

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	24407635	S	408 N La Fayette Park Pl	LA		STD	2		5	\$1,200,000	\$738.46	1625/AP	1922	6,244/0.1433			09/04/24	72/72
2	24419535	S	2250 N Alvarado ST	LA		STD	2			\$1,360,000	\$833.33	1632	1925	5,054/0.116			09/06/24	28/28
3	SW24101814	S	4609 W 116th ST #A & B	HAWT	108	STD	2	\$15,000		\$840,000	\$525.00	1600	1954/ASR	4,612/0.1059	N	2	09/04/24	32/32
4	23294569	S	325 10th ST	MANH	142	STD	2			\$3,299,000	\$1,494.79	2207/A	1947/ASR	2,706/0.0621	N	2	09/06/24	407/421
5	PV24135746	S	86 Highland AVE	MANH	142	TRUS	2	\$0		\$3,582,000	\$1,705.71	2100	1939/ASR	3,300/0.0758	N	2	09/03/24	13/13
6	SB24070992	S	923 S Mesa ST	SP	185	STD	2	\$53,544		\$945,000	\$306.42	3084	1953/PUB	4,501/0.1033	N	4	09/06/24	64/64
7	NP24093164	S	2000 S Chapel AVE S	ALH	601	STD	2	\$42,000		\$830,000	\$520.70	1594	1956/EST	5,298/0.1216	N	2	09/04/24	81/81
8	CV24140969	S	310 N Ballimore AVE	MP	641	STD	2	\$0		\$800,000	\$775.19	1032	1923/OTH	5,006/0.1149	N	0	09/04/24	40/40
9	DW24141569	S	309 Marcorae AVE	LA	699	STD	2	\$0		\$760,000	\$405.98	1872	1949/ASR	7,297/0.1675	N	2	09/04/24	20/20
10	CV24142632	S	142 S Townsend AVE	LA	BOYH	STD	2	\$57,600		\$850,000	\$520.51	1633	1913/ASR	6,702/0.1539	N	0	09/06/24	7/7
11	RS24132436	S	1275 W 25th ST	LA	C16	TRUS	2	\$0		\$900,000	\$321.43	2800	1914/PUB	5,874/0.1348	N	0	09/03/24	19/19
12	SB24130883	S	4431 Victoria Park Pl	LA	C16	REO	2	\$0		\$1,200,000	\$443.13	2708	1949/ASR	6,309/0.1448	N	2	09/03/24	32/32
13	SB24004945	S	5314 W 8th ST	LA	C17	PRO,TRUS	2	\$0		\$1,852,500	\$368.00	5034	1931/APP	7,367/0.1691	N	3	09/03/24	44/44
14	24389663	S	1027 N Edgemont ST	LA	C20	STD	2			\$1,450,000	\$551.33	2630	1919	6,254/0.1436			09/04/24	78/78
15	24433525	S	4111 Dalton AVE #4109	LA	C34	STD	2			\$1,395,000	\$359.35	3882	2024/BLD	6,694/0.1537			09/04/24	0/
16	QC23221205	S	1334 E 92nd ST	LA	C37	STD	2	\$0	4	\$690,000	\$635.94	1085	1940/PUB	4,497/0.1032	N	0	09/03/24	212/212
17	24408264	S	203 E 82nd ST	LA	C37	STD	2			\$725,000	\$474.48	1528	1964	5,067/0.1163	N	0	09/03/24	13/13
18	24419103	S	4011 Michigan AVE	LA	ELA	STD	2			\$785,000	\$536.57	1463	1925	5,255/0.1206			09/05/24	43/43
19	SR24108940	S	11492 Albers ST	NHLW	NHO	STD,TRUS	2	\$22,800		\$885,000	\$424.26	2086	1940/APP	6,580/0.1511	N	3	09/05/24	64/64
20	DW24078080	S	5109 5th AVE	LA	PHHT	STD	2	\$0		\$1,250,000	\$528.32	2366	1922/ASR	5,703/0.1309	N	0	09/05/24	20/20
21	PW24156842	S	9664 Alondra Blvd	BF	RG	STD	2	\$51,600		\$790,000	\$583.46	1354	1956/ASR	5,954/0.1367	N	1	09/06/24	5/5
22	DW24146898	S	6935 El Solinda AVE	BG	T3	STD	2	\$0		\$825,000	\$697.97	1182	1942/PUB	4,900/0.1125	N	1	09/03/24	13/13
23	DW24111463	S	3129 Santa Ana ST	SOG	T4	STD	2	\$32,800		\$740,000		1	1952/ASR	4,794/0.1101	N	2	09/04/24	0/0
24	BB24115647	S	15047 Victory Blvd	VNS	VN	STD	2	\$57,600	4	\$900,000	\$412.09	2184	1948/ASR	6,301/0.1447	N	3	09/06/24	24/24
25	TR24140309	S	3458 Columbia DR	LVRN	684	TRUS	3	\$82,800		\$1,270,000	\$338.13	3756	1964/ASR	9,582/0.22	N	6	09/04/24	13/13
26	24415663	S	11160 Pigott DR	CULV	C28	STD	3		4	\$1,630,000	\$682.01	2390	1955	4,997/0.1147			09/06/24	15/15
27	SB24150634	S	1593 W 45th ST	LA	C34	STD	3	\$121,200		\$1,260,000	\$334.39	3768	1937/PUB	6,376/0.1464	N	2	09/02/24	12/12
28	24394823	S	831 E 83rd ST	LA	C37	STD	3		7	\$1,695,000	\$352.17	4813	2023/BLD	5,101/0.1171			09/04/24	91/91
29	PW24126560	S	13933 Racine AVE	PAR	RL	STD	3	\$0		\$995,000		0	1941/ASR	8,215/0.1886	N	0	09/06/24	14/14
30	CV24132154	S	2519 Flower ST	HNPk	T5	STD	3	\$0		\$825,000	\$306.69	2690	1927/ASR	5,760/0.1322	N	0	09/04/24	28/28
31	QC24152146	S	954 W 26th St	SP	181	TRUS	4	\$89,400		\$1,335,000	\$294.25	4537	1972/PUB	5,000/0.1148	N	2	09/04/24	6/6
32	WS24067104	S	3680 E 5th ST	LA	BOYH	STD	4	\$0		\$990,000	\$353.57	2800	1965/ASR	4,906/0.1126	N	4	09/06/24	119/119
33	24374771	S	2404 5th AVE	LA	C16	STD	4		8	\$1,850,000	\$272.06	6800	1923	6,537/0.1501			09/04/24	157/317
34	SB24123959	S	6628 Denver Ave	LA	C34	STD	4	\$79,800		\$930,000	\$292.54	3179	1964/PUB	5,401/0.124	N	0	09/05/24	20/20
35	DW24140379	S	10512 Murtle ST	DOW	D2	STD	4	\$76,080	3	\$1,272,500	\$397.16	3204	1953/ASR	9,354/0.2147	N	4	09/04/24	5/5
36	BB24156183	S	6403 Radford AVE	NHLW	NHO	STD	4	\$85,680		\$1,349,000	\$347.32	3884	1940/ASR	8,346/0.1916	N	0	09/05/24	13/13
37	NP24139056	S	6860 Gentry AVE	NHLW	NHO	STD	4	\$190,620	6	\$2,530,000	\$399.75	6329	2022/BLD	6,772/0.1555	N	0	09/06/24	58/199
38	SB23227149	S	3011 Stocker Pl	LA	PHHT	PRO	4	\$112,800		\$1,080,000	\$220.23	4904	1938/ASR	6,060/0.1391	N	5	09/04/24	41/41
39	TR24112460	S	15530 Byron AVE	BF	RF	STD	4	\$108,480		\$1,745,000	\$365.45	4775	1976/ASR	20,367/0.4676	N	8	09/05/24	20/28
40	SB24134448	S	14642 Galvert ST #4	VNS	VN	STD	4	\$93,828		\$1,295,000	\$395.30	3276	1963/ASR	5,252/0.1206	N	0	09/05/24	18/122
41	24366789	S	1429 N Altadena DR	PAS	646	STD	5		4	\$1,515,000	\$451.83	3353/OTH	1950/OTH	6,004/0.1378			09/04/24	205/205
42	P1-16499	S	1411 Fair Oaks AVE	SPAS	658	STD,TRUS	5	\$116,780		\$2,300,000	\$593.70	4034	1921/PUB	8,340/0.1915	N	0	09/04/24	193/368
43	RS24103133	S	515 Rose AVE	VEN	C11	STD	6	\$190,656		\$2,800,000	\$496.81	5636	1947/ASR	6,124/0.1406	N	5	09/04/24	28/28
44	24348501	S	2212 Mathews AVE	REDO	151	STD	7		5	\$3,625,000	\$683.58	5303/D	1959	7,507/0.1723			09/06/24	224/224
45	24389053	S	3754 Vinton AVE	LA	C13	STD	8		5	\$2,250,000	\$342.47	6570	1957	7,502/0.1722	N	0	09/06/24	122/122
46	24390239	S	2928 Carmona AVE	LA	C16	STD	9			\$1,585,000	\$246.54	6429	1965	7,937/0.1822	N		09/04/24	102/102

Closed •

408 N La Fayette Park Pl • Los Angeles 90026
2 units • \$625,000/unit • 1,625 sqft • 6,244 sqft lot • \$738.46/sqft •
Built in 1922

From Temple St head North on N La Fayette Park Pl, Property Located on East side of the street



Welcome to an exceptional opportunity on the edge of Silver Lake and Hi-Fi! This vacant front house features a spacious 3-bedroom, 2-bathroom layout with vaulted ceilings, creating a bright and expansive feel throughout. Step inside to discover a home designed for modern living, where the vaulted ceilings enhance the open atmosphere. Each bedroom offers comfort and privacy, making it ideal for families or those who love to entertain. Adding to its allure is a separate 1-bedroom, 1-bathroom guest house currently generating \$2,750 per month in rental income. This additional dwelling is perfect for generating supplemental income or accommodating guests and family members with privacy and comfort. Located in a sought-after area between Silver Lake and Hi-Fi, this property offers easy access to vibrant city life, beautiful parks, and a variety of dining and entertainment options. Whether you're seeking an investment property or a multi-functional living space, this home provides endless possibilities. Don't miss out on this rare opportunity to own a property in such a prime location. Schedule a showing today to experience everything this home has to offer!

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 5.1
- \$63275 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$26,725
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078273
- 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	\$4,500	\$0	\$4,500
2:	1	1	1		Unfurnished	\$2,750	\$2,750	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5156025008

Michael Lembeck

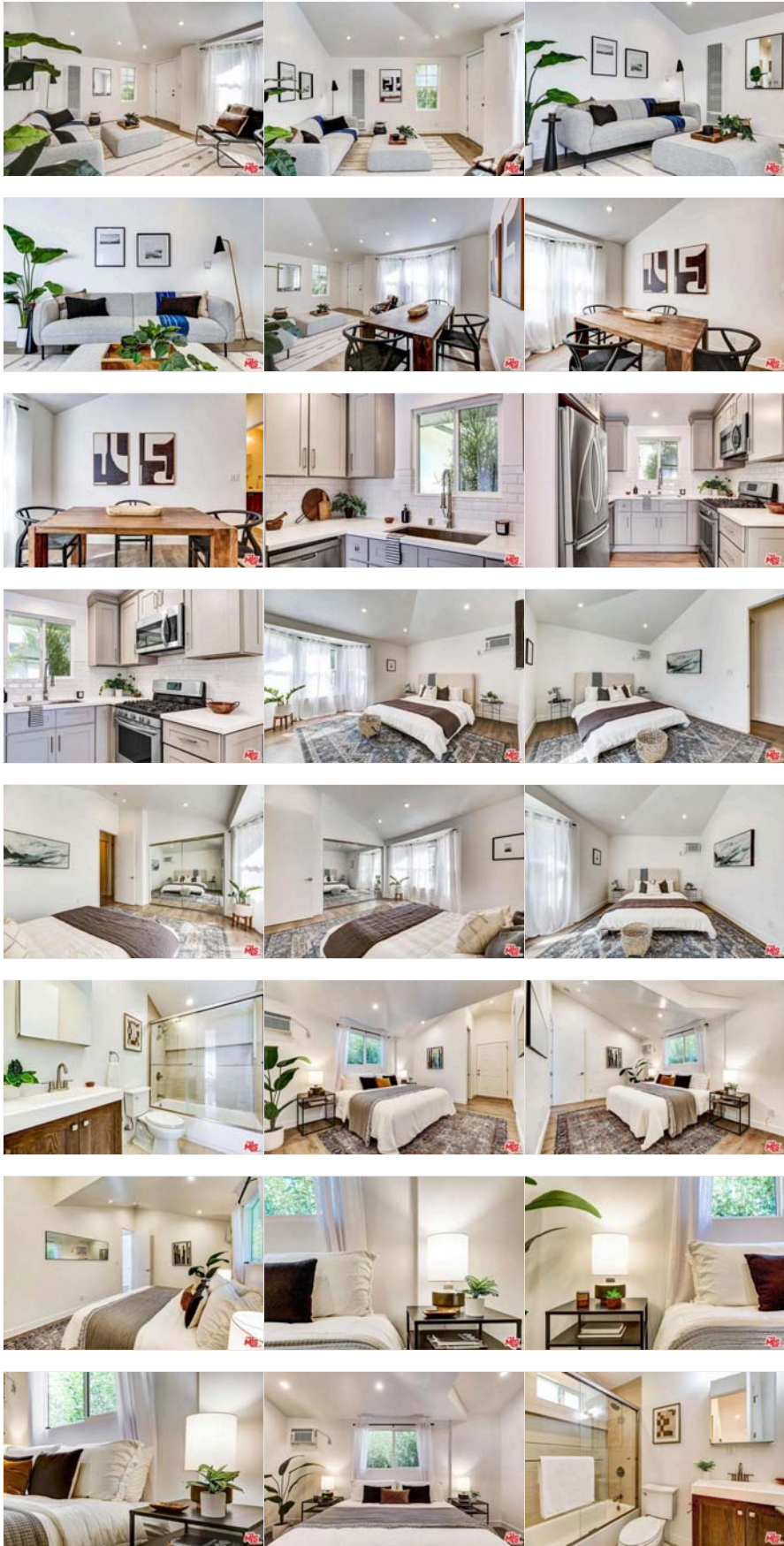
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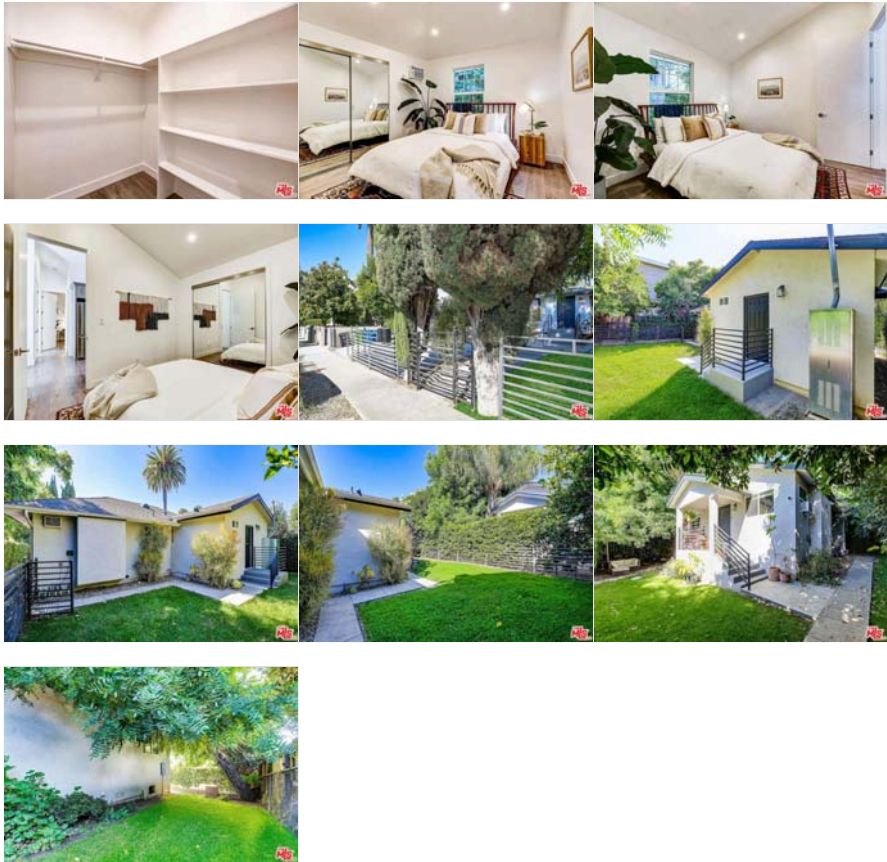
Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24407635

Printed: 09/08/2024 7:52:10 AM

Closed •

2250 N Alvarado St • Los Angeles 90039
2 units • **\$649,500/unit** • **1,632 sqft** • **5,054 sqft lot** • **\$833.33/sqft** •
Built in 1925
Riverside to Allesandro to Whitmore to Alvarado

List / Sold:
\$1,299,000/\$1,360,000 
28 days on the market
Listing ID: 24419535



Bright and airy California bungalow duplex in the heart of Echo Park awaits its new owner! Enjoying two homes on one lot this enchanting property offers the potential for versatile living arrangements and incredible investment opportunities. Live in comfort in the spacious 3bed/2bath front house while reaping the benefits of the detached 2bed/1bath rear unit, perfect for guests, extended family, or rental income.A sun-drenched open living space welcomes you in, offering the perfect place to lounge the day away in your hillside haven. Natural light beams into the bedrooms in the main home, which overlook the lush greenery outside. Both well-appointed bathrooms, one showcasing a gorgeous clawfoot bathtub, provide ample space for self care and relaxation. The guest house feels like a private hideaway, tucked away at the rear of the property with its own ample floor plan.With a total square footage of 1,632 sq ft, this duplex sits on a generous 5,054 sq ft lot, ensuring plenty of outdoor space for relaxation and entertainment. A charming lemon tree out front welcomes you to this oasis. Each house has its own private yard, creating a sanctuary of tranquility in the midst of the bustling city. The front patio is perfect for stargazing or dining al fresco, offering an idyllic spot to unwind after a long day.The property includes two separate garages at the end of a long driveway, offering ample parking and storage. The options are endless: use the guest house for visiting friends/family or as a space to work from home, live in one unit and rent out the other, or maximize your investment by renting both units. It's an excellent choice for a 1031 exchange, offering fantastic potential!Nestled in a prime location, this duplex is close to Echo Park's vibrant shops, trendy restaurants like Lady Byrd Cafe and Wax Paper Frogtown, and lively entertainment. Don't miss the opportunity to own a piece of history with modern benefits in one of LA's most desirable neighborhoods. This is more than a home; it's a lifestyle. Convenient access to the 2 Freeway. Front house measures 1,200 SQ FT, back house measures 432 SQ FT. Delivered fully vacant! Welcome Home!

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Stackable, Washer Included

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Trash Compactor

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5443002006

Michael Lembeck

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

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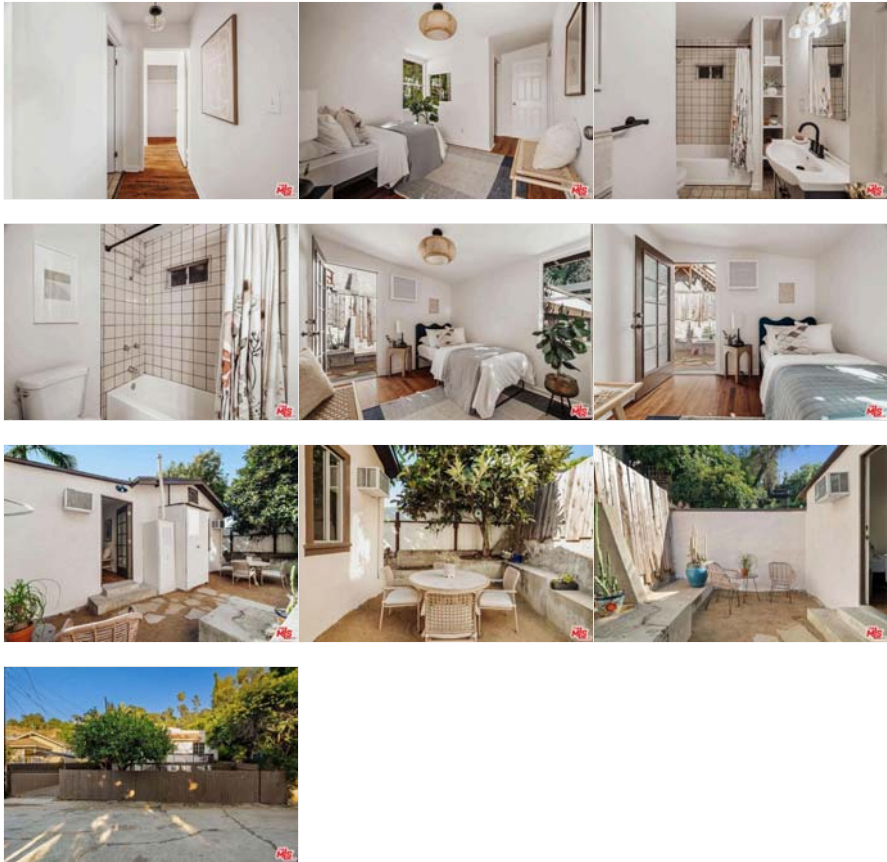
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CUSTOMER FULL: Residential Income LISTING ID: 24419535

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Closed • Duplex

List / Sold: \$799,900/\$840,000

4609 W 116th St # A & B • Hawthorne 90250

32 days on the market

2 units • \$399,950/unit • 1,600 sqft • 4,612 sqft lot • \$525.00/sqft • Built in 1954

Listing ID: SW24101814

Between Hawthorne Blvd. & Ramona Ave.



Welcome to your new home in Hawthorne, California, where the spirit of aerospace innovation meets the tranquility of coastal living. Nestled in the heart of this dynamic city, this true duplex offers a unique opportunity to live in a thriving community renowned for its award-winning school districts and its status as the aerospace capital of the world. Located just moments away from industry giants like Boeing, Aerospace Corporation, SpaceX, Rocket Lab, and Northrop Grumman, this duplex not only provides unparalleled access to career opportunities but also immerses you in the pulse of technological advancement and innovation. Your new home is ideally situated, with the beach just 3.5 miles away, perfect for days of relaxation and recreation by the ocean. Additionally, with LAX only 4 miles away, travel is convenient, whether for work or leisure. You will also experience an array of entertainment, dining, coffee shops, and luxury shopping options just moments away. This attached duplex boasts two distinct units, each offering its own unique charm and convenience. Unit A features a cozy 1 bedroom and 1 bathroom layout, private laundry area, complemented by one dedicated parking spot with permit for street parking plus one-car garage. Unit is approximately 550 sq ft. Unit B offers spacious accommodations with 2 bedrooms, 1 bathroom and private laundry area, complete with a one-car garage and two permits for street parking. Unit B is approximately 900-1000 sq ft.--please verify. As you step outside, you'll be greeted by a lush front yard, where the gentle ocean breeze calls you to unwind and enjoy the serenity of your surroundings. The neighborhood exudes warmth and friendliness, making it the perfect place to build connections and experience a sense of community. With its proximity to top-rated schools and short commutes to major employers, this duplex presents an ideal opportunity for families looking to settle down in a vibrant neighborhood that offers the perfect blend of convenience, comfort, and opportunity. Don't miss your chance to call this Hawthorne gem your new home!

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$799,900
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$571 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$15000 Gross Scheduled Income
- \$12830 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,170
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01738596
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$2,050
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,700

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%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4044007024

Michael Lembeck

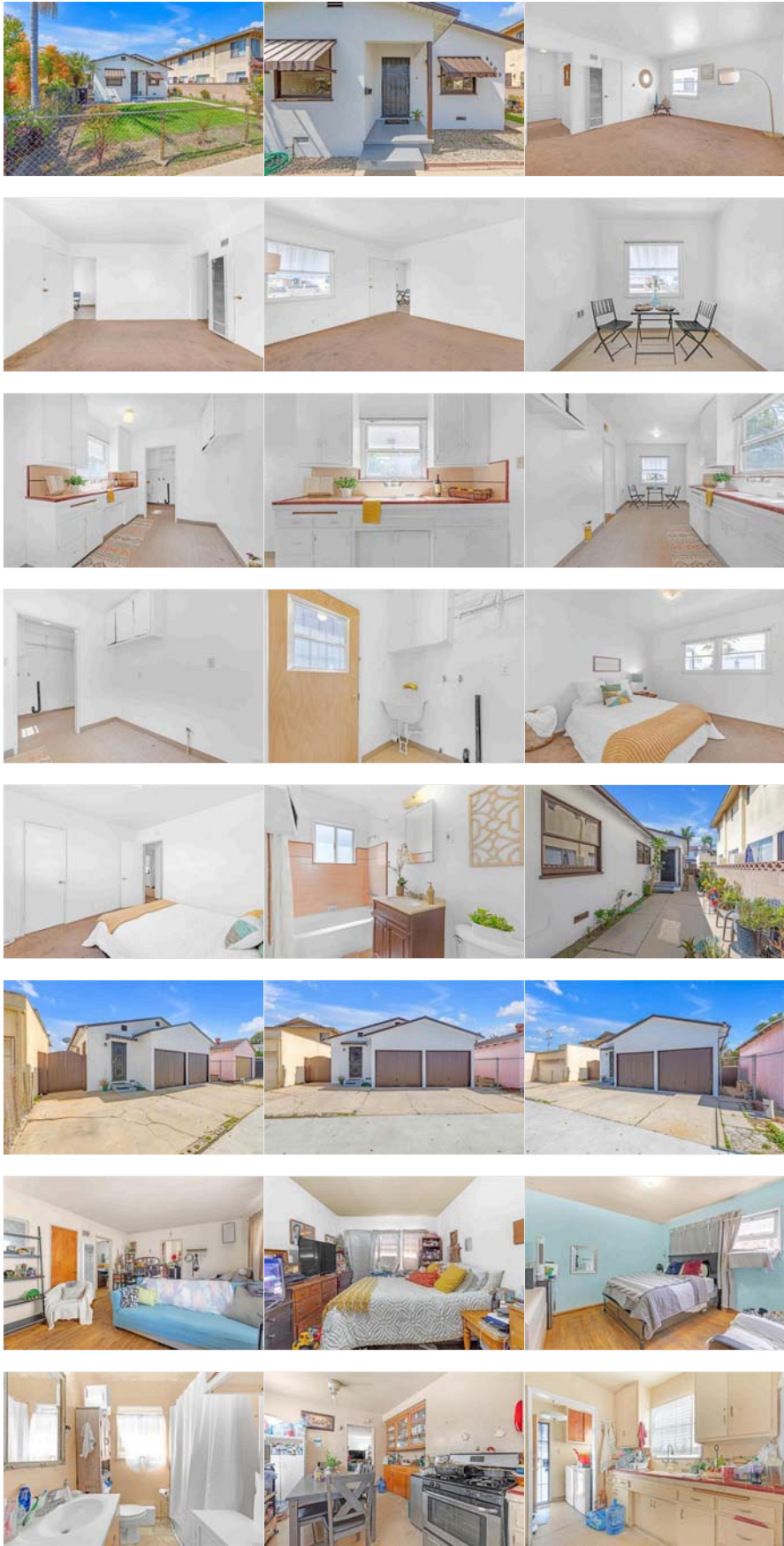
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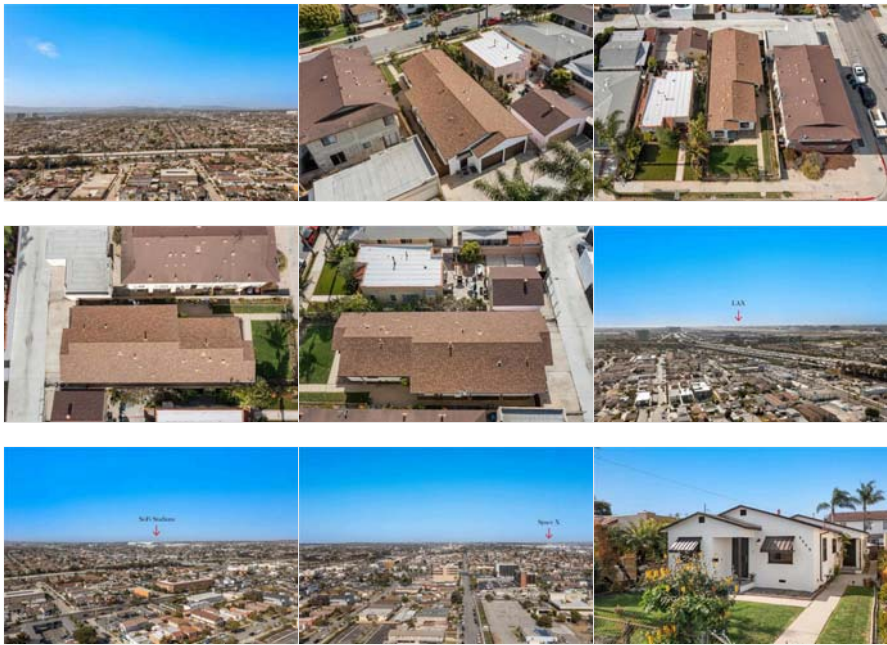
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CUSTOMER FULL: Residential Income LISTING ID: SW24101814

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Closed •

List / Sold:

\$3,500,000/\$3,299,000 ↓

407 days on the market

Listing ID: 23294569

325 10th St • Manhattan Beach 90266
2 units • \$1,750,000/unit • 2,207 sqft • 2,706 sqft lot • \$1494.79/sqft •
Built in 1947
South on Highland, left on 10th St



Original price \$3,400,000 buyer agent waived broker fee This charming home is situated in the heart of Manhattan Beach's walk streets and offers the perfect beach lifestyle. It features an original California bungalow facing the walk street plus a separate structure behind it, all on a south-facing 2,706 sqft lot. Just three blocks away from the beach and nearby downtown restaurants, shops, parks, and one block to the Green Belt path. This quintessential flat walk street in the south sand section presents amazing potential for your perfect home / investment property. The property consists of a 1940s bungalow with 2 bedrooms and 1 bathroom, and a 1960s stucco building with 2 bedroom/1 bathroom upstairs, and 1 bedroom/1 bathroom downstairs with a wet bar, plus a 2-car garage. Take advantage of this prime location and experience beach living at its finest!

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$4,000,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$103000 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Oven, Refrigerator
- Floor: Carpet, Wood

Exterior

Annual Expenses

- Total Operating Expense: \$17,000
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV: 01201046
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4179008007

Michael Lembeck

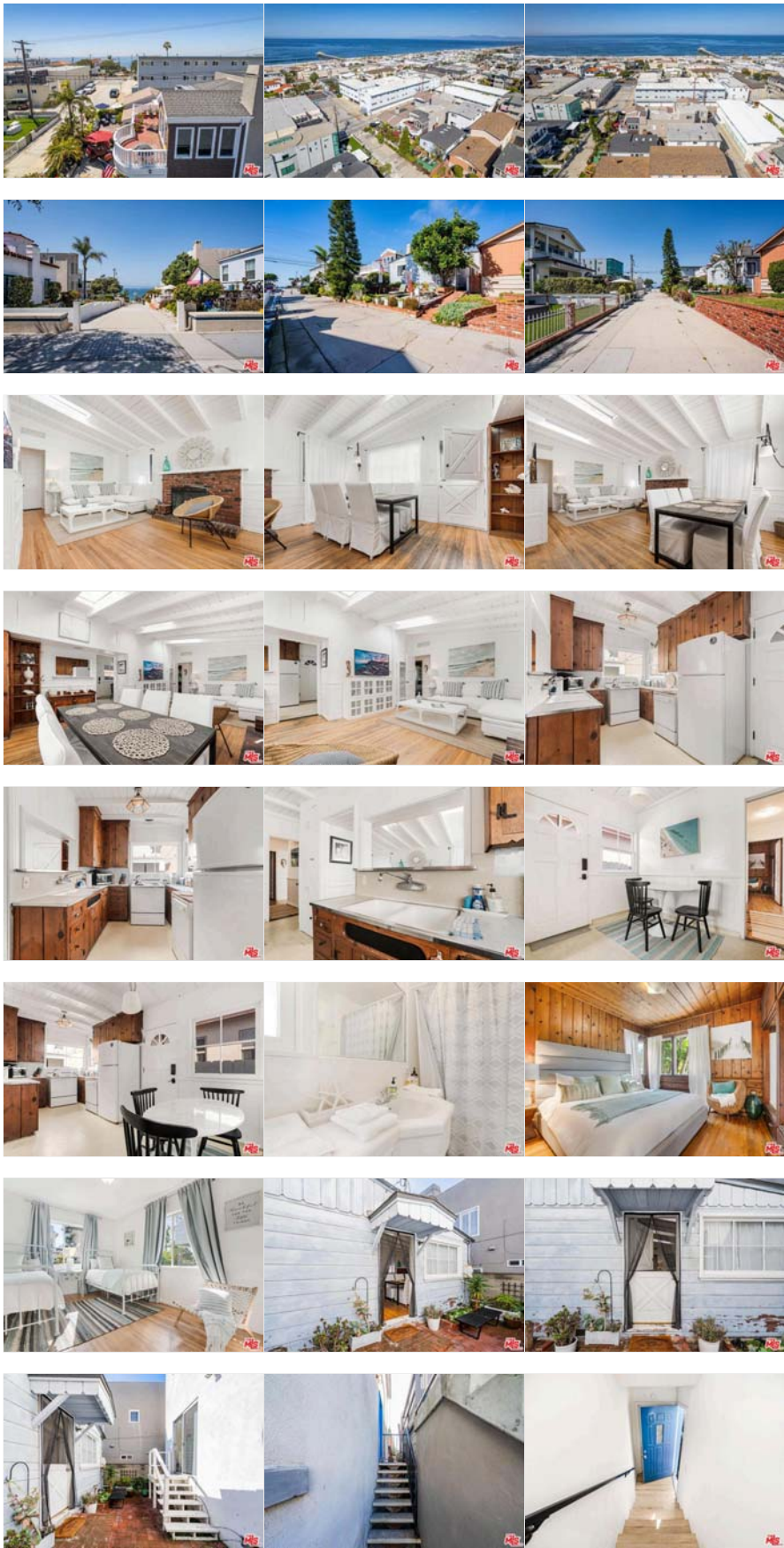
State License #: 01019397
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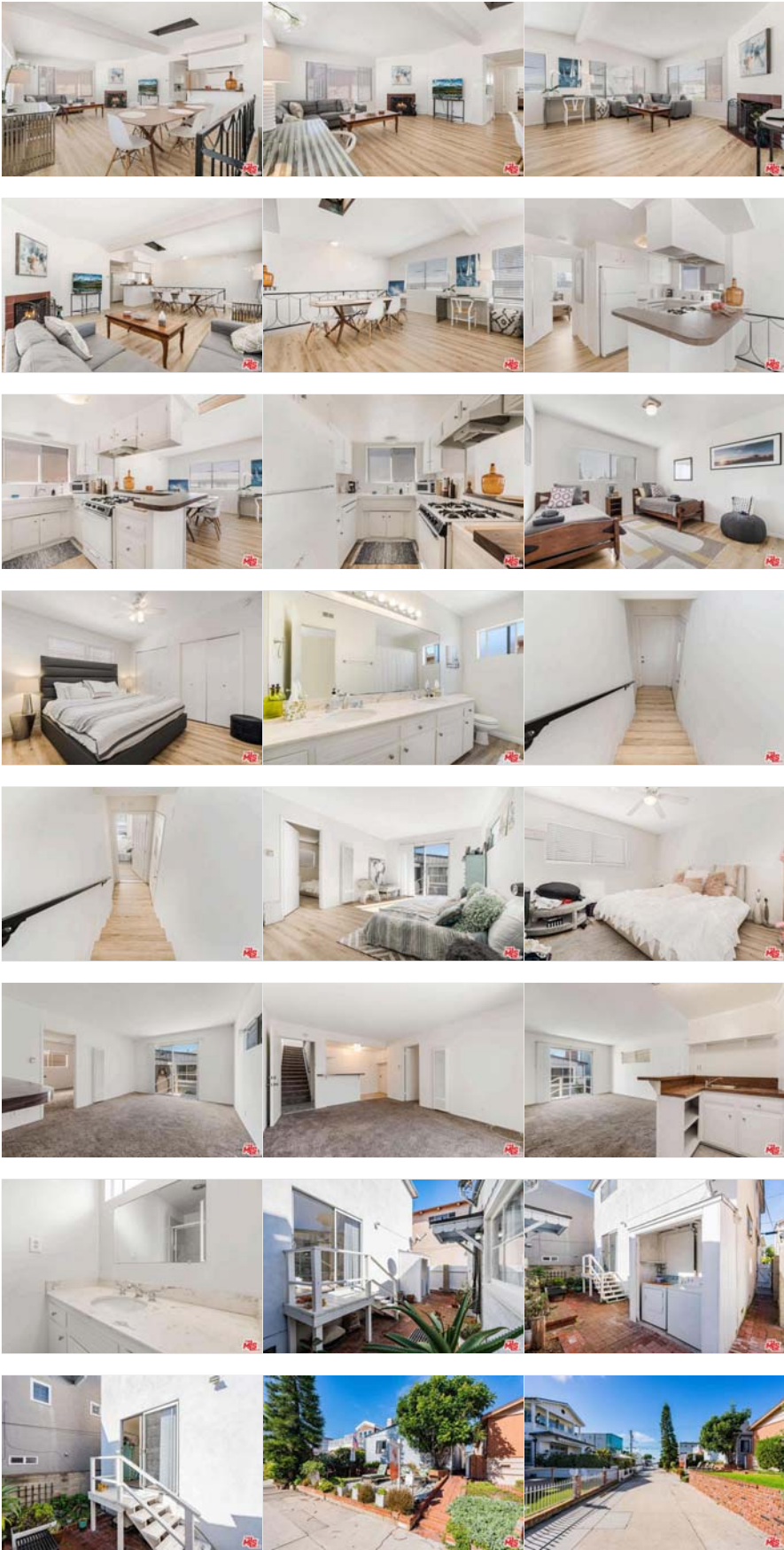
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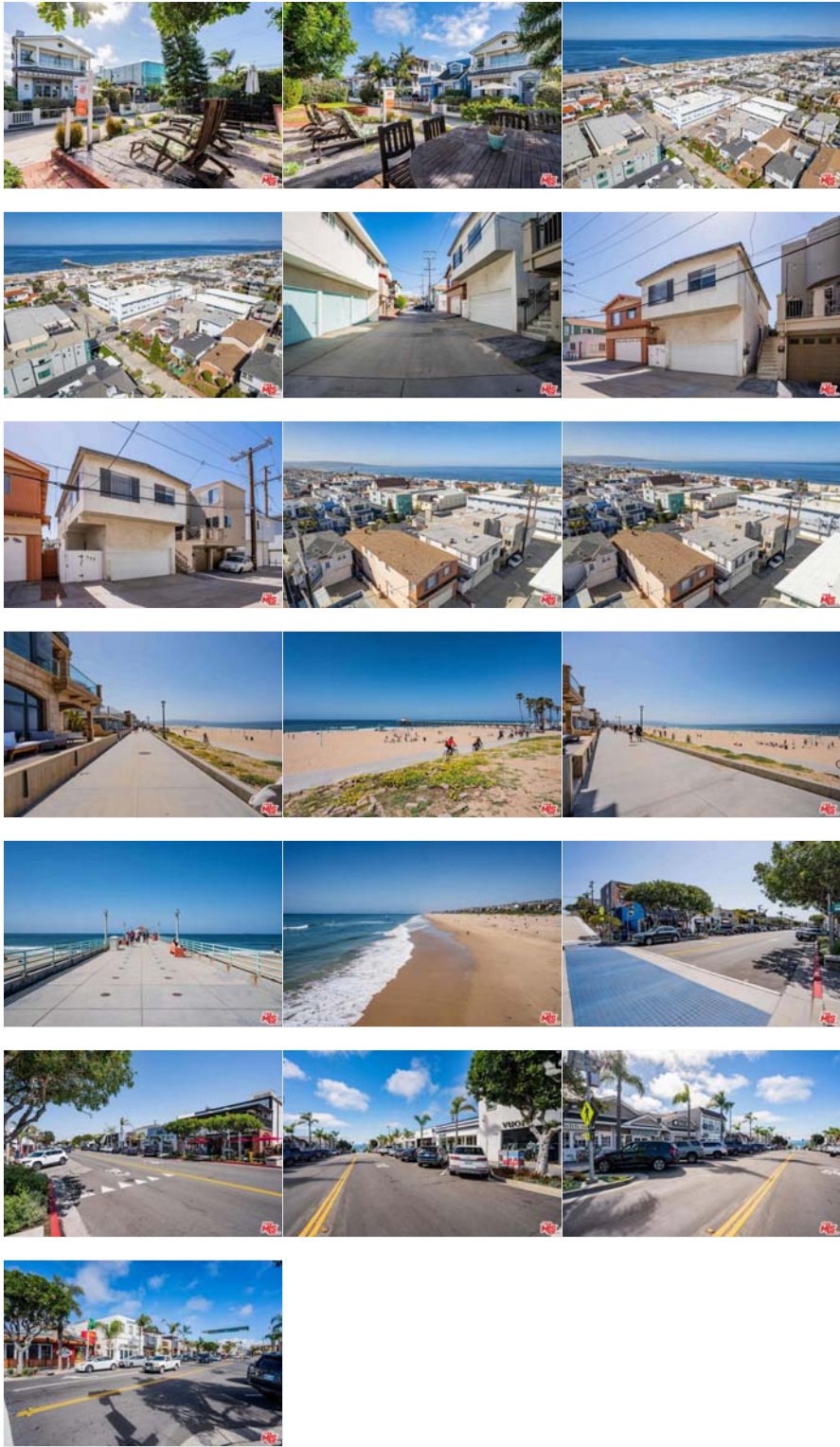
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Closed • Duplex

List / Sold:

\$3,599,000/\$3,582,000 ↓

86 Highland Ave • Manhattan Beach 90266

13 days on the market

2 units • \$1,799,500/unit • 2,100 sqft • 3,300 sqft lot • \$1705.71/sqft • Built in 1939

Listing ID: PV24135746

West on Highland from 1st St



Welcome to this charming 1938 duplex located in the Sand Section of Manhattan Beach, just a few blocks from the Pacific Ocean. Manhattan Beach is renowned for its beautiful sandy beaches, vibrant lifestyle, downtown area, and top-notch schools. Each unit in this property features 1 bedroom and 1 bathroom. This is a trust sale. For more information, please contact the listing agent. All information provided is considered reliable but not guaranteed; buyers are advised to verify independently.

Facts & Features

- Sold On 09/03/2024
- Original List Price of \$3,599,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$580 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 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: 01845055
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

- Trust sale
- Buyer Agency Compensation: 2.5%
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4181013004

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: PV24135746

Printed: 09/08/2024 7:52:10 AM

Closed • Duplex

List / Sold: \$945,000/\$945,000

923 S Mesa St • San Pedro 90731

64 days on the market

2 units • \$472,500/unit • 3,084 sqft • 4,501 sqft lot • \$306.42/sqft • Built in 1953

Listing ID: SB24070992

Exit freeway on Harbor and head west. Right on 7th St. left on Mesa 2 blocks on your right



LARGE duplex in the heart of San Pedro. Front unit has 2 bedrooms, 1 bathroom, approx. 1100 sqft with gated front yard, laundry inside and a 2-car garage. Rear unit features 3 bedrooms, 3 bathrooms, approx. 2000 sqft with spacious kitchen with open dining/living area, plus powder room. Upstairs is a large family room with views; the Primary Bedroom (200+ sqft) features a walk-in closet and ensuite bathroom, plus two additional bedrooms share a full bathroom. Attached 2-car garage with laundry conveniently located inside and a large private patio off the kitchen. Ideally located just two blocks from downtown San Pedro with a multitude of dining options and nightlife, and only 2 blocks from the new West Harbor Development. Look no further for a great performing investment property or move in and enjoy the extra income!

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$945,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$371 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Inside
- \$53544 Gross Scheduled Income
- \$39923 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Water Heater
- Other Interior Features: Copper Plumbing Partial, Crown Molding, Pull Down Stairs to Attic, Quartz Counters

Exterior

- Lot Features: Front Yard, Sprinklers In Front, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s), Security Lights, Security System
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$13,621
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,025
- Cable TV: 02022092
- Gardener:
- Licenses: 213
- Insurance: \$803
- 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	2	Unfurnished	\$1,890	\$1,890	\$2,200
2:	1	3	3	2	Unfurnished	\$2,572	\$2,572	\$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%
- 185 - Plaza area
- Los Angeles County
- Parcel # 7455008019

Michael Lembeck

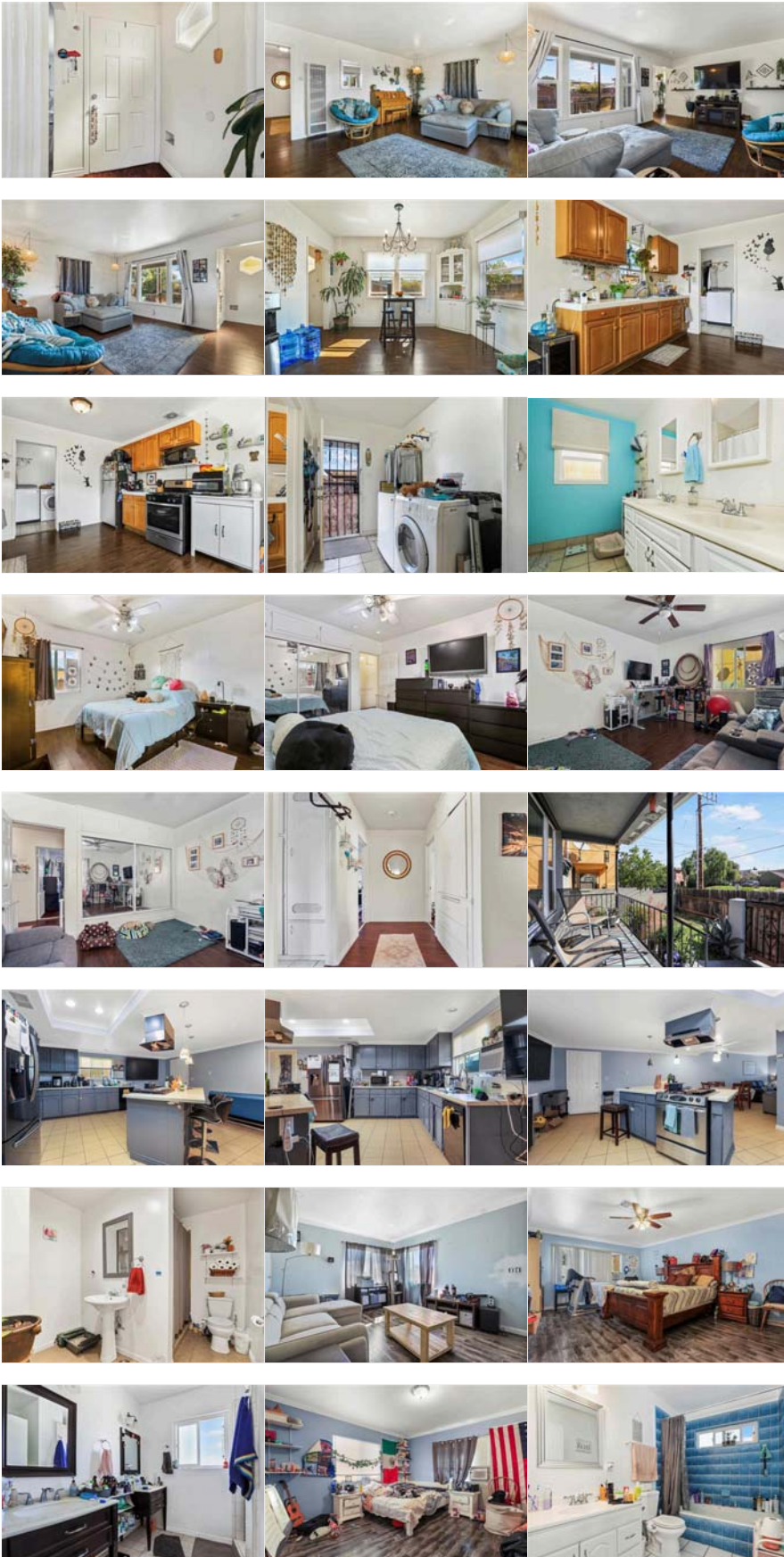
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Cell Phone: 714-742-3700

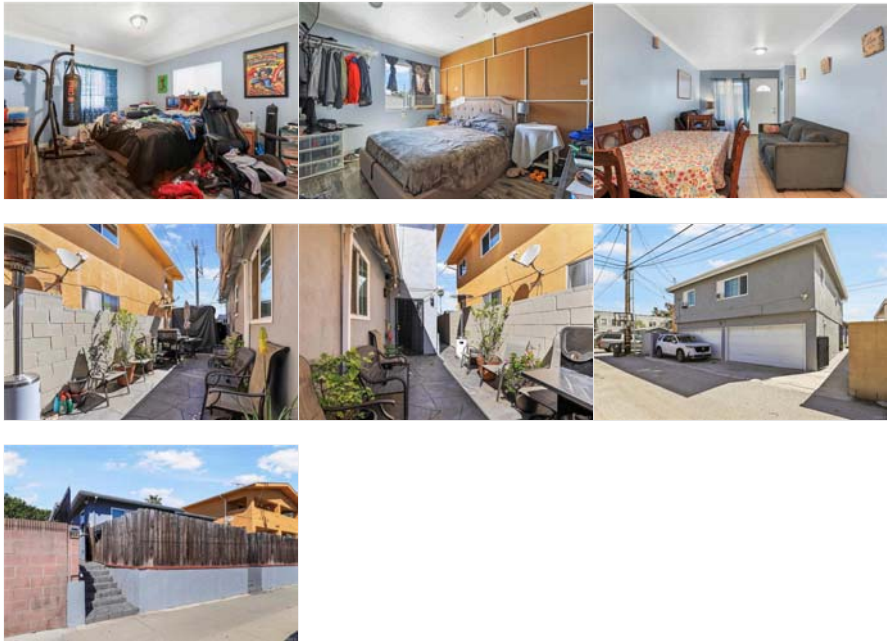
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24070992

Printed: 09/08/2024 7:52:10 AM

Closed • Duplex

List / Sold: \$825,000/\$830,000 ↓

2000 S Chapel Ave S • Alhambra 91801
2 units • \$412,500/unit • 1,594 sqft • 5,298 sqft lot • \$520.70/sqft •
Built in 1956

81 days on the market

Listing ID: NP24093164

Near Garfield exit of San Bernardino/10 Freeway



Easy access off the 10 Freeway. Close to everything! Live in one of the duplex homes and update the other. Once updated, move into it and update the other one! Redevelopment underway in the neighborhood. HUGE potential to make it your own!

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$701 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$42000 Gross Scheduled Income
- \$39000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Vinyl
- Appliances: Refrigerator, Vented Exhaust Fan

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Fencing: Average Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02075905
- Gardener:
- Licenses:
- Insurance: \$760
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,725
2:	1	2	1	1	Unfurnished	\$1,210	\$1,210	\$1,725

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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5255022001

Michael Lembeck

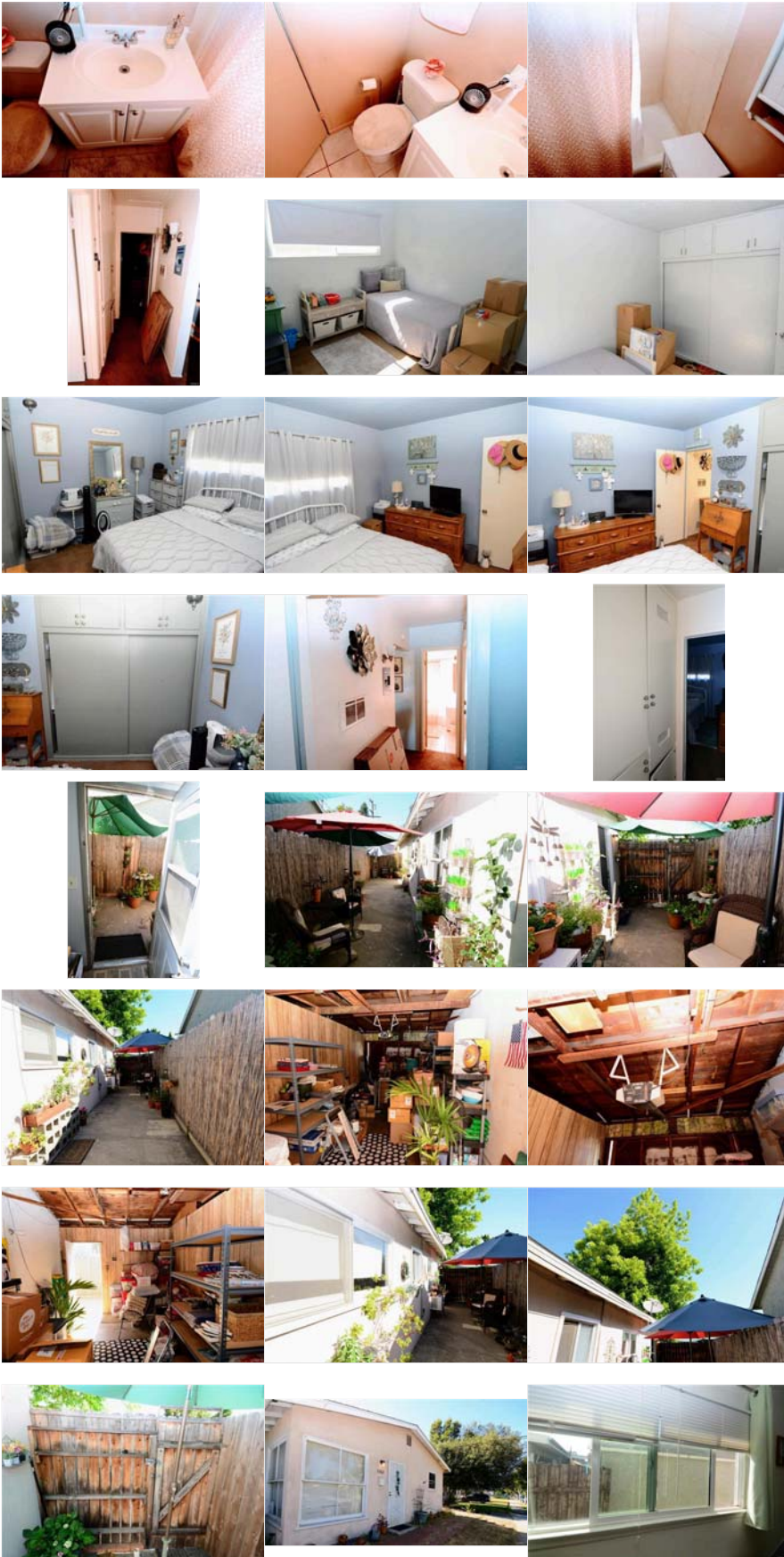
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Cell Phone: 714-742-3700

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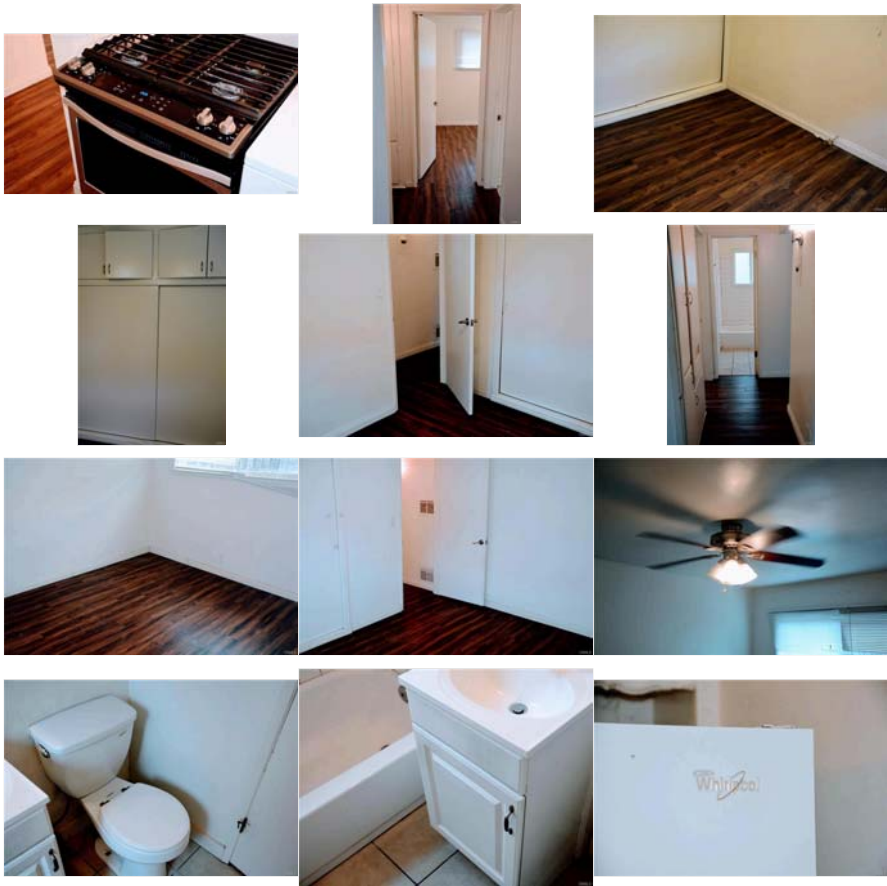
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CUSTOMER FULL: Residential Income LISTING ID: NP24093164

Printed: 09/08/2024 7:52:10 AM

Closed • Duplex

List / Sold: \$768,000/\$800,000

310 N Baltimore Ave • Monterey Park 91754
2 units • \$384,000/unit • 1,032 sqft • 5,006 sqft lot • \$775.19/sqft •
Built in 1923

40 days on the market
Listing ID: CV24140969

Please follow your navigation system. Thank you.



Price Improvement! Back on the market! ~Step into your future HOME or your next SMART INVESTMENT! This charming DUPLEX in the heart of Monterey Park is a golden opportunity for both HOMEOWNERS and INVESTORS. ~Live in one unit and rent out the other, or rent out both for an income stream for savvy investors. Or live in both units...ideal for multi-generational living! ~Each unit offers cozy living spaces with closets and a full bath per unit. ~Remodeled Kitchen (Unit #312): Featuring granite countertops and stainless-steel appliances. ~Unleash your creativity in the spacious front yard and backyard as your Outdoor Oasis! Whether you're a gardening enthusiast, BBQ master, or jacuzzi lounge, the over 5,000 sq ft lot is a blank canvas for your dreams. ~Remote-controlled garage entry to backyard parking is for your convenience. There are newer floors, paint, backyard patio; updated plumbing and electrical, newer wall A/Cs. ~Two electricity meters, two gas meters, and one water meter. ~Easy access to major freeways (10 & 710) makes commuting a breeze. ~Top Schools: Located in a top-rated Alhambra school district! ~Zoned MPR3YY, please check with the city for potential of an ADU (Accessory Dwelling Unit). ~Cultural Hotspot: Savor Monterey Park's renowned dining scene, vibrant shops, and rich cultural attractions. Ranked #3 in MONEY Magazine's top American cities to live in (2017), Monterey Park offers an unbeatable lifestyle. ~Nearby Amenities: Close to schools, churches, medical buildings, banks, restaurants, cafes, salons, groceries, theaters, and more. Everything you need is just around the corner! ~Don't Miss Out! This duplex is the perfect blend of comfort, convenience, and investment potential. DUPLEX, DUPLEX, DUPLEX! LOCATION, LOCATION, LOCATION!

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- \$473 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Outside, Washer Hookup, Washer Included
- 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: 01260754
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5255005011

Michael Lembeck

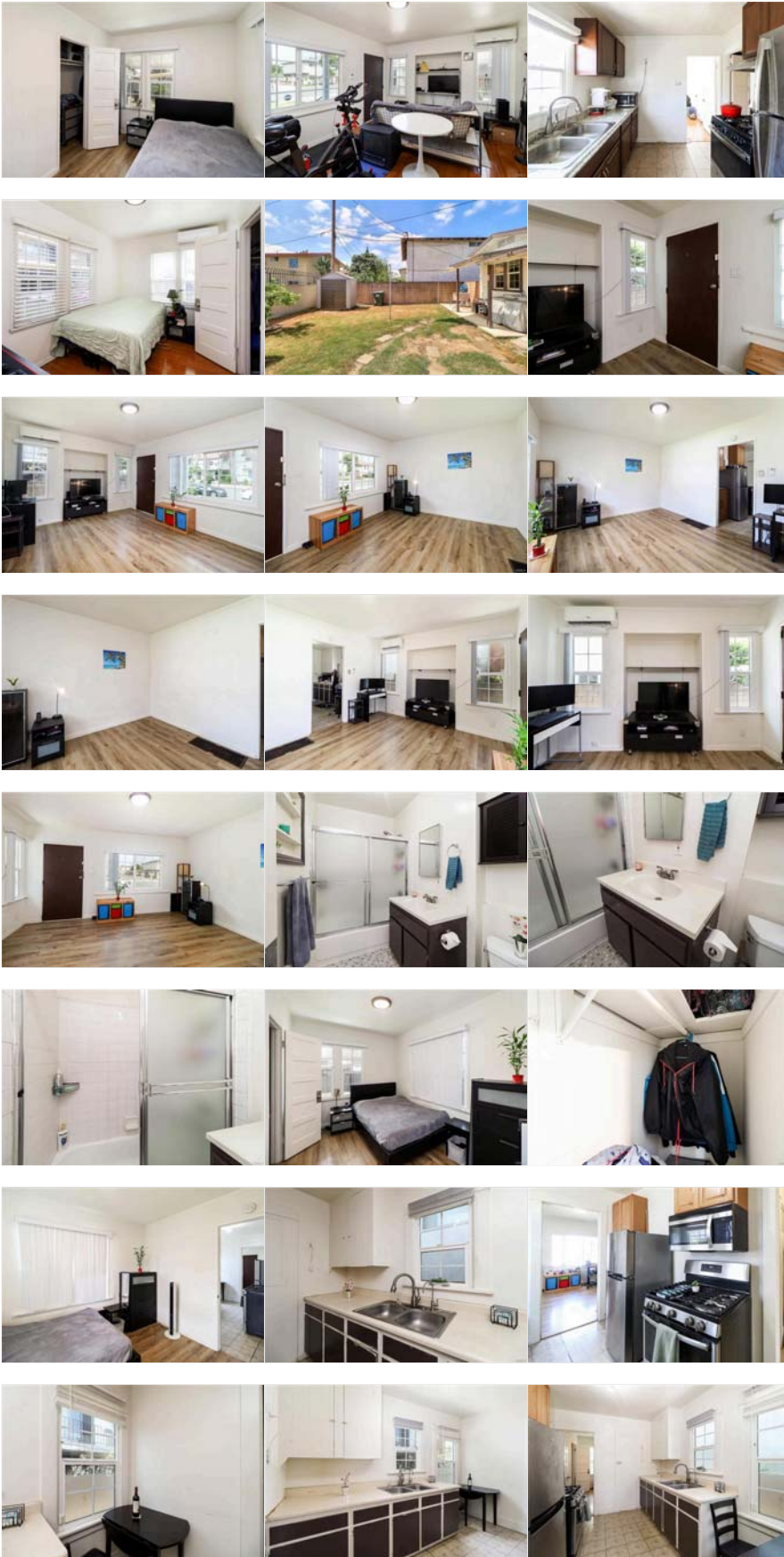
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Cell Phone: 714-742-3700

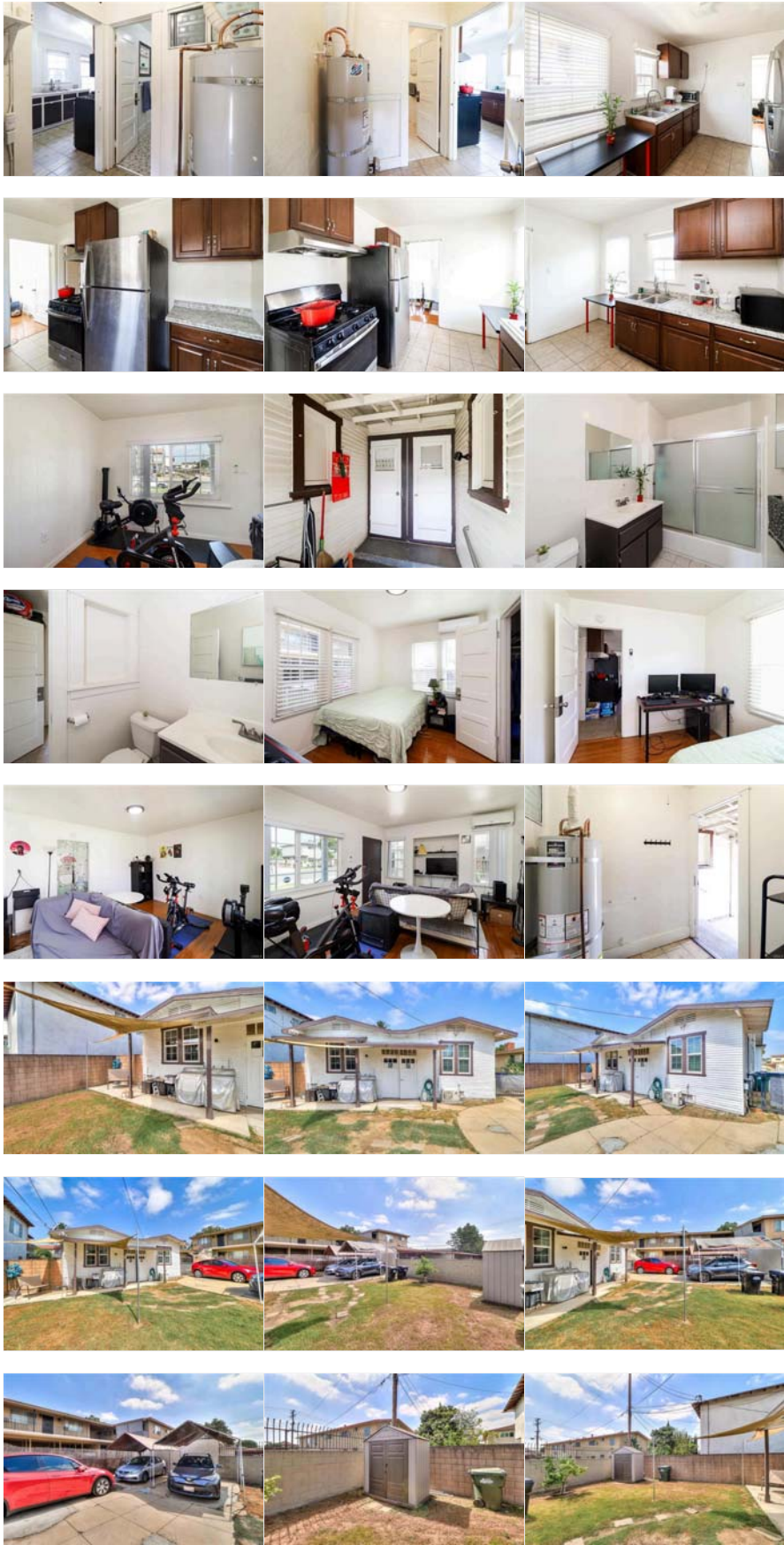
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CUSTOMER FULL: Residential Income LISTING ID: CV24140969

Printed: 09/08/2024 7:52:10 AM

Closed • Duplex

List / Sold: \$749,900/\$760,000

309 Margaret Ave • Los Angeles 90022

20 days on the market

2 units • \$374,950/unit • 1,872 sqft • 7,297 sqft lot • \$405.98/sqft •

Listing ID: DW24141569

Built in 1949

Google Maps



Calling all Investors.....Welcome to this fantastic opportunity in the heart of East Los Angeles. Seller is Motivated and priced it to Sell!! Great Opportunity to own this Investment Property a Duplex featuring 1,872 Sq Ft of living space on a 7,310 Sq Ft Lot (Zoning LCR4YY). Front house is 2 bedrooms 1 bathroom unit is a fixer but could be fixed up into something special & profitable. Back unit has a tenant (currently month-to-month) 1 bedroom 1 bathroom . Property also offers a two car garage (possible ADU), plenty of yard for gatherings, and located a few blocks from Montebello. Close to major freeways including 710, 60, and 10, commuting to and from this property is a breeze, making it an ideal location for urban living. Property is close to schools, shopping, dining, entertainment, and freeway access. This one will go fast. Don't let this opportunity pass you by. See you in Escrow :) .

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$749,900
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$1,163 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Sprinklers In Front, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02199906
- 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	1	2	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5249026018

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: DW24141569

Printed: 09/08/2024 7:52:10 AM

Closed • Duplex

List / Sold: \$798,000/\$850,000

142 S Townsend Ave • Los Angeles 90063
2 units • \$399,000/unit • 1,633 sqft • 6,702 sqft lot • \$520.51/sqft •
Built in 1913

7 days on the market

Listing ID: CV24142632

South of Cesar Chavez / East of Indiana



Great bungalow in the up-and-coming area of Los Angeles, not far from Arts District, Little Tokyo, Chinatown, Downtown and so much more. With pride of ownership this property features 2 separate units with a brand-new roof. The front unit offers 3 bedrooms and 2 bathrooms, hardwood floors, and a spacious living room that opens to a dining area and a bright kitchen with ample cabinets and a 5-burner range. Additional features include crown molding, inside laundry, and access to a side patio. The back unit has 1 bedroom, 1 bathroom, a living room, and a kitchen with an eating area. The backyard offers a large, covered patio with ceiling fans great for entertaining. Both units have separate gas and electric meters, making this property ideal for dual living or rental income.

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$798,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside, Stackable
- \$57600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Primary Bathroom, Primary Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Range
- Other Interior Features: Copper Plumbing Full, Recessed Lighting

Exterior

- Lot Features: Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896421
- 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	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5232016032

Michael Lembeck

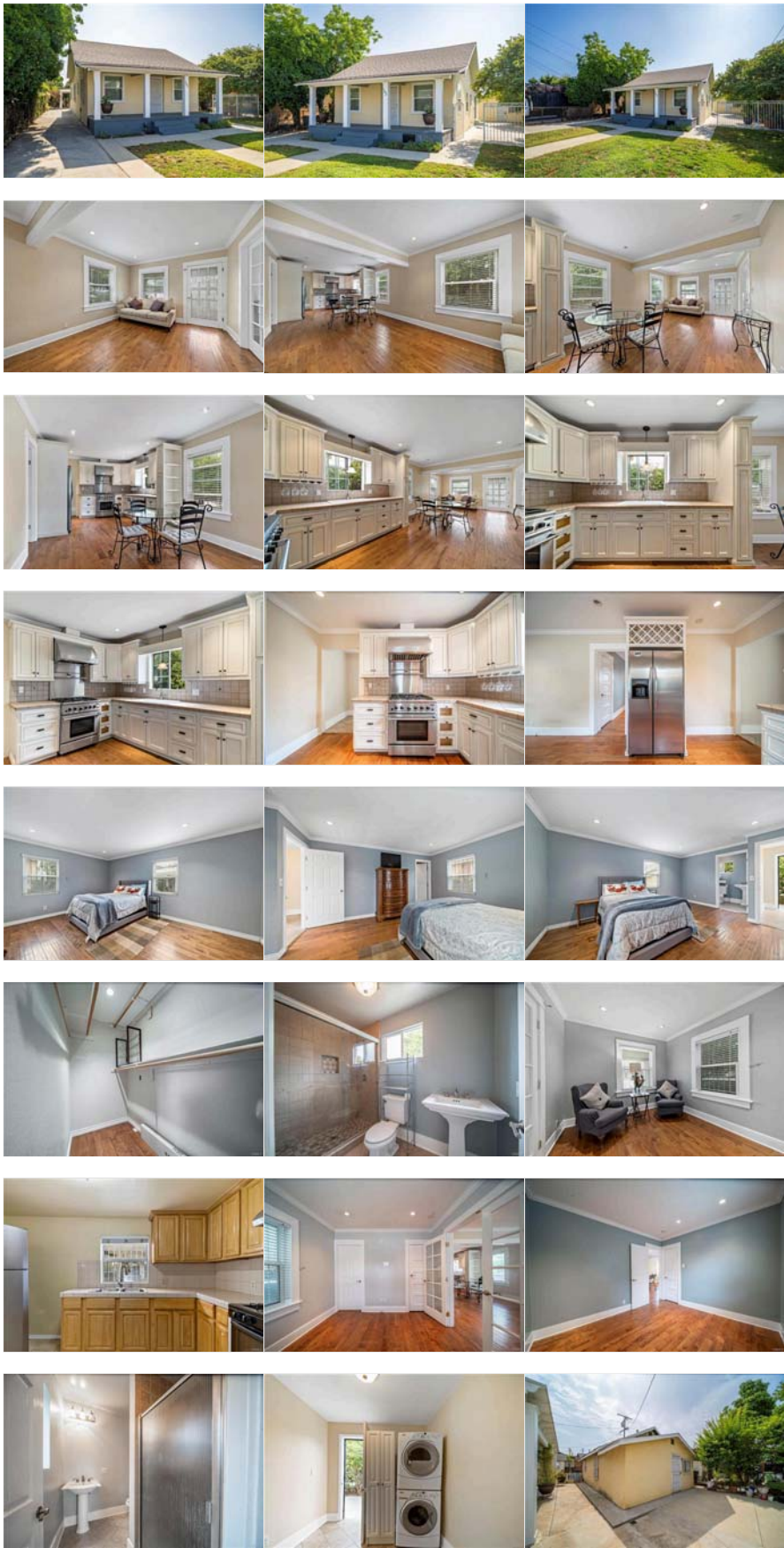
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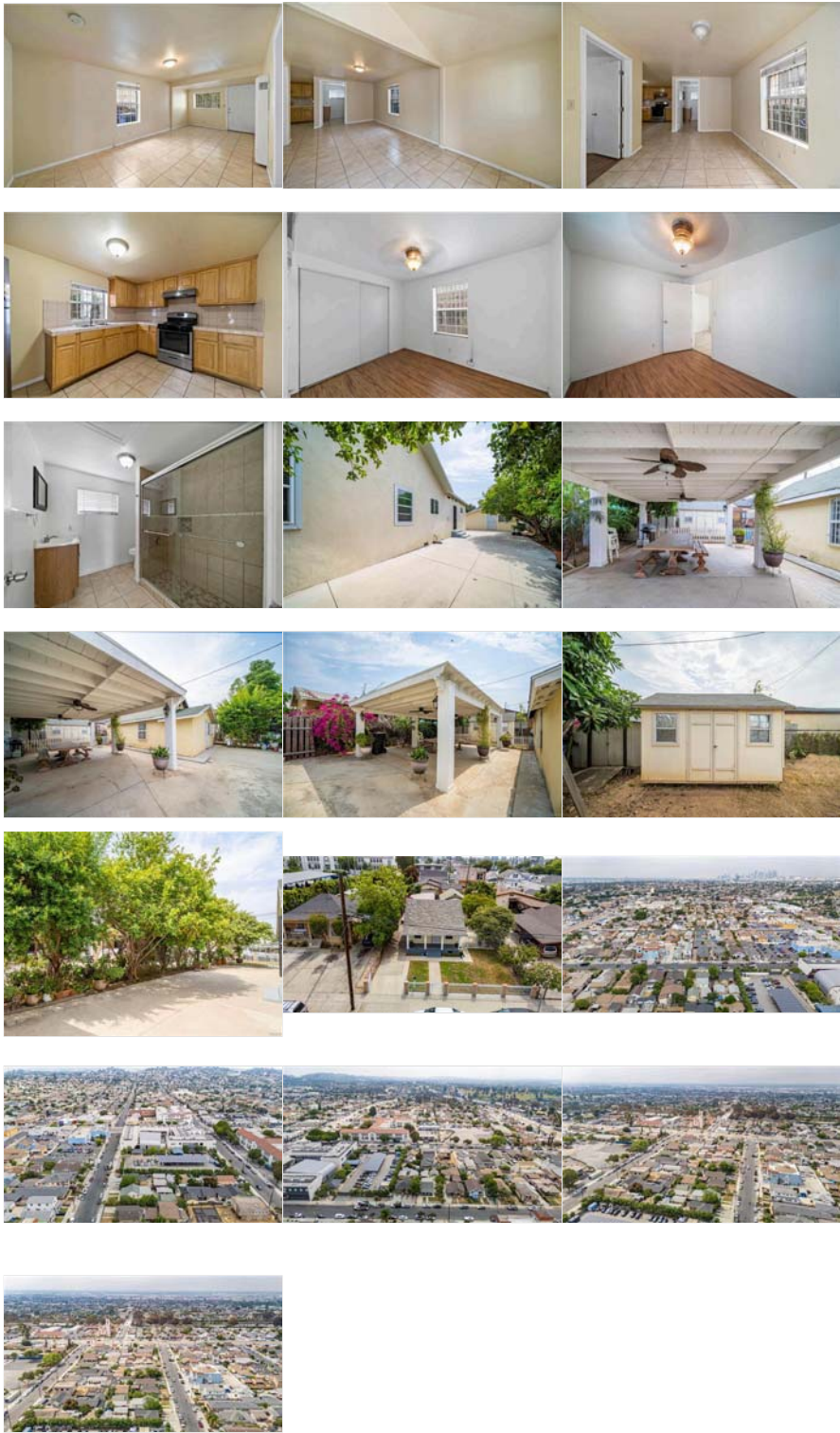
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Closed

• Duplex

List / Sold:

\$1,050,000/\$900,000

↓

1275 W 25th St

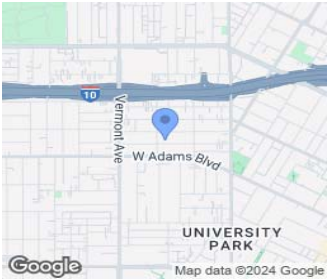
• Los Angeles 90007

2 units • \$525,000/unit • 2,800 sqft • 5,874 sqft lot • \$321.43/sqft • Built in 1914

19 days on the market

Listing ID: RS24137436

ON 25th STREET BETWEEN HOOVER ABD VERMONT



INVESTORS OPPORTUNITY! THIS 2 UNITS CONSIST OF 2 SEPARATE BUILDINGS 1275 and 1277 W. 25th STREET. FRONT UNIT IS 4 BEDROOMS AND 2 1/2 BATHROOM AND SEPERATE BACK UNIT IS 1BEDROOM AND 1 BATHROOM. THE PROPERTY IS LOCATED NEAR UNIVERSITY OF SOUTHERN CALIFORNIA (USC). EACH UNIT HAS A SEPARATE METER FOR GAS AND ELECTRICITY. PROPERTY LOCATION IS NESTLED IN THE SOUGHT-AFTER USC VICINITY AND IS READY FOR TRANFORMATION INTO PREMIER INCOME SOURCE, IS VERY IMPORTANT AND STRONGLY ADVISED THAT BUYERS AND OR THEIR AGENT VERIFY ALL PROPERTY RELATED INFORMATION AS FOR PERMITS, NUMBER OF BEDROOMS AND BATHROOMS AND CONDUCT THOROUGH DILIGENCE. SOLD "AS IS" PLEASE DO NOT DISTURB OWNER AND TENANT OR WALK ON PROPERTY.

Facts & Features

- Sold On 09/03/2024
 - Original List Price of \$1,050,000
 - 2 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas, Wall Furnace
 - \$418 (Estimated)
 - SellerConsiderConcessionYN: No
- 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Carpet, Vinyl, Wood
- Appliances: None
 - Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Front Yard, Level with Street, Walkstreet, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055016012

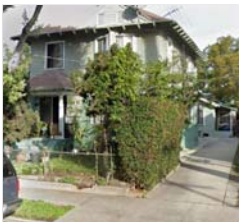
Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Duplex

List / Sold:

\$1,349,000/\$1,200,000 ↓

37 days on the market

Listing ID: SB24130883

4431 Victoria Park Pl • Los Angeles 90019

2 units • \$674,500/unit • 2,708 sqft • 6,309 sqft lot • \$443.13/sqft •

Built in 1949

South of Pico Blvd



Opportunity awaits in this Duplex nestled in the highly desirable neighborhood of Victoria Park. With the unique wrap around driveway and great character, this duplex would be ideal for any buyer. The property boasts 2708 sq ft and comprised of a 2bed/2bath unit and a 3bed/1bath unit. The lower unit features direct access from the attached garage for ultimate convenience. There is a great rear yard area which is currently separated so each unit can have their own home gardens or you can combine both to make an even greater yard for all to share. The possibilities are endless. Also the income potential will definitely help your buyer. All units have their own separate gas and electric meter. The property is centrally located to 10 Fwy, Downtown L.A., Beverly Hills, K-Town, Hancock Park, Culver City and Miracle Mile.

Facts & Features

- Sold On 09/03/2024
 - Original List Price of \$1,349,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$0 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01874663
 - 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	2	Unfurnished	\$0	\$0	\$3,500
2:	1	3	1	0	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5082014032

Michael Lembeck

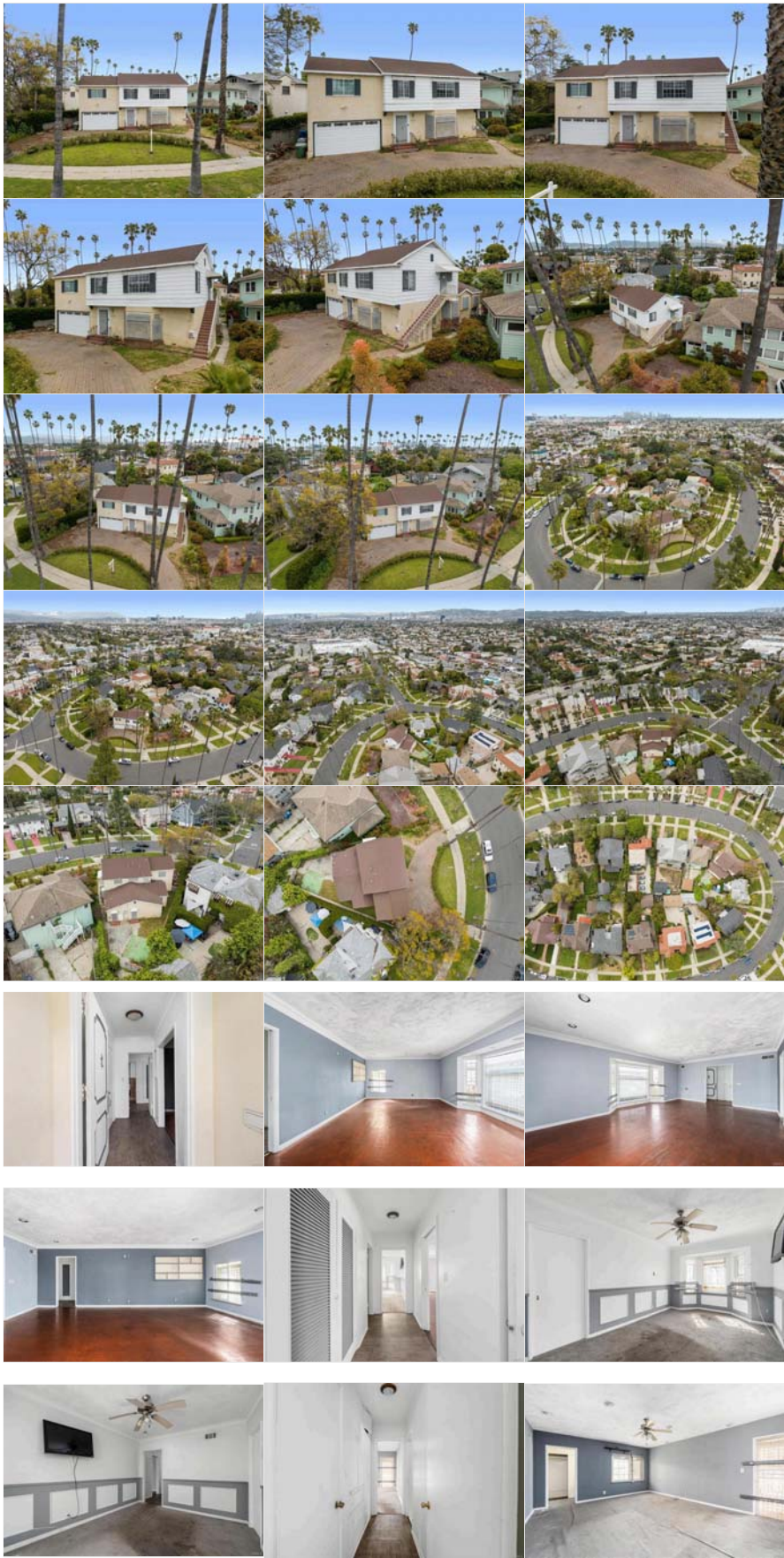
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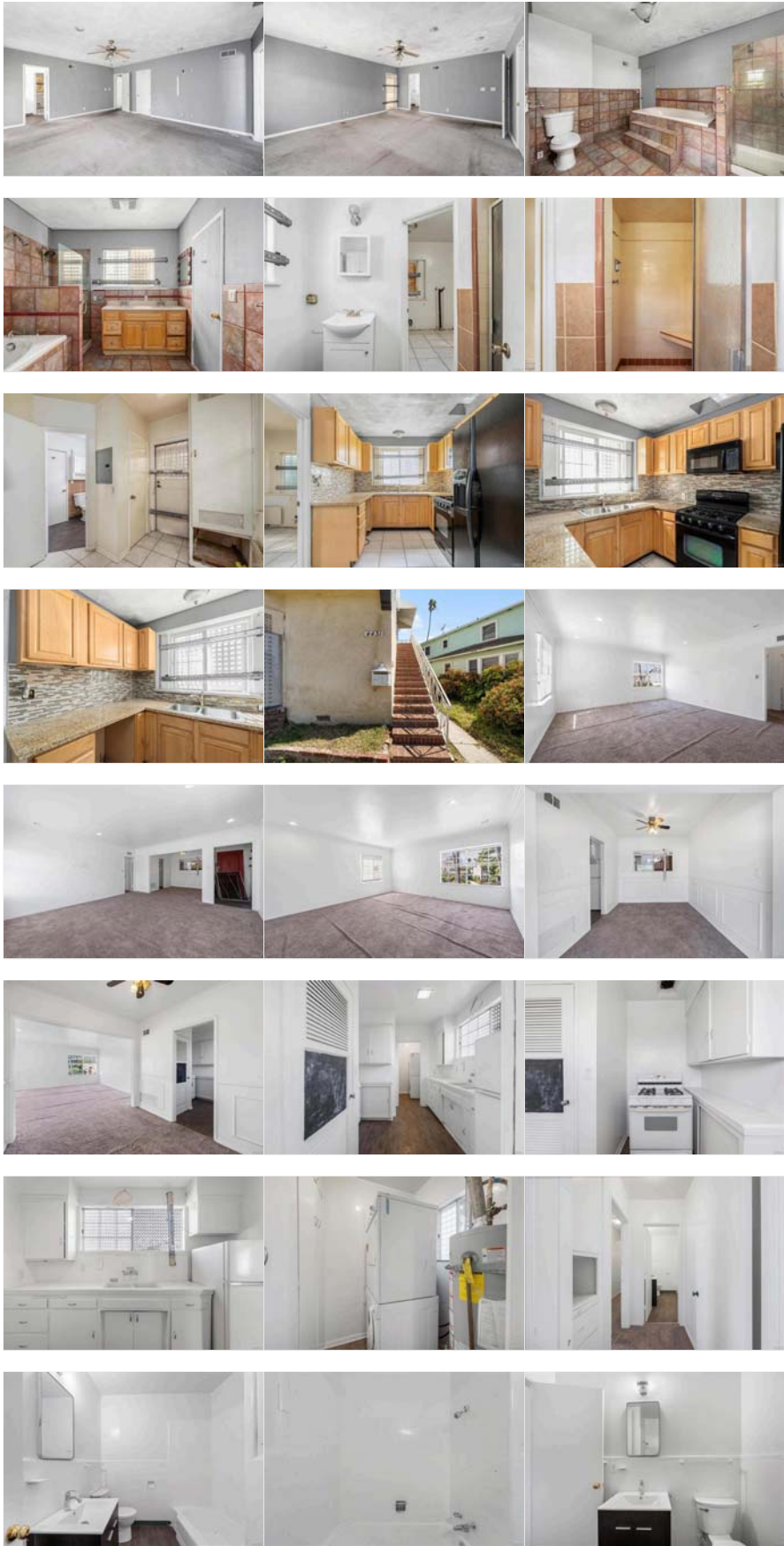
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CUSTOMER FULL: Residential Income LISTING ID: SB24130883

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Closed • Duplex

List / Sold:

\$2,100,000/\$1,852,500 ↓

44 days on the market

Listing ID: SB24004945

5314 W 8th St • Los Angeles 90036
2 units • \$1,050,000/unit • 5,034 sqft • 7,367 sqft lot • \$368.00/sqft •
Built in 1931
North on Labrea, make a left on 8th St.



This historic character rich 1931 duplex will be delivered completely VACANT. It's nestled in the coveted Miracle Mile/Mid-Wilshire community, showcasing intricate architectural details throughout & tons of natural light. Each 2-story townhome style unit has a private driveway, a private entry & features a majestic grand staircase leading to 3 spacious bedrooms. Both units include a sunken living room with wood beamed ceiling, a formal dining room, separate breakfast room, 2nd floor balcony & so much more! Enjoy approximately 2,500 sqft of living space PER UNIT. "Explore" the potential for converting the 3-car garage into an ADU for additional income, or consider transforming the interior accessible basement into a flex room or entertaining space(BUYER MUST VERIFY!!). Take a leisurely stroll to nearby restaurants, retails shops, and entertainment venues. Just minutes away from Beverly Hills, Hollywood, and many prominent landmarks. Close proximity to freeways and the upcoming Metro Purple Line, enhancing accessibility. This is a Trustee Sale and the property is sold in it's current AS-IS condition, no repairs will be performed.

Facts & Features

- Sold On 09/03/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- \$652 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Lawn, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5089022012

Michael Lembeck

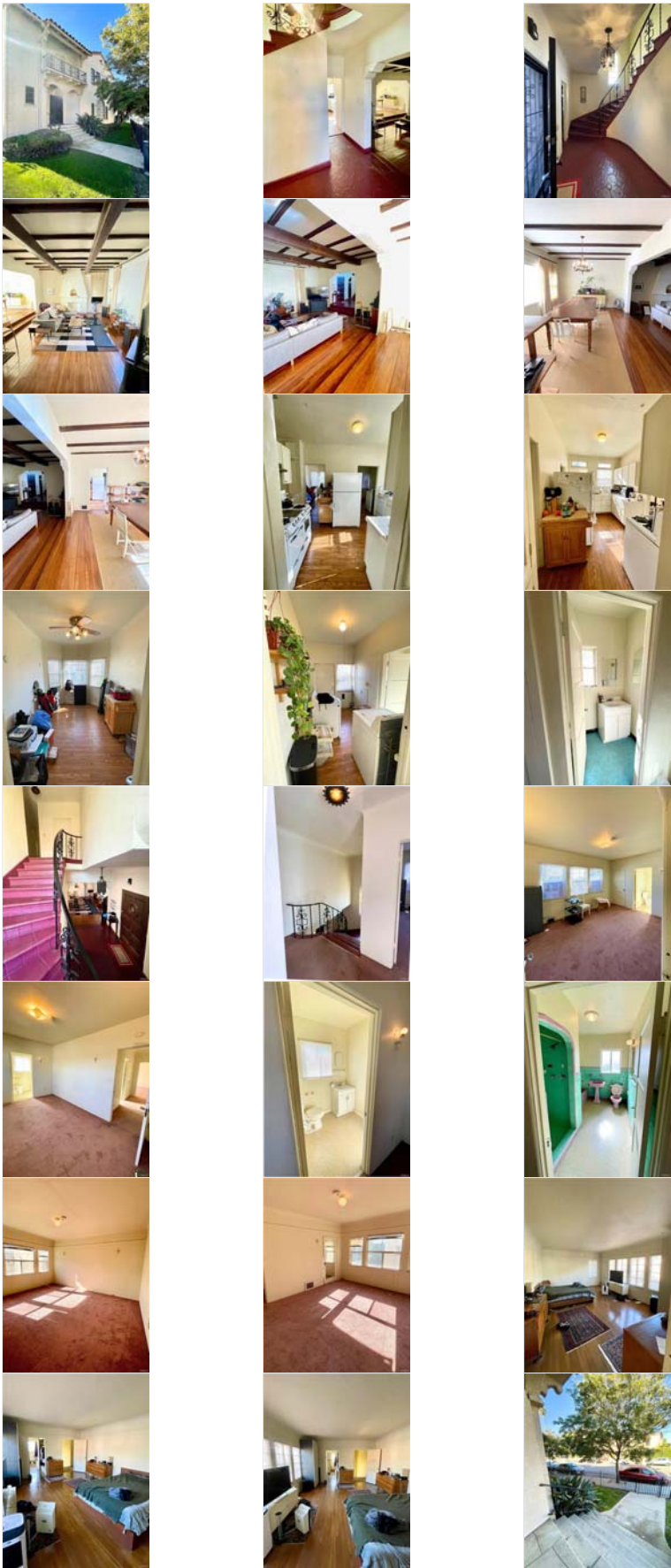
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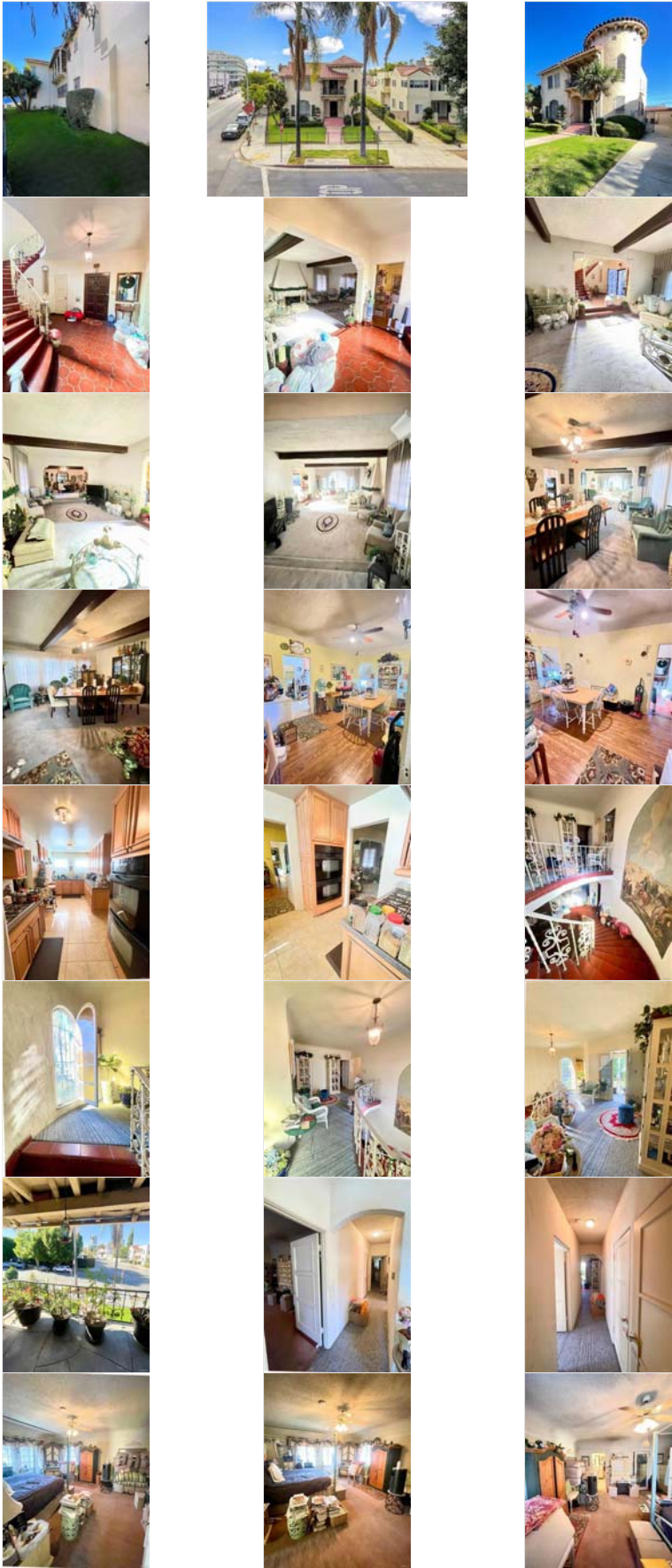
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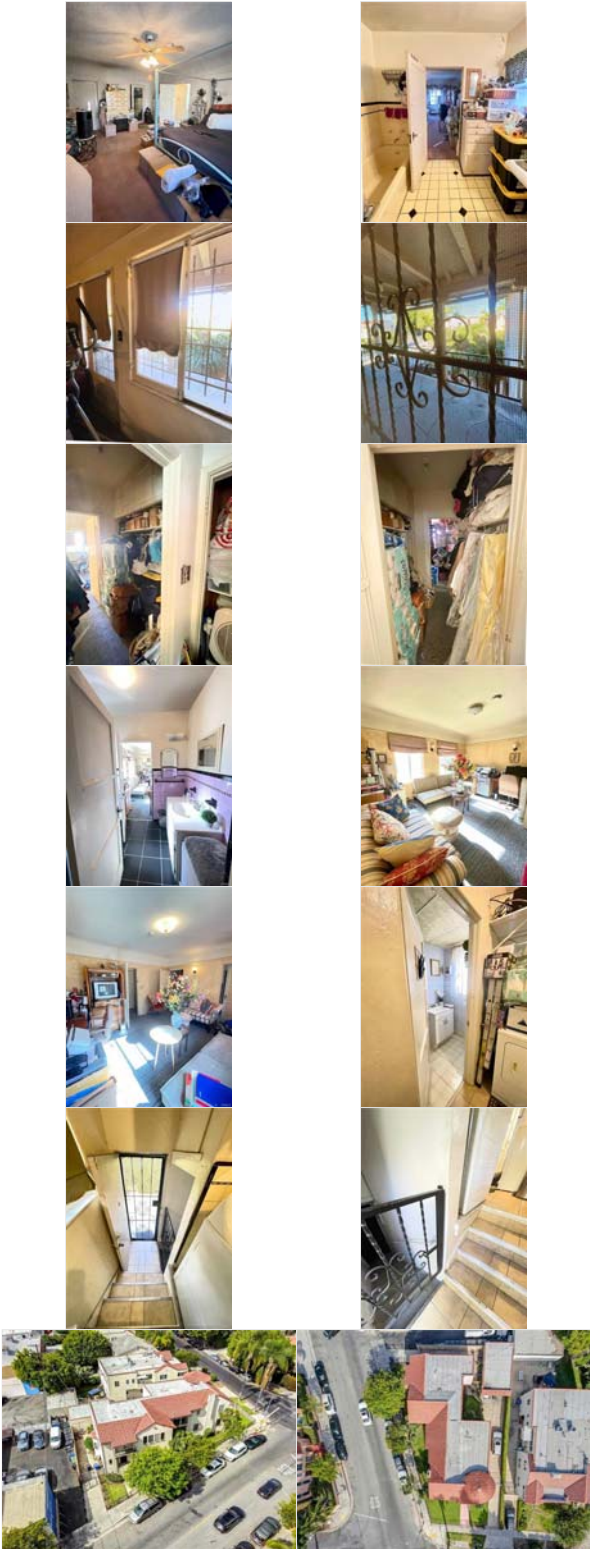
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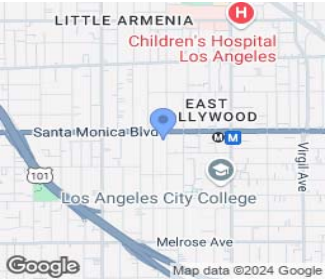
CUSTOMER FULL: Residential Income LISTING ID: SB24004945

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Closed •

1027 N Edgemont St • Los Angeles 90029
2 units • \$774,944/unit • **2,630 sqft** • **6,254 sqft lot** • **\$551.33/sqft** •
Built in 1919
Cross Streets Santa Monica Blvd & N Edgemont St.

List / Sold:
\$1,549,888/\$1,450,000 ↓
78 days on the market
Listing ID: 24389663



Nestled within the heart of the community, 1027 N Edgemont offers a timeless retreat. Originally constructed in 1919, this spacious Craftsman Home boasts four bedrooms and three baths, complemented by a separate one-bedroom, one-bathroom Guest Unit. Meticulously updated with a keen eye for preservation, the home effortlessly blends modern convenience with its original character and charm. Original hardwood floors, intricate woodwork, and built-ins have been lovingly restored to their former glory, preserving the home's historic appeal. Privately hedged and gated, the property offers a tranquil escape from the bustle of city life. The expansive yard is a verdant oasis, adorned with lush plantings that enhance the sense of seclusion. Additionally, a spacious two-car garage and gate ensure convenience and security. Beyond its peaceful grounds, 1027 N Edgemont enjoys a prime location within distance of premier shopping and dining destinations. With exciting new establishments on the horizon, this property presents not only a delightful residence but also a promising investment opportunity. Welcome to your own private sanctuary at 1027 N Edgemont.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,599,888
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Inside

Interior

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

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02051216
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5538012015

Michael Lembeck

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Closed •

4111 Dalton Ave # 4109 • Los Angeles 90062
2 units • \$697,500/unit • 3,882 sqft • 6,694 sqft lot • \$359.35/sqft •
Built in 2024
Between Broadway and Main

List / Sold:
\$1,395,000/\$1,395,000
0 days on the market
Listing ID: 24433525



PROPERTY SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02243250
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	3		Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: • Gas Meters: • Water Meters: • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5021004015

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CUSTOMER FULL: Residential Income LISTING ID: 24433525

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Closed • Duplex

List / Sold: \$690,000/\$690,000 ↓

1334 E 92nd St • Los Angeles 90002
2 units • \$345,000/unit • 1,085 sqft • 4,497 sqft lot • \$635.94/sqft •
Built in 1940

212 days on the market
Listing ID: OC23221205

Call to arrange showing or do drive by. Buyer must submit financials with offer.



We are pleased to present to market as the exclusive listing agent 1334 E. 92nd Street a 2-unit residential rental property in Los Angeles. The property consists of two separate buildings with spacious yards and ample parking spaces. Each unit is 2 bed one bath and has been renovated with each unit having its own washer/dryer, newer counter tops, remodeled kitchen and bathrooms and other favorable low maintenance improvements. Over the past few years ownership has made improvements to the roof, plumbing and private yard and parking areas. WILL BE DELIVERED FREE OF TENANTS. READY FOR OCCUPANCY.

Facts & Features

- Sold On 09/03/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,042 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.3
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: Repairs

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$0	\$0	\$0
# Of Units With:								
- Separate Electric: 1 - Gas Meters: 1 - Water Meters: 1 - Carpet: - Dishwasher: - Disposal:					- Drapes: - Patio: - Ranges: - Refrigerator: - Wall AC:			

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6049007004

Michael Lembeck

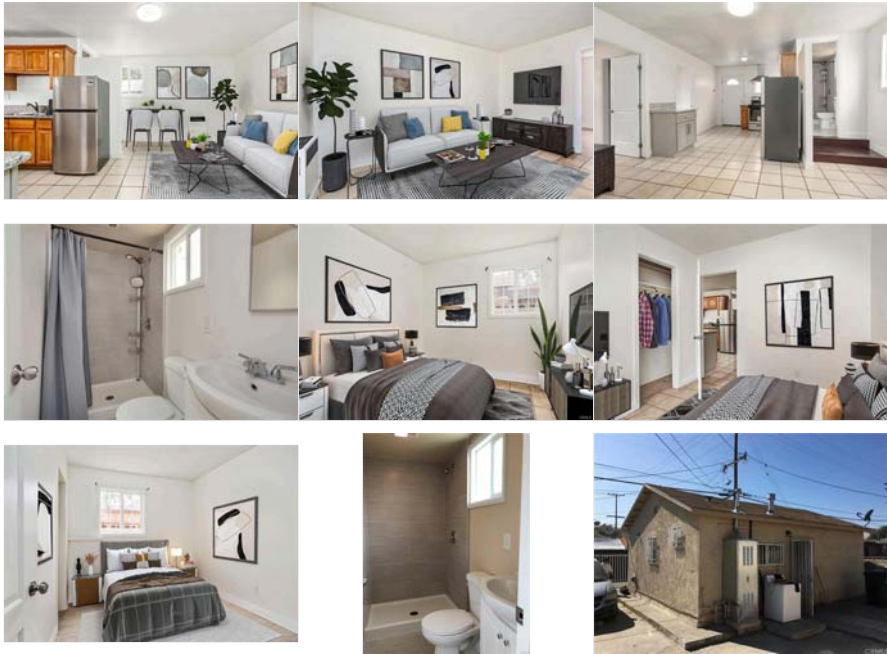
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CUSTOMER FULL: Residential Income LISTING ID: OC23221205

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Closed •

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

203 E 82nd St • Los Angeles 90003

13 days on the market

2 units • \$362,500/unit • 1,528 sqft • 5,067 sqft lot • \$474.48/sqft • Built in 1964

Listing ID: 24408264

FROM 110 FREEWAY ,EXIT ON FLORENCE AVE AND HEAD EAST BOUND . ON MAIN STREET MAKE A RIGHT GOING SOUTHBOUND AND ON 82ND ST MAKE A LEFT HEADING EAST .



Duplex perfect for large family or live in one and collect rent from the other. There is also a trailer on the property collecting \$700 a month. Rear unit recently renovated the kitchen and installed flooring . Nestled in a neighborhood just a few miles away from the entertainment area of USC and Downtown Los Angeles. As you step inside, your greeted with laminate floors and a remodel kitchen. The rear of the unit has a covered laundry area. These features not only enhance the aesthetic appeal but also provide durability, energy efficiency, and noise reduction. There is a unpermitted trailer at the end of the driveway collecting \$700 monthly. One or both of the units can be delivered vacant.

Facts & Features

- Sold On 09/03/2024
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Outside, See Remarks, Washer Included
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Converted Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Microwave

Exterior

- Lot Features: Utilities - Overhead, Value In Land
- Security Features: Gated Community, Window Bars
- Sewer: Sewer Paid, Unknown

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.500%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030006030

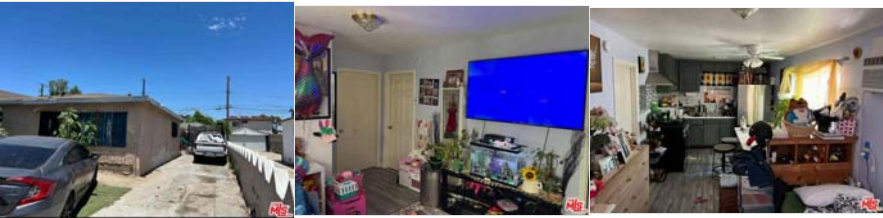
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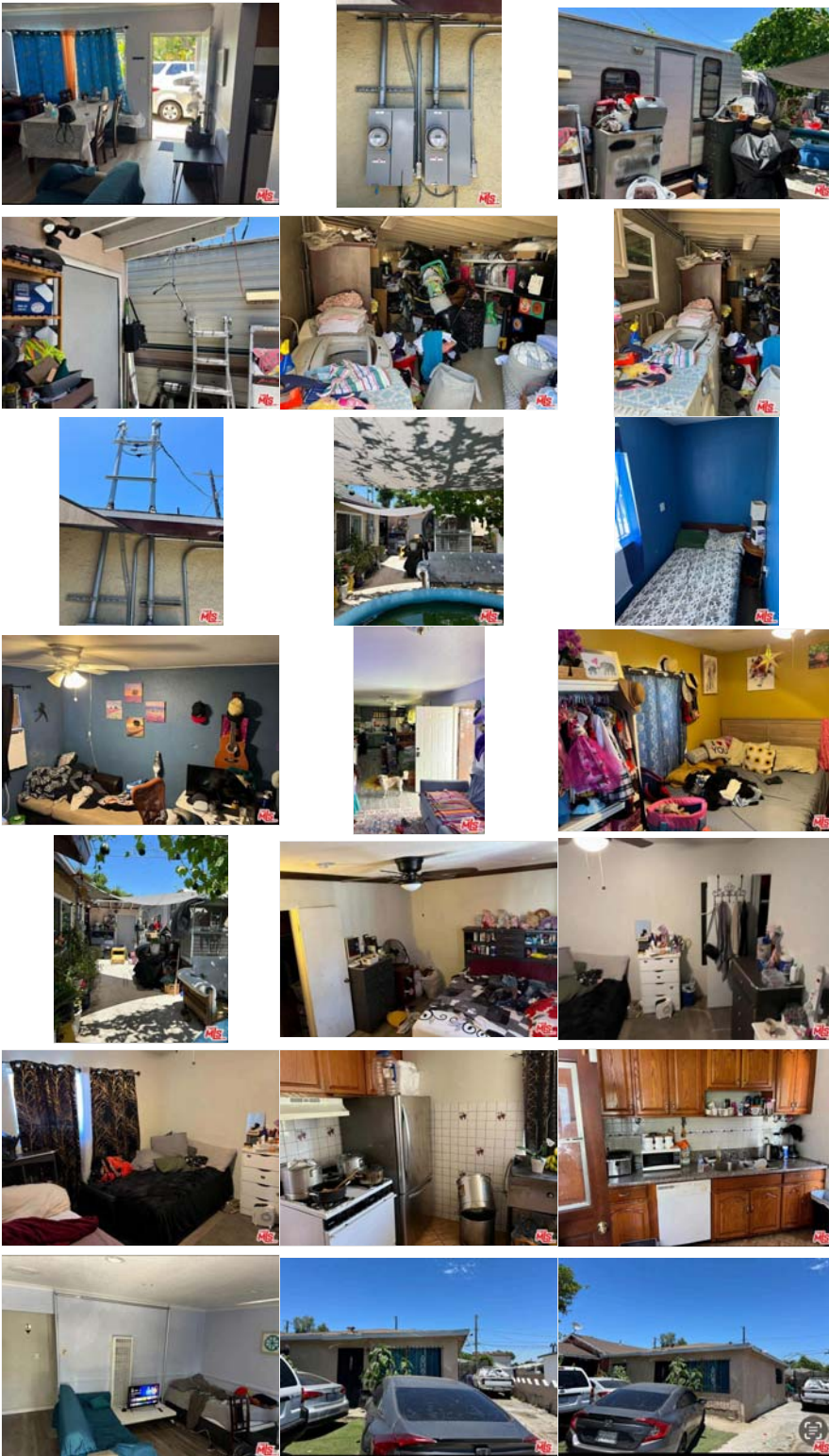
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CUSTOMER FULL: Residential Income LISTING ID: 24408264

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Closed •

4011 Michigan Ave • Los Angeles 90063
2 units • \$384,500/unit • 1,463 sqft • 5,255 sqft lot • \$536.57/sqft •
Built in 1925
Google map.

List / Sold: \$769,000/\$785,000 +
43 days on the market
Listing ID: 24419103



Great duplex opportunity in East LA! Front unit is a 2 bdrm/ 1 bath unit occupied by tenant and back unit is a gorgeous 2 bdrm/2 bath vacant. Completely newly remodeled vacant back unit with a private yard and views of east Los Angeles. New flooring, kitchen and bathrooms. Storage room and laundry room attached. Cute yard ideal for entertaining and minutes from fwys with a short drive to downtown Los Angeles. Two tandem parking spaces per unit. Please do not disturb the front tenants. Only show the vacant rear unit and send offer subject to the inspection of front unit. Buyer to assume the front tenant. Please do not disturb the front tenants.

Facts & Features

- Sold On 09/05/2024
- Original List Price of \$769,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Outside

Interior

- Floor: Laminate, Tile
- Appliances: Disposal, Microwave

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,100	\$1,100	\$2,400
# Of Units With:								
- Separate Electric: - Gas Meters: - Water Meters: - Carpet: - Dishwasher: - Disposal: - Drapes: - Patio: - Ranges: - Refrigerator: - Wall AC:								

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5233012011

Michael Lembeck

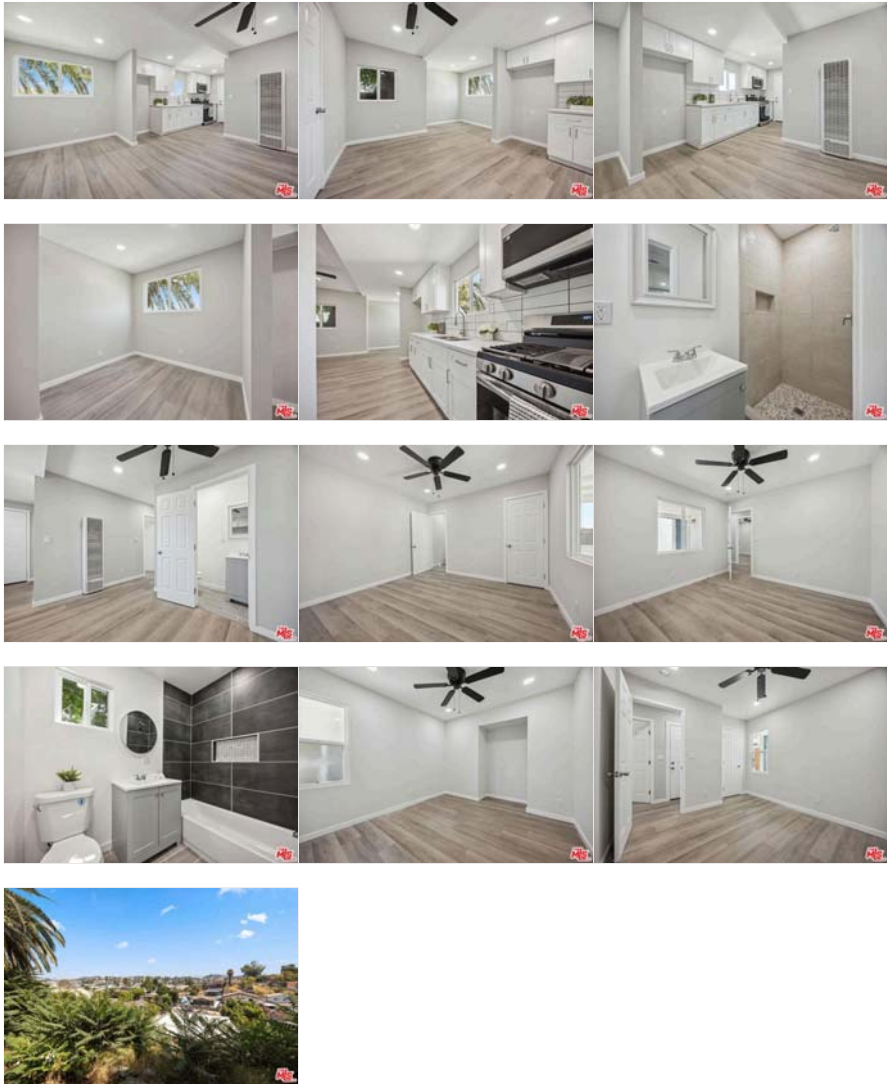
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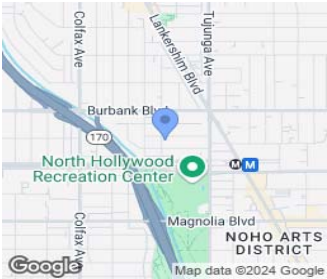


Closed • Duplex

List / Sold: \$999,500/\$885,000 ↓

11492 Albers St • North Hollywood 91601
2 units • \$499,750/unit • 2,086 sqft • 6,580 sqft lot • \$424.26/sqft •
Built in 1940
burbank

64 days on the market
Listing ID: SR24108940



Step into this charming duplex situated in the highly sought-after NoHo Arts district, resting on a 6580 square foot lot with LARD 1.5 zoning. Ideal for an Owner-User scenario, where you can reside in one unit while leasing the other or capitalize on the rental income from the existing units. Alternatively, explore the potential of adding another unit in the detached garage area! this amazing North Hollywood duplex featuring a two-bedroom, one-bath unit with a one-car garage, delivered vacant for your convenience. The second unit offers three bedrooms, two baths, a two-car garage, and is currently occupied with a tenant paying \$1,900 a month. Enjoy the beautiful landscaping, charming Koi pond in the backyard, and a two-story sundeck attached to the garage. Situated on a corner lot with plenty of surrounding development, this property is a rare find with great potential for investors or homeowners looking for a unique opportunity in a desirable location."

Facts & Features

- Sold On 09/05/2024
- Original List Price of \$999,500
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$320 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$22800 Gross Scheduled Income
- \$17800 Net Operating Income
- 2 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: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	3	2	2	Unfurnished	\$1,900		\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2350009056

Michael Lembeck

State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: SR24108940

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Closed • Single Family Residence

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

5109 5th Ave • Los Angeles 90043
2 units • **\$625,000/unit** • **2,366 sqft** • **5,703 sqft lot** • **\$528.32/sqft** •
Built in 1922
Cross street is 42nd

20 days on the market
Listing ID: DW24078080



Welcome to this unique and incredibly lucrative income-generating property in the heart of Los Angeles! This home features a 4 bedroom, 2 bath front unit and a separate 3 bed, 2 bath rear unit, providing ample space for potential renters or guests. Located near popular attractions such as USC, SoFi Stadium, and the iconic Coliseum stadium, this property is not only a fantastic investment opportunity but also offers endless entertainment options right at your doorstep. Whether you're looking to capitalize on the booming rental market or simply seeking a spacious home for yourself with the option to earn passive income, this property has it all. Don't miss out on this rare chance to own a piece of prime real estate in one of LA's most sought-after neighborhoods!

Facts & Features

- Sold On 09/05/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$245 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$235
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$35
- Cable TV: 02104123
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	0	0	Unfurnished	\$0	\$0	\$4,320
2:	1	3	0	0	Unfurnished	\$0	\$0	\$3,915

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5014017036

Michael Lembeck

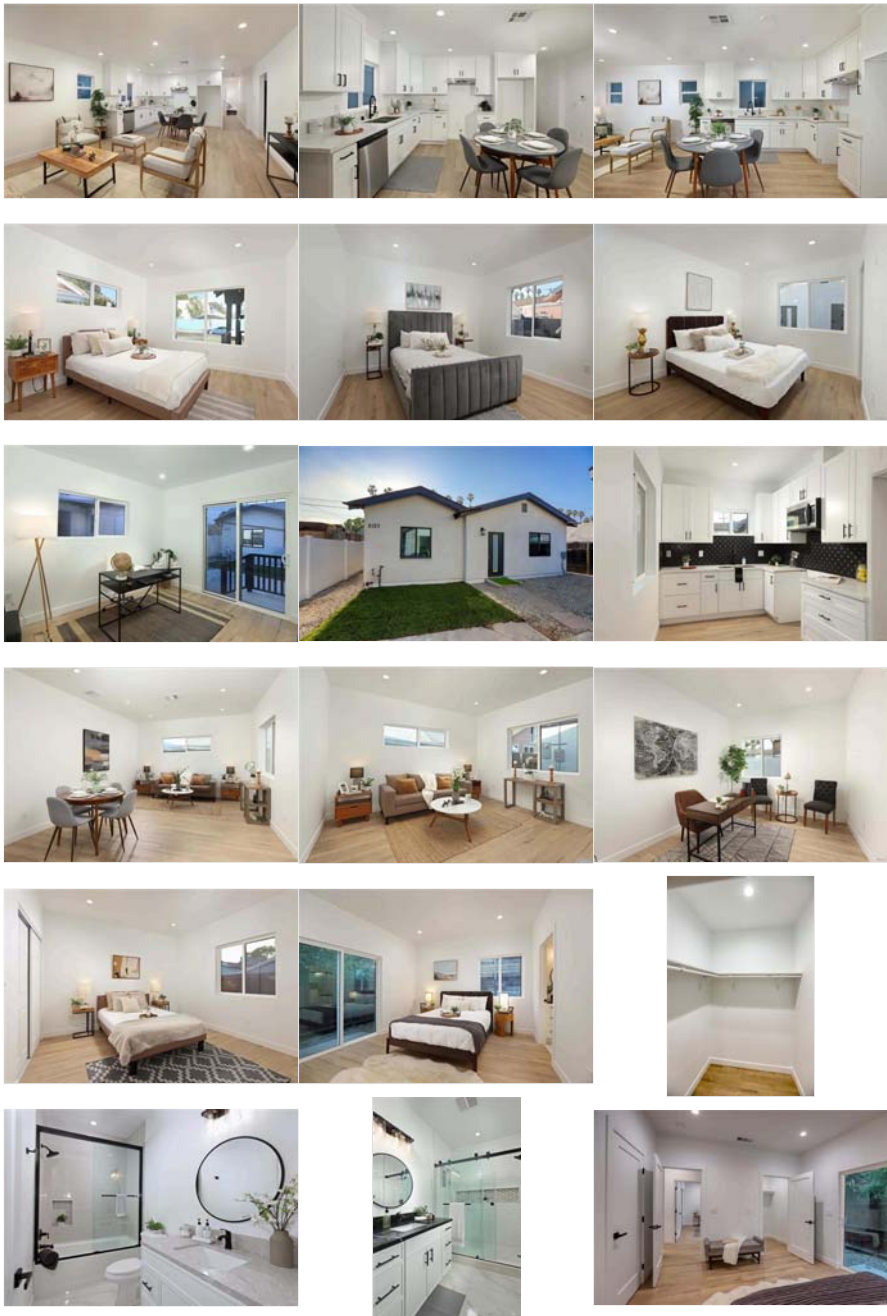
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CUSTOMER FULL: Residential Income LISTING ID: DW24078080

Printed: 09/08/2024 7:52:11 AM

Closed • Duplex

List / Sold: \$779,900/\$790,000

9664 Alondra Blvd • Bellflower 90706

5 days on the market

2 units • \$389,950/unit • 1,354 sqft • 5,954 sqft lot • \$583.46/sqft • Built in 1956

Listing ID: PW24156842

Located off Bellflower and Alondra



Discover this fantastic investment opportunity in a prime Bellflower location at 9664 & 9662 Alondra. This 1956-built duplex offers a total of 1,354 square feet on a generous 5,954 sq ft lot, providing ample space and potential for savvy investors. The property features two units: a spacious 3-bedroom, 1-bathroom front unit, and a cozy 1-bedroom, 1-bathroom rear unit. Recent upgrades include a new roof, fresh paint, and modern flooring throughout, ensuring both units are move-in ready. Outdoor enthusiasts will appreciate the amazing array of fruit trees, including lemon and lime, adding charm and potential for homegrown produce. The property boasts an attached 1-car garage and a large front driveway, addressing parking needs for tenants or owners. Zoned BFCG (Bellflower Commercial General), this property offers versatile possibilities. The zoning allows for a wide range of retail, service, and office uses, catering to local community needs and beyond. Additionally, the property comes with valuable billboard rights, providing an opportunity to offset mortgage payments and boost your return on investment. Whether you're looking for an owner-occupied situation with rental income or a pure investment property, this duplex delivers. Its blend of residential comfort and commercial potential makes it a unique find in today's market. Don't miss this chance to own a well-maintained duplex with the added bonus of commercial zoning and billboard rights

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$779,900
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$51600 Gross Scheduled Income
- \$48600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Floor: Laminate, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01111256
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7106014022

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: PW24156842

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Closed • Duplex

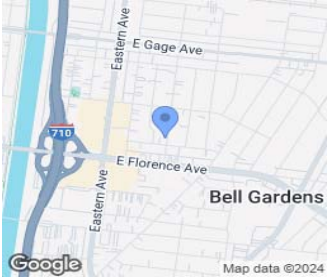
List / Sold: \$780,000/\$825,000

6935 El Selinda Ave • Bell Gardens 90201
2 units • \$390,000/unit • 1,182 sqft • 4,900 sqft lot • \$697.97/sqft •
Built in 1942

13 days on the market

Listing ID: DW24146898

East Florence Ave and El Selinda Ave



This charming duplex unit features a fully remodeled interior and is currently vacant, ready for immediate occupancy. The units share one common wall. Upon entering, you are greeted by a spacious living area with modern finishes. The kitchen has been tastefully updated with new countertops and cabinetry. The unit boasts two bedrooms, each offering new flooring and paint. The shared bathroom has been completely renovated. Outside, one duplex includes a side yard area, ideal for outdoor dining or enjoying the California sunshine. The property also provides parking spaces for residents and one attached garage.

Facts & Features

- Sold On 09/03/2024
- Original List Price of \$780,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$1 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523278
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$2,550	\$2,550
2:	1	2	1	0	Unfurnished	\$0	\$2,450	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6328010046

Michael Lembeck

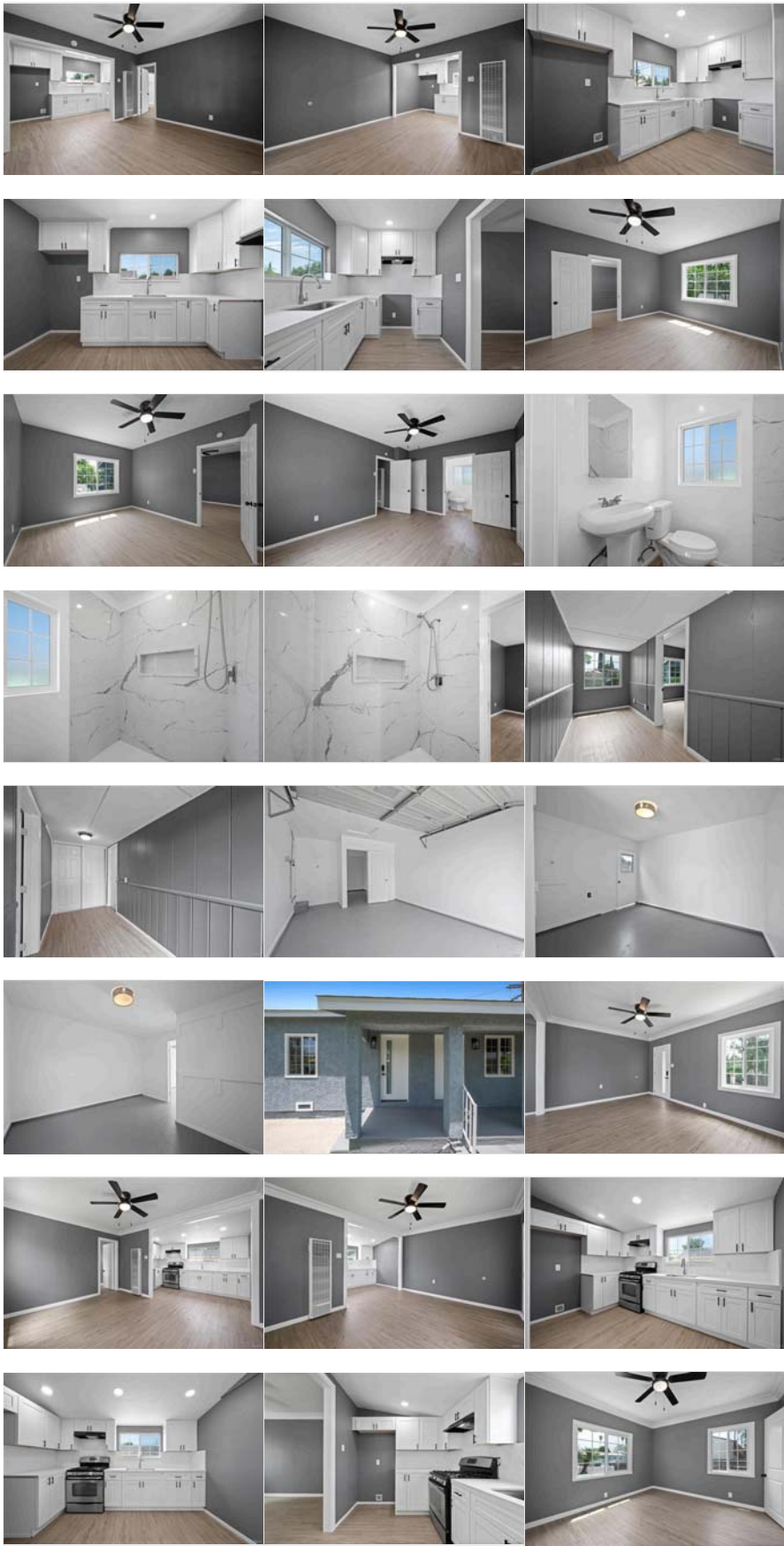
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Closed • Duplex

List / Sold: \$739,900/\$740,000

3129 Santa Ana St • South Gate 90280

0 days on the market

2 units • \$369,950/unit • 1 sqft • 4,794 sqft lot • No \$/Sqft data •
Built in 1952

Listing ID: DW24111463

Santa Ana And State



Duplex, 2bedrooms and 1 bathroom each and 1 double car garage, long driveway to the left of the property. property has a cover patio , each property has their own dryer and washer hoop-ups. Property with a good space and a front gate . Property well kept. Title shows 2 bed and 2 bath total , Buyers to do their due diligence. Buyer and Buyer's agent are advised to investigate the suitability of all aspects of the property. Property has no A/C and Back unit has no Heather . SUBJECT TO CANCELANON OF CURREENT ESCROW, BUYERS UNABLE TO PERFORM NO SELLERS FAULT .

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$739,900
- 1 Buildings
- 2 Total parking spaces
- \$682 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, In Kitchen
- \$32800 Gross Scheduled Income
- \$24200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6212021022

Michael Lembeck

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

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Closed • Duplex

List / Sold: \$899,000/\$900,000

15047 Victory Blvd • Van Nuys 91411
2 units • \$449,500/unit • 2,184 sqft • 6,301 sqft lot • \$412.09/sqft •
Built in 1948
On the North side of Victory Blvd between Kester Ave & Sepulveda Blvd

24 days on the market
Listing ID: BB24115647



15047 Victory is a charming 1940's duplex delivered 50% vacant and located within walking distance of Sepulveda & Victory's shops, businesses, and restaurants. Each unit is over 1,000 sq ft and features beautiful design elements and well-designed floor plans, making them perfect candidates for a cosmetic fix + flip or hold + cash flow. Situated on a 6,301 sq ft LAR3 lot, the property also offers potential for an ADU in the rear or new construction, providing tremendous upside potential. This two-story duplex boasts incredible curb appeal, lush landscaping, and a private gate. It includes two spacious 2-bedroom, 1-bathroom units: one upstairs (vacant) and one downstairs leased for \$2,300, eligible for a rent increase as of February 2024. The renovated upstairs unit is projected to rent for \$2,500, bringing the cap rate to 4.34%. Recent improvements since 2019 include new exterior painting, re-piping, roof insulation, rodent proofing, foundation repair, electrical rewiring, washer sewage line replacement, and various system updates. Each unit has its own laundry room, and there is ample parking with a 2-car garage, a 1-car garage, and about 6 exterior spots. Located near Sherman Oaks and Balboa Park, this property is ideal for a new apartment building, condos, or a small lot subdivision. It is perfect for fix-and-flip investors, with nearby renovated duplexes selling at a premium and the current unit achieving an impressive rent of \$2,300. This well-priced deal offers a rare investment opportunity in LA without numerous tenant buyouts. Act quickly on this duplex/land opportunity before it's gone!

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$476 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- Cap Rate: 4.29
- \$57600 Gross Scheduled Income
- \$38585 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator

Exterior

- Lot Features: Landscaped, Level with Street, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,711
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01875781
- Gardener:
- Licenses:
- Insurance: \$1,529
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2235020021

Michael Lembeck

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

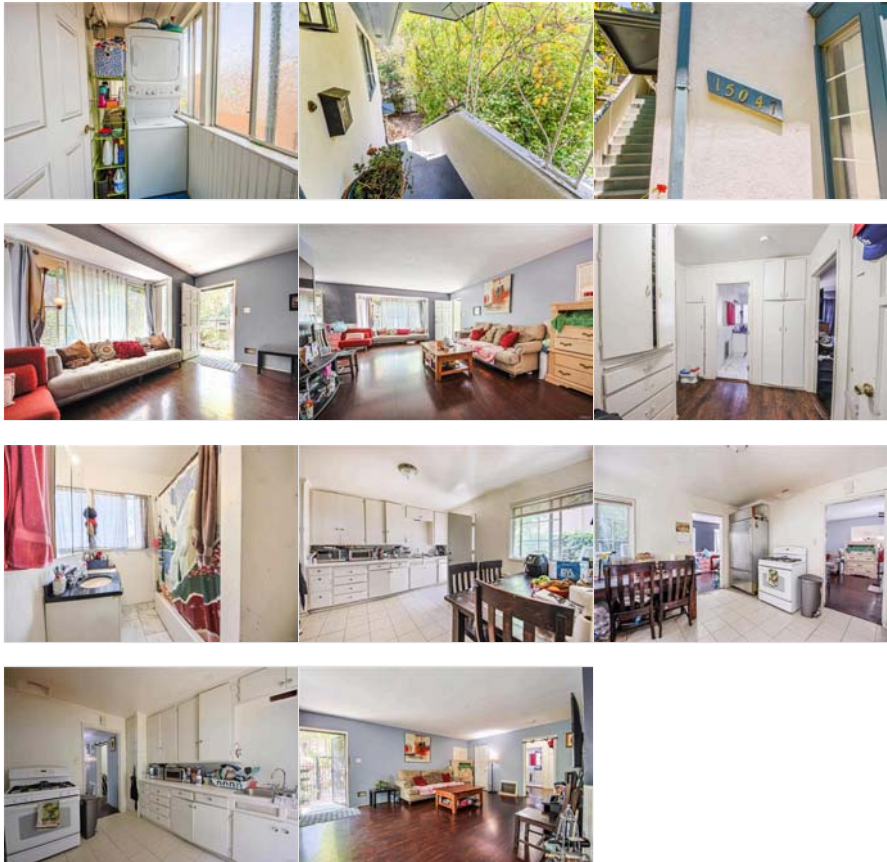
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Closed • Triplex

List / Sold:

\$1,200,000/\$1,270,000

13 days on the market

Listing ID: TR24140309

3458 Columbia Dr • La Verne 91750
3 units • \$400,000/unit • 3,756 sqft • 9,582 sqft lot • \$338.13/sqft •
Built in 1964
E/ White S/Foothill



Don't miss this Triplex in a conforming area of peaceful La Verne. The front unit has 3 spacious bedrooms and 2 bathrooms. The back units each have 2 bedrooms and 2 bathrooms. All units have primary suites, fireplaces in the living rooms and each unit has a 2-car garage with alley access. One 2 bedroom unit has been recently updated with fresh paint, new carpet and updated bathrooms. There is a patio and fenced grass area for the enjoyment of all tenants.

Facts & Features

- Sold On 09/04/2024
 - Original List Price of \$1,200,000
 - 1 Buildings
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central
 - \$943 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: In Kitchen
 - \$82800 Gross Scheduled Income
 - \$70900 Net Operating Income
 - 3 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Tile
- Other Interior Features: Beamed Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,100
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$2,200
 - Cable TV: 01908329
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance: \$2,500
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$2,700
3:	1	2	2	2	Unfurnished	\$0	\$2,400	\$2,400

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 684 - La Verne area
 - Los Angeles County
 - Parcel # 8370039011

Michael Lembeck

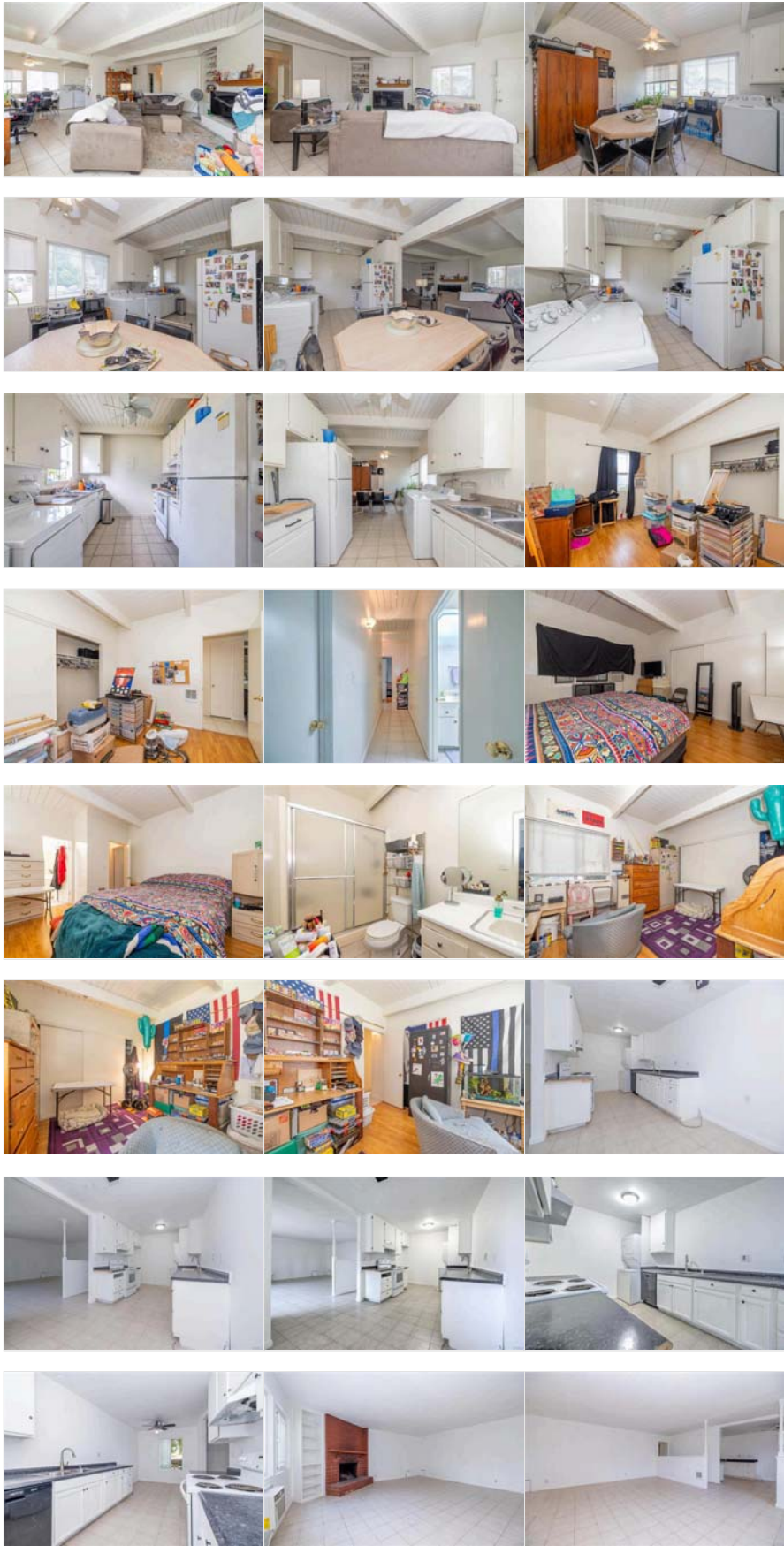
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Cell Phone: 714-742-3700

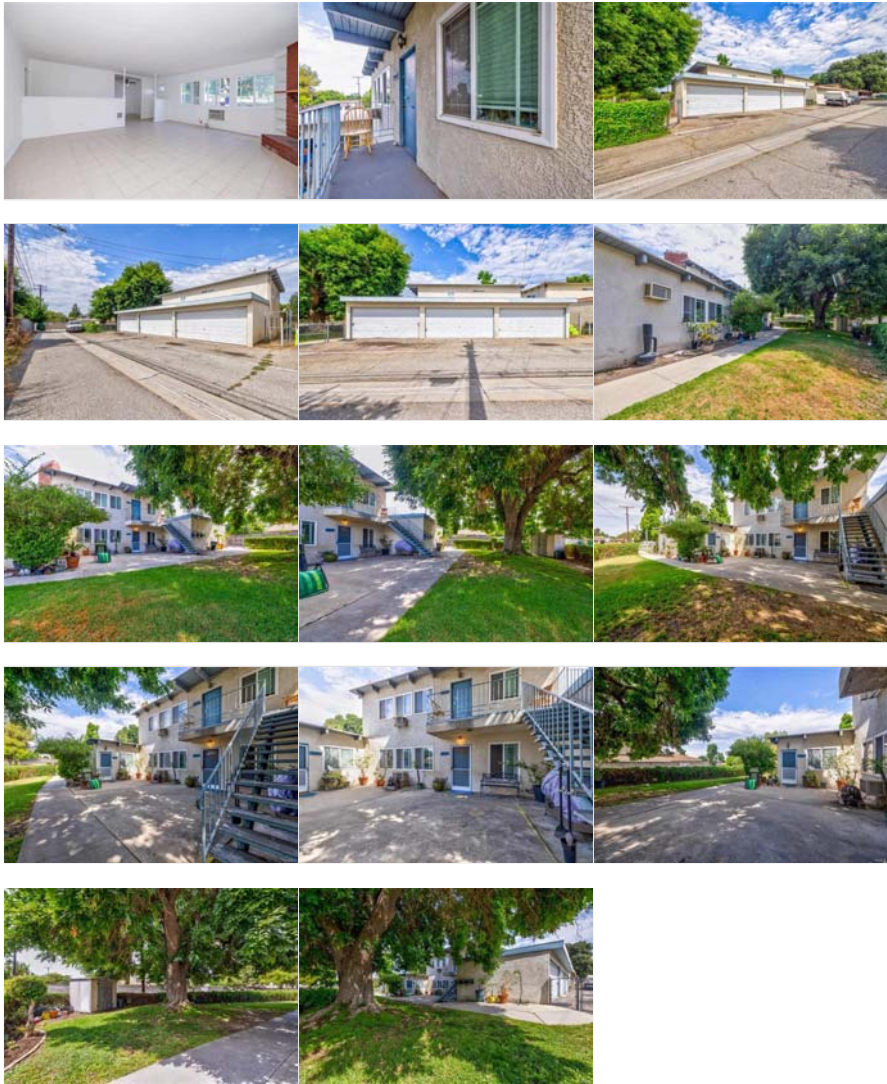
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CUSTOMER FULL: Residential Income LISTING ID: TR24140309

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Closed •

11160 Pigott Dr • Culver City 90232
3 units • \$531,667/unit • 2,390 sqft • 4,997 sqft lot • \$682.01/sqft •
Built in 1955
East of Sepulveda Blvd., North of Washington Place

List / Sold:
\$1,595,000/\$1,630,000 
15 days on the market
Listing ID: 24415663



Two-story triplex located on a low-density residential street in Culver City. Property is composed of two buildings with a duplex structure in the front and a two-bedroom unit over three garages in the rear. All three units are bright and airy and have two bedrooms and one bath and feature wood floors, smooth ceilings, separate water heaters, and nice floor plans. Two of the units are vacant and will be delivered vacant at close of escrow. Each unit comes with a one-car garage and there is a laundry room which accommodates a washer and dryer for each unit. Low maintenance yard. Great for an investor or for an owner-user. The property is in a very nice location, close to restaurants and businesses along both Washington and Sepulveda Boulevards. The land is zoned RMD which allows for medium density residential. Trust sale.

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 3.7
- \$58661 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$31,817
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02069793
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Managemnt:
- 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	\$2,850
2:	1	2	1		Unfurnished	\$2,073	\$2,073	\$2,073
3:	1	2	1		Unfurnished	\$0	\$0	\$2,850

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4213017008

Michael Lembeck

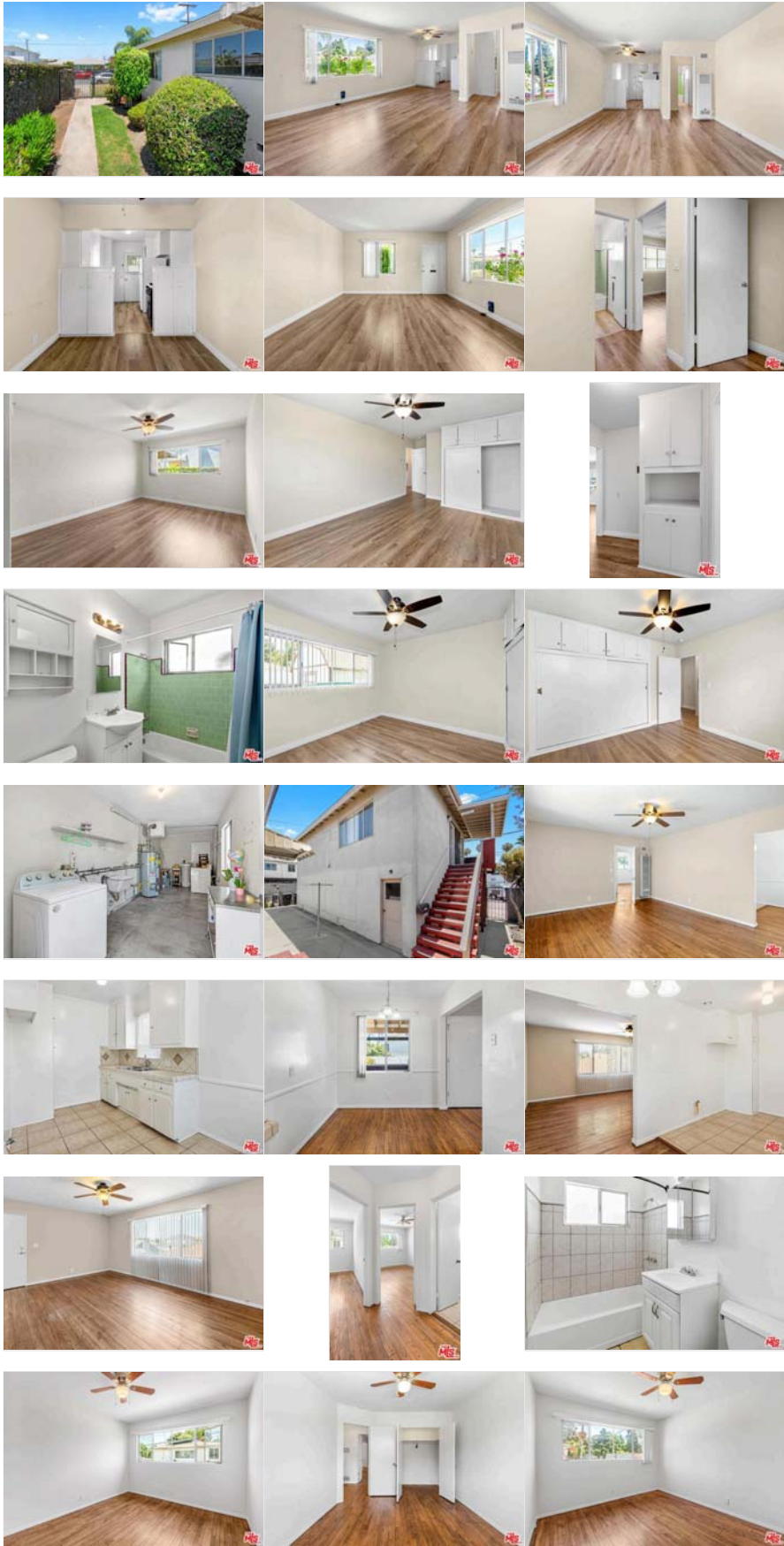
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CUSTOMER FULL: Residential Income LISTING ID: 24415663

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Closed • Triplex

1593 W. 45th St • Los Angeles 90062
3 units • \$399,667/unit • 3,768 sqft • 6,376 sqft lot • \$334.39/sqft •
Built in 1937
East of Harvard St & West of Denker Ave

List / Sold:
\$1,199,000/\$1,260,000 ⬆
12 days on the market
Listing ID: SB24150634



Welcome to this meticulously remodeled Triplex in the heart of South Los Angeles, offering a unique opportunity for both owner-users and investors alike. This property features two single-family dwellings and a bonus one-bedroom, one-bath unit, all beautifully renovated and ready for occupancy. The main features are a detached 3-bedroom + 2-bath House: Spacious and private, perfect for a family residence. A Duplex: Consisting of two units: 3 Bedrooms + 2 Full Baths Unit: Ideal for larger households or rental income & Bonus 1 Bedroom + 1 Bath Unit: A versatile space for extended family, guests, or additional rental income. The Interior Highlights feature Remodeled bathrooms and kitchens with modern finishes. Newer floorings and freshly painted interiors and exterior. Property virtually staged for enhanced visualization. Prime location near downtown LA, public transportation, and major freeways for convenient commuting. Two-car garage plus additional driveway parking. Investment Potential: Projected gross rent of up to \$10,000 monthly, offering significant income potential. All three units are delivered vacant, providing flexibility for immediate occupancy or rental management. This triplex combines the charm of a detached front house with the practicality of a duplex in the rear, making it a rare find in this desirable area. Whether you're looking to live in one unit and rent out the others or seeking a solid investment opportunity, this property is not to be missed. Schedule your showing today and envision the possibilities that await!

Facts & Features

- Sold On 09/02/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Heating: Central
- \$482 (Public Records)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- \$121200 Gross Scheduled Income
- \$108824 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Utility Room
- Floor: Laminate
- Appliances: Gas Range, Gas Cooktop, Vented Exhaust Fan
- Other Interior Features: Block Walls, Brick Walls, Open Floorplan

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lot Over 40000 Sqft, Level, Near Public Transit, Paved, Yard
- Fencing: Block, Brick
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$8,740
- Electric: \$1,800.00
- Gas: \$1,080
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01896421
- Gardener:
- Licenses:
- Insurance: \$2,260
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,160
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,900
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,900
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5016003014

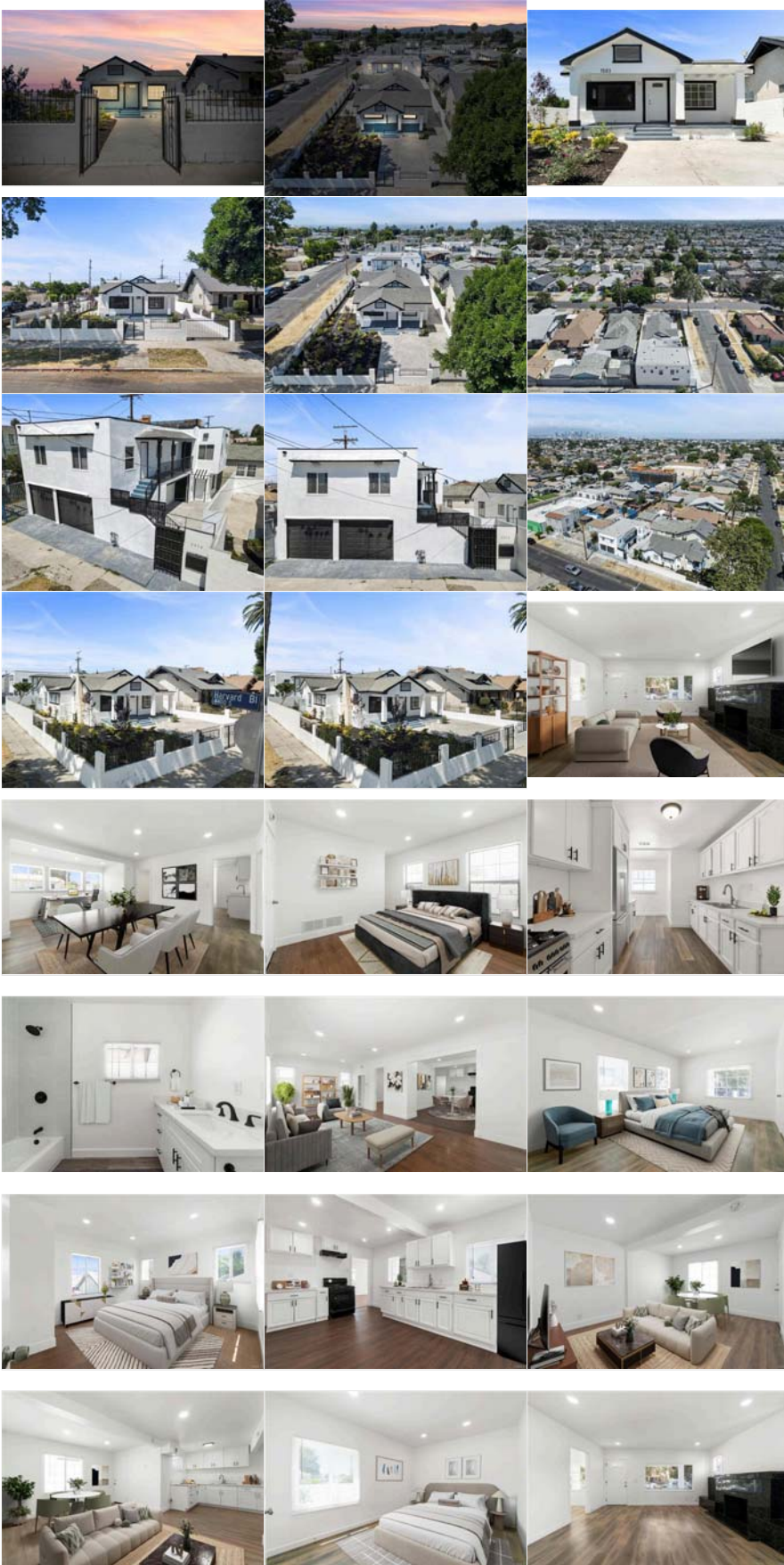
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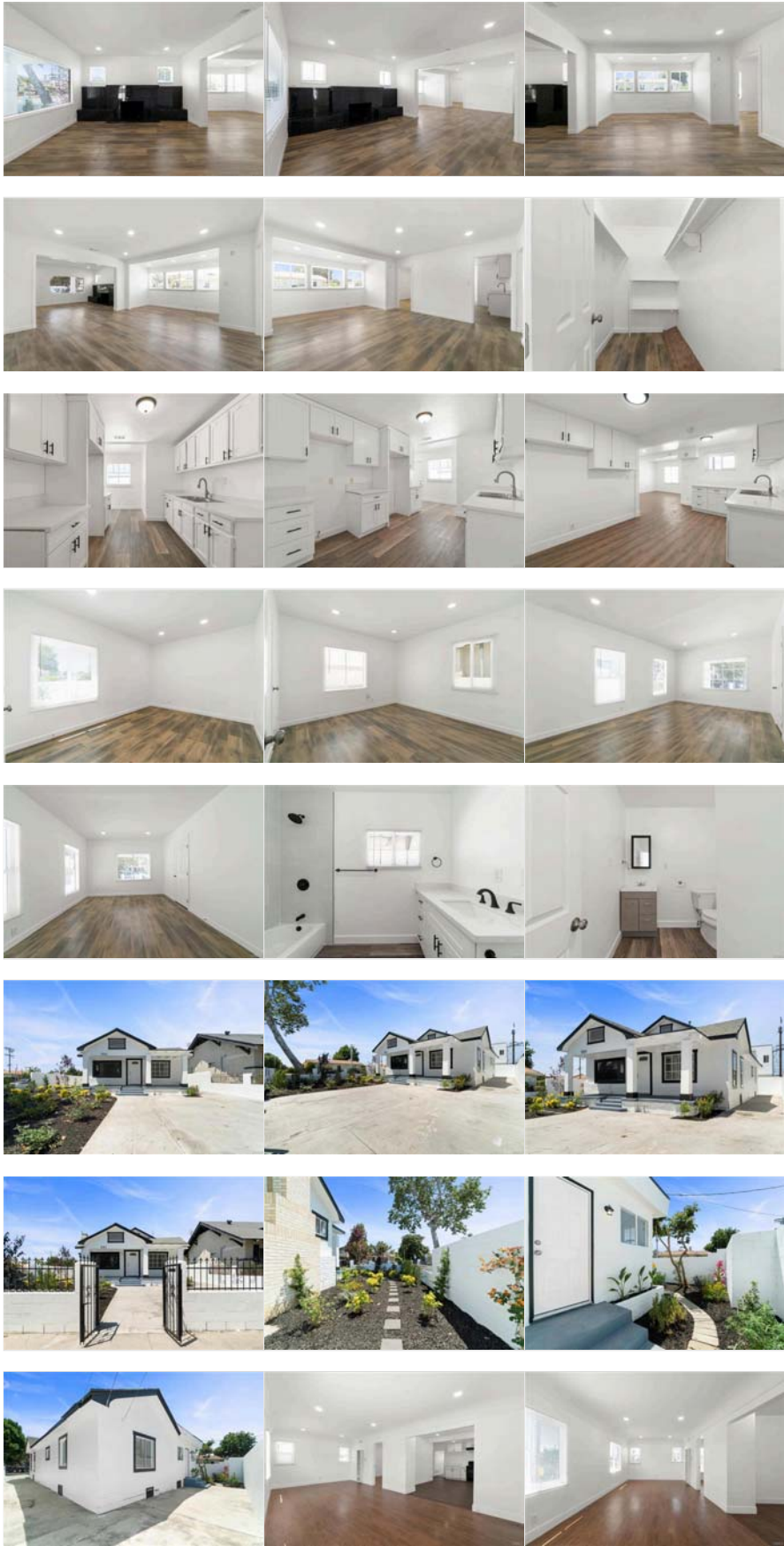
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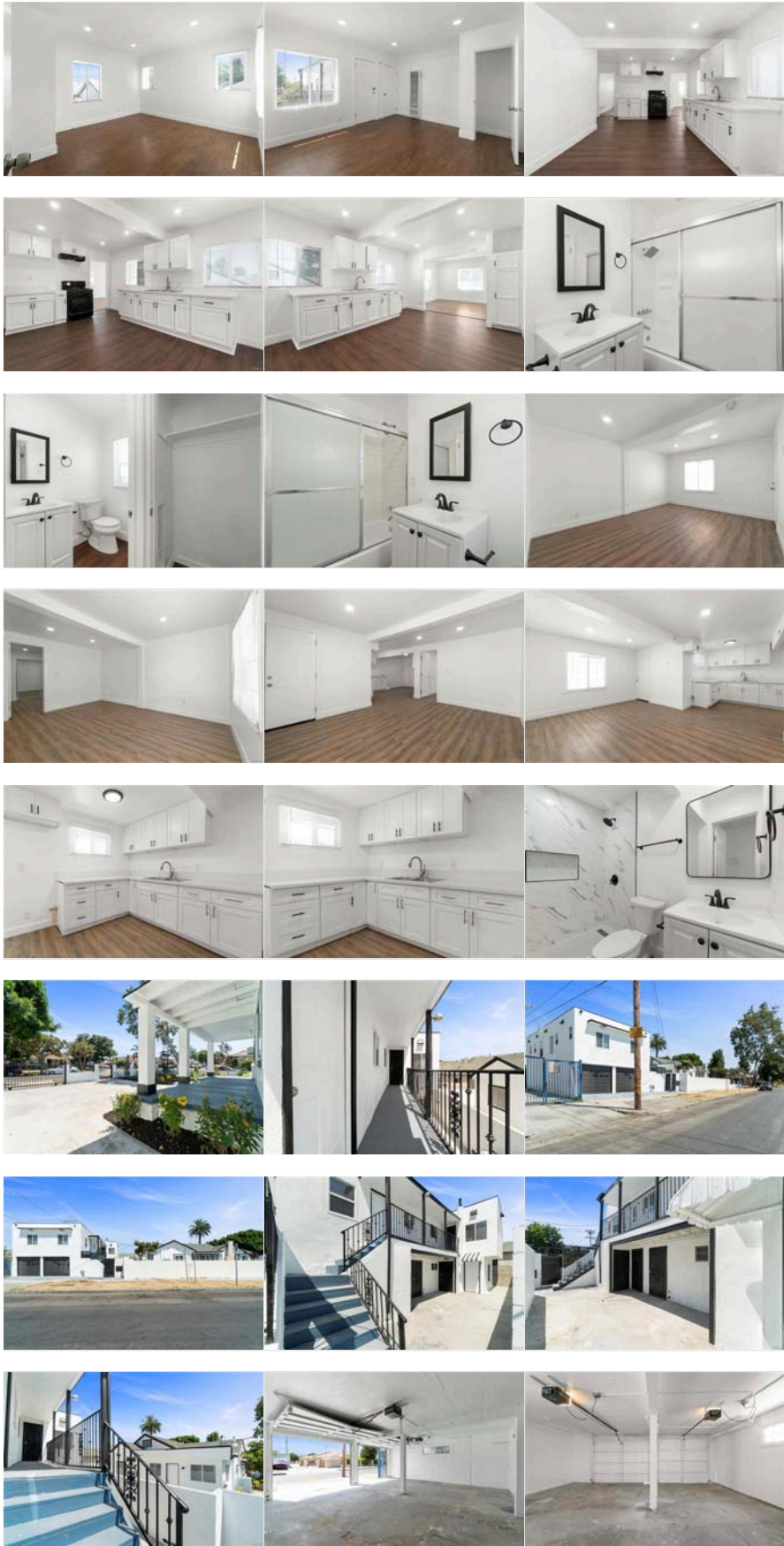
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Closed •

List / Sold:

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

91 days on the market

Listing ID: 24394823

831 E E 83rd St • Los Angeles 90001
3 units • \$565,000/unit • 4,813 sqft • 5,101 sqft lot • \$352.17/sqft •
Built in 2023

Heading south on Avalon turn left on 83rd - the destination will be on your left



Welcome to a dream income producing investment opportunity! This expansive 15 bed 9 bath three unit property located conveniently on 83rd and Avalon is your way to capitalize immediately on real rents! Consisting of three 5 Bed 3 bath units rented out at \$4,200 each, the property requires very little maintenance and enables effortless management. Each unit comes with on site parking, generous open floor plans, and brand new appliances keeping tenant turnover low and making it very attractive to prospective renters. Capitalize now on this 6.88% cap rate 3 unit building!

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Stackable
- Cap Rate: 6.88
- \$116424 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Fire Sprinkler System, Gated Community

Annual Expenses

- Total Operating Expense: \$34,776
- 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	\$4,200	\$4,200	\$4,200
2:	1	5	3		Unfurnished	\$4,200	\$4,200	\$4,200
3:	1	5	3		Unfurnished	\$4,200	\$4,200	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029014008

Michael Lembeck

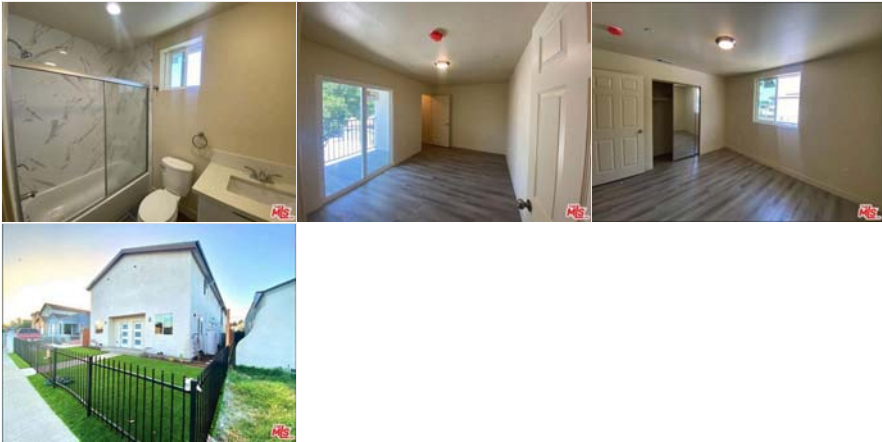
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CUSTOMER FULL: Residential Income LISTING ID: 24394823

Printed: 09/08/2024 7:52:11 AM

Closed • Duplex

List / Sold: \$950,000/\$995,000

13933 Racine Ave • Paramount 90723

14 days on the market

3 units • \$316,667/unit • 0 sqft • 8,215 sqft lot • No \$/Sqft data • Built in 1941

Listing ID: PW24126560

Garfield to Racine



First Showing Saturday and Sunday OPEN HOUSE! THERE IS NO NEED TO CALL THE AGENT. All offers are to be in by Monday evening. If not, we will not show the offer due to presenting on Tuesday morning. Welcome to 13933 Racine Ave in Paramount, California! This exquisite property offers a main home with three bedrooms, three bathrooms, and an impressive 8290 square foot lot size. Upon entering, you'll be captivated by the open floor plan that effortlessly flows from room to room. The kitchen has ample cabinets, perfect for showcasing your culinary skills and hosting gatherings for loved ones. The home has been thoughtfully updated with new windows, a new roof, solar panels, a water softener, and tile flooring throughout, creating a modern and comfortable living space. Parking is a breeze with both front and back entrances. One of the highlights of this property is the additional bonus unit within the home that makes the front a three-bedroom and two-bath. This one-bedroom apartment includes a kitchen, bathroom, and living room, each with separate entrances. Currently rented for \$1850 a month, this bonus room provides extra income potential. Adding to the allure of this property is the brand-new 2nd Unit ADU (Accessory Dwelling Unit) that was recently built from the ground up with all permits. Generating \$2,500 a month in rental income, this ADU features new windows, a new roof, updated electrical, and its own electrical meter, allowing tenants to pay their electricity bills. ADUs are an increasingly popular option for additional housing, either for family members or as rental units. This property offers the perfect opportunity to maximize its potential for additional rental income or multi-generational living. Don't miss out on this unique opportunity at 13933 Racine Ave. Arrange a viewing today! The sale is contingent upon the seller finding a replacement property and both escrows to close concurrently.

Facts & Features

- Sold On 09/06/2024
 - Original List Price of \$950,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$629 (Estimated)
 - SellerConsiderConcessionYN: Yes
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Inside
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Living Room
- Floor: Laminate, Tile

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$340
 - Electric: \$100.00
 - Gas: \$150
 - Furniture Replacement:
 - Trash: \$90
 - Cable TV: 01886242
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$90
 - Other Expense: \$90
 - Other Expense Description:

Unit Details

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

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: 1.5%
- RL - Paramount North of Somerset area
 - Los Angeles County
 - Parcel # 6242014019

Michael Lembeck

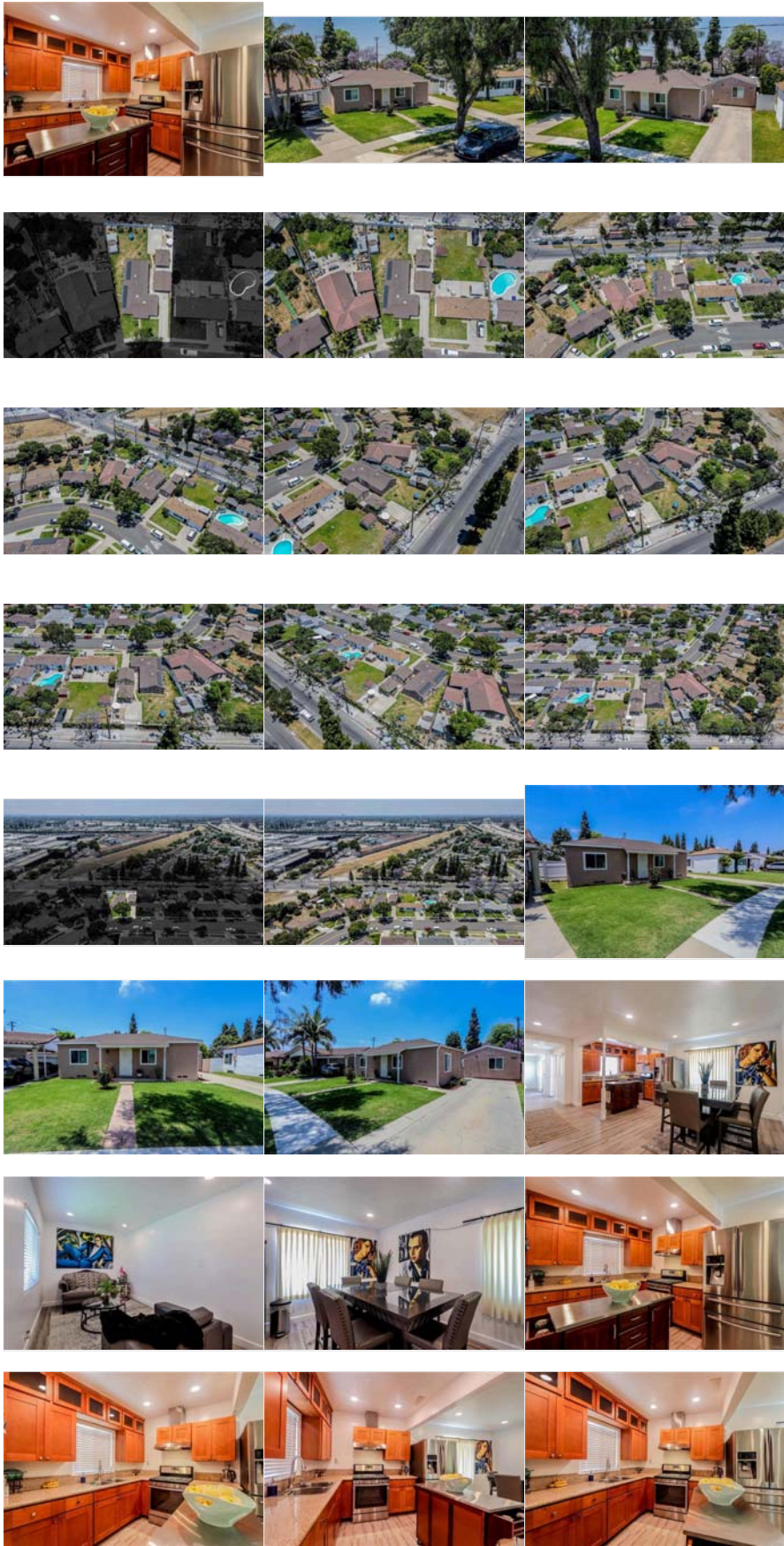
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Cell Phone: 714-742-3700

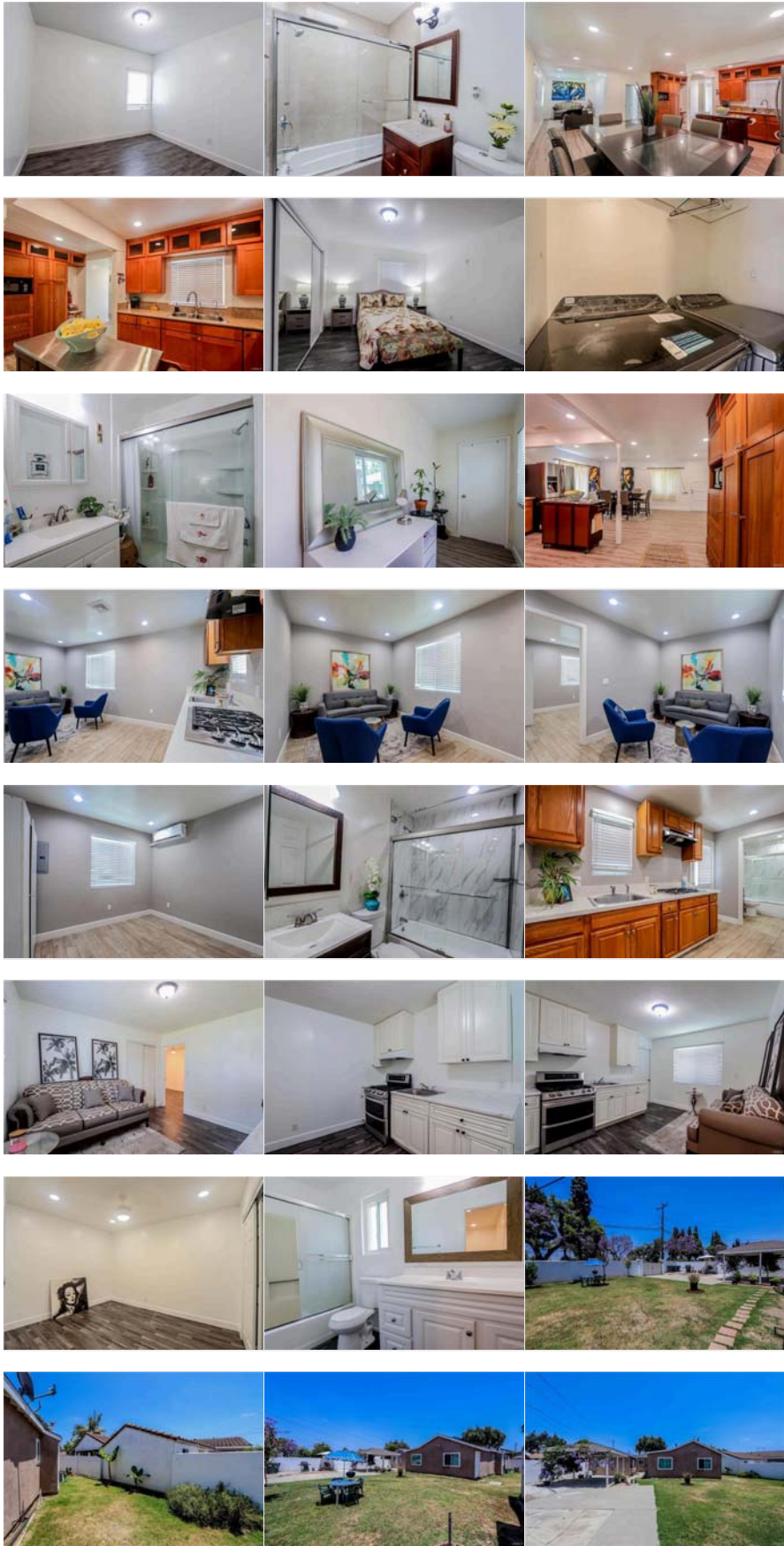
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CUSTOMER FULL: Residential Income LISTING ID: PW24126560

Printed: 09/08/2024 7:52:11 AM

Closed • Duplex

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

2519 Flower St • Huntington Park 90255
3 units • \$275,000/unit • 2,690 sqft • 5,760 sqft lot • \$306.69/sqft •
Built in 1927
East Florence ave, Santa Fe Ave, Pacific Blvd

28 days on the market
Listing ID: CV24132154



Prime Investment Opportunity in Huntington Park! Located, this triplex is ideal for investors seeking flexibility and growth. Each unit includes individual washer and dryer hookups, and the property features a spacious driveway accommodating up to four cars. Front Unit: Offers 3 bedrooms and 1 bathroom, with a generous living area that creates a welcoming atmosphere. Top Unit: Features 1 bedroom and 1 bathroom, perfect for singles or couples looking for comfort and low maintenance. Unfinished ADU: Includes 2 bedrooms and 1 bathroom, spanning (784 square feet), offering significant potential for customization. With a total living space of (2686 square feet on a 5758 square foot lot), this property represents an outstanding opportunity to expand your investment portfolio. Surroundings include nearby schools, churches, city hall, shopping centers, and convenient access to freeways. Don't miss this chance to own a property that offers both a comfortable living space and promising investment potential. Schedule a viewing today and step into the future of real estate possibilities!

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$825,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central
- \$1,529 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Stackable
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, See Remarks
- Floor: Tile
- Other Interior Features: High Ceilings

Exterior

- Lot Features: Front Yard, Paved
- Fencing: Brick, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01920284
- 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	\$2,100	\$2,100	\$3,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6201017012

Michael Lembeck

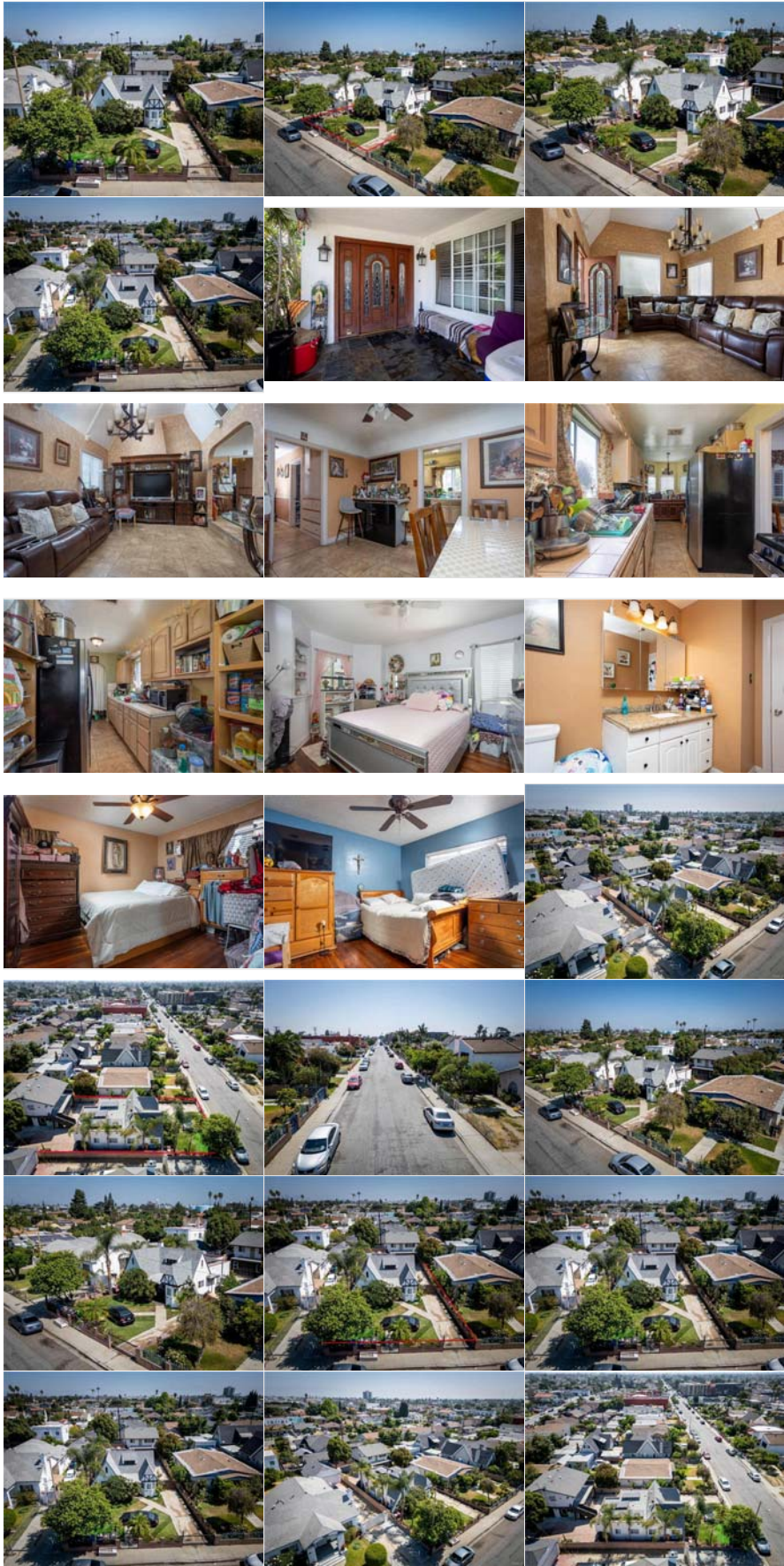
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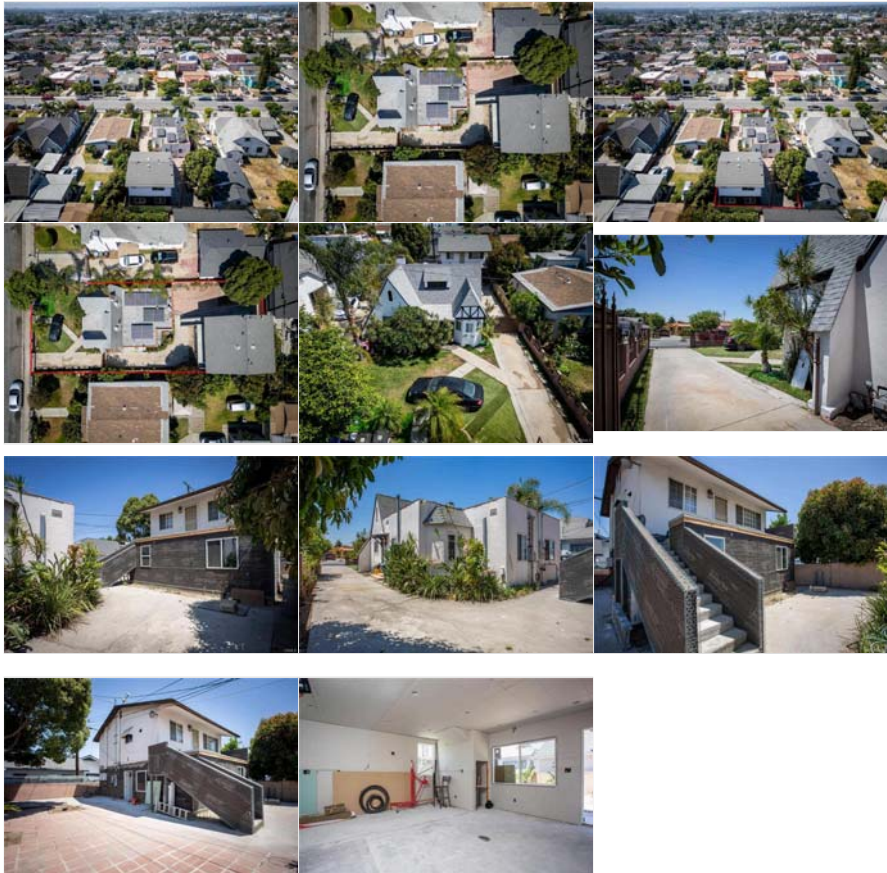
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CUSTOMER FULL: Residential Income LISTING ID: CV24132154

Printed: 09/08/2024 7:52:11 AM

Closed • Quadruplex

954 W 26th St. • San Pedro 90731
4 units • \$337,500/unit • 4,537 sqft • 5,000 sqft lot • \$294.25/sqft •
Built in 1972
Gaffey south to 25th right, left on S. Meyer, right on W. 26th.

List / Sold:
\$1,350,000/\$1,335,000 ↓
6 days on the market
Listing ID: OC24152146



Discover an incredible investment opportunity in the scenic and historic Point Fermin area of San Pedro. This charming 4-plex features (3) 2-bedroom, 1-bath apartments, and (1) spacious 3-bedroom, 2-bath unit. The 2 bedroom unit upstairs will convey unoccupied, furnished with a refrigerator, washer & dryer and has a balcony. The 3-bedroom unit also has a large balcony. Residents will love being just steps away from Point Fermin Park, where they can take in breathtaking ocean views, lush greenery, and peaceful walking paths. The property is also near the iconic Point Fermin Lighthouse and other historic landmarks, adding a touch of vintage charm to the neighborhood. For those who enjoy the beach, Cabrillo Beach is nearby for swimming and sunbathing along with other vibrant local attractions. The neighborhood is rich in history, with well-preserved homes and buildings that showcase early 20th-century architecture and offers a wide variety of Local dining options. This property not only provides excellent rental income potential but also offers a serene and culturally rich living environment. Don't miss the chance to own a piece of Point Fermin's unique charm and beauty.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,350,000
- 1 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, In Kitchen, Washer Hookup
- \$89400 Gross Scheduled Income
- \$84600 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Appliances: Dishwasher, Gas Oven, Gas Cooktop
- Other Interior Features: Living Room Balcony, Stair Climber, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02221897
- Gardener:
- Licenses: 0
- Insurance: \$3,000
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$2,500	\$2,500
2:	1	2	1	0	Unfurnished	\$1,310	\$1,310	\$2,200
3:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,200
4:	1	3	2	1	Unfurnished	\$2,340	\$2,340	\$2,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet: 4
- Dishwasher: 1
- Disposal: 4
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator: 1
- Wall AC: 1

Additional Information

- Trust sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7463014026

Michael Lembeck

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Closed • Quadruplex

List / Sold: \$990,000/\$990,000 ↓

3680 E 5th St • Los Angeles 90063

119 days on the market

4 units • \$247,500/unit • 2,800 sqft • 4,906 sqft lot • \$353.57/sqft • Built in 1965

Listing ID: WS24067104

na



Facts & Features

- Sold On 09/06/2024
- Original List Price of \$1,249,900
- 1 Buildings
- 4 Total parking spaces
- \$1,980 (Estimated)
- SellerConsiderConcessionYN:
- 0 electric meters available
- 0 gas meters available
- 0 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: 01727818
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5238002031

Michael Lembeck

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Cell Phone: 714-742-3700

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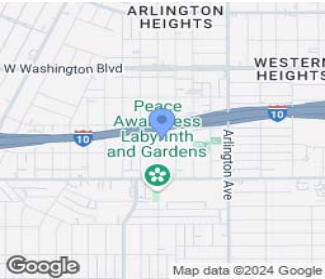
CUSTOMER FULL: Residential Income LISTING ID: WS24067104

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Closed •

2404 5th Ave • Los Angeles 90018
4 units • \$473,750/unit • 6,800 sqft • 6,537 sqft lot • \$272.06/sqft •
Built in 1923
North of Adams. South of 10 just East of Crenshaw

List / Sold:
\$1,895,000/\$1,850,000 ↓
157 days on the market
Listing ID: 24374771



Exceptional Investment Opportunity in Historic West Adams, Los Angeles Discover the epitome of historic charm meets modern living with this exquisite fourplex, nestled in the heart of the vibrant and sought-after West Adams neighborhood. Built in the resplendent era of 1923, this property carries a legacy filled with the ambiance of old Hollywood, ensuring the preservation of its timeless allure amidst a neighborhood where each corner resonates with history. Unit Details:The meticulously refurbished building houses four remarkable units, ensuring a blend of comfort and style. On the lower level, find two captivating 2-bedroom, 1-bath units, while the upper level unveils two generously spaced 4-bedroom, 2-bath units spread across two delightful levels. Each unit has undergone thoughtful upgrades, including new electrical and plumbing installations, coupled with tastefully renovated kitchens and bathrooms that blend seamlessly with the property's historic charm. Unique Features:An extraordinary feature of this property lies in its professional recording studio, born from the transformation of a 4-car garage. Outfitted with a live room and control room, the studio boasts sound isolation on the walls and the potential option of acquiring additional equipment and sound treatment, subject to negotiation. This space resonates with potential and versatility, ready to echo with the creative rhythms of its new owner. Outdoor Spaces:Embrace the Californian sunshine in the property's enchanting outdoor spaces. The front welcomes with a lush grassy expanse, while the private backyard reveals a charming sitting area adorned with stylish triangle-shaped shades, creating a serene oasis reserved exclusively for the owner's enjoyment. Local Amenities:Positioned amidst the flourishing scenes of West Adams Blvd, the location is a treasure trove of new high-end restaurants and chic spots that embody the resurgence of the area. With the convenience of bus stops nearby and ample street parking, accessibility is effortlessly intertwined with the property's abundant offerings. Neighborhood Appeal:Embark on a journey through time as you stroll through the beautiful historic neighborhood, safeguarded against the encroachment of large modern developments. Revel in an environment where the 1920s ambiance is lovingly preserved, ensuring the everlasting charm of a bygone era.Unlock the doors to a spectacular investment opportunity that blends substantial returns with a legacy of style and historic elegance. A rare find, this West Adams gem is a canvas of potential, awaiting the inspired vision of its new owner.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 8.1
- \$153540 Net Operating Income

Interior

- Rooms: Formal Entry, Sound Studio
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,925
- Electric: \$164.00
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02102132
- Gardener:
- Licenses:
- Insurance: \$126
- Maintenance: \$300
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$245
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,895	\$2,895	\$2,895
2:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,400
3:	1	4	2		Unfurnished	\$3,825	\$3,825	\$4,100
4:	1	4	2		Unfurnished	\$4,100	\$4,100	\$4,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5059022015

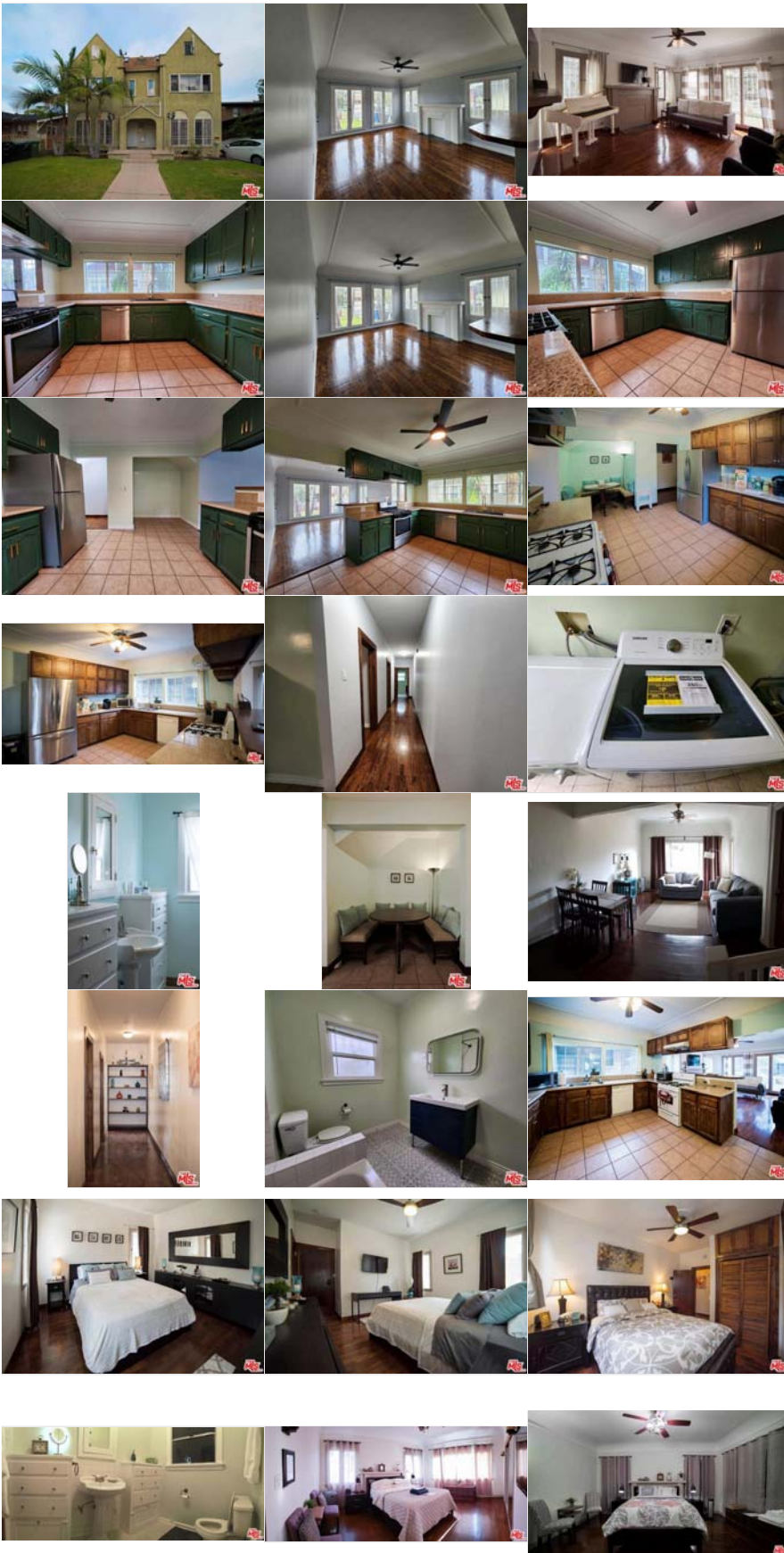
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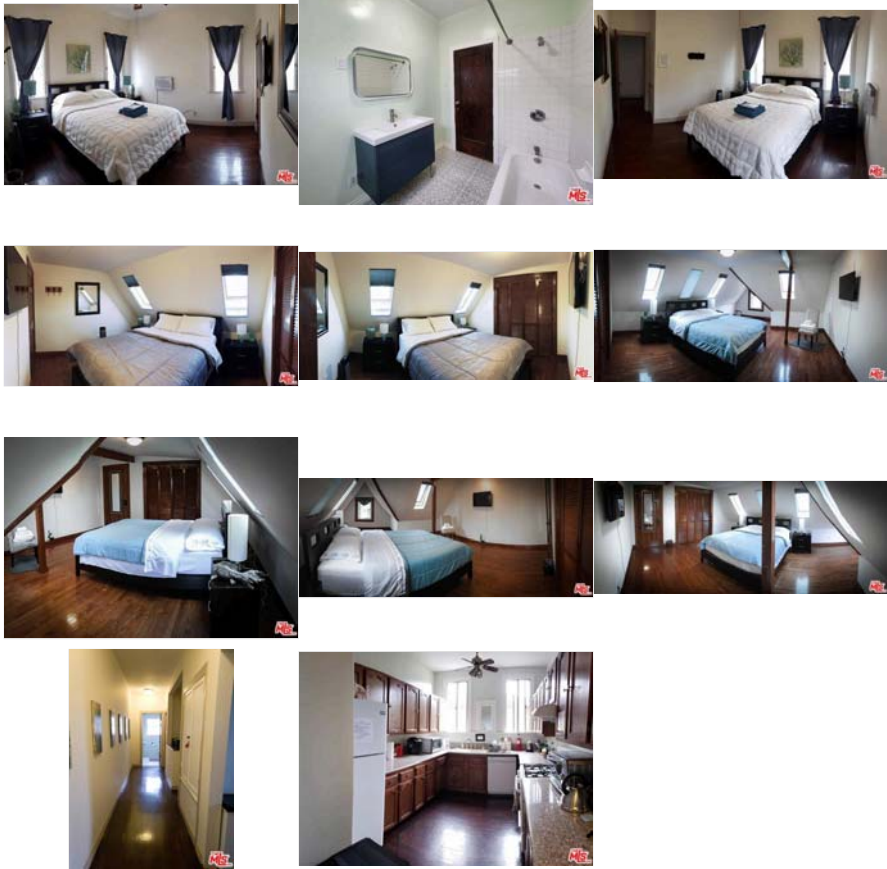
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CUSTOMER FULL: Residential Income LISTING ID: 24374771

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Closed • **Quadruplex**

List / Sold: **\$900,000/\$930,000** ↗

6628 Denver Ave • Los Angeles 90044

20 days on the market

4 units • \$225,000/unit • 3,179 sqft • 5,401 sqft lot • \$292.54/sqft • Built in 1964

Listing ID: SB24123959

Head west on 68th St. and Make a right on Denver Ave



6628 Denver Ave, is a four unit apartment complex located in the City of Los Angeles. Constructed in 1964 and sitting on a large 5,401 SF Lot Zoned LAR2. Property consists of One unit boasts 3 bedroom + 2 bath (\$1,000) ,(2) 2 bed + 1 bath (SECT 8 \$2,200) (\$1,750) (1) 1 bed and 1 bath (NO PAY), totaling 3,179 SF. The property line is fully fenced and has one entrance. The property has ample on-site parking with 1 car per unit possibly an additional 2 more. This investment presents a 11.28 GRM and 6.15% Cap Rate on current rents. All units are separately metered for gas and electricity. Tenants are all on month to month leases, subject to LA City rent control. Only 3 tenants are current on rent. Property will be sold as is.

Facts & Features

- Sold On 09/05/2024
 - Original List Price of \$900,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$71,812 (Public Records)
 - SellerConsiderConcessionYN:
- Laundry: In Closet, In Kitchen, Individual Room, Inside
 - \$79800 Gross Scheduled Income
 - \$55379 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,432
 - Electric: \$1,066.00
 - Gas: \$1,066
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02184903
 - Gardener:
 - Licenses:
- Insurance: \$1,590
 - Maintenance: \$3,192
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,066
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,000	\$1,000	\$2,500
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,250
3:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,250
4:	1	1	1	0	Unfurnished	\$1,700	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6013018021

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: SB24123959

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Closed • Quadruplex

10512 Myrtle St • Downey 90241
4 units • \$349,988/unit • 3,204 sqft • 9,354 sqft lot • \$397.16/sqft •
Built in 1953
N/ 7th St, E/ of Paramount Blvd

List / Sold:
\$1,399,950/\$1,272,500 ↓
6 days on the market
Listing ID: DW24140379



North Downey 4-plex for sale!! All four units are 2 bedrooms and 1 bathroom. Property has a large yard in back and two 2 car garages with laundry hook-ups for each tenant. The property is centrally located near downtown Downey. Excellent potential to increase rents and maximize profits.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,399,950
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,182 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 3.38
- \$76080 Gross Scheduled Income
- \$47285 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,795
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,512
- Cable TV: 01220332
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$583
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,500
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,500
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,500
4:	1	2	1	1	Unfurnished	\$1,540	\$1,540	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6251034005

Michael Lembeck

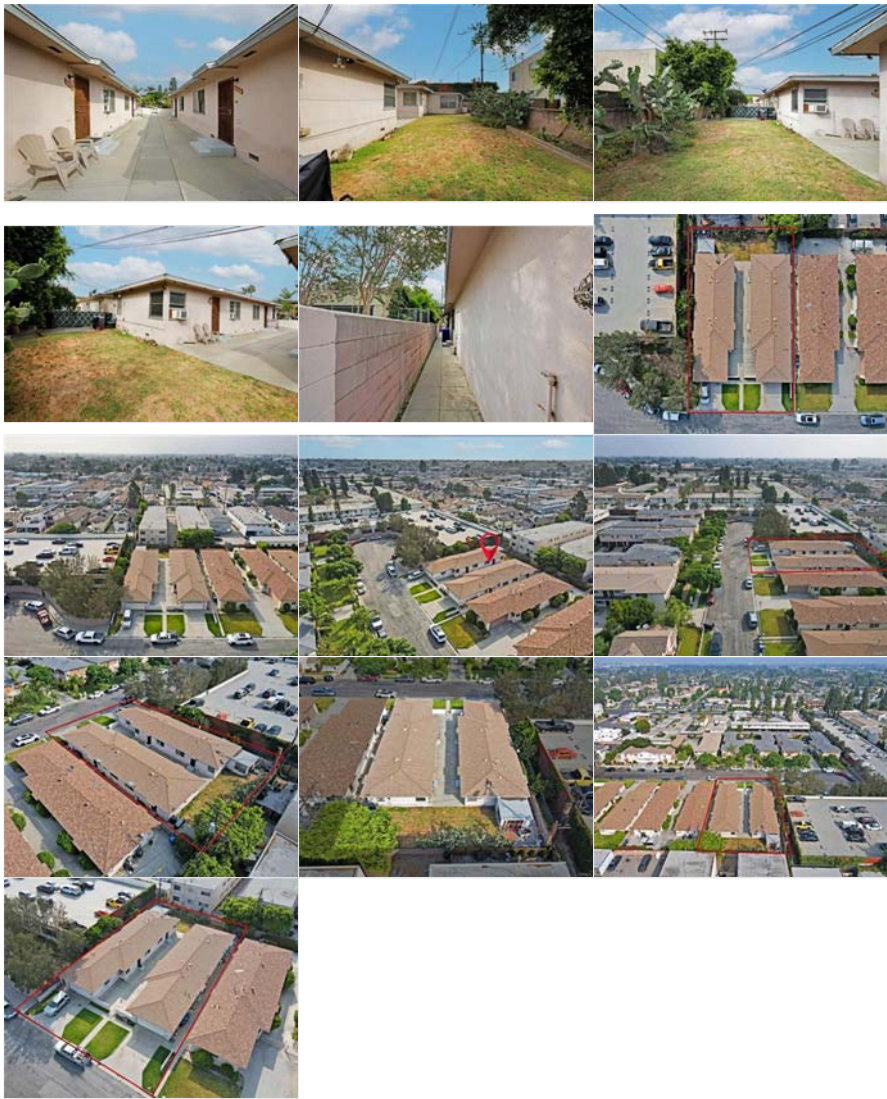
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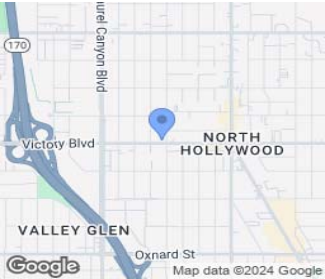
CUSTOMER FULL: Residential Income LISTING ID: DW24140379

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Closed • **Quadruplex**

List / Sold:
\$1,349,000/\$1,349,000
13 days on the market
Listing ID: BB24156183

6403 Radford Ave • North Hollywood 91606
4 units • \$337,250/unit • 3,884 sqft • 8,346 sqft lot • \$347.32/sqft •
Built in 1940
Property located between Laurel Canyon and Lankershim Blvd.



Pride-of-Ownership 4 Unit property being offered for Sale in North Hollywood with a potential of SELLER FINANCING! Excellent unit mix of One – 3 Bedroom unit, Two – 2 Bedroom units, and One – 1 Bedroom unit. The list of capital improvements is extensive including those of major systems. Additional comforts for the residents include separate laundry connections and tandem off-street parking spaces for all units. Adding to those features is above average total monthly gross income as compared to recent comparable neighborhood sales, makes this a solid investment opportunity for anyone looking for a turn-key rental property. Conveniently located to Freeway access, Shops, Schools and local amenities.

Facts & Features

- Sold On 09/05/2024
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside, See Remarks
- \$85680 Gross Scheduled Income
- \$64536 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,144
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523748
- Gardener:
- Licenses:
- Insurance: \$2,661
- 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	\$2,240	\$2,240	\$3,000
2:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,800
3:	1	2	1	0	Unfurnished	\$1,920	\$1,920	\$2,500
4:	1	1	1	0	Unfurnished	\$1,030	\$1,030	\$1,900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2232013063

Michael Lembeck

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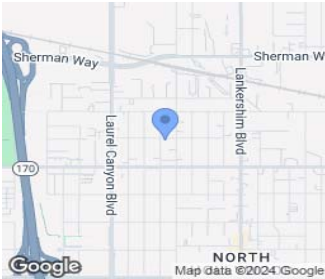
CUSTOMER FULL: Residential Income LISTING ID: BB24156183

Printed: 09/08/2024 7:52:12 AM

Closed • Quadruplex

6860 Gentry Ave • North Hollywood 91605
4 units • \$649,750/unit • 6,329 sqft • 6,772 sqft lot • \$399.75/sqft •
Built in 2022
CLA

List / Sold:
\$2,599,000/\$2,530,000 ↓
58 days on the market
Listing ID: NP24139056



Welcome to this exceptional investment opportunity built in 2022 and fully occupied. Consisting of two buildings, each housing two units, this modern complex offers central air conditioning and heating, inside laundry facilities, along with essential appliances such as refrigerators, stoves, and dishwasher. Moreover, this property is equipped with solar panels, potentially reducing operational costs. Additionally, the rear structure features an expansive 8-car carport, providing ample parking space for tenants. Each unit offers a generous layout with four bedrooms and three bathrooms, accommodating various tenant needs and preferences. These units cater to a diverse range of renters with its modern amenities, thoughtful design, and full occupancy, this investment property presents a compelling opportunity for investors looking to capitalize on a thriving rental market.

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$2,799,999
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$264 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.6
- \$190620 Gross Scheduled Income
- \$155970 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,650
- Electric: \$350.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01520317
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	0	Unfurnished	\$3,895	\$3,895	\$4,200
2:	1	4	3	0	Unfurnished	\$3,995	\$3,995	\$4,200
3:	1	4	3	0	Unfurnished	\$4,100	\$4,100	\$4,200
4:	1	4	3	0	Unfurnished	\$3,895	\$3,895	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321022020

Michael Lembeck

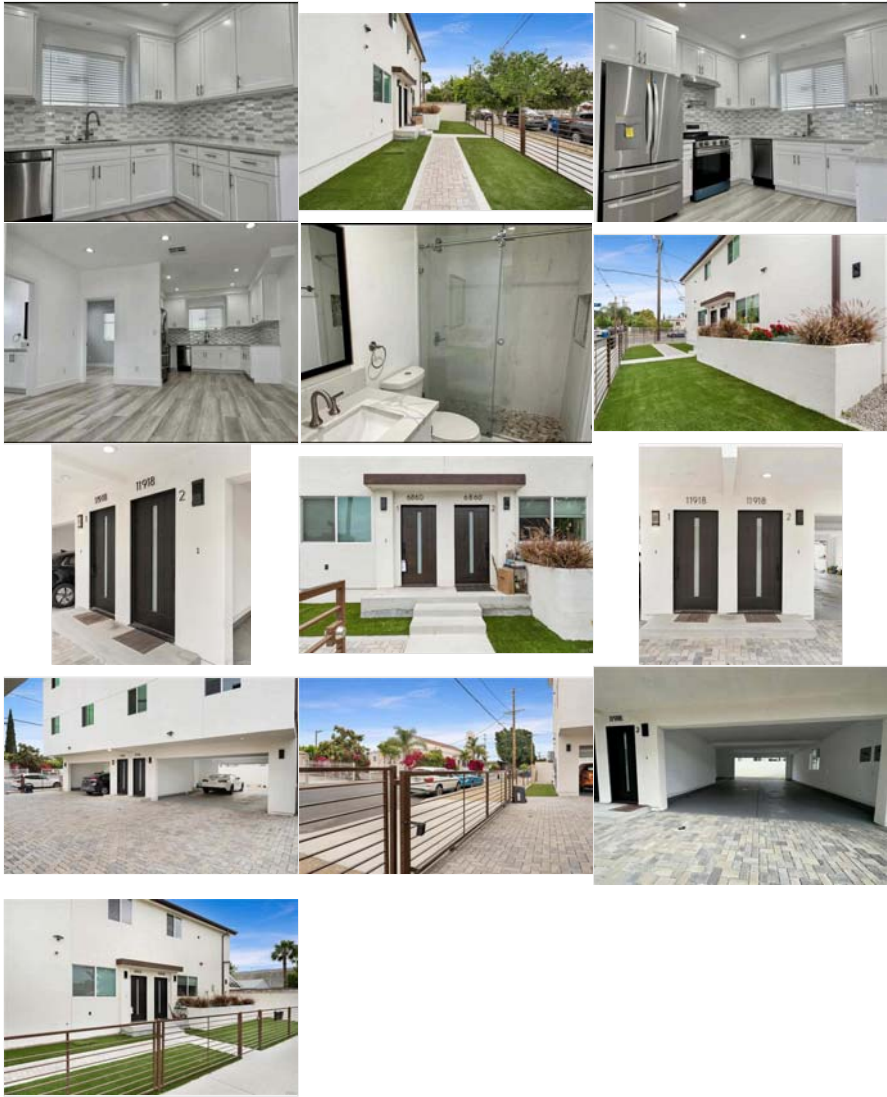
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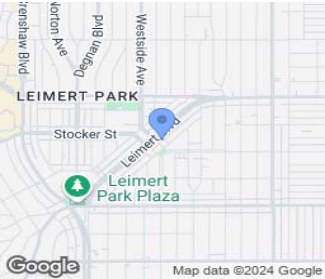
CUSTOMER FULL: Residential Income LISTING ID: NP24139056

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Closed • Quadruplex

3011 Stocker Pl • Los Angeles 90008
4 units • \$315,000/unit • 4,904 sqft • 6,060 sqft lot • \$220.23/sqft •
Built in 1938
South Leimert Park Blvd. and East of Crenshaw Blvd

List / Sold:
\$1,260,000/\$1,080,000 ↓
41 days on the market
Listing ID: SB23227149



Large quadruplex in Leimert Park. This property consist of 2 buildings. Four units in the front and five garages in the back. Two units are 1 bedroom + 1 Bathroom and two units are 2 bedrooms + 1 bathroom. All units are large with living with decorative fireplaces, formal dining room, laundry room, lots of windows and ample kitchens. There is plenty of storage in the basement and a common court yard area for the residents. Property to be sold as is. Pending subject to court approval. Call for court date and details.

Facts & Features

- Sold On 09/04/2024
 - Original List Price of \$1,260,000
 - 2 Buildings
 - 5 Total parking spaces
 - \$0 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Inside, Washer Hookup
 - \$112800 Gross Scheduled Income
 - \$105600 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01854035
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$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	\$17,028	\$1,419	\$2,500
2:	1	2	1	1	Unfurnished	\$15,108	\$1,259	\$2,500
3:	1	1	1	1	Unfurnished	\$7,800	\$650	\$2,200
4:	1	1	1	1	Unfurnished	\$16,800	\$1,400	\$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

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5023006013

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Closed • **Quadruplex**

15530 Ryon Ave • Bellflower 90706
4 units • \$473,750/unit • **4,775 sqft** • **20,367 sqft lot** • **\$365.45/sqft** •
Built in 1976
Between Somerset & Alondra, west of Bellflower Blvd.

List / Sold:
\$1,895,000/\$1,745,000 ↓
20 days on the market
Listing ID: TR24112460



4 individual houses located in a quiet residential area in the City of Bellflower. Between Somerset and Alondra, 1 block west of Bellflower Blvd at 15530 Ryon Avenue. The property was built in 1976, each unit has its own attached 2-car garage & laundry hook-ups. The 4 units totaled to 4,775 SF and the lot size is 0.47 acre (20,367 SF). The front unit has 3 bedrooms and 2 full bathrooms plus a private patio space. The other 3 units have 2 bedrooms and 2 bathrooms. New electrical panel was recently installed. There is a large paved parking area in the back of the property for addition parking. All 4 units are tenant occupied. These are long term tenants on a month-to-month lease and all are current. Current rents are below market with the upside potential in rents. The property is near multiple schools, shopping, and easy excess to 91 fwy, 605 fwy, 105 fwy and 5 f

Facts & Features

- Sold On 09/05/2024
- Original List Price of \$1,895,000
- 3 Buildings
- Levels: One
- 16 Total parking spaces
- Heating: Forced Air
- \$1,792 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$108480 Gross Scheduled Income
- \$79180 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: Front Yard, Lot 20000-39999 Sqft, Near Public Transit
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,300
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01885514
- Gardener:
- Licenses:
- Insurance: \$4,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

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%
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 6271032029

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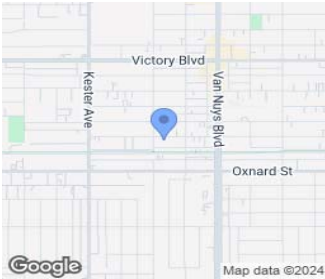
CUSTOMER FULL: Residential Income LISTING ID: TR24112460

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Closed • Quadruplex

14642 Calvert St # 4 • Van Nuys 91411
4 units • \$323,750/unit • 3,276 sqft • 5,252 sqft lot • \$395.30/sqft •
Built in 1963
VAN NUYS BLVD AND VICTORY BLVD

List / Sold:
\$1,295,000/\$1,295,000
18 days on the market
Listing ID: SR24134448



Great Investment Opportunity! Four Units Townhome style. Two Floors. All units are two bedrooms and two baths. All units are tenants occupied. Common laundry area. One parking space back of the building for each unit. Close to Van Nuys City Hall, shopping centers, schools, FWYS 101/405/170.

Facts & Features

- Sold On 09/05/2024
- Original List Price of \$1,295,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$446 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$93828 Gross Scheduled Income
- \$63384 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,400
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$7,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	2	2	1	Unfurnished	\$1,603	\$2,750	\$2,750
3:	1	2	2	1	Unfurnished	\$1,979	\$1,979	\$2,750
4:	1	2	2	1	Unfurnished	\$1,487	\$1,487	\$2,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2241022010

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CUSTOMER FULL: Residential Income LISTING ID: SR24134448

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Closed •

1429 N Altadena Dr • Pasadena 91107
5 units • \$350,000/unit • 3,353 sqft • 6,004 sqft lot • \$451.83/sqft •
Built in 1950
North of E Washington Blvd; South of Garfias Dr

List / Sold:
\$1,750,000/\$1,515,000 ↓
205 days on the market
Listing ID: 24366789



\$150,000 Price Reduction 1429 N Altadena Drive is a quintessential 5-unit apartment building nestled in the heart of Pasadena. Constructed in 1950, this charming property showcases a distinctive unit mix, featuring (1) spacious two-bedroom, one-bath unit and (4) cozy one-bedroom, one-bathroom units. Meticulously maintained over the years, the property exudes a timeless appeal and offers ample amenities for residents. In addition to convenient street parking available in the front, the property also provides five garages situated at the rear, ensuring residents' comfort and convenience. With its prime location and well-appointed features, 1429 N Altadena Drive presents an exceptional opportunity for both investors and tenants alike.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.21
- \$73592 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$38,094
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,863	\$7,450	\$7,450
2:	1	2	1		Unfurnished	\$2,145	\$2,145	\$2,145

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5853021010

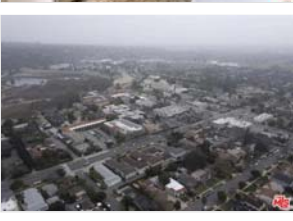
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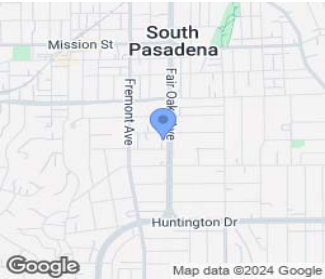
CUSTOMER FULL: Residential Income LISTING ID: 24366789

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Closed • Apartment

1411 Fair Oaks Ave • South Pasadena 91030
5 units • \$479,000/unit • 4,034 sqft • 8,340 sqft lot • \$593.70/sqft •
Built in 1921
West Side of Fair Oaks Ave. South of Monterey Rd. North of Huntington Dr.

List / Sold:
\$2,395,000/\$2,300,000 ↓
193 days on the market
Listing ID: P1-16499



Discover the charm and potential of this stunning 5-unit Spanish style residential income property in the heart of South Pasadena. Boasting with classic architectural details, each unit offers a blend of old-world elegance and modern convenience. The property features two 2-bedroom and 1-bathrooms units and three 1-bedroom and 1-bathroom units. Interior details such as arched doorways, built-ins and hardwood flooring provide a timeless and inviting atmosphere. Each unit is provided with an assigned parking space and access to an on-site laundry room in addition to private balconies and patios. The two units in the front of the property have the added convenience of washer dryer hookups inside the unit. The property has been thoughtfully updated throughout the years including newly installed roofing, updated electrical and fresh exterior paint. Ideal for investors and owner-occupiers alike, this income property presents a rare opportunity to own a piece of South Pasadena's rich history while generating steady rental income. With its convenient location near Mission Street shops and dining, Bristol Farms, Garfield Park, and local Elementary, Middle and High school, tenants will enjoy the best of what the area has to offer.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$2,395,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$116780 Gross Scheduled Income
- \$104294 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile, Vinyl, Wood
- Appliances: Free-Standing Range, Gas & Electric Range, Gas Oven, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Crown Molding, Storage

Exterior

- Lot Features: Agricultural - Other, Front Yard, Lawn, Lot 6500-9999, Rectangular Lot, Near Public Transit, Sprinklers In Front, Sprinklers Timer, Treed Lot, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$12,486
- Electric: \$600.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,966
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,885	\$1,885	\$2,150
2:	1	1			Unfurnished	\$2,380	\$2,380	\$2,450
3:	2	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,300
4:	1	1		0	Unfurnished	\$1,560	\$1,560	\$2,350
5:	1	1	1		Unfurnished	\$1,840	\$1,840	\$2,250

Of Units With:

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

Additional Information

- Standard, Trust sale
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5319004022

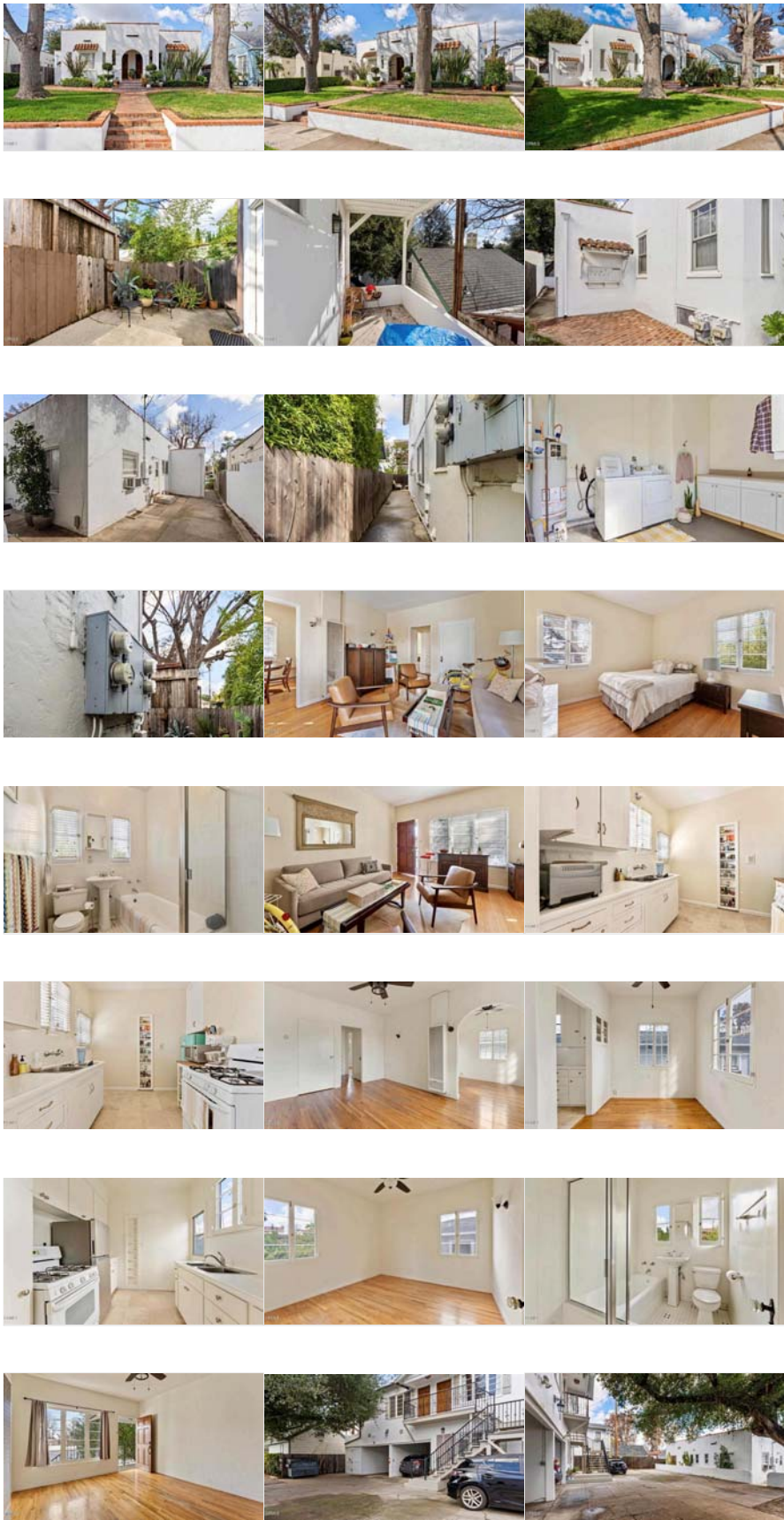
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CUSTOMER FULL: Residential Income LISTING ID: P1-16499

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Closed • Apartment

515 Rose Ave • Venice 90291
6 units • \$600,000/unit • 5,636 sqft • 6,124 sqft lot • \$496.81/sqft •
Built in 1947
Rennie Ave & Rose Ave

List / Sold:
\$3,600,000/\$2,800,000 ↓
28 days on the market
Listing ID: RS24103133



Welcome to this Historic 6 unit building known as the Morris Abrams Chateau Des Roses. These units have a 2- 2 bedrooms and 1 bath and 4- 1 bedroom and 1 bath, Located in the heart of Venice Beach, surrounded by Restaurants, Shops and entertainment and just 7 blocks to the Beach. Might be possible this property has a permanent Certificate of Exemption from the Rent Stabilization Ordinance.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$3,600,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Washer Hookup
- \$190656 Gross Scheduled Income
- \$155904 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: Gas Oven, Gas Water Heater
- Other Interior Features: Balcony, Ceiling Fan(s), Ceramic Counters, Copper Plumbing Partial, Crown Molding, Living Room Balcony

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$11,616
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,616
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$5,960
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,538	\$3,538	\$0
2:	1	2	1	1	Unfurnished	\$2,793	\$2,793	\$0
3:	1	1	1	0	Unfurnished	\$2,263	\$2,263	\$0
4:	1	1	1	1	Unfurnished	\$2,640	\$2,640	\$0
5:	1	1	1	1	Unfurnished	\$3,195	\$3,195	\$0
6:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C11 - Venice area
- Los Angeles County
- Parcel # 4240005001

Michael Lembeck

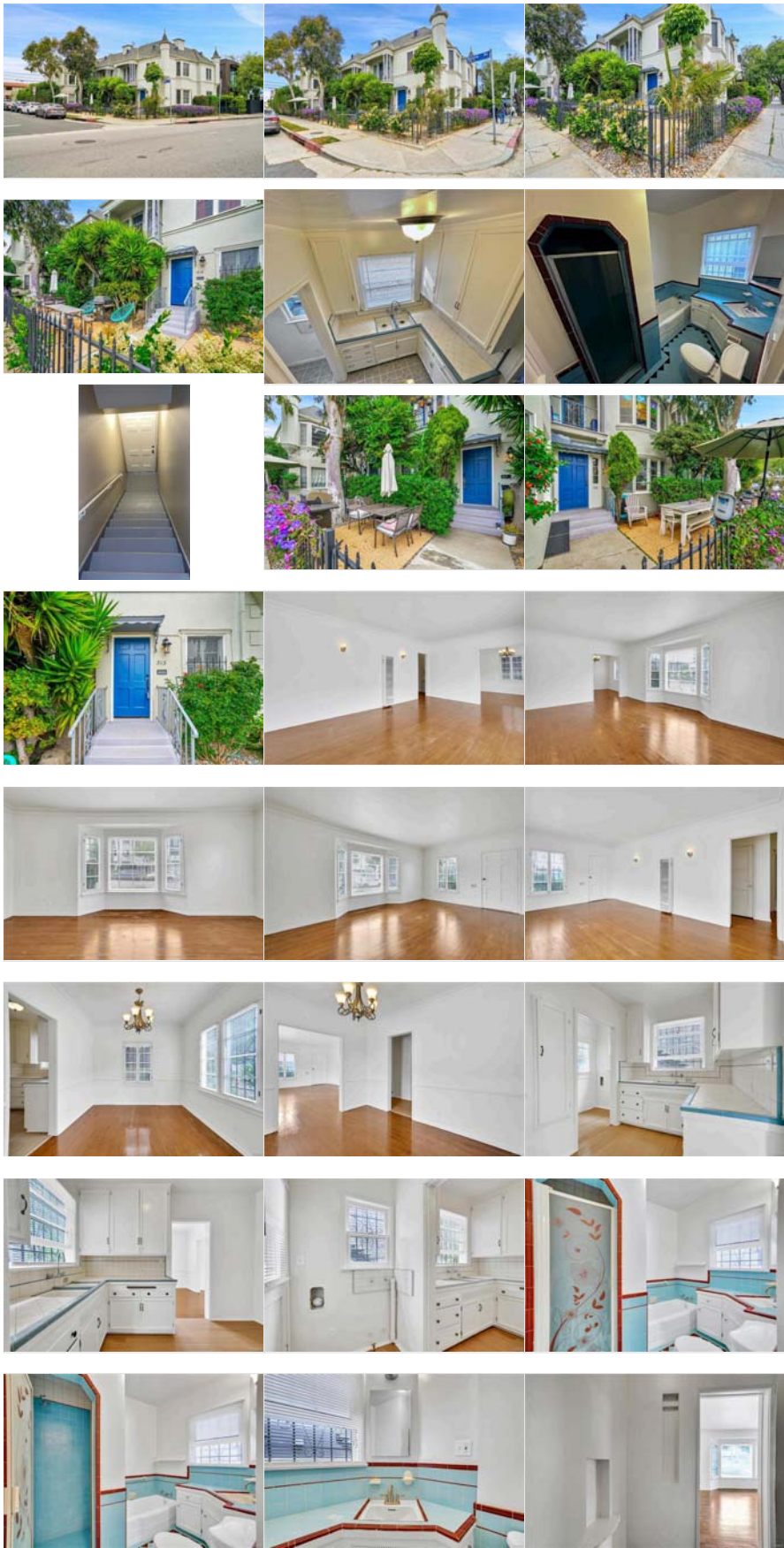
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Closed •

2212 Mathews Ave • Redondo Beach 90278
7 units • \$544,286/unit • 5,303 sqft • 7,507 sqft lot • \$683.58/sqft •
Built in 1959
One block north of Artesia Blvd at Vail Avenue

List / Sold:
\$3,810,000/\$3,625,000 ↓
224 days on the market
Listing ID: 24348501



We are pleased to present this turnkey 7 unit apartment community located in the heart of Redondo Beach. This asset comprises an attractive unit mix of six 2-Bed/1-Bath & one 3-Bed/2-Bath. The entire property has been professionally designed, upgraded and permitted, including complete replacement of the electrical, plumbing and sewer systems, installation of air conditioning in every common area and bedroom, addition of a ~1,200 sqft ADU (highest rent in the building), new windows, kitchens, bathrooms, flooring, etc. Lease-up produced fantastic and quick results, with just one vacancy (unit F) remaining. These apartments lease FAST due to exquisite exterior and interior design, amenities like AC and in-unit laundry, fantastic outdoor spaces and location. 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 09/06/2024
- Original List Price of \$4,350,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Dual
- Heating: Combination
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Stackable, Washer Included
- Cap Rate: 5
- \$184368 Net Operating Income

Interior

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

Exterior

- Lot Features: Back Yard, Yard
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$78,522
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078273
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,095	\$3,095	\$3,250
2:	1	3	2		Unfurnished	\$4,000	\$4,000	\$4,200
3:	1	2	1		Unfurnished	\$3,295	\$3,295	\$3,460
4:	1	2	1		Unfurnished	\$3,100	\$3,100	\$3,255
5:	1	2	1		Unfurnished	\$3,000	\$3,000	\$3,150
6:	1	2	1		Unfurnished	\$3,000	\$3,000	\$3,150
7:	1	2	1		Unfurnished	\$3,095	\$3,095	\$3,250
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
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155032010

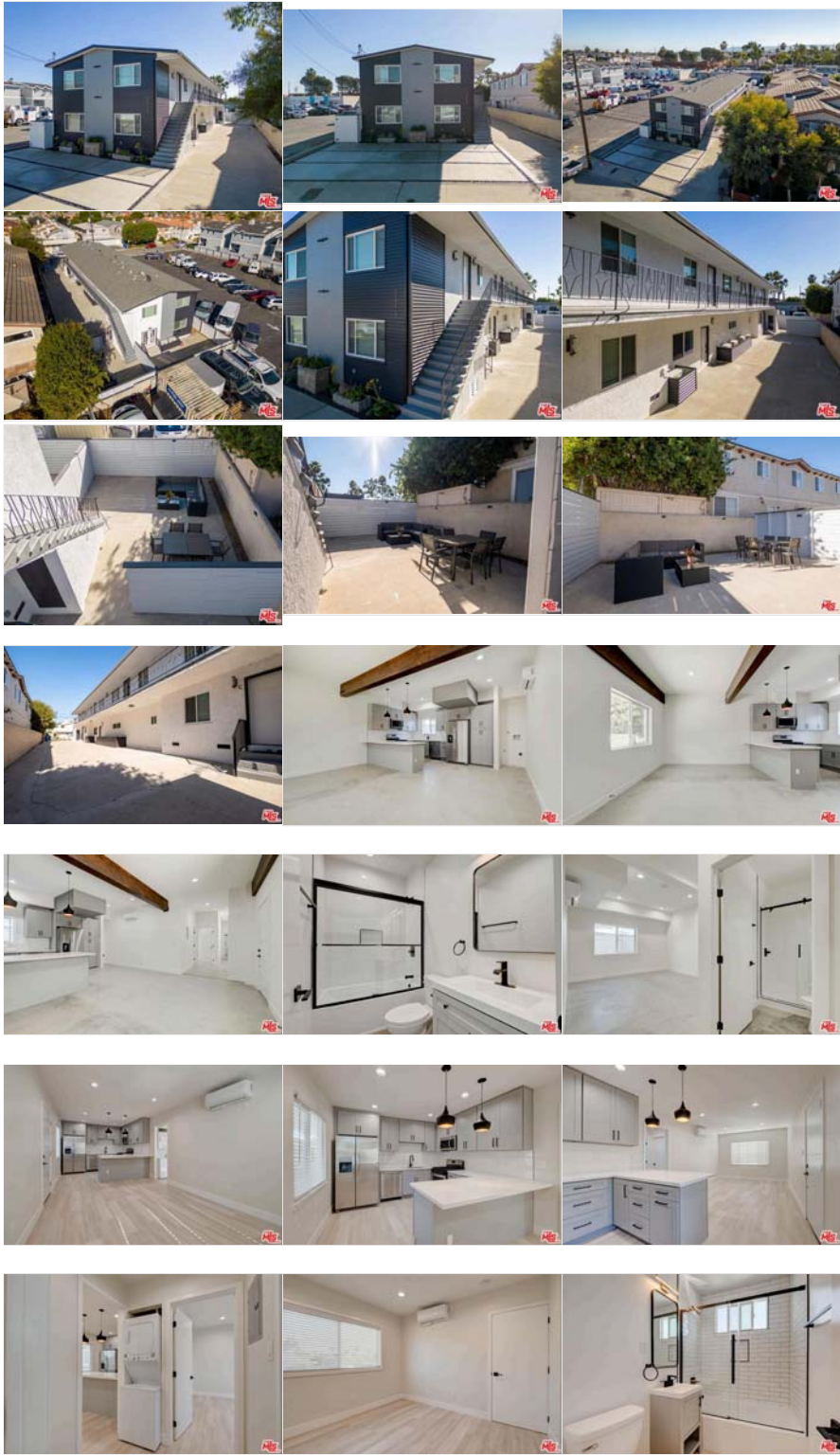
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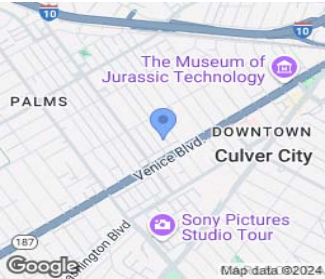
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Closed •

3754 Vinton Ave • Los Angeles 90034
8 units • \$318,750/unit • 6,570 sqft • 7,502 sqft lot • \$342.47/sqft •
Built in 1957
Vinton Ave just north of Venice Blvd and south of Regent St.

List / Sold:
\$2,550,000/\$2,250,000 ↓
122 days on the market
Listing ID: 24389053



We are pleased to present 3754 Vinton Ave in the Palms submarket of Los Angeles, adjacent to Downtown Culver City. The subject property is an 8 unit apartment building built in 1957 with an excellent unit mix and spacious units that are laid out over 6,570 square feet and sits on a 7,500 square foot lot. This is an opportunity for an investor looking for a value-add opportunity. With rents approximately 30% below market, an investor will be able to increase cash flow in one of the premier rental pockets in Los Angeles. A buyer will be able to access the upside day one as there are two vacancies currently at the property. The property features ample parking with 10 spaces located in the rear and front of the building. The soft-story retrofit has been completed and the exterior has been nicely landscaped with on-site laundry for tenants. An investor can capitalize on one of the fastest growing submarkets in all of Los Angeles. With tech companies like Amazon and Tik Tok and entertainment companies like Sony a stones throw away, Culver City and Palms is slowly becoming a hub for Tech in the Los Angeles area. It's central location between the mid-cities and the beach cities make this a great rental pocket for renters looking to access all of the major business hubs in the city. Its walking distance to shops, dining, the Expo Line and entertainment make this a "Walker's Paradise" with a near perfect 96 walk score.

Facts & Features

- Sold On 09/06/2024
- Original List Price of \$2,750,000
- 1 Buildings
- Levels: Multi/Split
- 10 Total parking spaces
- 10 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Washer Included
- Cap Rate: 4.57
- \$116577 Net Operating Income

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$72,966
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,296	\$2,296	\$3,250
2:	2	2	1		Unfurnished	\$1,975	\$3,951	\$2,650
3:	5	1	1		Unfurnished	\$1,900	\$9,498	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314005009

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Closed •

List / Sold:

\$1,595,000/\$1,585,000 ↓

2928 Carmona Ave • Los Angeles 90016

102 days on the market

9 units • \$177,222/unit • 6,429 sqft • 7,937 sqft lot • \$246.54/sqft • Built in 1965

Listing ID: 24390239

One block North of Jefferson Avenue and two blocks East of La Cienega Boulevard.



Seismic Earthquake Retrofit Complete!!! 2928 Carmona Avenue, located in the strong rental market of Mid-City, Los Angeles, CA The 6,429-square foot building is located on a 7,937-squarefoot lot with 10 parking spaces. The property is situated at the end of a charming cul-de-sac that has recently been landscaped. The 1964 building operates as nine units made up of six one-bedroom/one-bathroom units, two two bedroom/two-bathroom units and one three bedroom/ two bathroom unit. All units are individually metered for gas and electricity. There is an on-site laundry facility to provide extra revenue, .The subject property is located within proximity distance to the new Metro train station one block north of Jefferson Avenue and two blocks east of La Cienega Boulevard. A hands-on investor will enjoy this strong cash flow deal with 15 percent upside in the rental income.

Facts & Features

- Sold On 09/04/2024
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Multi/Split
- 9 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01368364
- 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	\$1,136	\$1,136	\$1,800
2:	2	1	1		Unfurnished	\$1,296	\$1,296	\$1,800
3:	3	1	1		Unfurnished	\$732	\$732	\$1,800
4:	4	2	1		Unfurnished	\$1,668	\$1,668	\$2,300
5:	5	2	1		Unfurnished	\$1,061	\$1,061	\$2,300
6:	6	2	1		Unfurnished	\$1,301	\$1,301	\$2,300
7:	7	1	1		Unfurnished	\$774	\$774	\$1,800
8:	8	2	1		Unfurnished	\$1,518	\$1,518	\$2,300
9:	9	3	1		Unfurnished	\$2,245	\$2,255	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5048019009

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