

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	SR23161207	S	1538 E Broadway	GD	628	STD	2	\$0	\$2,050,000	\$1,520.77	1348	1937/ASR	7,482/0.1718	N	0	08/29/23	0/0	
2	PW23088771	S	13612 Earlham Dr	WH	670	STD	2	\$29,400	\$700,000	\$437.50	1600	1927/ASR	5,780/0.1327	N	0	08/29/23	52/52	
3	WS23109645	S	1931 Workman ST	LA	677	STD	2	\$6,000	\$1,075,000	\$310.33	3464	1902/PUB	7,495/0.1721	N	0	08/29/23	56/56	
4	AR23084478	S	2231 Rogers AVE	LA	BOYH	STD	2	\$28,944	\$550,000	\$421.78	1304	1946/ASR	5,044/0.1158	N	0	08/29/23	100/100	
5	PW23047885	S	1544 Pleasant AVE	LA	BOYH	STD	2	\$57,644	\$820,000	\$251.84	3256	1901/PUB	6,918/0.1588	N	2	08/29/23	88/88	
6	23272387	S	738 -740 S Fresno ST	LA	BOYH	STD	2		\$1,290,000	\$396.56	3253	2018	6,120/0.14	N	0	08/28/23	60/60	
7	23287559	S	129 S Crescent DR	BEVH	C01	STD	2	\$12,000	\$3,126,000	\$765.61	4083/A	1935/ASR	6,070/0.13	N	4	08/28/23	13/13	
8	23288591	S	1287 Devon AVE	LA	C05	STD	2		\$2,250,000	\$717.70	3135	1941	4,842/0.11	N	0	08/28/23	32/32	
9	23278183	S	1616 S Sherbourne DR	LA	C09	STD	2		\$2,300,000	\$601.46	3824	1929	6,500/0.14	N	0	08/29/23	8/8	
10	23292183	S	227 Ruth AVE	VEN	C11	STD	2		\$3,100,000	\$978.54	3168	2013	4,235/0.09	N	0	08/31/23	2/2	
11	SB23108863	S	101 Sunridge ST	PDLR	C31	STD	2	\$69,552	\$2,034,325	\$1,086.71	1872	1956/ASR	2,764/0.0635	N	2	08/28/23	15/15	
12	MB23105080	S	1261 W 55th ST	LA	C34	STD	2	\$2,600	\$700,000	\$386.95	1809	1916/PUB	5,461/0.1254	N	0	08/31/23	32/32	
13	DW23030670	S	7807 La Salle AVE	LA	C36	STD	2	\$67,200	\$865,000	\$558.06	1550	1926/ASR	5,200/0.1194	N	0	08/29/23	56/56	
14	PW23063839	S	1266 E 88th PL	LA	C37	REO	2	\$0	\$459,000	\$325.07	1412	1922/ASR	6,590/0.1513	N	0	09/01/23	115/115	
15	DW23115336	S	307 E 109th ST	LA	C37	STD	2	\$0	\$714,000	\$782.89	912	1941/ASR	5,403/0.124	N	2	08/30/23	9/9	
16	23272311	S	530 W 49th PL	LA	C42	STD	2		\$675,000	\$555.10	1216	1910	4,195/0.09	N	0	08/28/23	95/95	
17	AR23069398	S	4249 Floral DR	ELA	ELA	STD	2	\$59,190	\$710,000	\$458.66	1548	1925/ASR	5,622/0.1291	N	2	09/01/23	29/29	
18	23275445	S	3418 Whiteside ST	LA	ELA	STD	2		\$722,000	\$398.02	1814	1926	5,832/0.13	N	0	08/28/23	55/55	
19	23265907	S	3439 -344 58th PL	LA	PHHT	STD	2		\$915,000	\$403.08	2270	1965/ASR	6,750/0.15	N	3	09/01/23	99/99	
20	23297257	S	4730 Angeles Vista BLVD	VWPK	PHHT	STD	2		\$1,000,000	\$257.86	3878	1925	8,717/0.2	N	0	08/31/23	0/4	
21	SB23113087	S	18828 Jersey AVE	ART	RC	STD	2	\$68,400	\$1,102,000	\$502.28	2194	1920/ASR	7,975/0.1831	N	2	08/29/23	26/26	
22	SR23109182	S	7356 Seattle AVE	RES	RES	STD	2	\$0	\$1,090,000	\$602.21	1810	1951/ASR	10,076/0.2313	N	2	08/31/23	22/22	
23	23249895	S	11128 Ventura BLVD	STUD	STUD	STD	2		\$1,205,000	\$639.60	1884	1961	3,128/0.07	N	0	08/31/23	24/24	
24	23261711	S	12352 Sylvan ST	NHLW	VG	STD	2		\$1,320,000	\$660.00	2000	1952	11,183/0.25	N	0	08/28/23	52/52	
25	23283737	S	1405 Talmadge ST	LA	637	STD	3		\$1,515,000	\$615.35	2462	1940	6,249/0.14	N	0	08/31/23	14/14	
26	PW23111807	S	6129 Redman AVE	WH	670	STD	3	\$52,212	\$839,000	\$418.66	2004	1923/ASR	7,307/0.1677	N	0	08/28/23	32/32	
27	SR23117075	S	6742 Radford AVE	NHLW	699	STD	3	\$0	\$1,470,000	\$462.85	3176	1938/ASR	10,058/0.2309	N	3	08/28/23	51/51	
28	23289611	S	1217 N Curson AVE	WHO	C10	STD	3		\$2,169,230	\$763.81	2840/AP	1921/ASR	6,774/0.15	N	2	08/31/23	19/19	
29	23244305	S	551 Westmount DR	WHO	C10	STD	3		\$2,550,000	\$871.20	2927	1924	5,626/0.12	N	0	08/28/23	181/358	
30	23265963	S	1701 California AVE	SM	C14	STD	3		\$2,250,000	\$1,269.04	1773/OTH	1948/ASR	4,051/0.09	N	2	08/29/23	28/28	
31	23292733	S	722 Robinson ST	LA	671	STD	3		\$1,460,000	\$503.80	2898	1923	6,616/0.15	N	0	08/28/23	2/2	
32	PW23077028	S	945 W 76th ST	LA	C34	STD	3	\$25,872	\$510,000	\$210.66	2421	1921/BLD	5,592/0.1284	N	4	08/31/23	21/21	
33	MR22236566	S	845 W 48th ST	LA	C34	TPAP	3	\$0	\$635,000	\$290.35	2187	1913/ASR	5,857/0.1345	N	3	08/29/23	35/209	
34	AR23133495	S	217 W 94th ST	LA	C37	STD	3	\$61,200	\$790,000	\$534.51	1478	1923/ASR	5,420/0.1244	N	0	09/01/23	23/23	
35	23260167	S	3442 Hillcrest DR	LA	PHHT	STD	3		\$1,050,000	\$415.18	2529/A	1951/ASR	9,863/0.22	N	0	08/28/23	127/284	
36	PI-13758	S	1715 Raymond Hill RD	SPAS	658	STD	4	\$109,680	\$2,040,000	\$678.64	3006	1946	8,108/0.18	N	4	08/30/23	58/58	
37	DW23127017	S	1920 Hancock ST	LA	677	STD	4	\$0	\$1,001,000	\$322.90	3100	1952/ASR	6,170/0.1416	N	2	08/29/23	14/14	
38	WS23085895	S	417 County RD	POM	687	STD	4	\$73,500	\$1,040,000	\$272.39	3818	1963/APP	7,418/0.1703	N	4	08/31/23	71/71	
39	23250093	S	1662 S Harvard BLVD	LA	C16	STD	4		\$990,000	\$252.17	3926	1922	5,843/0.13	N	4	08/28/23	135/135	
40	23289615	S	105 S New Hampshire AVE	LA	C17	STD	4		\$1,460,000	\$342.72	4260/A	1923/ASR	8,692/0.19	N	0	08/28/23	14/14	
41	23254497	S	1241 Irolo ST	LA	C17	STD	4		\$2,880,000	\$439.36	6555	2022/BLD	5,905/0.13	N	0	08/31/23	130/266	
42	OC23138775	S	2318 Glover Pl	LA	671	STD	4	\$0	\$1,890,000	\$628.32	3008	1965/ASR	4,593/0.1054	N	0	08/28/23	11/11	
43	SR23125657	S	7234 Allott AVE	VNS	VN	STD	4	\$102,000	\$1,450,000	\$579.77	2501	1955/ASR	11,003/0.2526	N	4	09/01/23	22/22	
44	23258633	S	252 S 7th ST	MTB	674	STD	6		\$1,460,000	\$633.68	2304	1915	5,502/0.12	N	0	09/01/23	72/72	
45	CV23135025	S	520 Yale AVE	CLAR	683	STD,TRUS	6	\$94,800	\$2,200,000	\$524.56	4194	1956/ASR	10,286/0.2361	N	4	08/31/23	11/11	
46	DW23112555	S	12618 S Wilmington Ave	LA	C37	STD	6	\$98,520	\$1,020,000	\$297.20	3432	1947/PUB	10,713/0.2459	N	0	08/31/23	36/198	
47	23279993	S	16019 Vanowen ST	LA	LKBL	STD	6		\$1,230,000	\$293.98	4184	1956	8,500/0.19	N	0	08/29/23	69/69	
48	SB23084029	S	234 W 39th ST	LA	C42	STD	8	\$132,648	\$1,405,000	\$250.80	5602	1940/ASR	7,821/0.1795	N	3	09/01/23	71/71	
49	23297073	S	5350 Verona ST	LA	ELA	STD	8		\$1,120,000	\$229.89	4872	1929	4,857/0.11	N	0	08/31/23	6/6	
50	SR23103480	S	5550 Denny AVE	NHLW	NHO	STD	8	\$146,620	\$1,765,000	\$290.87	6068	1964/ASR	10,649/0.2445	N	0	08/29/23	36/36	
51	SB23054533	S	4059 McLaughlin AVE	LA	C13	STD	9	\$286,980	\$4,300,000	\$514.97	8350	1984/ASR	7,678/0.1763	N	19	08/30/23	103/103	
52	22123331	S	8827 VAN NUYS BLVD	PC	PC	STD	9		\$3,360,000	\$386.25	8699	2022/BLD	8,138/0.18	N	0	08/28/23	241/241	
53	CV23123645	S	115 N Walnuthaven DR	WCOV	669	STD	10	\$180,840	\$2,460,000	\$397.54	6188	1959/ASR	15,652/0.3593	N	0	09/01/23	2/2	
54	PW23049920	S	16 Fleet ST	MR	C12	STD	10	\$285,564	\$4,825,000	\$600.12	8040	1971/ASR	6,301/0.1447	N	10	08/30/23	63/63	
55	23275022	S	1751 Cabrillo AVE	TORR	134	STD	11		\$4,810,000	\$561.52	8566/D	1964	8,022/0.18	N	0	08/31/23	30/30	
56	SR23113704	S	12647 Bradley AVE	SYL	SYL	STD	11	\$407,400	\$4,950,000	\$355.45	13926	2023/SLR	22,221/0.5101	N	22	08/31/23	0/0	
57	SR23119423	S	14147 Vanowen ST	VNS	VN	STD	17	\$264,900	\$3,500,000	\$233.61	14982	1954/ASR	28,732/0.6596	N	0	09/01/23	0/0	
58	SR23077922	S	1784 N Sycamore AVE	HLW	C20	STD	42	\$766,560	\$7,973,248	\$249.25	31989	1968/ASR	15,750/0.3616	N	0	08/28/23	91/210	

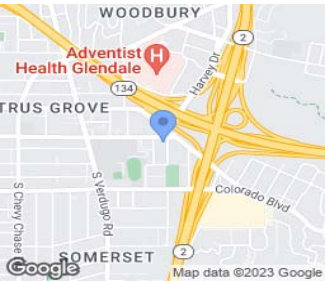
Closed • Duplex

List / Sold:
\$2,050,000/\$2,050,000

0 days on the market

Listing ID: SR23161207

1538 E Broadway • Glendale 91205
2 units • **\$1,025,000/unit** • **1,348 sqft** • **7,482 sqft lot** • **\$1520.77/sqft** •
Built in 1937
Colorado Blvd/134 fwy



SOLD BEFORE PROCESSING SOLD ALONG WITH APN 5680-025-031 NEXT DOOR SFR BEING SOLD AS AN DEVELOPMENT PROJECT WITH DESIGN APPROVAL FROM THE CITY

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$217 (Estimated)
- Laundry: Dryer Included, Electric Dryer Hookup, Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00965994
- 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	0	0	Unfurnished	\$0	\$0	\$0
2:	1	1	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5680025030

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23161207

Printed: 09/03/2023 7:27:12 AM

Closed • Duplex

List / Sold: \$710,000/\$700,000 ↓

13612 Earlam Dr • Whittier 90602
2 units • \$355,000/unit • 1,600 sqft • 5,780 sqft lot • \$437.50/sqft •
Built in 1927
Cross Street is Painter.

52 days on the market
Listing ID: PW23088771



This super cute duplex is located right across from Whittier College, on a great street! Location is everything, and this one is well placed, for sure. Offering landscaped curb appeal in the front, and plenty of parking in the back, as well as a lush, green garden space, this property is sure to be a gem in your portfolio. Well maintained, clean, and in very good condition, this special place features upgraded windows and flooring, upgraded bathrooms, neutral paint colors, and washer/dryer hookups off the kitchen. Have a look through the photos; you'll like what you see! Agents, please read remarks.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$710,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$968 (Assessor)
- Laundry: In Kitchen
- \$29400 Gross Scheduled Income
- \$17566 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,834
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 01983717
- Gardener:
- Licenses: 65
- Insurance: \$1,200
- Maintenance:
- Workman's Comp: \$84
- Professional Management: 950
- Water/Sewer: \$1,453
- Other Expense: \$1,270
- Other Expense Description: TreeTrim

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,175	\$1,175	\$2,250
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$2,100

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%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8138009003

Michael Lembeck

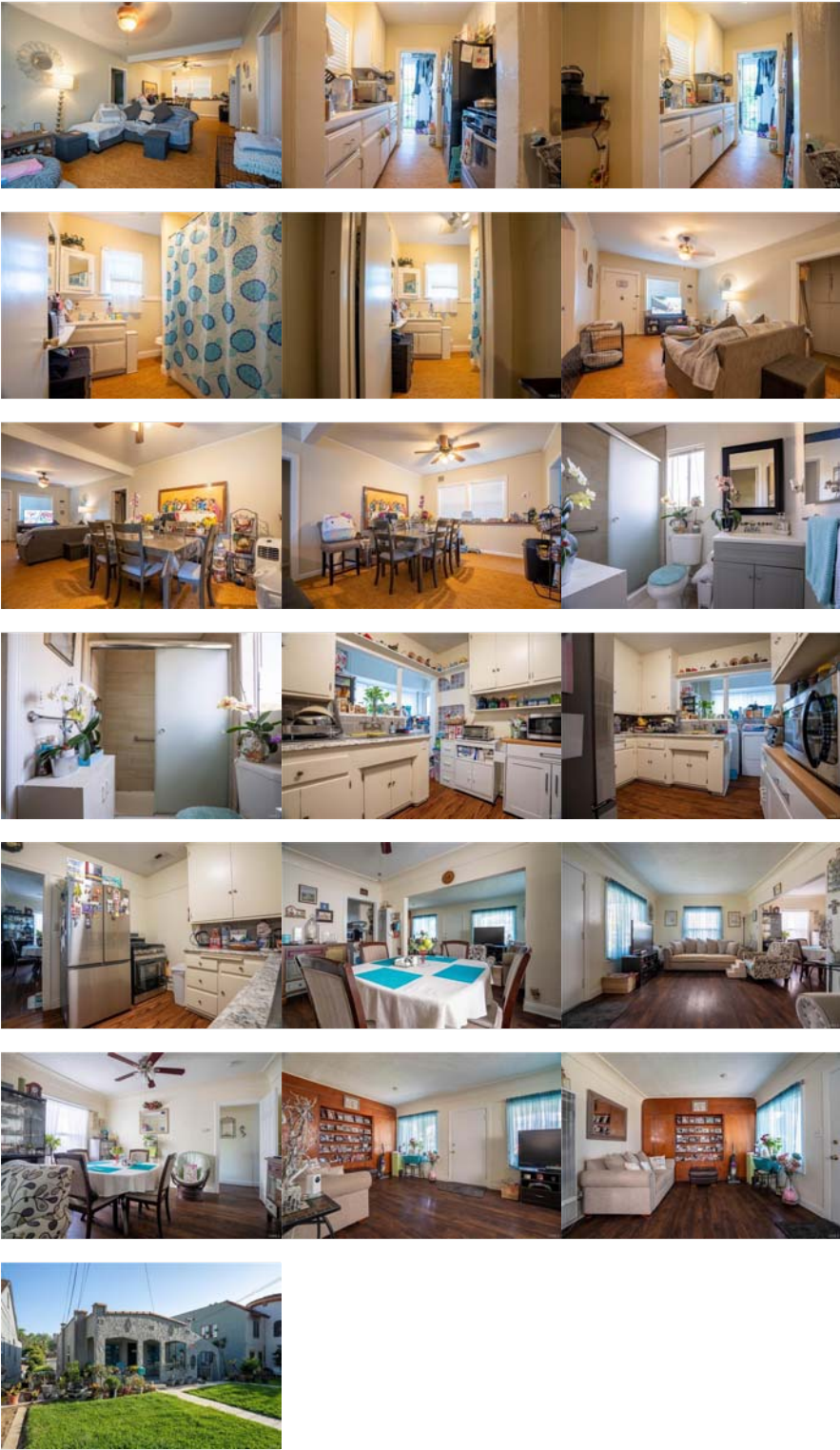
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed • Commercial/Residential

List / Sold: \$550,000/\$1,075,000 ↓

1931 Workman St • Los Angeles 90031
2 units • \$275,000/unit • 3,464 sqft • 7,495 sqft lot • \$310.33/sqft •
Built in 1902

56 days on the market

Listing ID: WS23109645

East the 5 freeway and cross with North Main Street



TWO UNITS, one on the front and one on the back .ATTENTION INVESTORS OPPORTUNITY ZONED LARD2. Residential income opportunity conveniently located a few blocks from the 5 Freeway and cross street of North Main Street, a few minutes away from Downtown Los Angeles. 2 separate structures one is (1933 Workman Street, parcel number 5210004013) a commercial unit in front of the street currently generating a monthly income of 3000 a month approximately, commercial property is fully equipped with 1696 SqFt and capacity for 150 people, men and women restrooms, office, storage, training room and multiple adjacent rooms (IDEAL FOR SOBER and LIVING FACILITIES) and one residential unit in the back that has three bedrooms and one bathroom currently rented for approximately 2200 a month. Property has a flat parking lot for about six vehicles space. Each lot has a separate parcel number that convince a total of 9,900 square feet. PROPERTY IS TO BE SOLD TOGETHER 2 STRUCTURES ON PROPERTY (1931 WORMAN STREET and 1933 WORKMAN STREET) "BOTH PROPERTIES TO BE SOLD TOGETHER for the total of \$ 1,100,000.00." Agents representing the buyers, and buyers to conduct their own property investigation to satisfy themselves.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,388,888
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 0 Total carport spaces
- Cooling: Electric
- Heating: Electric
- \$9 (Public Records)
- \$6000 Gross Scheduled Income
- \$6000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry
- Floor: Carpet
- Appliances: Electric Oven, Electric Range, Gas & Electric Range, Gas Range, Microwave

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01923188
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5210004014

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Re/Max Property Connection

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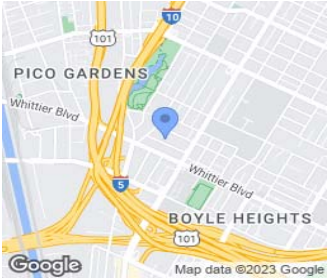


Closed • Duplex

List / Sold: \$599,000/\$550,000 ↓

2231 Rogers Ave • Los Angeles 90023
2 units • \$299,500/unit • 1,304 sqft • 5,044 sqft lot • \$421.78/sqft •
Built in 1946
Just west off Soto, North of Whittier Blvd

100 days on the market
Listing ID: AR23084478



Take a look at this quaint Two on a Lot property in Boyle Heights. The property consists of two Free standing houses with no attached walls and is individually metered for all utilities creating minimal operating expenses and low-cost management. Both properties are currently occupied by long-term tenants and there is considerable rental upside. Each house has the potential to create its own private yard, or nice common area. This is a great value-add investment for any new property owner, or first-time buyer with an extended family. Rogers Ave is located just off Whittier Blvd and walking distance to the new 6th Bridge that gives direct access to the Arts District and DTLA. This is a great opportunity to acquire a property in a up and coming market, at a very attractive price point. There's significant upside for the experienced investor and also space for the new family to grow.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$599,000
- 2 Buildings
- 0 Total parking spaces
- \$301 (Assessor)
- Laundry: Inside
- \$28944 Gross Scheduled Income
- \$18463 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,782
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	0	0	Unfurnished	\$895	\$895	\$1,950
2:	1	2	0	0	Unfurnished	\$1,503	\$1,503	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183026008

Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: AR23084478

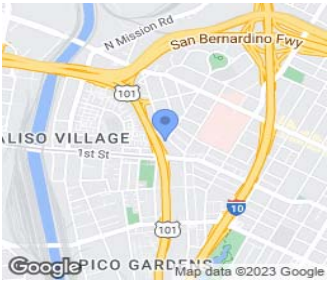
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Closed • Apartment

List / Sold: \$825,000/\$820,000 ↓

1544 Pleasant Ave • Los Angeles 90033
2 units • \$412,500/unit • 3,256 sqft • 6,918 sqft lot • \$251.84/sqft •
Built in 1901

88 days on the market
Listing ID: PW23047885



Excellent investor opportunity located in the Boyle Heights area of East Los Angeles. Duplex situated on a near 7,000-foot lot with a two-car garage and a shared laundry room. Development opportunity, either add ADU's or potential build from the ground up. Please check zoning. Downstairs three-bedroom 1.5 Bath with kitchen. Upstairs five bedrooms one full bath, there is a different tenant for each room. Total of six tenants. Conveniently located in the Eastside Historic Boyle Heights area, near Downtown LA, the new 6th LA Bridge, Cal State LA, Schools, Restaurants, Parks. Buyer to verify zoning requirements and square footage.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,000,000
- 1 Buildings
- 2 Total parking spaces
- \$572 (Public Records)
- Laundry: Common Area
- \$57644 Gross Scheduled Income
- \$26464 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,451
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01462353
- 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	5	1	0	Unfurnished	\$2,607	\$2,607	\$0
2:	1	3	2	0	Unfurnished	\$2,188	\$2,188	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5174024003

Michael Lembeck

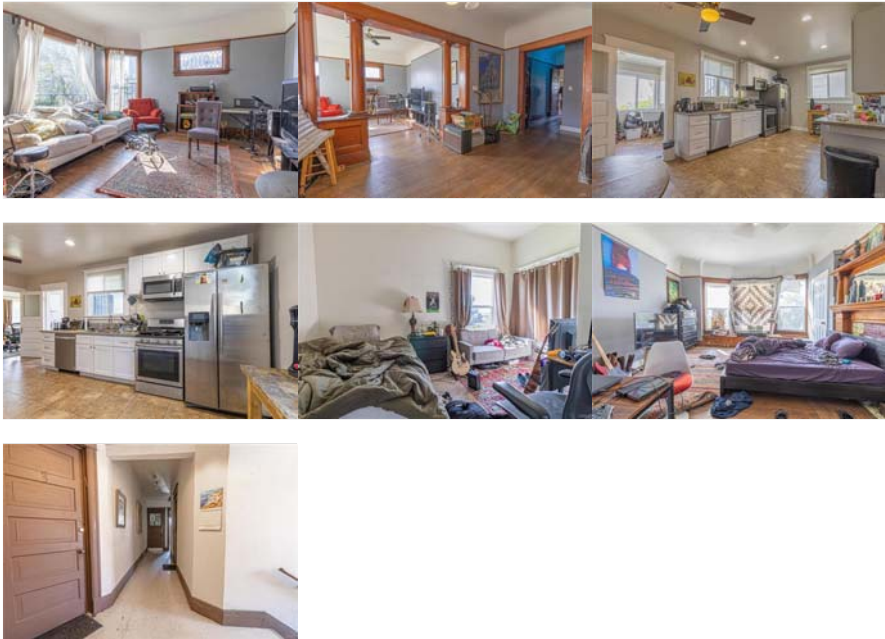
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW23047885

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Closed •

List / Sold:

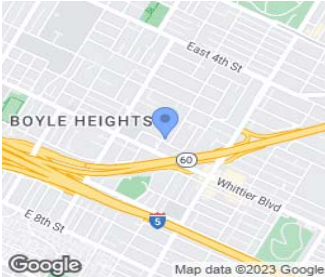
\$1,290,000/\$1,290,000

60 days on the market

Listing ID: 23272387

738 -740 S Fresno St • Los Angeles 90023
2 units • \$645,000/unit • 3,253 sqft • 6,120 sqft lot • \$396.56/sqft •
Built in 2018

Freeway 60 E, Exit Whittier Blvd. Left turn to Whittier Blvd, Right Turn at S Fresno St, Corner lot at cross street Oregon St.



Prime Investment Opportunity! If you're in search of a fantastic rental property, look no further than this stunning Corner Lot Duplex. This Modern Two-story Building was meticulously constructed in 2018, offering two spacious units that exude elegance and style. Each unit boasts beautiful laminated hardwood floors throughout, an open floor plan, and contemporary kitchen and bathroom designs. The kitchens are equipped with sleek quartz countertops, matching sinks, and stainless steel appliances, including a refrigerator, stove, dishwasher, and microwave. Tenants are responsible for all utilities, ensuring a hassle-free rental experience. This includes water, electricity, gas, and trash. The larger unit features five bedrooms and three bathrooms, while the second unit offers four bedrooms and three bathrooms. Additionally, the property includes a rear 2-car garage and ample outdoor parking spaces. The entire property is securely fenced, providing enhanced privacy for tenants. This is a must-see opportunity for anyone seeking a high-income rental property. Don't miss out on this exquisite duplex! Schedule a viewing today.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,290,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

- Floor: Laminate, Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

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

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	5	3		Unfurnished	\$3,400	\$3,400	\$5,000
2:	2	4	3		Unfurnished	\$3,000	\$3,000	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5186022012

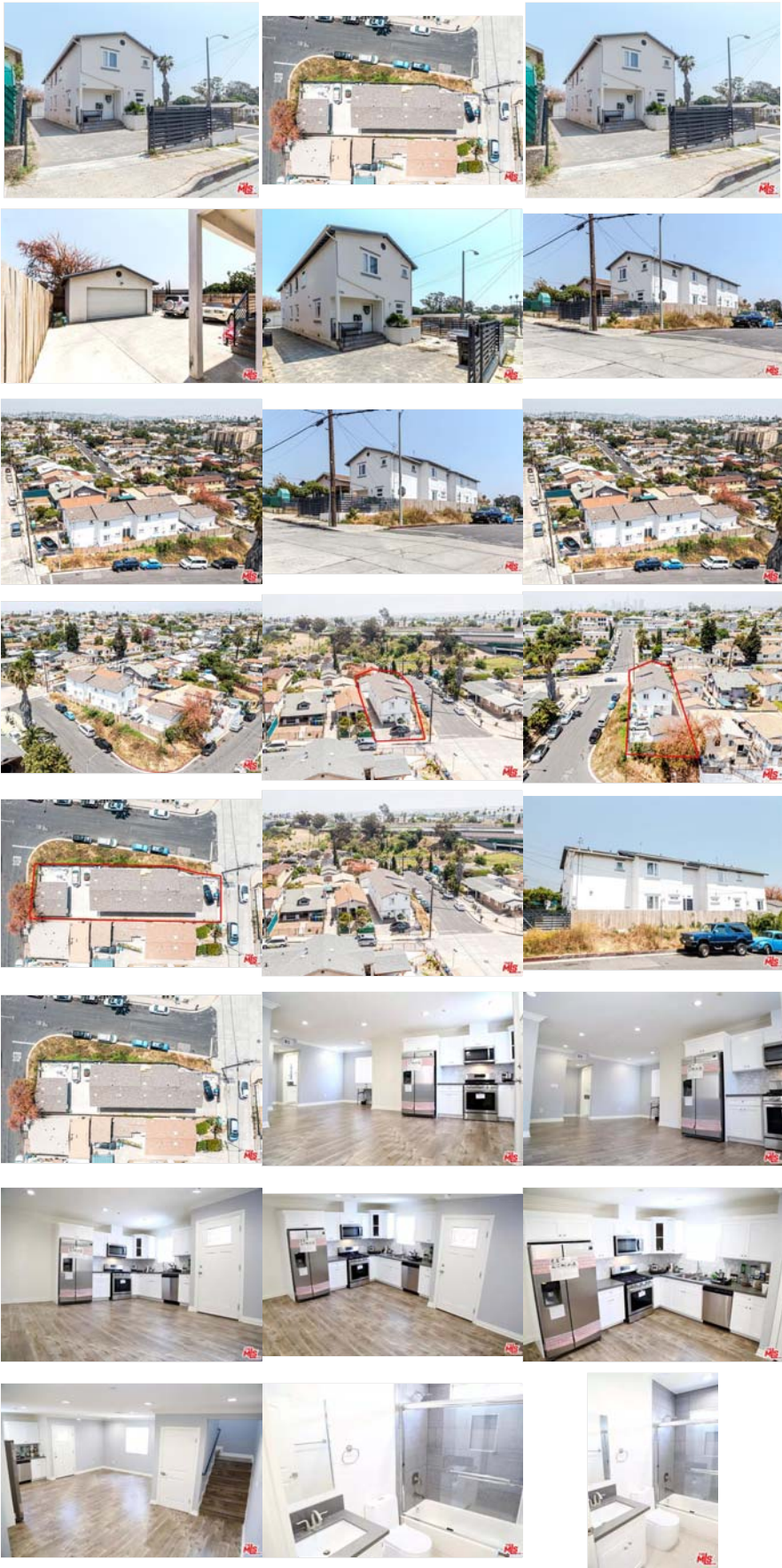
Michael Lembeck

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

Re/Max Property Connection

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

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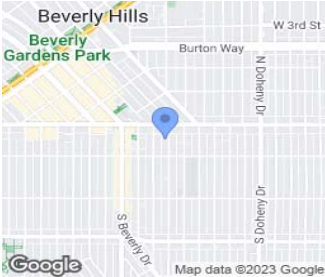
List / Sold:

\$3,195,000/\$3,126,000 ↓

13 days on the market

Listing ID: 23287559

129 S Crescent Dr • Beverly Hills 90212
2 units • \$1,597,500/unit • 4,083 sqft • 6,070 sqft lot • \$765.61/sqft •
Built in 1935
South of Wilshire Blvd, East of Beverly Drive



129-131 South Crescent Drive -- First time on the market in nearly a half century! Perfectly located in the heart of Beverly Hills, this stunning 1935 Spanish Colonial Duplex boasts two nearly identical units featuring 3beds/2baths with over 2,000sqft per home. With beautiful period details throughout, this gorgeous property showcases grand living spaces, beautiful Spanish tiled courtyards, hardwood floors, arched entryways, coved ceilings, wrought iron detailing and breathtaking stained-glass windows. Each grand living room is warmed by a vintage fireplace with wood beamed ceilings, custom built-ins and stained glass windows looking out to the lush landscaping. Each elegant formal dining room leads to a pristine galley style kitchen which opens to cozy breakfast rooms with built-ins. The spacious master bedrooms feature coved ceilings and intricate vintage tiled en-suite bathrooms. Each unit has own 2 car private garage and in unit laundry room. An unparalleled property with extraordinary Old World charm! Shared spacious lush grassy rear yard with mature landscaping. Coveted location near many highly desired Beverly Hills shops, dining, and entertainment! Both units are vacant!

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$3,195,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside, Individual Room
- \$12000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood, Carpet, Tile
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4331008028

Michael Lembeck

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

Re/Max Property Connection

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

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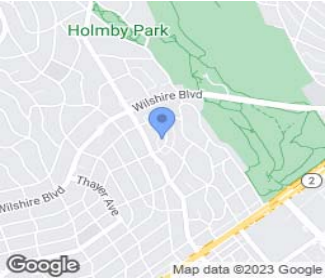
List / Sold:

\$2,195,000/\$2,250,000

33 days on the market

Listing ID: 23288591

1287 Devon Ave • Los Angeles 90024
2 units • \$1,097,500/unit • 3,135 sqft • 4,842 sqft lot • \$717.70/sqft •
Built in 1941
Below Wilshire, East of Beverly Glen



DELIVERED VACANT! Fabulous LARGE DUPLEX on coveted Devon; both units feel like single family homes. #1289 the rear unit, has been freshly painted & partially renovated w/gorgeous new hardwood floors, 2 fireplaces, new lighting fixtures & some new kitchen appliances. Featuring one bedroom down, w/two spacious bedrooms up - one w/a large balcony overlooking views of the Wilshire Corridor, the other w/a classic brick fireplace & sitting area. #1287 - the front unit, is spacious w/a large living room & dining room, hardwood floors, 1 bedroom, 1 full bath & a 1/2 bath. Both are ready to move in w/just your personal touches added. Rents are projected, both units will be delivered vacant. See "VIRTUAL TOUR" & "PROPERTY WEBSITE" for Matterport tours of both units. Please see Docs section of MLS for Offer Guidelines and Legal Disclaimers.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$2,195,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$1 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4327012020

Michael Lembeck

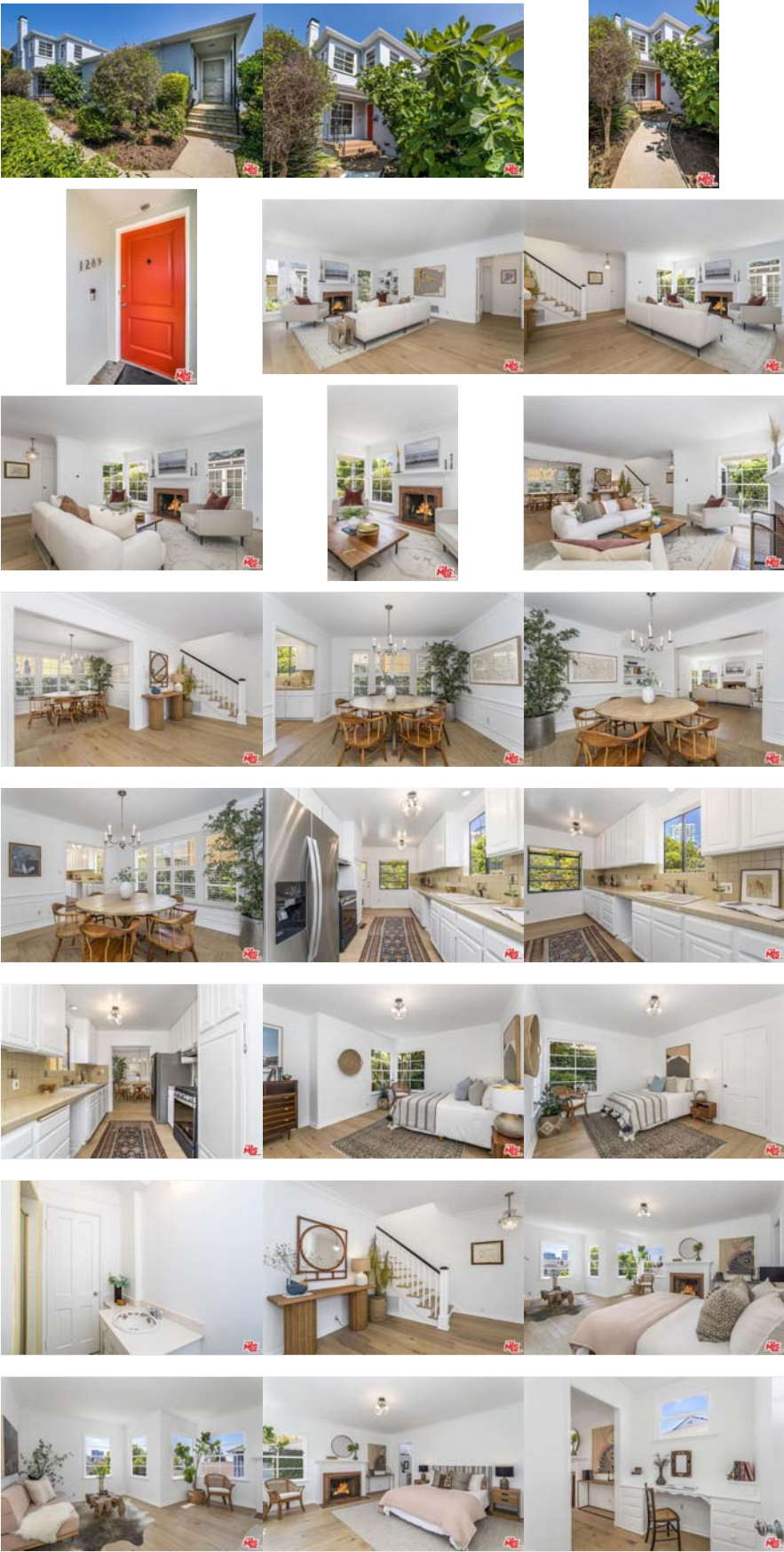
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

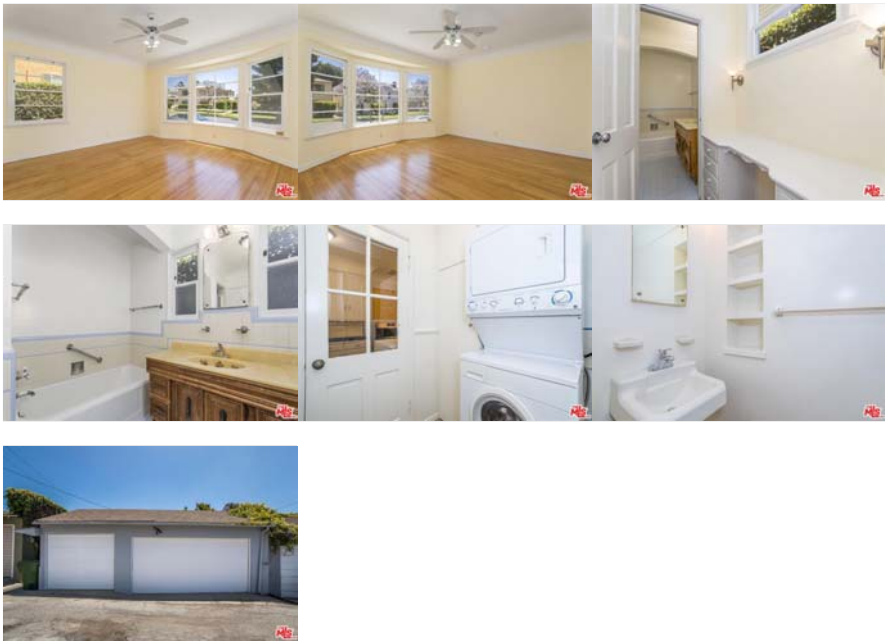
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

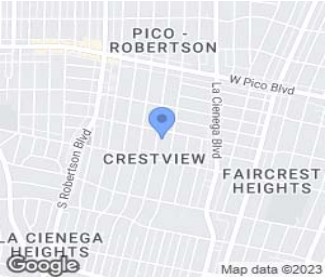
List / Sold:

\$2,200,000/\$2,300,000 ⬆

8 days on the market

Listing ID: 23278183

1616 S Sherbourne Dr • Los Angeles 90035
2 units • \$1,100,000/unit • 3,824 sqft • 6,500 sqft lot • \$601.46/sqft •
Built in 1929
Pickford St & Sherbourne Dr



TO BE DELIVERED 100% VACANT! This exquisite duplex located in the highly sought-after Pico-Robertson neighborhood! This stunning property offers two expansive 3-bedroom, 2-bathroom units and will be delivered vacant, providing endless possibilities for its fortunate new owner. Combining the charm of 1920's Spanish-style architecture with modern renovations, this remarkable property is truly exceptional. Among its numerous upgrades are solar panels, upgraded electrical systems, tankless water heaters, copper plumbing, and central AC downstairs, with mini split AC upstairs. The exterior of the property boasts a spacious backyard, which includes a unique feature: an impressive pizza oven. Imagine the joy of indulging in freshly baked pizzas and entertaining guests in this inviting outdoor space. Additionally, each unit is equipped with its own in-unit washer and dryer, offering added convenience and luxury. The expansive lot of 6,500 square feet perfectly complements the building's 3,824 square feet, providing ample space and endless potential. The backyard also includes a separate building that holds immense promise. This structure can easily be transformed into an Accessory Dwelling Unit (ADU) (Buyer to Verify), offering the opportunity for additional rental income or a flexible space for various purposes, such as a home office, gym, or guest quarters. Whether you're an investor seeking a lucrative income property, a multi-generational family in need of separate living quarters, or an owner-occupant desiring to rent out the other unit, this property caters to diverse needs. Situated in the desirable Pico-Robertson neighborhood, you'll enjoy convenient access to a wide array of amenities, including restaurants, shops, parks, and entertainment options. This prime location offers a desirable blend of convenience and tranquility, making it one of Los Angeles' most coveted places to call home. Don't miss out on the chance to own this extraordinary duplex, featuring spacious living areas, modern upgrades, ADU potential, a delightful backyard pizza oven, and in-unit washer/dryers in each unit. Embrace this opportunity to create your dream home or investment property in one of the most sought-after neighborhoods in Los Angeles.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Laundry: Washer Included, Dryer Included, Stackable
- Cap Rate: 4.54
- \$99862 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,638
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02208853
- 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	\$6,250	\$6,250	\$6,250
2:	1	3	2		Unfurnished	\$6,250	\$6,250	\$6,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303013057

Michael Lembeck

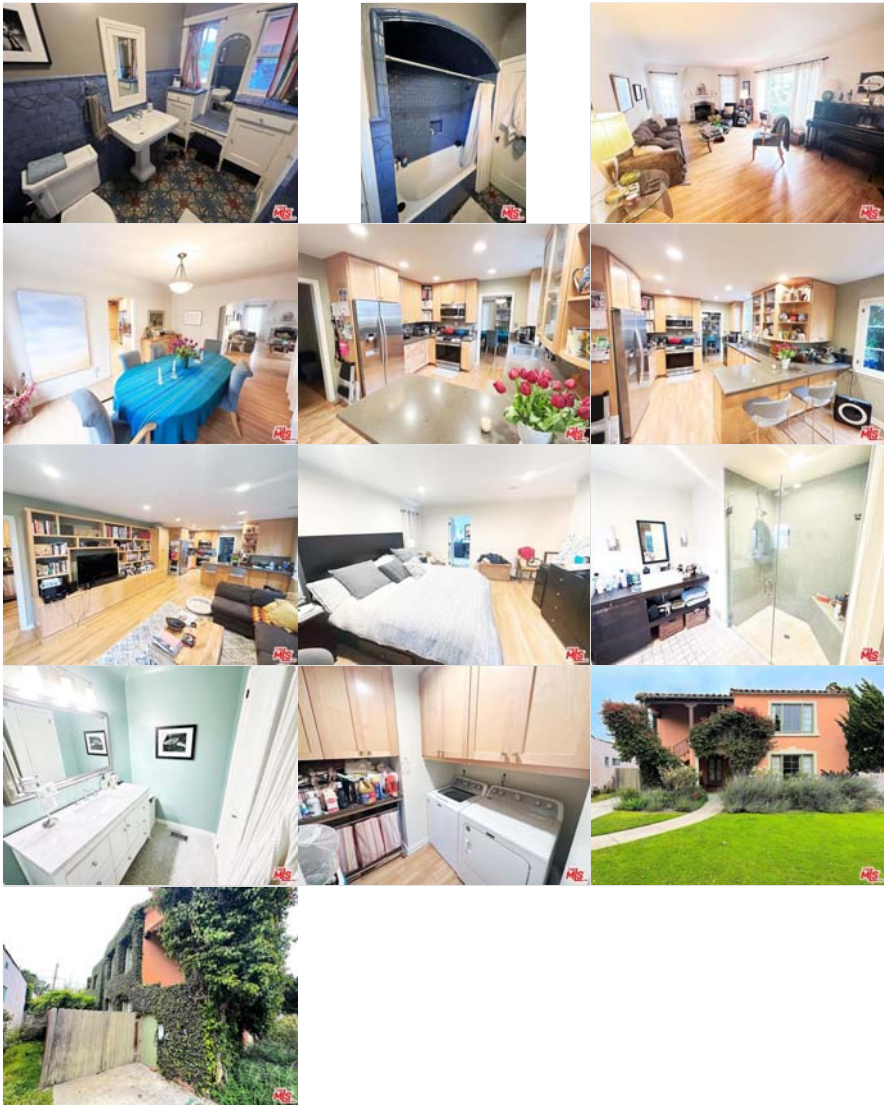
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

227 Ruth Ave • Venice 90291
2 units • \$1,597,500/unit • 3,168 sqft • 4,235 sqft lot • \$978.54/sqft •
Built in 2013

West of Lincoln Blvd, just north of Rose Ave and south of Ozone Park. 7 blocks east of the beach.



List / Sold:

\$3,195,000/\$3,100,000 ↓

7 days on the market

Listing ID: 23292183

Venice living at it's finest. Start earning income immediately with this fully leased turnkey luxury rental property! Steps to restaurant row on Rose Ave, this modern sophisticated duplex is comprised of two luxury units each with 2 primary suites and 2.5 bathrooms. Both with open floor plans and bi-fold accordion doors which seamlessly flow into the exterior living room with built-in gas fireplaces. Ground level unit has a private covered patio and matured garden while the upper unit has a covered balcony and interior with high vaulted ceilings with skylights. Enjoy the outdoor backdrop in the adjacent dining area, attached living room and also from the kitchen with seated counter dining. The residences each feature two primary suites each with fully customized closets, dual sink vanities, enclosed water closets, as well as individual bathtubs and walk-in showers with Porcelanosa tile. All kitchen appliances, full sized side-by-side washer & dryer in laundry room included; security system & speakers wired throughout. Central AC / heat. Gated property comes with parking and additional storage closets. Property was originally built in 1926 and underwent major remodel in 2013. Lower unit has refinished flooring in Aug 2022, termite fumigation tenting completed June 2023 and exterior of building has also just been repainted July 2023. Walk to restaurants, nightlife, yoga, coffee, WholeFoods, ocean.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$3,195,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included, Individual Room
- Cap Rate: 4.22
- \$10807 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Master Bathroom, Walk-In Closet
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Range
- Other Interior Features: Open Floorplan, High Ceilings

Exterior

- Lot Features: Front Yard, Landscaped, Rectangular Lot
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$3,061
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200006
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$7,500	\$7,500	\$7,500
2:	1	2	2		Unfurnished	\$6,798	\$6,798	\$7,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4240003025

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$2,050,000/\$2,034,325 ↓

15 days on the market

Listing ID: SB23108863

101 Sunridge St • Playa del Rey 90293
2 units • \$1,025,000/unit • 1,872 sqft • 2,764 sqft lot • \$1086.71/sqft •
Built in 1956

Located in the "Jungle" on the walk street Sunridge Street, 1 Parcel and across the street from the sand



101 Sunridge Street is a well positioned duplex situated in the highly sought-after "jungle" neighborhood in Playa Del Rey. This building is not subject to LA City Rent Control (RSO) and is solely subject to statewide rent control (AB 1482). Located one parcel from the sand, the property boasts a mix of (2) 3-bed/1-bath units. The upstairs unit features (2) private balconies and the downstairs unit features a spacious patio. Tenants enjoy their own parking space in separate 1-Car garages, as well as living on a quiet walk-street. Great proximity to Playa Del Rey Beach provides easy access to a range of retail and restaurant establishments. The building offers 1,872 RSF of living space priced at \$1,095/SF and \$1,025,000 per unit, with a proforma 15.53 GRM and 4.65% Proforma CAP presenting immediate upside potential. With its premier location, sizeable living space, and attractive pricing, 101 Sunridge Street is an excellent and rare investment opportunity for any Los Angeles CRE Investor or potential owner-user.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$2,050,000
- 1 Buildings
- 2 Total parking spaces
- \$234 (Assessor)
- Laundry: Washer Hookup
- \$69552 Gross Scheduled Income
- \$35843 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,231
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01014077
- Gardener:
- Licenses:
- Insurance: \$1,217
- Maintenance: \$2,087
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$3,250	\$3,250	\$5,500
2:	1	3	1	1	Unfurnished	\$2,546	\$2,546	\$5,500

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: 2.25%
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116033028

Michael Lembeck

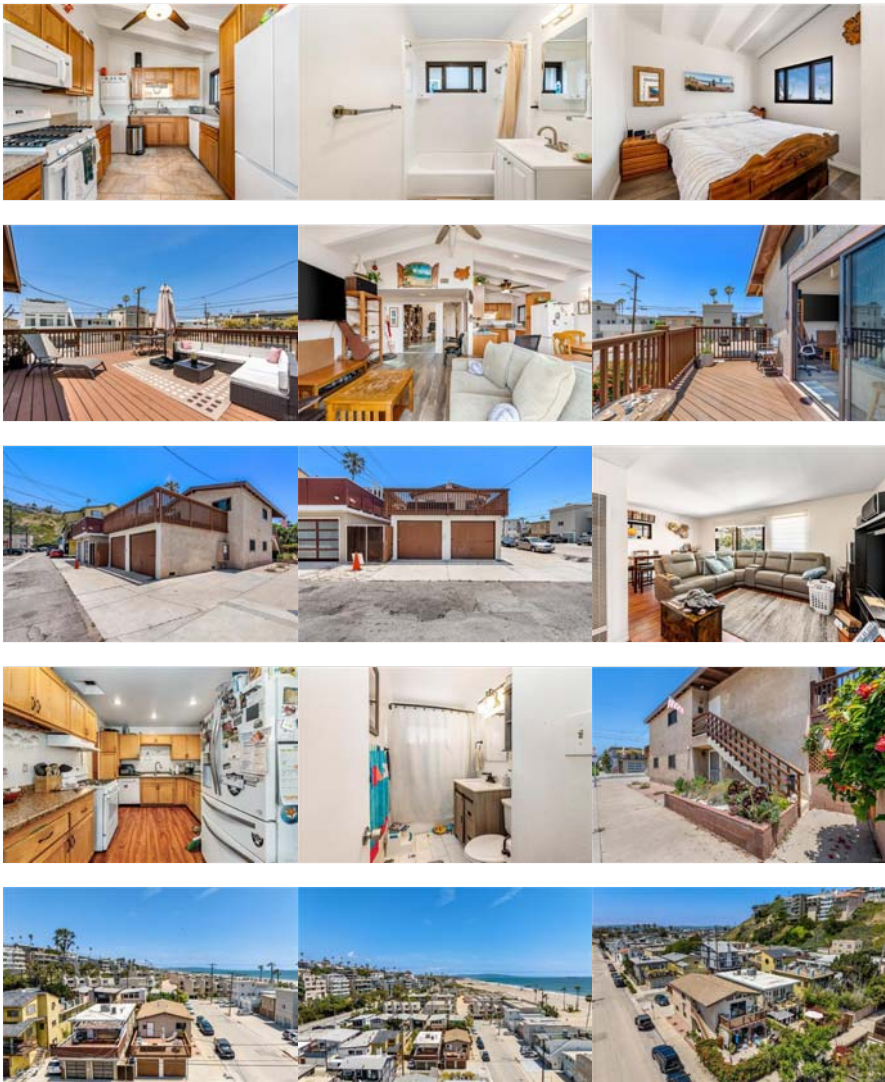
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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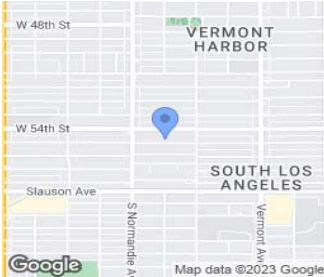
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Closed • Duplex

List / Sold: \$690,000/\$700,000

1261 W 55th St • Los Angeles 90037
2 units • \$345,000/unit • 1,809 sqft • 5,461 sqft lot • \$386.95/sqft •
Built in 1916
left on 55th st

32 days on the market
Listing ID: MB23105080



This property is perfect for investors or families looking for a spacious and affordable home. The duplex features two units, each with its own private entrance. The front unit is a 3-bedroom, 2-bathroom home, while the back unit is a 1-bedroom, 1-bathroom apartment. Both units have been kept in their original condition. Must see.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$690,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$2600 Gross Scheduled Income
- \$2200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$400
- 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	2	0	Unfurnished	\$1,650	\$1,650	\$2,150
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$170

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002008016

Michael Lembeck

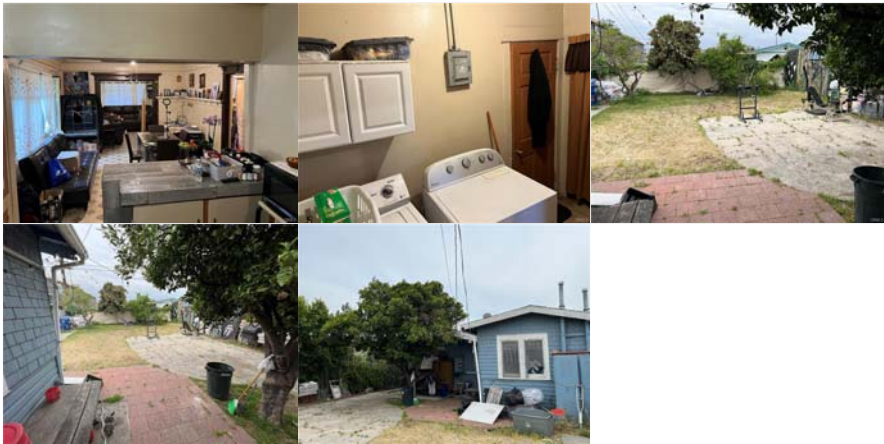
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: MB23105080

Printed: 09/03/2023 7:27:12 AM

Closed • Duplex

7807 La Salle Ave • Los Angeles 90047

2 units • \$424,944/unit • 1,550 sqft • 5,200 sqft lot • \$558.06/sqft • Built in 1926

S. Normandie Ave and La Salle Ave

List / Sold: \$849,888/\$865,000

56 days on the market

Listing ID: DW23030670



BACK ON THE MARKET Great Opportunity to own this beautifully two in a Lot property! This beautifully remodeled Tudor style home has the perfect blend of old-world charm and modern style. Enchanting curb appeal, with fresh landscaping and a large front porch with amazing views of downtown LA. Property offers tons of natural light and a functional open floor-plan; large remodeled kitchen featuring quartz countertops, an adjacent breakfast nook with multiple windows inviting the natural light inside the home and in every room. Spacious and welcoming living room with rounded wide archways which flows into the separate formal dining room. The adjoining hall leads to a completely remodeled guest bath and 2 spacious bedrooms. Home has been freshly painted inside and outside, a completely new roof was installed in 2020 and plumbing has been upgraded to copper plumbing. Home also offers a separate laundry room, tankless water heater, wired security system and dual pane windows. Permitted and fully renovated ADU (7809 La Salle Avenue) with separate access, separate electric meter and its own tankless water heater, completed in 2020. ADU features 1 spacious bedroom, 1 bath, open layout concept and oversized living room and upgraded bright kitchen, its own private backyard, and recess lights. You will love the entertainer's delight backyard, fully enclosed for extra privacy, synthetic grass and cemented floor throughout backyard, gorgeous gazebo set included, exterior automatic lights throughout showcasing the property front and backyard, all perfect for those family gatherings and relaxing afternoons. The compound in uniquely located in a quiet exclusive community, with close proximity to SoFi Rams Stadium, LAX, Downtown LA, USC, Beverly Hills, Baldwin Hills, Ladera Heights, Leimert Park, Winsor Hills and much more. Location, Location, Location. This property offers the charm and modern amenities, exclusive location, long term renovations/upgrades and the best income producing investment opportunity the moment you own it. Call today for a private showing and come check it out.

Facts & Features

- Sold On 08/29/2023
 - Original List Price of \$849,888
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$290 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside
 - \$67200 Gross Scheduled Income
 - \$49464 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
 - Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Free-Standing Range, Gas Oven, Microwave, Tankless Water Heater
 - Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Paved
 - Security Features: 24 Hour Security, Carbon Monoxide Detector(s), Security System, Smoke Detector(s), Wired for Alarm System
- Fencing: Excellent Condition, Privacy, Stone, Wood, Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$1,478
 - Electric: \$220.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$110
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$130
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$133
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6018030016

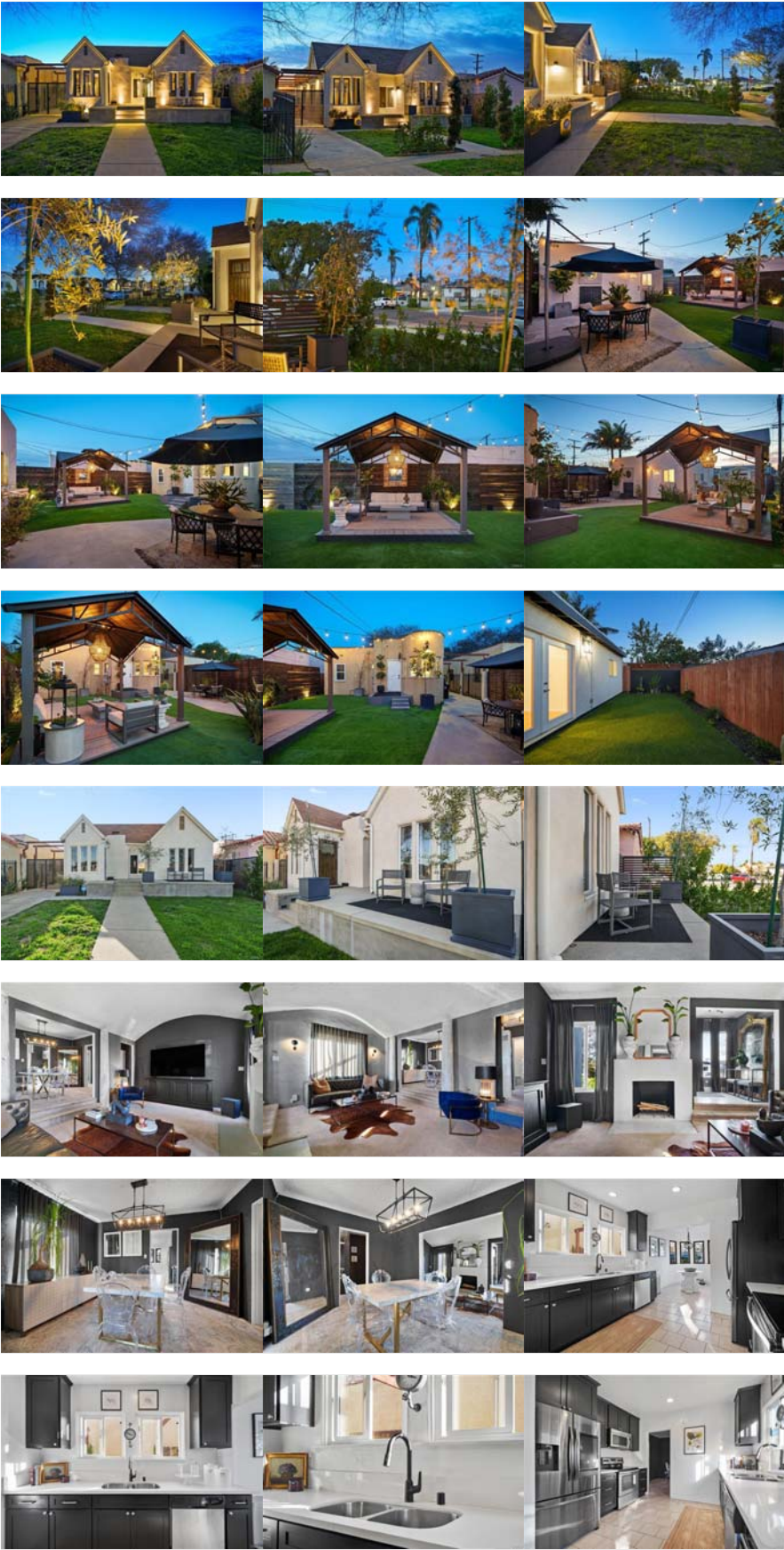
Michael Lembeck

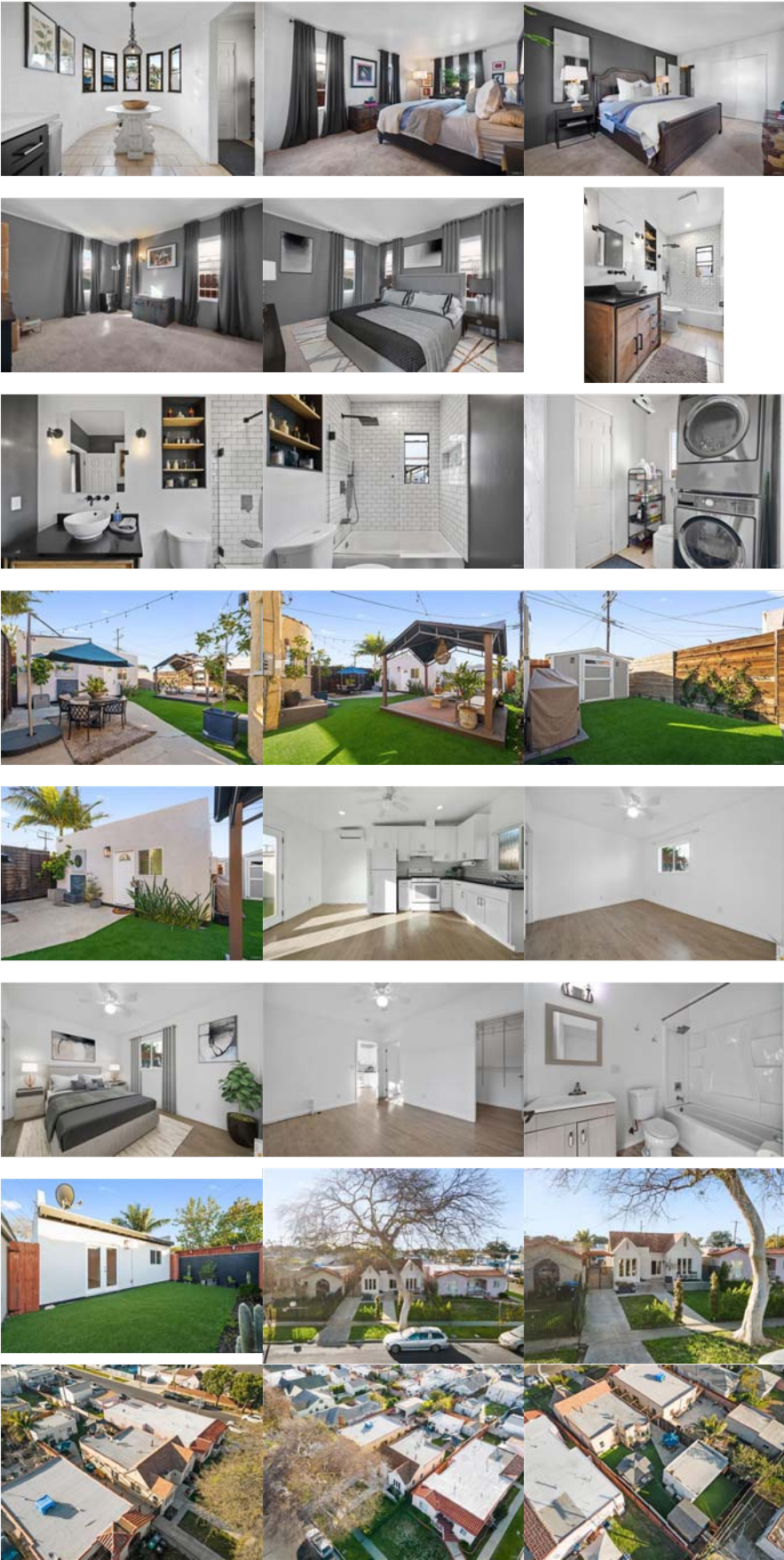
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23030670

Printed: 09/03/2023 7:27:12 AM

Closed • Duplex

List / Sold: \$469,900/\$459,000 ↓

1266 E 88th Pl • Los Angeles 90002

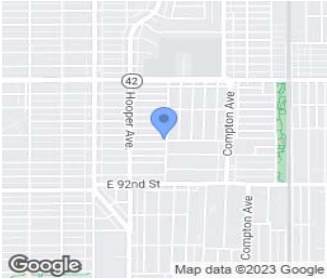
115 days on the market

2 units • \$234,950/unit • 1,412 sqft • 6,590 sqft lot • \$325.07/sqft •

Listing ID: PW23063839

Built in 1922

West of Alameda on Firestone go South on Zamora to 1266 & 1268 E 88th Pl(between Zamora and Hooper)



***** THE SELLER IS CURRENTLY IN A MULTIPLE OFFER SENARIO***** ****The property is under HIGEST & BEST with a deadline date of 8/17/2023 at 11:59pm MST****.This property is being sold "AS IS" condition. NO CONTINGENCIES, REO. Bank owned! This is a Duplex unit each has 2 Bedrooms and 1 Bath, located on a corner this property has lots of parking in the rear that has access from the alley. " The Seller does not represent or guarantee occupancy Status. NO VIEWINGS of this property. PLEASE DO NOT DISTURB the occupants. "AS IS" cash only sale with no contingencies or inspections. Buyer will be responsible for obtaining possession of the property upon closing". ALL OFFERS ARE TO BE SUBMITTED PER THIS LINK <http://www.spsreo.com/?c=CCMY>

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$639,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,064 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Yard
- Fencing: Wrought Iron
- Sewer: Unknown

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6043012001

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW23063839

Printed: 09/03/2023 7:27:12 AM

Closed • Duplex

List / Sold: \$699,900/\$714,000

307 E 109th St • Los Angeles 90061

9 days on the market

2 units • \$349,950/unit • 912 sqft • 5,403 sqft lot • \$782.89/sqft •

Built in 1941

Listing ID: DW23115336

San Pedro St / Avalon Blvd



Recently Remodeled Duplex... Features include: 2 Bedrooms / 2 Bathrooms Each Unit, Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking & detached garage. Alarm on property, Freshly painted interior and exterior. On Title subject is 2 Bed/2 Bath. This is a must see!

Facts & Features

- Sold On 08/30/2023
 - Original List Price of \$699,900
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - \$474 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 1 electric meters available
 - 1 gas meters available
 - 2 water meters available

Interior

- Appliances: Microwave

Exterior

- Lot Features: Landscaped
- 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	2	2	1	Unfurnished	\$0	\$0	\$0
2:	1	2	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
 - Gas Meters: 1
 - Water Meters: 2
 - 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 # 6073003016

Michael Lembeck

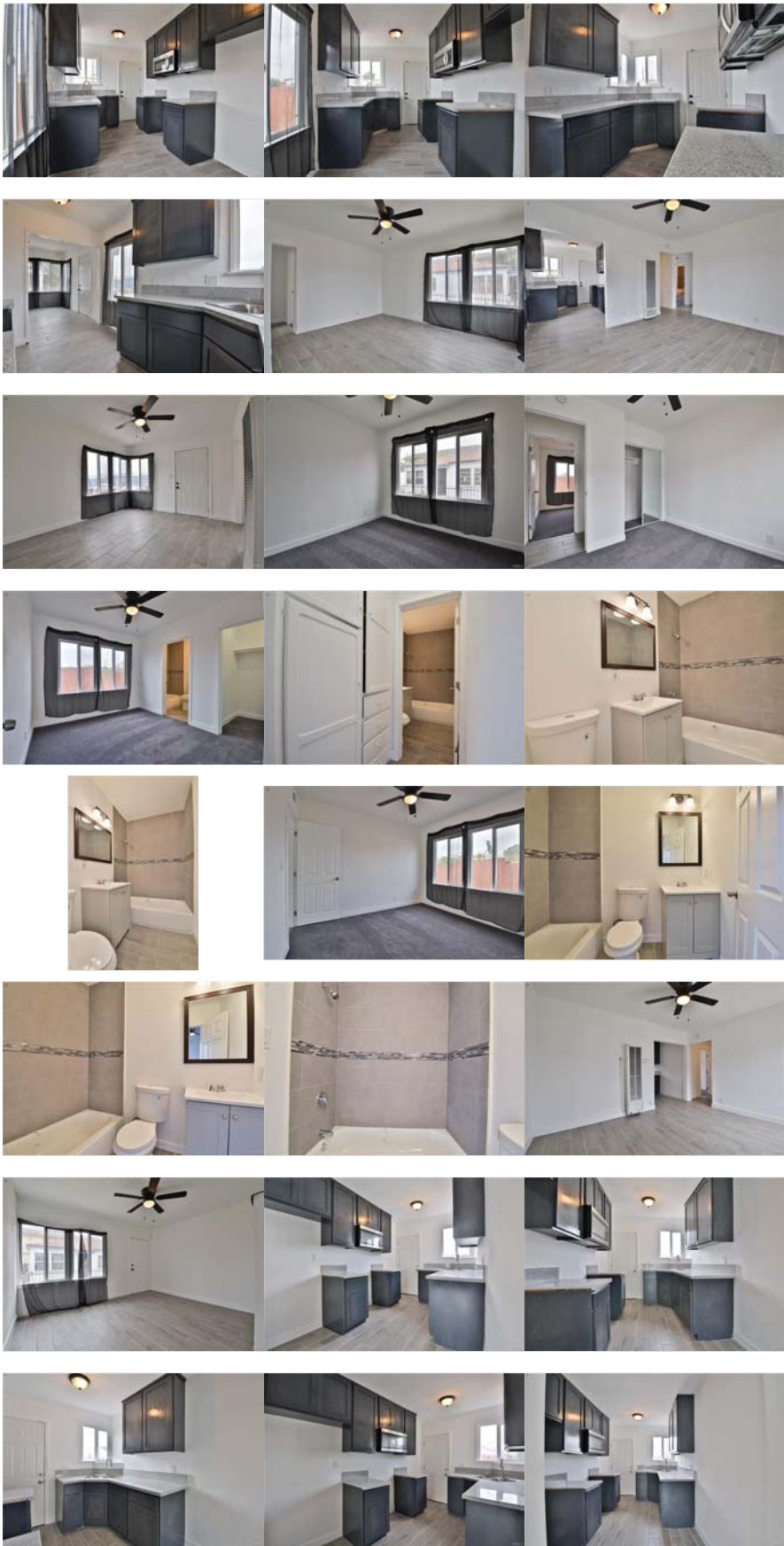
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23115336

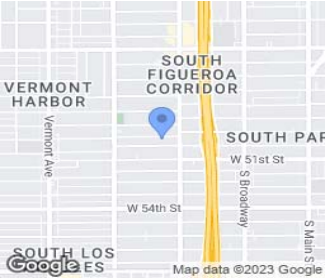
Printed: 09/03/2023 7:27:13 AM

Closed •

List / Sold: **\$695,000/\$675,000** ↓

530 W 49th Pl • Los Angeles 90037
2 units • \$347,500/unit • 1,216 sqft • 4,195 sqft lot • \$555.10/sqft •
Built in 1910
Figueroa & 49TH PL

95 days on the market
Listing ID: 23272311



California Luxury Investment presents a perfect owner-user property that has been used for many years as a Children's Daycare. The property features one large structure consisting of 2 units with open areas, a kitchen, bathrooms, and direct access on two sides to the open outside spaces. The first unit is 2 bedroom+ 1 bath and the second unit is 1 bedroom+1 bath. Purchase the property as a land bank for its current use and plan for future development! The property and an owner-user Buyer may qualify for an SBA loan. The property will be delivered vacant.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$750,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5018022020

Michael Lembeck

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

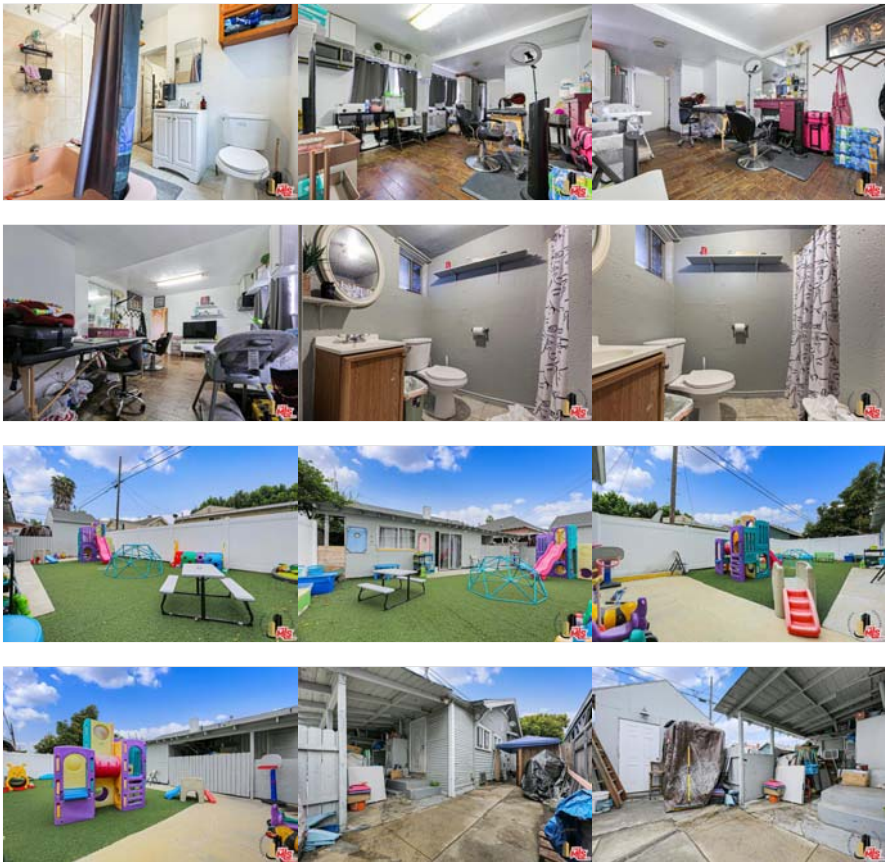
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23272311

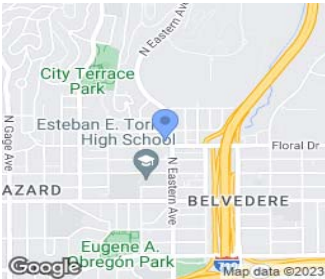
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Closed • Duplex

List / Sold: \$698,000/\$710,000

4249 Floral Dr • East Los Angeles 90063
2 units • \$349,000/unit • 1,548 sqft • 5,622 sqft lot • \$458.66/sqft •
Built in 1925
Eastern Ave./Floral Dr.

29 days on the market
Listing ID: AR23069398



Great investment property with positive income. Must see to appreciate! This amazing duplex is centrally located to all major freeways: 10, 5, 101,710, and the 60 Freeways. Duplex has been recently painted on the outside The second unit has been fully remodeled Newly painted, new flooring, new kitchen with subway tiles, new ductless air conditioner, remodeled bathroom and newly built fences. Live in one and lease out the other !

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$698,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless
- \$0 (Assessor)
- Laundry: Outside
- \$59190 Gross Scheduled Income
- \$57390 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,800
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861149
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,732	\$1,732	\$1,732
2:	1	2	1	1	Negotiable	\$3,200	\$3,200	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5225024030

Michael Lembeck

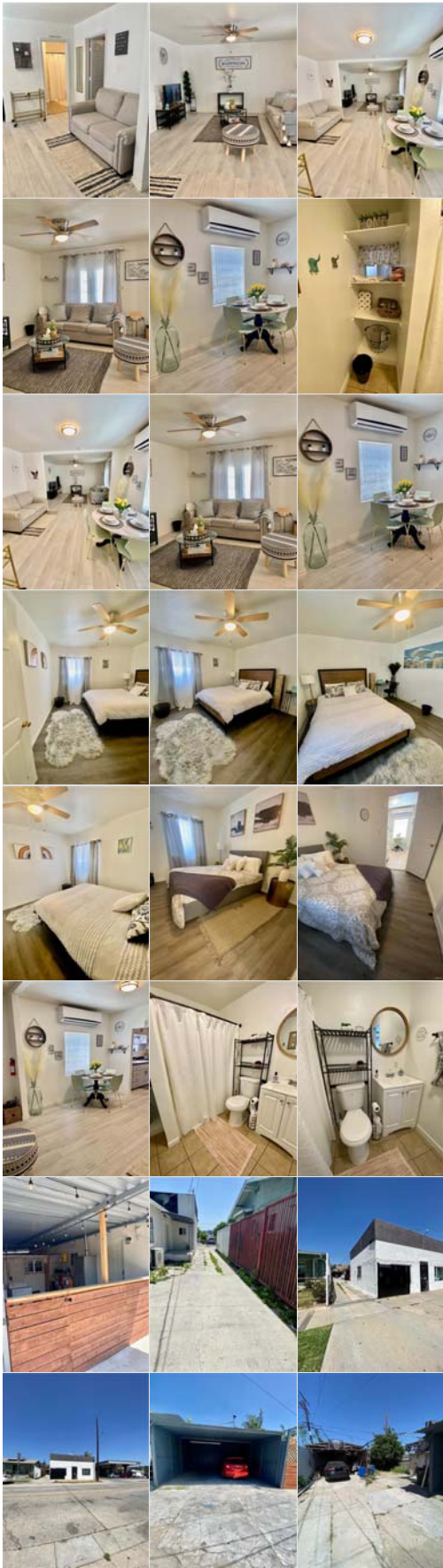
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Cell Phone: 714-742-3700

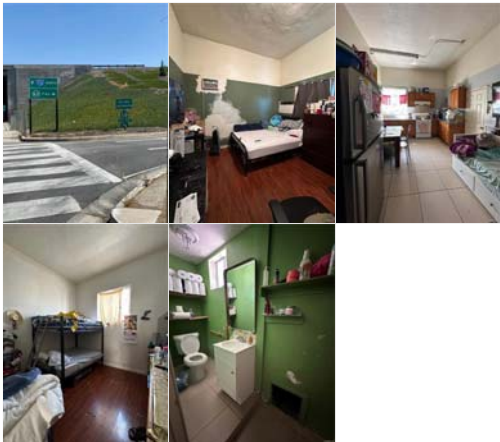
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23069398

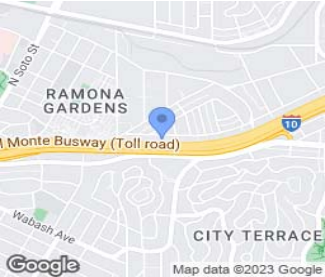
Printed: 09/03/2023 7:27:13 AM

Closed •

List / Sold: **\$725,000/\$722,000** ↓

3418 Whiteside St • Los Angeles 90063
2 units • \$362,500/unit • 1,814 sqft • 5,832 sqft lot • \$398.02/sqft •
Built in 1926
North of the I-10 Fwy off City Terrace.

55 days on the market
Listing ID: 23275445



Conventional loans or cash only please Two detached homes in City Terrace on a quiet residential street with views of DTLA as you drive home every day. The front house is a 2BR + 1BA plus basement for additional storage. The rear house is a 2BR+1BA and has a covered porch and backyard area. The front house is occupied and will be delivered vacant, and the rear house is vacant. The assessor's SF for both homes is 1,814 SF on a 5,851 SF lot. This is a wonderful compound with many fruit trees, separate front and back yards, bonus basement storage, 4 parking spaces, separate gas and electric meters, and super easy access to the 10 Freeway and DTLA, Keck USC Medical Center, Cal State LA, the Arts District, and much more! A fantastic value for 2 homes delivered vacant! Needs some cosmetic TLC but bones are good! Easy to show the back house - a must see!

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 6

Interior

- Floor: Carpet
- Appliances: Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,400
2:	1	2	1		Unfurnished	\$0	\$0	\$2,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5224032015

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

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

3439 -3441 W 58th Pl • Los Angeles 90043

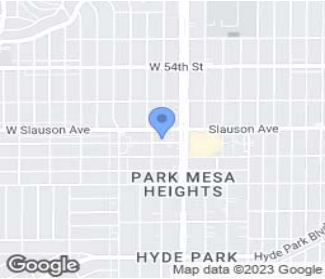
99 days on the market

2 units • **\$457,500/unit** • **2,270 sqft** • **6,750 sqft lot** • **\$403.08/sqft** •

Listing ID: 23265907

Built in 1965

West of Crenshaw Blvd, South of Slauson Ave., East of LaBrea Ave, North of Hyde Park Blvd.



Still an opportunity to own a 3BR/2BA space for you and have a 2BR/2BA unit for EXTENDED FAMILY or INCOME! RARE ATTACHED 3-CAR GARAGE with additional on-site parking for 2-3 more vehicles. Entertain/lounge in back on your very private open patio. Property being sold in 'As Is' condition, Seller will make NO REPAIRS. Add your own personal touch. Property is close to everything. Make this your home and/or a wise investment addition to your current portfolio. Both units to be delivered VACANT @ CLOSE OF ESCROW.

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$940,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace, Forced Air
- Laundry: In Closet, In Kitchen
- Cap Rate: 5.56
- \$52326 Net Operating Income

Interior

- Rooms: Entry, Center Hall, Master Bathroom, Living Room, Attic
- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,234
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$2,400
2:	1	3	2		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4005004013

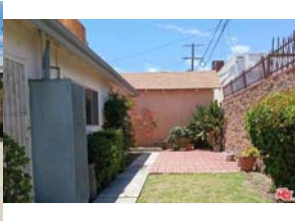
Michael Lembeck

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

Re/Max Property Connection

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

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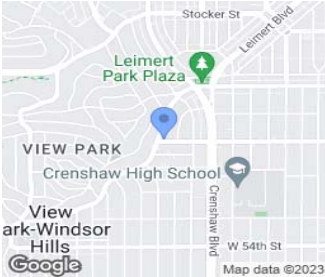
CUSTOMER FULL: Residential Income LISTING ID: 23265907

Printed: 09/03/2023 7:27:13 AM

Closed •

4730 Angeles Vista Blvd • View Park 90043
2 units • \$550,000/unit • 3,878 sqft • 8,717 sqft lot • \$257.86/sqft •
Built in 1925
On the corner of Angeles Vista and W 48th St.

List / Sold:
\$1,100,000/\$1,000,000 ↓
0 days on the market
Listing ID: 23297257



Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Heating: Central
- \$42000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$16,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02106123
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$5,000	\$60,000	\$5,000
2:	1	1	1		Unfurnished	\$2,000	\$24,000	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5013012036

Michael Lembeck

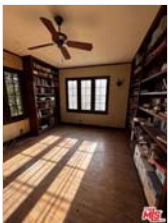
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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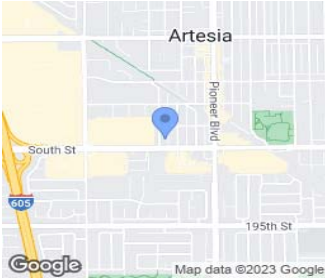
CUSTOMER FULL: Residential Income LISTING ID: 23297257

Printed: 09/03/2023 7:27:13 AM

Closed • Duplex

List / Sold:
\$1,102,000/\$1,102,000
26 days on the market
Listing ID: SB23113087

18828 Jersey Ave • Artesia 90701
2 units • \$551,000/unit • 2,194 sqft • 7,975 sqft lot • \$502.28/sqft •
Built in 1920
South street. left on jersey ave.



Say hello to this beautiful duplex located in Artesia. Front unit features 2 bedrooms and 1 bath with 661 sq feet. Includes window A/C in both rooms, and a nice kitchen area. Rear unit is complete with 2 bedrooms and 2 baths and 1533 square feet.. Rear unit includes a large living room and kitchen, with an open concept feel. Master bedroom includes master bath, and walk in closet. Separate laundry room is a nice touch between the living room and bedrooms. Rear unit also features a large 2 car garage accessible from the kitchen area. Front and rear unit both have nice size yards, with the driveway allowing plenty of parking. Lot size is unusually large at 7975 square feet.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,102,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$807 (Estimated)
- Laundry: Common Area
- \$68400 Gross Scheduled Income
- \$64800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,720
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	3	Unfurnished	\$0	\$0	\$5,700
# 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%
- RC - Artesia area
- Los Angeles County
- Parcel # 7039017015

Michael Lembeck

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

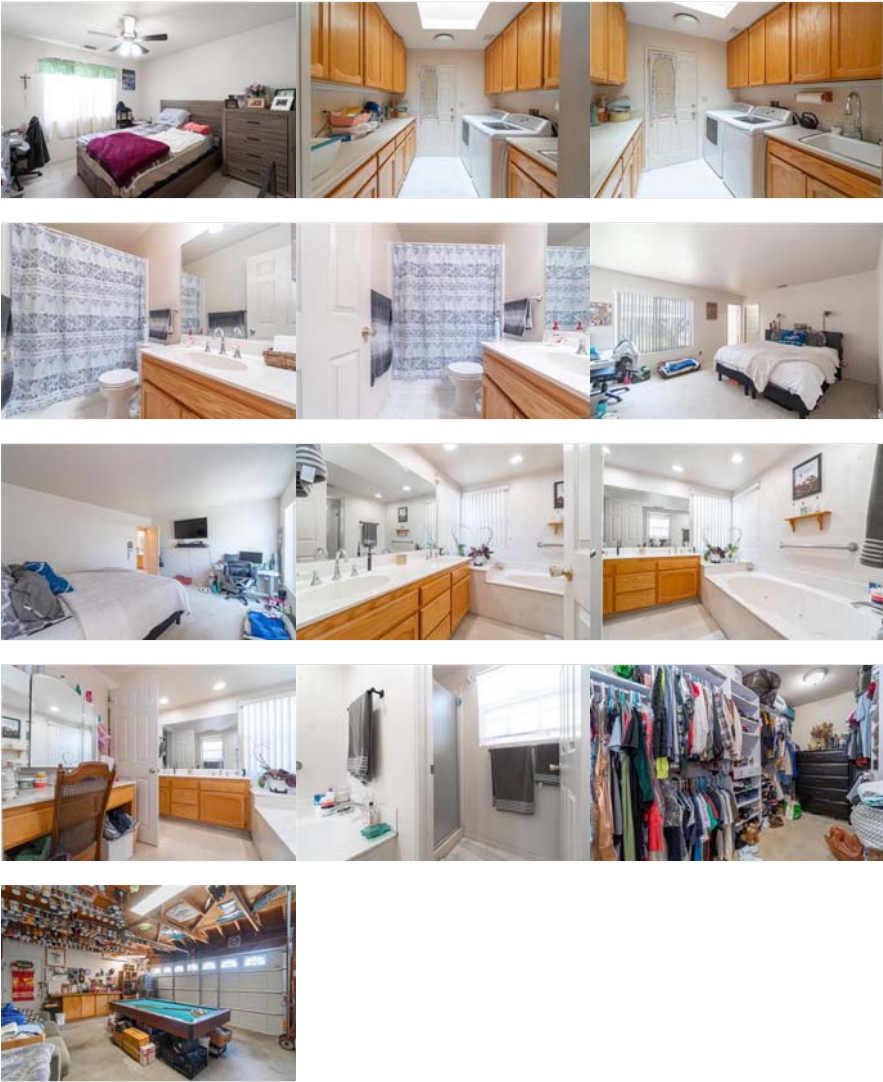
Re/Max Property Connection

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

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Closed • Duplex

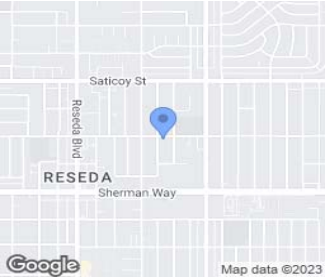
List / Sold:

\$1,149,900/\$1,090,000 ↓

27 days on the market

Listing ID: SR23109182

7356 Nestle Ave • Reseda 91335
2 units • \$574,950/unit • 1,810 sqft • 10,076 sqft lot • \$602.21/sqft •
Built in 1951
Valerio St and Etiwanda Ave



This is what you have been waiting for! Great investment and income opportunity \$\$\$! Completely remodeled and upgraded house with a detached and permitted guest house on an over 10,000 sq.ft. large corner lot! MAIN FRONT HOUSE features 2 bedrooms and 2 bathrooms, new roof, new electrical panel and new electrical wiring, new cooper plumbing, new AVS sewer line, brand new central AC unit with new ducting, new flooring, recessed lighting, new insulation R-38 in the attic and R-15 in the walls, new kitchen with new stainless steel appliances, new bathrooms, new double pane windows throughout, new backyard covered patio to enjoy with family and friends, spacious bedrooms with fans and closets, large driveway, fireplace in living room. Too much to mention. DETACHED & PERMITTED GUEST HOUSE has 782 sq.ft. of living space and features 2 bedrooms and 1 bathroom, built in 2006, brand new central AC unit, new flooring, new kitchen, double pane windows throughout, master bedroom with walk-in closet. It has its own private entrance with own patio. Ample space for parking. Desirable location in the heart of Reseda close to Garden Grove Elementary School, shopping, parks and transportation. This property is a money maker. Schedule your appointment today!

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,149,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Outside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Corner Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RES - Reseda area
- Los Angeles County
- Parcel # 2119027001

Michael Lembeck

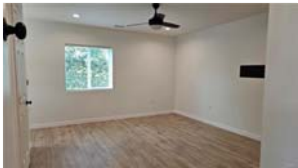
State License #: 01019397
Cell Phone: 714-742-3700

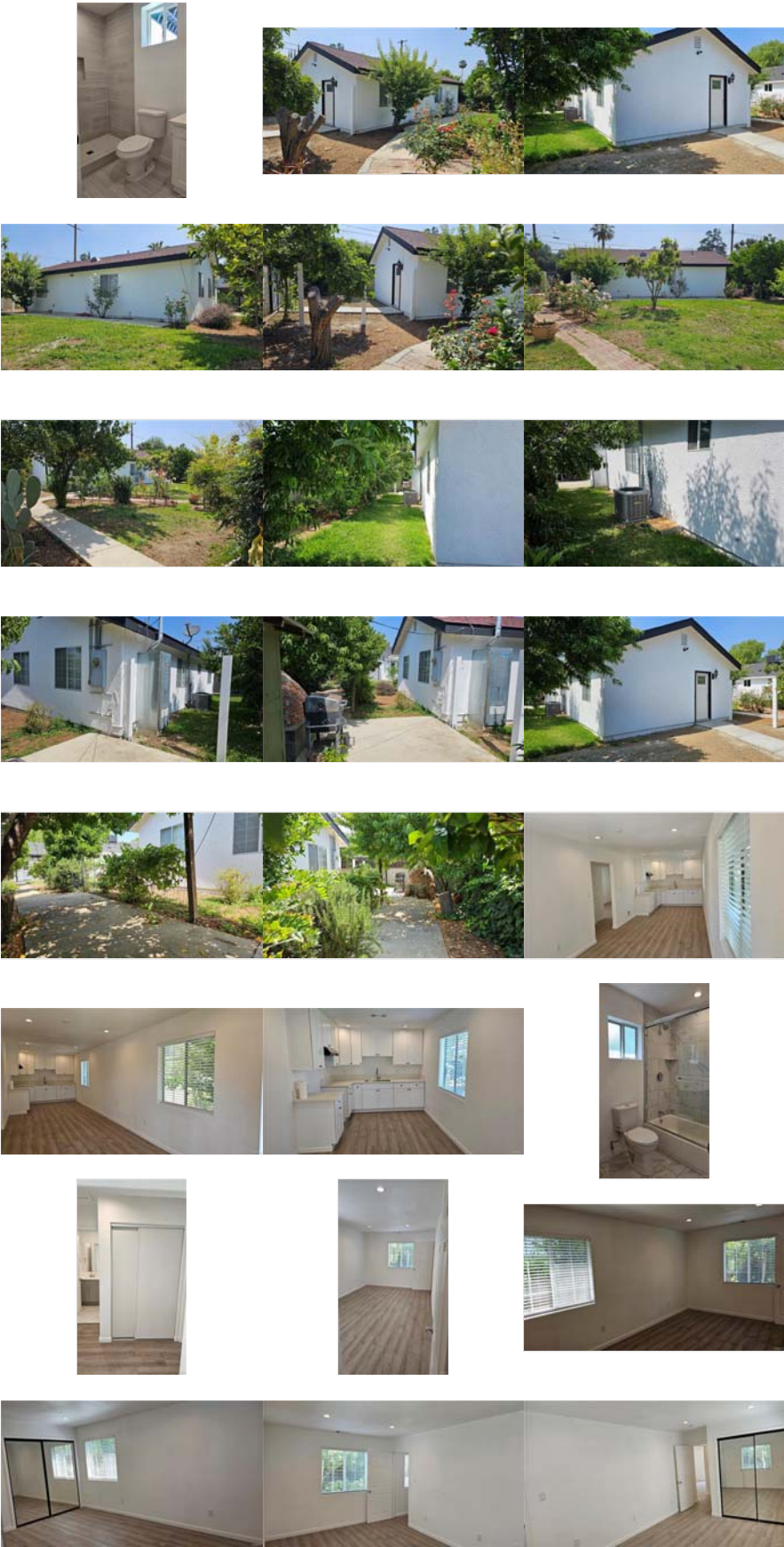
Re/Max Property Connection

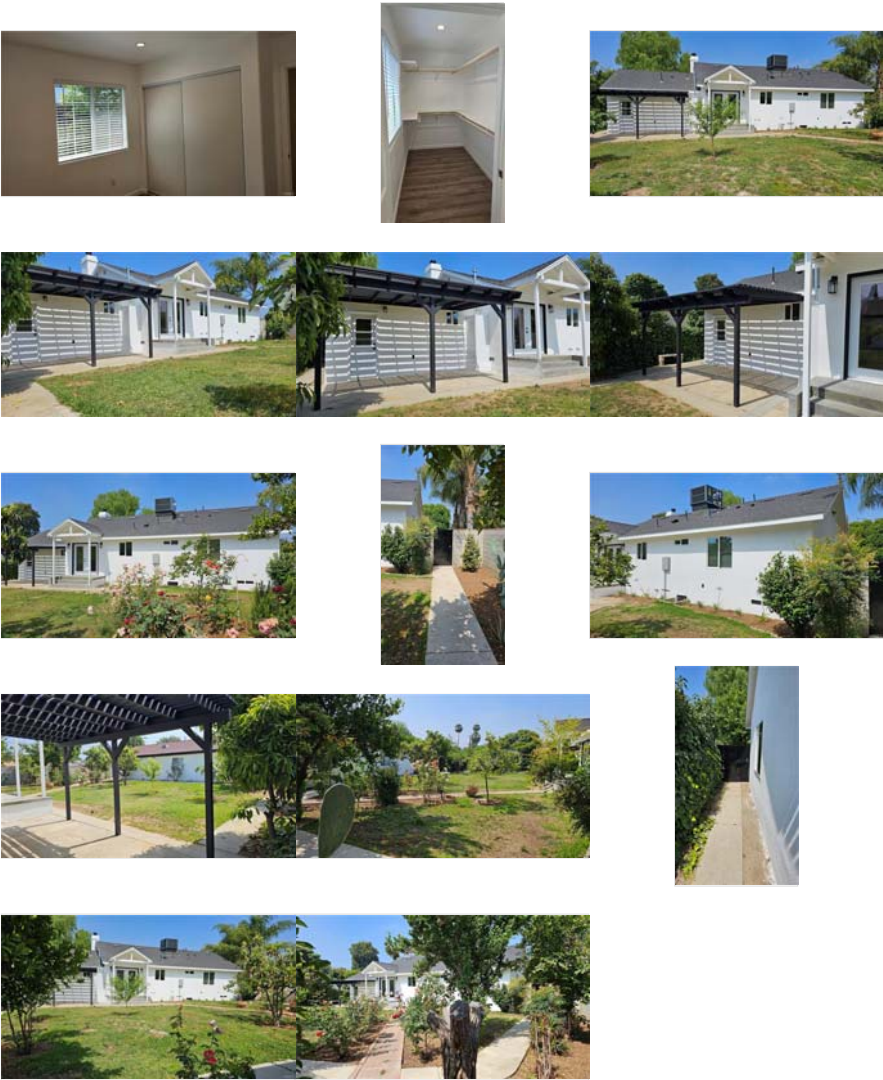
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR23109182

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Closed •

List / Sold:

\$1,300,000/\$1,205,000 ↓

94 days on the market

Listing ID: 23249895

11128 Ventura Blvd • Studio City 91604
2 units • \$650,000/unit • 1,884 sqft • 3,128 sqft lot • \$639.60/sqft •
Built in 1961

Use maps, Depending on your location. Head North on Laurel canyon blvd, turn right on venture blvd,
Destination will be on your right.



The property consists of a total of 1,884 sq. ft. of existing building, on a 3,128 sq. ft. C-2 zoned lot. The property has retail storefront, as well as 2 residential units in the rear, a 2 bedroom w/ 1 bathroom, and a 1 bedroom w/ 1 bathroom. Amazing live work setup. Great condition, and very clean! A must see! There is also a wonderful greenery covering a portion of the property walls, has a cute courtyard. Gated entrances front and back. Accessible from the rear alley. Units separately metered. Close to many restaurants, shops, bars and TRANSIT/SUBWAY. Property has an Infrared sauna to relax after a long day. Currently you have an Eye Brown technician renting a space, Waxing place, Body Contour and then the two units.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Multi/Split

Interior

- Appliances: Dishwasher, Microwave

Exterior

- Security Features: Gated Community

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	1	1		Unfurnished	\$1,700	\$1,700	\$1,700
2:	2	0	0		Unfurnished	\$3,000	\$3,000	\$3,000
3:	3	2	1		Unfurnished	\$1,560	\$1,560	\$1,560
4:	4	0	0		Unfurnished	\$1,500	\$1,500	\$1,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- STUD - Studio City area
- Los Angeles County
- Parcel # 2378009008

Michael Lembeck

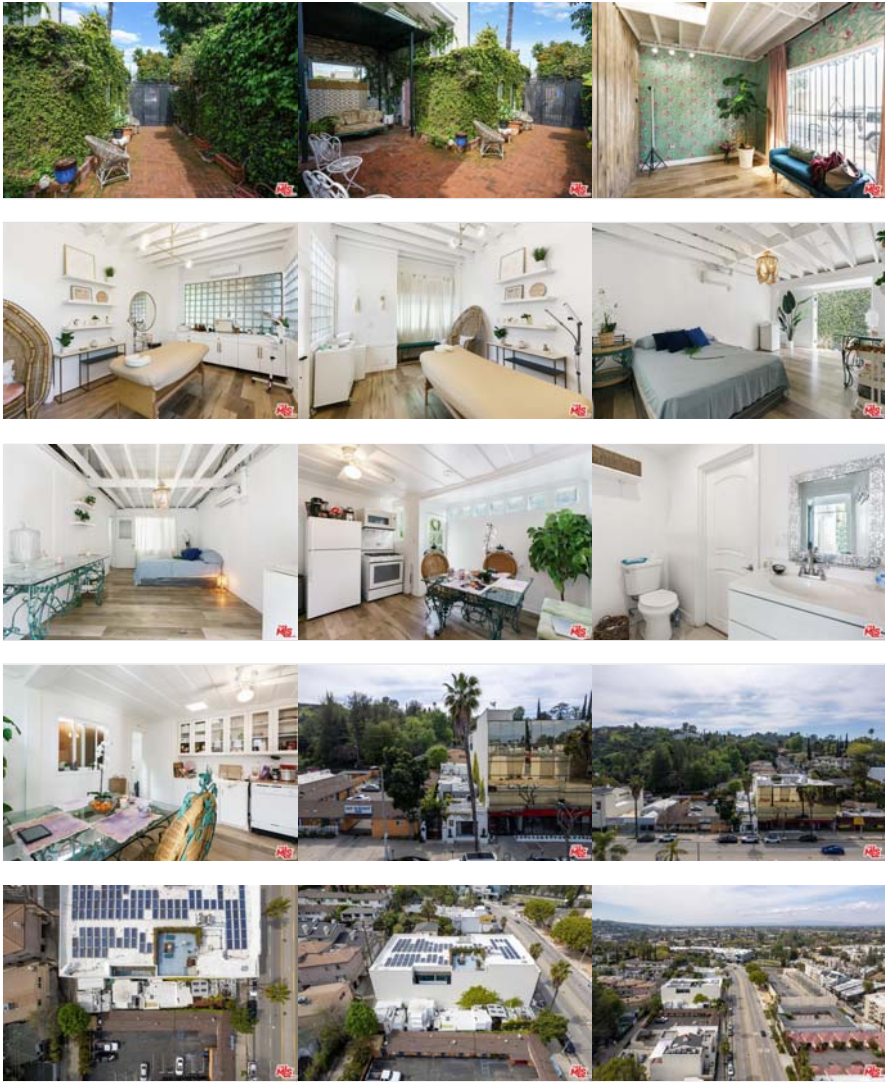
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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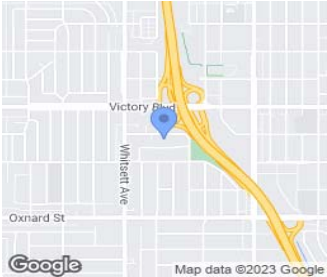
CUSTOMER FULL: Residential Income LISTING ID: 23249895

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Closed •

12352 Sylvan St • North Hollywood 91606
2 units • \$647,500/unit • 2,000 sqft • 11,183 sqft lot • \$660.00/sqft •
Built in 1952
Sylvan east of Whitsett

List / Sold:
\$1,295,000/\$1,320,000 
57 days on the market
Listing ID: 23261711



TWO HOMES ON ONE HUGE LOT WITH SEPARATE ENTRANCES & 2 separate addresses 12350 & 12352 Sylvan!! Live in one unit and rent the other one for a stream of income. Situated on over 11,000 sq ft lot, home 1is fully remodeled and boasts 3 beds and 2 bath with a brand-new stunning kitchen that opens to the dining area. Huge entertainers' backyard with a built in BBQ, custom firepit and a back covered patio with ample space to add a pool. Remodeled modern bathrooms, updated plumbing & electrical, laminate hardwood flooring, brand new kitchen appliances & laundry. Don't miss this opportunity! Close to Erwin Park, around the corner from Burbank, NOHO Arts District, NOHO West shopping Center, houses of worship, dining and freeway accessible near 170 and 101.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Cap Rate: 6.5
- \$79860 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$84,660
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- VG - Valley Glen area
- Los Angeles County
- Parcel # 2333008053

Michael Lembeck

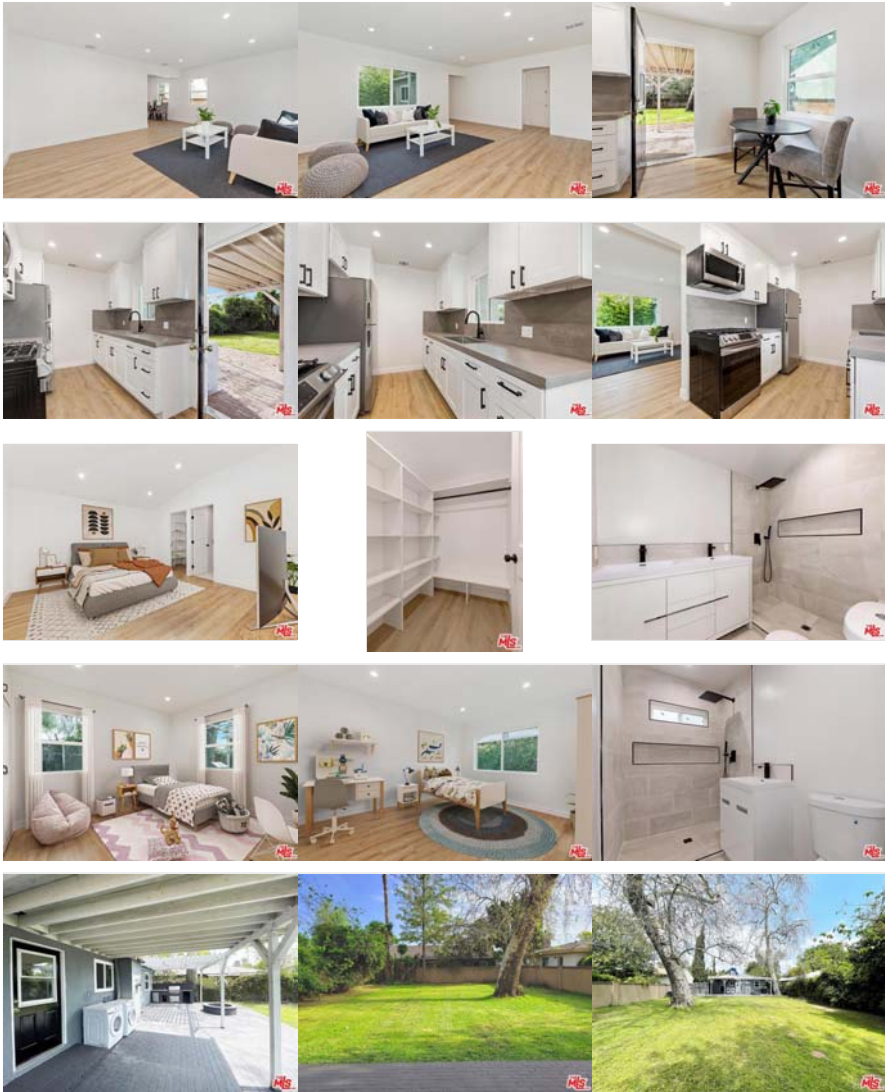
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,495,000/\$1,515,000

14 days on the market

Listing ID: 23283737

1405 Talmadge St • Los Angeles 90027
3 units • \$498,333/unit • 2,462 sqft • 6,249 sqft lot • \$615.35/sqft •
Built in 1940
Sunset Blvd - East on Fountain Ave or Sunset Drive to Talmadge St.



This lovely gated garden triplex is located at the border of Silver Lake and Los Feliz, just one block from Sunset and all the trendy shops, restaurants, bars and cafes. The property features off street parking, on-site laundry, lush gardens, an upper unit with original charm, built-ins, large kitchen and tree top views | a two bedroom lower unit with open living, garden views and dedicated outdoor space | a sweet stand alone cottage unit with dedicated lush garden space. As a bonus, the lower two bedroom unit is being offered VACANT! This is a terrific opportunity to invest in a prime location income property, be an owner/user or complete a 1031 Exchange.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,495,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Combination
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$2,350	\$2,350	\$2,514
2:	3	2	2		Unfurnished	\$3,400	\$0	\$3,400
3:	3	1	1		Unfurnished	\$1,635	\$1,635	\$1,782
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5430032029

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23283737

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Closed • **Triplex**

List / Sold: **\$849,000/\$839,000** ↓

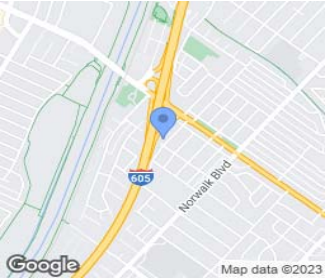
6129 Redman Ave • Whittier 90606

32 days on the market

3 units • **\$283,000/unit** • **2,004 sqft** • **7,307 sqft lot** • **\$418.66/sqft** • **Built in 1923**

Listing ID: PW23111807

East of the 605, South of Whittier Blvd



Great investment opportunity in Whittier! This is a well maintained 3 unit property with a newer roof, newer electrical panel, and newer concrete driveway. 3 carport spaces and 1 open parking space. All units have their own private yards with the ample parking in the middle of the property. Tenants pay their own gas, electric, and trash. Don't miss out on this chance to own in this strong rental market.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 3 Total carport spaces
- \$0 (Unknown)
- Laundry: Inside
- \$52212 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$1,502
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,224
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,548	\$0	\$2,300
2:	1	2	1	0	Unfurnished	\$1,526	\$0	\$2,300
3:	1	1	1	0	Unfurnished	\$1,277	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8174017050

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23111807

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Closed • Single Family Residence

6742 Radford Ave • North Hollywood 91606
3 units • \$525,000/unit • 3,176 sqft • 10,058 sqft lot • \$462.85/sqft •
Built in 1938
Victory and Laurel Cyn

List / Sold:
\$1,575,000/\$1,470,000 ↓
51 days on the market
Listing ID: SR23117075



Presenting these RARE TO FIND 3 HOMES situated on a 10,000 sq ft lot in the heart of North Hollywood. This remarkable property boasts a private gated entrance and an extended driveway that leads all the way to the back of the property, providing ample space for multiple cars and even an RV. The main house offers 3 bedrooms, 2 bathrooms, and over 1481 sq ft of living space. It features a spectacular open floor plan, updated kitchen, tile flooring, and recessed lighting throughout. The large private backyard and covered patio provide the perfect setting for outdoor entertaining, while the spacious private front yard offers a private oasis to enjoy hot summer days. In addition, the property includes a BRAND NEW 2-story Accessory Dwelling Unit (ADU) with approx. 1200 sq ft of living space, featuring 3 bedrooms and 2.5 bathrooms with its own address, plus a 2-car attached garage - a rare find for an ADU. Every aspect of this residence exudes elegance and attention to detail, with an open floor plan that seamlessly connects the living space, dining, and kitchen together. The custom kitchen features quartz stone countertops, durable stainless-steel appliances, range stove, and dishwasher. The high ceilings throughout the house, recessed LED lighting, brand new double-pane windows, laminate flooring, Central Air, and Central Gas heating, and custom finishes make this ADU a true gem. All 3 bedrooms are located on the second floor, along with a separate washer and dryer. The primary bedroom boasts a spacious walk-in closet and a private bathroom, ensuring a tranquil retreat for relaxation, with a large balcony to enjoy the outdoors. But wait, there's more! The property also offers a approx. 495 sq ft BRAND NEW construction recreational room with its own private bathroom and bedroom, which can be transformed into a JR. ADU. With a separate entrance and private backyard, this space ensures a convenient and enjoyable lifestyle for each occupant. This property is truly a one-of-a-kind gem and offers endless possibilities for multi-generational families or investors seeking rental income. Don't miss out on this incredible opportunity to own a piece of North Hollywood's vibrant community.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,575,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$375 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- 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	1	Unfurnished	\$0	\$4,500	\$0
2:	1	3	3	2	Unfurnished	\$0	\$4,500	\$0
3:	1	1	1	0	Unfurnished	\$0	\$2,200	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 2322014031

Michael Lembeck

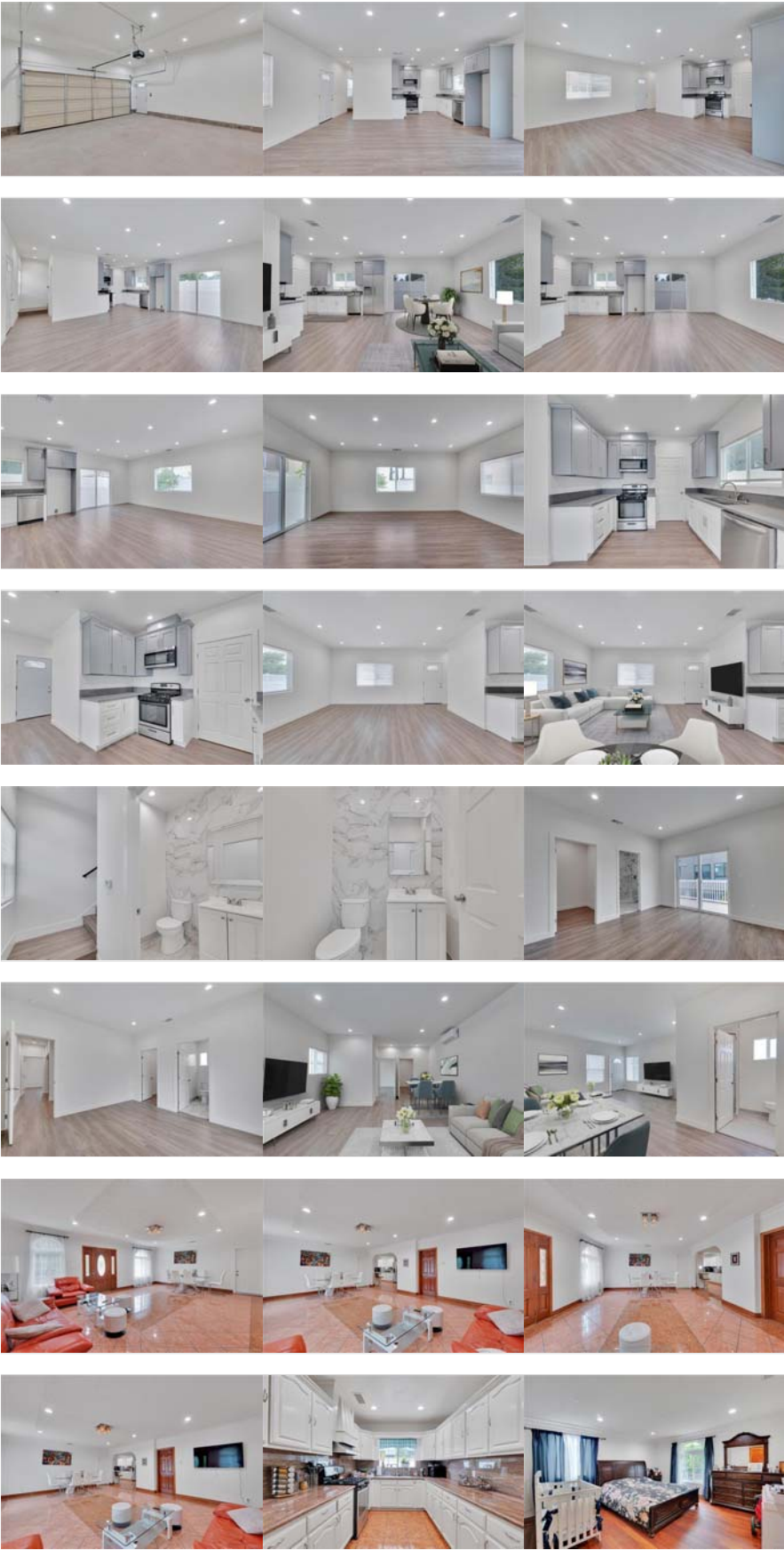
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold:

\$2,099,000/\$2,169,230 ↗

19 days on the market

Listing ID: 23289611

1217 N Curson Ave • West Hollywood 90046
3 units • \$699,667/unit • 2,840 sqft • 6,774 sqft lot • \$763.81/sqft •
Built in 1921
North of Santa Monica Blvd, South of Fountain Ave East of Fairfax and West of Gardner. SW corner of Curson and Hampton.



Enchanting compound featuring an impeccably updated character home plus two apartment units in a hedged and gated oasis. The charming owner's bungalow has its own address 7602 Hampton Ave with 3 bedrooms and 2 Baths plus den. A true professional Kitchen has recently been recently redone retaining original Douglas Fir flooring and offers superior appliances including a Wolf range and Bosch dishwasher. Private front yard and two gated entries. Common area includes lush Moroccan inspired patio and fountain for entertaining. Two detached apartments are configured as follows: Unit A is ground level 1 Bedroom + 1 Bath with living room and courtyard with fountain. Unit B is upstairs and has 2 Bedrooms + 1 Bath, laundry, central AC/Heat and a nice Kitchen with dishwasher. Two car garage with opener and driveway parking. A solar system (owned not leased) serves the main house. Drought tolerant specimen succulents, fountains and hedges complete the picture. Seismic updates undertaken preemptively by the owner include foundation bolting to the main house and recent soft-story retrofit. This trophy property shows the utmost pride of ownership.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$2,099,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Refrigerator, Vented Exhaust Fan

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$5,000
2:	1	2	1		Unfurnished	\$3,100	\$3,100	\$3,500
3:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,750
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530007022

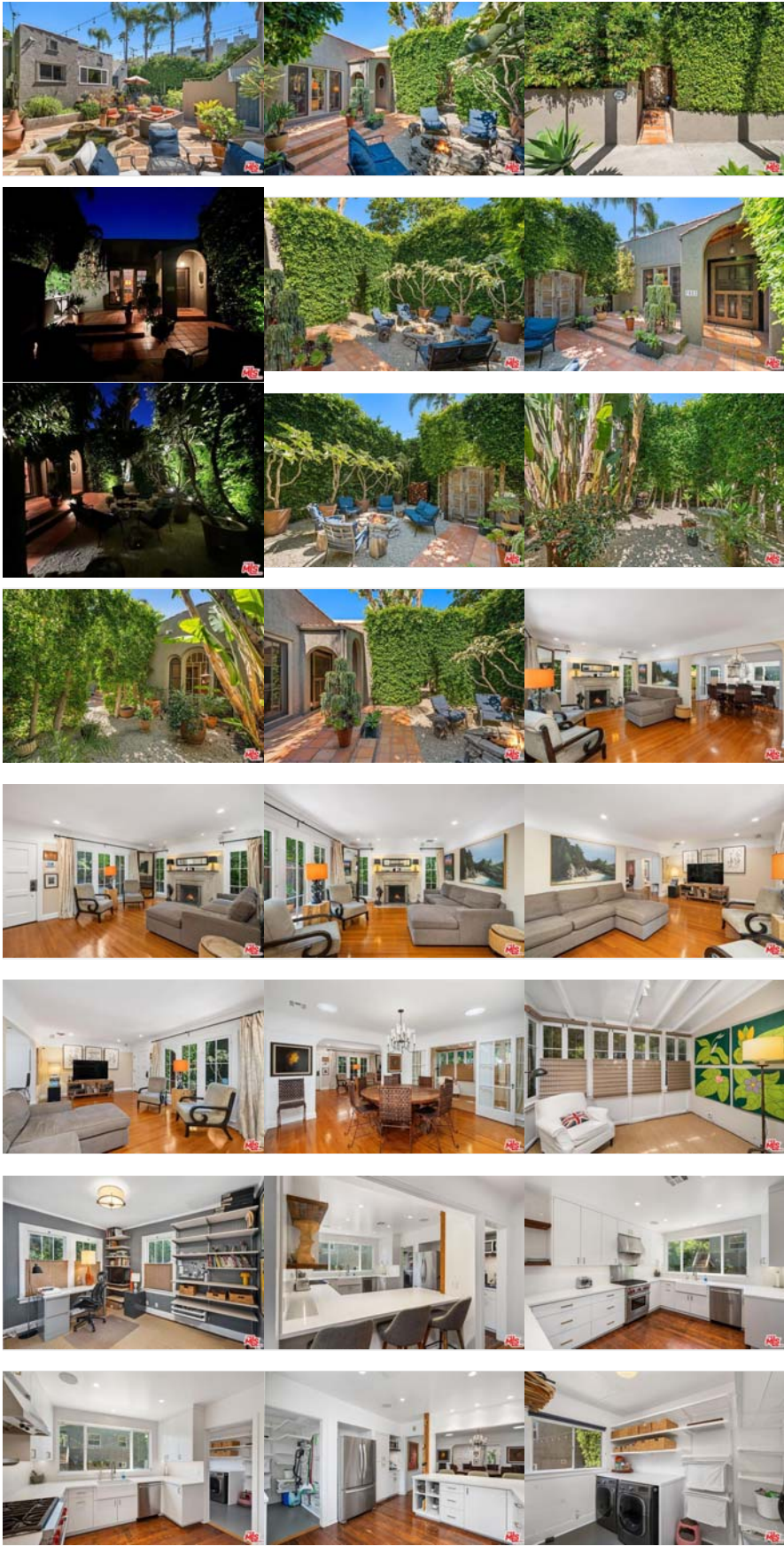
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23289611

Printed: 09/03/2023 7:27:13 AM

Closed •

551 Westmount Dr • West Hollywood 90048
3 units • \$900,000/unit • 2,927 sqft • 5,626 sqft lot • \$871.20/sqft •
Built in 1924
MELROSE SOUTH TO WESTMOUNT

List / Sold:
\$2,700,000/\$2,550,000 ↓
181 days on the market
Listing ID: 23244305



Best location. 1920's Spanish single family home with 2 bedrooms and 2 bathrooms located in the front of the property. In the back of the property there are two- one bedroom units. Also the garage was converted into a studio with a kitchenette with a bathroom.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$2,799,000
- 3 Buildings
- Levels: Multi/Split
- Heating: Central
- \$62394 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$50,806
- 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	2	2		Unfurnished	\$5,250	\$7,000	\$7,000
2:	2	1	1		Unfurnished	\$2,300	\$3,400	\$3,400
3:	3	1	1		Unfurnished	\$2,175	\$3,400	\$3,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337010022

Michael Lembeck

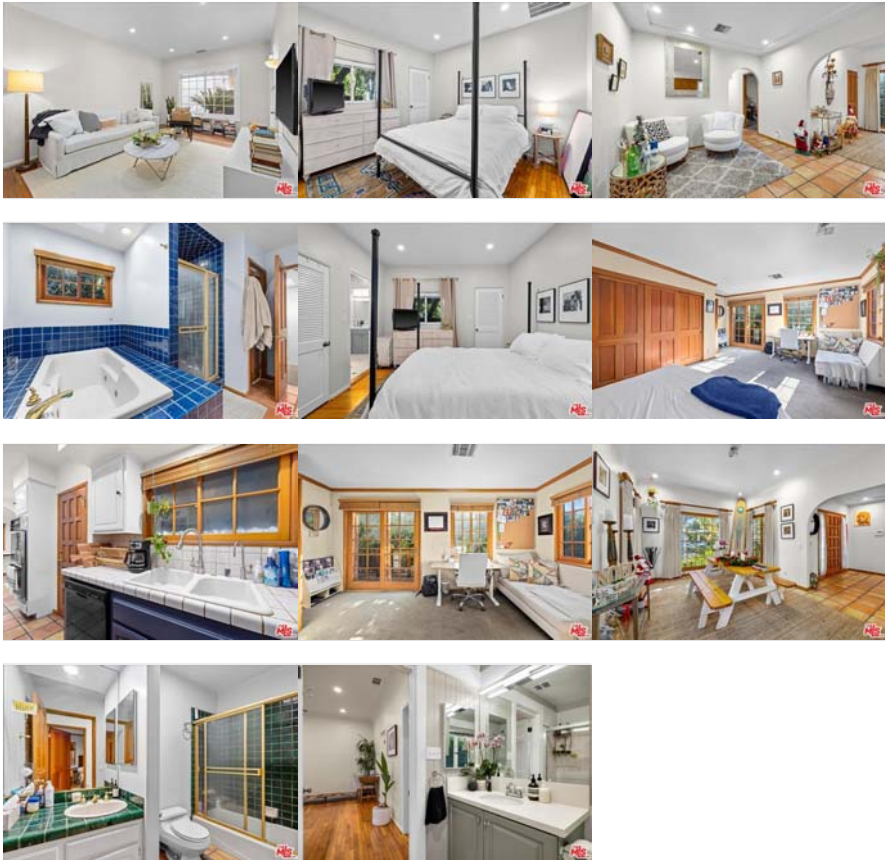
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23244305

Printed: 09/03/2023 7:27:13 AM

Closed •

1701 California Ave • Santa Monica 90403
3 units • \$831,667/unit • 1,773 sqft • 4,051 sqft lot • \$1269.04/sqft •
Built in 1948
N of Wilshire/Corner of 17th and California

List / Sold:
\$2,495,000/\$2,250,000 ↓
28 days on the market
Listing ID: 23265963



Discover the perfect blend of tranquility and convenience in this remarkable corner property, nestled in Santa Monica. Embrace the best of both worlds, as you enjoy close proximity to all the excitement of the city while relishing in the secluded sanctuary-like conditions this property offers. As you step inside, you'll be greeted by abundant natural light filling the charming open-concept layout of the Cape Cod cottage-style main house. With 2 bedrooms and 2 bathrooms, this home boasts hardwood floors, remodeled kitchen with stainless steel appliances, and Carrera counters. The dual fireplace adds a touch of warmth and elegance to the living space. The detached 2-car garage provides ample parking and additional storage space. Surrounded by lush greenery, this property creates a mini-oasis, offering a sense of privacy and separation from the secondary unit on the premises. The upstairs unit is flooded with light, creating a bright inviting vintage atmosphere with generous closet and cabinet space. There's an additional non-conforming studio downstairs for extra income or a WFH separate office/gym space. This desirable location is north of Wilshire, just south of Montana Ave., near Santa Monica's finest restaurants, making it a rare-find urban retreat that offers the best of Santa Monica living.

Facts & Features

- Sold On 08/29/2023
 - Original List Price of \$2,495,000
 - 2 Buildings
 - 2 Total parking spaces
 - Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
 - \$141000 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$13,800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$7,000	\$0	\$7,000
2:	1	1	1		Unfurnished	\$3,000	\$3,000	\$3,500
3:	1	0	1		Unfurnished	\$2,400	\$0	\$2,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4277027023

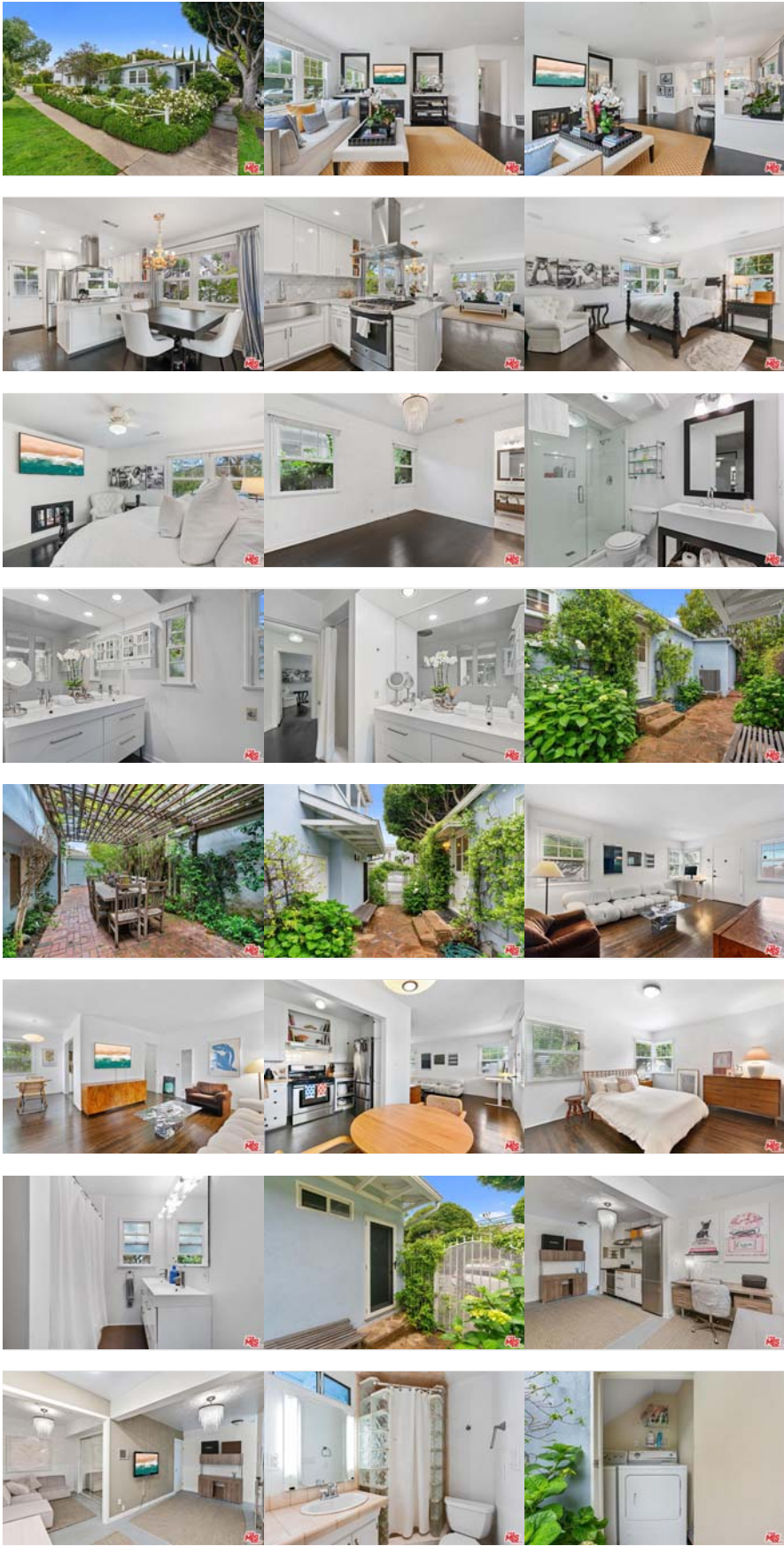
Michael Lembeck

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

Re/Max Property Connection

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

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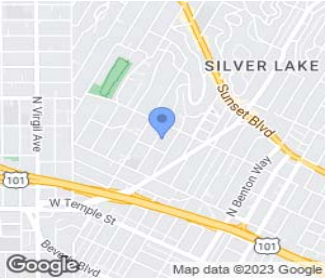
CUSTOMER FULL: Residential Income LISTING ID: 23265963

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Closed •

722 Robinson St • Los Angeles 90026
3 units • \$465,000/unit • 2,898 sqft • 6,616 sqft lot • \$503.80/sqft •
Built in 1923
South of Sunset Blvd and West of Silver Lake Blvd.

List / Sold:
\$1,395,000/\$1,460,000 
7 days on the market
Listing ID: 23292733



Proper-tunity, this property is your opportunity! 1923 triplex in the heart of Silverlake with 2 vacant units. Tucked away behind a hedged and gated front yard with an epic meyer lemon tree you'll enter through an oversized door to the front building that houses 2 attractive units featuring some original details including hardwood floors, arched doorways, coved ceilings and modern amenities including central air and heat. Upstairs owners' unit 2 bed and 1 bath with a front balcony and stunning views of downtown will be delivered vacant. Owners' unit has washer/dryer and fully equipped kitchen. The downstairs 2 bedroom and 1 bath with lovely back patio is tenant occupied. The expansive lot features a spacious communal back courtyard with mature avocado tree and laundry room, potential to install coin operated machines for additional income. The wood-sided back building houses a vacant 1 bed /1 bath and an oversized three car garage. The garages can be rented out individually for additional rental income. Close by attractions include Cafecito Organico, All Day Baby, Target, and many more restaurants and stores. This opportunity provides an investor potential rental upside in a strong demand rental market in this densely populated and highly attractive location. This property has great potential but is a fixer for experienced buyers.

Facts & Features

- Sold On 08/28/2023
 - Original List Price of \$1,395,000
 - 2 Buildings
 - Levels: Multi/Split
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - \$85697 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$25,303
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$3,673
 - Maintenance: \$3,500
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$4,200
 - 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	\$3,750
2:	1	2	1		Unfurnished	\$1,550	\$1,550	\$3,300
3:	1	1	1		Unfurnished	\$0	\$0	\$2,750
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5401017008

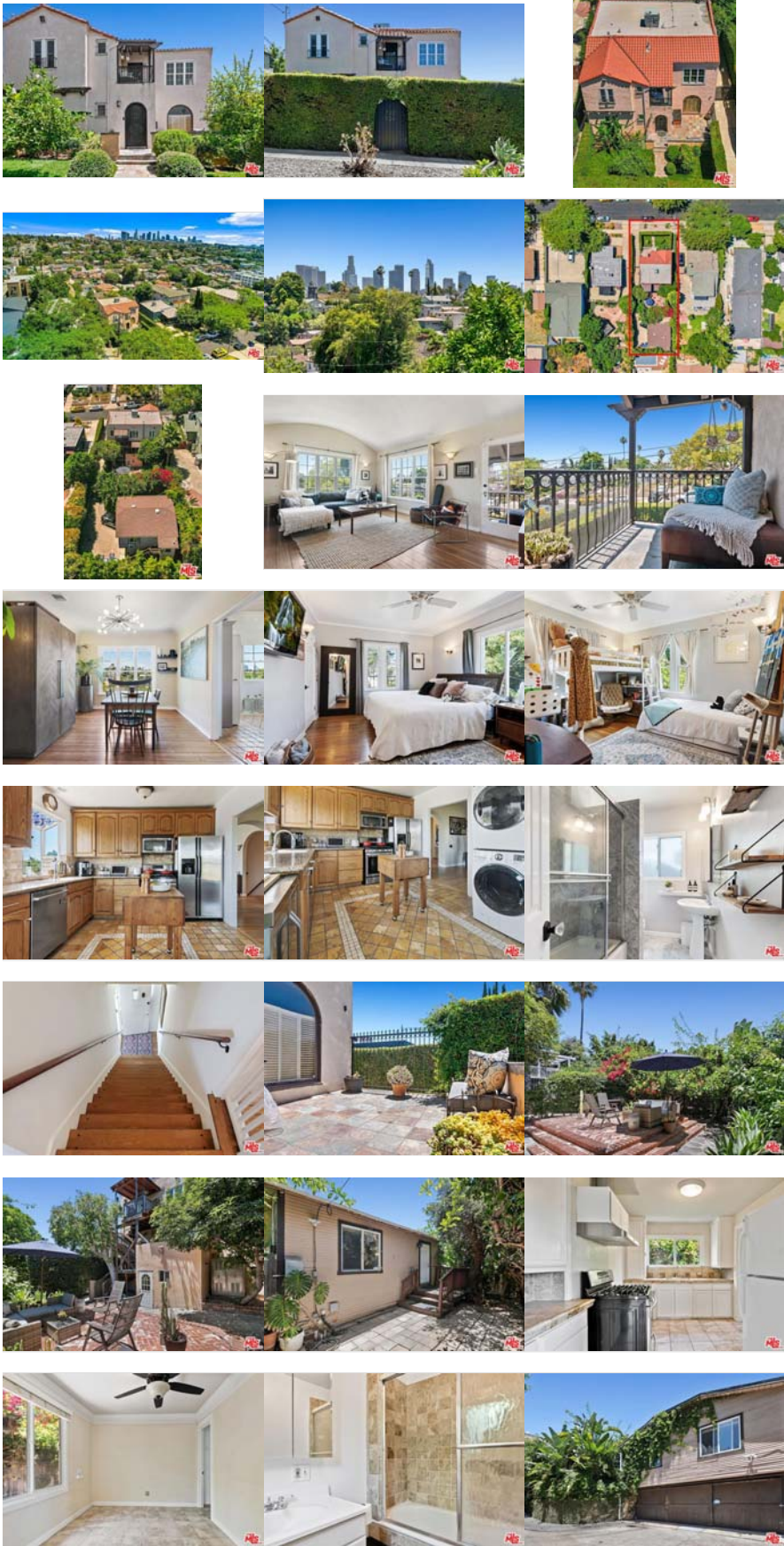
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23292733

Printed: 09/03/2023 7:27:13 AM

Closed • [Triplex](#)

945 W 76th St • Los Angeles 90044

3 units • \$208,333/unit • 2,421 sqft • 5,592 sqft lot • \$210.66/sqft • Built in 1921

Florence to 76th St

List / Sold: **\$625,000/\$510,000** ↓

21 days on the market

Listing ID: PW23077028



Finally, an affordable triplex within the Los Angeles area. If you're looking for a great piece of real estate to add to your portfolio, look no further.

Facts & Features

- Sold On 08/31/2023
 - Original List Price of \$625,000
 - 2 Buildings
 - Levels: One, Two
 - 4 Total parking spaces
 - \$419 (Estimated)
- Laundry: Community
 - \$25872 Gross Scheduled Income
 - \$20972 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,023
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$270
 - Cable TV: 02022092
 - Gardener:
 - Licenses:
- Insurance: \$1,588
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,710
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,248	\$1,248	\$1,900
2:	1	1	1	2	Unfurnished	\$907	\$907	\$1,500
3:	1	1	1	2	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6020008031

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold: **\$650,000/\$635,000** ↓

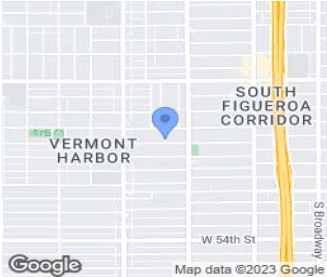
845 W 48th St • Los Angeles 90037

35 days on the market

3 units • **\$216,667/unit** • **2,187 sqft** • **5,857 sqft lot** • **\$290.35/sqft** • **Built in 1913**

Listing ID: MB22236566

South Of Vernon Ave. North Of Figueroa



Tree units close to shopping center, USC, theaters, Galaxi Stadium, science & natural history museum and restaurants. Located in South Los Angeles area. Front unit is detached and the other two are side by side on top of garages. Subject to court approval. All units are occupied and all tenants to remain in place. Property sold As Is, Seller's will not do any repairs, reports or relocate tenants. first unit is 2 bedrooms 1 bath, second unit is a 1 bedroom and one bath, third unit is a single unit. The 2 units are on top of 3 car garages. Lot size it over 5,000 Sqft.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$650,000
- 2 Buildings
- 3 Total parking spaces
- \$403 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022092
- 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	0	1	Unfurnished	\$1,407	\$1,407	\$0
2:	1	1	0	1	Unfurnished	\$500	\$500	\$0
3:	1	0	0	1	Unfurnished	\$450	\$450	\$0

Of Units With:

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

Additional Information

- Third Party Approval sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5018011006

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • [Triplex](#)

List / Sold: **\$749,000/\$790,000**

217 W 94th St • Los Angeles 90003

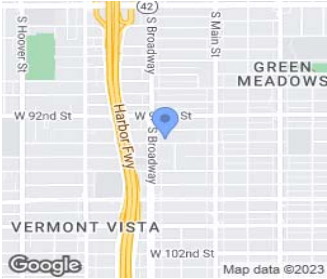
23 days on the market

3 units • **\$249,667/unit** • **1,478 sqft** • **5,420 sqft lot** • **\$534.51/sqft** •

Built in 1923

Listing ID: AR23133495

Use GPS



Welcome to this Income Producing Property with a high return on investment and equity potential. Southeast Los Angeles has a wealth of opportunities for resurgence and revitalization with the brand new Sofi Stadium only minutes away and shops, eateries and public transit within walking distance. This multiunit property is the definition of a Smart Buy!

Facts & Features

- Sold On 09/01/2023
 - Original List Price of \$749,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Cooling: Ductless
 - Heating: Ductless
 - \$661 (Estimated)
- \$61200 Gross Scheduled Income
 - \$53893 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
- Appliances: Gas Oven

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,307
 - Electric: \$4,020.00
 - Gas: \$720
 - Furniture Replacement:
 - Trash: \$567
 - Cable TV: 01947398
 - Gardener:
 - Licenses:
- Insurance: \$800
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - 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	0	Negotiable	\$2,000	\$2,000	\$2,000
2:	1	1	1	0	Negotiable	\$2,000	\$2,000	\$2,000
3:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,200

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: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6053002023

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

3442 Hillcrest Dr • Los Angeles 90016
3 units • \$383,333/unit • 2,529 sqft • 9,863 sqft lot • \$415.18/sqft •
Built in 1951
10 Fwy to Crenshaw, turn on Hillcrest, from Jefferson or Exposition.

List / Sold:
\$1,150,000/\$1,050,000 ↓
127 days on the market
Listing ID: 23260167



Investors! Triplex on nearly 10,000 Sq. Ft. Lot, Zoned LAR2. Large Brand New Developments being built in the area. Co-living/ Roommate style living fits today's high demand for housing throughout LA. Located in Up & Coming area w/ in short distance to LAX & major Fwys. Or upgrade units, convert garage to ADU & maximize rents. Consists of 3 units, 2 Beds 1 Bath each. Being sold in As-Is Condition. Buyers and buyers agents to do own diligence. Seller has not occupied property, makes no guarantees or warranties of any kind. Please do NOT disturb tenants.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Heating: Wall Furnace
- \$32650 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Furnished	\$1,625	\$1,625	\$3,000
2:	1	2	1		Furnished	\$1,150	\$1,150	\$2,700
3:	1	2	1		Furnished	\$785	\$785	\$2,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5046007017

Michael Lembeck

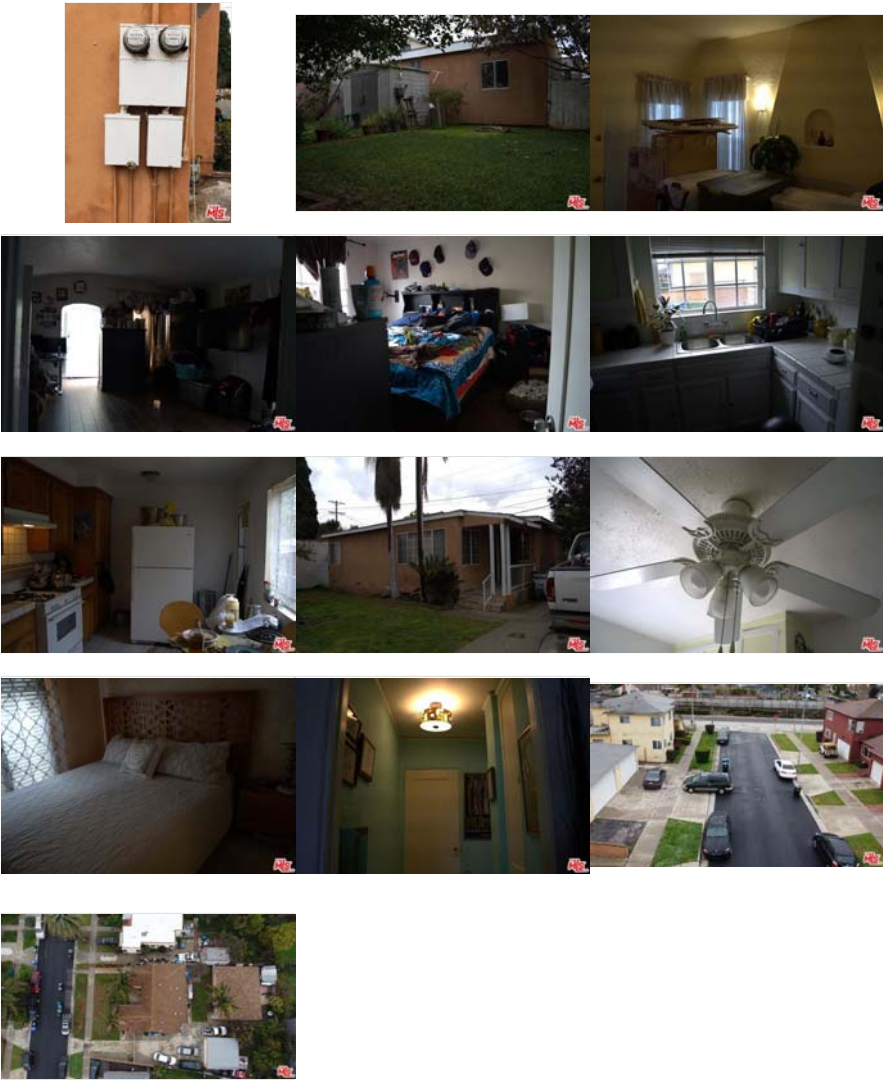
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • [Quadruplex](#)

List / Sold:

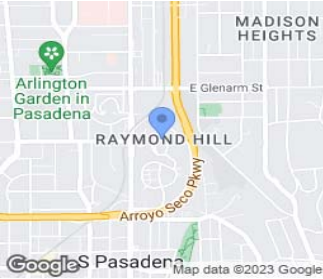
\$2,050,000/\$2,040,000 ↓

58 days on the market

Listing ID: P1-13758

1715 Raymond Hill Rd • South Pasadena 91030
4 units • **\$512,500/unit** • **3,006 sqft** • **8,108 sqft lot** • **\$678.64/sqft** • **Built in 1946**

**East side of Fair Oaks, just south of Raymond Restaurant and north of Starbucks and Twohey's Restaurant.
One large block north of Pasadena Freeway. One large block south of Glenarm**



Discover this beautiful and stately 4 bedroom/4 bathroom quadruplex on the highly regarded Raymond Hill in South Pasadena. Each of the 4 units has picturesque windows, wood floors and lovely vistas of the sweeping front lawn and the majestic street tree. The bathrooms are tastefully redone with classic white tiles and the floors are in beautiful hardwoods. The apartments are nicely laid out with a good flow and show very nicely to your most discerning prospective residents. Each unit has a one car private garage as well as parking in front of their garage. The location is superb with excellent access to the Raymond Restaurant and Twohey's Restaurant just a short jaunt down Raymond Hill. Starbucks and Bristol Farms Grocery Store are just a bit further south, all within a mile. For those needing quick freeway access to downtown, the Pasadena Freeway is within a mile. Your residents will also appreciate the Thursday night Farmer's market on Mission by the train tracks. Please do not disturb the residents and call for further details.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$109680 Gross Scheduled Income
- \$93280 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Garden, Sprinkler System, Level with Street, Irregular Lot, Level, Landscaped, Front Yard
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$16,400
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 02064497
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1		1	Unfurnished	\$2,300	\$27,600	\$2,300
2:	1	1			Unfurnished	\$2,300	\$27,600	
3:	1	1			Unfurnished	\$2,240	\$26,880	
4:	1	1		1	Unfurnished	\$2,300	\$27,600	
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5317027005

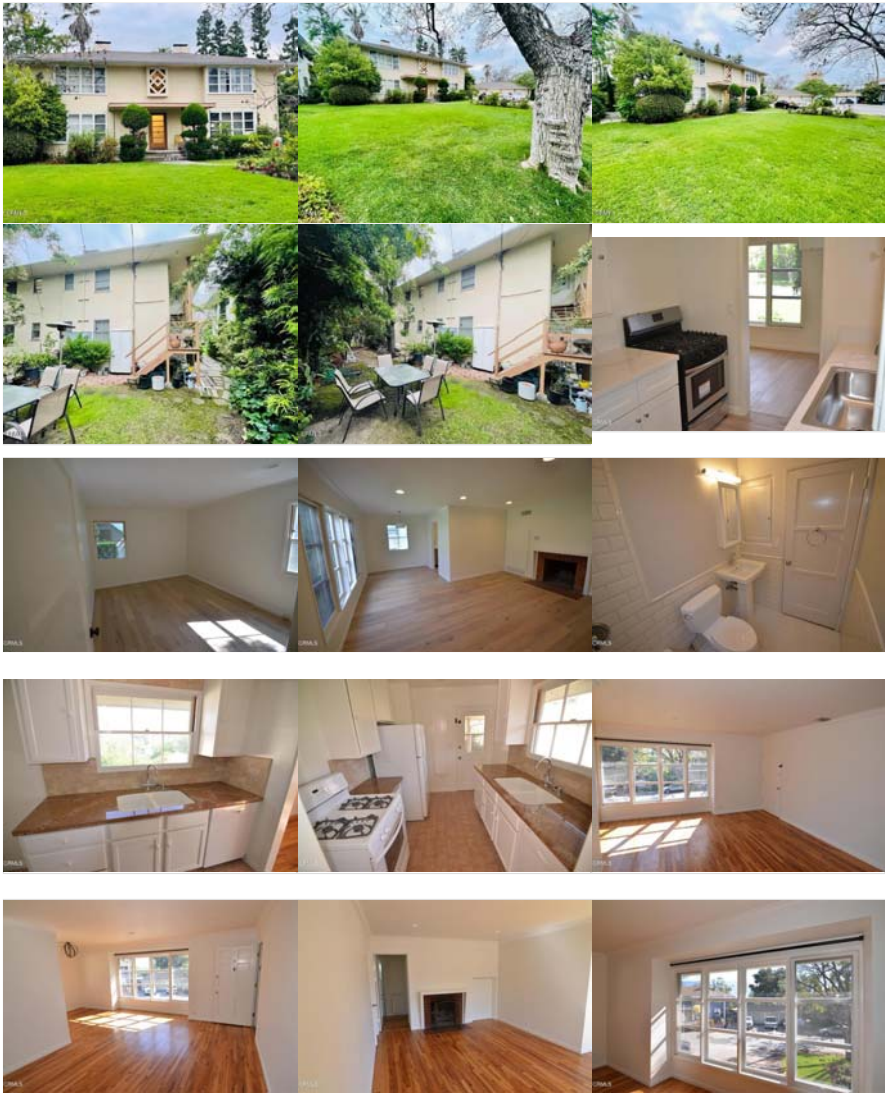
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-13758

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Closed • **Quadruplex**

List / Sold: **\$995,000/\$1,001,000** 📈

1920 Hancock St • Los Angeles 90031
4 units • \$248,750/unit • 3,100 sqft • 6,170 sqft lot • \$322.90/sqft •
Built in 1952
Mission and Main

14 days on the market
Listing ID: DW23127017



Beautifully accented SFR Home, ready for you and your family, expert Cabinetry throughout. Home was extensively remodeled, including Flooring, Plumbing and Roof. You will absolutely adore the layout and craftsmanship. Extremely functional kitchen layout with attached counter, will empower the chef in you... REAL Hardwood flooring and custom tile throughout. Master Bedroom has a walk in closet and attached restroom. Custom Shower enclosures in both restrooms add to this home's desirability. Laundry room and a large basement add to this home. Home is located near USC Hospital Three 1 bedroom/1bath units in rear building only add to the desirability. All tenants are long term and paying on time. 2 separate garages with outside access would make for an excellent ADU conversion if desired. Separate Single Family Residence (Front) includes the two car garage in the alley. will be vacant at Close of Escrow. Title shows Single Family as 2/1 but very functional 3/2 without added square footage

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$995,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Other)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01929736
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,200
2:	2	1	1	0	Unfurnished	\$950	\$1,900	\$1,250
3:	1	1	1	0	Unfurnished	\$750	\$750	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5210026014

Michael Lembeck

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

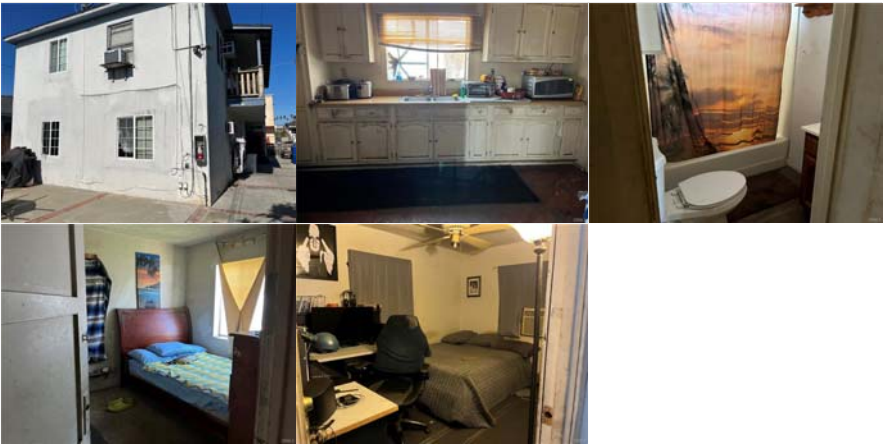
Re/Max Property Connection

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

Click arrow to display photos







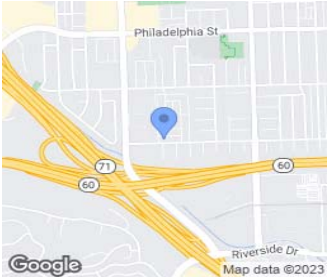
CUSTOMER FULL: Residential Income LISTING ID: DW23127017

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Closed • [Quadruplex](#)

417 County Rd • Pomona 91766
4 units • \$262,250/unit • 3,818 sqft • 7,418 sqft lot • \$272.39/sqft •
Built in 1963
Garey Ave

List / Sold:
\$1,049,000/\$1,040,000 ↓
71 days on the market
Listing ID: **WS23085895**



Investment opportunity !!! Well kept units ! Three units have been upgraded in 2021 with newer flooring and counter tops. Unit #C has been upgraded in 2022 with new kitchen , new A/C , new flooring and new windows throughout .Great unit mixed !!! Also each unit offers a car garage and onsite laundry room(new water heater which provide positive cash flow . This quarturplex is located of the 60 and close to 71 freeway. Must to see !!!

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,090,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$987 (Estimated)
- Laundry: Individual Room
- \$73500 Gross Scheduled Income
- \$64968 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,532
- Electric: \$277.00
- Gas: \$1,480
- Furniture Replacement:
- Trash: \$2,565
- Cable TV: 01280398
- Gardener:
- Licenses:
- Insurance: \$1,510
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,215	\$1,215	\$1,950
2:	1	1	1	1	Unfurnished	\$1,090	\$1,090	\$1,500
3:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$1,950
4:	1	3	2	1	Unfurnished	\$1,970	\$1,970	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8331023002

Michael Lembeck

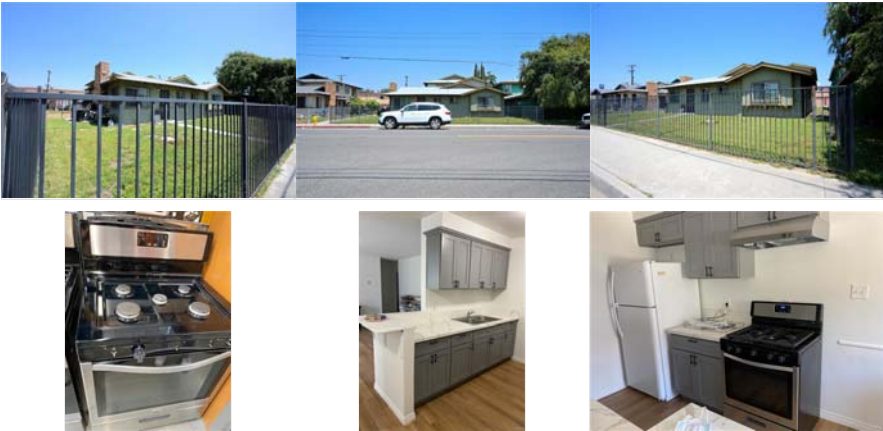
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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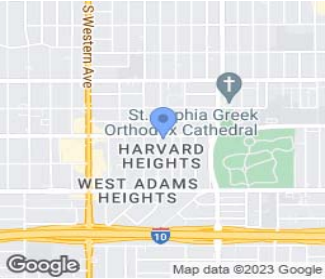
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Closed •

List / Sold: **\$999,000/\$990,000** ↓

1662 S Harvard Blvd • Los Angeles 90006
4 units • **\$249,750/unit** • **3,926 sqft** • **5,843 sqft lot** • **\$252.17/sqft** •
Built in 1922
Just south of Venice Blvd. Between Western Ave and Normandie Ave.

135 days on the market
Listing ID: 23250093



Harvard Heights Spanish style 4-Plex. Large unit's 900+ sf each! Commercially zoned (C-1). Potential for ADU's in and over the 4 garages! Each spacious unit is 1 bedroom and 1 bathroom. Each unit consists of a living room, dining room, kitchen, bedroom, and laundry room. There are washer/dryer hookups in each unit. The roof was replaced 3 years ago, and the structure is bolted to the foundation. Lots of opportunity for upside in rents and additional ADU units!!

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,399,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3
- \$41001 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Floor: Wood, Carpet
- Appliances: Gas Range

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$26,195
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$2,200
- 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	\$1,274	\$1,274	\$2,100
2:	1	1	1		Unfurnished	\$1,220	\$1,220	\$2,100
3:	1	1	1		Unfurnished	\$1,084	\$1,084	\$2,100
4:	1	1	1		Unfurnished	\$1,296	\$1,296	\$2,100
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
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5074022002

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23250093

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List / Sold:

Closed •

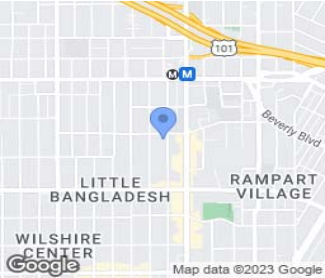
\$1,450,000/\$1,460,000 ↗

14 days on the market

Listing ID: 23289615

105 S New Hampshire Ave • Los Angeles 90004
4 units • \$362,500/unit • 4,260 sqft • 8,692 sqft lot • \$342.72/sqft •
Built in 1923

Heading Northbound on the 101 Freeway, Exit on Vermont and Turn Left. On 1st Street, make a Right Turn. Turn Left onto New Hampshire Ave. The property will be the 2nd property on the Right. Walking Distance from Vermont/Beverly Metro Station & Close to Los Angeles Community College. Extremely close to main streets, Beverly Blvd and Vermont Ave.



Spacious Traditional 4 plex in Central Los Angeles/Koreatown. Well-maintained investment property with generous upside potential. 4 ample units! 1 Unit consists of [1 Bedroom/2 Bathrooms/1 Den], 1 Unit consists of [2 Bedrooms/2 Bathrooms] & 2 of the other Units consist of [1 Bedroom/1 Bathroom/1 Den]. All units are approximately 1,065 sq. ft. each. Owner occupied unit and 1 other unit have been recently updated. Interior Photos on listing are from owner occupied unit only so the other units will vary in condition and maintenance. Roomy Parking for 9 vehicles (which is extremely difficult to find in this area) comes with an Automatic Gate and a Broad Driveway. Buyer will have the option to rent 4 unused parking spaces to neighbors for extra income. Amount of love and care put into this property will be evident. Prime location with Extraordinary Potential. Will go fast! Upon closing of escrow, owner would like the option to rent out their unit at an agreed upon price with the buyer until they can find a suitable home to move to (1031 Exchange cooperation requested). Please Submit Highest and Best Offer by 7/24/23 8pm deadline.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Multi/Split , Two
- 9 Total parking spaces
- 0 Total carport spaces
- Heating: Electric
- Laundry: Inside
- Cap Rate: 4.04
- \$58509 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Rooms: Bonus Room, Den, Family Room, Library, Living Room, Master Bathroom, Office, Media Room
- Floor: Laminate, Wood, Tile
- Appliances: Dishwasher, Disposal, Gas Cooktop, Oven, Range, Gas Range

Exterior

- Lot Features: Front Yard, Yard, Rectangular Lot, Landscaped, Back Yard
- Security Features: Automatic Gate, Fire and Smoke Detection System, Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$22,647
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01848425
- Gardener:
- Licenses:
- Insurance: \$3,800
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,050	\$2,050	\$2,300
2:	1	1	1		Unfurnished	\$904	\$904	\$2,300
3:	1	1	1		Unfurnished	\$1,109	\$1,109	\$2,300
4:	1	1	2		Unfurnished	\$0	\$0	\$2,300
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
- Buyer Agency Compensation: 2%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518028002

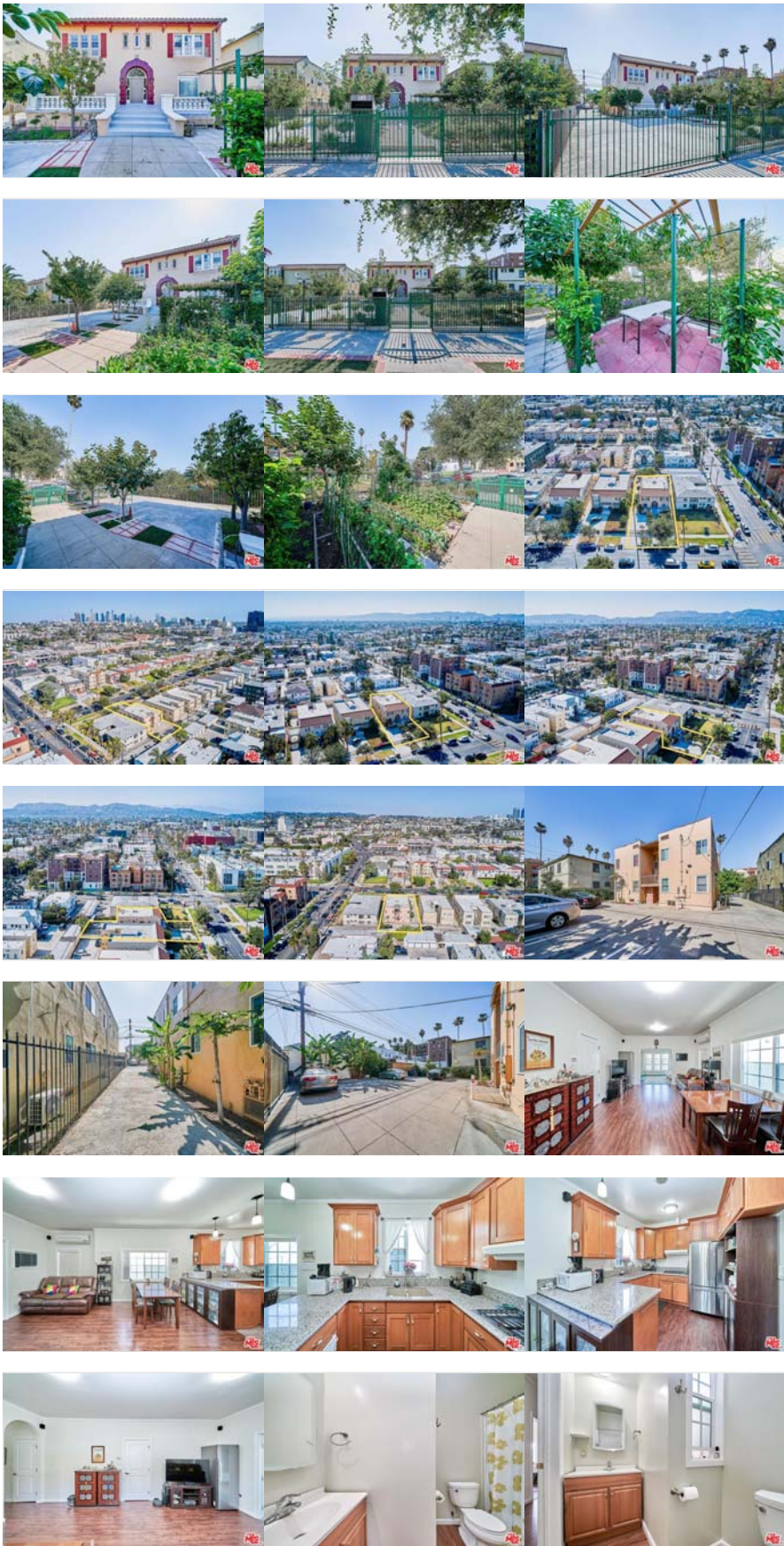
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

1241 Irolo St • Los Angeles 90006
4 units • \$747,500/unit • 6,555 sqft • 5,905 sqft lot • \$439.36/sqft •
Built in 2022
Olympic Blvd and Pico Blvd, West of Normandie Ave

List / Sold:
\$2,990,000/\$2,880,000 ↓
130 days on the market
Listing ID: 23254497



BRAND NEW CONSTRUCTION. 4 unit property in a great location in Los Angeles. Two units have five bedrooms and five bathrooms. Another two units have four bedrooms and four bathrooms. GREAT LOCATION, 10 minutes from the famous LA Coliseum, USC, Downtown LA. Close to major freeways. Total of 8 parking spots on the property and street parking. Each unit has central AC and heat, washer/dryer hookups, tankless water heaters, and separate water meter, gas, and electrical meters. All units have solar panels that are paid off to help minimize the electrical bill. Perfect for large families or investors.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$2,990,000
- 2 Buildings
- Levels: Three Or More
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen
- \$174720 Net Operating Income

Interior

- Rooms: Master Bathroom

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$43,680
- 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	5	5		Unfurnished	\$0	\$0	\$4,800
2:	2	5	5		Unfurnished	\$0	\$0	\$4,800
3:	3	4	4		Unfurnished	\$0	\$0	\$4,200
4:	4	4	4		Unfurnished	\$0	\$0	\$4,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5080035009

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23254497

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Closed • [Quadruplex](#)

2318 Glover Pl • Los Angeles 90031
4 units • **\$499,975/unit** • **3,008 sqft** • **4,593 sqft lot** • **\$628.32/sqft** •
Built in 1965
Riverside Dr and Glover Place

List / Sold:
\$1,999,900/\$1,890,000 ↓
11 days on the market
Listing ID: OC23138775



Rarely does an investment property like this come onto the market – 100% vacant and ready for its new owner to seize the opportunity. In the highly sought-after Frog Town neighborhood, this 4-unit property stands as a blank canvas for investors seeking to make their mark in Los Angeles' flourishing real estate landscape. This fully remodeled 4-unit property offers the best of urban living, making it perfect for investors and owner-occupiers alike. Each unit has been meticulously upgraded, featuring chic finishes and an abundance of natural light. Perfect for 1031 exchange buyers as this property leaves you with little to worry about in terms of maintenance. Its appeal to potential tenants or future buyers is undeniable, given its prime location and contemporary features. With the flexibility to live in one unit and rent out the others or lease all four, the potential for substantial cash flow is undeniable. Additionally, take advantage of the property's zoning to add an ADU to the front, unlocking even more upside potential. Don't miss your chance to be part of this thriving community and invest in a property poised for lasting success in the Los Angeles real estate market. Contact us now to seize this exceptional opportunity.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$1,999,900
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 3 Total carport spaces
- \$0 (Unknown)
- Laundry: Electric Dryer Hookup, Inside, Washer Hookup
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony, Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01870534
- 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	\$3,950
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000
3:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5445018005

Michael Lembeck

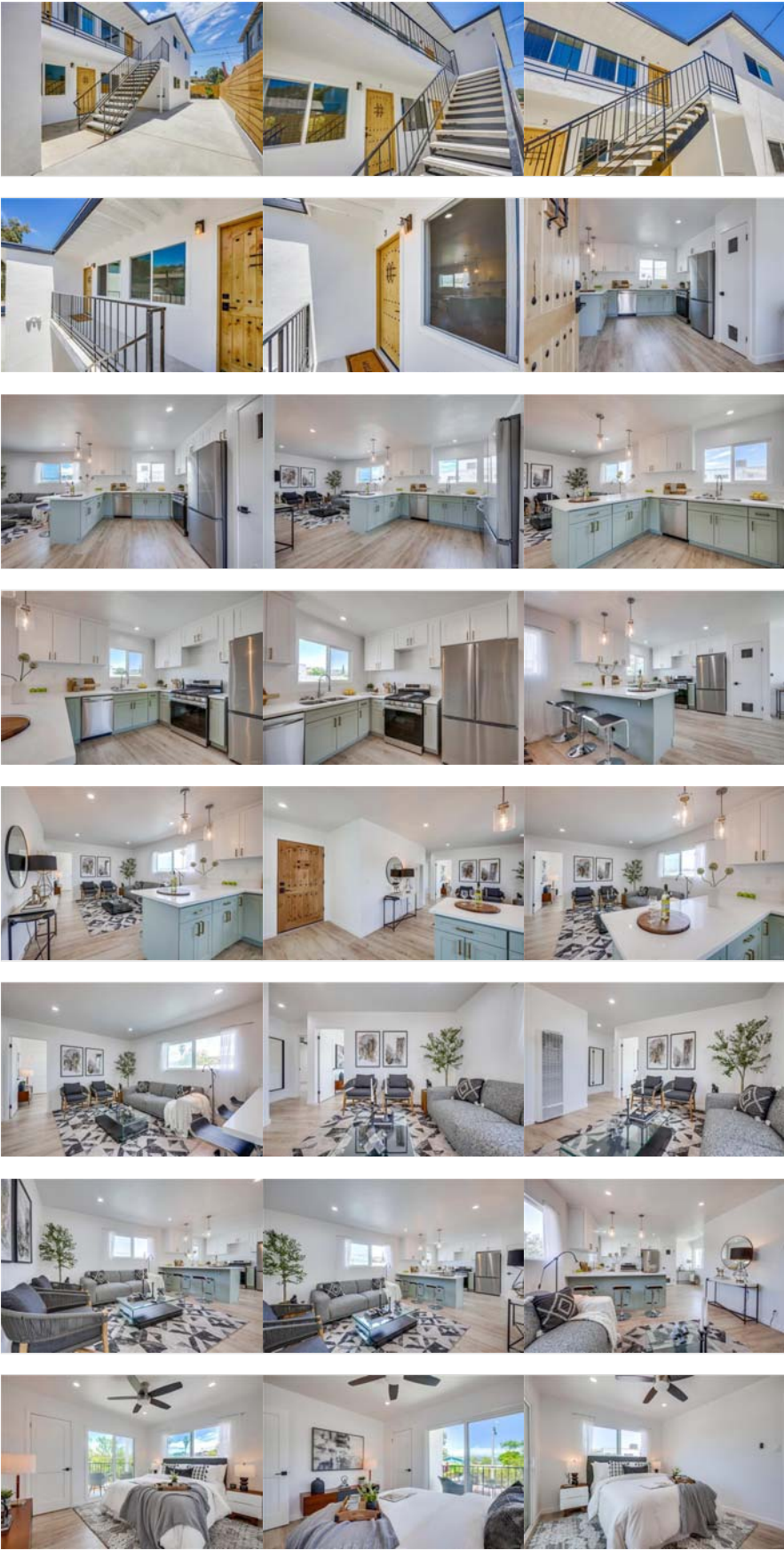
State License #: 01019397
Cell Phone: 714-742-3700

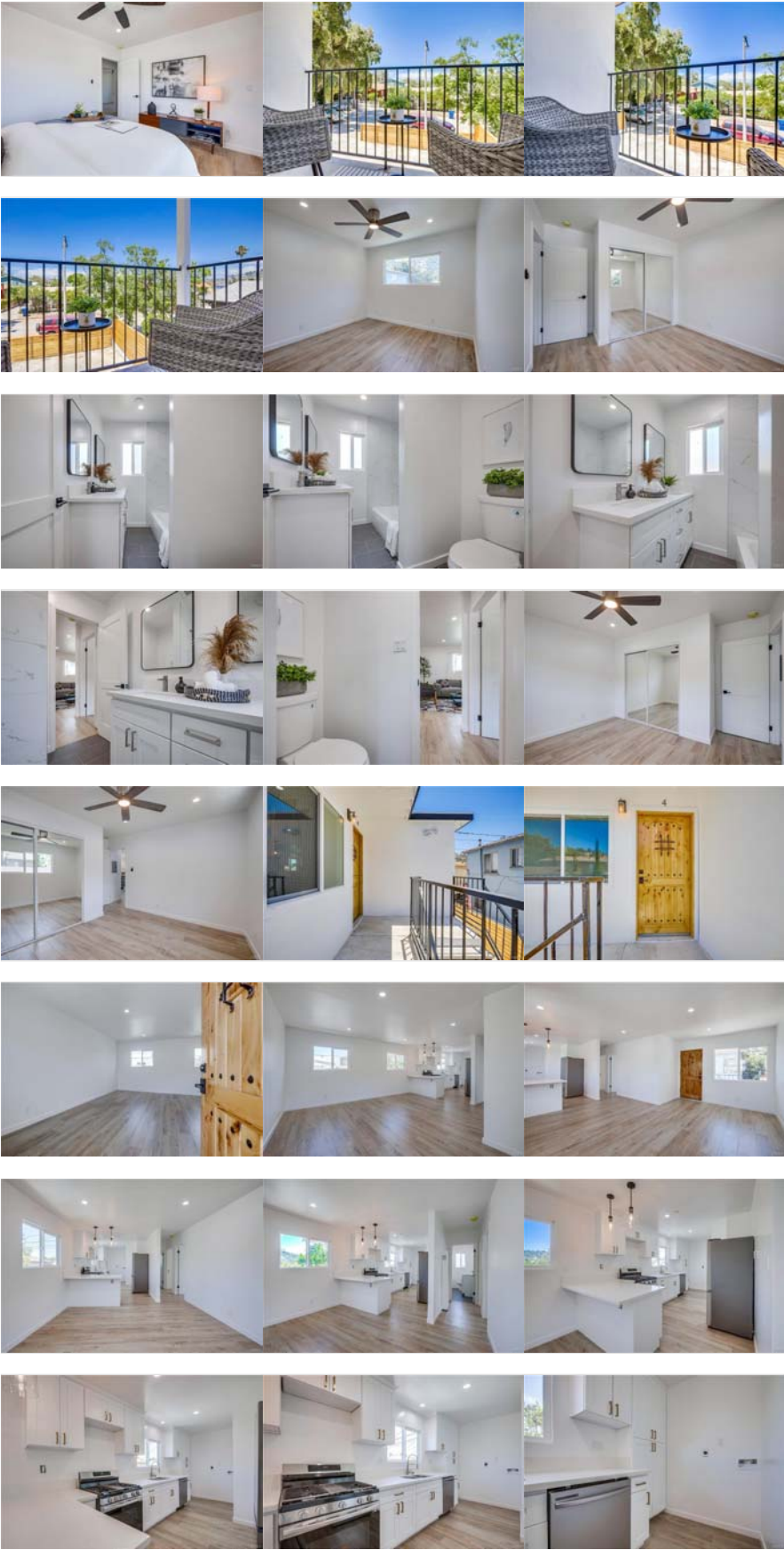
Re/Max Property Connection

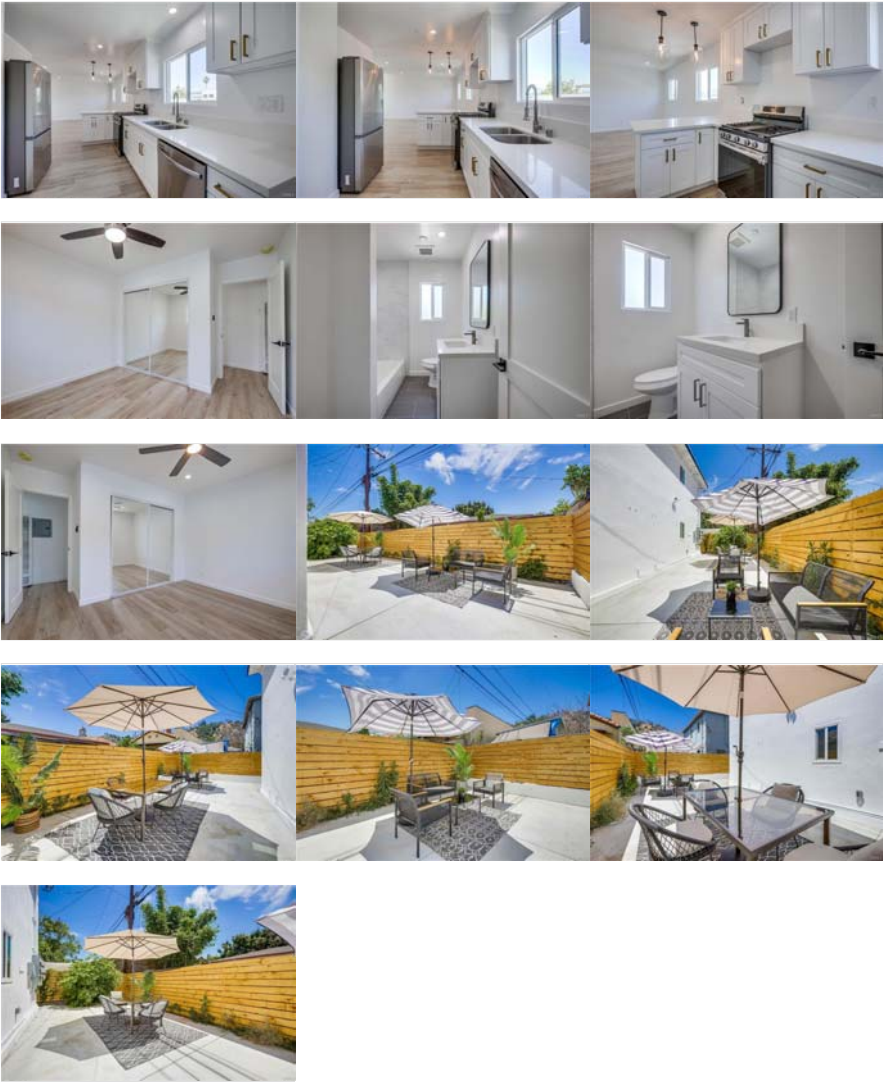
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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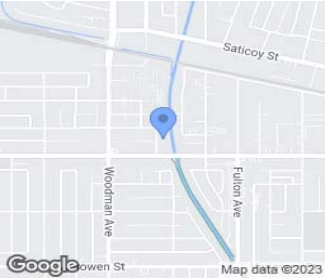
CUSTOMER FULL: Residential Income LISTING ID: OC23138775

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Closed • **Quadruplex**

List / Sold:
\$1,498,000/\$1,450,000 ↓
27 days on the market
Listing ID: SR23125657

7234 Allott Ave • Van Nuys 91405
4 units • \$374,500/unit • 2,501 sqft • 11,003 sqft lot • \$579.77/sqft •
Built in 1955
Between Fulton Ave., and Woodman Ave., north of Sherman Way



A rare opportunity in the heart of Van Nuys awaits! This quadruplex property offers 2,500 rentable square feet on a generous 11,000 square foot lot. With potential to add an ADU plus plans already in place, this is an incredible investment with outstanding growth potential. Three of the units have been fully remodeled and now feature modern convenience with washer and dryer included - making it easier than ever to attract quality tenants. The cap rate sits at 5.1 and GRM at 14.7 - don't miss out on this fantastic opportunity in a booming rental market!

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$1,498,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless, Wall Furnace
- \$571 (Estimated)
- Laundry: Inside
- Cap Rate: 5.1
- \$102000 Gross Scheduled Income
- \$76401 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, See Remarks
- Floor: Laminiate
- Appliances: Freezer, Disposal, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot, Level, Paved, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$25,599
- Electric: \$605.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$600
- Cable TV: 01862011
- Gardener:
- Licenses: 0
- Insurance: \$2,300
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$2,624
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	3	Unfurnished	\$6,600	\$6,600	\$6,600
2:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2328005014

Michael Lembeck

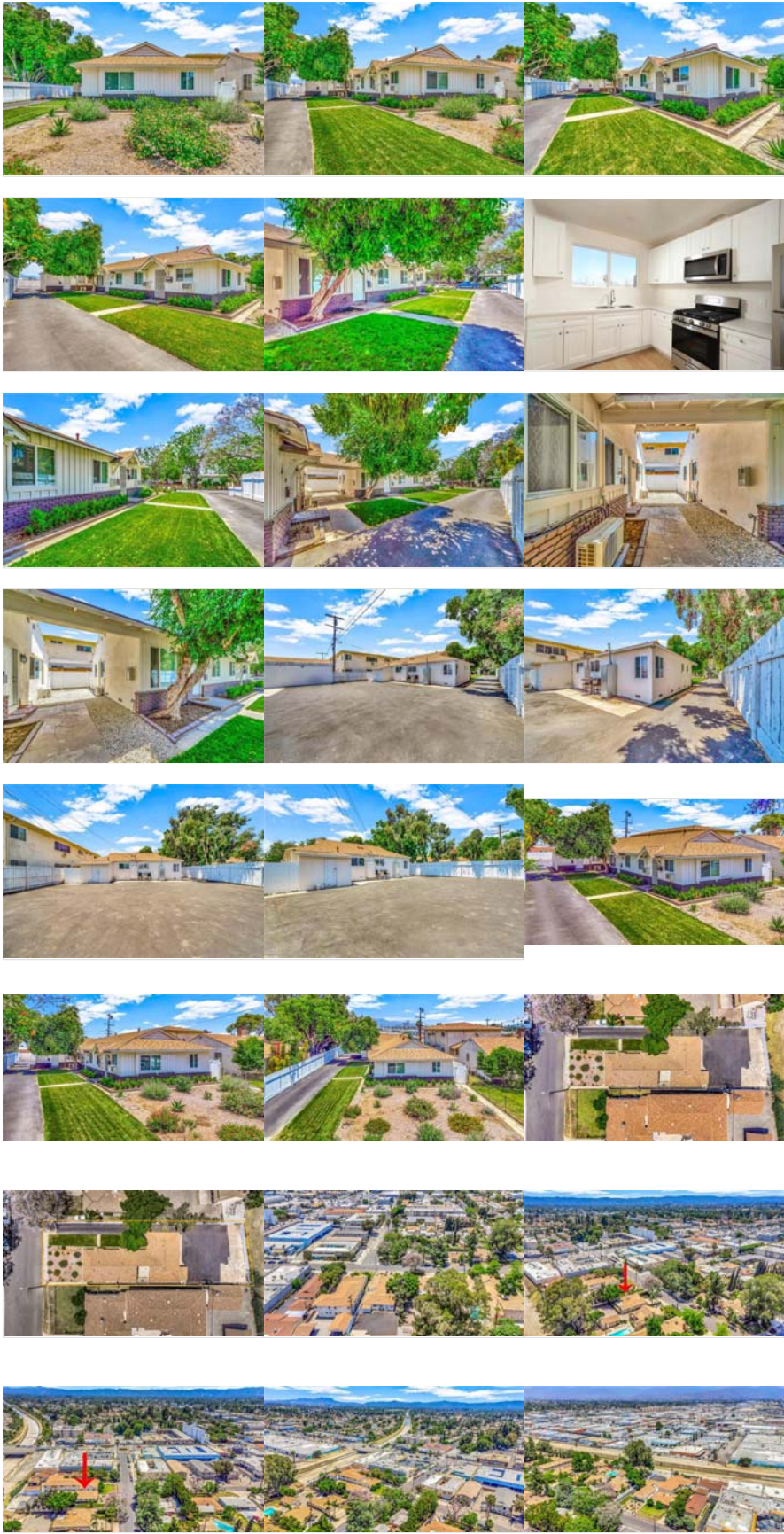
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,460,000/\$1,460,000

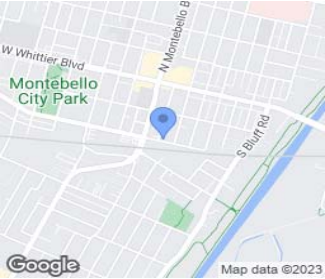
252 S 7th St • Montebello 90640

77 days on the market

6 units • \$243,333/unit • 2,304 sqft • 5,502 sqft lot • \$633.68/sqft • Built in 1915

Listing ID: 23258633

This 6 unit investment opportunity is located in the city of Montebello, on South 7th Street between W Olympic Blvd and W Los Angeles Ave. Nearest major cross streets are W Whittier Blvd and S Montebello Blvd.



****Back On The Market! Buyer could not qualify for the loan.**** We are pleased to present for sale a 6 unit turn-key investment opportunity located in desirable central Montebello. Easy-to-rent renovated 1 bedroom + 1 bathroom units, which are professionally owned, managed and operated. Property has undergone many recent renovations (in 2020) and capital improvements. This property is a great opportunity for a new purchase or a 1031 Exchange Up-leg. Excellent 5.28% cap rate on current rents and when incorporated with the low interest rate loan the cash-on-cash is 5.41%. All units are separate metered for gas & electricity. The owner has incorporated RUBS (Ratio Utility Billing System) for the trash and water for less landlord expenses. Tenants enjoy the ease and comfort to being within a short distance to many shopping and dining on Whittier Blvd as well as having convenient access to the 5, 60, 605 7 710 Freeways. Property is subject to AB1482. The Current loan is assumable with 25% down payment at a 3.28% interest rate fixed until April 30, 2027. *PLEASE SEE lender's loan assumption requirements: 1.) Buyer/Borrower must have a net worth in excess of the current loan amount, which is approximately \$1,093,000. 2.) Buyer/Borrower must have 9 months of Principal and Interest after closing, which equates to approximately \$42,975. 3.) Buyer/Borrower to have management experience in multi-family properties that fall under the categories of lender's requirements. In addition to these requirements, the Buyer/Borrower must have ownership and at least one of the following: a.) Manages a 5+ unit multi-family property for the last 5 years, OR b.) Manages 3 multi-family properties (of 5+ units) with at least one of the properties owned/managed for the last 2 years, OR c.) Manages 10 unit multi-family properties (with a minimum of two units) for the last 2 years. In these three scenarios, please note that Buyer/Borrower must be on title of above property(ies) either in their personal name or an entity which they are named on. Please note, in the event that the Borrower does not qualify for any of these items, then they will be denied the assumption. Per the Lender, there shall be no exceptions.

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$1,460,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Cap Rate: 5.28
- \$77136 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$35,655
- 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	1	1		Unfurnished	\$1,600	\$1,600	\$1,650
2:	1	1	1		Unfurnished	\$1,596	\$1,596	\$1,650
3:	1	1	1		Unfurnished	\$1,565	\$1,565	\$1,650
4:	1	1	1		Unfurnished	\$1,565	\$1,565	\$1,650
5:	1	1	1		Unfurnished	\$1,565	\$1,565	\$1,650
6:	1	1	1		Unfurnished	\$1,522	\$1,522	\$1,550
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6349009026

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

List / Sold:
\$2,200,000/\$2,200,000
11 days on the market
Listing ID: CV23135025

520 Yale Ave • Claremont 91711
6 units • \$366,667/unit • 4,194 sqft • 10,286 sqft lot • \$524.56/sqft •
Built in 1956
N/E Corner of Yale & Harrison



Extremely rare opportunity to own 6 units on 2 adjacent parcels in as good a location as it gets in the Claremont Village. The ultimate in walkability and proximity to the downtown shops, restaurants, and entertainment. 4 units on one parcel, and 2 on the other. Both parcels are being sold together. Long time tenants in most of the units are all on month-to-month agreements. There are 2 units per building, so tenants don't feel cramped among one another. There is a space for a common laundry room if desired as well.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$2,200,000
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$1,985 (Estimated)
- Laundry: See Remarks
- \$94800 Gross Scheduled Income
- \$84496 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,304
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00961429
- Gardener:
- Licenses:
- Insurance: \$2,926
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,063
- Other Expense: \$1,100
- Other Expense Description: Cleaning

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$900	\$900	\$1,700
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$2,200
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$2,000
4:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$2,200
5:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$2,200
6:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 683 - Claremont area
- Los Angeles County
- Parcel # 8309030005

Michael Lembeck

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

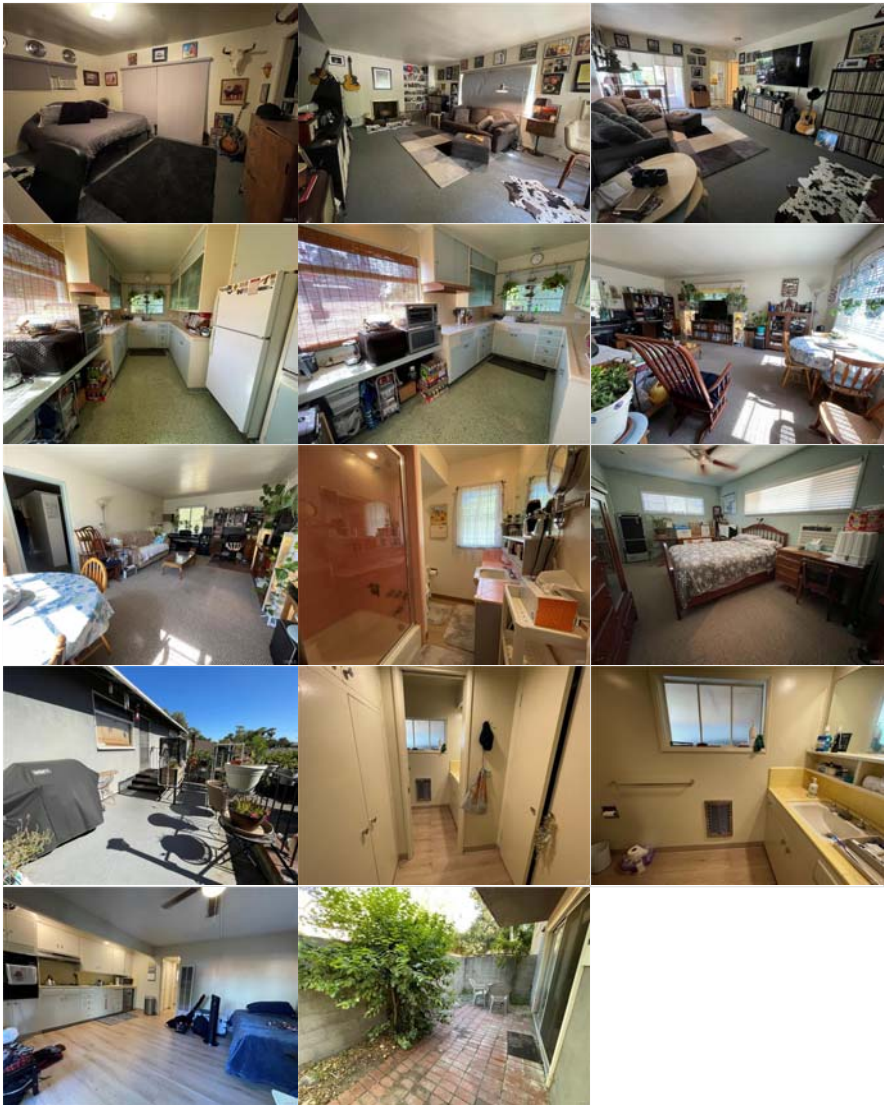
Re/Max Property Connection

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

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Closed • Commercial/Residential

List / Sold:
\$1,195,000/\$1,020,000 ↓
36 days on the market
Listing ID: DW23112555

12618 S Wilmington Ave • Los Angeles 90059
6 units • **\$199,167/unit** • **3,432 sqft** • **10,713 sqft lot** • **\$297.20/sqft** •
Built in 1947
Exit on the 105 W, head south on Wilmington before El Segundo



Presenting a property comprising six functional and well-designed 1-bedroom, 1-bathroom units. With a substantial lot size of 10,713 square feet, this property offers ample space for outdoor activities and potential future expansion. The living square footage totals 3,432, ensuring comfortable living spaces within each unit. Whether seeking a lucrative investment or a practical living arrangement, this property provides a versatile and promising opportunity.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,300,000
- 3 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$2,819 (Public Records)
- Cap Rate: 5.44
- \$98520 Gross Scheduled Income
- \$70764 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: \$24,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,100
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,225	\$1,225	\$1,650
2:	1	1	1	0	Unfurnished	\$1,465	\$1,465	\$1,650
3:	1	1	1	0	Unfurnished	\$1,330	\$1,330	\$1,650
4:	1	1	1	0	Unfurnished	\$1,520	\$1,520	\$1,650
5:	1	1	1	0	Unfurnished	\$1,225	\$1,225	\$1,650
6:	1	1	1	0	Unfurnished	\$1,445	\$1,445	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6152001003

Michael Lembeck

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

Re/Max Property Connection

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

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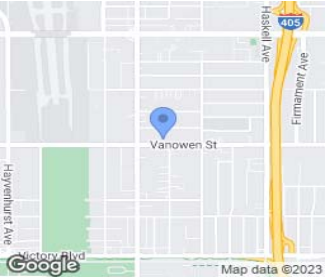
List / Sold:

\$1,235,000/\$1,230,000 ↓

69 days on the market

Listing ID: 23279993

16019 Vanowen St • Los Angeles 91406
6 units • \$205,833/unit • 4,184 sqft • 8,500 sqft lot • \$293.98/sqft •
Built in 1956
Centrally Located north of the 101 Freeway and East of the 405 Freeway!



Pleased to present the opportunity to acquire 16019 Vanowen Street, a six-unit investment opportunity located in the Van Nuys neighborhood of the San Fernando Valley.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,300,000
- 1 Buildings
- Cap Rate: 3.5
- \$43282 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$45,642
- 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:	4	1	1		Unfurnished	\$1,155	\$4,618	\$6,780
2:	2	2	1		Unfurnished	\$1,328	\$2,656	\$3,990
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- LKBL - Lake Balboa area
- Los Angeles County
- Parcel # 2224028030

Michael Lembeck

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

Re/Max Property Connection

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

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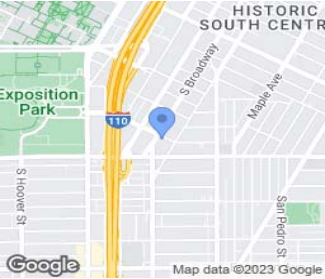
CUSTOMER FULL: Residential Income LISTING ID: 23279993

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Closed • Commercial/Residential

234 W 39th St • Los Angeles 90037
8 units • \$186,875/unit • 5,602 sqft • 7,821 sqft lot • \$250.80/sqft •
Built in 1940
Corner of S Broadway and W 39th Street

List / Sold:
\$1,495,000/\$1,405,000 ↓
71 days on the market
Listing ID: SB23084029



This 8-unit property offers a unit mix of (6) 1-Bed/1-Bath, (1) 2-Bed/1.5-Bath, and (1) 2-Bed/1-Bath across three buildings totaling 7,821 SF at \$266.87/SF. With a current CAP of 5.77% and a GRM of 11.27, the property offers huge upside potential with a market CAP of 9.51% and a market GRM of 7.81. Located just half a mile from The Coliseum and USC Campus in South LA, this property is ideally situated for a yield-focused investor looking for a profitable opportunity in a growing area.

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$1,750,000
- 3 Buildings
- 7 Total parking spaces
- \$1,236 (Assessor)
- Laundry: Gas Dryer Hookup
- Cap Rate: 5.77
- \$132648 Gross Scheduled Income
- \$86302 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,714
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$3,641
- Maintenance: \$3,979
- Workman's Comp:
- Professional Management: 6632
- Water/Sewer: \$0
- Other Expense: \$5,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,100	\$2,100	\$2,200
2:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,100
3:	1	1	1		Unfurnished	\$1,001	\$1,001	\$1,750
4:	1	1	1		Unfurnished	\$815	\$815	\$1,750
5:	1	1	1		Unfurnished	\$1,850	\$1,850	\$1,750
6:	1	1	1		Unfurnished	\$943	\$943	\$1,750
7:	1	1	1		Unfurnished	\$1,022	\$1,022	\$2,100
8:	1	1	1		Unfurnished	\$1,023	\$1,023	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5122044007

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

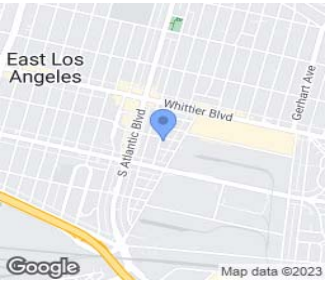
\$1,075,000/\$1,120,000 ↗

6 days on the market

Listing ID: 23297073

5350 Verona St • Los Angeles 90022
8 units • \$134,375/unit • 4,872 sqft • 4,857 sqft lot • \$229.89/sqft •
Built in 1929

The subject property is situated in a good East Los Angeles location, north of E Olympic Boulevard and east of S Atlantic Boulevard.



We are pleased to present an eight (8) unit apartment building located at 5350 Verona Street in Los Angeles, California. The subject property is situated in a good East Los Angeles location, north of E Olympic Boulevard and east of S Atlantic Boulevard. Built in 1929, this property contains a solid unit mix of five (5) studio / one-bathroom units and three (3) one-bedroom / one-bathroom units. This character, Spanish style building features separate gas and electricity meters for each unit, and an additional meter for the common areas. Limited on-site parking is available at the rear of the building along with two (2) garage storage spaces that can be converted into multiple ADU unit(s). Tenants will enjoy the close proximity from the subject property to major commercial corridors on Whittier Boulevard and East Olympic Boulevard. In less than five (5) minutes, tenants can walk to the Commerce Center Shopping Mall for all purposes. Some amenities at the mall include Target, Happiness Clothing, Xtreme Wear, Ross, Churros Don Abel, and Starbucks. Outdoor recreation is also available nearby at the Montebello Country Club. Situated in a good East Los Angeles location, this offering presents an excellent opportunity for any investor capitalize on incredible rental upside potential in addition to building out multiple ADU unit(s) in a well-connected transportation hub of Los Angeles.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$1,075,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 4.42
- \$47526 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped

Annual Expenses

- Total Operating Expense: \$32,219
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	0	1		Unfurnished	\$797	\$797	\$1,600
2:	3	1	1		Unfurnished	\$955	\$955	\$1,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6340007001

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

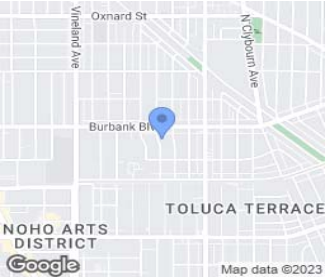
List / Sold:

\$1,695,000/\$1,765,000

36 days on the market

Listing ID: SR23103480

5550 Denny Ave • North Hollywood 91601
8 units • \$211,875/unit • 6,068 sqft • 10,649 sqft lot • \$290.87/sqft •
Built in 1964
South of Burbank - West of Cahuenga



The Denny property currently consists of eight multifamily units with 5, one bedroom, one bath units and 3, two bedroom, one and one half bath units. The property appears to have been very well maintained by the current, hands on, ownership.

Facts & Features

- Sold On 08/29/2023
- Original List Price of \$1,695,000
- 1 Buildings
- 8 Total parking spaces
- 6 Total carport spaces
- \$1,227 (Estimated)
- Laundry: Common Area
- \$146620 Gross Scheduled Income
- \$86302 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$59,345
- Electric: \$4,228.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,288
- Cable TV: 01151804
- Gardener:
- Licenses: 970
- Insurance: \$6,173
- Maintenance: \$9,660
- Workman's Comp:
- Professional Management: 7431
- Water/Sewer: \$4,228
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Unfurnished	\$7,202	\$7,202	\$9,475
2:	3	2	2	0	Unfurnished	\$5,133	\$5,133	\$6,750

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2416018033

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR23103480

Printed: 09/03/2023 7:27:14 AM

Closed • Apartment

4059 McLaughlin Ave • Los Angeles 90066
9 units • **\$477,778/unit** • **8,350 sqft** • **7,678 sqft lot** • **\$514.97/sqft** •
Built in 1984
Near corner of McLaughlin and Washington

List / Sold:
\$4,300,000/\$4,300,000
103 days on the market
Listing ID: SB23054533



Two units to be delivered vcnt! Not LA City Rent Control - falls under AB1482. Built in 1984, 4059 McLaughlin Ave is trophy asset with oversized units! This is the perfect opportunity for any investor looking for a prime apartment building in one of the most sought-after neighborhoods on the Westside of Los Angeles. This 8,350 SF building boasts a spacious unit mix of (1) 2Bed+2.5Bath Townhouse, (4) 2Bed+2Bath and (4) 1Bed+1Bath units. Once the two vacancies are rented for market, the property will operate at a 4.41% CAP and 14.98 GRM. All units feature large open floorplans, on site laundry as well as private patios/decks. There are plenty of garage parking spaces, as well as parking. The subject property is located in an A+ location, just minutes from Downtown Culver City and Playa Vista, making it any renters ideal location to live. Many large tech companies have made home in local neighborhoods including Apple, HBO, Google, Sony, and Facebook.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$4,300,000
- 1 Buildings
- Levels: Two
- 19 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area, Inside
- Cap Rate: 4.41
- \$286980 Gross Scheduled Income
- \$189800 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$88,751
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00430888
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2			\$3,600	\$3,600	\$3,600
2:	1	1	1			\$2,600	\$2,600	\$2,600
3:	1	2	3			\$2,895	\$2,895	\$4,000
4:	1	1	1			\$2,525	\$2,525	\$2,600
5:	1	2	2			\$2,855	\$2,855	\$3,600
6:	1	2	2			\$2,745	\$2,745	\$3,600
7:	1	1	1			\$2,470	\$2,470	\$2,600
8:	1	1	1			\$1,725	\$1,725	\$2,600
9:	1	2	2			\$2,350	\$2,350	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4233008038

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23054533

Printed: 09/03/2023 7:27:14 AM

Closed •

8827 VAN NUYS Blvd • Panorama City 91402
9 units • \$388,889/unit • 8,699 sqft • 8,138 sqft lot • \$386.25/sqft •
Built in 2022
Van Nuys & Nordhoff

List / Sold:
\$3,500,000/\$3,360,000 ↓
241 days on the market
Listing ID: 22123331



We are pleased to present this brand new construction 9-unit multifamily property in Panorama City, California. Built in 2023, this property is completely free of all rent control. Also, the property is located in an opportunity zone. This 8,699 square foot apartment building sits on a 0.19 acre lot, and it boasts a strong unit mix of (5) 1 Bed / 1 Bath units, (3) 2 Bed / 2 Bath units, and (1) 3 Bed / 2 Bath unit. All of these brand new units are large, bright and spacious units that offer the tenants all modern amenities including tall ceiling heights, hardwood floors, central AC, all new kitchens with modern appliances and cabinetry, washer/dryer inside each unit, private balconies with views, and individual water heaters. The property also provides ample on-grade, tuck under parking for all tenants which is located safety behind the gated entrance/driveway. This brand new construction property will have extremely low expenses for the buyer. Because it is separately metered for all utilities, including water, the buyer will only be responsible to pay for the small amount of common area utilities. Furthermore, since this is a brand new building with all major systems on warranty, there will be very little repairs & maintenance costs for years to come. This opportunity is perfect for the investor who wants easy management, top of the market rents, low expenses and maintenance, and completely free of all rent control, in a strong rental pocket of the San Fernando Valley.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$3,500,000
- 1 Buildings
- Cap Rate: 5.11
- \$178836 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$73,170
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00988556
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$2,060	\$10,300	\$10,300
2:	3	2	2		Unfurnished	\$2,700	\$8,100	\$8,100
3:	1	3	2		Unfurnished	\$3,250	\$3,250	\$3,250
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- PC - Panorama City area
- Los Angeles County
- Parcel # 2653001007

Michael Lembeck

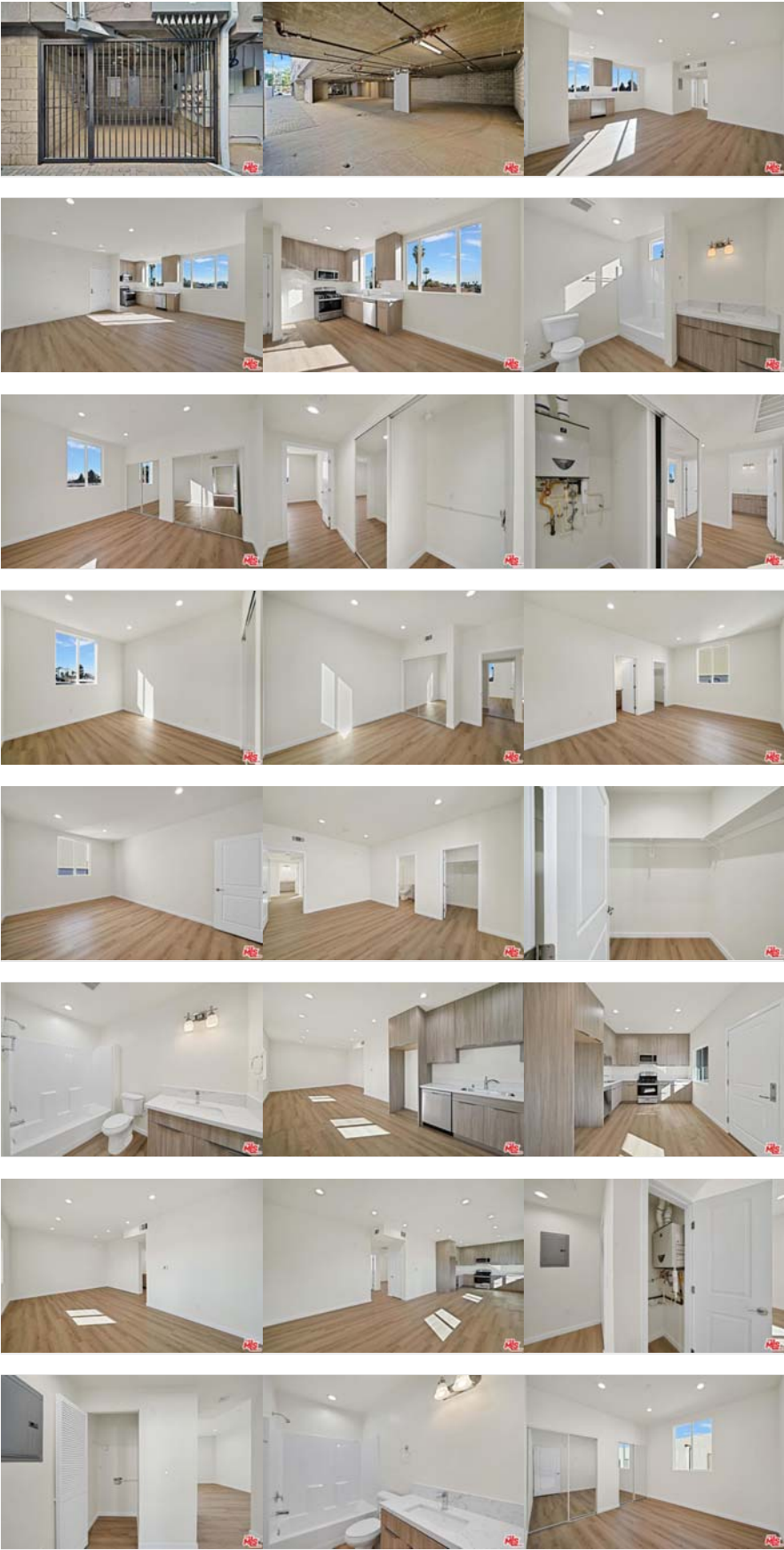
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







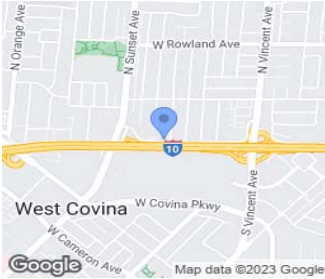
CUSTOMER FULL: Residential Income LISTING ID: 22123331

Printed: 09/03/2023 7:27:14 AM

Closed • Apartment

115 N Walnuthaven Dr • West Covina 91790
10 units • \$246,000/unit • 6,188 sqft • 15,652 sqft lot • \$397.54/sqft •
Built in 1959
Walnut Haven XST No. Garvey

List / Sold:
\$2,460,000/\$2,460,000
2 days on the market
Listing ID: CV23123645



LOCATION, LOCATION, LOCATION!! GREAT investment opportunity in the heart highly desirable City of West Covina. The subject property features 10 one bedroom one bath units. This low maintenance gem is surrounded by single family residential neighborhoods and conveniently located immediately near West Covina Plaza Mall offering premier shopping and dining, Porto's bakery, Gold's Gym this property is also minutes away from Eastland Shopping Center Target, Walmart, LA Fitness, South Hills Country Club, Tokyo Central. Close to schools and easy access to the 10 and 210 freeways. This desirable location attracts renters looking for convenience and an enjoyable active lifestyle. All 10 units are fully rented with positive cash flow!!

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$2,460,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- 10 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$3,722 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 5.57
- \$180840 Gross Scheduled Income
- \$137188 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,226
- Electric: \$1,080.00
- Gas: \$4,200
- Furniture Replacement:
- Trash: \$5,640
- Cable TV: 02185725
- Gardener:
- Licenses: 270
- Insurance: \$8,400
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 1
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,800
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
3:	1	1	1	0	Unfurnished	\$1,670	\$1,670	\$1,800
4:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,800
5:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,800
6:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
7:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,800
8:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
9:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,800
10:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 669 - West Covina area
- Los Angeles County
- Parcel # 8457021029

Michael Lembeck

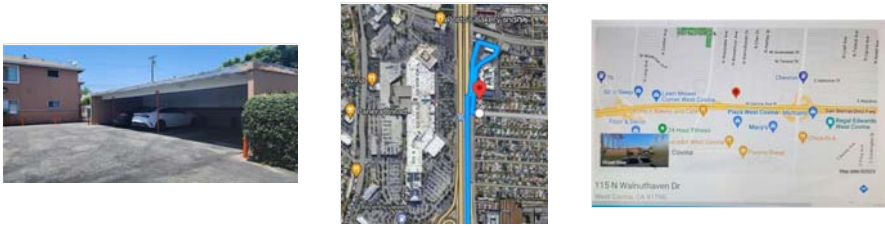
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23123645

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Closed • Commercial/Residential

List / Sold:

\$4,999,999/\$4,825,000 ↓

63 days on the market

Listing ID: PW23049920

16 Fleet St • Marina del Rey 90292
10 units • \$500,000/unit • 8,040 sqft • 6,301 sqft lot • \$600.12/sqft •
Built in 1971
1 Parcel from the beach on Fleet Walkstreet



16 Fleet Street is a well positioned 10-unit apartment building situated on the highly sought-after Peninsula of Marina Del Rey, just one lot from the sand. The property boasts a mix of (4) 2-bed/2-bath units, (4) 1-bed units, and (2) Bachelor units. (6) Units feature private balconies/patios. Tenants enjoy ample parking, on-site laundry and a bike storage room, as well as a large private yard facing a walk-street. Great proximity to the Marina and Venice Pier areas provides easy access to a range of retail and restaurant establishments. The building offers 8,040 RSF of living space priced at \$621/SF and \$499,999 per unit, with a 17.5 GRM and 3.74% CAP (Proforma 11.5 GRM and 6.43% CAP) presenting immediate upside potential. With its premier location, sizeable living space, and attractive pricing, 16 Fleet Street is an excellent and rare investment opportunity for any Los Angeles CRE Investor.

Facts & Features

- Sold On 08/30/2023
- Original List Price of \$5,400,000
- 1 Buildings
- 13 Total parking spaces
- \$1,254 (Assessor)
- Laundry: Common Area
- Cap Rate: 3.74
- \$285564 Gross Scheduled Income
- \$187218 Net Operating Income
- 11 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$98,346
- Electric: \$1,761.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,233
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$5,300
- Maintenance: \$8,423
- Workman's Comp:
- Professional Management: 14038
- Water/Sewer: \$0
- Other Expense: \$4,238
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1		\$1,969	\$1,969	\$4,200
2:	1	2	2	1		\$2,070	\$2,070	\$4,200
3:	1	2	2	1		\$2,763	\$2,763	\$4,200
4:	1	2	2	1		\$2,850	\$2,850	\$4,200
5:	1	1	1	1		\$1,904	\$1,904	\$3,500
6:	1	1	1	1		\$2,382	\$2,382	\$3,500
7:	1	1	1	1		\$1,889	\$1,889	\$3,500
8:	1	1	1	1		\$2,395	\$2,395	\$3,500
9:	1	0	1	1		\$2,500	\$2,500	\$2,500
10:	1	0	1	1		\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225009037

Michael Lembeck

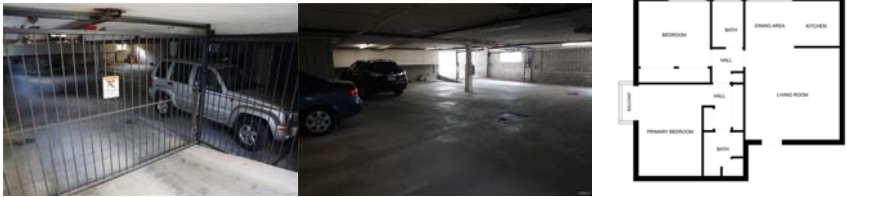
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

1751 Cabrillo Ave • Torrance 90501
11 units • \$472,273/unit • 8,566 sqft • 8,022 sqft lot • \$561.52/sqft •
Built in 1964
West of Western, East of Arlington, South of Carson, North of Plaza del Amo

List / Sold:
\$5,195,000/\$4,810,000 ↓
30 days on the market
Listing ID: 23275022



We are pleased to present this 11 unit apartment community located in the center of the vibrant Old Town Torrance neighborhood. This asset is comprised of an attractive unit mix, including one 3-Bed/2-Bath, four 2-Bed/2-Bath, one 2-Bed/1-Bath & five 1- Bed/1-Bath. Unit J (1 Bed) and Unit K (3 Bed/2 Bath) are brand new ADU professionally designed apartments, fully permitted. Unit J is leased at \$2,550/month and Unit K is currently vacant and ready to lease (application pending at \$3,700/month). No other vacancies - these apartments lease FAST. Over the past 2 years, the building, common areas and units have been substantially upgraded (plumbing and drain lines, electrical, windows (some), exterior paint and repairs, upgraded lighting, new mailboxes, etc.), and only 2 units have not yet been remodeled. Extremely walkable neighborhood, with restaurants, markets, breweries and local retail up-and-down surrounding blocks. NO LOCAL RENT CONTROL - subject only to AB 1482.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$5,195,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Stackable
- \$218088 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$98,618
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- 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	\$3,700
2:	4	2	2		Unfurnished	\$2,636	\$10,544	\$11,600
3:	1	2	1		Unfurnished	\$2,595	\$2,595	\$2,595
4:	5	1	1		Unfurnished	\$2,114	\$10,569	\$11,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7357017014

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Apartment

List / Sold:
\$4,950,000/\$4,950,000
0 days on the market
Listing ID: SR23113704

12647 Bradley Ave • Sylmar 91342
11 units • \$450,000/unit • 13,926 sqft • 22,221 sqft lot • \$355.45/sqft •
Built in 2023
Off of Polk



SOLD BEFORE PROCESSING. Bradley 11, A beautiful New Construction 11 Unit Townhouse Style building consisting of 2-, 3-, and 4-bedroom units all with 2 or more bathrooms. Equipped with all stainless-steel modern appliances, open floor plans, and private garages. Located near the new Sylmar Studios a 12 Stage, 300,000 sqft. facility with phase one set to open later this year, 2023. Truly a rare find.

Facts & Features

- Sold On 08/31/2023
- Original List Price of \$4,950,000
- 1 Buildings
- Levels: Two
- 22 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$351 (Estimated)
- Laundry: Inside
- Cap Rate: 6.02
- \$407400 Gross Scheduled Income
- \$301016 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 11 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$106,384
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$9,740
- Maintenance:
- Workman's Comp:
- Professional Management: 12222
- Water/Sewer:
- Other Expense: \$12,222
- Other Expense Description: Vac Fact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$0	\$0	\$4,500
2:	7	3	2	2	Unfurnished	\$0	\$0	\$22,750
3:	2	4	2	2	Unfurnished	\$0	\$0	\$6,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- SYL - Sylmar area
- Los Angeles County
- Parcel # 2506033039

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR23113704

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Closed • Apartment

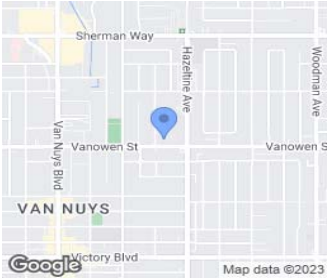
List / Sold:

\$3,475,000/\$3,500,000

0 days on the market

Listing ID: SR23119423

14147 Vanowen St • Van Nuys 91405
17 units • \$204,412/unit • 14,982 sqft • 28,732 sqft lot • \$233.61/sqft •
Built in 1954
On Vanowen, just West of Hazeltime



We are proud to represent this 17-unit apartment building in Van Nuys. The property has an excellent unit mix consisting of (1) studio unit, (6) 1+1 units, (8) 2+1 units, and (2) 2+2 units. With a lot size of 28,799 square feet, the property has a total of 14,892 rentable square feet. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered for electricity.

Facts & Features

- Sold On 09/01/2023
- Original List Price of \$3,475,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,616 (Estimated)
- Laundry: Community
- \$264900 Gross Scheduled Income
- \$130014 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 17 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$128,427
- Electric: \$2,963.00
- Gas: \$5,327
- Furniture Replacement:
- Trash: \$535
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$6,229
- Maintenance:
- Workman's Comp:
- Professional Management: 9972
- Water/Sewer: \$27,333
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$1,188	\$7,125	\$10,200
2:	8	2	1	0	Unfurnished	\$1,373	\$10,983	\$18,400
3:	2	2	2	0	Unfurnished	\$1,236	\$2,472	\$5,000
4:	1	0	1	0	Unfurnished	\$1,495	\$1,495	\$1,500

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 17
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2217013014

Michael Lembeck

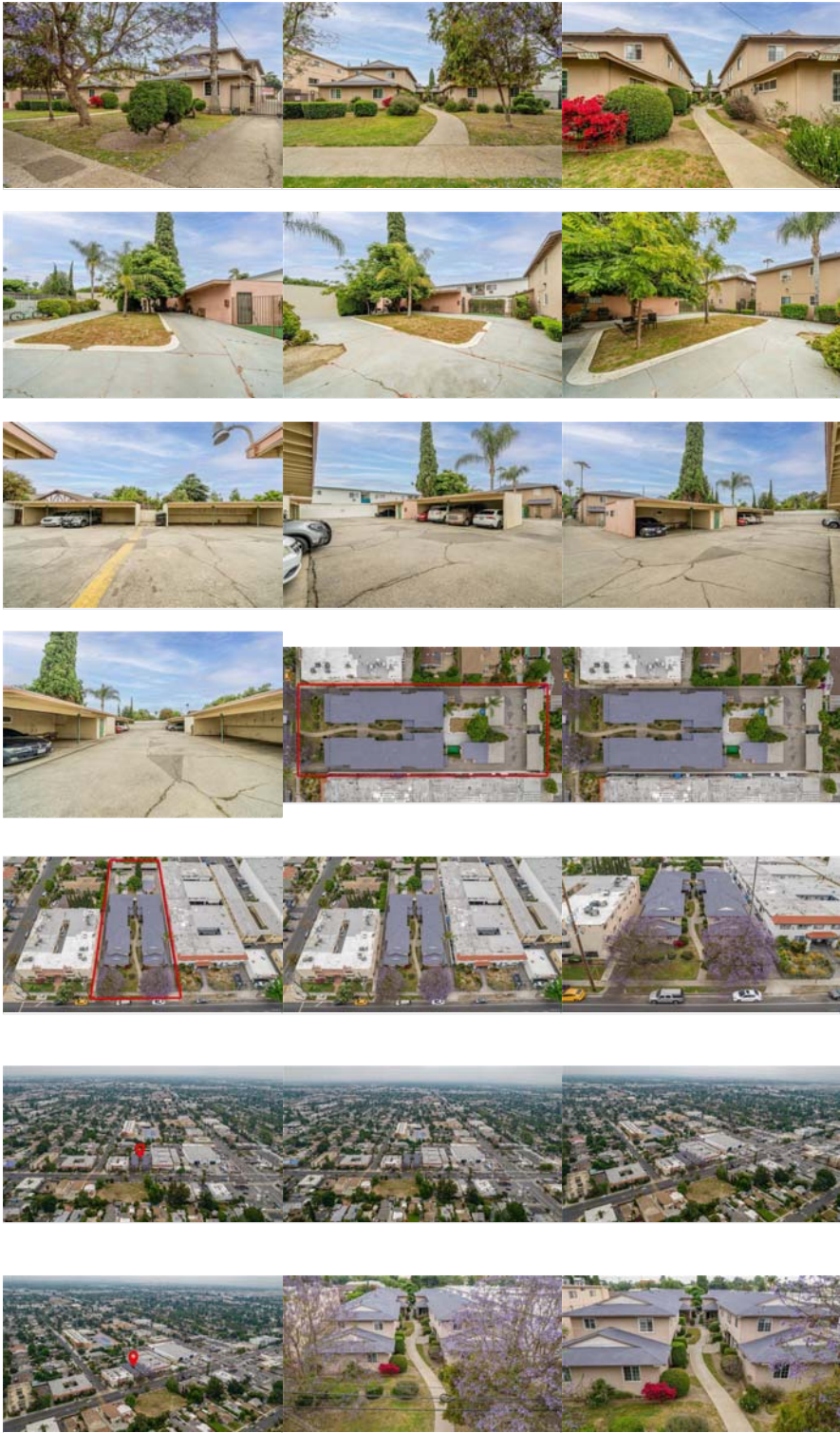
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Apartment

List / Sold:
\$11,250,000/\$7,973,248 ↓
91 days on the market
Listing ID: SR23077922

1784 N Sycamore Ave • Hollywood 90028
42 units • **\$267,857/unit** • **31,989 sqft** • **15,750 sqft lot** • **\$249.25/sqft** •
Built in 1968
South of Franklin Ave East of La Brea Ave



Back On The Market! Reduced. Prime Hollywood Location Original Owner-Builder. Built in 1968, Nice spacious apartments, with a unit mix consisting of 16 Studios and 1 bath , approximately 450 square feet of living space, 17 One bedroom One bath, approximately 750 square feet and 9 One bedroom with Den and 2 bath units, approximately 1,015 square feet. The building features elevator, trash receptacles and laundry on all three levels. Gated intercom entry and parking for nearly all residents. Additional amenities include indoor heated swimming pool, sauna and fitness/lounge area with two bathrooms. Prime Hollywood Location, near Magic Castle, Yamashiro Restaurant, and Hollywood & Highland, and easy access to Runyan Canyon Hiking Trail and The Hollywood Bowl.

Facts & Features

- Sold On 08/28/2023
- Original List Price of \$11,250,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$4,081 (Estimated)
- Laundry: Common Area
- \$766560 Gross Scheduled Income
- \$457395 Net Operating Income
- 42 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$293,834
- Electric: \$14,004.00
- Gas: \$9,939
- Furniture Replacement:
- Trash: \$15,324
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$10,146
- Maintenance:
- Workman's Comp:
- Professional Management: 22345
- Water/Sewer: \$46,390
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	0	1	0	Unfurnished	\$1,195	\$19,127	\$25,520
2:	17	1	1	0	Unfurnished	\$1,519	\$25,824	\$33,915
3:	9	2	2	0	Unfurnished	\$2,076	\$18,680	\$24,615

Of Units With:

- Separate Electric: 42
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.25%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5548003010

Michael Lembeck

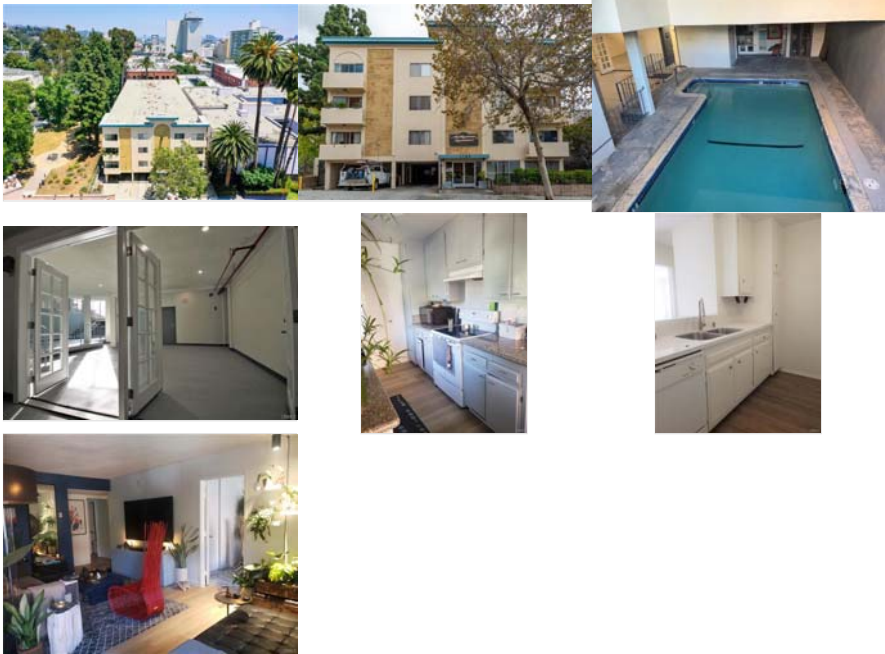
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR23077922

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