

Closed •List / Sold: **\$975,000/\$985,000** ↑**9120 Crenshaw Blvd • Inglewood 90305****11 days on the market****2 units • \$487,500/unit • 1,976 sqft • 7,281 sqft lot • \$498.48/sqft • Built in 1943****Listing ID: RS21175262****North of Century, East of Praire**

Opportunity for family to occupy 1 unit and receive income from 2nd unit, each unit consist of 3 bedrooms, 1 bath each. Located in close proximity to Hollywood Park. Buyer to investigate possible A.D.U. permits to construct additional living area.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood
- Appliances: None

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4026018001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** RS21175262

Printed: 09/26/2021 1:22:00 PM

Closed • Single Family ResidenceList / Sold: **\$995,000/\$1,115,000** ↑**9701 S 4th Ave • Inglewood 90305****8 days on the market****2 units • \$497,500/unit • 1,643 sqft • 8,507 sqft lot • \$678.64/sqft •****Listing ID: SB21158083****Built in 1943****Century Blvd, Lft on Crenshaw, Rt on Hardy, Rt on 4th (no left turn off of Century to 4th)**

Light & Bright beautifully Spanish-style home remodeled in 2019, is situated on a tree-lined street of Morningside Park on "the Avenues". This turnkey and very updated home consist of the main house which is 3 bedrooms, 2 bathrooms, with a brand new detached (permitted) ADU studio (Accessory Dwelling Unit built 2020), and its own separate backyard. The main home is an open floor plan with plenty of natural sunlight and a large living space drawing you to this charming home. The kitchen features peninsula counter seating, white cabinets, quartz countertops, and stainless steel appliances. Bathrooms are fully renovated w/ double vanity in the hallway bathroom, shower glass, and recessed shelf in the master bath. House has a new roof. The stunning outdoor living space + pergola + BBQ patio is perfect for summer twilight nights and grand entertaining on the sprawling grassy area. The front yard is low maintenance with drought-resistant plants. The area features LA Rams/Chargers stadium with restaurants and stores, The Forum, as well as a short drive to Telsa, Boeing, SpaceX, beaches, and LAX. Conveniently located near Costco, Target, and other major retailers. Please see MLS SB21123831 for Single Family Residence as well.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Electric, Gas
- Heating: Forced Air
- Laundry: Gas & Electric Dryer Hookup
- \$21600 Gross Scheduled Income
- \$21600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Living Room, Master Bathroom, Master Suite, Walk-In Closet
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Sprinkler System
- Fencing: New Condition
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02007164
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4027022013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$699,000/\$757,000** ↑**4170 W 160th St • Lawndale 90260****2 days on the market****2 units • \$349,500/unit • 1,612 sqft • 5,880 sqft lot • \$469.60/sqft •****Listing ID: SB21151382****Built in 1956****405, exit Hawthorne Bl, turn on 160th st**

Welcome to 4170 W 160th Street in Lawndale! Here is a great investment opportunity. This Duplex consists of two freestanding homes. The front house is a four bedroom and one bath and the back house has two bedrooms and two baths. Each home has its own backyard! Location is ideal as it is a short drive away from Redondo Beach, LAX, South Bay beaches, and the 405 freeway.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Laundry: Outside
- \$39600 Gross Scheduled Income
- \$3909 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Tile, Vinyl
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Fencing: Brick, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,842
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$686
- Cable TV: 01525531
- Gardener:
- Licenses:
- Insurance: \$448
- 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	1	0	Unfurnished	\$1,550	\$1,550	\$3,500
2:	1	2	2	0	Unfurnished	\$1,050	\$1,050	\$3,000

Of Units With:

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

Additional Information

- Standard sale

- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4074010002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21151382

Printed: 09/26/2021 1:22:00 PM

Closed • DuplexList / Sold: **\$865,000/\$968,000** ↑**25022 Woodward Ave • Lomita 90717****11 days on the market****2 units • \$432,500/unit • 2,000 sqft • 4,985 sqft lot • \$484.00/sqft •****Built in 1966****Listing ID: PV21160196****just south of 250th**

Rather than owning one home, you could be the proud owner of two. Freshly painted and well maintained by long-time owner, this outstanding duplex is in the heart of Lomita "The Friendly City" - just steps from the iconic Railroad Museum on a quiet tree-lined street in an excellent, high demand rental area. The lower unit was completely redone in 2019 with wood-look tile in herringbone pattern, fully upgraded kitchen, smooth ceilings, recessed lighting, ceiling fans and new windows & rear slider. This unit also features a small, private enclosed yard. The upper unit is very clean, light & bright with a same footprint as downstairs unit. Both units have forced air heating and washer/dryer hook-ups in their own individual closets. There are 2 oversized 1 car garages with parking in front of each and an extra-long driveway leads to more parking and a carport at the rear of the property. Located near shopping, dining, transportation, don't miss this great real estate investment or a creative option for a first-time or savvy home buyer.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$865,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- Laundry: In Closet
- \$51240 Gross Scheduled Income
- \$47140 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01857241
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,495	\$2,495	\$2,500
2:	1	3	1	1	Unfurnished	\$1,875	\$1,875	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Drapes: 2
- Patio:
- Ranges: 2

- Carpet: 2
- Dishwasher:
- Disposal: 2

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 121 - Lomita area
- Los Angeles County
- Parcel # 7375006010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PV21160196

Printed: 09/26/2021 1:22:00 PM

Closed •**\$5,600,000/\$5,350,000 ↓****0 days on the market****Listing ID: SB21103969****208 Manhattan Ave • Manhattan Beach 90266****2 units • \$2,800,000/unit • 2,615 sqft • 3,332 sqft lot • \$2045.89/sqft • Built in 1910****Manhattan Avenue and 2nd Street**

This entry is for comparable purposes only

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$5,600,000
- 2 Buildings
- 2 Total parking spaces
- \$2,638 (Assessor)
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Value In Land
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4180020004

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SB21103969

Printed: 09/26/2021 1:22:00 PM

Closed • Duplex**\$2,175,000/\$2,185,000** ↑

13 days on the market

Listing ID: SR21169153

418 Ocean View Ave • Hermosa Beach 90254**2 units • \$1,087,500/unit • 2,106 sqft • 4,356 sqft lot • \$1037.51/sqft • Built in 1972****cross streets: 5th Street & Ocean view Avenue just off PCH**

Amazing Hermosa Beach duplex located on an oversized R2-B lot with ocean views. Lower unit consists of 3 bedrooms and 2 bathrooms while upper units consists of 2 bedrooms and 2 bathrooms situated over a 3-car garage. Both units have a large outdoor decks and share a gorgeous back yard. The property shows true pride of ownership with numerous exterior and interior improvements. Both units are vacant and move-in ready. Additionally, the site is zoned R2-B which provides the potential opportunity to develop up to two three-story luxury SFR's (Buyer to confirm development opportunity).

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$2,175,000
- 0 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central, Forced Air
- Laundry: In Garage
- \$78000 Gross Scheduled Income
- \$43813 Net Operating Income

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$346
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,145
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,496
- Other Expense:
- Other Expense Description: 2500

Unit Details

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

Of Units With:

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

Additional Information

- 150 - Hermosa Bch East area
- Los Angeles County
- Parcel # 4186019007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21169153

Printed: 09/26/2021 1:22:00 PM

Closed • Duplex**\$1,475,000/\$1,457,000 ↓****28 days on the market****Listing ID: SB21160688****506 N Guadalupe Ave • Redondo Beach 90277****2 units • \$737,500/unit • 1,700 sqft • 4,351 sqft lot • \$857.06/sqft • Built in 1958****East on Diamond turn North on Guadalupe. Located just north of Redondo High School**

A++ location! Walk to the best schools, shopping, restaurants, library and so much more. First time on the market in over 40 years! Each unit features two bedrooms, 1 bath, kitchen, laundry room plus hardwood floors. Some upgrades throughout the years. The front unit has a west facing deck for that units' private enjoyment. The back unit has a small yard to call their own w/ citrus tree.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$52200 Gross Scheduled Income
- \$43800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Up Slope from Street, Yard
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,376
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01514230
- Gardener:
- Licenses: 45
- Insurance: \$936
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense: \$5,500
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,600
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,600

Of Units With:

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

Additional Information

- Standard sale

- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7503025029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21160688

Printed: 09/26/2021 1:22:00 PM

List / Sold:

Closed • **Duplex****\$2,198,800/\$2,100,000** ↓**20 days on the market****Listing ID: AR21167189****403 E Hellman Ave • Alhambra 91801****2 units • \$1,099,400/unit • 4,406 sqft • 9,121 sqft lot • \$476.62/sqft • Built in 2009****Cross street of Hellman and Sierra Vista**

Attention Investors!!!. Great opportunity to purchase this gorgeous Mediterranean inspired Detached Duplex that is walking distance to the distinguished Mark Keppel High School. The property was built in 2009 and has 3683 SF of living area and an additional 723 SF in permitted finished Basements which totals to 4406 SF. The First Unit has 4 bedrooms, 4.5 baths, 2 car garage, about 2300 SF + 475 SF finished basement. The Second Unit has 3 bedrooms, 2 baths, 2 car garage, about 1400 SF + 250 SF finished basement. The property has privacy bushes and a remote controlled swing gate opener that leads to the driveway. There is also a Luxurious BBQ area with a built-in gas grill and sink, and a large covered patio. Both units have separate meters and utilities and are move-in-ready. The property is located in a prime area of San Gabriel Valley and is conveniently located by the 10FWY and minutes away from dining, shopping, downtown, and Cal State LA.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$2,198,800
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Range, Tankless Water Heater
- Other Interior Features: Balcony, Built-in Features, Open Floorplan

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 6500-9999, Sprinkler System
- Security Features: Security System
- Fencing: Privacy, Stucco Wall, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- 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	5	2	Unfurnished	\$0	\$0	\$4,300

- # Of Units With:
- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal: 2

- Drapes:
 - Patio:
 - Ranges: 2
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5255022037

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

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

Closed • DuplexList / Sold: **\$1,200,000/\$925,000** ↓**33 days on the market****3868 Edenhurst Ave • Atwater Village 90039****2 units • \$600,000/unit • 2,112 sqft • 6,195 sqft lot • \$437.97/sqft •****Built in 1931****Listing ID: SR21146509****East of the 5 freeway, South of Loz Feliz Blvd.**

Investment opportunity to own in the highly desired beautiful Atwater Village. 2 units. Both offer 2 beds, 1 bath, laundry room, hardwood floors. Adorable neighborhood, walking distance to many commodities, and minutes away from the 5 Fwy.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$72000 Gross Scheduled Income
- \$68400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$100.00
- Gas: \$40
- Furniture Replacement:
- Trash: \$25
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$75
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,690	\$1,690	\$36,000
2:	1	2	1	1	Unfurnished	\$2,900	\$2,900	\$36,000

Of Units With:

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

Additional Information

- Standard sale
- 606 - Atwater area

9/26/21, 1:22 PM

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 5435021022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21146509

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Closed •List / Sold: **\$970,000/\$1,100,000** ↑**20 days on the market****1734 Penn Mar Ave • El Monte 91733****2 units • \$485,000/unit • 2,525 sqft • 11,694 sqft lot • \$435.64/sqft •****Built in 2007****Listing ID: AR21158466****N of the 60 Freeway and E of Tyler Avenue**

First Time on the Market in Over 40 Years... Imagine owning this hard-to-find treasure... 2 Separate Homes on a large 11,694 sq. ft lot. Live in one and rent the other, or have your in-laws or extended family next door. Or make this an incredible income property with endless possibilities. Both single-story homes are lovingly maintained and move-in ready. As you drive up to this fabulous property, you will find a manicured and lush front yard, an automatic gate giving privacy to this great property, and separate utility meters for each house. Property features an awesome 3 bedroom, 3 bath home, built in 2007, highlighting a spacious gourmet kitchen, 2 masters, lovely bay window, plenty of closets, a low-maintenance back patio, and more. Second house features a remodeled & newly painted 2 bedroom home. Great property with features galore. Each home has a separate 2-car garage (built in 2007), laundry areas, tankless water heaters, rv parking, lush front and back yards, and so much more. It's packed with lots of potential. Don't miss this great opportunity to moving into your Home Sweet Home, or this a great income property. Motivated Sellers Relocating.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$970,000
- 2 Buildings
- Levels: One
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Laundry, Living Room, Master Bathroom, Master Bedroom, Master Suite, Walk-In Pantry
- Other Interior Features: Ceiling Fan(s), Crown Molding, Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 10000-19999 Sqft, Rectangular Lot, Level
- Fencing: Block, Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 619 - El Monte area
- Los Angeles County
- Parcel # 8114031006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** AR21158466

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$799,000/\$860,000** ↑**2952 W AVENUE 34** • Los Angeles 90065**10 days on the market****2 units** • **\$399,500/unit** • **1,328 sqft** • **No lot size data** • **\$647.59/sqft** •**Listing ID: 21757054****Built in 1930****Fletcher Drive to W Avenue 34**

Tired of the competition with every single-family home that hits the market in Glassell Park priced under \$800,000? This is your opportunity to bypass the intense bidding wars and purchase an adorable 2 bed 1 bath 780 sqft home with some nice outdoor space and a detached garage. As a bonus, there is a 1 bed 1 bath 548 sqft detached home in the rear currently rented out for \$855 per month to help offset your mortgage payment. This is a perfect opportunity for a first-time buyer or investor looking to add to their portfolio. The house has wonderful character and curb appeal and boasts beautiful original hardwood floors, a bright and airy living room with a faux fireplace, and plenty of outdoor space in front and back. There are also laundry hookups off the kitchen as well as central a/c. With an excellent location in an opportunity zone, great curb appeal, and income to offset the monthly payment this one will not disappoint!

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$799,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Inside

Interior

- Floor: Wood, Tile

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,000
2:	1	1	1		Unfurnished	\$855	\$855	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5458021009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21757054

Printed: 09/26/2021 1:22:00 PM

Closed • **Duplex**List / Sold: **\$690,000/\$750,000** ↑**5667 Ash St** • Los Angeles 90042**17 days on the market****2 units** • **\$345,000/unit** • **1 sqft** • **3,632 sqft lot** • **No \$/Sqft data** •
Built in 1919**Listing ID: CV21111495****N. Avenue 56 and Aldama Street**

Desirable Highland Park!! This duplex features 1 bedroom & 1 full bathroom per unit. One unit has a bonus room, also a detached garage with a carport. The duplex is established with two separate water, gas and electric meters. The porch entry way is perfect for summer nights and cool enough for summer days. The front yard is lavished with well maintained trees and plants and a backyard that has room enough for your pets . This is a perfect opportunity for an investment, live in one and rent the other. Prime location & close to shopping and areas to stroll along, like vintage stores, restaurants, bakeries, coffee shops, and much more!!

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$690,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Laundry: In Kitchen
- \$21600 Gross Scheduled Income
- \$17100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen
- Floor: Tile, Wood
- Appliances: Gas Oven, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$700
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5469035026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** CV21111495

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$995,000/\$1,240,000** ↑**329 N Avenue 66** • Los Angeles 90042**6 days on the market****2 units** • **\$497,500/unit** • **1,637 sqft** • **4,777 sqft lot** • **\$757.48/sqft** •**Built in 1946****Listing ID: 320007332****Cross Streets: Crescent**

Mid Century character, incredible location and Highland Park charm collide to bring you this incredible gem! The main house features 2 bed / 1 bath plus an enclosed sun porch that could double as a home office or creative space. Upon entering past the lush privacy hedging, custom landscaping and a sweet little front porch you'll find a perfect layout that boasts large rooms and maximizes space with ease. Features include: beautiful original hardwood floors, unique architectural details, custom mid century lighting, a cozy fireplace, formal dining room and the list goes on! Venture out back to discover a totally fenced in courtyard with lots of space to grill veggies fresh from your nearby custom vegetable garden or dine al fresco under the magical string lights! Just beyond the fence awaits a large, beautiful and bright 1 bed 1 bath 2nd unit above the large 2 car garage (Both units delivered vacant BTW!).. The upstairs unit comes fully packed with its own privacy and charm. Hardwood floors, original details and lovely views overlooking mature green trees and the historic Garvanza neighborhood below. Both units come with their own laundry rooms as well! Trendy restaurants, art galleries and boutiques are all but a stone's throw away in one of the best little pockets of Highland Park. The Garvanza district has tremendous character and retains a total small town neighborhood feel while still being in the heart of everything! This one checks all the boxes! Copy & Paste this link for property video: <https://player.vimeo.com/video/589957897> Copy & Paste this link for the virtual tour: <https://my.matterport.com/show/?m=BF9He9gjAzz&mIs=1>

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$995,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Laundry: Common Area
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Wood

Exterior

Annual Expenses

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

Unit Details

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

2:	1	1	Unfurnished	\$0	\$0	\$0
3:	0	0		\$0	\$0	\$0
4:	0	0		\$0	\$0	\$0
5:	0	0		\$0	\$0	\$0
6:	0	0		\$0	\$0	\$0
7:	0	0		\$0	\$0	\$0
8:	0	0		\$0	\$0	\$0
9:	0	0		\$0	\$0	\$0
10:	0	0		\$0	\$0	\$0
11:	0	0		\$0	\$0	\$0
12:	0	0		\$0	\$0	\$0
13:	0	0		\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5493017001

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$779,000/\$760,000** ↓**13 days on the market****Listing ID: 21775038****3439 3439 1/2 Plata St • Los Angeles 90026****2 units • \$389,500/unit • 1,819 sqft • 4,680 sqft lot • \$417.81/sqft •****Built in 1920****Hoover/ Plata**

Showing Sunday 8/29 12-2PM. 2 vacant homes on a lot zoned RD1.5 in Silverlake. Great opportunity for an owner/ user to remodel and rent out rear home to offset mortgage or developer to build new triplex. There's even a little garage in back of the 2 homes to get creative. Well done projects between the 101 and Sunset are increasingly selling around the \$1,000/SF mark. Short walk to all the action on Hoover and large projects being built on Silverlake Blvd. As-is sale. Very bad condition - Will not qualify for traditional financing. Cash offers/ hard money only.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$779,000
- 2 Buildings
- Heating: Wall Furnace

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

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02070141
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5401010033

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21775038

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$730,000/\$730,000****1 days on the market****120 S 18th St • Montebello 90640****2 units • \$365,000/unit • 1,828 sqft • 6,839 sqft lot • \$399.34/sqft •****Built in 1947****Listing ID: MB21207772****Whittier Blvd To 18th Street**

Excellent opportunity and great investment! Located in a quiet neighborhood. This is a beautiful duplex on one lot. Newer roof on both units. Detached two car garage. The front unit has 2-bed 1-bath with a bonus room. Front unit newer paint and kitchen & dining area has new floors, rest of the house has hardwood floors. Close to Fwys, shopping, dining and Montebello Town Center. Walking distance to Montebello HS. Drive-by ONLY! TENANT OCCUPIED! Sold As-Is.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$730,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,080 (Estimated)
- Laundry: Inside
- \$48000 Gross Scheduled Income
- \$0.33 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$4,500.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 674 - Montebello area
- Los Angeles County

- Parcel # 6337005016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** MB21207772

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$519,900/\$519,900** ↑**812 W 2nd St • Pomona 91766****14 days on the market****2 units • \$259,950/unit • 1,696 sqft • 7,732 sqft lot • \$306.54/sqft • Built in 1903****Listing ID: WS21170669****Major Crossstreet: S White Ave & W 2nd St**

Well kept legal Duplex in convenient location of Pomona. Corner lot home with fence around the house for extra privacy. Property has good size front yard, side yard and backyard with several mature fruit trees giving out fruits. Front unit is a living room, a bedroom, full bathroom, kitchen and side door to backyard with laundry connection outside. Side unit is larger with higher ceiling living room and kitchen and dining area with 1 bedroom has its own full bathroom, another spacious bedroom with walk in closet, and Sunroom of about 300 sq ft converted to 2 bedrooms one of which has laundry hookups inside and another full bathroom. Side unit has a total of 4 bedrooms and 2 full bathrooms. The bedrooms has their own wall unit AC. The house has some recent updates including laminate wood flooring in the side units, and tile flooring kitchen for the front unit, and newer stucco exterior painting. 2 separate gas and electric meters for each unit. Good investment home.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$509,900
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside, Outside, See Remarks
- \$22200 Gross Scheduled Income
- \$19787 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,413
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$493
- 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	1	1	0	Furnished	\$600	\$600	\$1,200
2:	1	4	2	0	Furnished	\$1,250	\$1,250	\$2,000

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8342006001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21170669

Printed: 09/26/2021 1:22:00 PM

List / Sold:

Closed •**\$3,350,000/\$3,250,000 ↓****16 days on the market****Listing ID: 21768526****462 S Palm Dr • Beverly Hills 90212****2 units • \$1,675,000/unit • 4,585 sqft • 8,230 sqft lot • \$708.83/sqft • Built in 1935****The corner of Palm and Whitworth Drive. Between Olympic and Pico Blvd.**

Set on an unusually large, corner lot in Beverly Hills Proper, affording its coveted school system and close-proximity to world-renown shopping and dining, this romantic, Spanish duplex, built in 1935, has been lovingly maintained and is ready for its next proud owner. Charming and architecturally significant at every turn, be warmed by its inlaid hardwood flooring, sculpted walls, beautiful ceiling detail, built-ins and more. Many tasteful updates have been added, as well. The expansive lot afford gracious living with its plentiful, grassy outdoor space and dual two-car garages. Wonderful as it is but also ripe for investment or redevelopment. This is an ideal 1031 exchange candidate. This income generating property is situated on an oversize BHR4 zoned corner lot with alley access, which may be developed into 7 units per code and with the density bonus, potentially up to 14 units. (Buyer to verify and perform their own research)

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$3,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$67000 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$47,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,750	\$0	\$6,500
2:	1	3	3		Unfurnished	\$4,750	\$0	\$6,000
3:								
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4332003016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21768526

Printed: 09/26/2021 1:22:00 PM

Closed •**\$1,575,000/\$1,602,600** ↑**18 days on the market****Listing ID: 21774646****1205 Appleton Way • Venice 90291****2 units • \$787,500/unit • 1,725 sqft • 3,840 sqft lot • \$929.04/sqft • Built in 1946****East of Lincoln, North of Venice, West of Walgrove**

Great opportunity to own an investment in this prime East of Lincoln neighborhood. Live in one and rent out the other, or rent both vacant units at market rent. The 2 bedroom, 1 bath front unit located on Penmar has a sunny, fenced in front yard with an organic vegetable bed and sweet back patio under a beautiful shade tree. Inside you'll find a spacious living room that opens to kitchen, inside laundry, hardwood floors, breakfast bar, and recessed lighting. 1205 Appleton, the "back" unit, is a convertible 2bedroom 2 bath with a big, private fenced patio off of the kitchen. Upstairs you'll find the primary suite as well as the convertible office/den, the stackable washer/dryer, and lots of windows to catch the ocean breezes. Both homes have been freshly painted, and this turnkey property will be delivered vacant and ready for the new owners! Close to the park, golf course, shopping and dining at The Penmar and new Zinque.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$1,575,000
- 2 Buildings
- Heating: Wall Furnace, Space Heater, Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

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

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$0
2:	2	2	2		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4244019001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21774646

Printed: 09/26/2021 1:22:00 PM

Closed •**\$2,193,000/\$2,225,000** ↑**11 days on the market****Listing ID: 21772854****2505 Oakwood Ave • Venice 90291****2 units • \$1,096,500/unit • 2,032 sqft • 5,164 sqft lot • \$1094.98/sqft • Built in 1942****West of Lincoln, East of Abbot Kinney, South of Venice, North of Washington - on the Corner of Oakwood and Crestmoore!**

Find your flow in this impeccably curated designer home in a premier Venice location. Designed with a warm elegance, this soulful and reimagined home exudes California living, and has been completely transformed with a modern flair. Exceptionally renovated, this 2 Bdrm/2 Bath home with an attached 1 Bdrm/1 Bath, offers endless options for utilizing the space. //About this home: Enter the main unit with vaulted exposed beam ceilings that envelop the space with natural light. Open concept living, take in the earth tones, organic materials, and custom finishes - you'll fall in love. Curl up and enjoy the beautiful fireplace that is the centerpiece of the space. The gourmet kitchen offers quartz counters, Ann Sacks tile, a Bertazonni range, and top-of-the-line appliances. Finished with European White Oak floors, designer lighting, and chic fixtures/hardware throughout. The attached second unit is breathtaking with its own bedroom, large living space, and custom kitchen a space that feels so special and you will never want to leave. Retreat and unwind, create, expand your living, or make it your perfect home office space! //We love The colorful, lushly landscaped, and hardscaped front and backyard that are inviting, yet peaceful. Entertain guests or dine alfresco! //You'll love: The flexibility and limitless options! Legally a duplex, you have an opportunity to live in the main house and rent the 2nd unit for passive income. Set up perfectly to host your family/friends, this is ready to be an extension of your home! //The Neighborhood: Situated in a coveted neighborhood, you are 1 block to Abbot Kinney and seconds to some of LA's best dining, coffee, shops, and more. OFFER DEADLINE, Sunday August 22nd @ 5:00pm!

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$2,193,000
- 1 Buildings
- Levels: One
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Living Room, Family Room, Master Bathroom
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Oven, Gas Oven
- Other Interior Features: High Ceilings

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4237014001

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$1,385,000/\$1,385,000****3021 11Th Ave • Los Angeles 90018****8 days on the market****2 units • \$692,500/unit • 2,991 sqft • 6,751 sqft lot • \$463.06/sqft • Built in 1935****Listing ID: 21765768****West on the 10 Fwy exit onto Crenshaw turn left proceed to Jefferson turn left, east on Jefferson to 11th Ave turn left .**

The search stops here with this classic Spanish duplex in the historic Jefferson Park within a short stroll to the expo line. A blend of original charm and character from almost a century ago combined with a recent renovation has birthed this stunner! This 2 unit within a compound tucked away on a quiet street features 2 Bed 1 Bath each, a 10-car long driveway, a detached 3-car garage, a huge backyard and a show-stopping front courtyard for a pleasurable outdoor indulgence. The oversized living room with high cathedral ceilings, overhead beams, detailed moldings, built-ins, large picture windows and pegged floors is drenched in natural light. There are 2 large Bedrooms with spacious closets and coved ceilings, a full Bath with separate tub and shower, a formal dining room, a breakfast nook, a newly remodeled kitchen and a service porch in each unit. Take a trip down memory lane as you travel in time through the arch ways of this home as this beauty won't last!

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$1,385,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Heating: Forced Air, Central
- Laundry: Washer Included, Dryer Included
- \$69000 Net Operating Income

Interior

- Rooms: Entry, Basement, Master Bathroom, Walk-In Closet
- Floor: Wood, Carpet
- Appliances: Dishwasher, Microwave, Refrigerator
- Other Interior Features: Crown Molding, Beamed Ceilings

Exterior

- Security Features: Window Bars
- Sewer: Other, Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$2,575	\$2,575	\$6,175
2:								
3:								

4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5051033018

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

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

Closed •List / Sold: **\$999,000/\$965,000** ↓**105 days on the market****Listing ID: 21725752****1217 S Kingsley Dr • Los Angeles 90006****2 units • \$499,500/unit • 1,597 sqft • 5,897 sqft lot • \$604.26/sqft •****Built in 1903****Between W. Pico Blvd. and W. 12th St. on S. Kingsley Dr.**

Duplex in Mid-Wilshire area. Close to Koreatown, Downtown LA and 10 freeway. Income unit or new development. Architecture and engineer plans submitted to city for a 4 unit apartment development and RTI.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$999,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 01933726 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5080027004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21725752

Printed: 09/26/2021 1:22:00 PM

List / Sold:

Closed •**\$1,895,000/\$1,925,500 ↑****12 days on the market****Listing ID: 21764660****1063 Meadowbrook Ave • Los Angeles 90019****2 units • \$947,500/unit • 3,885 sqft • 7,200 sqft lot • \$495.62/sqft • Built in 1924****East of Fairfax, West of La Brea, South of Olympic Blvd, North of San Vicente Blvd**

FULLY UPDATED extra large up and down duplex located in the Miracle Mile on a quiet tree lined street where pride of ownership is everywhere. DELIVERED VACANT. Live in one and enjoy the income from the other unit to assist with your mortgage. Both units remodeled in 2016/17. New electrical, plumbing, windows, HVAC, tankless water heaters, crystal chandeliers, (new hardwood floors in lower unit). Gourmet kitchens with quartz countertops, top of the line appliances, oversized farm sink, shaker style cabinets, large island w/ beverage station, all with open concept to the dining and living areas. All appliances included. Both units have large master bedrooms with en-suite baths. Excellent closet space throughout w/ custom Elfa Shelving System. Laundry in both units. Lower unit 2+2.5 Upper unit 3 + 3 both units perfect for roommates. Secured electric gated driveway leads to 3 private garages with new doors and electrical and parking for two more cars side by side. Backyard has new deck area with motion lighting throughout the exterior of the property. Front yard private from street. Lower unit has office nook that can be closed off from the living space. Units are spacious and have the feel of a home. Close proximity to some of Mid Cities best eateries, Republique, Commerson, Met Her at a Bar just to name a few.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,895,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Master Bathroom, Office
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00825802
- 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	\$4,250	\$4,250
2:	1	3	3		Unfurnished	\$0	\$4,750	\$4,750

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084016012

Michael Lembeck

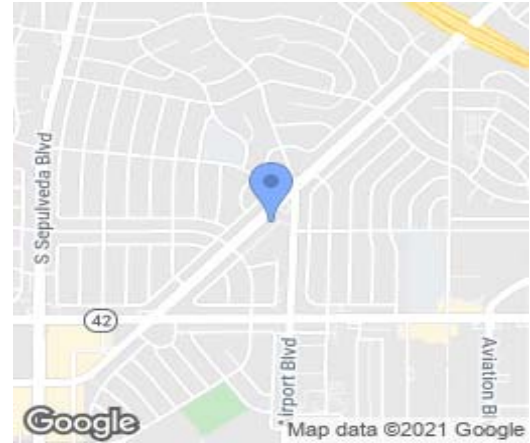
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21764660

Printed: 09/26/2021 1:22:00 PM

Closed •**\$1,075,000/\$1,115,000** ↑**5 days on the market****Listing ID: PW21166898****8215 Kittyhawk Ave • Los Angeles 90045****2 units • \$537,500/unit • 1,672 sqft • 7,410 sqft lot • \$666.87/sqft • Built in 1944****S La Tijera**

8215 Kittyhawk Ave is a pride of ownership duplex on a quiet cul-de-sac in residential Westchester. The property is comprised of two spacious 2BD/1BA units with a sizable laundry room and two-car garage on a 7,410 square foot lot. Approximately \$124K in capital improvements have been invested into the property over the past ten years, including: new water heaters for both units and the laundry room; new windows and exterior doors; new wall heaters in both units; and interior unit renovations with upgraded kitchens (new flooring, countertops, appliances, lighting, and fixtures) and baths (new flooring, tile, tub, sink, toilets, lighting and fixtures). The drought-tolerant landscaping in the front and back yards is completely new as of this year, with the installation of a new drip irrigation system, artificial turf, decomposed granite, gravel, and native plants. Well-trimmed mature trees on the property offer curb appeal in the front and aesthetic shade in the back. The two-car garage is drywalled and painted with recessed lighting and the laundry room provides space for two sets of washers and dryers, one for each unit (tenant owned). Electricity has been updated to accommodate a 50/50 split between front and back tenants. Regular maintenance on plumbing and sewer systems includes a new 4" cleanout line to the street and the replacement of drain pipes under the house. Regular maintenance has kept the 25-year roof in great shape with no issues. The property's Westchester location is in close proximity to copious technology, media and entertainment employment opportunities in the Silicon Beach space, as well as convenient access to aerospace and communications companies in nearby El Segundo and the South Bay.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$1,075,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Individual Room
- \$50040 Gross Scheduled Income
- \$31186 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,353
- Electric: \$195.00
- Gas: \$195
- Furniture Replacement:
- Trash: \$195
- Cable TV:
- Gardener:
- Licenses: 164
- Insurance: \$734
- Maintenance: \$600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$195
- Other Expense: \$200
- Other Expense Description: Reserves

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	2	1	2	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	2	1	0	Unfurnished	\$1,970	\$1,970	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4107015028

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

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

Closed •List / Sold: **\$650,000/\$645,000** ↓**1 days on the market****5509 S Manhattan Pl • Los Angeles 90062****2 units • \$325,000/unit • 1,836 sqft • 6,055 sqft lot • \$351.31/sqft •****Built in 1928****Listing ID: SR21175034****5507-5509 S. Manhattan Pl. LA, CA 90062**

The Archway is a magnificent Spanish style duplex located in the dynamically emerging market of South Los Angeles. This investment opportunity presents an ideal income property for either an owner-user or an astute investor looking to acquire a 50% vacant value-added asset. This charming duplex is comprised of 2 units in a one-story building built in 1928. This property totals 1,836± building square feet and is constructed of wood frame, flat roof, and painted stucco exterior. The property sits on a large 6,056± square foot lot zoned LAR2 and the building is located in a Transit Oriented Community (TOC), Tier 2 which may allow for a larger redevelopment of the lot. In addition, a preliminary ADU study has been completed which could allow for an additional 2 units that would significantly increase the NOI. Buyer to verify. These extremely spacious units at S. Manhattan Place, one of which will be delivered vacant, average 918± square feet. The units are comprised of (2) 3 Bedroom + 2 Bath units. One of the units has been highly improved with granite countertops, wood floors, stainless-steel appliances, and a Ring home security system. Both units offer laundry rooms with washer/dryer hookups and individual hot water heaters. Each unit offers a private backyard. There is also a rear gated parking lot currently with no ally access. Capital improvements include a newer roof, hot water heaters and new AC unit for unit 5509. Aesthetically, the property grounds and building are well maintained and offer curb appeal. The Archway is located at 5507 S. Manhattan Place in the swiftly emerging submarket of Los Angeles known as Park Mesa Heights. The property is adjacent to Leimert Park and just south of The University of Southern California. Located on the 5500 block of S. Manhattan Place, the property is situated between W. 54th St and W. Slauson Ave., just east of S. Van Ness Ave. The property is ideally located within proximity to The Natural History Museum, Los Angeles Memorial Coliseum, University of Southern California and Banc of California Stadium. Also nearby is a hub of restaurants, shopping and public transportation. In addition, 5507 S. Manhattan Place is a central Los Angeles location and minutes to Downtown Los Angeles, Jefferson Park, Huntington Park and Mid City, making this property the ideal location to call home and a pride of ownership investment.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup, Washer Included
- \$51480 Gross Scheduled Income
- \$34399 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,537
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Insurance: \$918
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,895	\$1,895	\$2,395
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,395

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
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5005025026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$680,000/\$675,000** ↓**903 E 92nd St • Los Angeles 90002****15 days on the market****2 units • \$340,000/unit • 1,506 sqft • 4,888 sqft lot • \$448.21/sqft •****Built in 1941****Listing ID: RS21184354****Central /92nd Street**

This One Wont Last, Multi Family Property. Front House is a 2 Bedroom and 1 Bathroom, Roof Replaced 2019, Newer Dual Pane Windows, Electrical Panel Middle House is An ADU With its Own Address 901 E. 92nd Street Fully remodeled 2019, Tankless Water Heater, Custom Shower, It Has 2 Bedroom and 1 Bathroom, Third Building is a Structure Used As a Studio with its own Bathroom and Little Kitchen, New Roof, New Dual Pane Windows 2019, This Structure May be Permitted as A Rumpus Room. Great Investment Opportunity. All units Owner Occupied.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$680,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

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: 01842948
- 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	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,650

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 # 6042030017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** RS21184354

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$591,650/\$563,000** ↑**1133 W 89Th St • Los Angeles 90044****14 days on the market****2 units • \$295,825/unit • 1,096 sqft • 6,084 sqft lot • \$513.69/sqft •
Built in 1926****Listing ID: 21752358****West of Vermont Ave, South of Manchester Ave**

Court date is set. Agents please see private remarks for additional information. Great opportunity to own this fully occupied duplex. Front house consists of 2 bedrooms and 1 bathroom and back house consists of 1 bedroom and 1 bathroom. Plenty of parking on the property. Probate sale, court confirmation required.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$499,000
- 2 Buildings
- \$21996 Net Operating Income

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

- Total Operating Expense: \$5,004
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Probate Listing sale

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047009029

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21752358

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$650,000/\$700,000** ↑**12444 S Vermont Ave • Los Angeles 90044****15 days on the market****2 units • \$325,000/unit • 2,350 sqft • 4,072 sqft lot • \$297.87/sqft • Built in 1962****Listing ID: IN21180083****North of El Segundo, East of Vermont, South of 120th St, West of Hoover**

Presenting this well-maintained, two-story duplex that sits on a corner lot in the growing area of Athens. Great multifamily investment opportunity for first time buyers looking for residual income or a long-term investor seeking steady cash flow! Each unit has three ample sized bedrooms and bathrooms and was recently improved with newer roof, upper patio, and paint. The property is conveniently located across the street from Helen Keller Park and less than five minutes from Chester Washington Golf Course with easy accessibility to the 105 & 110 freeways. There are plenty of dining, grocery, and shopping options nearby. Not to mention the close proximity to USC, LA Coliseum, DTLA and the SoFi Stadium Hollywood Park Entertainment District.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- \$621 (Estimated)
- Laundry: Individual Room
- \$4400 Gross Scheduled Income
- \$21300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6117016035

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** IN21180083

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$930,000/\$920,000** ↓**157 days on the market****Listing ID: 21711490****150 E 109Th Pl • Los Angeles 90061****2 units • \$465,000/unit • 2,996 sqft • 5,322 sqft lot • \$307.08/sqft •****Built in 2019****South of Main Street & West 108th Street.**

New construction duplex in South Los Angeles. Each unit features 4 bedrooms and 3 bathrooms. Contemporary design with a great floor plan. Large lot with room to build. Bring your Investors! Low operational expenses due to separate metering of all utilities, including water.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$949,000
- 2 Buildings
- Heating: Central

Interior

- Floor: Tile, Wood

Exterior**Annual Expenses**

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$1,600	\$1,600	\$0
2:	2	4	3		Unfurnished	\$3,200	\$3,200	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio:

- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6073009004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21711490

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$849,000/\$850,000** ↓**1133 E 53rd St • Los Angeles 90011****26 days on the market****2 units • \$424,500/unit • 2,989 sqft • 6,385 sqft lot • \$284.38/sqft •****Listing ID: SB21158417****Built in 1924****Central Ave to the west, Vernon Ave to the north, Compton Ave to the east and Slauson Ave to the south.**

Large multi-family home (2 detached units), just minutes from Downtown Los Angeles. Perfect as an investment property or live in one unit and rent the other. The front unit is a two-story 5 bedroom/ 2 bath home with some updating done a few years ago. Wooden kitchen cabinets, granite countertops, laminate wood flooring and tile flooring. The rear unit is ready to be occupied with 3 bedroom/ 2 bath, open living room and kitchen as you walk in. The floor plan offers very good size bedrooms with wooden kitchen cabinets, granite countertops and tile flooring. The lot has ample space for tandem parking, including, front yard area, rear open patio area for outside living and a detached 1 car garage. Buyer to check/investigate with city for possibility of building a detached ADU. Great opportunity to own in a Los Angeles market booming with new developments everywhere. We welcome all buyers! Investors, and owner/users to transform into many possibilities with the right plan/creative eye. MUST SEE! Enjoy the close proximity and tranquility of Augustus F. Hawkins Nature park nearby and easy access to nearby 110 & 10 Freeways, connecting Los Angeles to most Southern California sub cities.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$869,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: In Closet
- \$55620 Gross Scheduled Income
- \$47090 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02014523
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$230
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	0	Unfurnished	\$2,785	\$2,785	\$3,300
2:	1	3	2	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5104003004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21158417

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$439,000/\$420,000** ↓**6 days on the market****44953 Spearman Ave • Lancaster 93534****2 units • \$219,500/unit • 1,636 sqft • 6,237 sqft lot • \$256.72/sqft •****Built in 1936****Listing ID: WS21180183****W Lancaster Blvd and Division St**

Duplex for sale. Investment Property, both units are Rented Sec. 8. 2Br+1Ba and 1BR+1Ba with all separate gas and electric meters. Each house has its own separate hot water heater too. VERY low owner expenses and no water/utility exposure. Govt rent deposited into your account. Shared common back yard. Tenants stay. Located close to 14 fwy and schools, transportation, and shopping.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$439,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- \$40500 Gross Scheduled Income
- \$38500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$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	\$1,725	\$1,725	\$1,725
2:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,650

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
- LAC - Lancaster area

9/26/21, 1:22 PM

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 3138011035

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21180183

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$650,000/\$660,000** ↑**13108 S Vesta Ave • Compton 90222****17 days on the market****2 units • \$325,000/unit • 1,343 sqft • 3,624 sqft lot • \$491.44/sqft •****Listing ID: PW21173400****Built in 1928****north of Rosecrans and just west of Alameda**

Great opportunity for a family or investor to own this upgraded duplex! Front house is 3 bedrooms 2 baths, open concept and recently painted, and features granite countertops in kitchen, and new roof in 2020. Back one bedroom unit was remodeled and has laminate flooring, granite countertops, and outside washer dryer hookups. Also long driveway with room for 4-5 cars. Located near freeways and newer shopping center featuring Target, Home Depot, and TJMaxx. Don't miss this opportunity to own this beautiful family home and have additional income!

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 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: 01917184
- 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	\$2,500
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,600

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
- RN - Compton N of Rosecrans, E of Central area

9/26/21, 1:22 PM

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 6152012027

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21173400

Printed: 09/26/2021 1:22:00 PM

Closed •List / Sold: **\$579,000/\$495,000** ↓**26 days on the market****1417 Kewen St • San Fernando 91340****2 units • \$289,500/unit • 1,148 sqft • 4,396 sqft lot • \$431.18/sqft •****Built in 1924****Listing ID: CV21161249****West of San Fernando Rd., South of S. Workman St.**

Calling all investors and owners! Great opportunity to live in one unit and rent out the back unit or use as a "mother-in-law" quarters. The front unit is a two bedroom, one bath and the rear unit is a one bedroom, one bath. Property is a fixer but has great potential and is centrally located in the City of San Fernando. Walking distance to shopping, transportation and schools. Each unit has its own laundry hook-ups. Plenty of parking with a long driveway and one car detached garage.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$579,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, Outside
- \$43200 Gross Scheduled Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02029025
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- SF - San Fernando area

- Los Angeles County
- Parcel # 2521008004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** CV21161249

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Closed •List / Sold: **\$699,900/\$730,000** ↑**40 days on the market****Listing ID: SR21152835****1227 1229 Glenoaks Blvd • San Fernando 91340****2 units • \$349,950/unit • 1,435 sqft • 3,085 sqft lot • \$508.71/sqft • Built in 1939****Glenoaks Blvd & N Alexander St**

Beautiful Homes in the City of San Fernando. Front unit has been completely renovated while preserving its original charm and Second unit is also completely renovated with great finishes. Main Unit 1227 Glenoaks Blvd Features: 3 bedrooms and 2 baths, an open floor plan with New Laminate Wood Flooring, New Double Pane Windows, New Exterior and Interior Paint, New Recessed Lighting, New HVAC System, New Kitchen Cabinets, New Quartz countertops, New Fully Remodeled Bathrooms, All New Copper Plumbing and All New electrical. Second Unit 1229 Glenoaks Blvd Features: 1 bedroom 1 bath which offers an open floor plan, Laminate Wood Flooring, New Double Pane Windows, New Fully Remodeled Bathroom, New Recessed Lighting, New Exterior and Interior Paint, New HVAC-Split system, New Kitchen Cabinets, All New Copper Plumbing and New Electrical. 1227 & 1229 Glenoaks Blvd is also located only minutes away from 210 Freeway, 118 Freeway and 5 Freeway, public transportation and close to all Shopping Centers.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$699,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

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: 00965994
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,975
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,975

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- SF - San Fernando area
- Los Angeles County
- Parcel # 2516032016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21152835

Printed: 09/26/2021 1:22:01 PM

Closed •List / Sold: **\$750,000/\$750,000** ↓**142 days on the market****3510 E 57th St • Maywood 90270****2 units • \$375,000/unit • 1,822 sqft • 7,815 sqft lot • \$411.64/sqft •****Built in 1938****Listing ID: DW21045036****Check google Maps**

Beautiful 2 unit property large lot . Has a nice front yard and backyard . Has fruit trees. Two car garage and a has enough space for more cars . Property is close to shopping centers . 3 bed 1 bath and the back unit has 2 Bed 1 Bath .

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$770,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Garage
- \$45600 Gross Scheduled Income
- \$940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,738
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,050
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,688
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,100	\$2,100	\$2,400
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,900

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
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6311023030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** DW21045036

Printed: 09/26/2021 1:22:01 PM

Closed •List / Sold: **\$500,000/\$500,000****217 E Vernon Ave • Los Angeles 90011****7 days on the market****2 units • \$250,000/unit • 1,286 sqft • 5,006 sqft lot • \$388.80/sqft • Built in 1909****Listing ID: PW21090610****House is off Vernon Ave and San Pedro St.**

Duplex near USC, Coliseum, 110 FWY. Detached units, each with their own meters.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$500,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5113018013

Michael Lembeck**Re/Max Property Connection**

9/26/21, 1:22 PM

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21090610

Printed: 09/26/2021 1:22:01 PM

Closed •List / Sold: **\$600,000/\$580,000** ↓**71 days on the market****713 W 41st Dr • Los Angeles 90037****2 units • \$300,000/unit • 1 sqft • 5,401 sqft lot • No \$/Sqft data •****Built in 1910****Listing ID: SR21018710****Martin Luther King and Hoover**

Nice Duplex in L.A 1 bedroom and 1 bathroom each ready to move in .

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$600,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- \$23000 Gross Scheduled Income
- \$6000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$70
- Cable TV: 00830774
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$80
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5019021032

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SR21018710

Printed: 09/26/2021 1:22:01 PM

Closed •List / Sold: **\$678,000/\$678,000****552 W 23rd St • San Pedro 90731****37 days on the market****2 units • \$339,000/unit • 1,708 sqft • 5,000 sqft lot • \$396.96/sqft • Built in 1925****Listing ID: PW21130145****Pacific & 23rd Street**

Charming 2 unit property in San Pedro that's a short walk to Cabrillo Marina!!

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$678,000
- 1 Buildings
- 1 Total parking spaces
- Laundry: Inside, See Remarks
- \$30000 Gross Scheduled Income
- \$29000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,509	\$1,509	\$2,100
2:	1	2	1	1	Unfurnished	\$1,081	\$1,081	\$2,100

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 # 7465002018

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** PW21130145

Printed: 09/26/2021 1:22:01 PM

Closed •**\$1,149,000/\$1,170,000** ↑**0 days on the market****Listing ID: SB21211767****21101 Madrona Ave • Torrance 90503****3 units • \$383,000/unit • 2,511 sqft • 7,209 sqft lot • \$465.95/sqft • Built in 1953****Between Torrance blvd and Maricopa**

Sold Off Market for Comp Purposes Only

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$1,149,000
- 2 Buildings
- 2 Total parking spaces
- \$663 (Estimated)
- Laundry: Common Area
- \$75600 Gross Scheduled Income
- \$64438 Net Operating Income
- 1 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$11,162
- Electric: \$2,712.00
- Gas: \$1,032
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$3,350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 131 - West Torrance area
- Los Angeles County

- Parcel # 7524014018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21211767

Printed: 09/26/2021 1:22:01 PM

Closed • **Triplex**List / Sold: **\$849,000/\$824,000** ↓**2232 S Grand Ave • San Pedro 90731****0 days on the market****3 units • \$283,000/unit • 2,300 sqft • 4,501 sqft lot • \$358.26/sqft • Built in 1920****Listing ID: SB21119694****Corner of 23rd and S. Grand, 2nd house to left, front house #2230 S Grand**

Triplex located in Point Fermin area of San Pedro. Front property is a single family 1920's craftsman-style home featuring two bedrooms and two bathrooms. Main house has detached 2 car garage. Two 1BD/1BA units built in 1987 are located in the rear of the property. Rear units remodeled 2017 with new hardwood flooring, new drywall, paint, and AC. Each features balcony, private courtyard and direct access down staircase into single space private garage with laundry hookups. Courtyard area separates the two living structures. Alley access to all 3 garages. Each unit has separate gas and electric meters. Rear units have own meters for water and sewer. A wonderful opportunity for investors with tons of upside potential. Point Fermin is an up and coming yet affordable coastal neighborhood with a sense of close community. Close to 110 freeway access, beaches, tourist sites such as Aquarium, Korean Bell, Pt Fermin Lighthouse, Ft. MacArthur.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- Cap Rate: 8
- \$80400 Gross Scheduled Income
- \$75400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,100	\$1,100	\$3,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio: 3

- Water Meters: 3
- Carpet:
- Dishwasher: 0
- Disposal: 0

- Ranges: 1
- Refrigerator: 1
- Wall AC:

Additional Information

- Probate Listing sale

- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465002024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21119694

Printed: 09/26/2021 1:22:01 PM

Closed •List / Sold: **\$998,000/\$1,030,000** ↑**726 W 27Th St • San Pedro 90731****65 days on the market****3 units • \$332,667/unit • 2,259 sqft • 5,001 sqft lot • \$455.95/sqft •
Built in 1951****Listing ID: 21756756****1/3 block East of Gaffey toward the Harbor.**

This is a rare hard to find triplex in the Point Fermin/Marina area of South San Pedro for a discriminating owner occupant or investor looking for pride of ownership and investment portfolio potential! Take advantage of the major economic and tourist developments in this growing oceanside community at just the right time. Owner retiring to live with family in Northern California and is sad to sell. Owners 2-Bedroom/2-Bathroom front Townhouse Unit has been renovated (nice new stainless steel appliances including gas stove, microwave, DW and refrigerator) and will be delivered vacant for new owner occupant or new owner to rent at market rate. Some ocean/harbor breakwater views from 2nd floor. Two additional 1 Bedroom/1 Bathroom units have existing tenants on month-to-month subject to normal rent control. Moderate size patio between units and garages offers options for back tenant or all occupants. Three separate 1 car garages. Complex includes coin-operated washer and dryer in a room next to the garages giving some additional income. Separate gas and electric meters for each 1 Bedroom Unit. Inspection of tenant units with serious offer. Showings this weekend for Owner's Unit and premises. ***Please do not disturb tenants in back two 1-Bedroom Units.***

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$948,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: Washer Included, Dryer Included, Community, Inside
- \$6460 Net Operating Income

Interior

- Floor: Carpet, Tile, Wood, Vinyl, Laminate

Exterior

- Lot Features: Front Yard, Back Yard, Lawn, Landscaped
- Sewer: Other
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,000	\$0	\$3,000
2:	1	1	1		Unfurnished	\$965	\$965	\$1,800
3:	1	1	1		Unfurnished	\$1,275	\$1,275	\$1,800
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465015014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21756756

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Closed • TriplexList / Sold: **\$735,000/\$750,000** ↑**441 W 19th St • San Pedro 90731****11 days on the market****3 units • \$245,000/unit • 2,045 sqft • 5,005 sqft lot • \$366.75/sqft • Built in 1929****Listing ID: DW21139149****Between Pacific Street and Mesa on 19th.**

Attention Investors! Or live in the front house and collect rent from the other two units. This triplex is an amazing opportunity near the marina. Each unit stands separated on the lot, unattached, with their own separate meters, separate water heaters, and washer and dryer hook ups in each unit. The front house at 441 is a 2 bedroom 1 bath (VACANT). Middle unit, 441 1/2, is a spacious 1 bed 1 bath (VACANT). The third unit, 443, is above the garage and also a spacious 1 bed 1 bath (TENANT). As described above, two of the three units will be delivered vacant. The triplex has amazing potential and won't last long. There are 3 garages. Come by today!

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$735,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Garage, Individual Room, Inside, Washer Hookup
- \$49800 Gross Scheduled Income
- \$37200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,600
- Electric: \$3,000.00
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500
3:	1	1	1	1	Unfurnished	\$650	\$650	\$1,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 185 - Plaza area
- Los Angeles County
- Parcel # 7456032006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** DW21139149

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Closed • **Triplex****\$1,099,000/\$1,096,000** ↓**16 days on the market****Listing ID: WS21146019****504 S Fremont Ave • Alhambra 91801****3 units • \$366,333/unit • 2,105 sqft • 9,885 sqft lot • \$520.67/sqft • Built in 1949****Fremont/ Commonwealth**

Prime location in the heart of Alhambra with 3 units, large R3 lot. Front unit has 3 bedroom, 2 full bath and large living room. Back 2 units currently converted to 3 bedroom, 2 bath, and easy to convert back to 2 units with 2 bedroom, 1 bath and 1 bedroom, 1 bath. Property sold in "as is" conditions. Please drive by only, subject to inspections.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01311137
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$1,800
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,400
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,100

Of Units With:

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

Additional Information

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Matrix

- Standard sale

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5342006005

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** WS21146019

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List / Sold:

Closed •**\$1,500,000/\$1,470,000 ↓****51 days on the market****Listing ID: AR21163732****1620 1622 S 8th St • Alhambra 91803****3 units • \$500,000/unit • 2,558 sqft • 7,274 sqft lot • \$574.67/sqft • Built in 1950****South of VALLEY BLVD. & East of ATLANTIC BLVD.**

Do NOT, NOT and NOT DISTURB TENANTS! ALL FULLY OCCUPIED WITH GREAT RENT! NO PEEK THROUGH WINDOWS! THX! No showing till presenting offer Subject to Interior Inspection. No Carpet, all Laminated Floor. Pics were taken in 2018 and 2019. 1620 #A & #B, 1622 S. 8th St., Alhambra. LOCATION LOCATION and LOCATION!! Remarkable , All 3 Units Brand New Renovated, Situated on a Highly Desirable Neighborhood of City of Alhambra!! Walking Distance to Valley Bl.!! Conveniently located near schools, Parks, a variety of restaurants, shopping, and the 10 freeway, just Minutes away from Downtown LA, Pasadena... 3 units, 2 Separate Buildings, 3-car garage, and more additional parking spaces. offering great income potential!*The first 2 units each offers 2 bed / 1 full bath room, Large living room, and kitchen with dining area*The 3rd unit located above garage, offers 1 bed /1 full bath room, Large living room, kitchen, and dining room*Each unit offers an indoor laundry area. A Smart Laid Out Open Floor Plan, All Rooms are Spacious and Airy! Beautifully Newly Renovated & Upgrades in 2019, Stunning Home! New Kitchen with Bay Window, New Cabinetry, New Counter-Tops, New Bath Room with New Tile, Tub, Shower, Vanity, Toilets, Mirrors, Cabinets, Fixtures and Fitting and Tiled Bath Surround! New Recess Lights! New Laminate Wood Flooring throughout! New Double Pane Low E-3 Windows to Look Out at those Sunny Days! Freshly Painted Interior. Don't miss this great investment opportunity!

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$1,500,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: Inside, See Remarks
- \$84000 Gross Scheduled Income
- \$80230 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$14,770
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01949309
- Gardener:
- Licenses:
- Insurance: \$810
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,600
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,600

3: 1 1 1 1 Unfurnished \$1,550 \$1,550 \$1,800

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5357016007

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

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

CUSTOMER FULL: Residential Income LISTING ID: AR21163732

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Closed •List / Sold: **\$749,000/\$687,000** ↓**334 E School St • Covina 91723****15 days on the market****3 units • \$249,667/unit • 1,250 sqft • 5,964 sqft lot • \$549.60/sqft •
Built in 1920****Listing ID: 21754602****North of Badillo. South of San Bernardino. Between Citrus and Barranca.**

Unique investment opportunity in Covina! Quiet street. Close proximity to downtown Covina. Main home in back of property is 1 bd 1 ba and should be vacant upon closing. Both units in front duplex are 1 bd 1 ba. One front unit has long term month-to-month tenant. Other front unit is vacant. All 3 units have their own separate laundry room with hook-ups.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$799,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: See Remarks
- \$27980 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Gas Cooktop

Exterior**Annual Expenses**

- Total Operating Expense: \$17,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,840
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$800	\$800	\$1,200
2:	1	1	1		Unfurnished	\$0	\$0	\$1,200
3:	1	1	1		Unfurnished	\$700	\$700	\$1,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 614 - Covina area
- Los Angeles County
- Parcel # 8430031004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21754602

Printed: 09/26/2021 1:22:01 PM

Closed •List / Sold: **\$999,000/\$1,300,000** ↑**200 days on the market****Listing ID: 21684264****5123 Hermosa Ave • Los Angeles 90041****3 units • \$333,000/unit • 1,104 sqft • 9,184 sqft lot • \$1177.54/sqft •****Built in 1922****Just north of Colorado Boulevard, south of Las Flores.**

VACANT, ready to go, and priced to sell - Incredible investment/development opportunity in the highly sought-after location of Eagle Rock, just north of Colorado Blvd. The existing (legal) triplex sits on a just under 9,200 sq. ft. R1 lot, providing the potential to earn income while still developing the lot by adding an ADU. OR if you want to build a larger home, you can start fresh on this massive lot. Unbeatable location, walking distance to all of Eagle Rock's hotspots along Colorado Blvd, including Colombo's, S'work Coffee, The Oinkster, Relentless Brewing & Spirits, Cindy's, Four Cafe, Taco Spot, Milkfarm, PienCone Pizza, Penny Oven, Big Mamas n Papas, Colorado Donuts, Little Beast, Malbec, CaCao Mexicatessen, Casa Bianca Pizza, & grocery stores Trader Joe's & Sprouts. Close to Occidental college, Dodger Stadium, & the Rose Bowl.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$1,299,995
- 1 Buildings
- Cooling: Electric
- Heating: Wall Furnace
- \$72000 Net Operating Income

Interior

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

Exterior

Annual Expenses

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

Unit Details

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

11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5669025004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21684264

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Closed • **Triplex****\$1,425,000/\$1,350,000** ↓**5318 Hammill Rd** • **El Monte 91732****21 days on the market****3 units** • **\$475,000/unit** • **2,164 sqft** • **25,515 sqft lot** • **\$623.84/sqft** • **Built in 1948****Listing ID: WS21161526****Drive north on Peck Rd, right turn on Hemlock St, left turn on Hammill Rd**

Welcome to 5318 Hammill Rd a 3-unit residential income property located in El Monte CA tucked away in a quiet and low traffic street. First time on the market since 2001!! Perfect for owner occupied, investment property or combination of both. HUGE lot size 25,515 SF that is EXTREMELY WELL maintained and all 3 units are separately fenced off. Perfect property for anyone with a green thumb - 2 hass avocado trees, 3 orange trees (2 naval and 1 blood orange), 1 Mexican lime tree, 1 seedless large lime tree, 3 apple trees (1 Fuji apple, 1 Dorsey apple and 1 Granny Smith apple), plum, apricot berries, raspberries, blackberries, seedless green grapes, Crape Myrtle tree and many more! All utilities are separately metered (water, electric, and gas). Superb unit mix of 2 x (2B+1B) and 1 x (1B+1B). Each unit has their own washer and dryer. Must see this property in person!!

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$1,425,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Individual Room, Inside
- \$37200 Gross Scheduled Income
- \$30810 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 2-5 Units/Acre, Lot 20000-39999 Sqft
- Security Features: Security Lights
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,390
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,395
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$1,494
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,180
- 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	\$2,700
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$2,500
3:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$1,700

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 619 - El Monte area
- Los Angeles County
- Parcel # 8541008038

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21161526

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Closed •List / Sold: **\$750,000/\$795,000** ↑**3330 Linda Vista Ter • Los Angeles 90032****16 days on the market****3 units • \$250,000/unit • 2,750 sqft • 8,473 sqft lot • \$289.09/sqft • Built in 1930****Listing ID: DW21152046****In between Eastern and Huntington**

Attention all Investors and Creative home buyers. This wonderful Tri-plex is ready to undergo work and become the amazing income producing investment property it has the potential to be. This great property features a 1 bedroom 1 bathroom rentable at approximately \$1,500.00, a vacant 2 bedroom 1 bathroom rentable at approximately \$2,000.00, and a 4 bedroom 1 bathroom. The property features 2 carports and ample parking lot. Whether it will be owner occupied or not, this property offers tons of potential in one of the most sought after neighborhoods of Los Angeles. Located minutes away from either Downtown Los Angeles or South Pasadena, El Sereno is currently undergoing a wonderful transformation. To schedule a showing or for any more questions feel free to contact for more information

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$750,000
- 2 Buildings
- 4 Total parking spaces
- \$15600 Gross Scheduled Income
- \$100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02022664
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,300
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- 621 - El Sereno area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW21152046

Printed: 09/26/2021 1:22:01 PM

Closed • **Triplex****\$1,090,000/\$1,122,000** ↑**15 days on the market****Listing ID: AR21170331****505 Alexander St • Glendale 91203****3 units • \$363,333/unit • 1,911 sqft • 6,273 sqft lot • \$587.13/sqft • Built in 1921****From Pacific Ave, go south, right on Alexander St.**

Beautifully upgraded home perfect for those looking to live in the front unit and rent out and easily manage the other two units in the back of the lot. The front unit features laminated hardwood floors and natural light throughout. An open kitchen offers a granite countertop, recessed lighting, ample cabinetry, and access to the back. From the living room and through the French doors is an extra space with ceiling fan, ideal as a family room or den. The bedroom also features recessed lighting and ceiling fan. The back units are each 1 bedroom and 1 bath, with a 2 car-attached garage. Conveniently located near Glendale Galleria and Americana, freeways, and Griffith Park.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$1,090,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Laundry: Community, Gas & Electric Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: No Landscaping
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,342
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$912
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,391
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,668
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,200
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5637024035

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** AR21170331

Printed: 09/26/2021 1:22:01 PM

Closed •**\$1,500,000/\$1,150,000 ↓****128 days on the market****Listing ID: 21702590****4116 1/2 PROSPECT Ave • Los Angeles 90027****3 units • \$500,000/unit • 1,991 sqft • No lot size data • \$577.60/sqft • Built in 1923****East of Hillhurst on Prospect Ave. Please use google maps for accurate directions.**

RARE FIND! ALL UNITS VACANT AFTER CLOSE OF ESCROW!...AMAZING OPPORTUNITY!! THIS IS A SWEET SLEEPER DEAL, DON'T MISS THIS HOUSE + DUPLEX...Located in the Charming Los Feliz neighborhood this property features a Triplex with a 2 Unit Duplex in Front offering Two 1 Bedroom/ 1 Bath Units PLUS a 2 Bedroom / 1 Bath HOME Hidden in Back! There are Two charming patio/yard areas, One located behind the Duplex and the other behind the Home. There is a Garage with built in shelves for Storage and a driveway that can accommodate up to 5 cars parked tandem. Los Feliz is one of the most desirable neighborhoods in all of Los Angeles, close to hiking trails in the Hollywood Hills, the Griffith Observatory, the Greek Theater, Los Feliz Farmer's Market, the Hollywood Bowl and Dodger Stadium and so much more. Don't miss out on this great opportunity! Buyer to conduct all investigations necessary to satisfy themselves to the condition of the property, permits, usage, lot size, and overall square footage.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,850
2:	1	2	1		Unfurnished	\$0	\$0	\$2,850
3:	1	1	1		Unfurnished	\$0	\$0	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5430002005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21702590

Printed: 09/26/2021 1:22:01 PM

Closed •

List / Sold:

\$1,300,000/\$1,160,000 ↓**23 days on the market****Listing ID: PW21157415****332 E Graves Ave # 1 • Monterey Park 91755****3 units • \$433,333/unit • 1,840 sqft • 9,922 sqft lot • \$630.43/sqft •****Built in 1948****Garfield/Graves**

Fixer: Investors Dream! Great opportunity for Owners/Investors/Developers! This triplex property is on a BIG lot. This property consists of two separate buildings, a single unit in the front has 2 bedrooms/1 bath and a two-story unit in the back. The bottom unit is a studio attached to two single garages and the upper unit has 2 bedrooms/1 bath. Front house needs serious work, but has full potential. The property is zoned for R4 which can be for new individual units. New construction being developed all around. Great location in the center of Monterey Park, between the 60 FWY and 10 FWY. Near markets and restaurants.

Facts & Features

- Sold On 09/19/2021
- Original List Price of \$1,300,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: In Kitchen, Individual Room
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00315027
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$850	\$850	\$2,400
2:	1	0	1	0	Unfurnished	\$330	\$330	\$800
3:	1	2	1	1	Unfurnished	\$790	\$790	\$2,200

Of Units With:

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

Additional Information

- Standard sale

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5260003027

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21157415

Printed: 09/26/2021 1:22:01 PM

Closed •**\$1,299,800/\$1,370,725 ↑****11 days on the market****Listing ID: WS21162884****1230 Manzanita St • Silver Lake 90029****3 units • \$433,267/unit • 1,871 sqft • 4,800 sqft lot • \$732.62/sqft • Built in 1941****East of Sunset Blvd and South of Fountain Ave.**

2 DETACHED HOMES ON 1 LOT, SHARE NO WALLS. Inviting duplex in Silver Lake welcomes you with bright open floor plans, abundant light, new stainless appliances, and remodeled period throughout. The duplex features two detached homes on a single lot, with no shared walls. The front unit (1232 Manzanita St with an approx. 973 SF) features two bedrooms and two bathrooms remodeled with recessed lighting, new paint throughout, new waterproof laminate flooring throughout and plenty of natural light for the perfect ambiance. The bright, open floor plan offers plenty of space to entertain. The gourmet kitchen features soft close cabinets, white quartz countertops, and stainless-steel appliances. The bathrooms have been updated with fixtures, new custom tiles and elegant glass shower doors. This unit has also been updated with a new central HVAC system and new ducts, all copper plumbing, tankless water heater and electrical fixtures. The back unit (1230 Manzanita St with an approx. 971 SF) features two bedrooms and one bathroom, which is currently occupied by tenants, providing an opportunity for passive income. The back unit maintains an open floor plan throughout its dining, living, kitchen and laundry room; with large porcelain tile flooring, granite countertop kitchen, and a central HVAC system installed recently. The large patio is covered with grape vine. This unit also features all copper piping and dual paned windows; its entrance and bathroom are handicap accessible. Viewing for the back unit is by appointment only, please do not disturb tenants with dog. Located in Silverlake, the amenities are endless; centrally located and minutes from Sunset Boulevard and its shops, farmers market, and restaurants, and a short drive away from all the shops and restaurants in Echo Park. This duplex is a great home for someone looking to live in one unit and rent out the other for passive income or have both units for multi-generational living.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,299,800
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, SEER Rated 13-15
- Heating: Central, Forced Air
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- \$5166 Gross Scheduled Income
- \$3213 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Great Room, Laundry, Main Floor Master Bedroom, Master Bathroom
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Water Heater, Microwave, Tankless Water Heater, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Open Floorplan, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,953
- Electric: \$0.00
- Gas: \$35
- Insurance: \$118
- Maintenance: \$100
- Workman's Comp:

- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:

- 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	2	2	0	Unfurnished	\$0	\$2,800	\$2,800
2:	2	2	1	0	Unfurnished	\$2,366	\$2,366	\$2,366

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
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5429011025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS21162884

Printed: 09/26/2021 1:22:01 PM

Closed • Single Family ResidenceList / Sold: **\$525,800/\$550,000** ↑**645 N Towne Ave • Pomona 91767****11 days on the market****3 units • \$175,267/unit • 1,896 sqft • 10,620 sqft lot • \$290.08/sqft •****Built in 1905****Listing ID: TR21157097****TOWNE AVE & HOLT**

1905 SINGLE FAMILY HOME HERIAGE BUILT IN A HISTORICAL AREA OF POMONA. THIS HOME WAS CONVERTED TO A 2 UNIT STRUCTURE WITH ONE UNIT UPSTAIRS & 1 UNIT DOWN STAIRS - EACH UNIT HAS LAUNDRY HOOK UPS, & SEPARATE ELECTRICAL METERS. LOT SIZE IN OVER 10000 SQFT WITH APMLE SPACE FOR AN ADU & PLENTY OF PARKING. . AN HISTORICAL FRUIT STORAGE ROOM ON THE PROPERTY USED AS STORAGE. EACH UNIT IS 2 BEDROOMS - 1 BATH. RENT \$910 & \$1150 PER MONTH.. WITH BOTH LEASES ON A MONTH TO MONTH STATUS.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$525,800
- 2 Buildings
- 10 Total parking spaces
- Laundry: In Kitchen
- \$24720 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Workshop
- Other Interior Features: In-Law Floorplan

Exterior

- Lot Features: Yard
- Security Features: Smoke Detector(s)
- Fencing: Chain Link, Poor Condition, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1
2:	2	2	1	0	Unfurnished	\$910	\$910	\$1

Of Units With:

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

Additional Information

- Standard sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8337011017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR21157097

Printed: 09/26/2021 1:22:01 PM

List / Sold:

Closed •**\$1,500,000/\$1,350,000 ↓****30 days on the market****Listing ID: 21751734****919 N Stanley Ave • West Hollywood 90046****3 units • \$500,000/unit • 2,100 sqft • 5,694 sqft lot • \$642.86/sqft •
Built in 1928****South of Santa Monica Blvd. North of Melrose. East of Fairfax. West of La Brea**

DEVELOPMENT OPPORTUNITY! Large flat lot- WDR3C Zoning shows on public record and WDR3B shows on West Hollywood City Map. PRIME WEST HOLLYWOOD NEIGHBORHOOD! This street is undergoing several new developments, the timing is perfect. Several opportunities for a buyer- Build Condos, or live in the main house and rent the back two units, or rehab and rent as an investment. PLUS, there is room to build an ADA as well. Large front yard AND backyard. Currently this property is used as a triplex, with a 2 bed 2 bath front house, plus a 1 bed 1 bath, plus a studio unit. Property is occupied but will be delivered vacant.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$96000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01944726
- 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	\$3,900	\$0	\$3,900
2:	2	1	1		Unfurnished	\$2,400	\$0	\$2,400
3:	3	0	1		Unfurnished	\$1,700	\$0	\$1,700
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530023015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21751734

Printed: 09/26/2021 1:22:01 PM

List / Sold:

Closed •**\$1,749,900/\$1,650,000 ↓****74 days on the market****Listing ID: 21744600****32 Rose Ave • Venice 90291****3 units • \$583,300/unit • 3,091 sqft • 3,311 sqft lot • \$533.81/sqft • Built in 1968****32 Rose and Venice Beach**

Rare opportunity to own a residential income property just seconds away from Venice Beach and the Pacific Ocean. 32 Rose Ave. couldn't be more perfect! You can feel the ocean breeze from every room, surrounding yourself in the comfort and beauty of beach living. This oasis is perfect for residents to enjoy a neighborhood filled with character, history, and fabulous offerings such as The Venice Beach Boardwalk, shops & dining on Abbott Kinney Blvd., and numerous other outdoor and indoor activities. This serene pocket of Venice encapsulates natural beauty with a small-town beach vibe. Perfect atmosphere to venture out and take part in all of the community events that Venice has to offer. The property features an excellent unit mix of (1) 2 Bedroom + 2 Bathroom unit, (1) 1 Bedroom + 1 Bathroom unit, and a vacant 1 Bedroom + 1 Bathroom unit (buyer to verify). The exterior and interior are aesthetically pleasing and reflect the idyllic neighborhood charm which savvy owners are seeking and tenants will pay a premium for.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- \$28878 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,311
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- 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		Furnished	\$3,400	\$3,400	\$4,000
2:	1	1	1		Unfurnished	\$1,463	\$1,463	\$3,000
3:	1	1	1		Unfurnished	\$3,500	\$0	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4286020013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21744600

Printed: 09/26/2021 1:22:01 PM

Closed •**\$2,995,000/\$2,902,000 ↓****31 days on the market****Listing ID: 21753568****706 6Th Ave • Venice 90291****3 units • \$998,333/unit • 2,761 sqft • 5,658 sqft lot • \$1051.07/sqft • Built in 1927****West of Lincoln Blvd, South of Rose Ave.**

Lovingly restored 1920s Spanish compound in the heart of Venice. Surrounded by mature bamboo and sharing a generous 5600 sqft lot sits three character-filled units and a large artists studio w/ plans to become a Junior ADU (Unit #4). This private Venice oasis encompasses an exquisite 2+1 (plus den) upper-level unit, a private 1+1 lower level suite, a bright open 1+1 detached guest house, AND a sprawling artists studio with plans to become a Jr ADU. The buyer can take over the permitting process that's already underway w/ architect drawings submitted to the city. Owners and tenants alike can enjoy the expansive and lushly landscaped rear yard along with all the finer character details, from the oversized double-hung wood windows to the original hardwood oak floors. Fit with marble countertops, new appliances, tankless water heaters, and a separate washer/dryer for each unit, this property has it all and in the best part of Venice -- walkable to Abbot Kinney, Rose Ave, and under a mile to the beach! Guesthouse and Artist studio can be delivered vacant at close of escrow.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$2,995,000
- 2 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood
- Appliances: Dishwasher

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,500	\$4,500	\$4,700
2:	1	1	1		Unfurnished	\$3,300	\$3,300	\$3,500
3:	1	1	1		Unfurnished	\$4,200	\$4,200	\$4,500
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4239003002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21753568

Printed: 09/26/2021 1:22:01 PM

Closed •**\$1,587,000/\$1,530,000 ↓****65 days on the market****Listing ID: 21745734****542 N Genesee Ave • Los Angeles 90036****3 units • \$529,000/unit • 2,923 sqft • 6,285 sqft lot • \$523.43/sqft •
Built in 1941****East of Fairfax/ North of Beverly/ south of Melrose**

Perfect Opportunity to Own a Triplex in One of LA's Most Desirable neighborhoods, Excellent Investment & or perfect for owner user. Building offers a fantastic unit layout! 2Bedroom 2 Bathroom front house with its own private front yard. (2) 2Bedrooms 1Bathroom Units in the rear, both units offer fantastic natural lighting & tremendous amount of space, Upgraded bathrooms with natural hardwood floors, Laundry inside. Just a hop, or skip from some of LA's Most vibrant trendy restaurants/Night life

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Heating: Wall Furnace
- \$76756 Net Operating Income

Interior

- Floor: Wood
- Appliances: Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$22,834
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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	\$2,772	\$2,772	\$2,800
2:	2	2	1		Unfurnished	\$2,019	\$2,019	\$2,800
3:	3	2	1		Unfurnished	\$2,994	\$2,994	\$2,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:

13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5527024030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21745734

Printed: 09/26/2021 1:22:01 PM

Closed •**\$1,825,000/\$1,830,000 ↑****16 days on the market****Listing ID: 21760268****1002 N Ridgewood Pl • Los Angeles 90038****3 units • \$608,333/unit • 2,900 sqft • 5,163 sqft lot • \$631.03/sqft • Built in 2020****North of Melrose, East of Highland, West of Western, South of Santa Monica Blvd**

Prime Hollywood's newest triplex is here to make a statement with its stunning modern farmhouse design and striking exterior. Crafted for the most discerning Buyer, this exceptional property located just blocks from Melrose, offers (2) 2 Br + 2 Ba units and (1) detached 1 Br + 1 Ba unit with future potential to build a 1-3 Bedroom ADU. Each unit features updated stainless steel appliances, laminate wood floors, matte black and natural wood finishes and custom lighting. Additional amenities include in unit laundry, guest bedroom and bathroom. Unbeatable, up-and-coming neighborhood just moments from the Hollywood Forever Cemetery, Paramount Pictures, the Sunset Bronson Studio Lot which Netflix offices reside on and trendy shopping and dining! **No blind offers will be accepted.** Disclaimer: Original property was built in 1923 and was fully rebuilt, remodeled and expanded in 2020.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,825,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
- \$91188 Net Operating Income

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Microwave, Refrigerator, Gas Cooktop, Gas Oven, Range Hood
- Other Interior Features: High Ceilings

Exterior

Annual Expenses

- Total Operating Expense: \$25,813
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,750	\$3,750	\$3,750
2:	1	2	2		Unfurnished	\$3,550	\$3,550	\$3,550
3:	1	1	1		Unfurnished	\$2,450	\$2,450	\$2,450
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5536017032

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21760268

Printed: 09/26/2021 1:22:01 PM

List / Sold:

Closed • **Triplex****\$1,099,000/\$1,069,000** ↓**8 days on the market****Listing ID: SR21174830****2515 S Catalina St • Los Angeles 90007****3 units • \$366,333/unit • 2,576 sqft • 5,611 sqft lot • \$414.98/sqft • Built in 1918****West of Vermont & North of Adams**

FHA/VA, low and zero down buyers welcomed! 3 units on lot in the historic Adams/Normandie neighborhood. Great opportunity to live in 1 while renting the others to help with your mortgage. Be the landlord instead of making your landlord rich. To be COVID safety compliant we took short (2 min) videos of each unit: Unit #1 is downstairs: 3+1 w/large eat-in-kitchen, bay window w/seat in living room, utility room. Outside access to basement which may be good for wine cellar. <https://www.youtube.com/watch?v=idRYwDKYEc&t=19s> /// Unit #2 is upstairs: 2+1 original cabinetry in both large dining room and large kitchen, piazza (aka large balcony) sitting area off living room w/views of DTLA <https://www.youtube.com/watch?v=woV8oszf-N0&t=24s> /// Unit #3 is in back of lot: 1+1, French glass doors, wood laminate flooring <https://www.youtube.com/watch?v=wXQ-zQTqgtE> ///// Private, fenced front and back yards with lime and guava trees and the upstairs porch are a nice place to sit and watch the birds & butterflies and enjoy the sunshine or the quiet evenings under the stars after a hard day at work. 2 bonus buildings for storage or workshop or? Driveway is long and wide, has held 8 cars easily. Units 2 & 3 freshly painted inside. Delivered without tenants. Each unit has it's own gas and electric meters. You'll be close, but not too close, to shopping, parks, and schools. For those who commute to USC or DTLA it's a super easy commute. Special Gov't Loan Programs could get you in this property for very little down, and the Mills Act Program helps with property tax savings. Overall, the architecture of the Adams-Normandie HPOZ represents the transition from Victorian era styles of the late 1800s to the Arts and Crafts aesthetic of the early 1900s and several large groupings of Shingle and Craftsman style residences.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Wood
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5054021015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**List / Sold: **\$888,888/\$760,000** ↓**336 W 49th St** • **Los Angeles 90037****50 days on the market****3 units** • **\$296,296/unit** • **2,937 sqft** • **6,777 sqft lot** • **\$258.77/sqft** •**Built in 1922****Listing ID: CV21108274****East of 110freeway**

Great opportunity to purchase in Los Angeles with 3 income producing units. 1st unit is 3bedroom, 1bath - 2 back unit is 2bed, 2bath with an extra bonus room being utilized as a third bedroom. 3rd unit is upstairs, 1bed, 1bath. Covered carport with assigned parking and driveway. Close to schools, freeways, shopping centers, USC and Coliseum. Great Investment opportunity to live in one and rent out the other two.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$998,888
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Laundry: Individual Room
- \$51000 Gross Scheduled Income
- \$48000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01845447
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Furnished	\$1,350	\$1,350	\$2,800
2:	1	2	2	0	Furnished	\$2,000	\$2,000	\$2,500
3:	1	1	1	0	Furnished	\$900	\$900	\$1,500

Of Units With:

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

Additional Information

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Matrix

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5110021004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** CV21108274

Printed: 09/26/2021 1:22:01 PM

Closed • QuadruplexList / Sold: **\$869,000/\$780,000** ↓**1540 W 227th St • Torrance 90501****14 days on the market****4 units • \$217,250/unit • 2,700 sqft • 7,199 sqft lot • \$288.89/sqft • Built in 1955****Listing ID: SB21151772****Off Western between Harvard/Denker - 226th/228th**

Look at this opportunity to own 4 units within Torrance PO. All 4 units are 1 bedroom with 1 bath, 1 car garage, separate meters for electricity and gas. Two of the 4 units are in the process of having new flooring installed. The property is conveniently located close to the 110 and the 405 freeways. Short drive to the beaches, and just a few minutes to the popular shopping, dining, and entertainment destinations in Old Town Torrance.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$869,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$36576 Gross Scheduled Income
- \$27740 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,443
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,767
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,528
- Other Expense: \$328
- Other Expense Description: LACHDept

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	1	Unfurnished	\$762	\$3,048	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347015031

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SB21151772

Printed: 09/26/2021 1:22:01 PM

Closed •**\$2,350,000/\$2,500,000** ↑**35 days on the market****Listing ID: SB21132065****134 Concord St • El Segundo 90245****4 units • \$587,500/unit • 4,494 sqft • 5,603 sqft lot • \$556.30/sqft • Built in 1971****Two parcels over from the intersection of West Franklin Avenue and Concord Street.**

134 Concord Street is a recently updated 4-unit in El Segundo. The building was built in 1971 and consists of 4,949 SF of living space situated on a 5,603 SF lot. 134 Concord Street offers an ideal unit mix consisting of (1) 3-bed/2.5-bath home and (3) 2-bed/1-bath units. The property also features an on-site laundry facility and (8) total parking spaces – (3) 1-car garages, (1) 2-car garage, and (3) tandem spaces. The property is approximately 500 feet from all the restaurants and retail in Downtown El Segundo. This is an excellent opportunity for both owner-users and investors looking to maximize long-term growth potential in one of the least traded and desirable submarkets in Los Angeles.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$2,350,000
- 1 Buildings
- 8 Total parking spaces
- Laundry: Community, Individual Room
- \$127800 Gross Scheduled Income
- \$90676 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,124
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142076
- Gardener:
- Licenses:
- Insurance: \$1,798
- Maintenance: \$3,834
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,200
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,950	\$3,950	\$4,250
2:	1	2	1	1	Unfurnished	\$2,200	\$2,200	\$2,500
3:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,500
4:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 141 - El Segundo area
- Los Angeles County
- Parcel # 4136027005

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SB21132065

Printed: 09/26/2021 1:22:01 PM

Closed • **Quadruplex****\$7,500,000/\$7,455,000** ↓**34 days on the market****Listing ID: SB21120639****3820 The Strand** • **Manhattan Beach 90266****4 units** • **\$1,875,000/unit** • **3,553 sqft** • **3,497 sqft lot** • **\$2098.23/sqft** • **Built in 1938****From Highland, West on 38th St to the Strand**

This unique Spanish architectural compound located a prime North facing corner lot on The Strand in Manhattan Beach is a legal triplex estate presenting a life time opportunity to use as an owner user or as an investment property. Currently a multi-residence property consisting of 4 remodeled units, this property has the coastal charm & character of the original Spanish architecture while integrating upgrades and modern conveniences throughout each unit. Recently remodeled, all units have an ocean view, its own washer/dryer, and its own garage/parking space. The upper front unit has an oversized deck, with an unobstructed panoramic ocean view, extending from Palos Verdes to Malibu. The upper back three-bedroom / 2 bath unit features ocean views, kitchen with updated kitchen / bathrooms, and a light and bright living room for easy seaside living. The lower middle unit is completely remodeled with 2 bedrooms/ 2 baths, new kitchen with laundry and an attached garage. The lower ocean front unit is a charming 1 bedroom/ 1 bath with its own private patio. This home is walking distance to the shops, restaurants & award winning schools. It located is on a world class surfing beach and has an easy commute to the westside, Santa Monica, LAX, and downtown LA. This significant compound has endless possibilities and is ready for immediate enjoyment.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$7,500,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Laundry: In Garage, Inside
- \$250356 Gross Scheduled Income
- \$244856 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Waterfront Features: Beach Front, Ocean Front, Ocean Side Of Highway 1
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$35,478
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$5,500
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$4,750	\$4,750	\$5,000

2:	1	1	1	1	Partially	\$5,000	\$5,000	\$5,000
3:	1	2	2	1	Unfurnished	\$6,900	\$6,900	\$7,000
4:	1	1	1	1	Unfurnished	\$4,650	\$4,650	\$5,000

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
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4137011101

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

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

Closed •**\$1,429,500/\$1,500,000** ↑**14 days on the market****Listing ID: 320007320****510 Ruberta Ave • Glendale 91201****4 units • \$357,375/unit • 3,216 sqft • 8,005 sqft lot • \$466.42/sqft • Built in 1925****Lake to Ruberta Cross Streets: Lake**

Amazing opportunity to purchase a Four Unit property with Three Vacant Units. Two 1 bedroom 1 bath with wall a/c and wall heaters. Upper is 2 bedroom 1 bath with central air/heat. Rear house is 2 bedroom 1 bath with central air/heat. There are four carports at the rear of the property. Plus a separate laundry room with leased washer/dryer and a storage room. *Being sold As-Is. Hurry, Don't wait.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$1,429,500
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Forced Air
- Land Lease Frequency: See Remarks
- Laundry: Individual Room, Common Area
- Cap Rate: 0
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1		Unfurnished	\$0	\$0	\$0
2:		1	1		Unfurnished	\$0	\$0	\$0
3:		1	1		Unfurnished	\$0	\$1,475	\$0
4:		2	1		Unfurnished	\$0	\$0	\$0
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0
7:		0	0			\$0	\$0	\$0
8:		0	0			\$0	\$0	\$0
9:		0	0			\$0	\$0	\$0

10:	0	0
11:	0	0
12:	0	0
13:	0	0

\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5626020020

Michael Lembeck

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

Re/Max Property Connection

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

Closed • QuadruplexList / Sold: **\$955,000/\$980,000** ↑**2 days on the market****Listing ID: SB21175465****460 N Garfield Ave • Montebello 90640****4 units • \$238,750/unit • 3,424 sqft • 4,928 sqft lot • \$286.21/sqft •****Built in 1959****South of Beverly**

4 unit building with great upside potential in a nice family neighborhood! This building has great bones but needs a bit of love! Across the street from Cantwell Sacred Heart high school situated on the west side of the city, building is walking distance to restaurants, shops, and parks! Close to public transportation and Montebello country club. These 2 story 4 plex's do not come up very often... this is a rare gem! Historically, Montebello was famous for its fruit and crops due to the perfect climate. Families have loved living here for that very reason. Population of 68,000 people who care about the quality of living. This is a great small community! The property has a unique mix of one 3/2 and one 3/1 and one 2/1 and one 1/1 units. The property is built street to alley for easy garage parking. buyer to verify all information. Showing of the interiors is subject to an accepted offer due to COVID. Drive by... reach out to us for questions.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$955,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: See Remarks
- Cap Rate: 3.7
- \$58200 Gross Scheduled Income
- \$37000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Carpet
- Appliances: Gas Range
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: Lawn, Level with Street, Rectangular Lot, Near Public Transit, Park Nearby, Yard
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,700
- Electric: \$240.00
- Gas:
- Furniture Replacement:
- Trash: \$7,800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$636
- Maintenance: \$12,037
- Workman's Comp: \$0
- Professional Management: 4800
- Water/Sewer: \$2,220
- Other Expense: \$1,980
- Other Expense Description: Gas

Unit Details

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

3:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,800
4:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,400

Of Units With:

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

Additional Information

- Conservatorship sale
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6343020023

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

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

Closed •List / Sold: **\$1,250,000/\$900,000** ↓**101 days on the market****1678 Roosevelt Ave • Los Angeles 90006****4 units • \$312,500/unit • 2,212 sqft • 6,039 sqft lot • \$406.87/sqft •****Built in 1905****Listing ID: 21702608****North of W Washington Blvd, South of Venice Blvd and West of Normandie Ave.**

Gated 4 Unit Building in the Heart of Los Angeles...Easy Access to just about any location...Strong Rental Area for future Income Stream! Owner wishes to Exchange, so a longer Escrow is OK! Don't miss this one! Two Story Structure, Wood Frame & Stucco, Picturesque Curb Appeal among other well-kept Apartment Buildings! Owner says, Bring an Offer!

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,065,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,250
2:	1	1	1		Unfurnished	\$1,500	\$1,500	\$2,250
3:	1	1	1		Unfurnished	\$864	\$864	\$2,250
4:	1	1	1		Unfurnished	\$836	\$836	\$2,250

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5075026006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21702608

Printed: 09/26/2021 1:22:02 PM

Closed •**\$1,500,000/\$1,487,500 ↓****7 days on the market****Listing ID: SR21167560****5648 Franklin Ave • Los Angeles 90028****4 units • \$375,000/unit • 4,624 sqft • 5,382 sqft lot • \$321.69/sqft • Built in 1922**

KW Commercial is pleased to present 5648 Franklin Ave, 1857, 1859, 1861 N Gramercy Pl. Subject consists of 4 large 1 bedroom/1 bathroom apartments with formal dining rooms. Each apartment is approximately 1,150 SF with in-unit washer and dryer and one parking space. Separately metered for gas and electric. With an 81 Walkscore, Gramercy/Franklin apartments are located in a walker's paradise, offering tenants access to an array of world-class shopping, dining, and entertainment destinations. Please DO NOT disturb tenants and DO NOT walk on the property.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$1,500,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$91176 Gross Scheduled Income
- \$65733.57 Net Operating Income
- 4 electric meters available
- 4 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: \$22,707
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$2,997
- 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	\$1,703	\$1,703	\$2,100
2:	1	1	1	1	Unfurnished	\$1,917	\$1,917	\$2,100
3:	1	1	1	1	Unfurnished	\$1,741	\$1,741	\$2,100
4:	1	1	1	1	Unfurnished	\$2,087	\$2,087	\$2,100

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544002049

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR21167560

Printed: 09/26/2021 1:22:02 PM

Closed • QuadruplexList / Sold: **\$635,000/\$630,000** ↓**3 days on the market****Listing ID: TR21094755****1741 W 64th St • Los Angeles 90047****4 units • \$158,750/unit • 2,224 sqft • 5,460 sqft lot • \$283.27/sqft •****Built in 1929****south of Gage, west of western**

Great 4 unit complex located in the heart of Los Angeles. Property is in good condition. Stable long term tenants. Rents are low for the area. Property to be sold in as is. Bring all offers.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$635,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$4030 Gross Scheduled Income
- \$3230 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Appliances: Gas & Electric Range, Gas Water Heater

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,300	\$1,300	\$1,600
2:	1	2	1	1	Unfurnished	\$750	\$750	\$1,300
3:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,150
4:	1	1	1	1	Unfurnished	\$730	\$830	\$1,150

Of Units With:

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

Additional Information

9/26/21, 1:22 PM

Matrix

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6002030022

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** TR21094755

Printed: 09/26/2021 1:22:02 PM

Closed •**\$1,775,000/\$1,700,000 ↓****0 days on the market****Listing ID: 21746624****1226 Browning Blvd • Los Angeles 90037****4 units • \$443,750/unit • 3,150 sqft • 7,800 sqft lot • \$539.68/sqft • Built in 1921****On Browning, South of Exposition Blvd, North of Martin Luther King Blvd**

LOOKING FOR BACK UP OFFERS! CASH/1031 Buyers Preferred. Don't Miss this Stripped to the Studs UNIQUE Re-Purposed 4 Flex. There is no Compound like this in the Area. The Rehab and Renovations were done with LOVE and this is not an inexpensive cookie cutter property. Composed of 2 Separate Buildings, each Unit feels like a little house/condo with Private Enclosed Landscaped Front & Back Yards with Decks & Patios. 1 Enclosed and Secure Garage/Flex Unit per Unit. ALL UNITS DELIVERED VACANT, so obtain market rents ASAP! USC is back in Session and rentals in the area are full with market rents. The Front 2+2 Units are SMART HOMES with Central A/C & Heat with NEST, Bamboo Floors, Skylights, Double Paned Windows & Sliding Glass Doors. Every Appliance, Fixture & Hard Surface is BRAND NEW! The Upper Rear Units have Polished Concrete Floors and 2 Mini Splits/Unit. New Construction of a 2nd Metro Line and NEW George Lucas Museum are 3 blocks away. The City is anticipating the expansion and growth of this Area and you should too!

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$1,775,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central, Fireplace(s), Combination
- \$41547 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Rooms: Bonus Room, Living Room, Master Bathroom
- Floor: Bamboo
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Gas Oven, Range Hood
- Other Interior Features: Living Room Deck Attached, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Landscaped, Lawn, Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$71,853
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

9/26/21, 1:22 PM

Matrix

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$1,800
2:	1	1	1		Unfurnished	\$0	\$0	\$1,950
3:	1	2	2		Unfurnished	\$0	\$0	\$2,850
4:	1	2	2		Unfurnished	\$0	\$0	\$2,850
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters:
 - Carpet: 0
 - Dishwasher: 4
 - Disposal: 4
- Drapes: 0
 - Patio: 4
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC: 2

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5037001001

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$995,000/\$995,000** ↓**72 days on the market****Listing ID: 21741900****11617 Archwood St • North Hollywood 91606****4 units • \$248,750/unit • 1,896 sqft • No lot size data • \$524.79/sqft •****Built in 1941****South of Vanowen and East of Lankershim Boulevard**

We are pleased to present the opportunity to acquire a 4-unit asset located in the desirable apartment community of North Hollywood. Over the past decade, North Hollywood has undergone a radical transformation into a dynamic environment that is attracting a wave of young, well-educated and high-wage earning residents. This 4-unit complex is located on a gated and fenced corner lot and offers strong in-place rents and 100% rent collection. There are no seismic retrofit expenses, rents can immediately be increased post-Covid, and financing on this asset will include 30-year fixed rates. The convenient location and desirable unit mix of this asset offer a Value-Add opportunity that is well suited for strong returns over the investment period.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$43068 Net Operating Income

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

- Total Operating Expense: \$17,980
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,460	\$2,919	\$3,500
2:	2	1	1		Unfurnished	\$1,163	\$2,325	\$3,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2320014014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21741900

Printed: 09/26/2021 1:22:02 PM

List / Sold:

Closed • **Quadruplex****\$1,429,000/\$1,235,000** ↓**24 days on the market****Listing ID: DW21157928****4327 Garthwaite Ave** • Los Angeles 90008**4 units** • **\$357,250/unit** • **3,634 sqft** • **5,263 sqft lot** • **\$339.85/sqft** •
Built in 1937**Cross Street with W 43rd Place & 11th Street**

Pride of ownership, 4327 Garthwaite Ave. Beautiful 4 Unit property in Leimert Park Neighborhood. Very desirable residential area known for its Tree-Lines streets. Very close to Baldwin Hills- Crenshaw Mall. Units are in great condition, this property presents an excellent opportunity for investors. Charming 2 story building with 4-1bedroom, 1 bath Units with very large open floor plans, spacious living rooms, units average 900 Sq Ft. Each. They can actually be converted into 2 bedroom units to capture potential upside in rents. All units have 1 car garage. Separately metered for gas & electricity. Laundry hook ups in each unit. All bathrooms have a tub and a separate shower. Central heating in all units. Units have laminate flooring throughout, recently remodeled, nice kitchens cabinets with upgraded Electric and plumbing. Owner remodeled these units completely which include crown molding, freshly painted, newer windows. Property is occupied by long term tenants which are all sect 8. This investment opportunity will not last.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$1,429,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$6380 Gross Scheduled Income
- \$6280 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate, Tile
- Appliances: Microwave

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Good Condition
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,280
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,618	\$1,618	\$1,682
2:	1	1	1	1	Unfurnished	\$1,467	\$1,467	\$1,525
3:	1	1	1	1	Unfurnished	\$1,790	\$1,790	\$1,861

4:	1	1	1	1	Unfurnished	\$1,505	\$1,505	\$1,565
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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
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5023008011

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

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

CUSTOMER FULL: Residential Income LISTING ID: DW21157928

Printed: 09/26/2021 1:22:02 PM

Closed • QuadruplexList / Sold: **\$975,000/\$860,000** ↓**400 W Magnolia St • Compton 90220****18 days on the market****4 units • \$243,750/unit • 3,640 sqft • 6,740 sqft lot • \$236.26/sqft •****Built in 1958****Listing ID: SB21175382****West Compton Blvd to (Left) N Oleander Ave to (Left) W Magnolia St**

This 4 unit property is located on a large 6,740 sqft corner lot at the intersection of N Oleander and W Magnolia in Compton, CA. It is surrounded by great shopping and dining locations on W Compton Blvd and is within walking distance of the Compton Library and Martin Luther King Jr Memorial Park. The property boasts a great unit mix consisting of (2) 3BD/2BA and (2) 2BA/1BA units that. This property is being offered at a CAP rate of 5.1% and a GRM of 12.67 with over 20% upside to market rents.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$975,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 5.1
- \$76380 Gross Scheduled Income
- \$49647 Net Operating Income
- 5 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: \$30,195
- Electric: \$240.00
- Gas:
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$3,733
- Workman's Comp:
- Professional Management: 3700
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,325	\$1,325	\$1,625
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,625
3:	1	3	2	1	Unfurnished	\$1,790	\$1,790	\$1,995
4:	1	3	2	1	Unfurnished	\$1,850	\$1,850	\$1,995

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6157022014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SB21175382

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Closed • **Quadruplex**List / Sold: **\$750,000/\$750,000** ↑**643 S Humphreys Ave** • Los Angeles 90022**24 days on the market****4 units** • **\$187,500/unit** • **2,122 sqft** • **8,988 sqft lot** • **\$353.44/sqft** •
Built in 1929**Listing ID: CV21155288****West of Ford , East of 710**

1st time on the Market in over 45 years. A true 4 unit California Bungalow (quadplex) Four Free standing units built in 1929 offering plenty of style and privacy with no shared walls. Each unit has its own separate Electric and Gas meters. Two of the 4 units have been tastefully updated and other two units are all original. Don't miss out on this great opportunity to own four income producing units in the heart of East Los Angeles. All units currently rented under market value.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$725,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside, Washer Hookup
- \$3150 Gross Scheduled Income
- \$33000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984846
- Gardener:
- Licenses:
- Insurance: \$200
- 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	1	1	0	Unfurnished	\$500	\$500	\$1,700
2:	1	1	1	0	Unfurnished	\$550	\$550	\$1,700
3:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$2,100
4:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,100

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5247002012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** CV21155288

Printed: 09/26/2021 1:22:02 PM

Closed •**\$1,620,000/\$1,540,000 ↓****161 days on the market****Listing ID: SB21056245****20814 Harvard Blvd • Torrance 90501****5 units • \$324,000/unit • 5,302 sqft • 8,101 sqft lot • \$290.46/sqft • Built in 1989****East of Western Ave. North of Torrance Blvd.**

This 5 unit apartment building is a great opportunity for an investor or owner/user. Front unit is 3-bedroom and 2.5 bath with one car garage. Built in 1989 and fully occupied. Tenants are all current on their rents. This property is located in Torrance with convenient access to Fwy 110 & 405. High demand rental area.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$1,620,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 4.1
- \$94200 Gross Scheduled Income
- \$66557 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,643
- Electric: \$720.00
- Gas: \$66
- Furniture Replacement:
- Trash: \$4,486
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance: \$2,655
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,352
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,050	\$2,050	\$2,400
2:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,900
3:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,900
4:	1	2	2	0	Unfurnished	\$1,750	\$1,750	\$1,900
5:	1	2	2	0	Unfurnished	\$1,350	\$1,350	\$1,900

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351011025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21056245

Printed: 09/26/2021 1:22:02 PM

Closed •**\$1,625,000/\$1,635,000 ↑****7 days on the market****Listing ID: SR21131618****247 W Linden Ave • Burbank 91502****5 units • \$325,000/unit • 3,337 sqft • 9,214 sqft lot • \$489.96/sqft • Built in 1939****Just west of the 5 freeway, north of the equestrian center**

We are proud to represent this single family home plus an additional four unit apartment building. The building was constructed in 1939. Its unit mix consists of (4) one-bedroom, one-bathroom units and (1) two-bedroom, one-bathroom unit. With a lot size of 9,152 square feet, the property has a total of 3,337 rentable square feet. The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,625,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: Community
- \$103320 Gross Scheduled Income
- \$72245 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,795
- Electric: \$2,812.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$1,335
- 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:	4	1	1	4	Unfurnished	\$6,015	\$6,015	\$6,400
2:	1	2	1	1	Unfurnished	\$2,595	\$2,595	\$2,700

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 610 - Burbank area
- Los Angeles County
- Parcel # 5625014001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SR21131618

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Closed •

List / Sold:

\$1,590,000/\$1,600,000 ↑**15 days on the market****Listing ID: 21764096****849 E Route 66 • Glendora 91740****5 units • \$318,000/unit • 4,250 sqft • 22,931 sqft lot • \$376.47/sqft • Built in 1948****Ry 66 between Elwood and Glenwood**

849 Route 66 is a prime investment opportunity in the heart of Glendora. This mixed-use property features 2 commercial units, 3 residential units, 25 parking spots, separate utilities, as well as 2 large garages in the back for added storage. With Glendora Village just around the corner and one of the top public school districts in the state, 849 Route 66 is a fantastic investment opportunity at the foot of the San Gabriel Mountains.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,590,000
- 5 Buildings
- Heating: Central
- \$96200 Net Operating Income

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

- Total Operating Expense: \$25,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,150	\$1,150	\$1,350
2:	1	1	1		Unfurnished	\$1,250	\$1,250	\$1,350
3:	1	1	1		Unfurnished	\$1,250	\$1,250	\$1,400
4:	1	0	2		Unfurnished	\$1,565	\$1,565	\$4,000
5:	1	0	1		Unfurnished	\$967	\$967	\$2,000

6:

7:

8:

9:

10:

11:

12:

13:

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 629 - Glendora area
- Los Angeles County
- Parcel # 8649025014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21764096

Printed: 09/26/2021 1:22:02 PM

List / Sold:

Closed •**\$2,150,000/\$2,300,000** ↑**7 days on the market****Listing ID: 21777520****1404 S Del Mar Ave • San Gabriel 91776****5 units • \$430,000/unit • 6,324 sqft • 19,986 sqft lot • \$363.69/sqft • Built in 1954****Located in the city of San Gabriel on South Del Mar Avenue between East wells Street and East Newby Avenue. Nearest major cross streets are Valley Blvd and Del Mar Avenue. Short distance to the 10 Freeway.**

We are pleased to present 5 single story cottage style units in the prestigious city of San Gabriel. Situated near Valley Blvd and Del Mar Ave, this investment property can utilize a rental upside potential. Consisting of oversized 2 and 3 bedroom units, the building sits on a large lot of approximately 19,986 square feet. The front unit measures over 2,300 square feet and the property boasts an opportunity to add-value. With an easy-to-operate building, any investor would appreciate the high demand of rental units and low-vacancy history. Sitting in the heart of San Gabriel, and bordered by Monterey Park, Alhambra and Rosemead, while tenants enjoy the ease and comfort with an excellent access to the retail corridor on Valley Blvd, short distance to schools, parks and the 10 freeway.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$2,150,000
- 3 Buildings

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 01508014 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

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

- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5369015016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21777520

Printed: 09/26/2021 1:22:02 PM

List / Sold:

Closed •**\$1,799,777/\$1,718,888 ↓****15 days on the market****Listing ID: 21757308****2315 Kansas Ave • Santa Monica 90404****5 units • \$359,955/unit • 3,692 sqft • 6,720 sqft lot • \$465.57/sqft • Built in 1930****North of Pico, East of Cloverfield Blvd**

OVER 60% upside in rents and one of the LOWEST COSTS OF ENTRY in Santa Monica. This charming 5-unit Santa Monica apartment complex is Perfect for an Owner-User, with a large 2-bedroom back house unit combined with 4 other rental units. Across the street from Whole Foods and close proximity to Santa Monica College (SMC), many restaurants, shopping, and cafes. If you are looking for a property at a low cost basis with tremendous upside potential, there is no better property in Santa Monica. Additionally, there are 4 garages that will be delivered vacant and can be rented for \$250/month. Please do not disturb the tenants. All showings will be subject to an accepted offer. Property is NOT on the required soft story retrofit list in the City of Santa Monica.

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$1,799,777
- 2 Buildings
- \$60430 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,640	\$2,640	\$3,200
2:	3	1	1		Unfurnished	\$1,663	\$1,663	\$2,650
3:	1	0	1		Unfurnished	\$1,540	\$1,540	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4274005023

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21757308

Printed: 09/26/2021 1:22:02 PM

Closed •**\$2,275,000/\$2,290,000** ↑**9 days on the market****Listing ID: 21775564****2218 24Th St • Santa Monica 90405****5 units • \$455,000/unit • 3,679 sqft • 7,514 sqft lot • \$622.45/sqft • Built in 1947****South of Pico**

Extremely rare and unique - this is a legal, nonconforming development containing 5 units on a street surrounded by single family homes. The zoning has since been changed to SMR1 and only a SFR could be built if the existing structures were to be torn down. The property contains a 2 bed, 1.5 bath home in front with a 4 unit structure in the back. Detached front house, one 1-bedroom unit, and studio are all currently vacant. One 1-bedroom (Unit B) is currently rented out at \$1,900/month. Downstairs 1-bedroom (Unit C) is currently rented at \$1,246/month and increases to \$1,267/month effective 9/1/21. Tenants each pay an additional \$8.25/month rent control fee to landlord. Two upper units get one parking space each in covered garage accessed through alleyway. Large driveway and additional garage in front. Tenants pay their own electricity and gas.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$2,275,000
- 2 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$15,805
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense: \$900
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,267	\$1,267	\$1,267
2:	1	1	1		Unfurnished	\$1,900	\$1,900	\$1,900
3:	1	1	1		Unfurnished	\$0	\$0	\$0
4:	1	0	1		Unfurnished	\$0	\$0	\$0
5:	1	2	1		Unfurnished	\$0	\$0	\$0
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
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4273007003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21775564

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Closed •List / Sold: **\$929,000/\$965,000** ↑**810 N Eastman Ave • Los Angeles 90063****6 days on the market****5 units • \$185,800/unit • 2,727 sqft • 7,408 sqft lot • \$353.87/sqft • Built in 1946****Listing ID: PW21157733****South of 10 Fwy, West of Hazard Ave, North of Cesar Chavez**

Great opportunity for an investor! This property consists of 5 units total and offers upside potential. There is a SFR with 3 bed/2 bath, that has been remodeled only a couple of years ago. The rest of the units are in their original condition. Large view lot with a separate two car garage that is used for storage. All units have been improved with tankless water heaters. There are separate gas meters and 3 electrical meters. The property is tenant occupied, please do not disturb. Close proximity to DTLA and 10 and 710 Fwys.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$929,000
- 3 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Outside
- \$75900 Gross Scheduled Income
- \$64718 Net Operating Income
- 3 electric meters available
- 4 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,182
- Electric: \$840.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense: \$4,942
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,600
2:	1	2	1	0	Unfurnished	\$1,125	\$1,125	\$1,400
3:	1	2	1	0	Unfurnished	\$1,125	\$1,125	\$1,400
4:	1	1	1	0	Unfurnished	\$900	\$900	\$1,100
5:	1	1	1	0	Unfurnished	\$975	\$975	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 4
- Water Meters: 3
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5230009003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** PW21157733

Printed: 09/26/2021 1:22:02 PM

List / Sold:

Closed •**\$2,000,000/\$2,000,000 ↓****22 days on the market****Listing ID: AR21176422****273 S Sierra Madre Blvd • Pasadena 91107****6 units • \$333,333/unit • 3,658 sqft • 14,612 sqft lot • \$546.75/sqft • Built in 1958****South of Del Mar on Sierra Madre**

Huge Price Adjustment. Great Location in Pasadena located on a large lot by the intersection of Sierra Madre Blvd. and Del Mar Blvd. 6 units nice mix of bread and butter type condition 4 units in apartment style 2 story building each unit is 1 bedroom and 1 bath 2 units located in rear are cottage style and not attached. Each unit has 2 bedrooms, 1 bath and separate yards. 6 marked parking spaces that are capable of parking 2 cars each tandem Agents have not been inside interiors - buyers advised to conduct their own investigations to satisfy themselves on all aspects of this property. Property is being sold completely "as is" - call for information

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$3,498,000
- 3 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$2,119 (Estimated)
- Laundry: Inside
- \$69000 Gross Scheduled Income
- \$6310 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft, Rectangular Lot
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,990
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,890
- Cable TV: 01523681
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,500
5:	1	2	1	0	Unfurnished	\$300	\$300	\$1,700
6:	1	2	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5330006005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** AR21176422

Printed: 09/26/2021 1:22:02 PM

List / Sold:

Closed •**\$1,275,000/\$1,260,000** ↓**111 days on the market****Listing ID: CV21067959****6511 Painter Ave • Whittier 90601****6 units • \$212,500/unit • 2,920 sqft • 6,629 sqft lot • \$431.51/sqft • Built in 1940****East of I-605, South of CA-60; Near Intersection of Hadley St & Painter Ave**

We are pleased to offer for sale this 6 unit multi-family investment located in the highly desirable rental community of "Uptown" Whittier. Located in a primarily single family residential neighborhood, but just minutes to shops, dining, and various retail, "Uptown" Whittier offers a Grade A location for tenants looking for convenience and entertainment. The subject property is attractively priced at a 5.48% current CAP Rate, and 13.2 GRM, taking into account the current rental rates in place. The unit mix is comprised of 1(2Bed/1Bath), 2 (1Bed/1Bath)s, and 3 Studio units. Each unit is separately metered for electricity and gas, and the tenants enjoy onsite garage parking. Some upgrades have been made to the interiors of the units such as laminate floors and granite counters.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$1,320,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cap Rate: 5.48
- \$96600 Gross Scheduled Income
- \$69876 Net Operating Income
- 6 electric meters available
- 6 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: \$23,826
- Electric: \$0.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$1,168
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,740
- Other Expense: \$900
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$1,950
2:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,550
4:	1	0	1	1	Unfurnished	\$1,350	\$1,350	\$1,350
5:	1	0	1	1	Unfurnished	\$1,050	\$1,050	\$1,350
6:	1	0	1	0	Unfurnished	\$950	\$950	\$1,350

Of Units With:

- Separate Electric: 6
- Drapes:

- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County
- Parcel # 8139001030

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** CV21067959

Printed: 09/26/2021 1:22:02 PM

Closed •List / Sold: **\$3,690,000/\$3,690,000****467 Midvale Ave • Los Angeles 90024****0 days on the market****6 units • \$615,000/unit • 5,698 sqft • 7,902 sqft lot • \$647.60/sqft •
Built in 1947****Listing ID: 21786318****East of Veteran Ave, south of Gayley Ave, between Landfair Ave and Ophir Dr.**

This property sold off market. Added to MLS for comparable information only.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$3,690,000
- 6 Buildings
- \$129578 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$79,418
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	0		Unfurnished	\$3,000	\$10,833	\$14,000
2:	2	3	0		Unfurnished	\$4,000	\$7,450	\$9,000
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4363004014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21786318

Printed: 09/26/2021 1:22:02 PM

Closed •

List / Sold:

\$2,495,000/\$2,325,000 ↓**170 days on the market****Listing ID: PW20037127****1711 Delaware Ave • Santa Monica 90404****6 units • \$415,833/unit • 4,200 sqft • 6,237 sqft lot • \$553.57/sqft • Built in 1941****1711 Delaware Ave. between Michigan Ave. & Pico Blvd. one block from Santa Monica college off the 10 fwy.**

Incredible location! Great investment opportunity! A 6-unit multifamily property just one block to Santa Monica College, close to the Metro Expo Line and Third Street Promenade! All are 2 bedroom, 1 bathroom units, very nicely sized. The location is fantastic, accessible, desirable, and convenient. The property is nestled comfortably on a friendly tree-lined street in a great neighborhood and the lot is surprisingly large for the location. There is a secure gated parking lot with individual spaces for tenants, a bike parking area, and laundry room. The perfect combination of great income, investment upside, and a central location close to everything!

Facts & Features

- Sold On 09/20/2021
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Community, Individual Room
- \$169097 Gross Scheduled Income
- \$156861 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,236
- Electric: \$364.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,175
- Cable TV: 01932742
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,677
- Other Expense: \$7,020
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800
3:	1	2	1	1	Unfurnished	\$920	\$920	\$2,800
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800
5:	1	2	1	0	Unfurnished	\$0	\$0	\$2,800
6:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800

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

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4274013020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW20037127

Printed: 09/26/2021 1:22:02 PM

Closed •**\$1,495,000/\$1,420,000 ↓****16 days on the market****Listing ID: 21748514****4848 Elmwood Ave • Los Angeles 90004****6 units • \$249,167/unit • 4,996 sqft • 7,256 sqft lot • \$284.23/sqft • Built in 1956****West of Western Ave, North of Beverly Blvd.**

Located adjacent to Hancock Park and Koreatown, this Mid 50s classic style 6 unit building offers carport for 6 cars with storage, and an onsite laundry room. Great unit mix with 3 one bedroom and 3 two bedroom units offers a tremendous future upside in rents. Close proximity to DTLA, Hollywood, Larchmont Village, Paramount Studios, Raleigh Studios, great shops, restaurants and entertainment. Elmwood and the surrounding streets is currently experiencing a surge in development of similar lots. Tenants are unaware of the sale. Do not walk on the property or speak with tenants.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$3610 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$2,618
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$333
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,272	\$1,272	\$2,200
2:	1	1	1		Unfurnished	\$912	\$912	\$1,800
3:	1	1	1		Unfurnished	\$692	\$692	\$1,800
4:	1	2	1		Unfurnished	\$1,305	\$1,305	\$2,200
5:	1	1	1		Unfurnished	\$829	\$829	\$1,800
6:	1	2	1		Unfurnished	\$1,218	\$1,218	\$2,200
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

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522030022

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21748514

Printed: 09/26/2021 1:22:02 PM

List / Sold:

Closed •**\$1,250,000/\$1,150,000 ↓****108 days on the market****Listing ID: CV21053123****124 E 30th St • Los Angeles 90011****6 units • \$208,333/unit • 3,634 sqft • 6,225 sqft lot • \$316.46/sqft • Built in 1960****So/Adams, E/Main**

This is a golden opportunity. Huge potential for equity and income growth. Centrally located in the heart of Los Angeles, a short walk from USC. Perfect for student housing. Great investment property - 6 units, each with 2 bedrooms and 1 bath. Convenient to public transportation. Near schools - John Adams Middle School and near colleges - USC and LA Trade Tech.

Facts & Features

- Sold On 09/22/2021
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$93600 Gross Scheduled Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance: \$7,200
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,107	\$1,107	\$1,300
2:	1	2	1	1	Unfurnished	\$1,228	\$1,228	\$1,300
3:	1	2	1	1	Unfurnished	\$1,352	\$1,352	\$1,300
4:	1	2	1	1	Unfurnished	\$1,078	\$1,078	\$1,300
5:	1	2	1	1	Unfurnished	\$997	\$997	\$1,300
6:	1	2	1	1	Unfurnished	\$732	\$732	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5128005005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** CV21053123

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Closed •List / Sold: **\$1,350,000/\$1,350,000****700 W 82nd St • Los Angeles 90044****6 days on the market****6 units • \$225,000/unit • 3,600 sqft • 9,319 sqft lot • \$375.00/sqft • Built in 1987****Listing ID: DW21193659****West of 110 fwy and North of Manchester ave****Facts & Features**

- Sold On 09/20/2021
- Original List Price of \$1,350,000
- 1 Buildings
- 0 Total parking spaces
- \$1,063 (Estimated)
- Cap Rate: 7.9
- \$124200 Gross Scheduled Income
- \$99501 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$24,699
- Electric: \$606.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,999
- Cable TV: 02109201
- Gardener:
- Licenses: 260
- Insurance: \$3,254
- Maintenance:
- Workman's Comp:
- Professional Management: 1295
- Water/Sewer: \$5,995
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$1,750	\$7,000	\$7,200
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,800
3:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6032022021

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** DW21193659

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Closed •List / Sold: **\$895,000/\$895,000****545 Eastmont Ave • East Los Angeles 90022****50 days on the market****6 units • \$149,167/unit • 3,909 sqft • 6,350 sqft lot • \$228.96/sqft • Built in 1929****Listing ID: CV21135179****South of CA-60, East of I-710; Near Intersection of Eastmont Ave & Hastings St**

We are pleased to offer for sale this 6 unit multi-family investment in the gentrifying community of East Los Angeles. The rental units are spread across two separate buildings for a total rentable square footage of 3,909 sqft. The unit mix consists of 4(1Bed/1Bth) & 2(Studio) apartments. The rental units are separately metered for electricity and gas, while the owner pays for water and trash. Tenants enjoy garage and open space parking as well as gated private entry. The subject property has been well maintained over the years, is now priced attractively for sale at only \$149k per unit, and is poised for a new investor looking to fully capitalize on the upside of rental income in years to come.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$895,000
- 2 Buildings
- Levels: Two
- 11 Total parking spaces
- \$62796 Gross Scheduled Income
- \$39492 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$21,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,084
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$1,564
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,387
- Other Expense: \$900
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$975	\$975	\$1,495
2:	1	1	1	0	Unfurnished	\$949	\$949	\$1,495
3:	1	1	1	0	Unfurnished	\$928	\$928	\$1,495
4:	1	1	1	0	Unfurnished	\$818	\$818	\$1,495
5:	1	0	1	0	Unfurnished	\$845	\$845	\$1,195
6:	1	0	1	0	Unfurnished	\$818	\$818	\$1,195

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6341017031

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** CV21135179

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Closed • Commercial/Residential**\$1,598,888/\$1,630,000** ↑**9 days on the market****Listing ID: SB21170568****9003 Dudlext Ave • South Gate 90280****6 units • \$266,481/unit • 2,836 sqft • 7,589 sqft lot • \$574.75/sqft • Built in 1946****From Atlantic Avenue turn left on Dudlext**

Location Location Location!! Highly desired 6 units located right across the street from South Gate Park. Each unit offers their own A/C units, (washer and dryer stackable), walk in closets, ceiling fans throughout, brand new stove, fridge, bathrooms, electrical, windows, and so much more. Complex offers plenty of parking with 4 garages, and also storage room for additional income. Property is securely guarded with an electric gate. Property is fully operating at top market rents.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$1,598,888
- 2 Buildings
- Levels: One, Two
- 16 Total parking spaces
- Laundry: Stackable
- Cap Rate: 5.42
- \$126000 Gross Scheduled Income
- \$89090 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Appliances: Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,759
- Electric: \$504.00
- Gas:
- Furniture Replacement:
- Trash: \$1,896
- Cable TV: 02129745
- Gardener:
- Licenses:
- Insurance: \$3,564
- Maintenance:
- Workman's Comp:
- Professional Management: 4467
- Water/Sewer: \$2,238
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,750
2:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
3:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
4:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,750
5:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750
6:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,750

Of Units With:

- Separate Electric: 7
- Gas Meters: 6
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6222013027

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21170568

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List / Sold:

Closed •**\$1,899,000/\$1,899,000 ↓****82 days on the market****Listing ID: 21725702****2627 Halldale Ave • Los Angeles 90018****7 units • \$271,286/unit • 5,195 sqft • 7,399 sqft lot • \$365.54/sqft • Built in 1959****North of Jefferson Blvd, South of Adams Blvd, East of Western Ave, West of Normandie Ave.**

Priced to sell!!! 2627 Halldale Avenue is a beautifully reimagined and fully stabilized 7 unit property located in the heart of the hot West Adams neighborhood of Los Angeles. The property consists of a triplex and adjoining fourplex with a total of six 1+1s and one 2+1. All units have been completely renovated and feature new stainless steel appliances, refinished hardwood flooring, and tons of early 20th century charm. Both structures on the property recently had new roofs installed and all units are individually metered for gas and electricity. The property is extremely well located, central to major employment, transportation, and points of interest alike. 2627 Halldale Ave is a mere 1.6 miles from the main University of Southern California campus, LA Memorial Coliseum, and the upcoming George Lucas Museum. Residents will enjoy a 2 minute walk to Loren Miller Recreation Center, a 2 minute drive to the nearest I-10 freeway on-ramp, and a 6 minute bike ride to the nearest light rail station at Exposition/Western. Additionally, the property sits just 4.3 miles from Downtown Los Angeles. This is an excellent opportunity to acquire an economic hedge and reliable cash flow.

Facts & Features

- Sold On 09/24/2021
- Original List Price of \$2,099,000
- 2 Buildings
- Heating: Gravity
- Laundry: Washer Included, Dryer Included, Community
- \$104978 Net Operating Income

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$44,987
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,671	\$10,025	\$10,500
2:	1	2	1		Unfurnished	\$2,795	\$2,795	\$2,795
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5053027021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21725702

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Closed •**\$2,350,000/\$2,310,000 ↓****103 days on the market****11517 Obert Ave • Whittier 90604****10 units • \$235,000/unit • 6,854 sqft • 10,459 sqft lot • \$337.03/sqft • Built in 1961****Listing ID: OC21112681****Leffingwell Rd. & Obert Ave.**

Built in 1961, 11517 Obert is a 10-unit 2 story apartment complex located in Whittier, California. It is 1 building on a 0.24-acre parcel with 6 covered parking spots for residents. The complex is comprised of 4 -(2 bedroom / 1 bathroom) and 6 -(1-bedroom units) totaling 6,854 rentable square feet. 6 of the 10 units with new vinyl flooring, new windows, recessed lighting, new countertops, and upgraded cabinetry. The exterior has been recently painted as well. These improvements will save the next owner money on capital reserves and provides a template for repositioning the property.

Facts & Features

- Sold On 09/21/2021
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Common Area
- \$154512 Gross Scheduled Income
- \$94805 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,452
- Electric: \$814.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,156
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,370
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$1,672	\$5,015	\$1,795
2:	1	2	1	0	Unfurnished	\$1,184	\$1,184	\$1,795
3:	2	1	1	0	Unfurnished	\$1,395	\$2,790	\$1,495
4:	4	1	1	0	Unfurnished	\$993	\$3,970	\$1,495

Of Units With:

- Separate Electric: 11
- Drapes:

- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County
- Parcel # 8227001038

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC21112681

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List / Sold:

Closed •**\$7,995,000/\$7,725,000 ↓****57 days on the market****Listing ID: 21742024****4320 S Centinela Ave • Los Angeles 90066****15 units • \$533,000/unit • 21,268 sqft • 10,487 sqft lot • \$363.22/sqft • Built in 1990****On S Centinela Avenue South of W Washington Blvd**

4320 S. Centinela Avenue is a 15-unit apartment building located in a prime Mar Vista, CA. Built in 1990, the property consists entirely of two-bedroom, two-bathroom units. The building features a modern gray facade, private balconies, secure gated parking, controlled building access, and central air conditioning and heating. Situated just South of Washington Boulevard, the property is in close proximity to many restaurants, cafes, coffee shops, boutiques and nightlife as well as a weekly farmers market. This location provides tenants easy access to surrounding areas including Culver City, Marina Del Rey, and Venice. Additionally, the building is conveniently located near both the 405 and 90 Freeways. This area of West Los Angeles is extremely desirable and is a growing entertainment and technology hub with companies such as Amazon, Apple, Google, Sony and HBO in close proximity. This is an opportunity for an investor to capitalize on approximately 31% upside in a strong rental market.

Facts & Features

- Sold On 09/23/2021
- Original List Price of \$7,995,000
- 1 Buildings
- \$275670 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$182,597
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	15	2	2		Unfurnished	\$2,611	\$39,170	\$44,925
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:

13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4232023038

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21742024

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Search Criteria

Property Type is 'Residential Income'

Standard Status is 'Closed'

Contract Status Change Date is 09/19/2021 to 09/25/2021

County Or Parish is 'Los Angeles'

City is not 'Long Beach'

Number Of Units Total is 2+

Selected 91 of 91 results.