897	\$897	\$2,000
2:	1	2	1		Unfurnished	\$1,194	\$1,194	\$2,000
3:	1	2	1		Unfurnished	\$783	\$783	\$2,000
4:	1	2	1		Unfurnished	\$1,000	\$1,000	\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5063016026

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

4506 W 16th Pl • Los Angeles 90019
4 units • \$300,000/unit • 4,080 sqft • 6,997 sqft lot • \$245.10/sqft •
Built in 1923
https://www.google.com/maps/place/4506+W+16th+Pl,+Los+Angeles,+CA+90019/@34.0484137,-118.334118,33518716s%2Fg%2F11csjf_ml8

List / Sold:
\$1,200,000/\$1,000,000 ↓
197 days on the market
Listing ID: 23237711



Facts & Features

- Sold On 08/29/2024
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry:
- \$40320 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

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

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$40,320
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02037661
- 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	\$1,038	\$1,038	\$3,000
2:	1	1	1		Unfurnished	\$1,273	\$1,273	\$3,000
3:	1	1	1		Unfurnished	\$1,339	\$1,339	\$3,000
4:	1	1	1		Unfurnished	\$1,093	\$1,093	\$3,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071016024

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

337 /339 N Spaulding Ave • Los Angeles 90036
4 units • \$437,500/unit • 5,148 sqft • 6,419 sqft lot • \$329.25/sqft •
Built in 1928
one and a half block north of Beverly Blvd.

List / Sold:

\$1,750,000/\$1,695,000 ↓

62 days on the market

Listing ID: 24409675



Welcome to this charming 4-plex property, a rare gem located in one of Los Angeles' most desirable neighborhoods. This Spanish Style multi-family residence offers a unique investment opportunity with a perfect blend of historic charm and modern amenities. Each unit features spacious living rooms with original hardwood floors, bedrooms with ample closet space and its own laundry room. Lush, landscaped communal backyard with a patio area is ideal for dining and relaxation. Detached 4 car garages with additional driveway parking. Individual gas and electric meters for each unit. Situated in the Vibrant and culturally rich neighborhood of Beverly Center/Miracle Miles, this property is just minutes away Los Angeles' finest attractions and amenities. CBS Television City located just a short walk from the property and it is a significant landmark. Future development plans for the CBS site include a mixed-use project that will bring additional dining, shopping, and entertainment options, making this property location even more desirable. The property is a mere 5-minutes drive or a leisurely 15-minutes walk to the premier shopping, high-end retailers, dinning options and entertainment venues at Beverly Center. The Grove and iconic open-air Farmers Market are only a 7 minutes drive. This property offers an incredible investment opportunity in a prime Los Angeles location with strong rental potential and the added benefit from all the shopping, culinary, and entertainment attraction in the area.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$88000 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,017	\$2,017	\$3,000
2:	2	2	1		Unfurnished	\$1,765	\$1,765	\$3,000
3:	3	2	1		Unfurnished	\$1,620	\$1,620	\$3,000
4:	4	2	1		Unfurnished	\$2,850	\$2,850	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5527040015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$598,000/\$625,000** ↓

7818 Avalon Blvd • Los Angeles 90003

183 days on the market

4 units • **\$149,500/unit** • **2,240 sqft** • **4,000 sqft lot** • **\$279.02/sqft** • **Built in 1947**

Listing ID: 24361463

Please use global positioning systems



Investors' Special!!! 4-unit multi-family investment property located in the heart of Los Angeles close to downtown, a mile to the Green Meadows Recreation Center and only 5 miles from SoFi Stadium & the University of Southern California. Making it a perfect central location for your future prospective tenants! All units are 1+1 and each unit has its' own kitchen. There's assigned parking spaces for all 4 units. Conveniently located to schools, shopping & eateries. Transportation and the bus lines are within commuting distance. Please do not disturb the tenants. Shown with accepted offer ONLY. With a little TLC, it will only increase the value! Hurry, this won't last long!

Facts & Features

- Sold On 08/26/2024
 - Original List Price of \$798,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$84000 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01880260
 - 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	\$1,695	\$1,695	\$1,750
2:	1	2	1		Unfurnished	\$1,151	\$1,151	\$1,750
3:	1	1	1		Unfurnished	\$873	\$873	\$1,750
4:	1	0	1		Unfurnished	\$656	\$656	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6023032016

Michael Lembeck

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

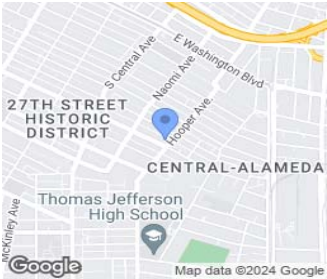
Citivest Realty Services, Inc

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

Closed • **Quadruplex**

1265 E Adams Blvd • Los Angeles 90011
4 units • **\$700,000/unit** • **8,692 sqft** • **7,317 sqft lot** • **\$304.88/sqft** •
Built in 2024
East on Adams Bl Corner to Hooper

List / Sold:
\$2,800,000/\$2,650,000 ↓
37 days on the market
Listing ID: DW24120144



LAIOMA PROPERTIES is proud to present this beautiful, new construction 4-Unit townhome style property. This property contains two 3-story duplexes with the front duplex boasting 5bed/4 bath per unit and the larger rear duplex containing 5 bed/4 bath per unit with attached garage access. These units contain open floor plans, multiple master bedrooms in all units, walk-in closets, high ceilings, custom window shades. There are also beautiful quartz countertops in the kitchens and bathrooms with custom decorative backsplash throughout each. Some other features include stainless steel appliances, custom kitchen cabinets, two-toned interior painting, HVAC systems, low voltage led recessed lighting, laundry rooms with washer/dryer, drought tolerant landscaping, automatic fire sprinkler system throughout all units. Rear duplex has four 2-car garages attached with alley access, plenty of parking with decorative pavers throughout the property. All units are individually metered for water, gas, and electricity. Tenants pay all utilities keeping costs low for an investor! The property includes solar panels that are owned and fully paid off by the developer. Overall, this is a very low maintenance property that is well secured with and security cameras.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment
- Heating: Central, ENERGY STAR Qualified Equipment
- \$481 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Closet
- Cap Rate: 7.1
- \$240000 Gross Scheduled Income
- \$201661 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate
- Appliances: Electric Range, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block, Electric, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,339
- Electric: \$450.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses: 169
- Insurance: \$2,600
- Maintenance: \$1,800
- Workman's Comp: \$0
- 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:	4	20	16	6	Unfurnished			\$20,000

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5119022017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • [Quadruplex](#)

List / Sold: **\$985,000/\$985,000**

6514 Foster Bridge Blvd • Bell Gardens 90201

16 days on the market

4 units • **\$246,250/unit** • **2,550 sqft** • **6,182 sqft lot** • **\$386.27/sqft** • **Built in 1959**

Listing ID: DW24151579

Off Garfield and Perry



4 units located in Bell Gardens with 2 units with 2 bedrooms and 1 bathroom and 2 units with 1 bedroom and 1 bathroom. Each unit has its own carport for parking with storage cabinets in the carport.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$985,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Heating: Floor Furnace
 - \$3,093 (Estimated)
 - SellerConsiderConcessionYN:
- \$27600 Gross Scheduled Income
 - \$1996 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Carpet, Vinyl
- Appliances: None
 - Other Interior Features: Tile Counters

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,804
 - Electric: \$180.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$1,267
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,320
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$700	\$700	\$2,200
3:	1	1	1	0	Unfurnished	\$800	\$800	\$2,200
4:	1	2	1	0	Unfurnished	\$800	\$800	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6358012041

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

743 N Occidental Blvd • Los Angeles 90026
5 units • \$575,000/unit • 4,058 sqft • 7,102 sqft lot • \$669.05/sqft •
Built in 1922
Prime Silverlake location just south of Sunset Blvd

List / Sold:
\$2,875,000/\$2,715,000 ↓
111 days on the market
Listing ID: 24384553



Las Casitas is a 5-unit apartment building at 743 N. Occidental Blvd. in the desirable Silverlake neighborhood of Los Angeles. Extensively renovated in 2023, the property offers renters a high-demand mix of two 1-bedroom/1bath, one 2-bedroom/1-bath, and two 3-bedroom/2-bath units across 3,560 square feet of improvements on 7,100 square feet (0.16 acres) of land. Las Casitas is a 1920s Spanish house with four separate bungalows that give tenants the feel of a home. Originally built in 1927, the units were taken down to the studs in 2023 and rebuilt with new hardwood floors, kitchen cabinets, countertops, stainless steel appliances, designer tiles, fixtures, and lighting. The bathrooms have been updated with modern vanities, tiles, bathtubs, and hardware. The units have new windows, split system conditioning units, and in-unit washers and dryers. In addition, the building has copper plumbing, new electrical system & wiring, exterior paint and landscaping. The charming Spanish architecture, resort-style feel, and location are major draws for Las Casitas. Additional drivers leading to the high rents being achieved include the elevated renovation level and designer touches. Tenants have proven they are willing to pay more for a premium product which far exceeds the level of detail found at competing properties. Utilities are separately metered for electricity and gas, and each unit has an individual water heater. Las Casitas is the perfect opportunity for investor looking for a high yield, excellent location, and a turn-key asset.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$2,875,000
 - 4 Buildings
 - Levels: Multi/Split
 - 5 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$161227 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,339
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$3,204	\$3,204	\$3,250
2:	1	3	2		Unfurnished	\$4,004	\$4,004	\$4,150
3:	1	3	2		Unfurnished	\$4,151	\$4,151	\$4,150
4:	1	1	1		Unfurnished	\$3,254	\$3,254	\$3,250
5:	1	2	1		Unfurnished	\$3,695	\$3,695	\$3,700

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 # 5401027010

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

1210 E 68th St • Los Angeles 90001
5 units • \$243,000/unit • 3,441 sqft • 5,390 sqft lot • \$376.34/sqft •
Built in 1941
E 68th St and Central Ave

List / Sold:
\$1,215,000/\$1,295,000 
108 days on the market
Listing ID: 24391957



We are pleased to present 1210 E 68thSt, a 5-unit bungalow apartment community located in the Florence neighborhood of South Los Angeles, CA. The property, including a fully permitted ADU built in 2022, is comprised of an excellent unit mix of (2) 2 bed/1 Bath units,(2) 3 bed/1 Bath unit and (1) 1 Bed/1 Bath unit. There are currently five (5) Section 8 tenants in-place offering excellent security of income and collections. The property boasts a current monthly income of \$11,729, a 7.74% Cap Rate, and8.88 GRM on current income. Section 8 Voucher Payment Standards (per HACLA) are currently up to \$2,407 for1-bedroom units, \$3,052 for 2-bedroom units, and \$3,915 for3-bedroom units as of 2/2024. The gated property also sits on a 5,390 square feet lot.1210 E 68th St is centrally located just 4 miles from USC and Downtown with convenient access to the 110 freeway and walkability to several schools and local amenities along Central Avenue and Florence Avenue. South Los Angeles has seen significant rent growth over the past several years due to its relative housing affordability and convenient proximity to Downtown Los Angeles, Sofi Stadium, USC, Culver City, and South Bay. Rents in South LA have grown significantly over the past few years with average 2-bedroom market rents reaching \$2,300-\$2,600and Section 8 Voucher Payment Standards rising up to\$3,052. With low vacancy rates, landlord-favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$1,250,000
 - 2 Buildings
 - Levels: One, Two
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 8
 - \$97190 Net Operating Income

Interior

- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$39,336
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,413	\$1,413	\$1,850
2:	2	2	1		Unfurnished	\$1,820	\$3,640	\$2,350
3:	2	3	1		Unfurnished	\$3,338	\$6,676	\$3,350

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 # 6010010005

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:

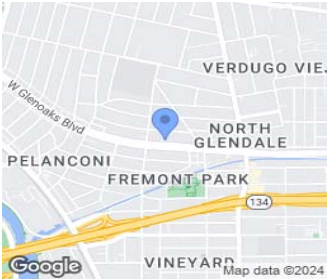
\$1,799,999/\$2,020,000 

41 days on the market

Listing ID: P1-18517

653 W Glenoaks Blvd • Glendale 91202
6 units • \$300,000/unit • 4,412 sqft • 6,518 sqft lot • \$407.98/sqft • Built in 1940

Located on Glenoaks Blvd, between Concord St. and N. Kenilworth.



Unique opportunity to own a premier 6-unit investment property located in the heart of residential Glendale. Family owned; this two-building complex was built in 1940. Multiple units have been updated in recent years, and the exterior was recently re-painted. Two of the units feature two bedrooms and one bathroom, three of the units feature one bedroom and one bathroom, and one unit is a studio unit with kitchen and bath. Four garage spaces are leased to select tenants providing additional storage space. A community laundry room with leased washer/dryer is located in the rear building.

Facts & Features

- Sold On 08/27/2024
 - Original List Price of \$1,799,999
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Common Area, Community, See Remarks
 - \$62964 Gross Scheduled Income
 - \$38750 Net Operating Income
 - 7 electric meters available
 - 6 gas meters available
 - 0 water meters available

Interior

- Floor: Wood
- Appliances: Gas Oven, Gas Cooktop, Gas Water Heater, Refrigerator
 - Other Interior Features: 2 Staircases, Ceiling Fan(s), Storage, Tile Counters

Exterior

- Lot Features: Front Yard, Rectangular Lot, Sprinkler System, Sprinklers Timer
 - Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,214
 - Electric: \$3,000.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$120
 - Cable TV: 01038441
 - Gardener:
 - Licenses:
- Insurance: \$6,374
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3600
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,657	\$1,657	\$0
2:	2	1	1	1		\$1,950	\$1,950	
3:	1	1	1	1		\$1,500		
4:	2	1	0			\$2,200		
5:	0	1	1	1		\$987		
6:	1	1				\$2,200		

Of Units With:

- Separate Electric: 7
 - Gas Meters: 6
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard, Trust sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 5635008012

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:

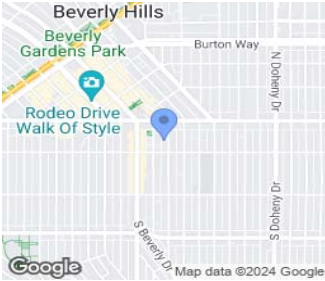
\$3,550,000/\$2,855,000 ↓

90 days on the market

Listing ID: SR24091815

141 S Canon Dr • Beverly Hills 90212
6 units • \$591,667/unit • 5,468 sqft • 6,072 sqft lot • \$522.13/sqft •
Built in 1938

Turn left onto Wilshire Boulevard, turn right onto South Beverly Glen Blvd, Turn left onto West Olympic Blvd,
Turn left onto South Canon Drive.



Constructed in 1938, the property sits on a 6,070 square foot parcel and consists of a two-story building with a detached carport offering six covered parking spots. The unit mix comprises (6) six large one-bedroom, one-bathroom units, each measuring approximately 800 square feet. Available for purchase on the open market for the first time in more than four decades, 141 South Canon Drive has been meticulously cared for by its current owners. They have made significant capital improvements over the years, such as a new roof and completely replacing the plumbing with copper pipes. By taking advantage of the premium rental rates typically associated with character-style buildings in Beverly Hills, this presents a rare opportunity to start benefiting from increased returns right from day one. This property is located in a highly sought-after rental submarket that is in need of renovated units, making it an exceptional investment opportunity. Nestled in an enclave of luxury, 141 South Canon Drive enjoys a prime location just south of Wilshire Boulevard in Beverly Hills and one block away from the famed South Beverly Drive, providing residents with access to an array of upscale boutiques, fine dining establishments, and cultural attractions within walking distance of the prestigious Golden Triangle shopping district. Its strategic positioning near major employment hubs such as the Wilshire Corridor and Century City offers professionals convenient access to diverse job opportunities in finance, law, entertainment, and technology, making it an enticing destination for those seeking a vibrant urban lifestyle coupled with proximity to their workplace.

Facts & Features

- Sold On 08/30/2024
 - Original List Price of \$3,550,000
 - 1 Buildings
 - 6 Total parking spaces
 - \$923 (Estimated)
 - SellerConsiderConcessionYN:
- \$204994 Gross Scheduled Income
 - \$128716 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$76,278
 - Electric: \$6,810.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$5,766
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$5,102
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 10250
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	6	Unfurnished	\$7,171	\$17,671	\$21,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4331001008

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

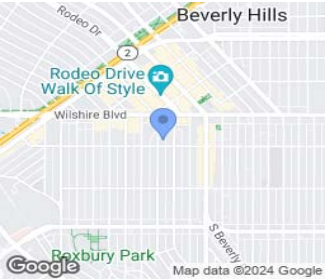
List / Sold:

\$3,650,000/\$3,550,000 ↓

51 days on the market

Listing ID: 24397707

148 S Camden Dr • Beverly Hills 90212
6 units • \$608,333/unit • 7,310 sqft • 7,649 sqft lot • \$485.64/sqft •
Built in 1936
South of Wilshire Boulevard



Welcome to 148 S Camden Dr, a distinguished six-unit French Chateau style building nestled in the heart of Beverly Hills. Each unit at 148 S Camden Dr boasts generous square footage and stylish interiors, offering a blend of classic charm and comfort. This property features a desirable unit mix and is available for individual purchase or as part of a trio with two additional multi-family buildings nearby (153 S Linden Dr and 153 S Spalding Dr). Positioned near transformative developments such as the planned conversion of the Saks Fifth Avenue complex into upscale offices and apartments, as well as The Peninsula Hotel and the renowned boutiques of Rodeo Drive, 148 S Camden Dr presents a prime opportunity for investors seeking long-term value appreciation in Beverly Hills.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$3,650,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Forced Air, Gravity
- SellerConsiderConcessionYN:
- \$132477.32 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$37,943
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01160681
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$2,575	\$5,150	\$13,150
2:	2	1	1		Unfurnished	\$2,060	\$4,120	\$10,625
3:	2	2	2		Unfurnished	\$2,468	\$4,935	\$15,385

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4328027013

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

CUSTOMER FULL: Residential Income LISTING ID: 24397707

Printed: 09/01/2024 7:54:17 AM

Closed • Apartment

List / Sold:

\$1,350,000/\$1,150,000 ↓

1 days on the market

Listing ID: SB24129384

1623 W 80th St • Los Angeles 90047
7 units • \$192,857/unit • 5,427 sqft • 6,751 sqft lot • \$211.90/sqft •
Built in 1965
Manchester East to Western make a left, to 80th make a right.



Great investment opportunity in the heart of LOS ANGELES. Over 5,800 SF of living space in this 7-unit building, comprised of (5)2BD + 1BA, (1)2BD + 2BA & (1)0BD + 1BA. Each tenant is allocated one off-street parking space and access to an on-site laundry facility, 2.4 miles from SoFi Stadium & the Inglewood Forum. Fully occupied. Sold As-Is, \$249 Per SF. DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 2 Total carport spaces
- \$1,083 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$137652 Gross Scheduled Income
- \$116160 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,492
- Electric: \$2,076.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$4,200
- Cable TV: 01413560
- Gardener:
- Licenses: 0
- Insurance: \$6,000
- Maintenance: \$1,800
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$6,456
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,785	\$1,785	\$3,000
2:	1	2	1	0	Unfurnished	\$2,125	\$2,125	\$3,000
3:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$3,000
4:	1	2	1	0	Unfurnished	\$1,830	\$1,830	\$3,000
5:	1	2	1	0	Unfurnished	\$1,216	\$1,216	\$3,000
6:	1	2	1	0	Unfurnished	\$2,150	\$2,150	\$3,000
7:	1	0	1	0	Unfurnished	\$515	\$515	\$1,800

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6034002018

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,980,000/\$1,980,000

15746 Ryon Ave • Bellflower 90706

106 days on the market

9 units • \$220,000/unit • 4,644 sqft • 20,058 sqft lot • \$426.36/sqft •
Built in 1938

Listing ID: 24393089

North Alondra Boulevard, West of Bellflower Boulevard, South of Somerset Boulevard, East of Clarke Avenue



9 Single-Story Bungalows on Large 20,058-SF Lot | Outstanding Future Development Potential or Opportunity to Build 2 ADUs (Accessory Dwelling Units) | Desirable Bellflower Location - Just North of Alondra Boulevard & 2 Blocks to Bellflower Boulevard | Unit Mix of (One) 3-Bedroom/1-Bathroom House & (Eight) 1-Bedroom/1-Bathroom Bungalows | Remodeled Front 3-Bedroom House with 2-Car Garage & Private Backyard | 5.58% Current Cap Rate & 11.72 Current GRM | 7.67% Pro-Forma Cap Rate & 9.26 Pro-Forma GRM | No Local Rent Control - Defaults to AB 1482 | Six of the Seven Structures Contain Brand-New Roofs | Fully Renovated 1-Bedroom Unit with New Kitchen Cabinets, New Quartz Counters, New Bathroom, New Vinyl Floors, New Closet, New Recessed Lighting, New Fixtures and New Ceiling Fan | Recently Painted Property with Tremendous Curb Appeal | Updated Plumbing & New Water-Efficient Landscaping | On-Site Laundry Facility, Total of 14 Parking Spaces & Ample Outdoor Space for Tenants | Close Proximity to St. John Bosco High School, Bellflower City Hall, Bristol Civic Auditorium, Bellflower Library Garden, and the 91, 605 & 105 Freeways

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$1,980,000
- 7 Buildings
- Levels: One
- 14 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Individual Room, Washer Included
- Cap Rate: 5.58
- \$110568 Net Operating Income
- 9 electric meters available
- 9 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$53,561
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,980	\$2,980	\$3,450
2:	8	1	1		Unfurnished	\$1,387	\$11,100	\$14,360

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6271031010

Michael Lembeck

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

Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

CUSTOMER FULL: Residential Income LISTING ID: 24393089

Printed: 09/01/2024 7:54:17 AM

Closed •

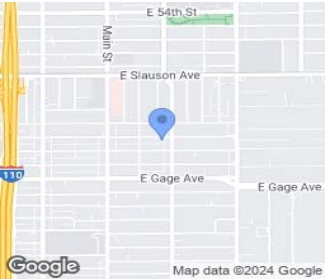
List / Sold:

\$1,850,000/\$1,775,000 ↓

41 days on the market

Listing ID: 24397469

240 E 60th St • Los Angeles 90003
10 units • \$185,000/unit • 8,864 sqft • 9,242 sqft lot • \$200.25/sqft •
Built in 1965
0.5 miles east of the 110 Freeway, 240 East 60th is between E. Slauson Ave. and E. Gage Ave.



240 East 60th Street is a 10-unit courtyard-style property located minutes from several South LA thoroughfares including Broadway, Main Street, Manchester Boulevard, and the 110 Freeway. This value-add property is offered at a 5.94% CAP and 9.87 GRM on current rents, \$185,000 per unit, and \$209 per foot. Built in 1965, 240 East 60th St. consists of (3) 3-bdrm. units and (7) 2-bdrm. units that offer approx. 63% rental upside (compared to renovated units in the area). At projected market rents, the property will stabilize at a 12.09% CAP and 6.05 GRM. Property amenities include gated entry, carport parking, and on-site laundry facilities. 240 E. 60th can be purchased individually or as part of a 5 property South LA portfolio - please contact Listing Agent 1.

Facts & Features

- Sold On 08/27/2024
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.94
- \$109842 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$72,865
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	1		Unfurnished	\$2,896	\$8,687	\$9,300
2:	7	2	1		Unfurnished	\$980	\$6,859	\$16,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6006008006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

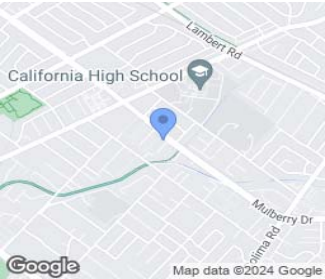
List / Sold:

\$3,125,000/\$3,050,000 ↓

42 days on the market

Listing ID: CV24118725

10203 Ruoff Ave • Whittier 90604
12 units • \$260,417/unit • 10,434 sqft • 16,465 sqft lot • \$292.31/sqft •
Built in 1959
East of I-605, South of CA-60; Near the Intersection of Mulberry Dr & Ruoff Ave



NEW PRICE! Current 5.6% CAP Rate and a 12.5 GRM! We are proud to exclusively offer for sale this investment opportunity located in the highly sought after rental community of Whittier. This 12 unit residential multi-family investment property is comprised of all LARGE, well-designed 2-bedroom/1-bathroom apartments, spread across 3 separate structures, all of which provide comfortable and spacious living spaces. The property boasts newer copper plumbing throughout, ensuring durability and reduced maintenance concerns. A new roof, installed in 2020, adds to the property's long-term value and appeal. The total rental square footage is an impressive 10,434 sq ft, set on a generous 16,465 sq ft lot, providing ample space for tenants and potential future ADU enhancements (buyer to verify with city authorities.) Each unit is separately metered for electricity and gas, allowing for straightforward utility management and minimizing operating expenses. Tenants benefit from onsite car-port parking, enhancing convenience and desirability. Additionally, while the laundry facility is currently not in use, it offers an added value potential for future activation. Currently priced at a 5.6% CAP Rate and a 12.5 GRM, this property promises a solid return on investment. This is a rare opportunity to acquire a well-maintained, high-demand property in a thriving rental market.

Facts & Features

- Sold On 08/30/2024
- Original List Price of \$3,295,000
- 3 Buildings
- Levels: Two
- 17 Total parking spaces
- 13 Total carport spaces
- \$3,834 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
- \$249996 Gross Scheduled Income
- \$174986 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$67,510
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$3,852
- Cable TV: 01114703
- Gardener:
- Licenses:
- Insurance: \$10,500
- Maintenance: \$9,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,048
- Other Expense: \$1,800
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,195	\$2,195	\$2,195
2:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,195
3:	1	2	1	0	Unfurnished	\$1,704	\$1,704	\$2,195
4:	1	2	1	0	Unfurnished	\$1,692	\$1,692	\$2,195
5:	1	2	1	0	Unfurnished	\$1,686	\$1,686	\$2,195
6:	1	2	1	0	Unfurnished	\$1,747	\$1,747	\$2,195
7:	1	2	1	0	Unfurnished	\$1,678	\$1,678	\$2,195
8:	1	2	1	0	Unfurnished	\$1,709	\$1,709	\$2,195
9:	1	2	1	0	Unfurnished	\$1,624	\$1,624	\$2,195
10:	1	2	1	0	Unfurnished	\$1,624	\$1,624	\$2,195
11:	1	2	1	0	Unfurnished	\$1,624	\$1,624	\$2,195
12:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,195

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8152007050

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$3,625,000/\$3,550,000 ↓

13716 Penn St • Whittier 90602
14 units • \$258,929/unit • 18,910 sqft • 15,256 sqft lot • \$187.73/sqft •
Built in 1975

252 days on the market
Listing ID: PW23178891

On Penn St, in between College Ave and Guilford Way



We are pleased to present 13716 Penn Street in Whittier, California. This property is in the highly desirable neighborhood of Uptown Whittier just walking distance to Greenleaf Avenue, Whittier College, Penn Park and numerous hiking trails. This property was built in 1975 and consists of one 14 unit building at the top of the hill on Penn Street. The building is constructed on a raised foundation, has pitched roofs and is on one spacious lot offering ample tenant parking with a total of 13 single car garages and 3 double car garages. The property has an onsite laundry room which consists of 3 washers and 3 dryers which are owned by the seller, the property also offers gated entry to all access points.

Facts & Features

- Sold On 08/26/2024
- Original List Price of \$4,200,000
- 1 Buildings
- 16 Total parking spaces
- \$5,851 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$366924 Gross Scheduled Income
- \$230357 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$128,749
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02164683
- 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:	8	2	1	0	Unfurnished	\$2,103	\$2,103	\$2,450
2:	4	2	2	0	Unfurnished	\$1,992	\$1,992	\$2,750
3:	1	2	3	0	Unfurnished	\$3,500	\$3,500	\$4,500
4:	1	3	3	0	Unfurnished	\$2,284	\$2,294	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8142001033

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$4,000,000/\$4,040,000 ↓

136 days on the market

Listing ID: 24350759

1984 Park Grove Ave • Los Angeles 90007
26 units • \$153,846/unit • 14,549 sqft • 5,941 sqft lot • \$277.68/sqft •
Built in 1912
South of Washington, North of Adams, East of Hoover, West of 110 Fwy



TWO WEEK CALL FOR OFFERS! LARGE PRICE ADJUSTMENT WITH NEW & IMPROVED METRICS! BRING ALL OFFERS! 26 units located in the heart of the USC Patrol Zone, which has campus security patrolling the neighborhood 24/7/365. Any students living in the USC Patrol Zone get free Uber's! Great price per door of \$153K. In-place GRM of 8.22 with the upside to a 5.67 GRM, and an in-place cap rate of 8.02% with the upside to a 12.62% cap rate. Tenants can enjoy being 1 mile away from USC & Exposition Park and all of the attractions nearby like the new \$1B George Lucas Museum, etc. Units are well sized with detached kitchens/bathrooms, with some having beautifully exposed brick and unrestricted views of the DTLA skyline. Majority of the units are on RUBS for utility reimbursements to help lower operating costs. There's a fire sprinkler system for all units and all hallways + common areas that was recently serviced, along with a fire alarm system, 24/7 security camera system and a burglar alarm system for secured entry & tenant safety. The electrical system has been updated and done with permits, in addition to extensive plumbing repairs, upgrades and re-piping. Exterior and common area improvements include new paint, window replacements, common area hallway flooring + stairs replacement, new washer & dryer machines (leased with WASH), water heaters, etc. ADU conversion potential on the bottom floor to convert 3 large vacant storage & office spaces into 3 ADU's/units (no in-place permits or RTI's), which would take the unit count to 29 and add substantial monthly/annual income. All 3 have plumbing & electrical in-place and ready to be converted!

Facts & Features

- Sold On 08/29/2024
- Original List Price of \$4,995,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Washer Included
- Cap Rate: 8.02
- \$320782 Net Operating Income

Interior

Exterior

- Security Features: 24 Hour Security, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinkler System, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$151,082
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1		Unfurnished	\$1,409	\$12,678	\$20,250
2:	17	0	1		Unfurnished	\$1,510	\$25,669	\$31,450
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124018009

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