

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	CV23053929	S	3714 W 107TH ST S	ING	102	STD	2	\$29,400		\$860,000	\$491.99	1748	1958/ASR	6,873/0.1578	N	1	09/18/24	283/283
2	SB24140550	S	1308 W 164th ST	GR	119	STD	2	\$37,200		\$725,000	\$606.19	1196	1947/ASR	6,591/0.1513	N	2	09/18/24	42/42
3	SB24106728	S	738 25th ST	MANH	143	STD	2	\$156,000		\$2,925,000	\$959.96	3047	1950/PUB	5,402/0.124	N	2	09/16/24	49/49
4	SB24062393	S	459 W 19th ST	SP	185	STD	2	\$32,448		\$750,000	\$443.79	1690	1924/PUB	5,005/0.1149	N	1	09/17/24	88/88
5	TR24076837	S	4515 Merced Ave	BDPK	608	STD	2	\$28,800		\$1,250,000	\$485.44	2575	1951/ASR	17,635/0.4048	N	4	09/19/24	41/41
6	24396585	S	6419 Elgin ST	LA	632	STD	2			\$850,000	\$585.40	1452	1963	4,317/0.0991		3	09/20/24	115/115
7	24423937	S	914 - 916 E Jabel AVE	MP	641	STD	2			\$1,200,000	\$700.53	1713/A	1952/ASR	9,400/0.2158	N	3	09/17/24	12/12
8	AR24121713	S	135 N Avenue 25	LA	677	STD	2	\$0		\$738,800	\$442.66	1669	1913/ASR	6,123/0.1406	N	0	09/19/24	46/125
9	PW24100952	S	4775 Hammel ST	LA	699	STD	2	\$43,200		\$569,897	\$528.17	1079	1924/ASR	4,752/0.1091	N	1	09/18/24	87/159
10	CV24160867	S	512 S La Verne AVE	LA	699	STD	2	\$14,400		\$571,500	\$363.55	1572	1949/ASR	8,002/0.1837	N	3	09/20/24	6/6
11	CV24163335	S	12923 McKinley AVE	LA	699	STD	2	\$0		\$867,000	\$340.94	2543	1947/ASR	6,892/0.1582	N	0	09/19/24	35/35
12	PW24145790	S	1539 Tremont ST	LA	BOYH	STD	2	\$19,800		\$650,000	\$341.57	1903	1927/ASR	7,499/0.1722	N	2	09/19/24	34/34
13	SR24105477	S	8810 - 881 Harratt ST	WHO	C10	STD	2	\$0		\$1,625,000	\$930.17	1747	1927/PUB	3,447/0.0791	N	2	09/16/24	65/117
14	PW24039449	S	508 N Kingsley DR	LA	C17	STD	2	\$36,000		\$1,062,000	\$641.30	1656	1922/PUB	3,546/0.0814	N	1	09/17/24	178/178
15	24413307	S	4809 Dockweiler ST	LA	HPK	STD	2		5	\$1,396,000	\$519.73	2686	1925	3,565/0.0818	N	0	09/17/24	49/49
16	CV24143891	S	7102 Estrella AVE	LA	C34	STD	2	\$25,200		\$760,000	\$492.55	1543	1916/ASR	5,400/0.124	N	0	09/20/24	0/0
17	DW24169937	S	710 W 70th ST	LA	C34	STD	2	\$0		\$839,900	\$538.40	1560	1940/ASR	5,401/0.124	N	0	09/19/24	6/6
18	DW24087663	S	538 W 97th ST	LA	C36	STD	2	\$0		\$830,000	\$377.27	2200	1924/ASR	5,582/0.1281	N	0	09/18/24	107/107
19	CV24161789	S	5303 S Broadway	LA	C42	STD	2	\$54,000		\$750,000	\$253.21	2962	1922/PUB	5,711/0.1311	N	0	09/20/24	21/21
20	24417755	S	3805 Dozier ST	LA	ELA	STD	2			\$1,120,000	\$392.71	2852	2016	4,594/0.1055		0	09/20/24	23/23
21	24425623	S	11316 Louise AVE	LA	RM	STD	2		5	\$760,000	\$469.14	1620	1949	11,657/0.2676		0	09/18/24	6/6
22	24410752	S	2755 Anous ST	LA	STD	3				\$1,610,000	\$509.98	3157/T	1910	11,523/0.2645	N	0	09/20/24	51/51
23	BB24100971	S	3316 Perlita Avenue	LA	606	STD	3	\$35,645		\$1,315,000	\$609.93	2156	1953/ASR	6,750/0.155	N	2	09/18/24	13/13
24	OC24096884	S	2551 Piedmont AVE	MTR	635	STD	3	\$71,400		\$1,400,000	\$579.23	2417	1941/OTH	7,313/0.1679	N	1	09/19/24	71/71
25	SB24140284	S	12188 W Sunset BLVD	LA	C06	STD	3	\$0		\$1,740,000	\$544.94	3193	1946/ASR	7,814/0.1794	N	3	09/17/24	0/353
26	24428525	S	859 N Mansfield AVE	LA	C20	STD	3			\$1,550,000	\$640.76	2419/OTH	1923	6,002/0.1378		0	09/20/24	36/36
27	24434047	S	3248 Barham BLVD	LA	C30	STD	3			\$1,050,000	\$324.47	3236	1952	5,823/0.1337		0	09/18/24	14/14
28	DW24058238	S	1459 W 48th ST	LA	C34	STD	3	\$0		\$800,000	\$328.54	2435	1947/ASR	6,912/0.1587	N	2	09/16/24	32/32
29	24362877	S	1302 W 35th PL	LA	C34	STD	3			\$960,000	\$305.34	3144	1905	6,801/0.1561	N	0	09/18/24	153/153
30	24395405	S	9814 S Hoover ST	LA	C36	STD	3		8	\$750,000	\$520.83	1440	1949	4,020/0.0923		0	09/18/24	119/119
31	RS24169545	S	10245 Park ST #A	BF	RG	STD	3	\$24,000		\$1,475,000	\$224.23	6578	2003/ASR	27,596/0.6335	N	6	09/19/24	0/0
32	24426670	S	211 N Avenue 63	LA	632	STD	4		6	\$1,340,000	\$484.10	2768	1922	8,052/0.1848		0	09/18/24	39/39
33	PW24129689	S	7322 Pickering AVE	WH	670	STD	4	\$95,796	4	\$1,475,000	\$470.04	3138	1963/PUB	7,004/0.1608	N	0	09/20/24	56/56
34	CV24034760	S	9616 San Juan AVE	SOG	699	STD	4	\$68,484		\$1,045,000	\$337.53	3096	1962/ASR	7,243/0.1663	N	3	09/16/24	51/51
35	23306439	S	502 Smithwood DR	BEVH	C01	STD	4		3	\$3,200,000	\$474.78	6740	1953	7,201/0.1653		0	09/20/24	380/380
36	PV24141554	S	828 Cedar ST	SM	C14	TRUS	4	\$76,301		\$1,325,000	\$657.24	2016	1952/ASR	6,462/0.1483	N	0	09/18/24	13/13
37	23262915	S	2000 7th AVE	LA	C16	STD	4			\$1,000,000	\$277.78	3600	1914	7,500/0.1722	N	4	09/20/24	364/364
38	SB24142322	S	11824 S New Hampshire AVE	LA	C34	STD	4	\$4,938		\$650,000	\$225.38	2884	1915/ASR	8,462/0.1943	N	4	09/18/24	32/32
39	SB24145024	S	8042 Jaboneria RD	BG	T3	STD	4	\$213,804	10	\$1,600,000	\$498.13	3212	1954/ASR	18,078/0.415	N	1	09/16/24	41/41
40	WS24077930	S	5125 Oakland ST	ESER	621	STD	5	\$95,352	5	\$1,190,000	\$258.36	4606	1916/ASR	7,041/0.1616	N	0	09/17/24	52/52
41	DW24134799	S	4244 E 2nd St	LA	699	STD	5	\$39,600		\$725,000	\$389.78	1860	1923/ASR	6,013/0.138	N	0	09/19/24	2/2
42	24394439	S	1050 W 57th ST	LA	C34	STD	5		6	\$1,065,000	\$237.94	4476	1931	4,670/0.1072		0	09/18/24	120/120
43	24391941	S	1115 E 75th ST	LA	C37	STD	5		8	\$1,175,000	\$378.54	3104/OTH	1940/ASR	5,007/0.1149		0	09/17/24	127/127
44	SB24116264	S	415 Cottage Home ST	LA	CHNA	STD	6	\$81,744		\$1,175,000	\$318.43	3690	1966/ASR	4,800/0.1102	N	0	09/16/24	0/0
45	CV24173175	S	11966 Oxford AVE	HAWT	109	STD	7	\$128,580		\$1,887,000	\$298.86	6314	1962/ASR	8,741/0.2007	N	0	09/19/24	6/6
46	CV24172294	S	13930 Hawthorne WAY	HAWT	109	STD	7	\$138,540		\$1,929,000	\$299.16	6448	1986/ASR	6,113/0.1403	N	0	09/20/24	2/2
47	PW24114652	S	735 Laconia	LA	122	STD	7	\$159,552		\$2,100,000	\$405.09	5184	1991/PUB	11,000/0.2525	N	3	09/20/24	27/27
48	SB24113780	S	3617 W 60th ST	LA	C34	STD	8	\$164,088	6	\$1,675,000	\$177.66	9428	1964/ASR	8,727/0.2003	N	2	09/18/24	1/1
49	PW24108269	S	16108 Cornuta AVE	BF	RG	STD	12	\$273,060	6	\$2,900,000	\$505.93	5732	1953/OTH	23,332/0.5356	N	2	09/19/24	22/108
50	24412819	S	1218 S Barrington AVE	LA	WLA	STD	13		5	\$3,300,000	\$347.37	9500/A	1957/ASR	10,496/0.241		0	09/18/24	30/30
51	PW24090830	S	15741 Blaine AVE	BF	RJ	TRUS	32	\$576,948	5	\$5,600,000	\$347.22	16128	1955/APP	30,735/0.7056	N	0	09/20/24	58/58

Closed • Duplex

List / Sold: \$860,000/\$860,000 ↓

3714 W107TH St S • Inglewood 90303

283 days on the market

2 units • \$430,000/unit • 1,748 sqft • 6,873 sqft lot • \$491.99/sqft •

Built in 1958

Listing ID: CV23053929

Between Praire and Yukon



HUGE PRICE REDUCTION!!! Great Investment Opportunity located less than 2 miles from the New NFL Sofi Stadum, as well as the Forum and Hollywood Park casino. This Duplex are currently occupied. FIRST unit 2 Bedroom 1 bath, bonus room. SECOND unit 2 bed 1 bath large living Room. 2 car garage that can be made into additional income as an ADU. Centrally located near three Freeways (105, 405,110) Walking distance from groceries stores, gas stations, restaurants, and local shopping. Don't miss out this Great Opportunity. Property is being sold AS IS WITH TENANTS. Back unit is tenant occupied. Front unit will not be occupied by the second week of March.

Facts & Features

- Sold On 09/18/2024
 - Original List Price of \$930,000
 - 1 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Heating: Wall Furnace
 - \$4,021 (Assessor)
 - SellerConsiderConcessionYN:
- Laundry: Washer Hookup
 - \$29400 Gross Scheduled Income
 - \$24300 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Living Room
 - Floor: Vinyl, Wood
- Appliances: Gas Range
 - Other Interior Features: Copper Plumbing Partial

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,400
 - Electric: \$1,140.00
 - Gas: \$840
 - Furniture Replacement:
 - Trash: \$660
 - Cable TV: 01491374
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$960
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$22	\$0
2:	1	2	1	0	Unfurnished	\$1,150	\$14	\$0

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4032022009

Michael Lembeck

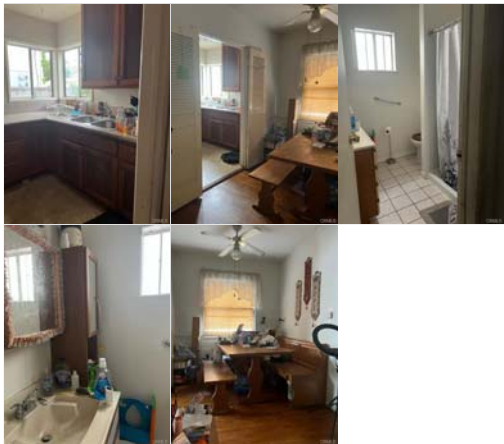
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CUSTOMER FULL: Residential Income LISTING ID: CV23053929

Printed: 09/22/2024 8:25:48 AM

Closed • Duplex

List / Sold: \$775,000/\$725,000 ↓

1308 W 164th St • Gardena 90247

42 days on the market

2 units • \$387,500/unit • 1,196 sqft • 6,591 sqft lot • \$606.19/sqft • Built in 1947

Listing ID: SB24140550

Normandie and Gardena Blvd



Don't miss out on this charming 1947 Duplex in Gardena, CA! Welcome to 1308 W 164th Street nestled in the heart of Gardena, CA. This property offers a unique opportunity for multi-family living, ideal for extended families or savvy investors. Situated on a spacious lot of 6,591 square feet, each unit boasts 1 bedroom and 1 bathroom, each with laundry hookups, providing comfortable living spaces. The current rents are \$1,350 and \$1,750, making this an attractive investment opportunity, with an approximate upside of \$550 for a new owner to realize. Additionally, there is potential for expansion with the addition of at least one ADU and possibly more (Buyer to verify). The expansive yard is perfect for outdoor activities, gardening, or simply enjoying the California sunshine. Additionally, the property features a detached 2-car garage, offering ample parking and storage solutions. With its charming vintage appeal and versatile layout, this duplex is a rare find in a sought-after neighborhood. The location is perfectly located for easy access to major freeways (405, 91, and 110) and just 30 minutes from the some of California's most beautiful beaches, the Forum, LAX, and much more! Don't miss out on this incredible opportunity to own a piece of Gardena history while enjoying the benefits of multi-family living. Schedule a viewing today and discover the endless possibilities this property has to offer! DO NOT WALK PROPERTY AND TALK TO TENANTS, CALL LISTING AGENT TO ARRANGE SHOWING

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$507 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$37200 Gross Scheduled Income
- \$19909 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,175
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01508014
- 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	1	Unfurnished	\$1,750	\$1,750	\$1,800
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6113016020

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

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Closed • Single Family Residence

738 35th St • Manhattan Beach 90266
2 units • \$1,497,500/unit • 3,047 sqft • 5,402 sqft lot • \$959.96/sqft •
Built in 1950
On the corner of 35th and Agnes Rd

List / Sold:
\$2,995,000/\$2,925,000 ↓
49 days on the market
Listing ID: SB24106728



TWO PROPERTIES IN ONE! The bright and light one-level 4, four-bedroom, 3 bathroom home is located on a street-to-alley corner lot in the highly sought-after Tree Section of Manhattan Beach. The main house features a spacious and open floor plan with hardwood floors, a great kitchen with stainless steel appliances, and a cozy fireplace in the living room. The main living area flows perfectly to the large quaint deck and large grassed yard space, perfect for entertaining! IN ADDITION to the main house, there is a large GUEST HOUSE approximately 1337 square feet above the two-car garage with two bedrooms, one bathroom, a full kitchen, a spacious living room with high ceilings, a dining room, and inside side-by-side laundry. This makes a perfect place for guests to visit or extended family to live. The outdoor space is ideal for entertaining; each house can have its own separate yard space. This home is just a short walk to the beach, local shops, and restaurants, making it the ideal beachside retreat. Don't miss out on this incredible and unique opportunity to own a piece of paradise in Manhattan Beach!

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- \$694 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet
- \$156000 Gross Scheduled Income
- \$145971 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Guest/Maid's Quarters, Kitchen, Laundry, Living Room, Primary Suite, See Remarks, Walk-In Closet
- Other Interior Features: Ceiling Fan(s), Living Room Deck Attached, Open Floorplan, Pull Down Stairs to Attic, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,029
- Electric: \$3,600.00
- Gas: \$1,440
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01013938
- Gardener:
- Licenses:
- Insurance: \$1,869
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$5,500
2:	1	4	3	0	Unfurnished	\$0	\$0	\$7,500

Of Units With:

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

Additional Information

- Standard sale
- 143 - Manhattan Bch Tree area
- Los Angeles County
- Parcel # 4174007016

Michael Lembeck

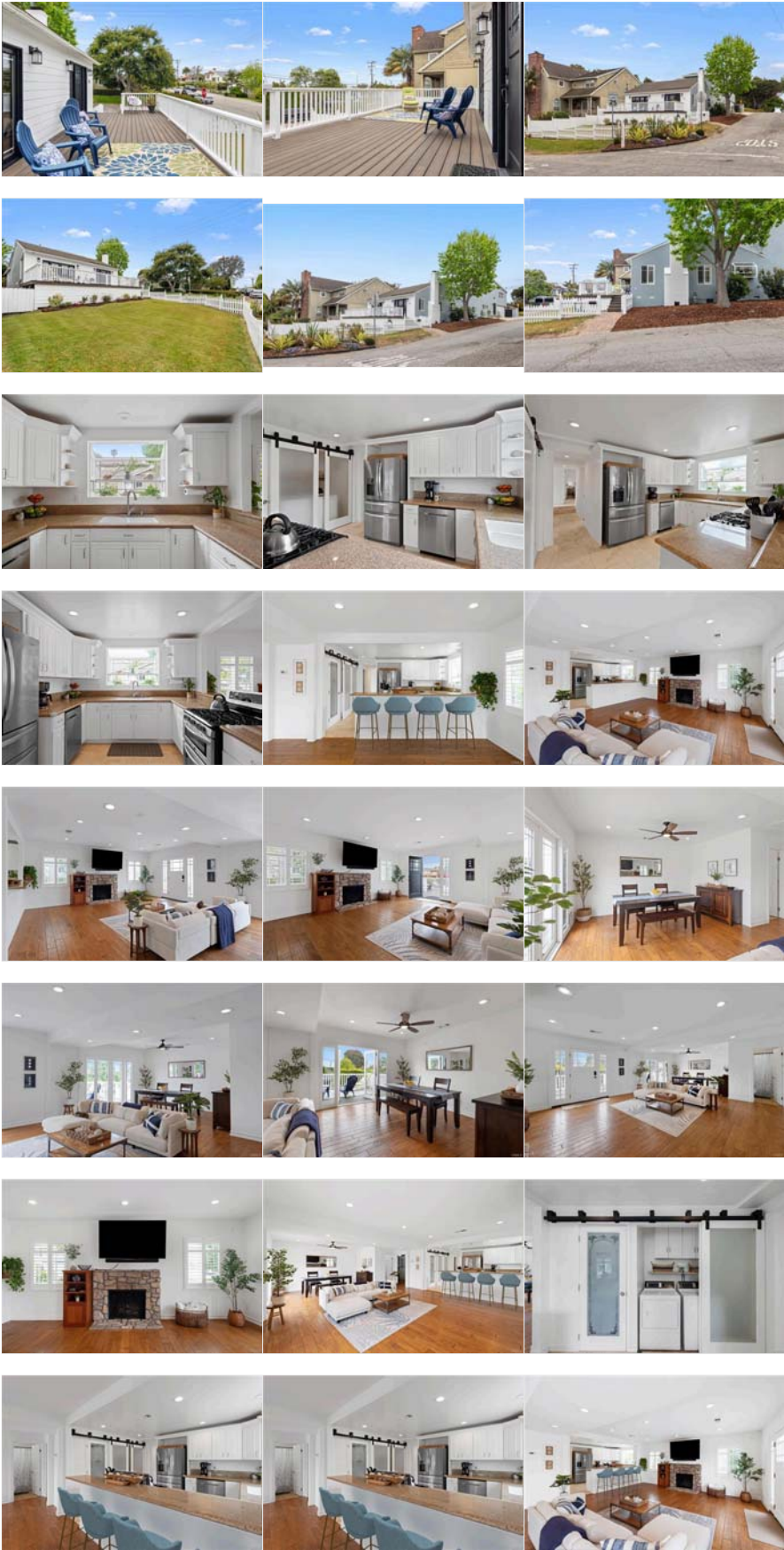
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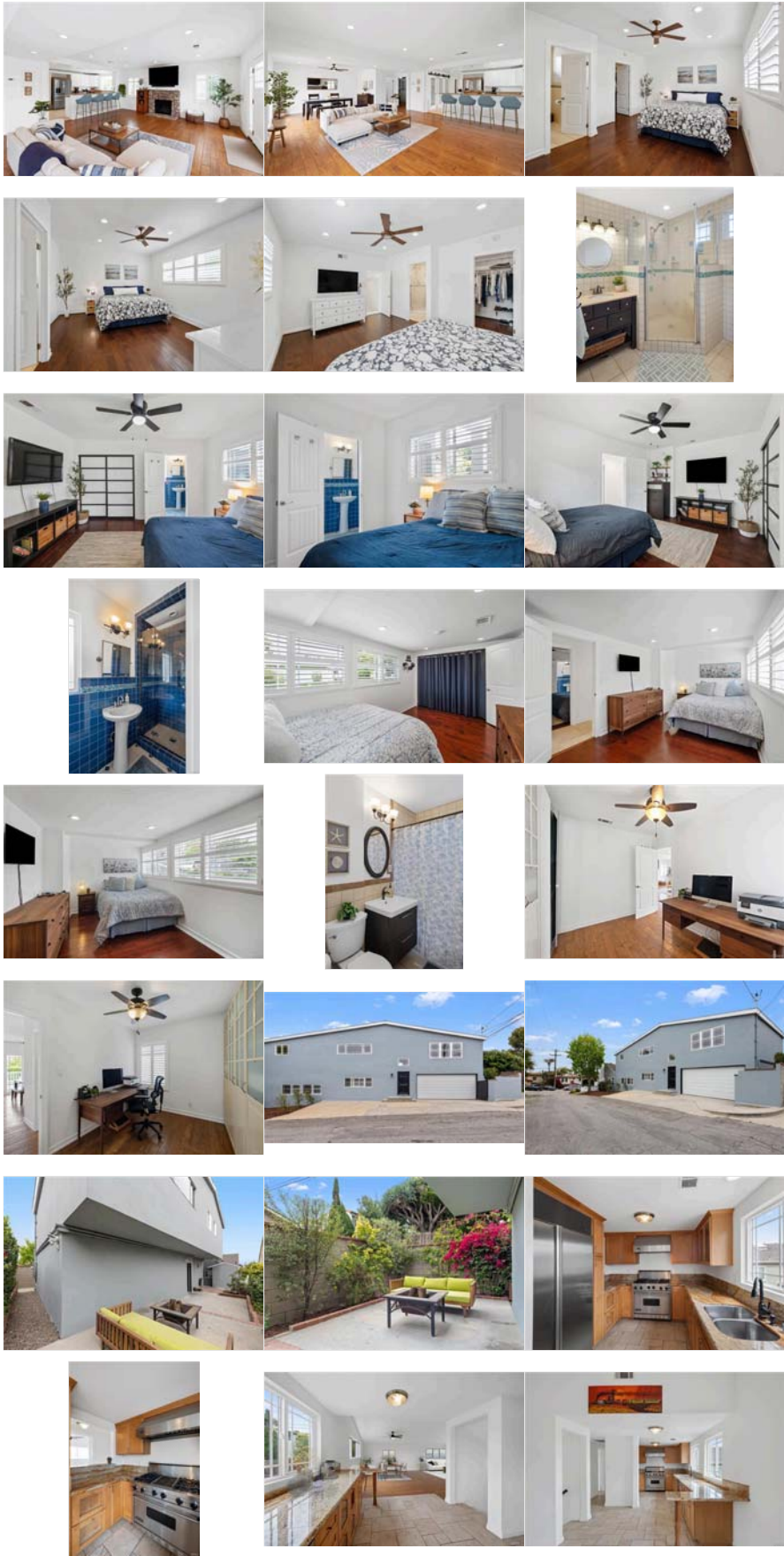
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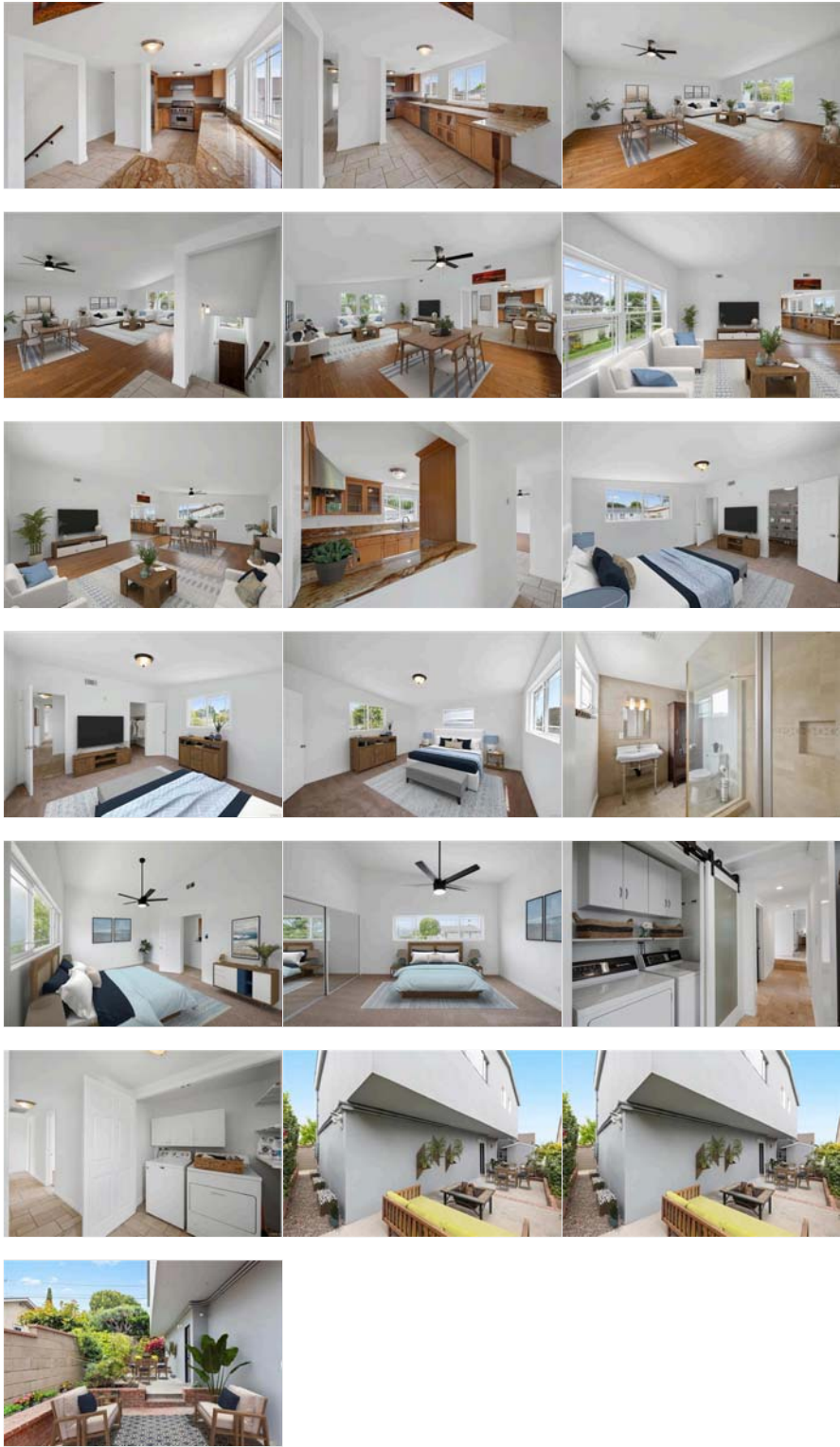
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold: \$789,000/\$750,000 ↓

459 W 19th St • San Pedro 90731
2 units • \$394,500/unit • 1,690 sqft • 5,005 sqft lot • \$443.79/sqft •
Built in 1924

88 days on the market
Listing ID: SB24062393

Pacific to 19th Street



Two homes on one lot! Single-level duplex with no attached walls. Great for first time home-buyers, families that want to live near one another, and investors alike. Both units are bright, airy and have been updated with a combined square footage of approximately 1690 sq. feet. Front unit is approximately 1162 sq. ft (per previous owner) with 2 bedrooms, 2 bathrooms, laminate floors, recessed lighting, a spacious kitchen, plenty of cabinets, dining room, laundry room and sunroom. Primary bedroom includes ensuite bathroom. Rear unit is approximately 528 sq ft (per previous owner) and has one bedroom, one bath featuring an open concept updated kitchen, recessed lighting, living room and laundry room. Both units have their own outdoor yard space/patios for entertainment. Includes a one-car garage and additional driveway that can be used as an uncovered parking space, accessible from the alley. Homes are within walking distance to 22nd Street Park, close to the Brouwerij West Brewery and Crafted, as well as near the beautiful Cabrillo Marina, which is a great place to get in your 'steps with a view!' Near freeway, public transportation as well as great dining in Downtown San Pedro and close to the new Ports'O Call that is being completely rebuilt.

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$789,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$327 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$32448 Gross Scheduled Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

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: 02014153
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1		\$1,768		
2:	1	1	1	0		\$936		

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 185 - Plaza area
- Los Angeles County
- Parcel # 7456032003

Michael Lembeck

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

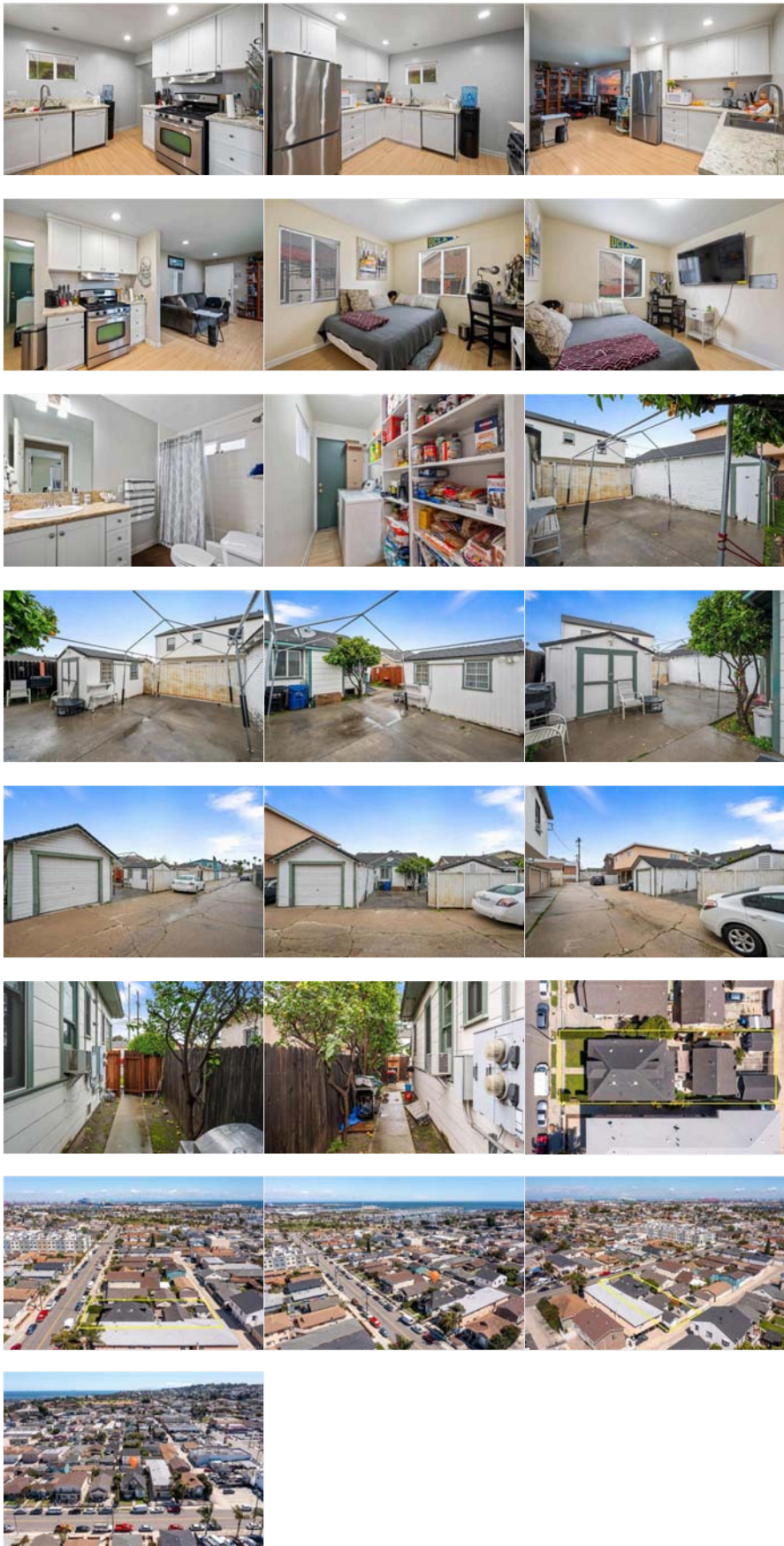
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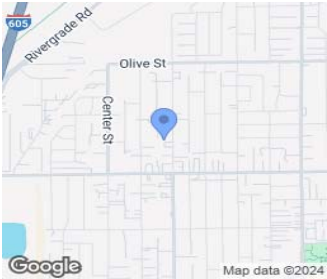




Closed • Duplex

List / Sold:
\$1,220,000/\$1,250,000
41 days on the market
Listing ID: TR24076837

4515 Merced Ave • Baldwin Park 91706
2 units • **\$610,000/unit** • **2,575 sqft** • **17,635 sqft lot** • **\$485.44/sqft** •
Built in 1951
Between.. Los Angeles Street and Olive Street



MOVE IN READY:: Great opportunity. Beautiful Remodeled Detach Units. Ready to Move In. Total Living Square footage 2575. Big Lot 17635 Square footage. This Property also offers 2 car garage for each unit, and long driveway plenty room for 8 cars. The Front House features 3 bedrooms 2baths living area 1433. The back house feature 2 bedrooms 1 bathroom living area 952. Gas and Electricity are separated Meters. Must See! to appreciate the beauty of this great property.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$1,220,000
- 1 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$28800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None
- Other Interior Features: Crown Molding

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836555
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8542007043

Michael Lembeck

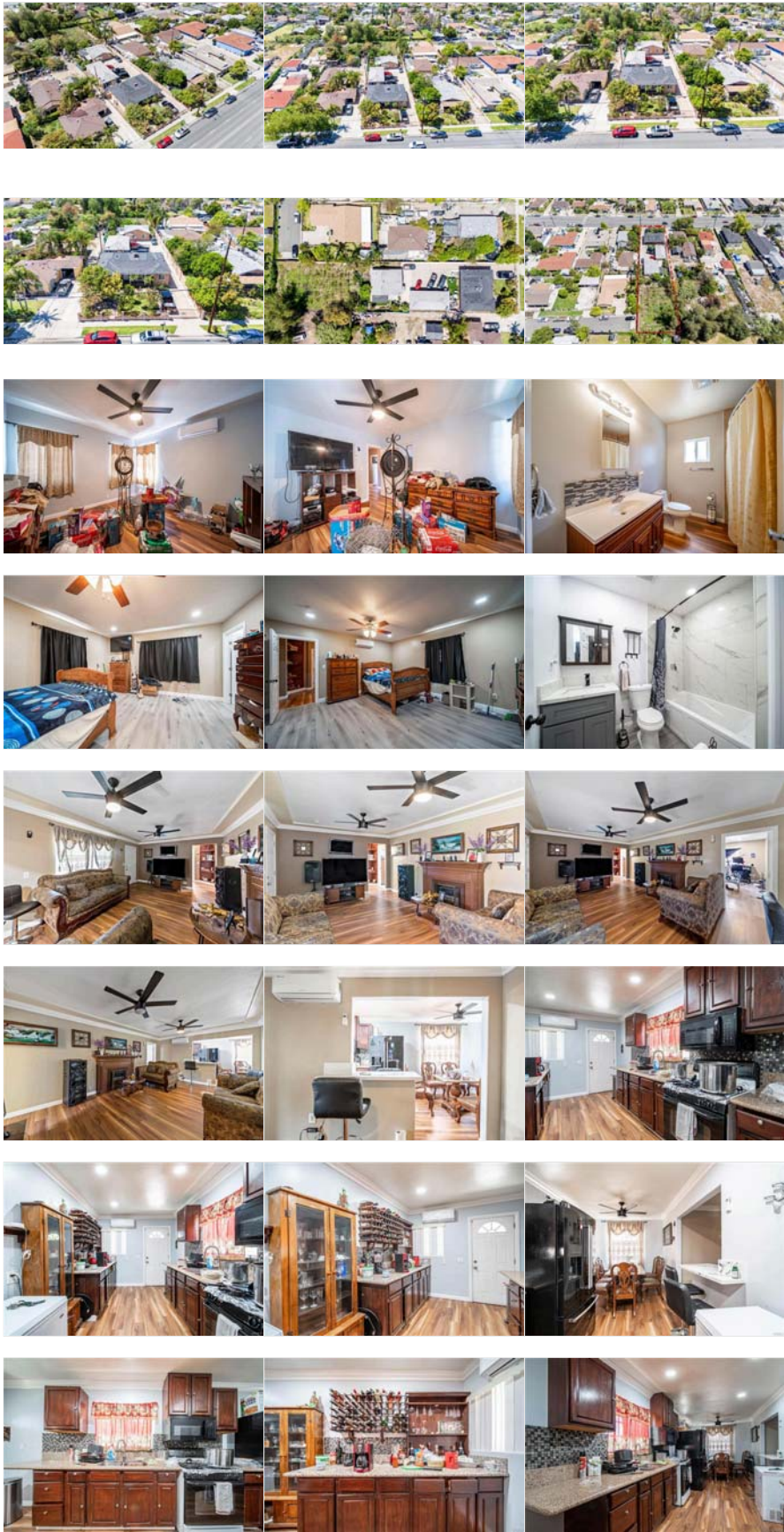
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Cell Phone: 714-742-3700

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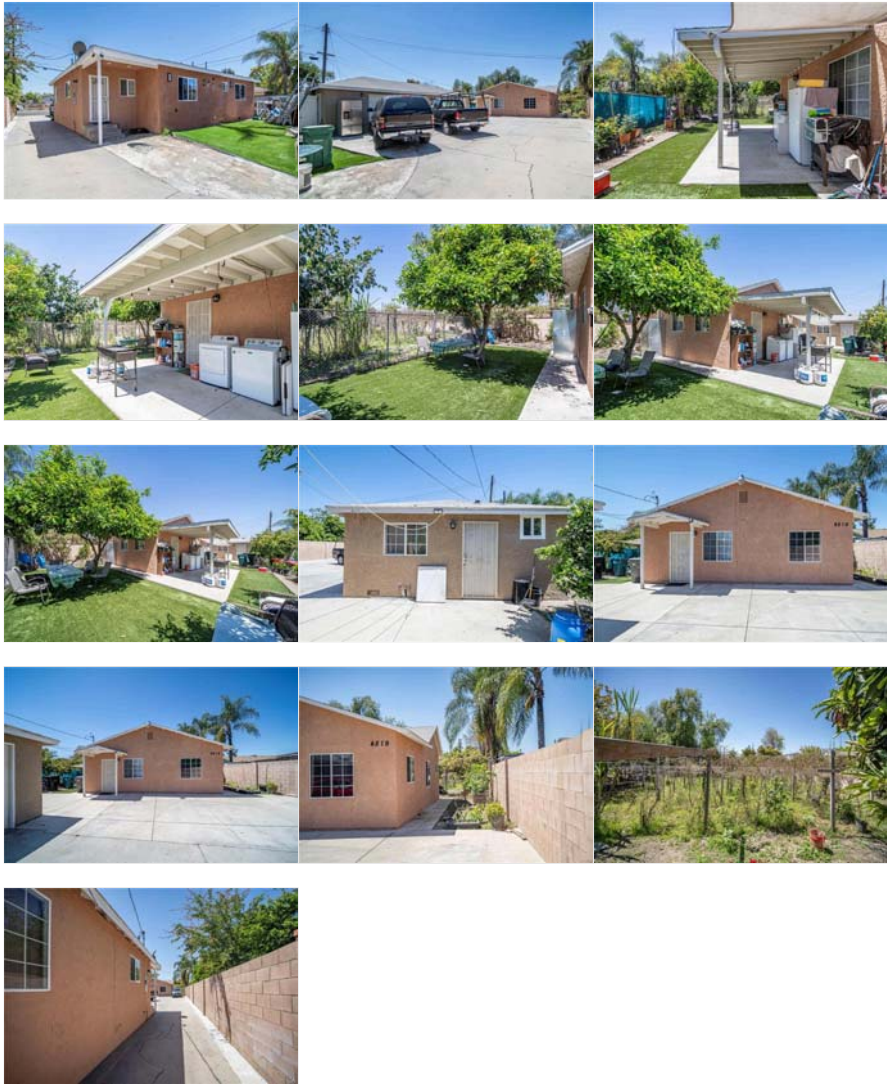
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4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: TR24076837

Printed: 09/22/2024 8:25:48 AM

Closed •

List / Sold: **\$850,000/\$850,000**
115 days on the market
Listing ID: 24396585

6419 Elgin St • Los Angeles 90042
2 units • \$425,000/unit • 1,452 sqft • 4,317 sqft lot • \$585.40/sqft •
Built in 1963
N Avenue 64, Elgin St.



One unit will be delivered vacant at the close of escrow (COE), providing immediate occupancy options. Discover these 2 homes in 1 lot in a prime Los Angeles location, specifically in the desirable Highland Park neighborhood of Northeast LA. Each home has 2 bedrooms and 1 bathroom, offering comfortable living spaces. The property features one main water meter and separate gas and electrical meters for each unit. The front house has been newly reroofed and stuccoed, while the back home needs a little TLC. The tenant-occupied unit generates a steady income. Don't miss out on this fantastic investment opportunity to LIVE in one and rent the other, vacant unit is the largest unit.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$47775 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$11,625
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01748792
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5493020015

Michael Lembeck

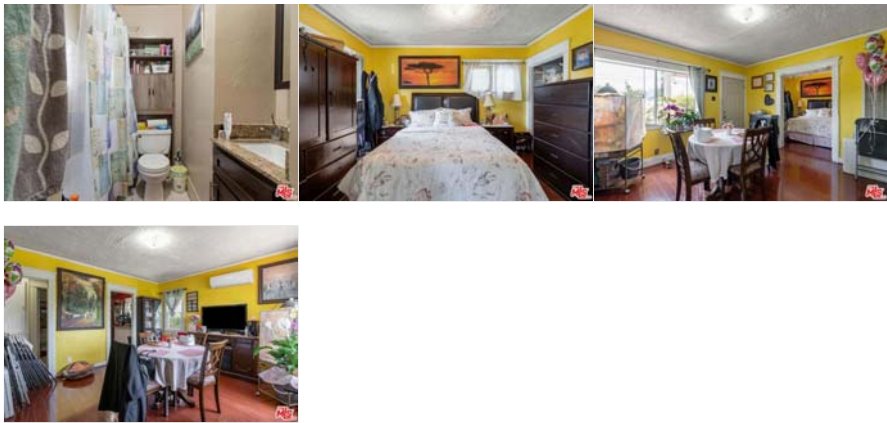
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Closed •

List / Sold:

\$1,080,000/\$1,200,000 ⬆

12 days on the market

Listing ID: 24423937

914 -916 E Mabel Ave • Monterey Park 91755
2 units • \$540,000/unit • 1,713 sqft • 9,400 sqft lot • \$700.53/sqft •
Built in 1952
South of Garvey, East of Orange Ave.



Very desirable location on a residential cul-de-sac street close to Garvey Ave. Extra large lot with 2 separate houses and nice back yard with many trees and plants to relax or entertain. Each building has 2 bedrooms and 1 bath with its own garage parking. Front house is occupied by tenants with a month to month lease. Back house has been remodeled and updated and is in good condition. Property is close to market, shopping mall, Costco, Home Depot, and freeway. Please check with city for possible development opportunities or live on the property and enjoy.

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$1,080,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Appliances: None, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01918023
- 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	\$2,550	\$2,550	\$2,550
2:	1	2	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5259014026

Michael Lembeck

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Closed • Duplex

List / Sold: \$710,000/\$738,800

135 N Avenue 25 • Los Angeles 90031
2 units • \$355,000/unit • 1,669 sqft • 6,123 sqft lot • \$442.66/sqft •
Built in 1913
North of Pasadena Avenue

46 days on the market
Listing ID: AR24121713



Centrally located! Nice Detached 2 unit property (units are side by side) is situated on a big lot and offers future potential to build an ADU. Perfect opportunity to live in one and rent the other. Unit#135 offers 3 bedrooms & 2 baths plus Den Unit#137 offers 2 bedrooms & 1 Bath Close to USC Health Sciences Campus, Minutes to Dodger Stadium and Downtown L.A. Easy Freeway access to 5 & 110

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$710,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$388 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,287
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$700
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$1,379
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,212
- 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	\$2,600
2:	1	2	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

- Standard sale
- Rent Controlled
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5205023021

Michael Lembeck

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

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Closed • Duplex

List / Sold: \$599,900/\$569,897 ↓

4775 Hammel St • Los Angeles 90022
2 units • \$299,950/unit • 1,079 sqft • 4,752 sqft lot • \$528.17/sqft •
Built in 1924

87 days on the market

Listing ID: PW24100952

South of Floral Dr. West of Mednik Ave.



This East Los Angeles duplex is two detached units with a one car garage bordering the city of Monterey Park. Front unit is a 2 bedroom 1 bath with covered front porch, rear unit is a 1 bedroom 1 bath with its own private gated back yard. Property will not be delivered vacant, tenants are current. Don't miss your opportunity to add this low maintenance duplex to your portfolio.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$599,900
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- \$43200 Gross Scheduled Income
- \$31920 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,280
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02216655
- Gardener:
- Licenses:
- Insurance: \$1,830
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5235018009

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: PW24100952

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Closed • Duplex

List / Sold: \$550,000/\$571,500

512 S La Verne Ave • Los Angeles 90022
2 units • \$275,000/unit • 1,572 sqft • 8,002 sqft lot • \$363.55/sqft •
Built in 1949
N. Whittier Blvd

6 days on the market
Listing ID: CV24160867



Ideal for investors looking to generate rental income, this duplex offers a prime opportunity in the heart of Los Angeles. The front unit is already providing automatic income with long-time tenants in place, while the back unit is empty for new owner occupancy. This property sits on a huge lot, featuring a long driveway and separate 1 and 2 car garages, providing ample parking and storage space. With plenty of room for growth, there are endless possibilities for expansion or development. Located within a 3-mile radius, you'll find plenty of amenities including downtown Los Angeles, dining options, and schools such as James A. Garfield High School. The area also boasts convenient public transportation options, making commuting a easy. Enjoy the vibrant neighborhood with parks and recreational areas nearby, perfect for families and outdoor enthusiasts. While the home does need some repairs, its potential for significant return on investment makes it a compelling choice.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,207 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside
- \$14400 Gross Scheduled Income
- \$8077 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,133
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02075076
- Gardener:
- Licenses:
- Insurance: \$2,133
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	3	Unfurnished	\$1,200	\$14,400	

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5248020005

Michael Lembeck

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

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Closed • Duplex

List / Sold: \$849,900/\$867,000

12923 McKinley Ave • Los Angeles 90059
2 units • \$424,950/unit • 2,543 sqft • 6,892 sqft lot • \$340.94/sqft •
Built in 1947
El Segundo

35 days on the market
Listing ID: CV24163345



Beautifully remodeled 5-bedroom, 2.5 bathroom single family home, which can quickly and easily be converted to two units with separate entrances. Primary bedroom with a large ensuite dressing area and closet is large enough to be easily split into two. This entire home is spacious, clean, light and bright with lots of windows, including two brand new dual pane sliders. Neighborhood is quiet, with long tree-lined, low traffic street. A short walk to Magic Johnson Park and Recreation Center, and 20-minute drive to Sofi Stadium, Intuit Dome, Kia Forum, LAX and more. This large, configurable, centrally located home is ideal for a large or extended family, for long or short-term rental, assisted living, sober living, or co-living space.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$849,900
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$889 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Closet
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01378477
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	2	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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6134002031

Michael Lembeck

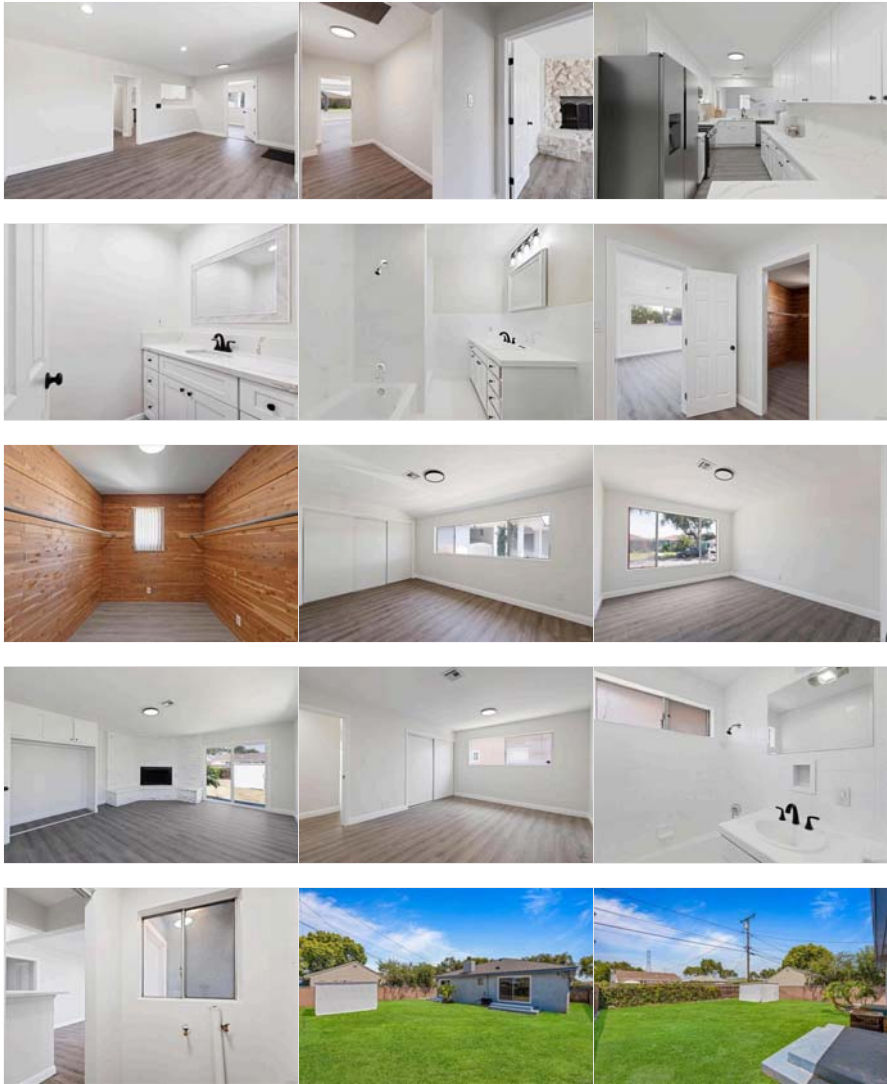
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Closed • Duplex

List / Sold: \$650,000/\$650,000

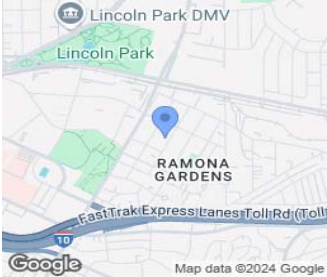
1539 Tremont St • Los Angeles 90033

34 days on the market

2 units • \$325,000/unit • 1,903 sqft • 7,499 sqft lot • \$341.57/sqft • Built in 1927

Listing ID: PW24145790

N Soto to Norfolk to Tremont



This offering in Boston Heights is 2 units on 1 lot, but potential for a developer(per LARD 1.5 zoning) is an additional 3 units with a total of 5 units on the 7500 sq ft lot. Currently, the first building is a 3 bed and 1 bath with 1134 sq ft of living space including a laundry area. The second building is 2 bed and 1 bath with 769 sq ft and a laundry area. There is a 2 car detached garage on the lot. Pro forma rents are higher than what the tenants are currently paying. Close to USC Health Sciences campus and USC Keck Hospital and across the street from Murchison Elementary School.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$650,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$442 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$19800 Gross Scheduled Income
- \$5676 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Vinyl
- Appliances: Gas Oven

Exterior

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,498
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514217
- Gardener:
- Licenses:
- Insurance: \$2,028
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,470
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	2	2	Unfurnished	\$1,650	\$1,650	\$5,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5202016019

Michael Lembeck

State License #: 01019397
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Closed • Single Family Residence

List / Sold:
\$1,675,000/\$1,625,000 ↓
65 days on the market
Listing ID: SR24105477

8810 - 8812 Harratt St • West Hollywood 90069
2 units • **\$837,500/unit** • **1,747 sqft** • **3,447 sqft lot** • **\$930.17/sqft** •
Built in 1927
Palm and Harratt St



Private, Quiet, and Luxurious 4BR / 3BA Spanish Duplex in the center of coveted Norma Triangle. The 3 bed, 2 bath primary unit boasts a sleek, modern design with clean lines, open spaces, and an abundance of natural light. Gated brick front courtyard leads into the spacious and open-concept living room with French solid white oak flooring. Large windows and glass doors seamlessly blend indoor and outdoor living, providing access to a private backyard oasis. State-of-the-art kitchen features high-end Bertazzoni appliances, California faucets, custom cabinetry, large center island, and exquisite Calcutta, Asher Grey, and Carrara Marble countertops. Master bedroom includes en-suite bathroom with skylight, high end fixtures, and glass-enclosed shower. Two more sun-filled bedrooms with a remodeled bathroom complete the living areas. Additional features include a fully remodeled 1BR/1BA secondary unit, spacious backyard, 2 car driveway parking, and detached office space. A+ location, steps away from world-class restaurants, shopping, and entertainment in West Hollywood and Beverly Hills.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,234 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- 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	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4339015007

Michael Lembeck

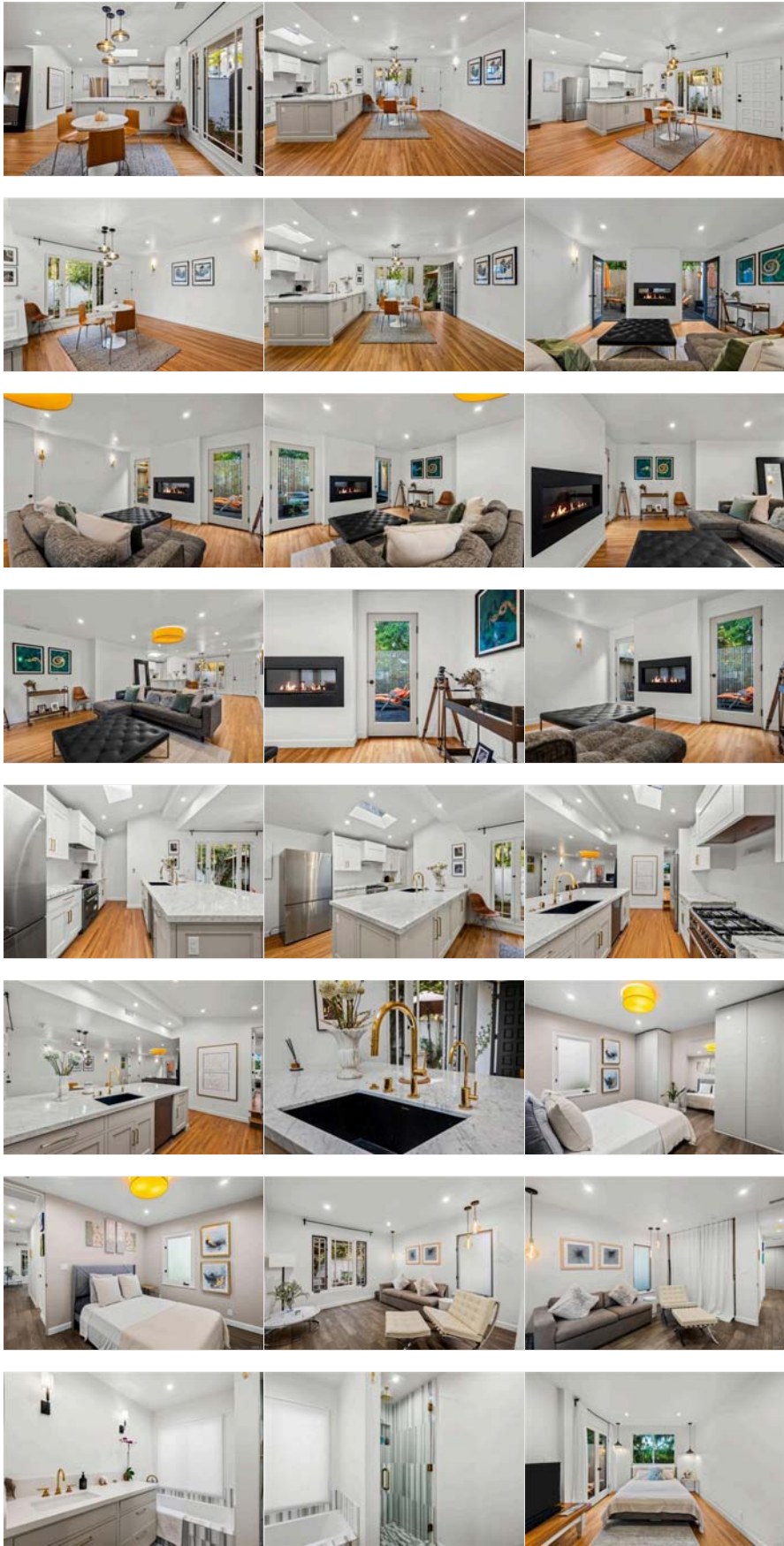
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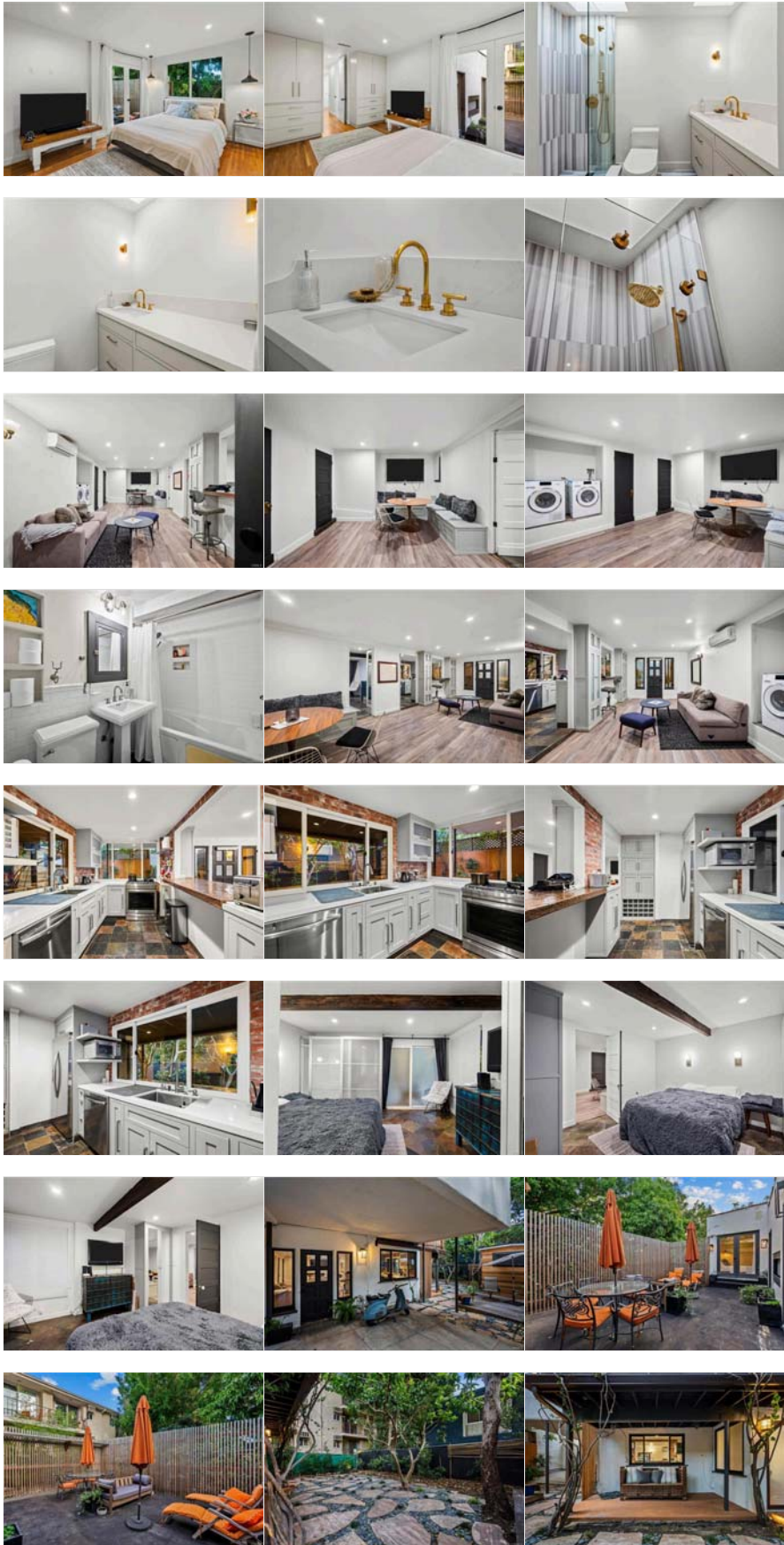
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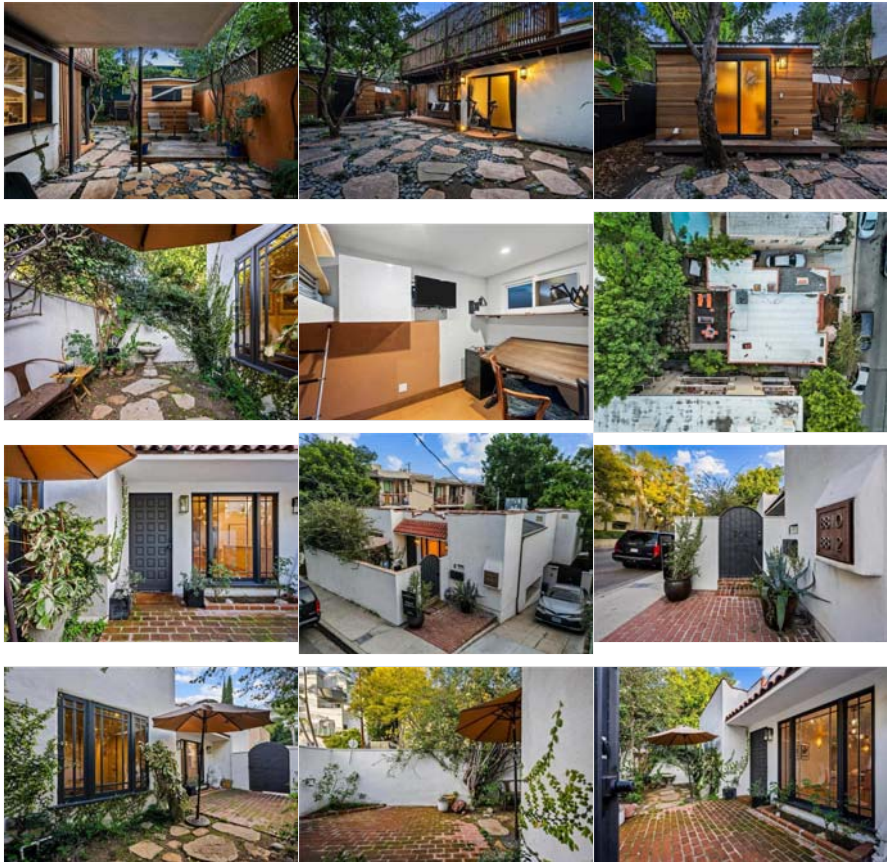
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Closed • Duplex

List / Sold:

\$1,099,000/\$1,062,000 ↓

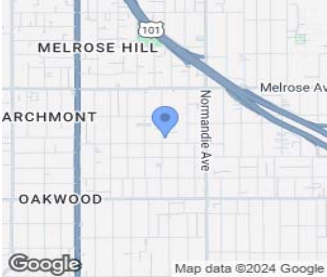
508 N Kingsley Dr • Los Angeles 90004

178 days on the market

2 units • \$549,500/unit • 1,656 sqft • 3,546 sqft lot • \$641.30/sqft • Built in 1922

Listing ID: PW24039449

Nearest major crossroads: Melrose and Normandie



Welcome to the 508 N Kingsley Duplex which is turn key ready. This renovated side-by-side duplex boasts a striking exterior and has undergone a comprehensive remodel. Each unit, with its own distinct address at 508 and 510, mirrors the other in a symmetrical layout. Featuring two bedrooms and two bathrooms each, the units offer a harmonious blend of modernity and functionality. The units exude contemporary charm with an open-concept living space. A dedicated laundry room in each unit adds convenience, while new condensers installed on the rooftop for central air ensure comfort year-round, newly installed tankless water heaters. The kitchens showcase stainless steel appliances, sleek shaker cabinets, and exquisite quartz countertops, epitomizing elegance and practicality. Additional enhancements include new windows, doors, electrical wiring, panels, and copper plumbing. Newly installed window blinds with blackout feature in the bedrooms and Nest thermostat in both units. Great vinyl fencing in the front of the property. The backyard has lots of potential to be enhanced to the new owner's liking. New laminated flooring throughout enhances the aesthetic appeal, complemented by a new garage door and stylish vinyl fencing framing the property's frontage. Situated in the thriving Mid-Wilshire/Koreatown area, these units are not only turn key ready to rent out but also long-term investment potential amid ongoing neighborhood development. Home additional features are new stairs, porch, and retaining wall. Garage plus two tandem parking spaces. Garage has a mobile app controlled MyQ garage door opener. Close to Larchmont Village, Koreatown and Downtown LA provides easy access to a vibrant community with plenty of amenities and entertainment options. Live in one unit, and rent the other

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$1,190,000
- 1 Buildings
- 3 Total parking spaces
- \$247 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$36000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521009007

Michael Lembeck

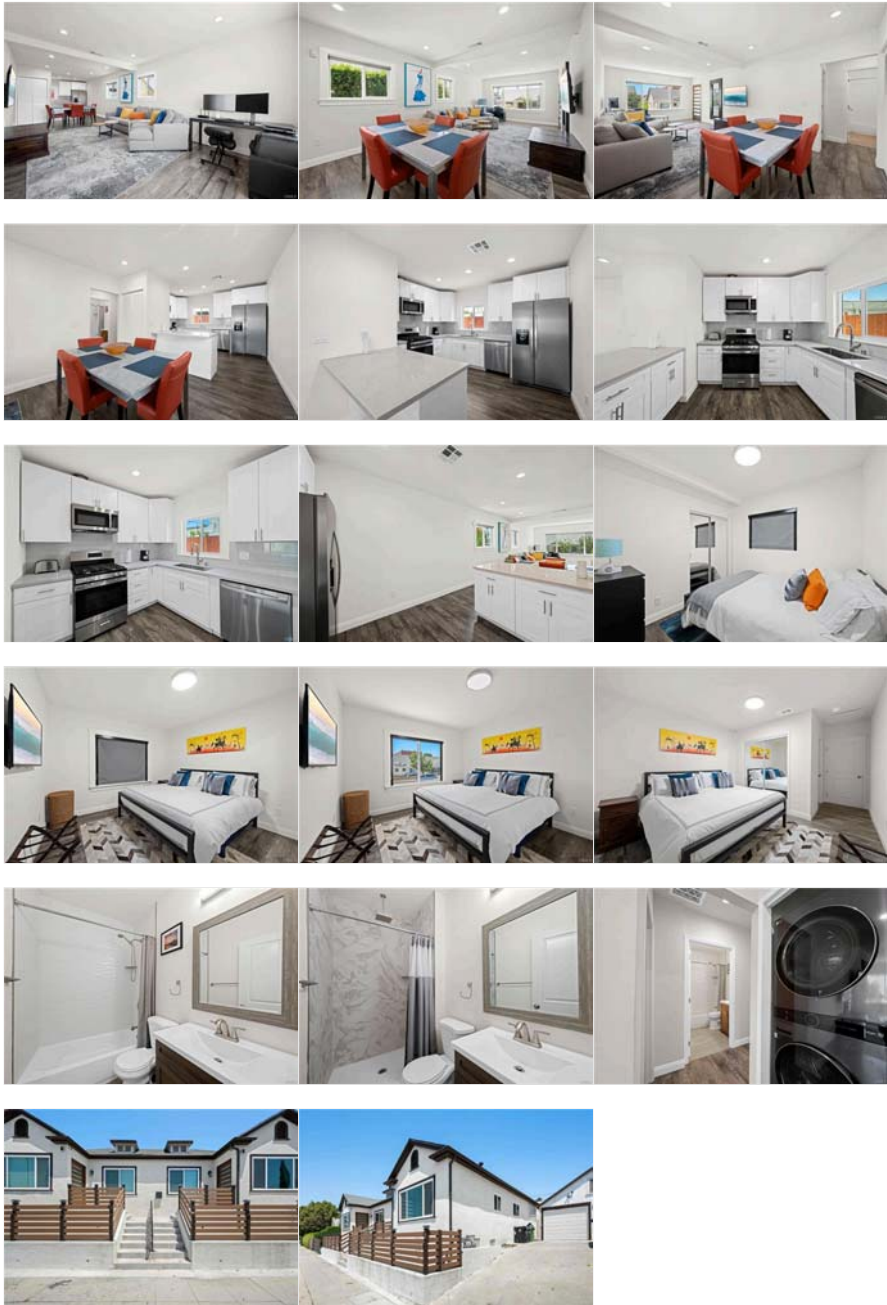
State License #: 01019397
Cell Phone: 714-742-3700

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: PW24039449

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Closed •

4809 Dockweiler St • Los Angeles 90019
2 units • \$697,500/unit • 2,686 sqft • 3,565 sqft lot • \$519.73/sqft •
Built in 1925
West of Tremaine and South of Longwood

List / Sold:
\$1,395,000/\$1,396,000 
49 days on the market
Listing ID: 24413307



An incredible opportunity for home ownership with immediate rental income in the heart of Los Angeles. This extensively updated and beautifully maintained Spanish-style duplex is located in the close-knit residential community of Longwood Highlands, just south of Brookside and Hancock Park. Nestled behind two gorgeous Jacaranda trees, you'll enter from the charming front porch into the generously sized living room of the owner's unit which features a decorative fireplace and a wall of windows, flooding the space with natural light. An oversized, arched opening connects the living room with an equally sunny and spacious dining room. The kitchen is both charming and functional with Spanish-style tile and stainless steel appliances. The two bedrooms both feature large and built-out closets. The hallway features more built-in storage and an additional flex space can be used as an office, nursery, storage, or potentially be converted to a second bathroom. The upstairs unit is almost identical in layout and condition. Both light-filled units feature hardwood floors throughout, central heat and air, in-unit laundry and access to the private and fully gated backyard. Two garages at the back of the property offer space for storage, a home gym, a potential ADU conversion, or parking for a compact car. Other recent upgrades to the property include lining of the sewer, a partially new tile roof, and a permitted level 2 EV charger. Enjoy the annual block party put on by the neighborhood and get ready for a cheerful and active Halloween! All this with easy access to Sprouts, Target, Ralphs, Starbucks, not to mention some of the city's most incredible parks and restaurants! Located ~25 minutes from DTLA, Culver City or Beverly Hills, calling this home will make for an easy commute!

Facts & Features

- Sold On 09/17/2024
 - Original List Price of \$1,395,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
 - Cap Rate: 5.02
 - \$69966 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$6,654
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00448883
 - 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	\$2,935	\$2,935	\$3,450
2:	1	2	1		Unfurnished	\$0	\$0	\$3,450

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5083019015

Michael Lembeck

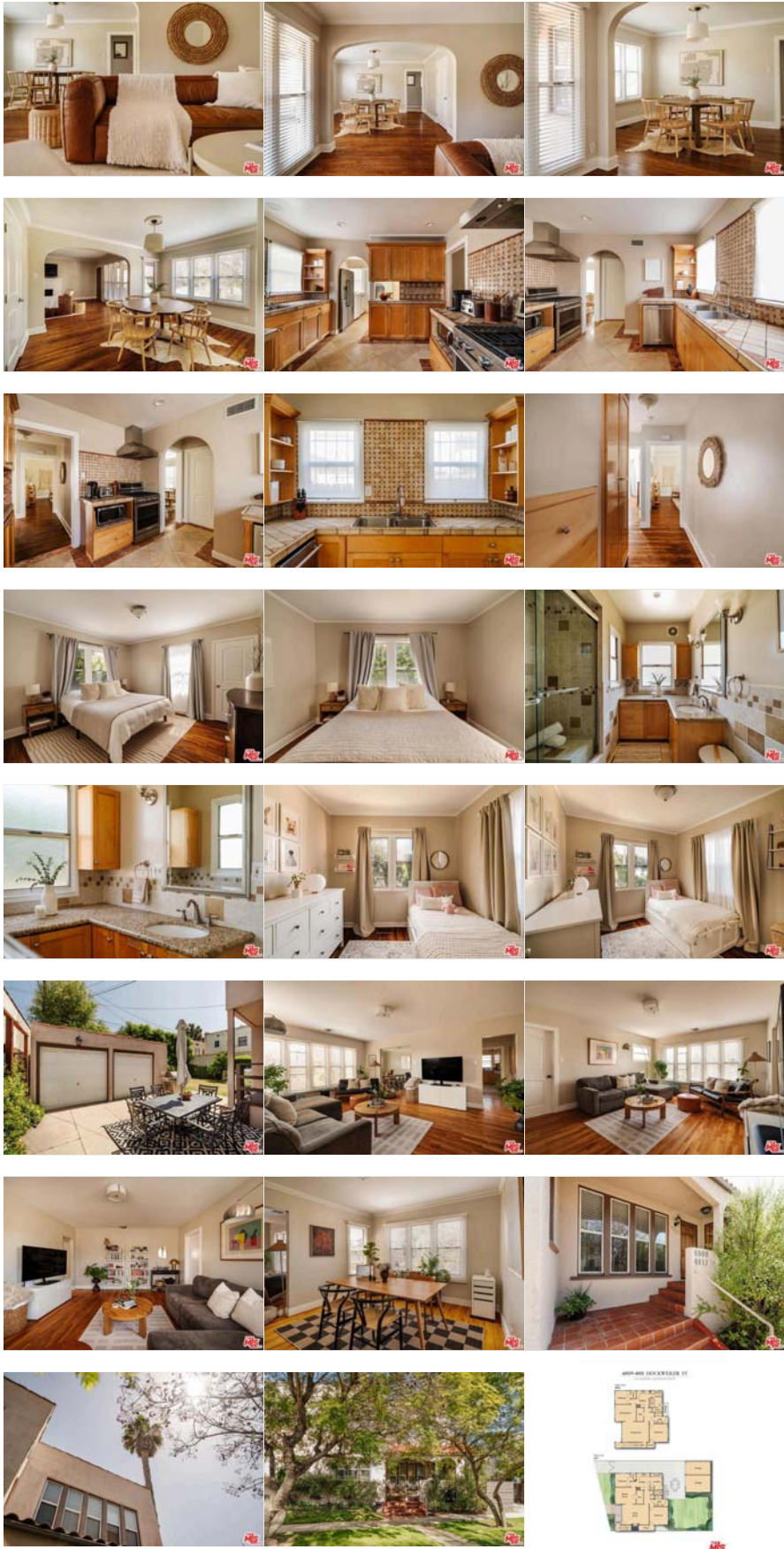
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Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$760,000/\$760,000**
0 days on the market
Listing ID: CV24143891

7102 Estrella Ave • Los Angeles 90044
2 units • **\$380,000/unit** • **1,543 sqft** • **5,400 sqft lot** • **\$492.55/sqft** •
Built in 1916
Florence Ave and Estrella Ave



Great two-unit duplex located in Vermont Knolls front unit offers 3 bedrooms 1 bath and back unit offers 2 bedrooms 1 bath, large basement, shared driveway with neighboring units, rear covered patio gated and additional parking, perfectly located near 605 freeway and USC University.

Facts & Features

- Sold On 09/20/2024
 - Original List Price of \$760,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$268 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$25200 Gross Scheduled Income
 - \$22200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,300
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01845447
 - Gardener:
 - Licenses:
- Insurance: \$2,300
 - 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	\$1,700	\$1,500	\$2,400
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6013024008

Michael Lembeck

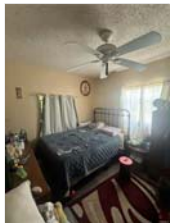
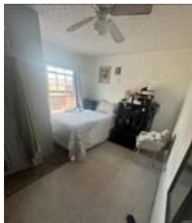
State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: CV24143891

Printed: 09/22/2024 8:25:49 AM

Closed • Duplex

List / Sold: **\$839,900/\$839,900**
6 days on the market
Listing ID: DW24169937

710 W 70th St • Los Angeles 90044
2 units • **\$419,950/unit** • **1,560 sqft** • **5,401 sqft lot** • **\$538.40/sqft** •
Built in 1940
S Hoover St & Bonsallo Ave



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

Facts & Features

- Sold On 09/19/2024
 - Original List Price of \$839,900
 - 1 Buildings
 - 6 Total parking spaces
 - \$330 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Microwave

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01275057
 - 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	\$0
2:	1	2	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6013023018

Michael Lembeck

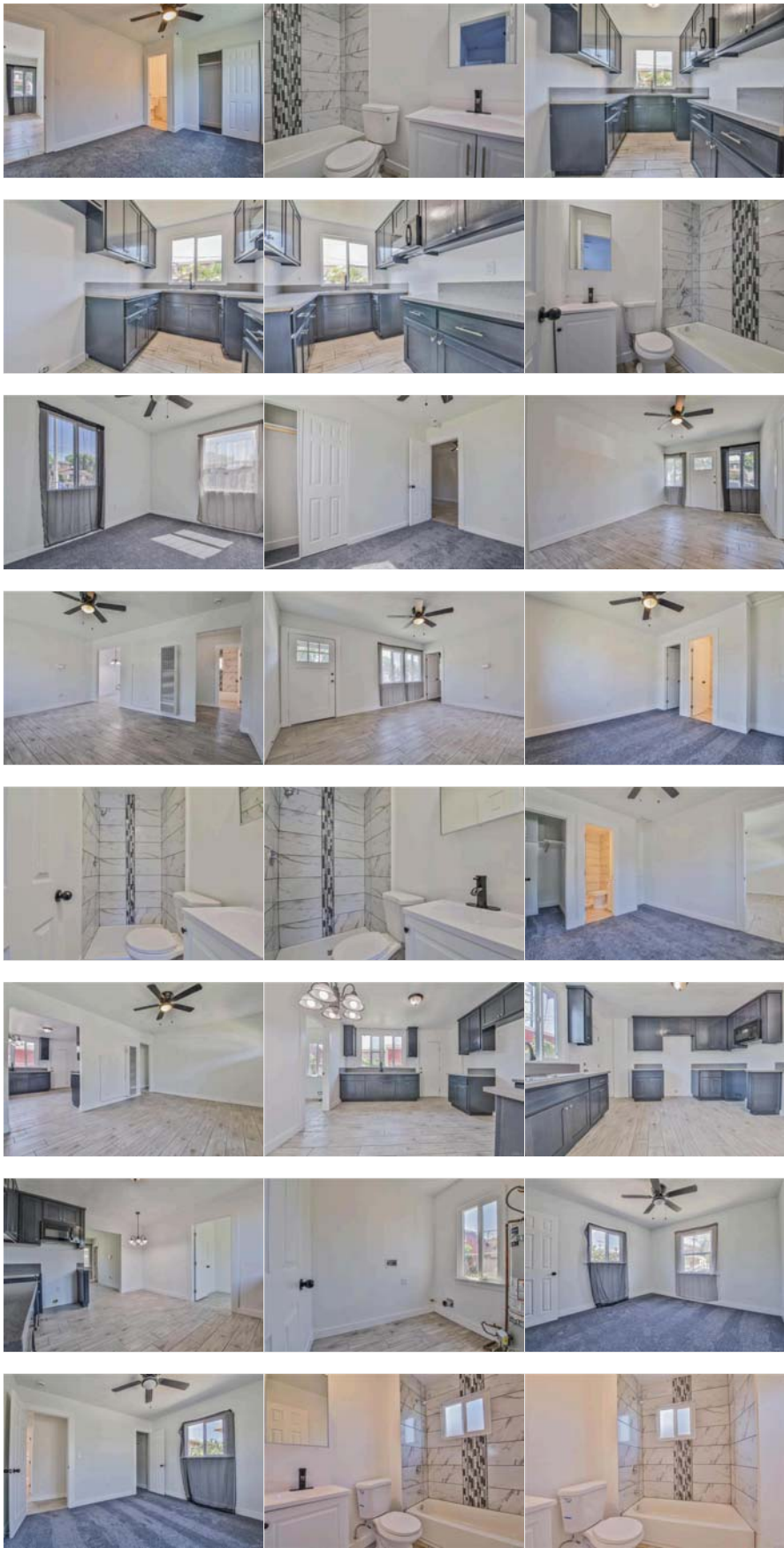
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Cell Phone: 714-742-3700

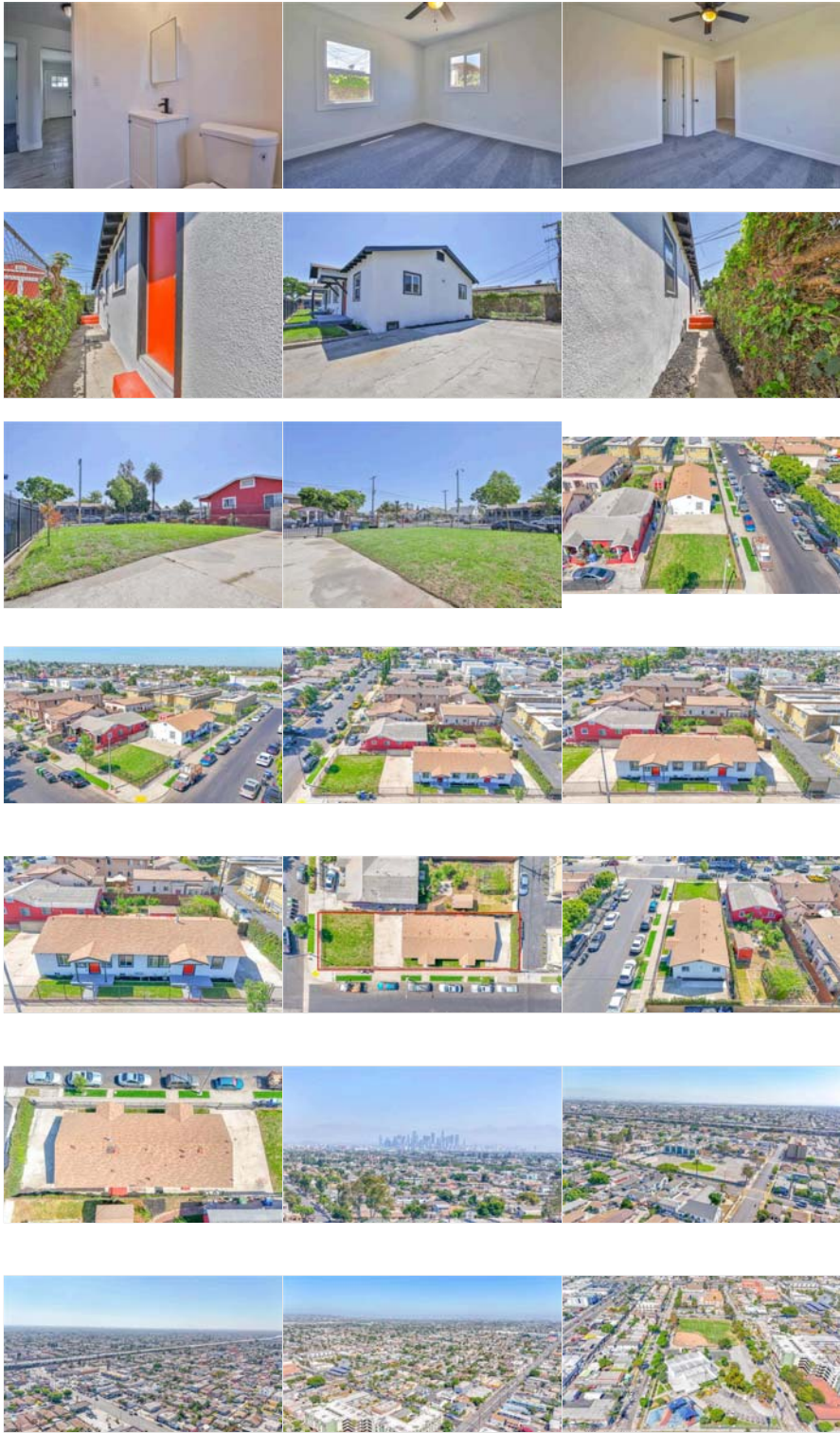
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Closed • Duplex

List / Sold: \$830,000/\$830,000 ↓

538 W 97th St • Los Angeles 90044

107 days on the market

2 units • \$415,000/unit • 2,200 sqft • 5,582 sqft lot • \$377.27/sqft • Built in 1924

Listing ID: DW24087663

S/CENTURY BLVD W/FIGUEROA



WOW!!!!!!! WOW!!!!!!! WOW!!!!!!! WOW!!!!!!! SUPER CLEAN DUPLEX IN AGREAT AREA OF LA FRONT UNIT IS 3BEDROOM AND 2 BATH BUILT IN 1924 BACK UNIT IS HUGE 4BEDROOMS AND 2BATH WITH A MASTER BEDROOM AND MASTER BATH BOTH UNITS HAVE IT IS OWN WASHER AND DRYER HOOK UPS THE BACK UNIT HAS SOLAR PANELS THAT THE SELLER PAYS \$59 MO.OF ELECTRICITY IT HAS A LONG DRIVEWAY WITH MUCH MORE SPACE IN THE BACK

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,309
- Electric: \$59.00
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	3	2	1	Unfurnished	\$0	\$0	\$2,500
2:	1	4	2	3	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County

Michael Lembeck

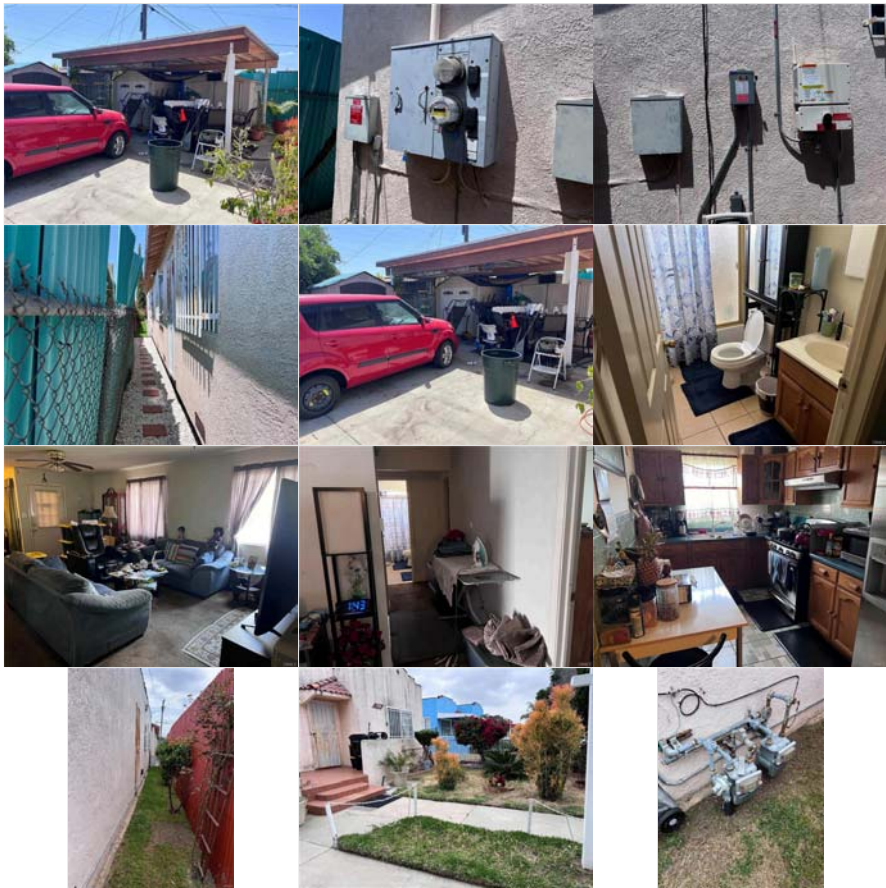
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Closed

Commercial/Residential

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

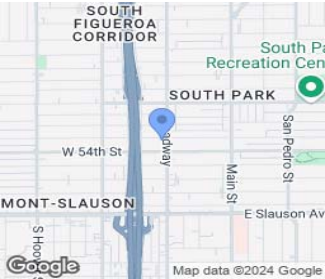
21 days on the market

Listing ID: CV24161789

5303 S Broadway • Los Angeles 90037

2 units • \$375,000/unit • 2,962 sqft • 5,711 sqft lot • \$253.21/sqft • Built in 1922

On corner of W 53rd Street and S Broadway



Attention all affordable housing developers or first time homeowners! We are pleased to offer this 5,711 lot size corner lot. This mixed use property is located south of DTLA and the Los Angeles Memorial Coliseum and LAFC soccer stadium, while not being far from USC (University of Southern California). Currently, the property is being used as a business and rear unit is a residential 2 bedroom, 1 bathroom, being a total of 2 units. Commercial unit in front rents for \$3100 while residential unit in the rear rents for \$1400 while paying for water, gas, and electricity. This property is in the redevelopment project area District Council for the Land Use Affordability Covenant and ED1 Executive Directive for Housing with a zoning C2-1VL-CPIO with ED1 Eligibility and Tier 2 TOC Affordable Housing incentive program (verify with LADBS). All new developments can exercise the density bonus for the Los Angeles Affordable Housing developments. This is a developmental opportunity under executive order from the Los Angeles Mayor as it is aimed to speed the approval of affordable housing. Do not let this opportunity pass by yourself or your buyers! Please contact listing agent for any questions or additional information. Submit all offers with proof of funds and pre-approval letter. Buyers and buyers agents to do own due diligence on property.

Facts & Features

- Sold On 09/20/2024
 - Original List Price of \$699,999
 - 2 Buildings
 - 5 Total parking spaces
 - Land Lease Frequency: Monthly
 - \$4,847 (Public Records)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$54000 Gross Scheduled Income
 - \$44653 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00848848
 - Gardener:
 - Licenses:
- Insurance: \$4,500
 - 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	0	0	0	Partially	\$3,100	\$3,100	\$3,100
2:	1	2	0	0	Partially	\$1,400	\$1,400	\$1,400

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
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5101035001

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: CV24161789

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Closed •

List / Sold:
\$1,050,000/\$1,120,000

23 days on the market

Listing ID: 24417755

3805 Dozier St • Los Angeles 90063
2 units • \$525,000/unit • 2,852 sqft • 4,594 sqft lot • \$392.71/sqft •
Built in 2016
West of 710 freeway, north of Cesar Chavez Ave, corner of Gage and Dozier.



In 2016, this City Terrace gated duplex was designed and built from the ground up. Each similar side-by-side two-story unit has an open floor concept with kitchen area, dining area, family room, and powder room with direct access to two-car garage and laundry. Upstairs, a private primary suite with private bathroom. Three additional bedrooms and bathrooms round out the upper level. The units have central heat/air, dual paned energy efficient windows, sprinkler systems, alarm systems, and so much more. The roof is a "cool roof", delivering higher solar reflectance. Each unit has individual front and rear yards. City Terrace, a vibrant neighborhood, is just east of downtown Los Angeles.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Dual, Gas
- Heating: Central
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Washer Included
- \$61080 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063235
- 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	\$2,895	\$2,895	\$3,250
2:	2	4	3		Unfurnished	\$2,695	\$2,695	\$3,250

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 # 5233001029

Michael Lembeck

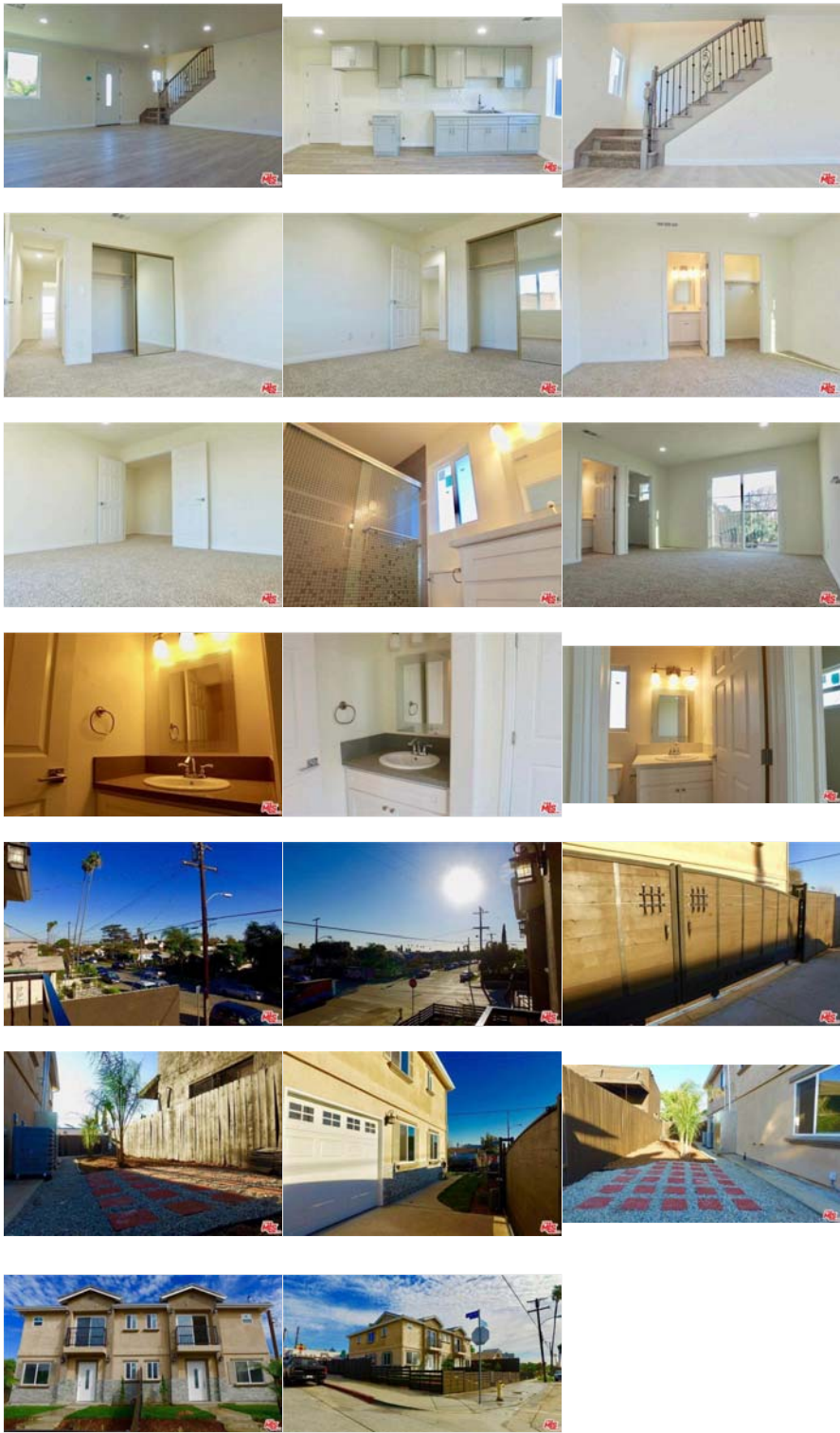
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Newport Beach, 92660

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Closed •

List / Sold: **\$695,000/\$760,000** ↗

11316 Louise Ave • Lynwood 90262
2 units • **\$347,500/unit** • **1,620 sqft** • **11,657 sqft lot** • **\$469.14/sqft** •
Built in 1949
West of 710 Freeway, North of Martin Luther King Blvd

6 days on the market
Listing ID: 24425673



Welcome to this rare gem, offering an exceptional blend of comfort, convenience, investment and Development potential. ALL VACANT, two separate homes + detached two car garage on an oversized lot of 11,657 Sqft with R3 Zoning. The front home is a 3bed + 1bath and the back home is a 1bed + 1bath. Each home has its own yard area, backyard adorned with fruit trees, this is a serene retreat to relax and unwind. Ample parking options to ensure satisfaction and add to the property's desirability. 2 car garage can be converted to ADU or additional unit. Property enjoys proximity to supermarkets, restaurants and the renowned "plaza Mexico" providing residents with abundance of shopping and dining options. Great opportunity for owner user, investor, or builder. Easy to show.

Facts & Features

- Sold On 09/18/2024
 - Original List Price of \$695,000
 - 3 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 5.4
 - \$43680 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,780
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01182091
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- RM - Lynwood area
 - Los Angeles County
 - Parcel # 6194024028

Michael Lembeck

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

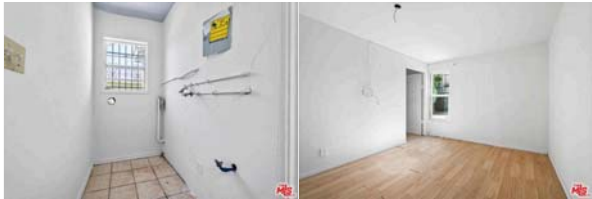
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CUSTOMER FULL: Residential Income LISTING ID: 24425673

Printed: 09/22/2024 8:25:49 AM

Closed •

2755 Angus St • Los Angeles 90039
3 units • **\$483,333/unit** • **3,157 sqft** • **11,523 sqft lot** • **\$509.98/sqft** •
Built in 1910
Google Maps

List / Sold:
\$1,450,000/\$1,610,000 
51 days on the market
Listing ID: 24410757



Opportunity knocks at this 11,520 SF LOT! Unlock the potential and don't miss out on your chance to own a character filled multi-unit property in one of the most desirable neighborhoods in Silver Lake. Centrally located only a couple of blocks from the Silver Lake Reservoir, the highly regarded Ivanhoe Elementary, and a multitude of trendy and stylish restaurants, coffee bars, and shops along Rowena Avenue. The front house is a classic California Spanish style side-by-side duplex. Each unit has 1 bedroom and 1 bath and includes living and dining areas as well as their own laundry. Both are filled with charming details including French windows, arched entryways, hardwood floors, and original built-ins. Behind the duplex above the detached garage resides a light and bright studio. As you continue along the expansive property, next you'll discover the sizable and equally charming single-family home consisting of 2 bedrooms, 1 bath plus a bonus room and basement storage area. Beyond the home is yet another garage. With renovation and a keen eye, all units have enormous upside potential for any savvy investor or first-time buyer wanting to build their real estate portfolio. Don't miss out on this gem in the heart of a vibrant beloved neighborhood, close to freeways and public transportation, and walking distance to all the treasures the Silver Lake community has to offer.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,450,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

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	1	1		Unfurnished	\$2,400	\$2,400	\$2,995
2:	1	1	1		Unfurnished	\$1,036	\$1,036	\$2,995
3:	1	2	1		Unfurnished	\$3,200	\$3,200	\$4,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 5434033021

Michael Lembeck

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

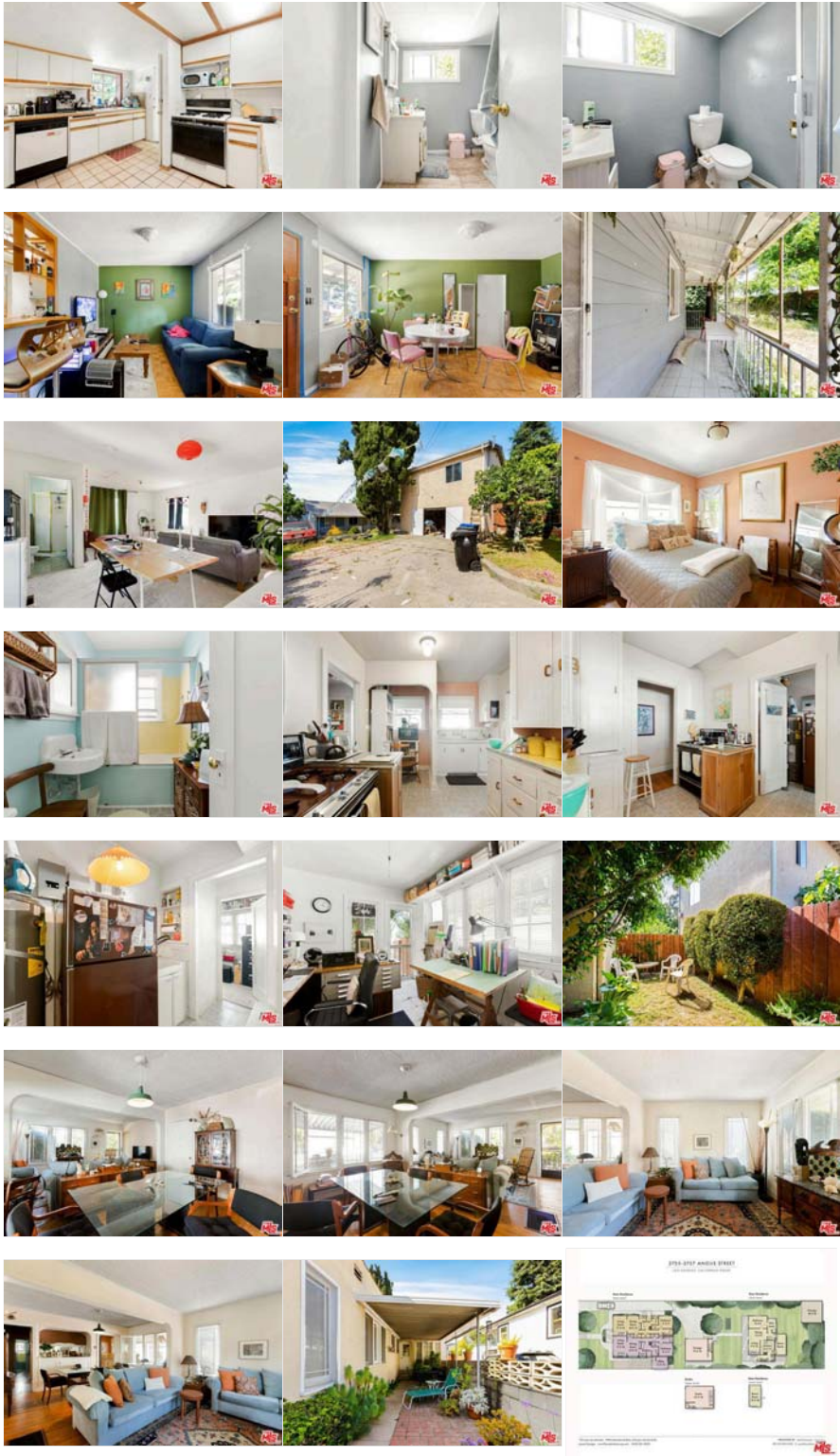
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CUSTOMER FULL: Residential Income LISTING ID: 24410757

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Closed • Triplex

List / Sold:
\$1,099,000/\$1,315,000 
13 days on the market
Listing ID: BB24140971

3316 Perlita Avenue • Los Angeles 90039
3 units • **\$366,333/unit** • **2,156 sqft** • **6,750 sqft lot** • **\$609.93/sqft** •
Built in 1953
E-Glendale Blvd, S-San Fernando



This amazing, rare triplex in the heart of Atwater Village is nestled on a beautiful tree lined street. There are (2) 1 bed | 1 bath units in the front building and a 3 bed | 1 bath single family with a large private back yard and two car garage. The top floor 1 bed | 1 bath was completely remodeled down to the studs with new plumbing and electrical, canned lighting and vinyl plank flooring. The kitchen has been nicely appointed with quartz counters, white shaker cabinets and stainless appliances, and the bath has a penny tile floor, a deep tub, shower combo with large rectangle tiles on the wall. The 3-bedroom back unit is a blank slate for your imagination and contractor. Renovate, live in the back unit and subsidize your mortgage or rent all three. Recent upgrades include 3 new electrical panels, new windows front building, exterior paint, on site laundry, and new front yard with privacy hedge to name a few. Close to everything including Atwater Village shops and eateries, freeways and downtown. Welcome home!

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: No
- Laundry: Common Area, Gas Dryer Hookup
- \$35645 Gross Scheduled Income
- \$18042 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Vinyl, Wood

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,712
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$1,109
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,200	\$2,200	\$2,300
2:	1	1	1	0	Unfurnished	\$770	\$770	\$2,300
3:	1	3	1	2	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436017009

Michael Lembeck

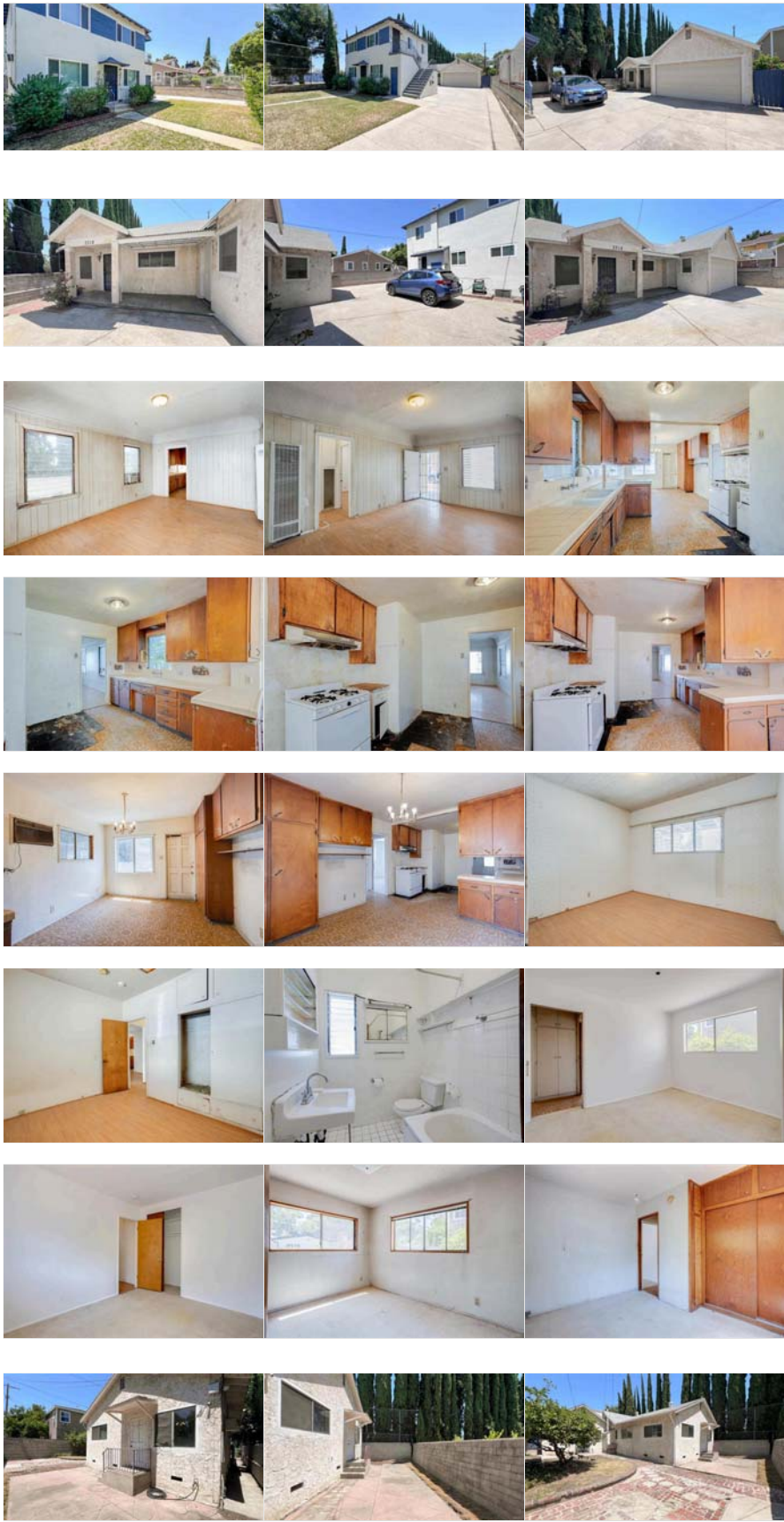
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Closed • Triplex

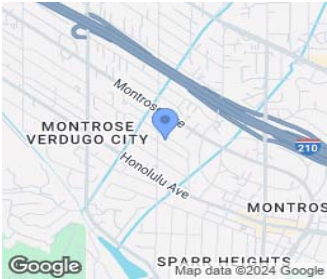
List / Sold:

\$1,200,000/\$1,400,000 ↓

71 days on the market

Listing ID: OC24096884

2551 Piedmont Ave • Montrose 91020
3 units • \$400,000/unit • 2,417 sqft • 7,313 sqft lot • \$579.23/sqft •
Built in 1941
Montrose to Rosemead to Piedmont



Luxury Live Auction! Bidding to start from \$1,200,000! Lovely triplex in beautiful Montrose. The APN is for all three units, even though the back units are actually on Manhattan. 2551 Piedmont is a single family home with a one-car garage, renovated in 2019. 2544 and 2542 Manhattan are the back units. 2544 Manhattan, renovated in 2020 is two beds/one bath, with their own carport space. 2542 Manhattan is in original condition at one bed/one bath. Great income opportunity or for someone to live on site and rent the others out. Tenant in Manhattan units are month to month, but would love to stay, if that is possible.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,162 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, In Garage
- \$71400 Gross Scheduled Income
- \$42154.33 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Pantry
- Appliances: Dishwasher, Disposal
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Sloped Down, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,485
- Electric: \$2,257.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02205941
- Gardener:
- Licenses:
- Insurance: \$1,022
- Maintenance: \$2,126
- 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	\$2,400	\$28,800	\$28,800
2:	1	1	1	0	Unfurnished	\$1,400	\$16,800	
3:	1	2	1	0	Unfurnished	\$2,200	\$26,400	

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5807017036

Michael Lembeck

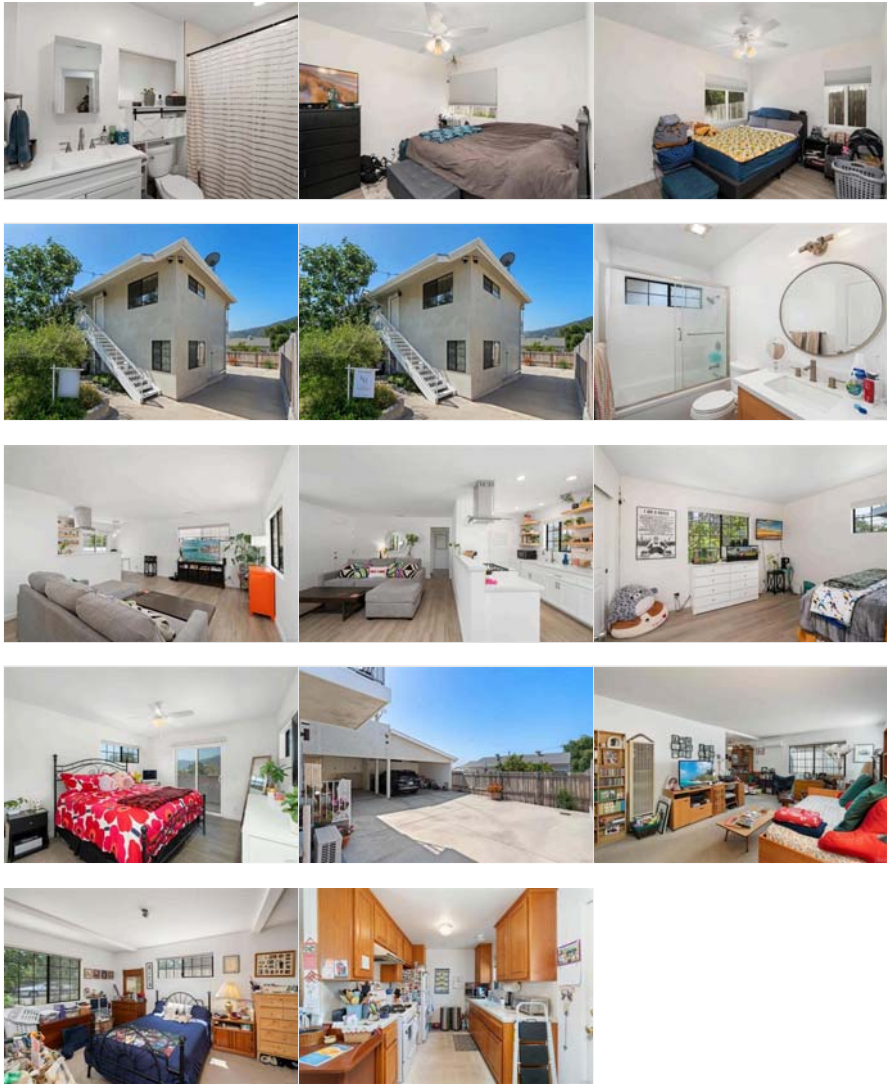
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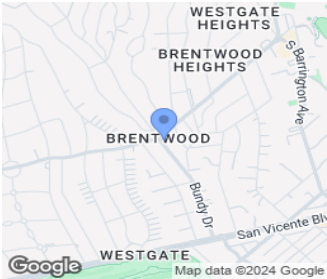
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Closed • Triplex

List / Sold:
\$1,740,000/\$1,740,000
0 days on the market
Listing ID: SB24140284

12188 W Sunset Blvd • Los Angeles 90049
3 units • \$580,000/unit • 3,193 sqft • 7,814 sqft lot • \$544.94/sqft •
Built in 1946
South East Corner Sunset & Kenter



Welcome to 12188 W Sunset Blvd, a remarkable triplex in the sought-after neighborhood of Brentwood, Los Angeles. This exceptional property offers a fantastic investment opportunity, combining a prime location with versatile living spaces and immense potential for added value. With its iconic corner lot position on the renowned Sunset Boulevard and Kenter Avenue, convenient access to amenities, and proximity to schools, this triplex presents an enticing proposition for both investors and those seeking a multi-unit residence. This triplex boasts a total of 5 bedrooms and 3 bathrooms spread across three distinct units. Two units feature 2 bedrooms and 1 bathroom while the third unit is 1 bedroom and 1 bathroom. The property's standout feature is its enviable location on the famous Sunset Boulevard. With its vibrant atmosphere and proximity to shopping and dining establishments, residents can enjoy the Los Angeles lifestyle, while returning home to their quiet and peaceful property with a private backyard. The proximity to renowned schools and convenient freeway access ensures easy commuting to other parts of the city and beyond, providing a seamless experience for residents and families. Don't miss out on this rare gem in Brentwood!

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$1,740,000
- 1 Buildings
- 3 Total parking spaces
- \$552 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 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: 00431030
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	5	0	3	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

- Standard sale
- Rent Controlled
- C06 - Brentwood area
- Los Angeles County
- Parcel # 4404012001

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

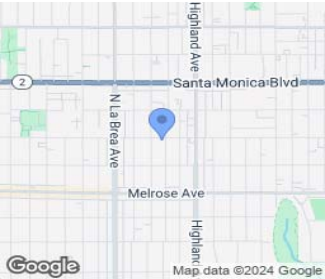
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Closed •

859 N Mansfield Ave • Los Angeles 90038
3 units • \$533,333/unit • 2,419 sqft • 6,002 sqft lot • \$640.76/sqft •
Built in 1923
North of Melrose, East of La Brea

List / Sold:
\$1,600,000/\$1,550,000 ↓
36 days on the market
Listing ID: 24428525



Proudly introducing a special opportunity to own a stellar income property in this coveted N. Hancock Park/Melrose Adjacent location. Situated perfectly on a gorgeous tree-lined street, this ideal, fully-vacant triplex resides on an expansive corner lot providing integrity and privacy for each individual unit. 859 N. Mansfield is the flagship 2BR/2BA unit and features a large front yard, an inviting covered front porch, character windows, barreled ceilings and tiled fireplace in living room, and private outdoor patio. 6900 Willoughby is another generously-sized 2BR/2BA unit, with its own separate walkway and entrance, boasting a tiled fireplace in the living room, updated kitchen and bathrooms, and private outdoor space to gather. 6900 1/2 Willoughby adorably showcases a smart and efficient living space and kitchen and a comfortable loft-style bedroom perch above. New lighting plus recent plumbing/sewer and foundation upgrades are just a few of its many perks. This is a supremely desirable rental location, close to green spaces at Poinsettia and Plummer Park as well as plenty of local destinations and favorites such as Cat & The Fiddle, Gigi's, Mother Tongue, Mozzaplex, Petit Trois, and Providence. Charm and character are simply overflowing at this rare trophy income property, which would make a wonderful addition to an end owner-user or any investor's portfolio as 859 N. Mansfield is a terrific long-term location and investment. This one is primed and ready to go!

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN: Yes
- \$123000 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200006
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5524001029

Michael Lembeck

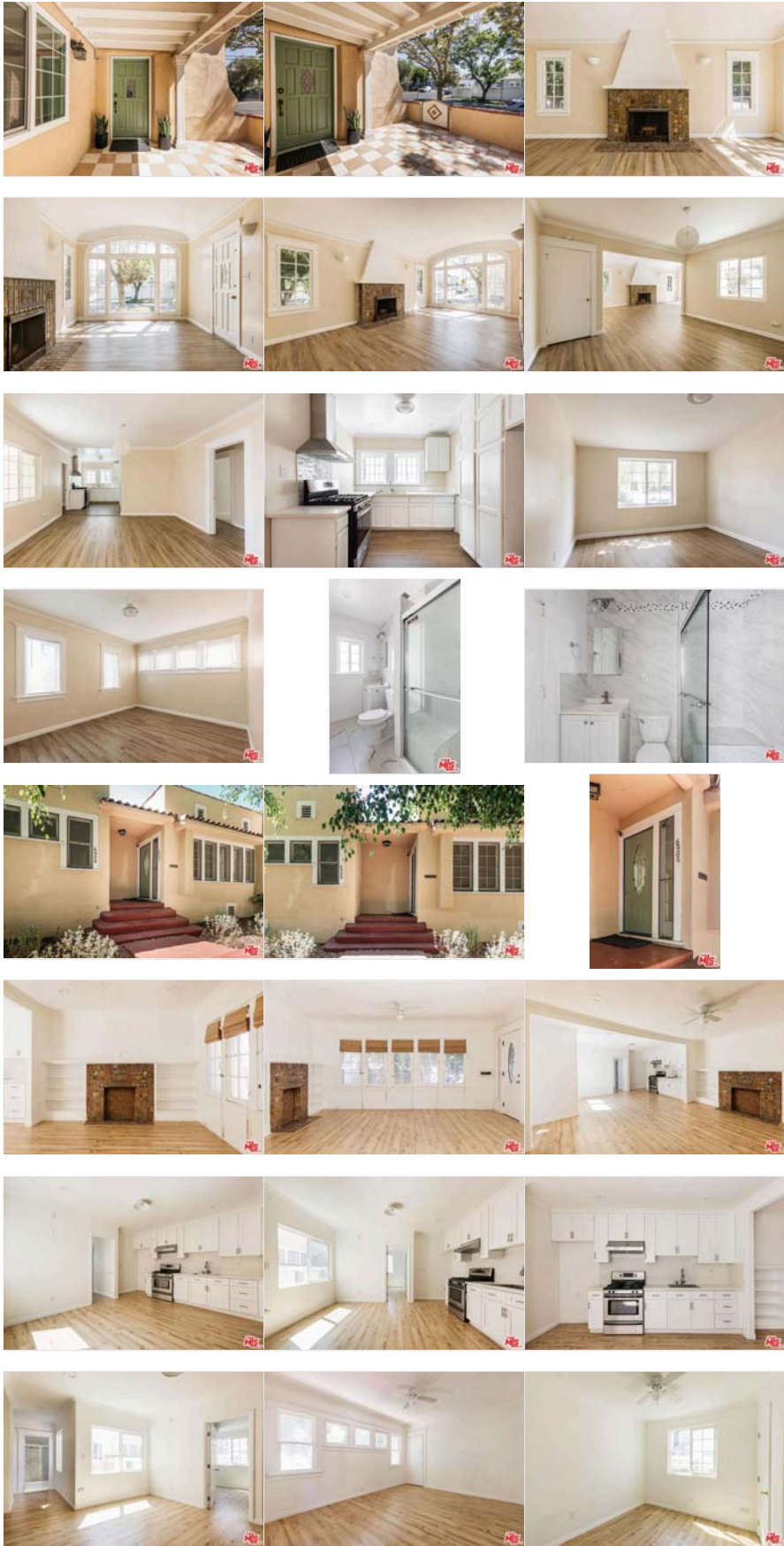
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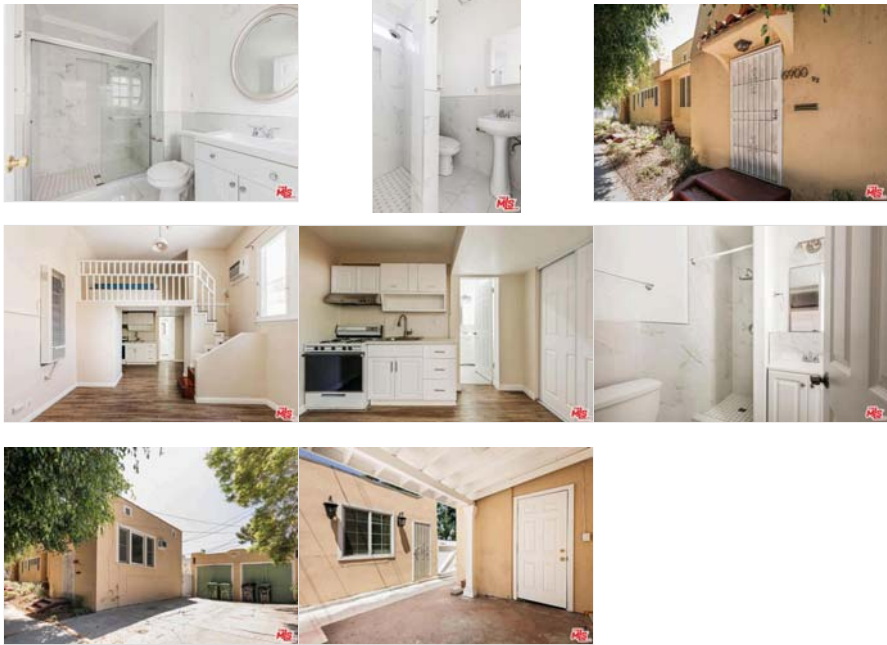
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Closed •

3248 Barham Blvd • Los Angeles 90068
3 units • \$366,333/unit • 3,236 sqft • 5,823 sqft lot • \$324.47/sqft •
Built in 1952
Barham Blvd; North of 101 Fwy

List / Sold:
\$1,099,000/\$1,050,000 ↓
14 days on the market
Listing ID: 24434047



Exceptional investment opportunity in the Hollywood Hills. This R2-1XL zoned triplex is on the market for the first time in over 50 years. Nestled into the hillside, all three units are two-stories: the front and middle units feature two 2 bedrooms and 1 bathroom; the rear unit is 2 bedrooms, 1.5 bathrooms and has been recently updated with fresh paint, refinished hardwood floors and new carpet upstairs. Each unit enjoys its own private outdoor space. The front unit features a large balcony; the middle unit enjoys a generous outdoor patio, and the rear unit boasts an expansive backyard patio with plenty of room for entertaining, pets, and relaxing, plus its own separate laundry room. The building sits above a 4-car covered carport. Lower two units are tenant occupied with long-term tenants; the largest, rear (top) unit is vacant. Great location with easy freeway access, close to the Hollywood Bowl, major studios, shopping, dining and hiking trails; and 15 minutes to the Burbank Airport. The building needs a little TLC and represents an amazing opportunity for its new owner.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01052638
- 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	\$2,050	\$2,050	\$3,000
2:	1	2	1		Unfurnished	\$2,200	\$2,200	\$3,000
3:	1	2	1		Unfurnished	\$0	\$0	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5579018007

Michael Lembeck

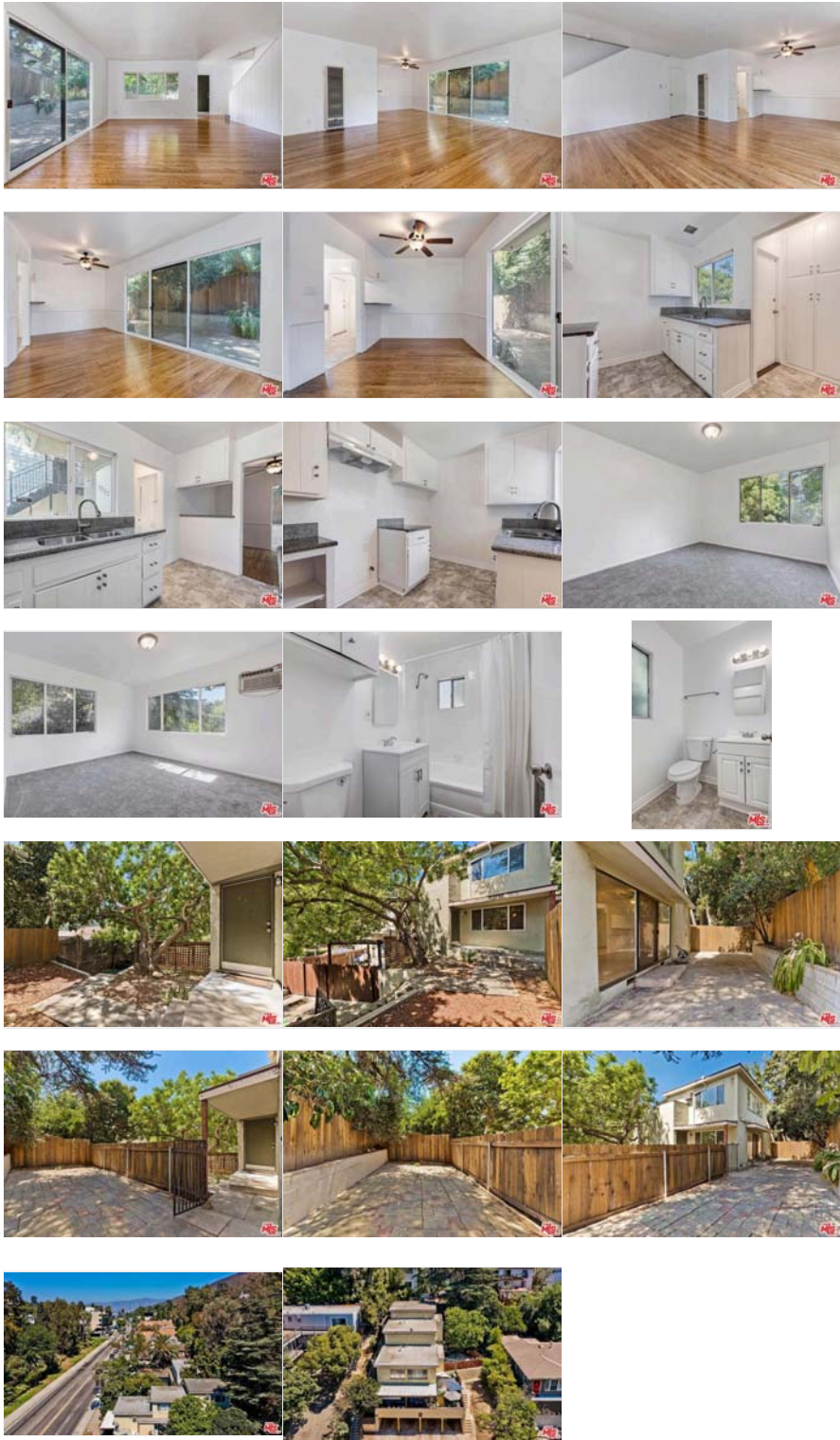
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Newport Beach, 92660

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Closed • Triplex

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

1459 W 48th St • Los Angeles 90062

32 days on the market

3 units • \$266,667/unit • 2,435 sqft • 6,912 sqft lot • \$328.54/sqft • Built in 1947

Listing ID: DW24058238

MAJOR CROSS STREETS, NORMANDIE AVE AND 48TH ST



Great investment opportunity in the heart of Los Angeles. Beautiful three unit property, all tenant occupied . Front Unit: 4 bedrooms 2 bathrooms, Top Unit: 2 bedrooms 1 bathroom, Back Unit 1 bedroom 1 bathroom. Prime Los Angeles location just minutes away from USC, Los Angeles Coliseum and BMO Stadium.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$800,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$458 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526931
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$2,000	\$2,000	\$2,500
2:	1	2	1	0	Unfurnished	\$1,121	\$1,121	\$1,300
3:	1	1	1	1	Unfurnished	\$973	\$973	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5016020015

Michael Lembeck

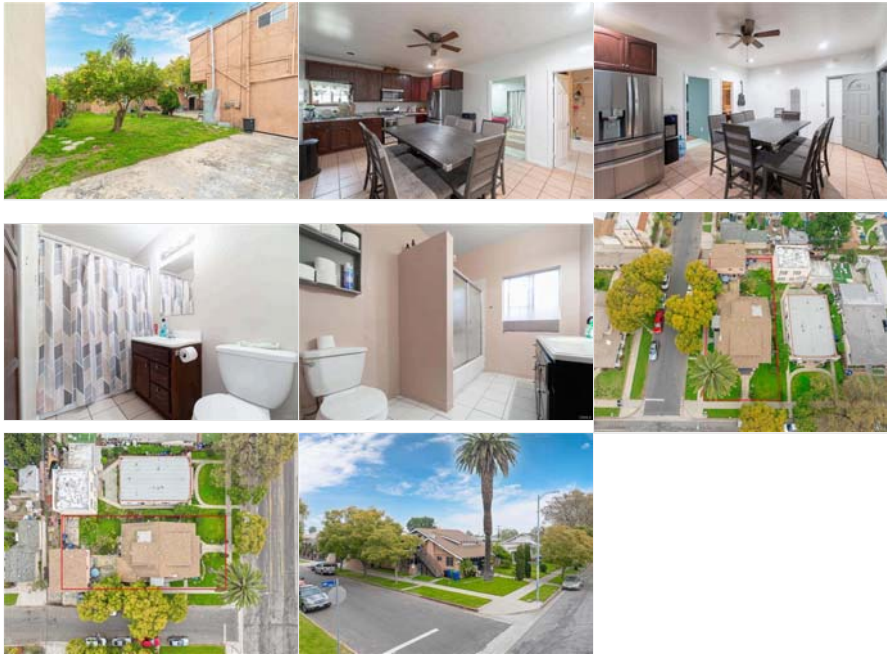
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CUSTOMER FULL: Residential Income LISTING ID: DW24058238

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Closed •

List / Sold: \$1,100,000/\$960,000 ↓

1302 W 35th Pl • Los Angeles 90007

153 days on the market

3 units • \$366,667/unit • 3,144 sqft • 6,801 sqft lot • \$305.34/sqft • Built in 1905

Listing ID: 24362877

Head west toward Raymond, Turn left onto Raymond Ave. Turn left onto W 35th Pl. Destination will be on the right.



Investors delight! This unique Triplex consist of 2 story building in front with 3 beds, 1 bath upstairs and 2 bed 1 bath down with a separate 3rd unit in back with 2 beds,1bath. totaling 3,144 sq. ft. on a 6,799 sq. ft. lot with LARD1.5 Zoning. EXCELLENT investors opportunity Situated in the heart of Los Angeles USC area, close to LACC, Trade Tech, The Coliseum, Downtown L.A., shopping centers, the Science Museum, and an array of dining and entertainment options. Property has elongated driveway with designated parking spaces and an inside laundry area. Property is being sold "AS IS!" Please Do not disturb occupants! Seller is motivated! SUBMIT ALL OFFERS

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,490,000
- 2 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$57752 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Center Hall, Family Room, Formal Entry, Living Room, Primary Bathroom
- Appliances: Disposal
- Other Interior Features: 2 Staircases, Ceiling Fan(s)
- Floor: Carpet

Exterior

- Lot Features: Back Yard, Front Yard, No Landscaping, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$5,164
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01061510
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,600	\$2,600	\$4,500
2:	2	2	1		Unfurnished	\$1,314	\$1,314	\$2,700
3:	3	2	1		Unfurnished	\$1,329	\$1,329	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040006023

Michael Lembeck

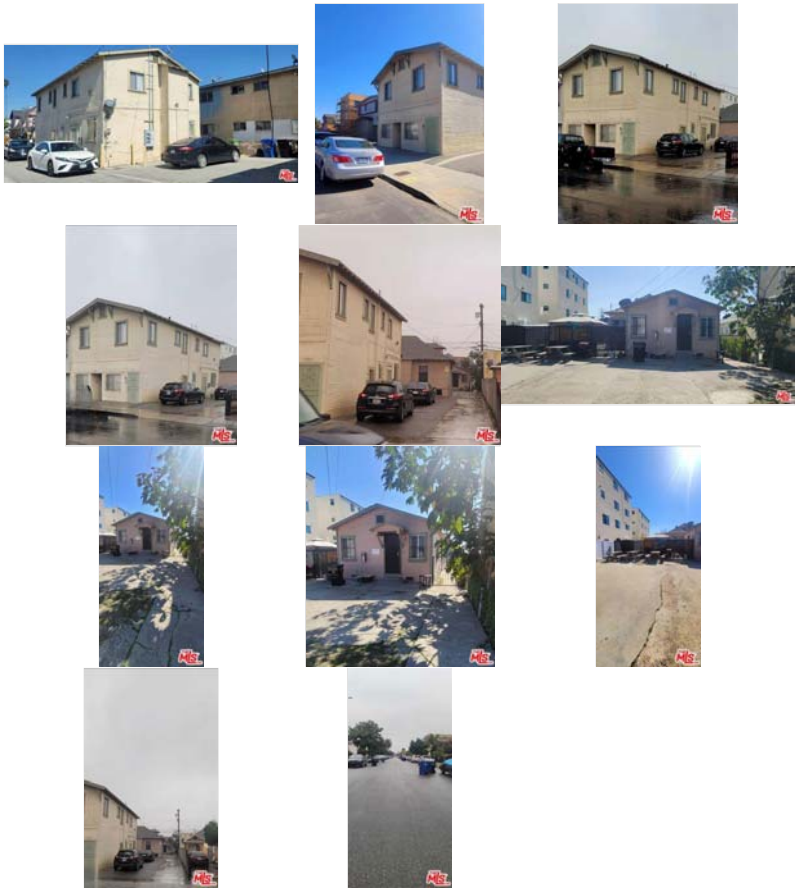
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CUSTOMER FULL: Residential Income LISTING ID: 24362877

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Closed •

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

9814 S Hoover St • Los Angeles 90044

119 days on the market

3 units • \$250,000/unit • 1,440 sqft • 4,020 sqft lot • \$520.83/sqft • Built in 1949

Listing ID: 24395405

Get on I-405 S in Culver City from Charnock Rd and Sawtelle Blvd...Continue on I-405 S. Take I-105 E to S Vermont Ave in West Athens. Take exit 7A from I-105 E...Continue on S Vermont Ave. Drive to S Hoover St in Los Angeles



You will be hard pressed to find an income property in Los Angeles with this level cash flow @ a 7.7 cap rate you can't beat this deal. This triplex is fully remodeled boasting recessed lighting, wood floors, stainless steel appliances, gorgeous kitchens, and bathrooms. Although the rents are great they are not at it's full potential, the one bedrooms could easily be rented for 2400 a month. If you're looking for a great cash flowing buy and hold or looking to jumpstart your wealth by living in one of the units and renting out the others then you cannot afford to miss this deal. Gross Rents are 68000 per year!

Facts & Features

- Sold On 09/18/2024
 - Original List Price of \$799,999
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included
 - Cap Rate: 7.7
 - \$62147 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$5,329
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01914184
 - 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	\$1,668	\$20,016	\$2,400
2:	1	1	1		Unfurnished	\$2,070	\$24,840	\$2,400
3:	1	1	1		Unfurnished	\$1,885	\$22,620	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6054023030

Michael Lembeck

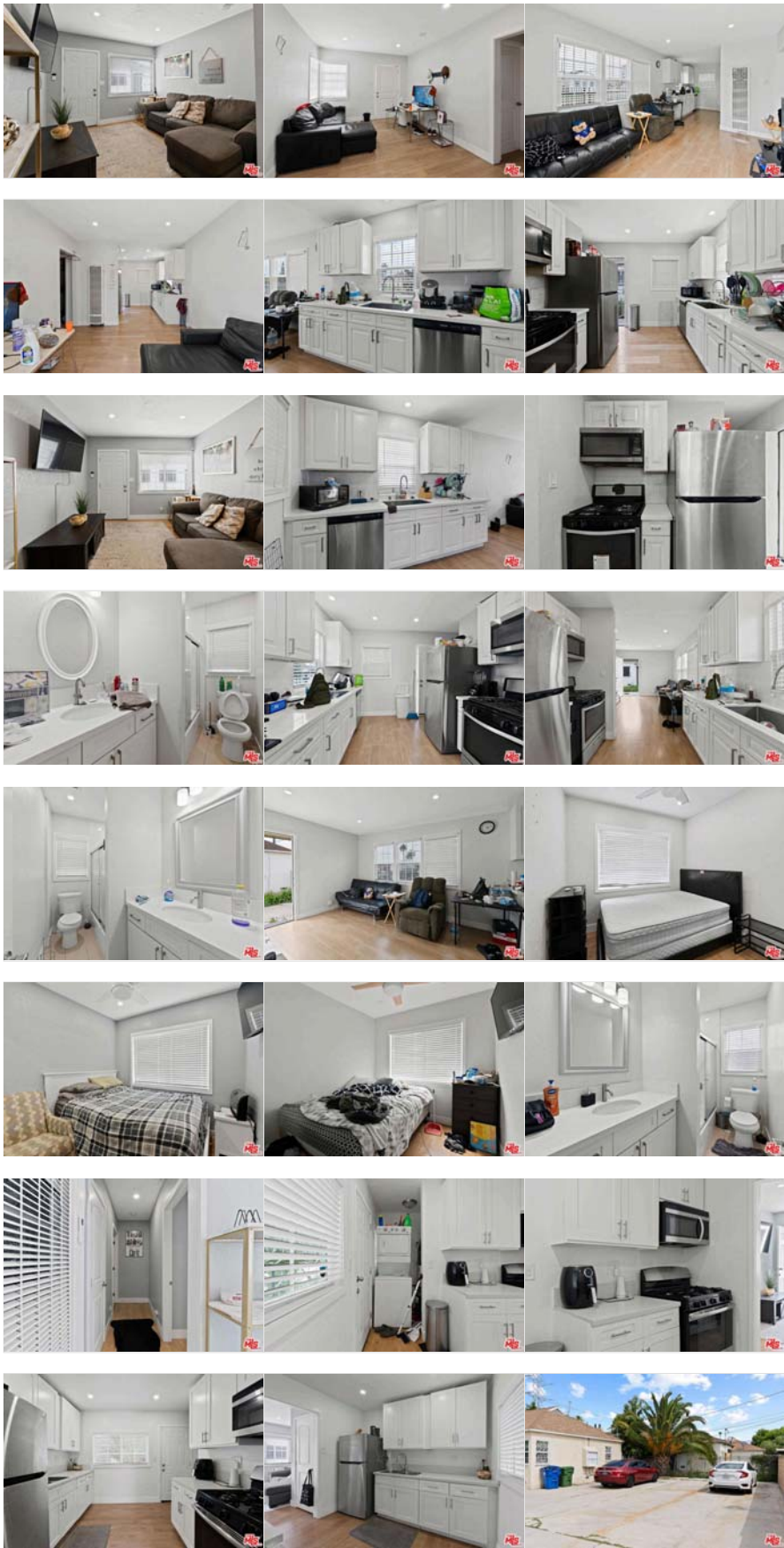
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CUSTOMER FULL: Residential Income LISTING ID: 24395405

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List / Sold:

Closed • Single Family Residence

\$1,475,000/\$1,475,000

0 days on the market

Listing ID: RS24169545

10245 Park St # A • Bellflower 90706
3 units • \$491,667/unit • 6,578 sqft • 27,596 sqft lot • \$224.23/sqft •
Built in 2003
Cross streets Park St & Woodruff Ave



This property is a restoration/remodel project.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$1,475,000
- 3 Buildings
- Levels: One, Two
- 6 Total parking spaces
- \$1,993 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$24000 Gross Scheduled Income
- \$10000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 20000-39999 Sqft
- 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	3	2	2	Unfurnished	\$2,000	\$2,000	\$4,000
2:	1	5	4	2	Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7017023010

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: RS24169545

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Closed •

List / Sold:

\$1,250,000/\$1,340,000 ⬆

39 days on the market

Listing ID: 24426670

211 N Avenue 63 • Los Angeles 90042
4 units • \$312,500/unit • 2,768 sqft • 8,052 sqft lot • \$484.10/sqft •
Built in 1922
N Avenue 63 & Ruby St



We are pleased to present our newest exclusive listing in the trendy Highland Park neighborhood . The property is comprised of four units all 1bedroom/1bathroom units (two which were built in 2008 and are loft style) . Those loft units are exempt from RSO rent control . The property boast a 91 Walkscore (Walkers Paradise) and is located only one block from Figueroa St, local bars, Starbucks, and more! The property is being offered at a 5.72% cap rate on entry rents and a 11.81 GRM. This investment is well suited for long term growth, upside in rents, and located in an extremely desirable Los Angeles neighborhood making it a perfect investment

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.72
- \$71497 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$31,133
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01434190
- 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	\$2,600	\$2,600	\$2,650
2:	1	1	1		Unfurnished	\$2,365	\$2,365	\$2,950
3:	1	1	1		Unfurnished	\$2,650	\$2,650	\$2,650
4:	1	1	1		Unfurnished	\$1,202	\$1,202	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5493012025

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 24426670

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Closed • Quadruplex

List / Sold:
\$1,495,000/\$1,475,000 ↓
56 days on the market
Listing ID: PW24129689

7322 Pickering Ave • Whittier 90602
4 units • \$373,750/unit • 3,138 sqft • 7,004 sqft lot • \$470.04/sqft •
Built in 1963
Cross Streets Penn and Pickering



Uptown location. Close to dining, retail, parks, shopping, schools and more. Three bed-two bath house with rear triplex featuring all two bed-one bath units. Owner's Front House (SFR) Unit: The three-bedroom "owner's unit" boasts a thoughtfully upgraded interior with spacious living room, fireplace and a private side yard, remodeled kitchen features custom cabinets, quartz countertops, dishwasher, farm sink and in-unit laundry. Covered Parking: Each unit includes enclosed one covered spot and the house has three off-street spaces. Extensive upgrades: Owner renovated the aesthetics, systems and structures of the property starting in 2016.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$1,529 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.07
- \$95796 Gross Scheduled Income
- \$63108 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Rectangular Lot
- Security Features: Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,414
- Electric: \$468.00
- Gas:
- Furniture Replacement:
- Trash: \$1,169
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$3,181
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,169
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,513	\$2,513	\$3,000
2:	1	2	1	0	Unfurnished	\$1,795	\$1,795	\$2,500
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,500
4:	1	2	1	0	Unfurnished	\$1,675	\$1,675	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141005023

Michael Lembeck

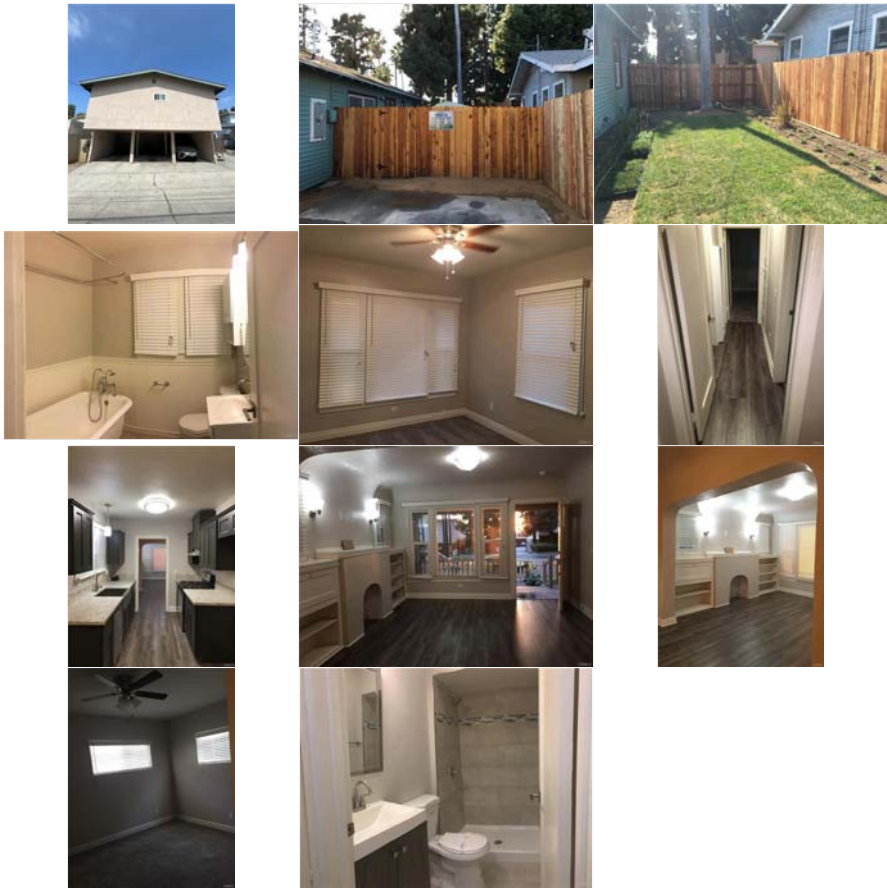
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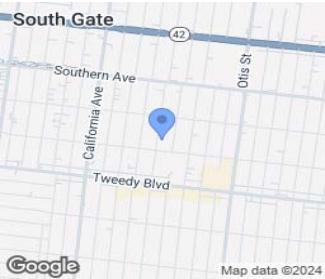
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Closed • Apartment

List / Sold:
\$1,095,000/\$1,045,000 ↓
51 days on the market
Listing ID: CV24034760

9616 San Juan Ave • South Gate 90280
4 units • \$273,750/unit • 3,096 sqft • 7,243 sqft lot • \$337.53/sqft •
Built in 1962
North of I-105, West of I-710; Near the Intersection of Missouri Ave & San Juan Ave



We are pleased to exclusively offer for sale this 4-Unit multi-family investment property in the city of South Gate. The subject property offers one charming 2-bed/1-bath detached cottage, complemented by three additional 2-bed/1-bath units, collectively offering 3,096 square feet of rental space on a generous 7,243 square foot lot. Each unit is thoughtfully designed to maximize space and comfort, ensuring a pleasant living environment for tenants. The property boasts ample onsite parking, including both garage and carport options, addressing a crucial need for urban living, and adding considerable value for tenants. Each unit is separately metered for electricity and gas while the owner pays for water and trash. This arrangement not only limits the investor's utility costs, but also encourages conservation among tenants, enhancing the property's appeal. An additional highlight is the onsite laundry room, and although currently closed, presents a lucrative opportunity for added income for the next investor. The property stands out with a remarkable 40% upside in rental rates, signaling great potential for growth in rental income.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 1 Total carport spaces
- \$1,181 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$68484 Gross Scheduled Income
- \$43743 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,687
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,642	\$1,642	\$2,195
2:	1	2	1	1	Unfurnished	\$1,467	\$1,467	\$1,945
3:	1	2	1	1	Unfurnished	\$1,299	\$1,299	\$1,945
4:	1	2	1	0	Unfurnished	\$1,299	\$1,299	\$1,945

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6203014014

Michael Lembeck

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Cell Phone: 714-742-3700

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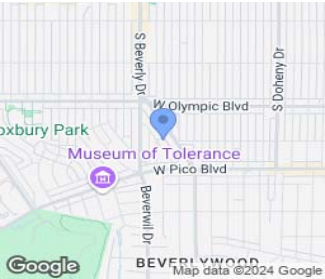
List / Sold:

\$3,699,000/\$3,200,000 ↓

380 days on the market

Listing ID: 23306439

502 Smithwood Dr • Beverly Hills 90212
4 units • \$924,750/unit • 6,740 sqft • 7,201 sqft lot • \$474.78/sqft •
Built in 1953
S. Beverly Drive to Whitworth Drive



MAJOR price reduction for emergency liquidation! Sellers must sell immediately! OFFER DEADLINE: Friday, May 10 at 5pm. An unmissable income opportunity awaits the fortunate new owner of this fantastic fourplex, as motivated sellers have reduced and are ready to move! Presenting a rare chance to own four homes on a corner lot, centrally located on a prime tree-lined street in a coveted Beverly Hills neighborhood close to all. Live in one and rent out the others, or utilize this desirable fourplex as passive income, making this property a great investment offering lasting value for many years to come. Set behind charming wrought-iron gates, the building's delightful Mediterranean facade affords beautiful and welcoming curb appeal amidst lush plantings and mature leafy trees. These residences have been meticulously updated throughout and present a variety of modern amenities for today's lifestyle. The two larger units are mirror images of one another and each include a fireplace in the living room, formal dining room, breakfast nook, and kitchen with copious cabinetry and top-of-the-line stainless-steel appliances. The primary bedroom has an adjacent sitting room/office, additional bonus room, dual walk-in closets, and en-suite bathroom with separate tub and shower, water closet, and dual-sink vanity with makeup desk. Other bedrooms and bathrooms are well appointed and spacious. Two rear units offer one bedroom each. Shared outdoor spaces comprise multiple lounging patios, decks, grassy yards to roam and play, and a soothing fountain. The property is sited just moments to numerous entertainment and recreational venues including golf courses, parks, restaurants, theatres, museums, and the iconic shopping of famous Rodeo Drive. Century City and major freeways are just a short drive away.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$4,295,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Fireplace(s)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 3.4
- \$107520 Net Operating Income

Interior

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

Exterior

- Security Features: Fire and Smoke Detection System, Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$17,880
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$5,825	\$4,825	\$7,750
2:	1	3	3		Unfurnished	\$0	\$0	\$7,750
3:	1	1	1		Unfurnished	\$2,833	\$2,833	\$3,000
4:	1	1	1		Unfurnished	\$1,475	\$1,475	\$3,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

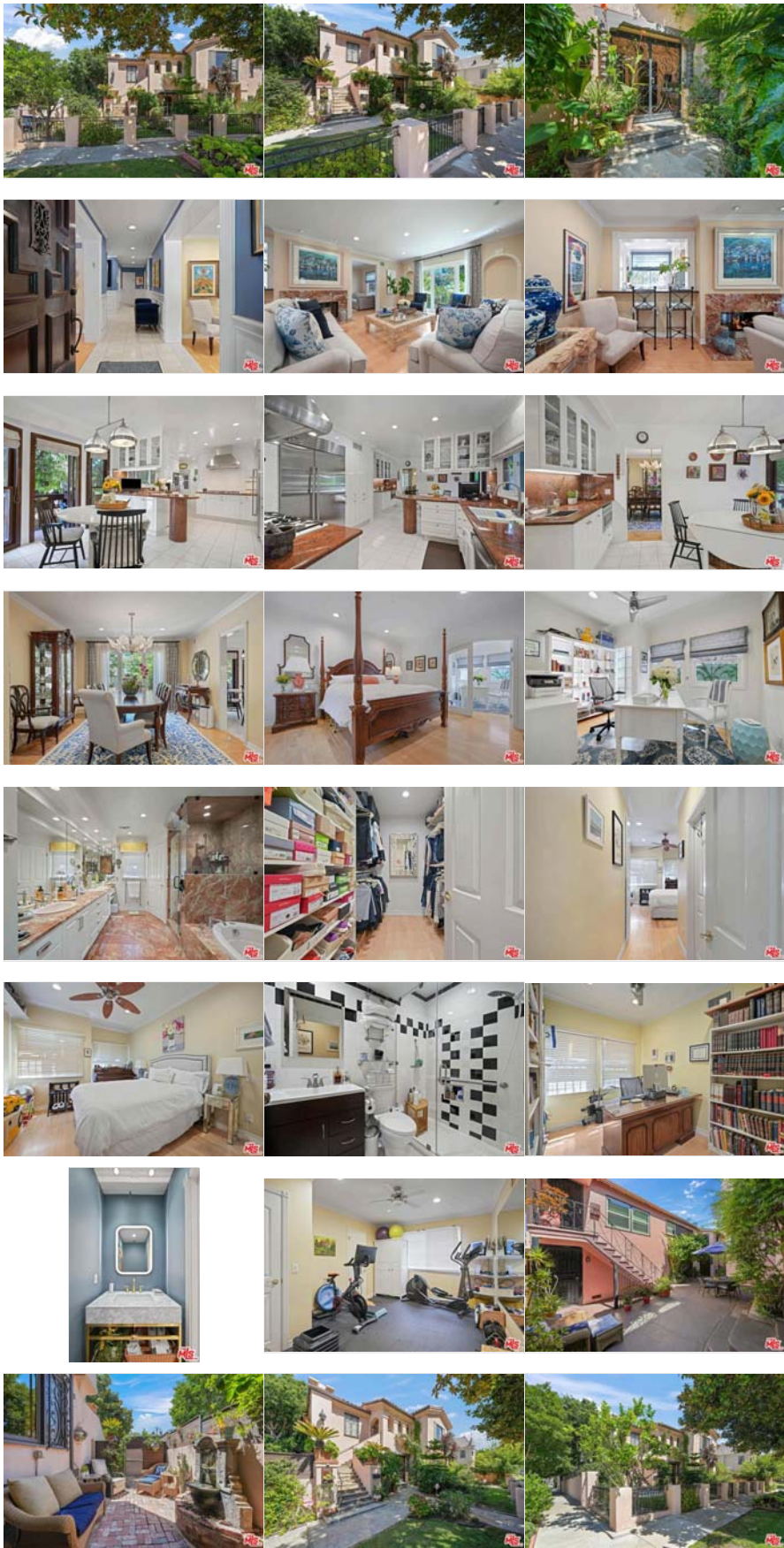
Additional Information

- Standard sale
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4330026032

Michael Lembeck
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Closed • Quadruplex

List / Sold:
\$1,495,000/\$1,325,000 ↓
17 days on the market
Listing ID: PV24141554

828 Cedar St • Santa Monica 90405
4 units • \$373,750/unit • 2,016 sqft • 6,462 sqft lot • \$657.24/sqft •
Built in 1952
Lincoln Blvd to Cedar St.



An exceptional opportunity awaits! This prime location features charming cottage-style attached units in a highly desirable Santa Monica neighborhood, just a short distance from the beautiful beach. This unique investment offers strong upside potential with four 1-bedroom, 1-bathroom units. Notably, two units have been combined to create a spacious, flexible living arrangement, resulting in three tenants in total. Whether you're looking to invest in a prime location or seeking a property with excellent rental potential, don't miss the chance to own a piece of Santa Monica's charm and convenience.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,495,000
- 1 Buildings
- 0 Total parking spaces
- \$1,104 (Estimated)
- SellerConsiderConcessionYN:
- \$76301 Gross Scheduled Income
- \$39946 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,355
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,818
- Maintenance:
- Workman's Comp:
- Professional Management: 5400
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,506	\$1,506	\$2,500
2:	1	1	1	0	Unfurnished	\$1,447	\$1,425	\$2,500
3:	1	1	1	0	Unfurnished	\$1,403	\$1,451	\$2,500
4:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4284006015

Michael Lembeck

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

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Newport Beach, 92660

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List / Sold:

Closed •

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

364 days on the market

Listing ID: 23262915

2000 7th Ave • Los Angeles 90018
4 units • \$250,000/unit • 3,600 sqft • 7,500 sqft lot • \$277.78/sqft •
Built in 1914
7th Avenue and Washington Blvd



INVESTORS, BUILDERS, DEVELOPERS LAND VALUE: Looking for a great project with upside potential? This fourplex has each unit with 1 bedroom, 1 bath room for a total of 3,600 sq. ft. There is a detached garage in the rear, so bring your ADU plans to see if you can maximize the use of this spacious lot. Additionally, there is ample parking in the driveway and a backyard for large gatherings. The property is located in close proximity to the Exposition & Crenshaw Line to LAX, the 10 and 110 freeways, USC, Johnny's West Adams, Harold & Belle's, Highly Likely, Party Beer Co, and the other ultra-hot neighborhood hubs: Leimert Park & West Adams. Take advantage of this rare opportunity and start generating income upon project completion. Please do not walk onto property or approach doorways. This is an "as-is" sale.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$25600 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$5,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01857464
- 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	\$650	\$7,800	\$7,800
2:	1	1	1		Unfurnished	\$475	\$5,700	\$5,700
3:	1	1	1		Unfurnished	\$800	\$9,600	\$9,600
4:	1	1	1		Unfurnished	\$675	\$8,100	\$8,100

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060022010

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Unit 1 Living



Unit 1 Kitchen



Unit 1 Laundry



Unit 1 Bathroom



Unit 2 Living



Unit 2 Kitchen



Unit 2 Bathroom



Unit 2 Bedroom



Garage Exterior



Garage Interior



4 Car Garage



Garage Interior



Unit 3 Kitchen



Unit 3 Living



Unit 3 Bedroom



Unit 3 Dining



Unit 3 Kitchen



Unit 3 Living



Unit 3 Enclosed Patio



Unit 3 Laundry



Unit 3 Bathroom



Unit 4 Bedroom



Unit 4 Kitchen



Unit 4 Dining



Unit 4 Dining



Unit 4 Den



Unit 4 Bathroom



CUSTOMER FULL: Residential Income LISTING ID: 23262915

Printed: 09/22/2024 8:25:50 AM

Closed • **Quadruplex**

List / Sold: **\$750,000/\$650,000** ↓

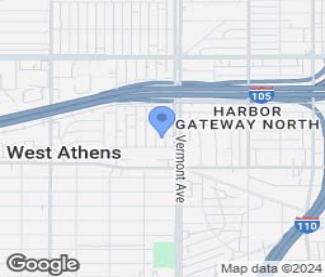
11824 S New Hampshire Ave • Los Angeles 90044

32 days on the market

4 units • **\$187,500/unit** • **2,884 sqft** • **8,462 sqft lot** • **\$225.38/sqft** • **Built in 1915**

Listing ID: SB24142322

Normandie/120th



4 units in South Athens. 3. 2 bedrooms 1 bath and a 1 1 bedroom/1 bath. All units come with long-term tenants. Laundry room. 4 meters for gas & electricity and 1 water meter. Property Sold in "As Is" Status. Some deferred maintenance.

Facts & Features

- Sold On 09/18/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$1,652 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - \$4938 Gross Scheduled Income
 - 4 electric meters available
 - 4 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:
 - Gas:
 - Furniture Replacement:
 - Trash: \$438
 - Cable TV: 01854035
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Comangement:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,200
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,200
3:	1	1	1	1	Unfurnished	\$1,138	\$1,138	\$1,500
4:	1	2	1		Unfurnished	\$1,200	\$1,200	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6079016044

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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Newport Beach, 92660

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Closed • Apartment

List / Sold:
\$1,650,000/\$1,600,000
41 days on the market
Listing ID: SB24145024

8042 Jaboneria Rd • Bell Gardens 90201
4 units • \$412,500/unit • 3,212 sqft • 18,078 sqft lot • \$498.13/sqft •
Built in 1954
Google Maps



Currently Two Single Family Homes and one Duplex on oversized 18k sqft lot. A large portion of the lot is completely undeveloped and is already entitled and fully approved for 4 more units (Two Duplexes) which have permits Ready to Issue and buyer can begin construction immediately. One of the homes was completely remodeled in 2023 and is collecting \$2,595 in rent. All tenants are quality people and not only have zero issues but are wonderful people to work with and pay rent on time. Property is being offered at \$1,650,000 which is significantly cheaper than many four unit buildings nearby that have sold with smaller lots and no approved plans. The fully approved plans give a buyer the immediate ability to significantly increase the cash flow of the property. Bids are available by request. Total construction cost for four units estimated \$550k and will return to buyer \$10,800 monthly or \$129,600 annually or a 23% annualized return on the new 4 unit built. New construction buildings sell for an average of \$509k/unit.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$1,550,000
- 2 Buildings
- 1 Total parking spaces
- \$3,324 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 10.09
- \$213804 Gross Scheduled Income
- \$166477 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,913
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02151141
- 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			\$1,336	\$1,336	\$2,595
2:	1	2	1			\$1,543	\$1,543	\$2,595
3:	1	2	1			\$1,543	\$1,543	\$2,595
4:	1	2	1			\$2,495	\$2,495	\$2,595
5:	1	3	2			\$0	\$0	\$3,500
6:	1	2	2			\$0	\$0	\$2,800
7:	1	2	2			\$0	\$0	\$2,800
8:	1	1	1			\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6227028013

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: SB24145024

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Closed • Apartment

List / Sold:
\$1,295,000/\$1,190,000 ↓

52 days on the market

Listing ID: WS24077930

5125 Oakland St • El Sereno 90032
5 units • \$259,000/unit • 4,606 sqft • 7,041 sqft lot • \$258.36/sqft •
Built in 1916

Go north from Eastern, turn right on Huntington Dr, turn right on Portola Ave, Turn left on Oakland, property is on y our left hand side



4-unit were added and completed in 1988, attached to the original house. Original house is a 2-bedroom 1 bath front unit, built in 1916. Located in the high demand rental area of El Sereno. Excellent unit mix with (1) 2 bedrooms, 1 bath; (3) 2 bedrooms 1.5 baths & (1) 3 bedrooms, 1.75 bath. Energy star roof with a 30-yr warranty was installed in June 2022. 4 units' water heaters were replaced within the past 4 years. Each unit has 2 parking spaces on site. Individual gas and electrical meter. Tenant pays for all utilities including electricity, gas and trash, except water. El Sereno is an upcoming city, adjacent to Alhambra, Highland Park, S. Pasadena. 10-15 Minutes drive to Costco, Home Depot, USC and Cal State L.A. Walkable score at 95. Lots of upside rent potential for new owner. Carport area might be used to convert into additional unit or ADU. Buyer to check and verify the possibilities, details and requirements with the City. All rents are current, no behind payment. Only approximately \$303/sq.ft. We will have exterior painting or Seller to credit \$10000 towards buyer's closing cost upon request.

Facts & Features

- Sold On 09/17/2024
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$1,049 (Assessor)
- SellerConsiderConcessionYN:
- Cap Rate: 4.92
- \$95352 Gross Scheduled Income
- \$68653 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,716
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01999711
- Gardener:
- Licenses: 500
- Insurance: \$3,236
- Maintenance: \$3,823
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,004	\$1,004	\$2,200
2:	1	2	2	0	Unfurnished	\$1,380	\$1,380	\$2,200
3:	1	2	2	0	Unfurnished	\$2,100	\$2,100	\$2,300
4:	1	2	2	0	Unfurnished	\$2,250	\$2,250	\$2,300
5:	1	3	2	0	Unfurnished	\$1,212	\$1,212	\$2,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet: 3
- Dishwasher:
- Disposal:
- Drapes: 2
- Patio:
- Ranges: 1
- Refrigerator:
- Wall AC: 5

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5219001010

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CUSTOMER FULL: Residential Income LISTING ID: WS24077930

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Closed • Commercial/Residential

4244 E 2nd St • Los Angeles 90063

5 units • \$150,000/unit • 1,860 sqft • 6,013 sqft lot • \$389.78/sqft • Built in 1923

Main streets are S Eastern Ave and E 3rd St

List / Sold: \$750,000/\$725,000 ↓

7 days on the market

Listing ID: DW24134799



Introducing a charming five-unit residential property nestled in East Los Angeles. This well-maintained building is the perfect opportunity to increase your portfolio. Each unit offers spacious living areas and abundant natural light. The 4 back units are 1 bedroom and 1 bathroom. The front unit has 2 bedrooms and 1 bathroom, also inside laundry and parking space in the driveway. Located in a vibrant neighborhood with easy access to shopping, dining, and entertainment options, this property presents an exceptional opportunity for comfortable city living and a solid investment.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$750,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- \$39600 Gross Scheduled Income
- \$34320 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,280
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800
2:	1	1	1	0	Unfurnished	\$950	\$950	\$1,000
3:	1	1	1	0	Unfurnished	\$700	\$700	\$1,000
4:	1	1	1	0	Unfurnished	\$800	\$800	\$1,000
5:	1	1	1	0	Unfurnished	\$850	\$850	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5236017032

Michael Lembeck

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

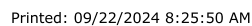
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

1050 W 57th St • Los Angeles 90037
5 units • \$260,000/unit • 4,476 sqft • 4,670 sqft lot • \$237.94/sqft •
Built in 1931
Google Maps: 1050 W 57th St. Los Angeles, CA 90037

List / Sold:
\$1,300,000/\$1,065,000 ↓
120 days on the market
Listing ID: 24394439



We are pleased to present 1050 W 57th St, a 5-unit Spanish-style apartment community located in the heart of Los Angeles. Operating at a 6.37% CAP and 10.11 GRM on current rents, with potential upsides to a 10.78% CAP and 6.81 GRM on pro-forma rents, the building provides a buyer with the ability to achieve a high cash-flow! The building consists of 1 two-bedroom unit and 4 three-bedroom units, along with four 1-car garages in the rear accessible by alley. With classic 1930's Spanish-style architecture throughout, the building provides a sense of character and desirability from the tenant community, which can be seen in the high rental amounts currently in the building and neighborhood. Contact the listing broker for additional information.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 6.37
- \$82781 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,923
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$717	\$717	\$3,300
2:	1	2	1		Unfurnished	\$2,226	\$2,226	\$2,700
3:	1	3	1		Unfurnished	\$2,124	\$2,124	\$3,300
4:	1	3	1		Unfurnished	\$2,447	\$2,447	\$3,300
5:	1	3	1		Unfurnished	\$3,200	\$3,200	\$3,300

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 # 5002018004

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24394439

Printed: 09/22/2024 8:25:50 AM

Closed •

List / Sold:

\$1,275,000/\$1,175,000 ↓

127 days on the market

Listing ID: 24391941

1115 E 75th St • Los Angeles 90001
5 units • \$255,000/unit • 3,104 sqft • 5,007 sqft lot • \$378.54/sqft •
Built in 1940
E 75th St & Central Ave



We are pleased to present 1115 E 75th St, a 5-unit bungalow apartment community located in the Florence neighborhood of South Los Angeles, CA. The property, including a fully permitted ADU built in 2022, is comprised of an excellent unit mix of (3) 2 bed/1 Bath units, (1) 3 bed/1 Bath unit and (1) 1 Bed/1 Bath unit. There are currently four (4) Section 8 tenants in-place offering excellent security of income and collections. One unit (2bed/ 1 bath) is currently vacant, allowing an investor to capture market or Section 8 rent immediately. Section 8 Voucher Payment Standards (per HACLA) are currently up to \$2,407 for 1-bedroom units, \$3,052 for 2-bedroom units, and \$3,915 for 3-bedroom units as of 2/2024. The gated property also sits on a 5,007 square feet lot with rear and side alley access and parking for 4 vehicles. 1115 E 75th St is centrally located just 4 miles from USC and Downtown with convenient access to the 110 freeway and walkability to local amenities along Central Avenue and Florence Avenue. South Los Angeles has seen significant rent growth over the past several years due to its relative housing affordability and convenient proximity to Downtown Los Angeles, Sofi Stadium, USC, Culver City, and South Bay. Rents in South LA have grown significantly over the past few years with average 2-bedroom market rents reaching \$2,300-\$2,600 and Section 8 Voucher Payment Standards rising up to \$3,052. With low vacancy rates, landlord-favored market conditions, and numerous employment options nearby, South LA is poised for significant long-term growth.

Facts & Features

- Sold On 09/17/2024
 - Original List Price of \$1,350,000
 - 2 Buildings
 - Levels: One, Multi/Split
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Cap Rate: 7.53
 - \$96024 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Gas Range, Range

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$39,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,900	\$1,900	\$1,900
2:	3	2	1		Unfurnished	\$2,156	\$6,469	\$2,350
3:	1	3	1		Unfurnished	\$3,231	\$3,231	\$3,250

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 # 6024005032

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: 24391941

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Closed • Apartment

List / Sold:

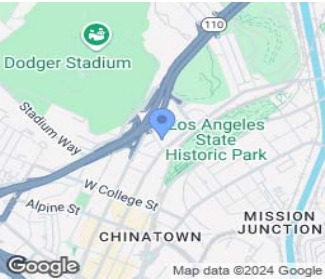
\$1,200,000/\$1,175,000 ↓

0 days on the market

Listing ID: SB24116264

415 Cottage Home St • Los Angeles 90012
6 units • \$200,000/unit • 3,690 sqft • 4,800 sqft lot • \$318.43/sqft •
Built in 1966

110 Freeway to Chinatown, property is located North end of Chinatown on Broadway and Cottage



For value added investors or 1031 exchange investors, this six-unit apartment complex walking distance to Chinatown and in the Downtown LA/Chinatown submarket offers investors upside opportunity because of unit mix of two studios, one, 1-bedroom unit and three, 2-bedroom units. All tenants are below market rents. The property is located in City of LA RSO. Four of the tenants pay electricity and gas which are separately metered. The building has copper plumbing. Soft story retrofit has been completed in 2022.

Facts & Features

- Sold On 09/16/2024
- Original List Price of \$1,200,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$920 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Dryer Included, Washer Included
- \$81744 Gross Scheduled Income
- \$47486 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Main Floor Bedroom, Primary Bathroom
- Floor: Laminate
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater
- Other Interior Features: Beamed Ceilings, Copper Plumbing Full, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,258
- Electric: \$2,555.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses: 641
- Insurance: \$5,932
- Maintenance:
- Workman's Comp:
- Professional Management: 3732
- Water/Sewer: \$0
- Other Expense: \$3,775
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2		1		Unfurnished			\$2,400
2:	3	2	1		Unfurnished	\$4,992	\$4,992	\$6,750
3:	1	1	1		Unfurnished	\$1,820	\$1,820	\$2,080

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher: 6
- Disposal:
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator: 6
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- CHNA - Chinatown area
- Los Angeles County
- Parcel # 5414018005

Michael Lembeck

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Newport Beach, 92660

Click arrow to display photos



Closed • Apartment

List / Sold:

\$1,895,000/\$1,887,000 ↓

6 days on the market

Listing ID: CV24173175

11966 Oxford Ave • Hawthorne 90250
7 units • \$270,714/unit • 6,314 sqft • 8,741 sqft lot • \$298.86/sqft •
Built in 1962
East of I-405, South of I-105; Near the Intersection of W 120th St & Oxford Ave



We are pleased to exclusively offer for sale this meticulously maintained 7 unit multi-family property in the city of Hawthorne. This investment property features a comprehensive array of layouts including one 3-Bedroom/2-Bath, four 2-Bedroom/1-Bath, and two 1-Bedroom/1-Bath units, spread across a well-utilized 8,741 square foot lot, with a total of 6,314 square feet of rental space. Each unit is separately metered for electricity and gas, enhancing cost efficiency and ease of management. Tenants benefit from the convenience of onsite car-port parking and a communal laundry facility. Significant updates have been made to the infrastructure, including updated copper plumbing and a new sewer line, ensuring reduced maintenance concerns for the new owner. Located in a community with strong rental demand, this property not only offers stable cash flow but also boasts a 40% potential upside in rental income, as all units are due for their annual rent increase that a new investor can implement immediately. Additionally, attractive Private Seller Financing is available with the following terms: 25% down payment, 6.5% interest-only payments, due and payable in 7 years. Located in close proximity to Manhattan Beach, Sofi Stadium, and LAX Airport, this property is ideally situated to attract and retain high-quality tenants who appreciate the blend of residential comfort and accessibility to major attractions and transportation hubs. Overall this is an outstanding investment opportunity for both seasoned and new investors seeking to maximize returns and long-term capital growth.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 7 Total carport spaces
- \$2,093 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Inside
- \$128580 Gross Scheduled Income
- \$79137 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,586
- Electric: \$0.00
- Gas: \$2,763
- Furniture Replacement:
- Trash: \$4,509
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance: \$5,250
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,573
- Other Expense: \$1,050
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,950	\$1,950	\$2,495
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,150
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,150
4:	1	2	1	0	Unfurnished	\$1,490	\$1,490	\$2,150
5:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,150
6:	1	1	1	0	Unfurnished	\$1,365	\$1,365	\$1,895
7:	1	1	1	0	Unfurnished	\$1,210	\$1,210	\$1,895

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4047023004

Michael Lembeck

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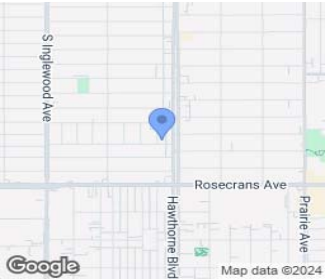
CUSTOMER FULL: Residential Income LISTING ID: CV24173175

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Closed • Apartment

List / Sold:
\$1,950,000/\$1,929,000 ↓
2 days on the market
Listing ID: CV24172294

13930 Hawthorne Way • Hawthorne 90250
7 units • \$278,571/unit • 6,448 sqft • 6,113 sqft lot • \$299.16/sqft •
Built in 1986
East of I-405, South of I-105; Near the Intersection of W 140th St & Hawthorne Way



We are pleased to exclusively offer for sale this "turn-key" 7 unit investment property located in the city of Hawthorne. The subject property, being offered for sale by the original builder, epitomizes pride of ownership and craftsmanship. Constructed in 1986 and well-maintained over time, the building features 6,448 square feet of rental space on a 6,113 square foot lot, showcasing a mix of one 2-Bedroom/1.5-Bath unit and six 1-Bedroom/1-Bath units. Throughout its history, the property has seen numerous interior updates enhancing its appeal and functionality. Tenants benefit from a variety of amenities including gated private entry, covered onsite parking, a fully equipped laundry facility, and the convenience of dishwashers and stoves provided by the owner. Most notably, there exists a significant 20% upside in rental income, providing a lucrative opportunity for investors to increase revenue and capitalize on the property's full potential in a high-demand area. (Five of the seven units are eligible for their annual rent increase, which a new buyer can implement immediately.) Strategically located in close proximity to Manhattan Beach, Sofi Stadium, and LAX Airport, this property is ideally situated to attract and retain high-quality tenants who appreciate the blend of residential comfort and accessibility to major attractions and transportation hubs. Additionally, an attractive private-seller financing package is available with the following terms: 25% down payment, 6.5% interest-only payments, due in 7 years.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- \$2,067 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Inside
- \$138540 Gross Scheduled Income
- \$90177 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,207
- Electric: \$1,329.00
- Gas: \$2,402
- Furniture Replacement:
- Trash: \$3,430
- Cable TV: 01868728
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance: \$5,250
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,154
- Other Expense: \$1,050
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,695	\$1,695	\$2,295
2:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,895
3:	1	1	1	0	Unfurnished	\$1,665	\$1,665	\$1,895
4:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,895
5:	1	1	1	0	Unfurnished	\$1,405	\$1,405	\$1,895
6:	1	1	1	0	Unfurnished	\$1,390	\$1,390	\$1,895
7:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$1,895

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4043013010

Michael Lembeck

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Closed • Commercial/Residential

List / Sold:

\$2,250,000/\$2,100,000 ↓

27 days on the market

Listing ID: PW24114652

735 Laconia • Los Angeles 90044
7 units • \$321,429/unit • 5,184 sqft • 11,000 sqft lot • \$405.09/sqft •
Built in 1991
Laconia Blvd & S Hoover St



Situated in the heart of LA's rapidly expanding Athen's neighborhood, the 7-unit property built in 1991 located at 735 Laconia Blvd offers an outstanding investment opportunity for investors. Surrounded by a blend of multi-family and single-family homes, this property provides ample gated parking and exceptional accessibility, enhancing its appeal to both tenants and owners. The building offers 5,184 square feet of rentable space on a lot that measures just under 11,000 square feet. All 7-units within the building are 2-bedroom, 1-bathroom, catering to a wide range of potential tenants. The property has undergone extensive capital improvements, which include the installation of pavers, a secure electric fence, and a new, durable roof. Additionally, the exterior has been enhanced with artificial grass and water-efficient plants, contributing to the property's aesthetic appeal and sustainability. 735 Laconia Blvd enjoys a prime location with close access to various forms of transportation. Residents benefit from its proximity to a diverse array of dining options, major shopping centers, and reputable educational institutions. The property is strategically situated near key landmarks such as Los Angeles International Airport (LAX), SoFi Stadium, and the 110/105 freeways. This prime location ensures easy access to public transportation and everyday necessities along the Vermont Avenue and El Segundo Boulevard corridors, further enhancing the property's connectivity and convenience for residents who commute by car or rely on public transit. The property offers economically friendly units that are ideal for working-class individuals who value being centrally located within the dynamic business sectors of the Los Angeles area. The strong tenant occupancy history in Los Angeles makes filling vacancies effortless, contributing to a stable and reliable income stream for investors. The city's robust economy, rich cultural celebrations, and major sporting events attracts a diverse population of tenants, ensuring continuous demand for rental units. In summary, 735 Laconia Blvd stands out as a legacy asset that offers a unique combination of modern amenities, strategic location, and stable income potential. Investors are afforded the opportunity to secure a property that promises long-term appreciation in one of Los Angeles's most promising neighborhoods.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Three Or More
- 10 Total parking spaces
- 7 Total carport spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$159552 Gross Scheduled Income
- \$102635 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$52,130
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$5,100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,720	\$1,720	\$2,200
2:	1	2	1	0	Unfurnished	\$1,773	\$1,773	\$2,200
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,200
4:	1	2	1	0	Unfurnished	\$1,722	\$1,722	\$2,200
5:	1	2	1	0	Unfurnished	\$1,830	\$1,830	\$2,200
6:	1	2	1	0	Unfurnished	\$1,965	\$1,965	\$2,200
7:	1	2	1	0	Unfurnished	\$1,702	\$1,965	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 122 - Harbor Gateway area
- Los Angeles County

Michael Lembeck

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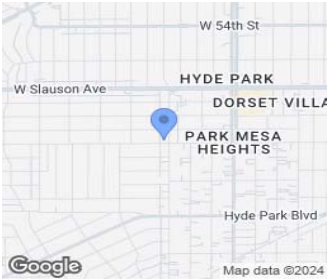
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Closed • Commercial/Residential

List / Sold:
\$1,900,000/\$1,675,000 ↓
1 days on the market
Listing ID: SB24113780

3617 W 60th St • Los Angeles 90043
8 units • \$237,500/unit • 9,428 sqft • 8,727 sqft lot • \$177.66/sqft •
Built in 1964
90 FWY- Exit Slauson East- to West Blvd Make A Right



Great investment opportunity in Park Mesa Heights. Over 9,400 SF of living space in this 8 unit building, comprised of (5)2BD + 2BA, (2)2BD + 1BA & (1)2BD + 2.5BA. Frontal unit boasts a cozy fireplace and scenic balcony, ideal for relaxation. Each tenant is allocated one off street parking space and access to an on site laundry facility. This property is uniquely positioned in an area that is rapidly evolving, both in terms of gentrification and it's central location. Just a short 3 minute walk to the Crenshaw/LAX Metro Transit "K" Line which provides direct access onto LAX & a connection to Downtown or Santa Monica. 1 mile from View Park-Windsor Hills & 2.5 miles from SoFi Stadium & the Inglewood Forum. Fully occupied. Sold As-Is, \$238 Per SF. DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 5 Total carport spaces
- \$1,646 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 6.47
- \$164088 Gross Scheduled Income
- \$123068 Net Operating Income
- 9 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: \$41,020
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,240
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$7,000
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,340
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	1	Unfurnished	\$2,184	\$2,184	\$2,800
2:	1	2	2	1	Unfurnished	\$1,861	\$1,861	\$2,500
3:	1	2	2	0	Unfurnished	\$1,280	\$1,280	\$2,500
4:	1	2	2	0	Unfurnished	\$1,343	\$1,343	\$2,500
5:	1	2	2	0	Unfurnished	\$1,282	\$1,282	\$2,500
6:	1	2	2	0	Unfurnished	\$0	\$0	\$2,500
7:	1	2	1	0	Unfurnished	\$1,872	\$1,872	\$2,300
8:	1	2	1	0	Unfurnished	\$1,352	\$1,352	\$2,300

Of Units With:

- Separate Electric: 9
- Gas Meters: 1
- 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 # 4004017001

Michael Lembeck

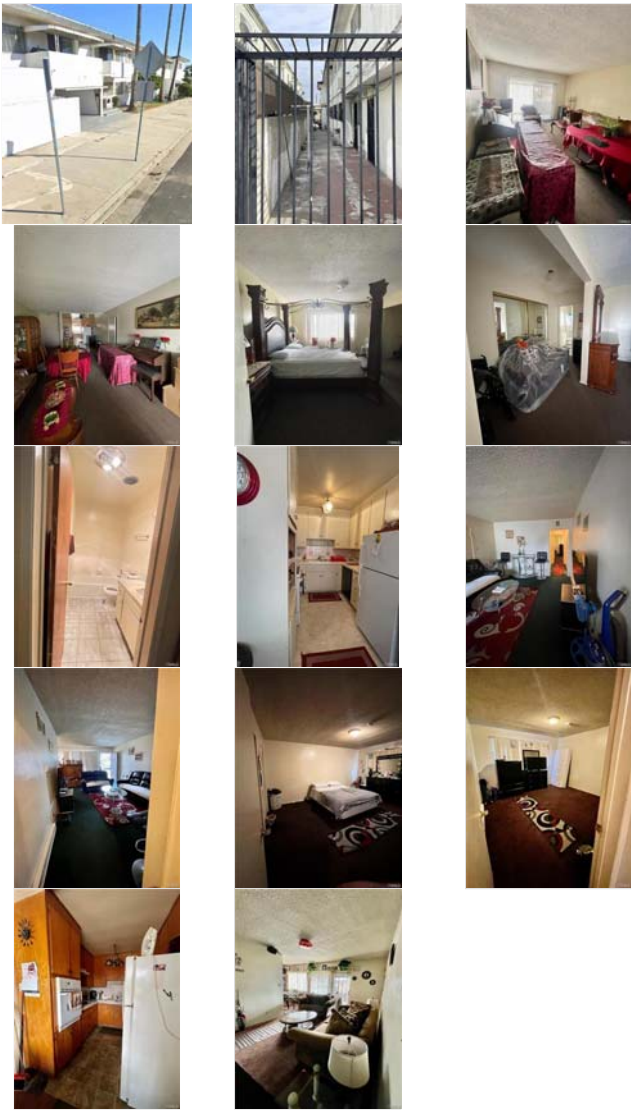
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Closed • Apartment

List / Sold:

\$2,995,000/\$2,900,000 ↓

22 days on the market

Listing ID: PW24108269

16108 Cornuta Ave • Bellflower 90706
12 units • **\$249,583/unit** • **5,732 sqft** • **23,332 sqft lot** • **\$505.93/sqft** •
Built in 1953
North of 91 Fwy, South of Alondra Blvd



16108 Cornuta Avenue is in the desirable community of Bellflower. The subject property is very well-maintained and offers over 10% upside in rents. 16108 Cornuta Ave. is a rarely available single-story asset on a large 23,000 sq. ft. lot.

Facts & Features

- Sold On 09/19/2024
- Original List Price of \$2,995,000
- 10 Buildings
- Levels: One
- 17 Total parking spaces
- 10 Total carport spaces
- \$3,093 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 6
- \$273060 Gross Scheduled Income
- \$180292 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$84,576
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,260
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance: \$6,760
- Maintenance: \$19,114
- Workman's Comp:
- Professional Management: 7200
- Water/Sewer: \$4,152
- Other Expense: \$2,500
- Other Expense Description: Lgl/Prof

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$1,800	\$13,440	\$15,925
2:	4	2	1	2	Unfurnished	\$2,300	\$9,250	\$9,200

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7109005030

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Closed •

List / Sold:

\$3,995,000/\$3,300,000 ↓

30 days on the market

Listing ID: 24412819

1218 S Barrington Ave • Los Angeles 90025
13 units • \$307,308/unit • 9,500 sqft • 10,496 sqft lot • \$347.37/sqft •
Built in 1957
Just South of Wilshire Blvd. on Barrington Avenue. Across the street from Brentwood



We are pleased to offer for sale a rare multifamily investment opportunity at 1218 S Barrington Avenue in the heart of LA's vibrant Westside. Consisting of 13 units encompassing a beautifully landscaped setting, the building boasts an ideal unit mix of large studio, 1-bedroom, and 2-bedroom units. Each of these units is spacious, has a terrific floor plan, and offers an abundance of natural light. The unit mix includes (1) 2-bed, 2-bath unit, (8) 1-bed, 1-bath units, and (4) studio units. This is a trophy asset in an undeniably attractive location that will surely pay long-term dividends to a savvy investor. Additional property features include on-site parking for 23 cars, copper plumbing, controlled access entry, a newer roof, and an on-site laundry facility. All soft story seismic retrofitting has been completed by ownership. A quick walk to the high-end dining and nightlife on Wilshire Blvd, and directly across the street from the prestigious Brentwood community, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 09/18/2024
- Original List Price of \$3,995,000
- 1 Buildings
- Levels: Multi/Split
- 23 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.58
- \$182802 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$100,556
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,273	\$2,273	\$2,895
2:	8	1	1		Unfurnished	\$1,855	\$14,840	\$19,160
3:	4	0	1		Unfurnished	\$1,765	\$7,059	\$7,580

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263011027

Michael Lembeck

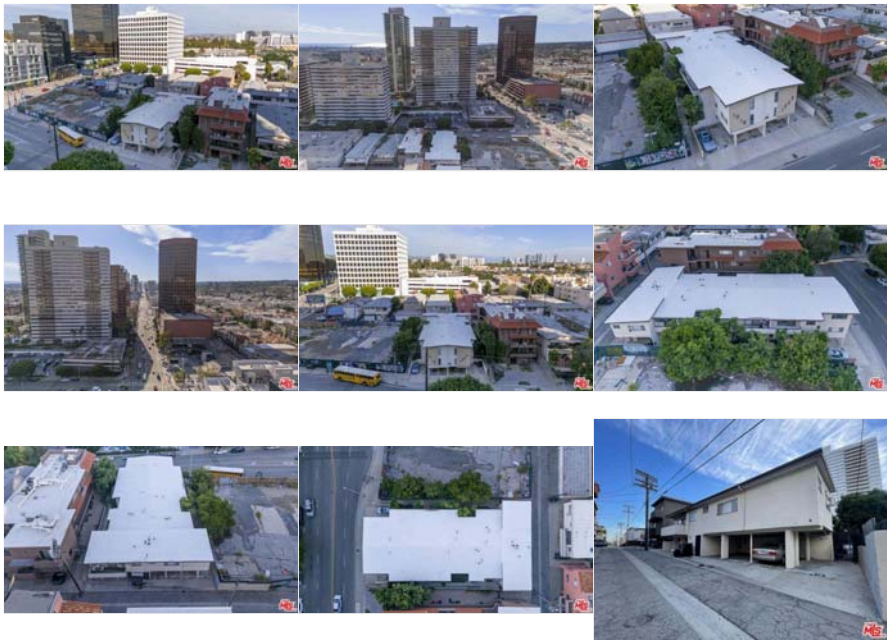
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Closed • Apartment

List / Sold:
\$7,490,000/\$5,600,000 ↓
58 days on the market
Listing ID: PW24090830

15741 Blaine Ave • Bellflower 90706
32 units • \$234,063/unit • 16,128 sqft • 30,735 sqft lot • \$347.22/sqft •
Built in 1955
North of Alondra West of Bellflower



Huge reduction. Must move fast. Well maintained spacious 32 unit apartment building. 32 parking spaces in a large parking area. Huge, open, concrete area separating units from parking area may be an opportunity to build additional units. All 1 BR 1 BA except the resident manager's unit which is a 2 BR 1 BA. East and South facing windows in all units replaced with retro dual pane windows. Tankless water heater in each unit installed in 2023. Conveniently located close to freeways, shops and schools. Onsite laundry room, with leased equipment through WASH. Resident manager/handyman at unit #1.

Facts & Features

- Sold On 09/20/2024
- Original List Price of \$7,900,000
- 1 Buildings
- Levels: Two
- 32 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$8,005 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- Cap Rate: 5
- \$576948 Gross Scheduled Income
- \$371366 Net Operating Income
- 33 electric meters available
- 33 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters, Granite Counters, Tile Counters

Exterior

- Lot Features: Level with Street, Paved, Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Gated Community, Resident Manager, Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$2,400.00
- Gas: \$600
- Furniture Replacement: \$0
- Trash: \$8,460
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$36,000
- Maintenance: \$9,780
- Workman's Comp: \$360
- Professional Management: 18000
- Water/Sewer: \$7,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	31	1	1	0	Unfurnished	\$562,548	\$562,548	\$58,900
2:	1	2	1	0	Unfurnished	\$14,400	\$14,400	\$22,000

Of Units With:

- Separate Electric: 33
- Gas Meters: 33
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 32
- Drapes:
- Patio:
- Ranges: 32
- Refrigerator: 32
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6271031014

Michael Lembeck

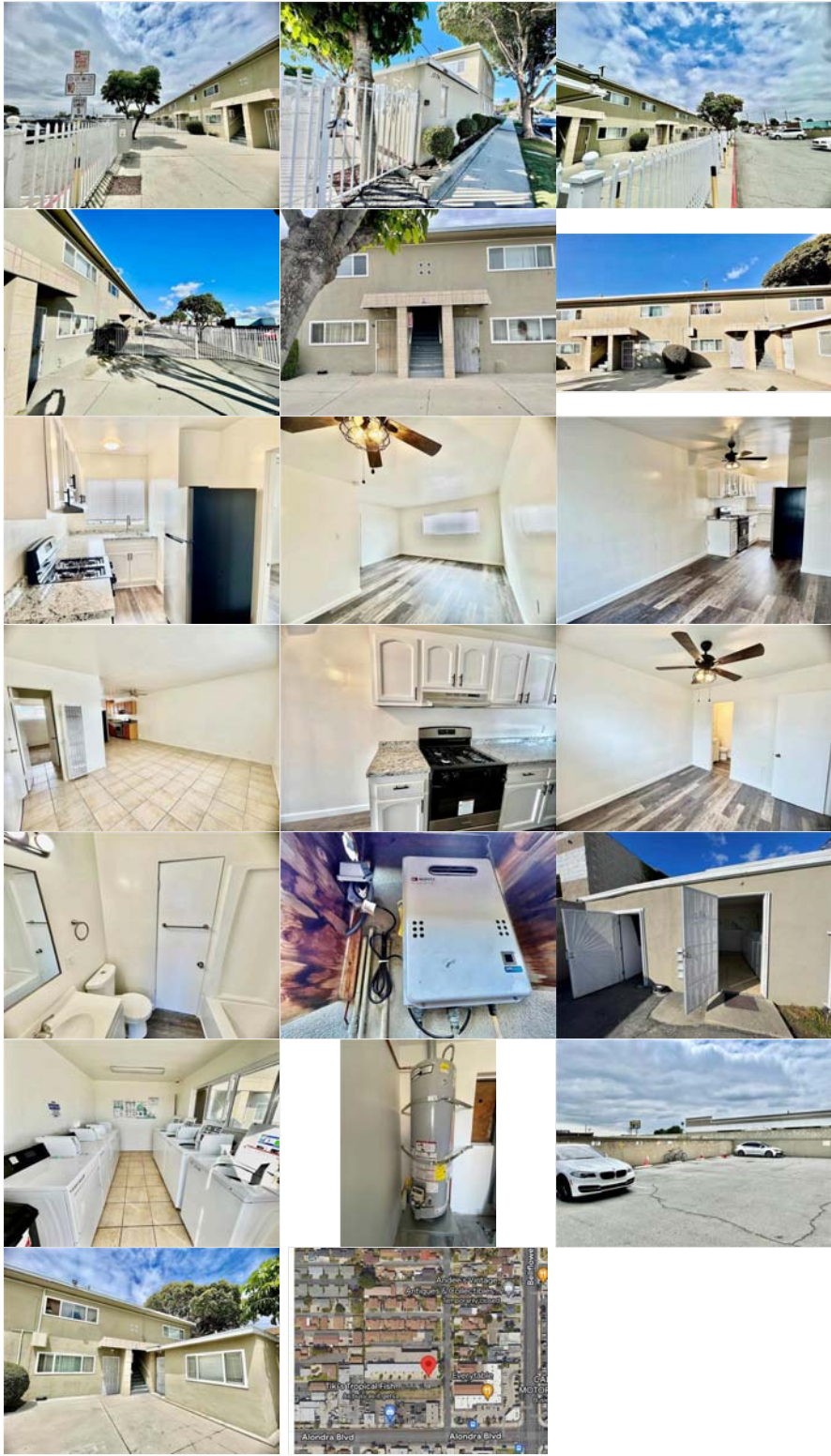
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