

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24398933	S	3240 W 134th ST	HAWT	110	STD	2			\$900,000	\$561.10	1604	1940	5,601/0.1286		3	09/23/24	101/101
2	SW24164580	S	2404 248th ST	LOM	121	STD	2	\$0		\$800,000	\$311.41	2569	1948/ASR	7,781/0.1786	N	2	09/23/24	6/6
3	24429711	S	1815 Pacific Coast HWY	LOM	121	STD	2		6	\$2,050,000	\$406.50	5043/A	1959/ASR	21,020/0.4826			09/24/24	24/24
4	SB24083527	S	5032 Marion AVE	TORR	129	STD	2	\$132,000		\$2,317,500	\$661.95	3501	2021/PUB	6,437/0.1478	N	2	09/26/24	77/77
5	PI-18959	S	2485 N Lincoln AVE	ALTA	604	STD	2	\$62,004		\$1,075,000	\$499.05	2102	1920/ASR	9,662/0.2218	N	4	09/24/24	26/26
6	WS24134214	S	518 520 S Garfield AVE #2	MP	641	STD	2	\$0		\$770,000	\$446.12	1726	1940/ASR	5,817/0.1335	N	0	09/26/24	74/74
7	AR24075308	S	210 E Mission RD	SGAB	654	STD	2	\$31,800		\$1,230,000	\$667.39	1843	1955/ASR	5,366/0.1232	N	0	09/25/24	143/143
8	24402911	S	5819 Reno AVE	TMPL	661	STD	2			\$798,000	\$593.75	1344/A	1950/ASR	6,703/0.1539		1	09/26/24	12/12
9	DW24162063	S	2822 2822 Lanfranco ST	LA	BOYH	STD	2	\$0		\$915,000	\$610.00	1500	1905/OTH	8,929/0.205	N	0	09/24/24	92/92
10	MB24155946	S	2656 E 7th ST	LA	BOYH	STD	2	\$8,000		\$950,000	\$343.33	2767	1921/ASR	6,726/0.1544	N	2	09/27/24	16/16
11	24422387	S	565 Bialto AVE	VEN	C11	STD	2			\$1,530,000	\$1,115.16	1372	1955	3,014/0.0692			09/26/24	17/17
12	24422703	S	4455 S Centinela AVE	LA	C12	STD	2			\$975,000	\$855.26	1140/A	1953/ASR	2,501/0.0574	N	2	09/24/24	42/42
13	RS24125602	S	1226 W Vernon AVE	LA	C23	STD	2	\$88,800		\$1,007,000	\$393.51	2559	1926/ASR	6,574/0.1509	N	0	09/23/24	10/10
14	24427023	S	4119 S Harvard BLVD	LA	C34	STD	2			\$1,055,000	\$507.21	2080	1922	5,856/0.1344		2	09/26/24	21/21
15	RS24165371	S	10952 Wilmington AVE	LA	C37	STD	2	\$31,800		\$790,000	\$340.52	2320	2014/ASR	3,253/0.0747	N	0	09/23/24	8/8
16	OC23222289	S	6500 Lucille ST	BELL	T6	STD	2	\$28,800		\$990,000	\$290.58	3407	1985/APP	7,502/0.1722	N	2	09/26/24	237/237
17	SB24112648	S	1911 259th Pl	LOM	121	PRO	3	\$22,440		\$1,000,000	\$663.13	1508	1948/ASR	7,513/0.1725	N	2	09/25/24	84/84
18	SB24188047	S	770 W 2nd ST	SP	187	STD	3	\$108,000	6	\$1,350,000	\$361.83	3731	1988/PUB	5,001/0.1148	N	3	09/27/24	8/54
19	PI-17666	S	306 Park ST	ALH	601	TRUS	3	\$59,100		\$1,049,000	\$359.49	3046	1959/PUB	5,473/0.1256	N	0	09/24/24	94/94
20	SR24177537	S	178 Monterev RD	SPAS	658	STD	3	\$33,120		\$1,150,000	\$520.83	2208	1946/ASR	7,812/0.1793	N	0	09/25/24	10/10
21	23341353	S	1724 S Crescent Heights BLVD	LA	C09	STD	3	\$55,080		\$1,400,000	\$481.10	2910	1945	5,417/0.1244	N	3	09/24/24	180/180
22	24427892	S	1437 Cardiff AVE	LA	C09	STD	3		4	\$3,500,000	\$702.53	4982	2008/EST	7,254/0.1665	N	3	09/25/24	33/33
23	PW24162392	S	2242 28th ST	SM	C14	STD	3	\$59,316		\$1,252,000	\$583.68	2145	1937/ASR	5,999/0.1377	N	1	09/23/24	10/10
24	SR24157769	S	6425 S Vermont AVE	LA	C23	STD	3	\$110,400	8	\$1,100,000	\$428.02	2570	1922/ASR	3,600/0.0826	N	0	09/23/24	14/14
25	PV24140777	S	8812 Bamsgate AVE	LA	C29	STD	3	\$69,498		\$1,175,000	\$499.57	2352	1950/ASR	6,823/0.1566	N	3	09/23/24	44/44
26	DW24136778	S	1444 E 60th ST	LA	C34	STD	3	\$4,000		\$680,000	\$286.80	2371	1922/ASR	5,725/0.1314	N	0	09/23/24	31/31
27	SR24176593	S	45037 10th ST W	LNCR	LAC	STD	3	\$2,396		\$400,000	\$188.15	2126	1951/ASR	8,979/0.2061	N	0	09/26/24	14/14
28	IV24075512	S	2310 E 117th ST	LA	WATT	STD	3	\$0		\$822,000	\$304.44	2700	2004/ASR	6,416/0.1473	N	0	09/25/24	53/53
29	24422495	S	10980 Exposition BLVD	LA	WLA	STD	3			\$1,200,000	\$448.26	2677/A	1949/ASR	4,955/0.1138		3	09/26/24	56/56
30	OC24124542	S	1639 West 82nd Street	LA	WLA	STD	3	\$0		\$1,600,000	\$335.29	4772	2019/BLD	6,763/0.1553	N	2	09/23/24	4/4
31	24357979	S	1889 Lemoyne ST	LA		STD	4		6	\$2,030,000	\$557.69	3640	1964	7,686/0.1764			09/26/24	191/357
32	PW24168470	S	731 Indiana CT	ES	141	STD	4	\$137,400	4	\$2,275,000	\$669.31	3399	1955/ASR	8,979/0.2061	N	0	09/26/24	15/15
33	SB24147619	S	606 Loma Dr	HMB	148	STD	4	\$0		\$3,001,769	\$906.06	3313	1920/ASR	6,381/0.1465	N	3	09/26/24	24/24
34	SR24072525	S	127 S Meridith AVE	PAS	646	STD	4	\$77,820		\$1,500,000	\$595.24	2520	1953/ASR	7,772/0.1784	N	0	09/24/24	9/9
35	CV24166116	S	2442 Adelia AVE	SELM	657	STD	4	\$0		\$940,000	\$302.74	3105	1961/ASR	11,367/0.261	N	2	09/23/24	6/6
36	24347469	S	3105 S Walton AVE	LA	C16	STD	4		6	\$1,827,000	\$347.07	5264/A	2008/SLR	6,252/0.1435			09/25/24	241/241
37	24367434	S	1306 W Martin Luther King Jr BLVD	LA	C34	STD	4			\$850,000	\$221.12	3844	1916	6,354/0.1459			09/23/24	148/148
38	DW24124732	S	6215 3rd AVE	LA	C34	STD	4	\$79,788		\$945,000	\$302.88	3120	1950/ASR	4,801/0.1102	N	4	09/23/24	40/40
39	CV24169317	S	4029 W 136th ST	HAWT	109	STD	5	\$102,828		\$1,405,000	\$351.07	4002	1955/ASR	8,700/0.1997	N	5	09/27/24	22/22
40	SB24170494	S	1020 W 13th ST	SP	183	STD	5	\$130,344	6	\$1,325,000	\$272.07	4870	1969/ASR	6,079/0.1396	N	4	09/27/24	12/12
41	24425443	S	11408 Ohio AVE	LA	WLA	STD	5		6	\$1,450,000	\$571.77	2536/A	1940/ASR	6,985/0.1604			09/26/24	46/46
42	PW24001577	S	209 S Willow AVE	CMP	699	STD	6	\$118,656		\$1,350,000	\$254.67	5301	1963/ASR	6,758/0.1551	N	0	09/23/24	264/721
43	24430436	S	4318 Leimert BLVD	LA	PHHT	STD	6		6	\$1,325,000	\$246.47	5376	1931	6,107/0.1402	N		09/26/24	28/28
44	24409167	S	12036 Magnolia BLVD	VVL	VVL	STD	6		6	\$1,200,000	\$446.93	2685	1950	6,823/0.1566		2	09/23/24	68/68
45	24382455	S	4537 E Cesar E Chavez AVE	LA	ELA	STD	7		6	\$1,360,000	\$240.45	5656/A	1923/ASR	5,538/0.1271	N		09/25/24	141/141
46	DW23161753	S	1917 Sierra Leone AVE	ROW	652	STD	8	\$117,600		\$2,150,000	\$307.14	7000	1964/ASR	14,430/0.3313	N	0	09/24/24	378/410
47	24391741	S	7347 Corbin AVE	WIN	WIN	STD	8		5	\$1,550,000	\$271.45	5710	1961	8,067/0.1852			09/25/24	56/56
48	24434503	S	1253 Brockton AVE	LA	WLA	STD	8		5	\$4,175,000	\$486.60	8580	1986	6,866/0.1576			09/27/24	4/4
49	24396111	S	102 N Broadway	REDO	157	STD	9		4	\$2,500,000	\$563.06	4440/A	1925/ASR	10,562/0.2425	N	6	09/24/24	83/83
50	SB24124464	S	1100 Esplanade #10	REDO	157	STD	16	\$467,400		\$13,317,750	\$856.94	15541	1958/ASR	11,236/0.2579	Y	16	09/26/24	9/2

Closed •

List / Sold: \$925,000/\$900,000 ↓

3240 W 134th St • Hawthorne 90250 101 days on the market
2 units • \$462,500/unit • 1,604 sqft • 5,601 sqft lot • \$561.10/sqft • Listing ID: 24398933
Built in 1940

135 ST, travel north on Lemoli and on 134th ST turn right (west). Property on south side of street.



"DUPLEX" Investment opportunity live in one and rent the other unit for additional income. Both unit have been renovated with vinyl flooring throughout, kitchen cabinets, kitchen countertop's, bathroom wall tiles and painted throughout. Front unit bedrooms have ceiling fan. Back unit has covered patio and storage room. Both units have washer and dryer. Located near 105 freeway, elementary school are walking distance and near shopping center.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage, See Remarks, Washer Included
- \$595 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

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

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$595
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance:
- 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	2	1		Unfurnished	\$3,800	\$3,800	\$3,800
2:	2	2	1		Unfurnished	\$3,500	\$3,500	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4053020004

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$850,000/\$800,000 ↓

2404 248th St • Lomita 90717
2 units • \$425,000/unit • 2,569 sqft • 7,781 sqft lot • \$311.41/sqft •
Built in 1948

6 days on the market

Listing ID: SW24164580

Corner of Pennsylvania and 248th



Investor Alert! Great corner location in a quiet Lomita neighborhood. The main house needs lots of work, but mostly cosmetic. The occupied second unit is in average overall condition. There's a 2 car detached garage and 2 storage sheds. Updated windows and central air and heat in the main house. Roof is in good condition. Nicely landscaped with great curb appeal!

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,053 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Garage
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Free-Standing Range

Exterior

- Lot Features: Corner Lot, Sprinklers In Front
- Fencing: Chain Link, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01129578
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Furnished	\$1,600	\$1,600	\$2,200

Of Units With:

- Separate Electric: 1
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7376005033

Michael Lembeck

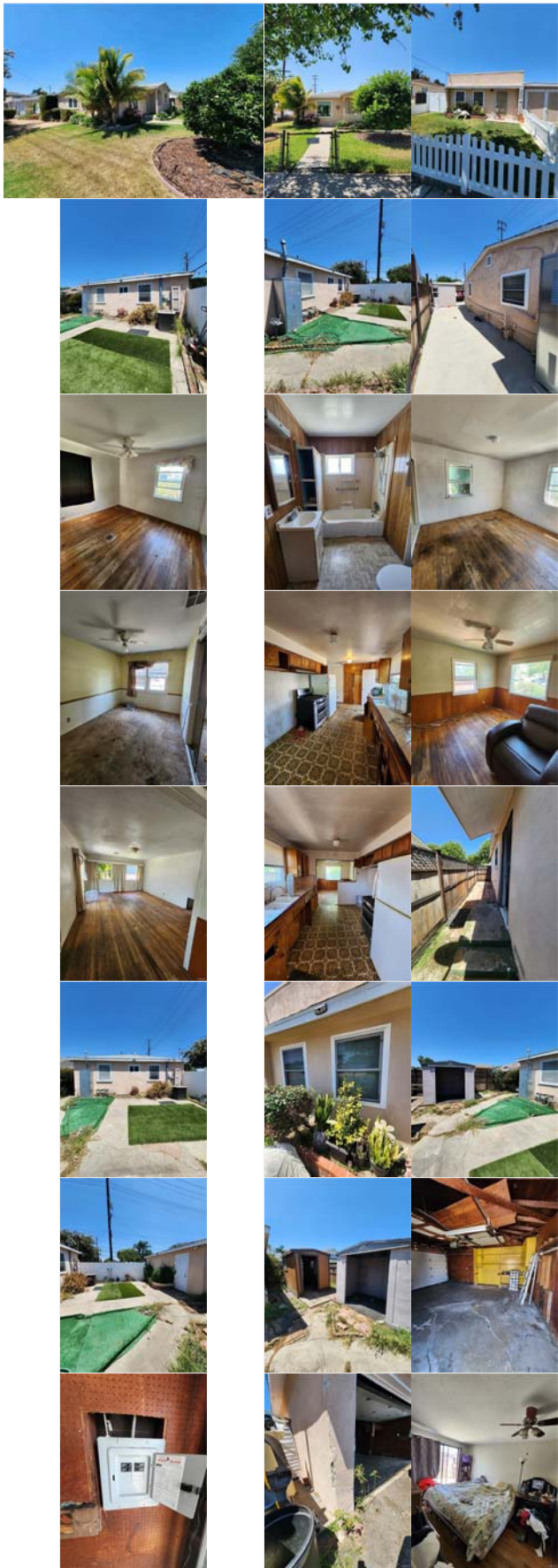
State License #: 01019397
Cell Phone: 714-742-3700

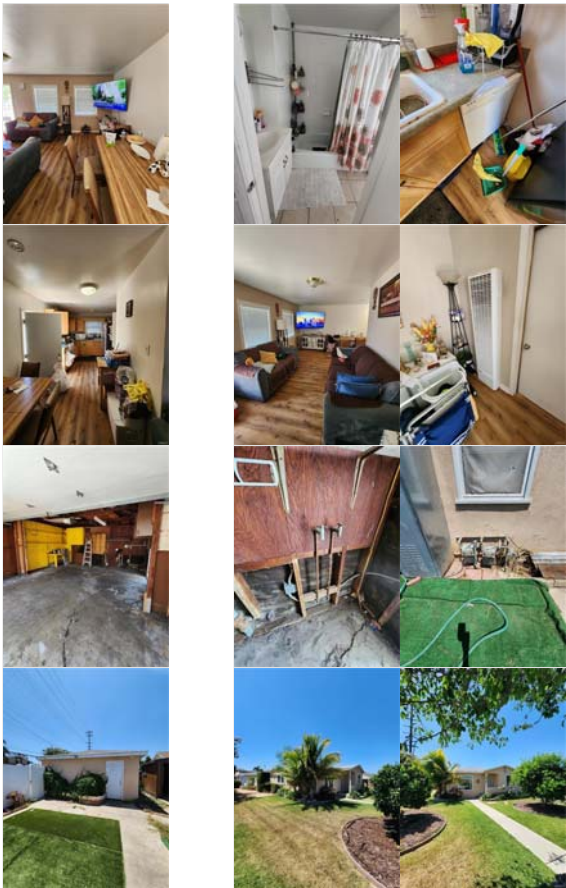
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SW24164580

Printed: 09/29/2024 9:32:56 AM

Closed •

List / Sold:

\$1,850,000/\$2,050,000 ⬆

24 days on the market

Listing ID: 24429711

1815 Pacific Coast Hwy • Lomita 90717
2 units • \$925,000/unit • 5,043 sqft • 21,020 sqft lot • \$406.50/sqft •
Built in 1959
On PCH and west of Western



We are proud to present a multi-tenant retail opportunity in the city of Lomita! Consisting of two separate parcels side by side directly on Pacific Coast Highway, this property offers a unique opportunity to acquire a multi-tenant retail investment in the heart of the South Bay! Sitting on an oversized 21,020 sq ft lot, the offering features a total of 8 total retail spaces and 2 separate structures. The building located at 1807-1813 PCH consists of four identical retail spaces with 100% occupancy currently occupied by three tenants. The building located at 1815-1819.5 consists of four retail spaces, three of which are currently occupied by one tenant and the other is currently vacant. All leases are modified gross allowing for a new owner to add value by implementing triple nets once the tenant leases turnover. Currently, the owner pays property taxes, water, trash & parking lot cleaning for both buildings and pays for gas on 1807-1813 PCH. For 1815-1817.5 PCH, tenants pay for gas. Tenants pay for electricity and internet service. Recent capital expenditures include new electrical systems, new AC units and new roofs throughout most of the property. The asset has attractive recession proof tenants and long-term staggering leases providing steady income for a new owner. With one unit currently vacant, this is also the perfect owner-user opportunity. There is ample parking in the back of the property for tenants and guests to enjoy (about 29 uncovered spaces). Sitting on one of busiest highways in LA, the area boasts terrific traffic counts of approximately 61,270 VPD on Pacific Coast Highway and approximately 30,488 VPD on Western Ave. The property is about 4 miles from the 110 freeway and about 5 miles from the beach, making this a highly desirable location. Do not miss your opportunity to acquire a pride of ownership piece of real estate in the South Bay!

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: One
- 29 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 5.84
- \$108037 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,214
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00000001
- 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:	0	0	0		Unfurnished	\$2,070	\$14,496	\$15,875

Of Units With:

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

Additional Information

- Standard sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7410010045

Michael Lembeck

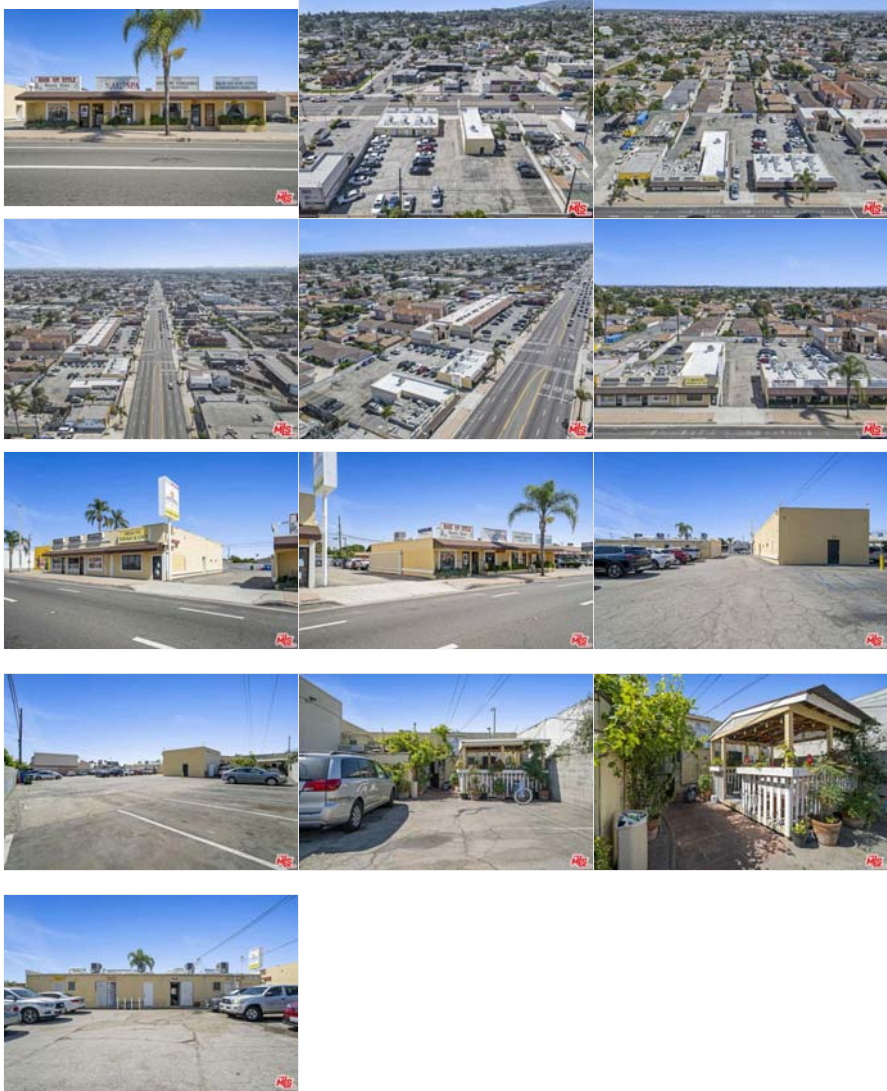
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24429711

Printed: 09/29/2024 9:32:56 AM

Closed • Duplex

5032 Marion Ave • Torrance 90505
2 units • \$1,170,000/unit • 3,501 sqft • 6,437 sqft lot • \$661.95/sqft •
Built in 2021
Calle Mayor & PCH

List / Sold:
\$2,340,000/\$2,317,500 ↓
77 days on the market
Listing ID: SB24083527



First time on the market, built in 2021, detached DUPLEX. Main home is 2301SF, 4 bed, 4 bath with attached 2-car garage; ADU is 1200SF, 3 bed, 2 bath(ADU has its own address:5034 Marion Ave,Torrance,CA,90505). Each unit has its own electric, gas, and water meters. Turnkey contemporary craftsman style homes in sought-after Seaside neighborhood of South Torrance. Corner lot gateway into cozy cul-de-sac. Step through ornate full-lite entries to downstairs open floorplans. These step-less main floors each includes a bedroom and curbless shower bathroom. Large dual-pane windows soak the spaces with tons of natural light. Wood plank porcelain tile flooring give peace of mind for worry-free spills. Quartz countertops cover shake cabinets throughout, including the kitchen peninsula bar with built-in slide-in gas stove with island range hood. Appliances, like the side-by-side refrigerator, here are stainless steel. Modern conveniences include smart switches, occupancy sensors. Front unit also has smart thermostat, smart doorbell, and security system. Both units are wired with ethernet data ports and separate security camera systems. Solid oak wood wraps each staircase. Solid oak hardwood flooring graces the upstairs in the main house, while engineered hardwood sweeps through the ADU. Both units have up-stairs laundry room with stackable washer and gas dryer. Master bath in the primary have enclosed shower and separate whirlpool tub. Metal panel roof cover over the paver patios. Landscape is maintenance-free garden boxes. Ralphs and South High school are right next door. The cross street PCH is less than 1.5 miles to the ocean.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$2,490,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central, Forced Air, Natural Gas
- \$576 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Upper Level, Stackable, Washer Hookup, Washer Included
- \$132000 Gross Scheduled Income
- \$109292 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Separate Family Room, Two Primaries
- Floor: Tile, Wood
- Appliances: Built-In Range, Convection Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Crown Molding, High Ceilings, Home Automation System, Intercom, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Wired for Data, Wired for Sound

Exterior

- Lot Features: Corner Lot, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Near Public Transit, Paved, Up Slope from Street, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire and Smoke Detection System, Fire Rated Drywall, Fire Sprinkler System, Security Lights, Security System, Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$22,708
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345054
- Gardener:
- Licenses:
- Insurance: \$1,779
- 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	4	2	Unfurnished		\$6,500	\$6,500
2:	1	3	2		Unfurnished		\$4,500	\$4,500

Of Units With:

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

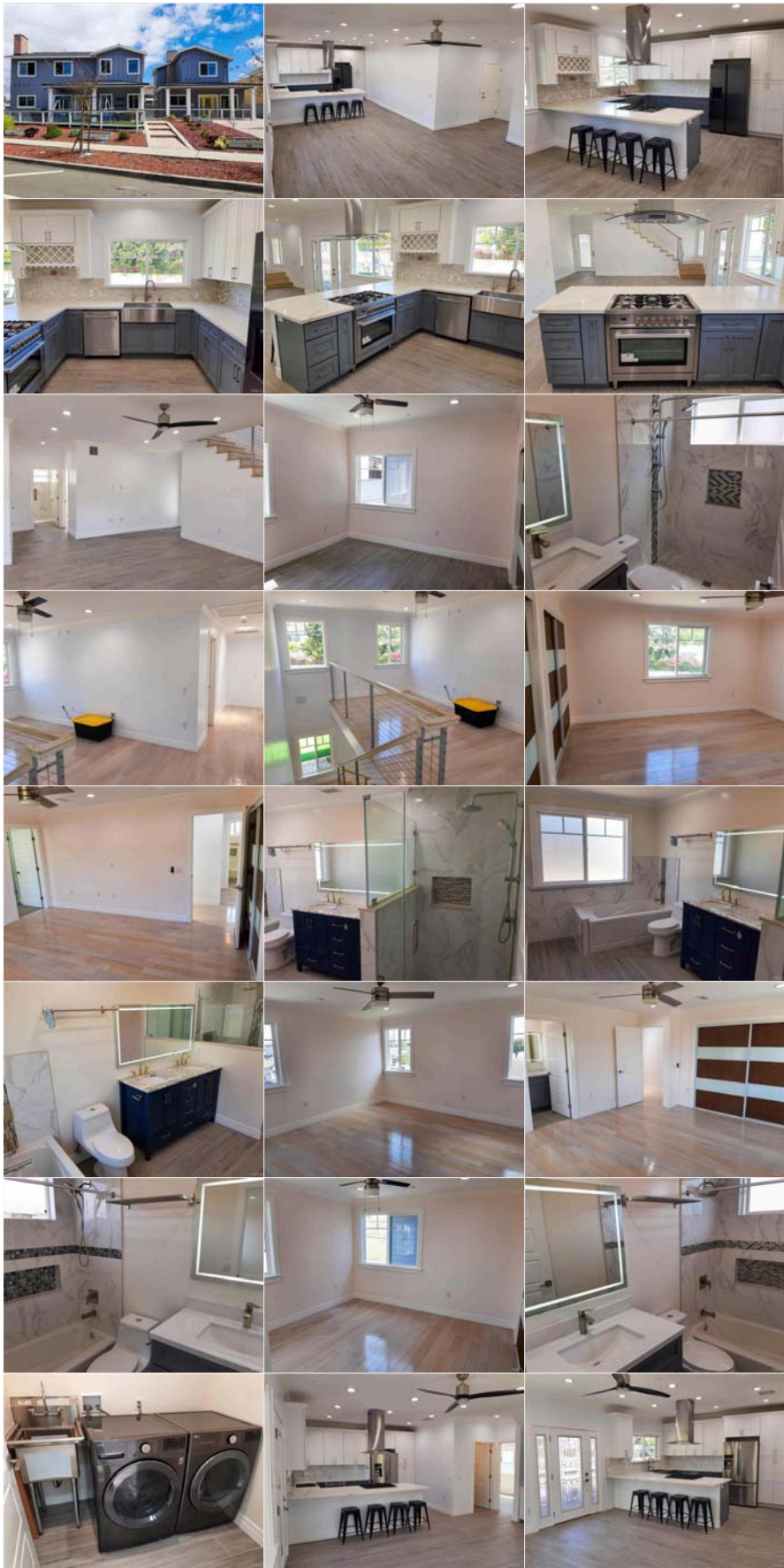
Additional Information

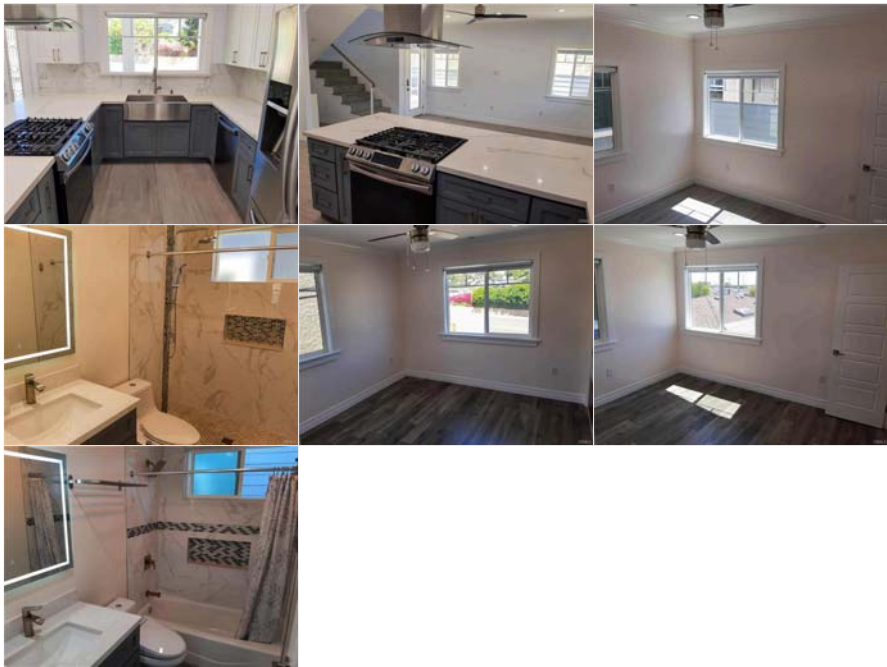
- Standard sale
- 129 - South Torrance area
- Los Angeles County
- Parcel # 7529002001

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

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB24083527

Printed: 09/29/2024 9:32:56 AM

Closed • Duplex

List / Sold:

\$1,049,000/\$1,075,000 

26 days on the market

Listing ID: P1-18959

2485 N Lincoln Ave • Altadena 91001
2 units • **\$524,500/unit** • **2,102 sqft** • **9,662 sqft lot** • **\$499.05/sqft** •
Built in 1920
210 Fereway to Lincoln Ave north to Royce. The property is the corner of Royce and Lincoln



This is incredible! Two separate houses on one lot! The front house on Lincoln is a 2 bedroom 1 bath unattached unit which has an unpermitted converted garage ADU that is not currently rented. There is a separate yard and patio from the rear house. With a light and airy living room to welcome you in, built in shelving to keep you organized, and a fireplace for those cozy winter months, this house has everything you need to feel right at home! The dining room continues with even more built in cabinetry, a separate laundry room, two bedrooms, and an easy to clean tile bathroom. The rear unit at 444 Royce is a cute bungalow cottage with wood floors, fireplace, builtin china cabinets, ceiling fans, central air, a 2 year old roof and solar unit, that is owned by the seller. Washer and dryer are included as well. Hard wood floors and an abundance of windows makes this home feel cheerful and inviting. The yard is filled with native, drought resistant plants to make upkeep a breeze and is fenced in, perfect if you have a little one or pet to run around in! The property has all separate utilities meters, creating lower operating cost and no tenant squabbles about utility bills.Live in one let the other help pay your mortgage!

Facts & Features

- Sold On 09/24/2024
 - Original List Price of \$1,049,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Fireplace(s), Forced Air
 - SellerConsiderConcessionYN: No
- Laundry: Individual Room
 - \$62004 Gross Scheduled Income
 - \$51200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

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

Exterior

- Lot Features: Sprinklers None
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,375
 - Electric: \$100.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01862713
 - Gardener:
 - Licenses:
- Insurance: \$2,275
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	2		Unfurnished	\$2,028	\$2,028	\$3,500
2:	2	1	2		Unfurnished	\$0	\$0	\$3,200

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
- 604 - Altadena area
 - Los Angeles County
 - Parcel # 5828026001

Michael Lembeck

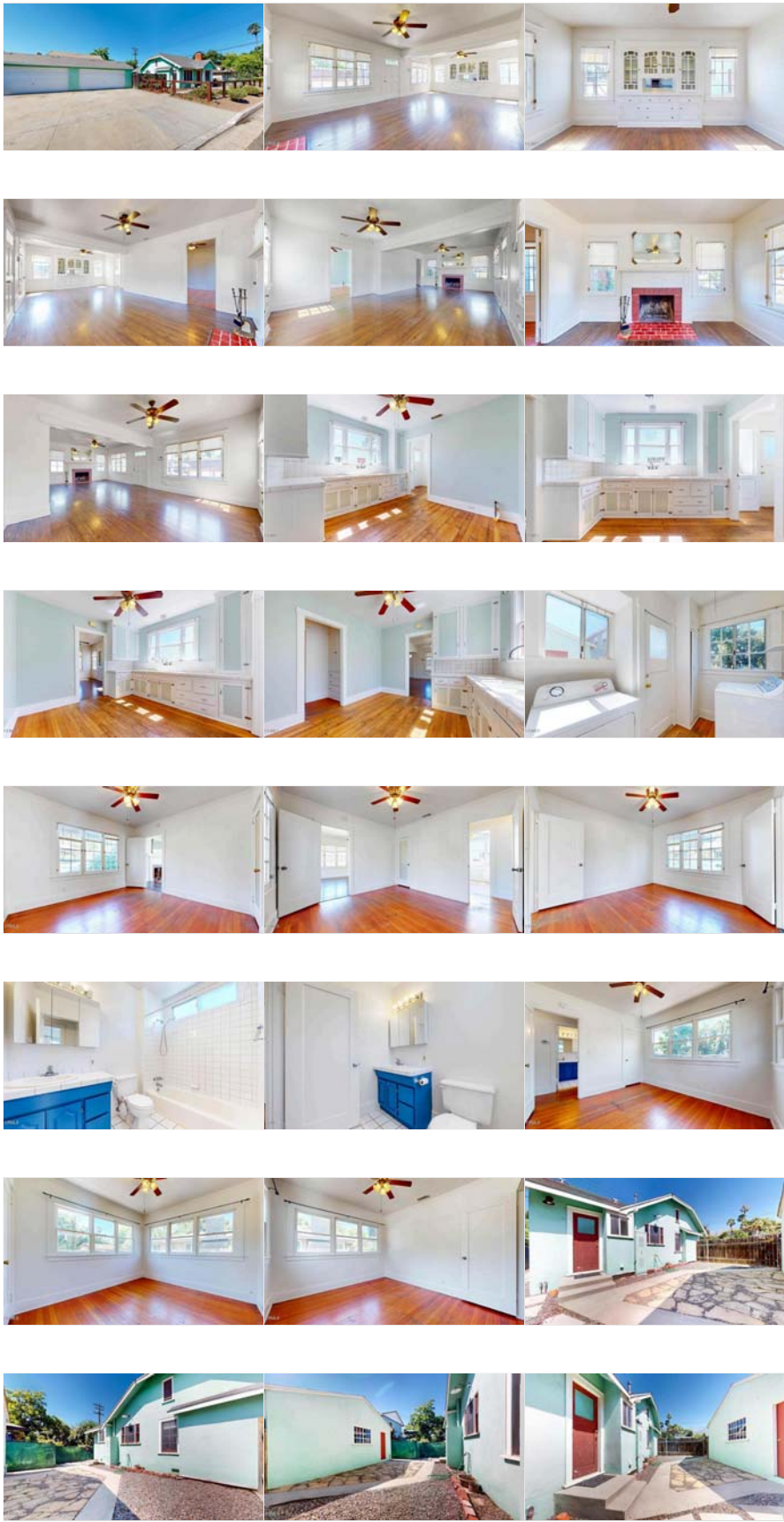
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

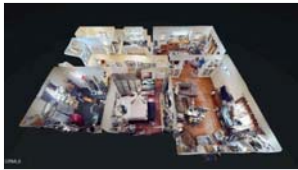
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: P1-18959

Printed: 09/29/2024 9:32:56 AM

Closed • Duplex

List / Sold: \$775,000/\$770,000

518 520 S Garfield Ave # 2 • Monterey Park 91754
2 units • \$387,500/unit • 1,726 sqft • 5,817 sqft lot • \$446.12/sqft •
Built in 1940

74 days on the market

Listing ID: WS24134214

Facing Garfield Ave; South of Garvey Ave.



CASH OFFER ONLY.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$768,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$471 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, See Remarks
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Living Room Balcony

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02064497
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$2,300	\$2,300	\$2,500
2:	1	1	0	0	Unfurnished	\$1,350	\$1,350	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5257017009

Michael Lembeck

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

Citivest Realty Services, Inc

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

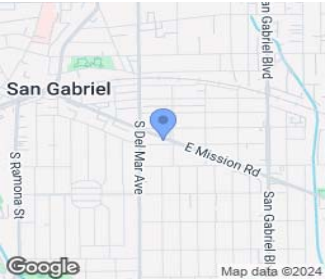
Click arrow to display photos



Closed • Single Family Residence

List / Sold:
\$1,238,888/\$1,230,000 ↓
143 days on the market
Listing ID: AR24075308

210 E Mission Rd • San Gabriel 91776
2 units • \$619,444/unit • 1,843 sqft • 5,366 sqft lot • \$667.39/sqft •
Built in 1955
Cross Street: Del Mar Ave. | Front House enters from Mission Rd, Back House enters from Pearl St. (211 Pearl St)



RARE FIND! 2 homes on 1 lot! Brand new built back house ADU + updated front house! Single-level homes with separate front entrances and addresses. Front House enters from Mission Rd. Back House ADU enters from Pearl St. Newly constructed ADU features 2 bedrooms, 2 bathrooms, and 1 bonus room can be used as an office or additional bedroom. Contemporary kitchen with beautiful stone countertops, center island, stainless steel appliances, and built-in cabinetry. Open living and dining room with high ceilings and abundant natural lighting throughout. Relax in the primary bedroom suite, primary bathroom with dual sink vanity. Amenities include convenient inside laundry hookup, tankless water heater, copper water pipes, modern fixtures and finishes, and recessed lighting throughout. Newly poured cement driveway + front yard fence. The updated front house offers 2 bedrooms and 2 bathrooms, including a master bedroom suite. Spacious living room and dining area. Open kitchen with stainless steel range hood and appliances. Additional amenities include recessed lighting and hardwood flooring throughout, updated plumbing and 200-amp electrical panel. Both homes have split air conditioning/heating units. Multiple fruit trees including front yard with 2 peach and 2 orange trees + back yard with guava, avocado, and Japanese lemon trees. Separate property addresses, electricity and gas meters. Located nearby restaurants, shopping, grocery stores, schools and easy freeway access. Excellent opportunity to live in one home and earn income in the other or rent both homes for investment!

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,249,800
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: Ductless
- \$508 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Closet, Inside, Outside, Washer Hookup
- \$31800 Gross Scheduled Income
- \$31800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Built-in Features, Quartz Counters, Recessed Lighting, Stone Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01869393
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,650	\$2,650	\$2,700
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5368017030

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



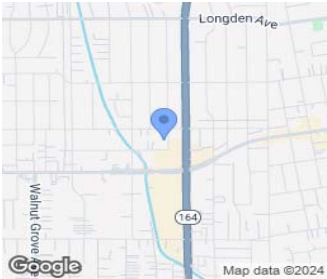
Closed •

List / Sold: \$798,000/\$798,000 ↓

5819 Reno Ave • Temple City 91780
2 units • \$399,000/unit • 1,344 sqft • 6,703 sqft lot • \$593.75/sqft •
Built in 1950

97 days on the market
Listing ID: 24402911

Go South on Rosemead Blvd., west on Hermosa Dr. and south on Reno Ave.



Great duplex in Temple City with income potential. The front unit consists of 2 bedrooms and 1 bath and rear unit has 1 bedroom and 1 bath. Each unit has spacious living room, dining area, kitchen and 1-car garage with laundry hookups. Both units share a backyard with covered patio, grassy area and lush plantings. Wide driveway for extra parking. Beautiful quiet neighborhood with close proximity to shopping center and minutes away to restaurants & schools.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$878,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$21000 Net Operating Income

Interior

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

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01844249
- 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	\$975	\$975	\$1,500
2:	2	2	1		Unfurnished	\$1,000	\$1,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- 661 - Temple City area
- Los Angeles County
- Parcel # 5387010015

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24402911

Printed: 09/29/2024 9:32:56 AM

Closed • Duplex

List / Sold: \$879,000/\$915,000

2822 2822-1/2 Lanfranco St • Los Angeles 90033

12 days on the market

2 units • \$439,500/unit • 1,500 sqft • 8,929 sqft lot • \$610.00/sqft • Built in 1905

Listing ID: DW24162063

Between Whittier Blvd. and 4th Street



Turnkey DUPLEX in the heart of Boyle Heights. Property shows as a (2) bedroom (3/4) bath bottom unit and a (2) bedroom + Bonus Room, (3/4) bath upstairs unit. +/- 1,500 sq. ft. of living space, +/- 8,929 sq. ft. lot. HUGE gated frontyard with plenty of parking space as well as a very spacious backyard area where you can let your creative mind go wild. Situated near East LA College, White Memorial Hospital, restaurants; this home offers urban convenience and has great access to major freeways.

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$879,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: No
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic
- Floor: Laminate
- Appliances: None
- Other Interior Features: Copper Plumbing Full, Quartz Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01887509
- 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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5185018025

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: DW24162063

Printed: 09/29/2024 9:32:56 AM

Closed • Duplex

List / Sold: \$970,000/\$950,000 ↓

2656 E 7th St • Los Angeles 90023

16 days on the market

2 units • \$485,000/unit • 2,767 sqft • 6,726 sqft lot • \$343.33/sqft • Built in 1921

Listing ID: MB24155946

North on Soto St, Right on 7th upthe hill, right hand side.



Discover the charm of this exceptional duplex located at 2656 E 7th St in the heart of East Los Angeles. Nestled on the iconic 7th Street, this property boasts breathtaking views of Salesian High School and Downtown Los Angeles, offering an unmatched blend of comfort, convenience, and modern living. Perfect for families and investors alike, this duplex features two homes on one lot, with the back unit just built in 2014, ensuring contemporary amenities and design. Spanning an expansive 2,767 square feet, this property offers a spacious layout with 7 bedrooms and 6 baths, providing ample room for family and guests. Modern upgrades, including new copper plumbing, promise durability and peace of mind for years to come. Move-in ready with new interior paint and stylish vinyl flooring throughout, this home is ready for you to make it your own. Unwind on your porch after a long day and soak in the stunning views of Downtown LA. Parking is a breeze with a large two-door garage and the convenience of a double driveway, offering access from both Mott Street and 7th Street. Located in the vibrant community of East Los Angeles, this property provides easy access to local amenities, schools, and transportation. Enjoy the cultural and entertainment hubs of DTLA just a short distance away, while still relishing the peace and charm of a residential neighborhood. Don't miss out on this rare opportunity to own a versatile and modern duplex in one of LA's most sought-after locations. Both units are vacant, making it an ideal option for immediate occupancy or rental investment. Whether you're seeking a new home for your family or a promising investment, 2656 E 7th St is the perfect choice.

Facts & Features

- Sold On 09/27/2024
- Original List Price of \$970,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- 4 Total carport spaces
- Heating: Floor Furnace
- \$450 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area, Outside, Washer Hookup
- \$8000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Basement, Bonus Room, Den, Family Room, Foyer, Kitchen, Laundry, Living Room, Office, Recreation
- Floor: Vinyl
- Other Interior Features: Pantry, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01015471
- 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	3	1	Unfurnished	\$4,000		\$4,000
2:	1	4	3	1	Unfurnished	\$4,000		\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5189013005

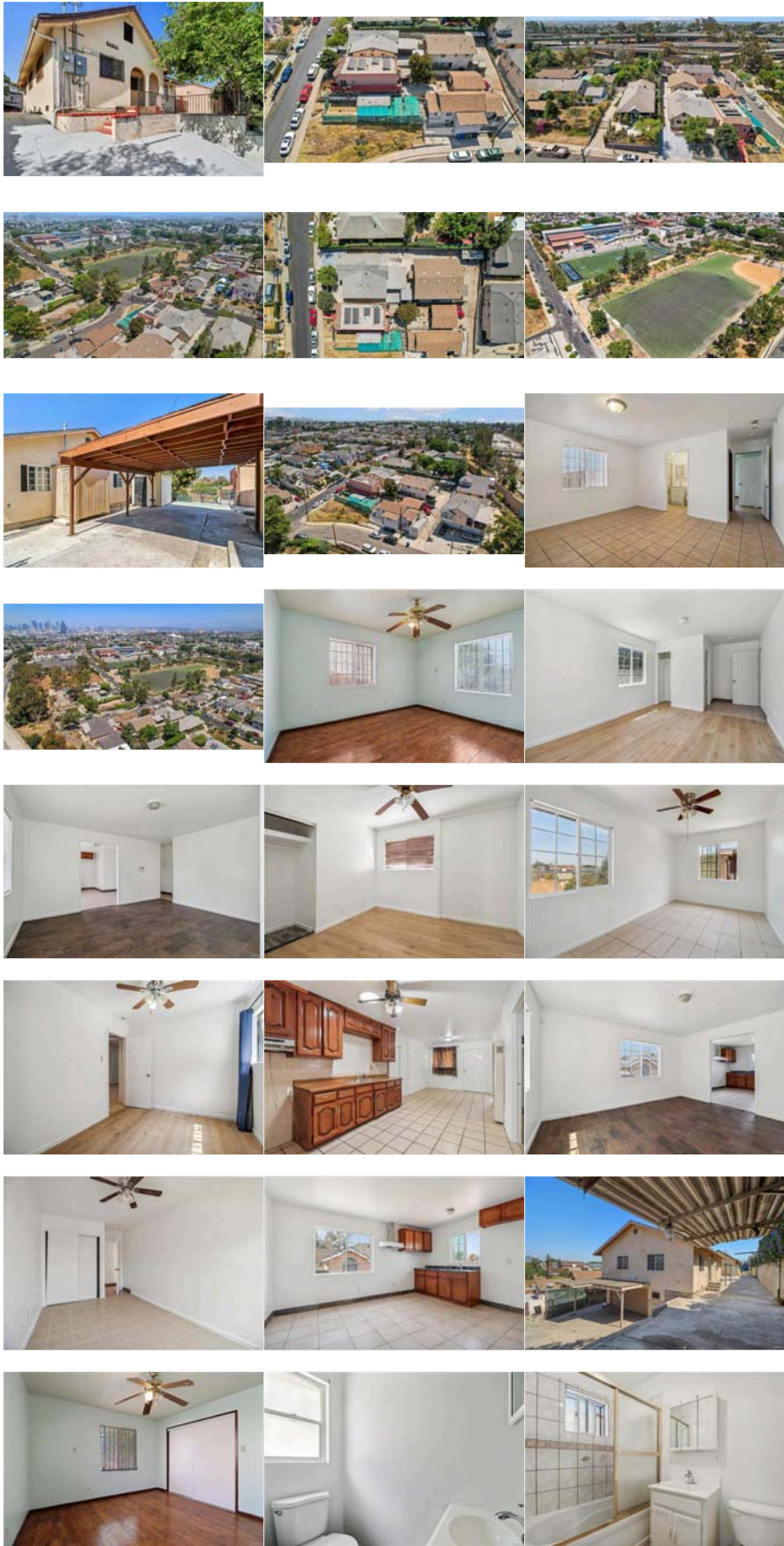
Michael Lembeck

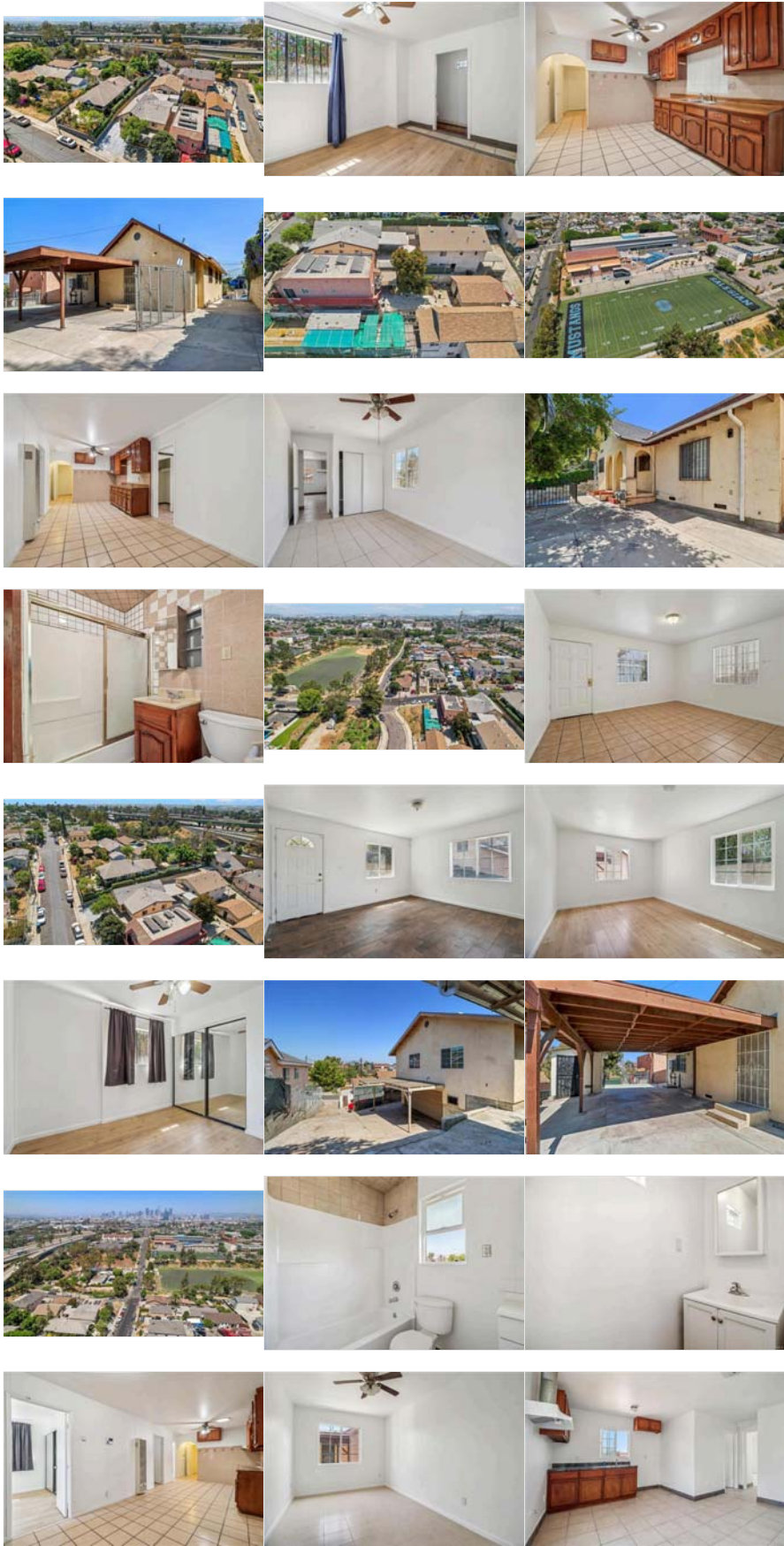
State License #: 01019397
Cell Phone: 714-742-3700

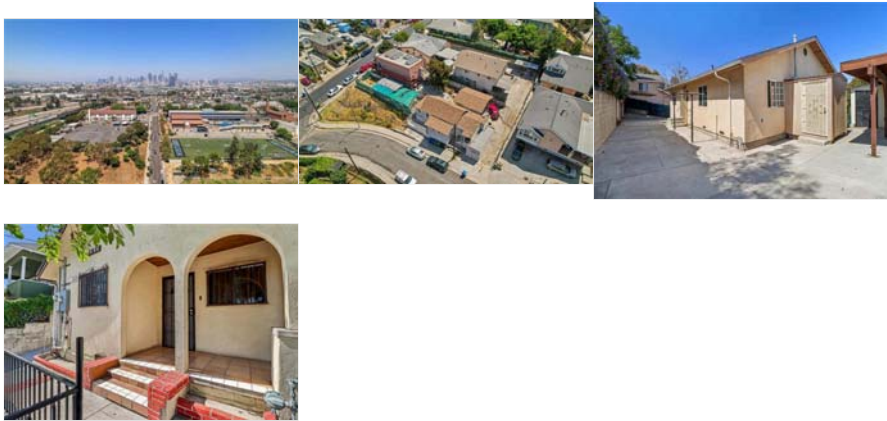
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: MB24155946

Printed: 09/29/2024 9:32:56 AM

Closed •

565 Rialto Ave • Venice 90291
2 units • \$749,500/unit • 1,372 sqft • 3,014 sqft lot • \$1115.16/sqft •
Built in 1955
Abbott Kinney to Rialto Ave.

List / Sold:
\$1,499,000/\$1,530,000 
17 days on the market
Listing ID: 24422387



Amazing, street-to-street lot, with charming duplex one block from the center of iconic Abbot Kinney and approx. 1/2 mile to the world-famous Venice Boardwalk and Beach! This one-of-kind property boast two units, each unit having private access from different streets (Rialto Ave. and Cabrillo Ave.). This layout makes the property feel like two separate houses on two separate streets. Both units have their own one-car garage and private outdoor space. The unit accessed from Rialto Ave. is a spacious 1br/1ba with hardwood floors (tenant occupied with an amazing tenant at market rate rent). The second unit will be delivered vacant and boasts 2bd/1ba with a more open layout and a large outdoor area. This unit is accessed from Cabrillo Ave. Both units have their washer and dryer hookups located in their individual garages and are extremely private with gated entrances and only a side gate connecting the two units. This is one property you don't want to miss!

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4238005009

Michael Lembeck

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

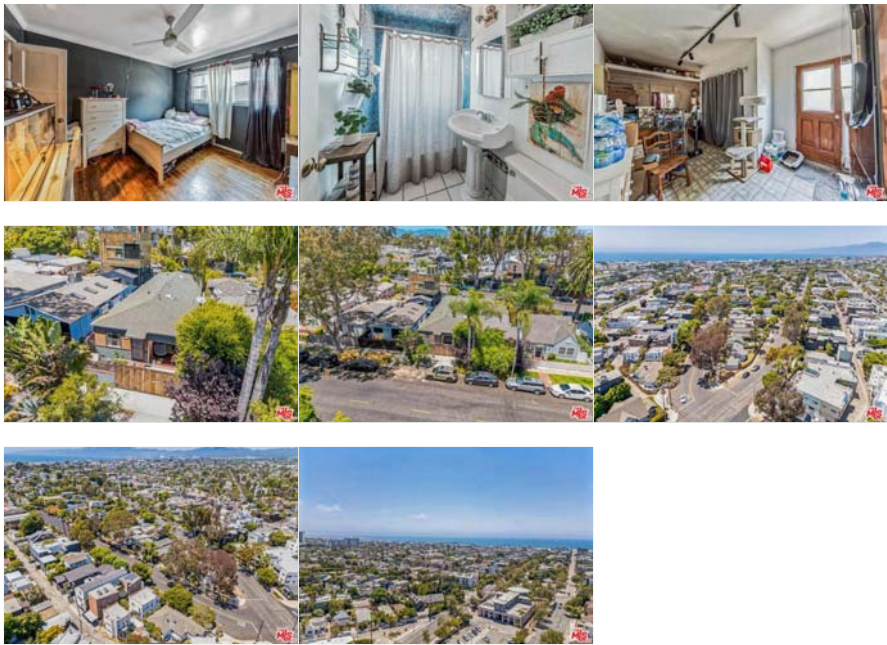
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24422387

Printed: 09/29/2024 9:32:56 AM

Closed •

List / Sold: **\$899,000/\$975,000** ↗

4455 S Centinela Ave • Los Angeles 90066
2 units • **\$449,500/unit** • **1,140 sqft** • **2,501 sqft lot** • **\$855.26/sqft** •
Built in 1953

42 days on the market
Listing ID: 24422703

Corner of Centinela Ave and Short Ave



Discover an exceptional investment opportunity in the coveted Del Rey neighborhood with this charming duplex. This property features two well-appointed 1-bedroom, 1-bathroom homes, each having separate electric meters, upgraded electric panels, separate attached garages, and their own private entry behind a secured gate. The front unit has been meticulously renovated to offer a modern, luxurious living experience, complete with new windows, a mini-split AC unit, sleek tile flooring, updated plumbing, and stylish ceiling fans. Enjoy the cozy ambiance of an electric fireplace, enhanced by LED recessed lighting, and relax on your private patio. The kitchen in this unit is a chef's dream, featuring elegant quartz countertops, a chic tiled backsplash, and high-end stainless-steel appliances. The bathroom is equally impressive with a walk-in tiled glass shower and a convenient stackable washer/dryer in unit. The rear unit, while original, provides tiled floors and recessed lighting, offering plenty of potential for customization and upgrades. This duplex not only offers the perfect blend of comfort and potential but is also ideally situated just moments from a variety of local amenities. One unit currently rents for \$2700/mo and the other unit is vacant. You'll be close to popular restaurants, Northgate Market, Costco, Target, Trader Joe's, Culver West Alexander Park, and Westfield Culver City. With easy access to the 405 Freeway and moments away from the beach, this property is a must see, whether you're looking for a new home or a lucrative rental opportunity. Schedule a showing today!

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Fireplace(s), Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- \$30300 Net Operating Income

Interior

- Rooms: Primary Bathroom
- Floor: Tile
- Appliances: Disposal, Gas Cooktop, Microwave, Oven, Refrigerator

Exterior

- Security Features: Card/Code Access
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$2,100
- 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	\$2,700	\$2,700	\$2,700
2:	1	1	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4231016025

Michael Lembeck

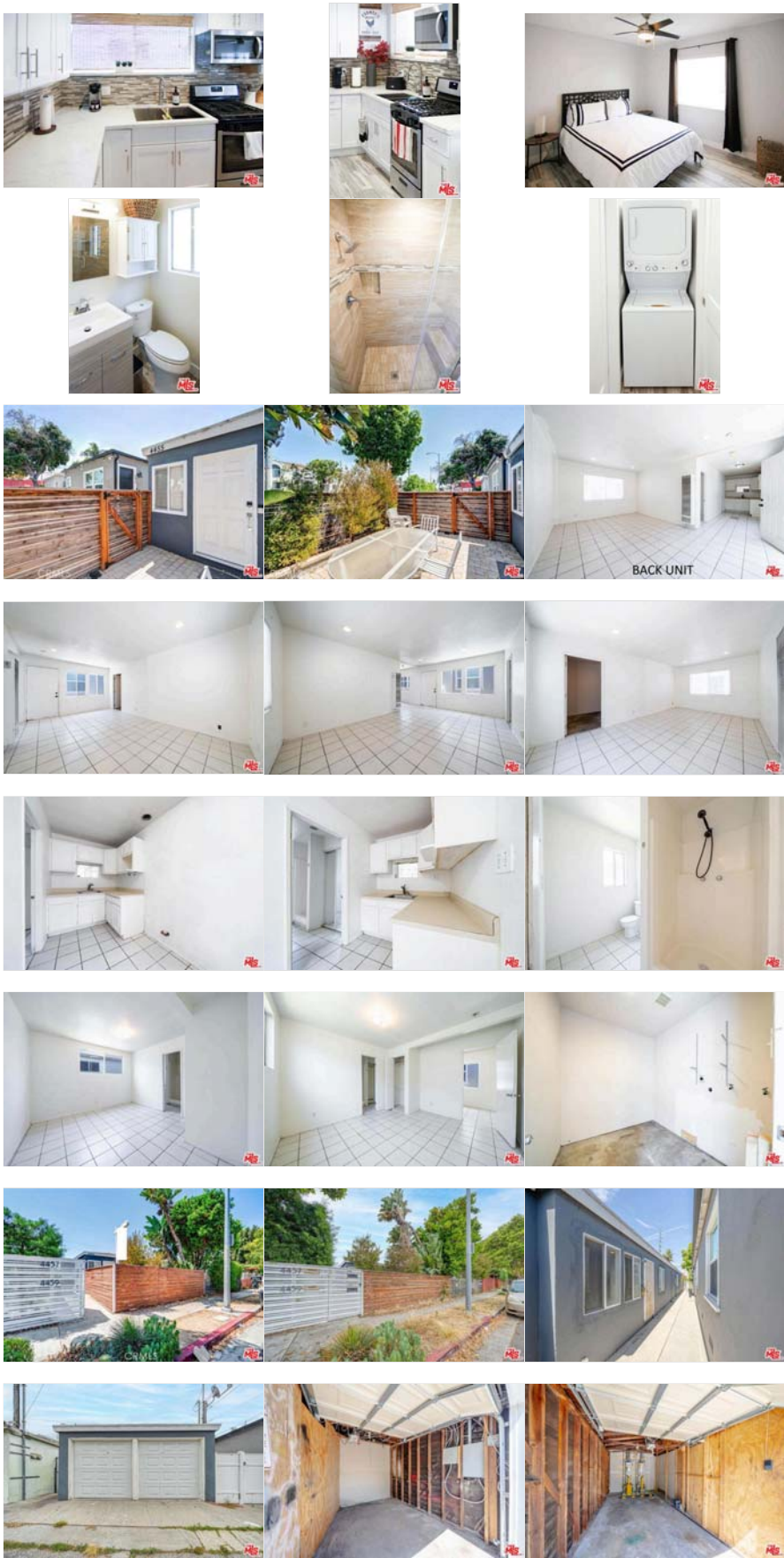
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24422703

Printed: 09/29/2024 9:32:56 AM

Closed • Duplex

List / Sold: \$995,000/\$1,007,000

1226 W Vernon Ave • Los Angeles 90037
2 units • \$497,500/unit • 2,559 sqft • 6,574 sqft lot • \$393.51/sqft •
Built in 1926
East of Normandie

10 days on the market
Listing ID: RS24125602



Introducing an exceptional real estate opportunity in Los Angeles: a dual-unit property perfect for homeowners and investors alike. Situated on one lot, this property features two beautifully remodeled homes. The front house is a spacious two-story residence with 4 bedrooms and 2 bathrooms. The recently remodeled bathrooms showcase stunning tile designs and high-quality fixtures, creating a luxurious feel. The heart of the home, the kitchen, is equipped with quartz countertops and walls, brand new kitchen cabinets, and modern appliances, offering both style and functionality. The entire house is upgraded with new vinyl flooring, fresh paint inside and out, new windows, elegant light fixtures, and modern doors. The thoughtful layout includes one bedroom and one bathroom on the main floor, ideal for guests or multi-generational living. The back house is a charming 2-bedroom, 1-bath home, also completely remodeled. It features a sleek new kitchen with quartz countertops and brand new cabinets, ensuring a modern and cohesive design throughout. New windows, fresh paint, and a mini-split system for both heating and cooling provide comfort and efficiency year-round. Located in a prime area near downtown LA, the Coliseum, the soccer stadium, and UC university, this property is surrounded by ongoing infrastructure investments, making it a promising investment. Enjoy the convenience of being close to many amenities while living in a beautifully upgraded home. Don't miss this unique opportunity to own a versatile and stylish property in one of Los Angeles' most desirable locations!

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$995,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: Central, See Remarks
- \$453 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$88800 Gross Scheduled Income
- \$62160 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,160
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,200
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$5,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5017016006

Michael Lembeck

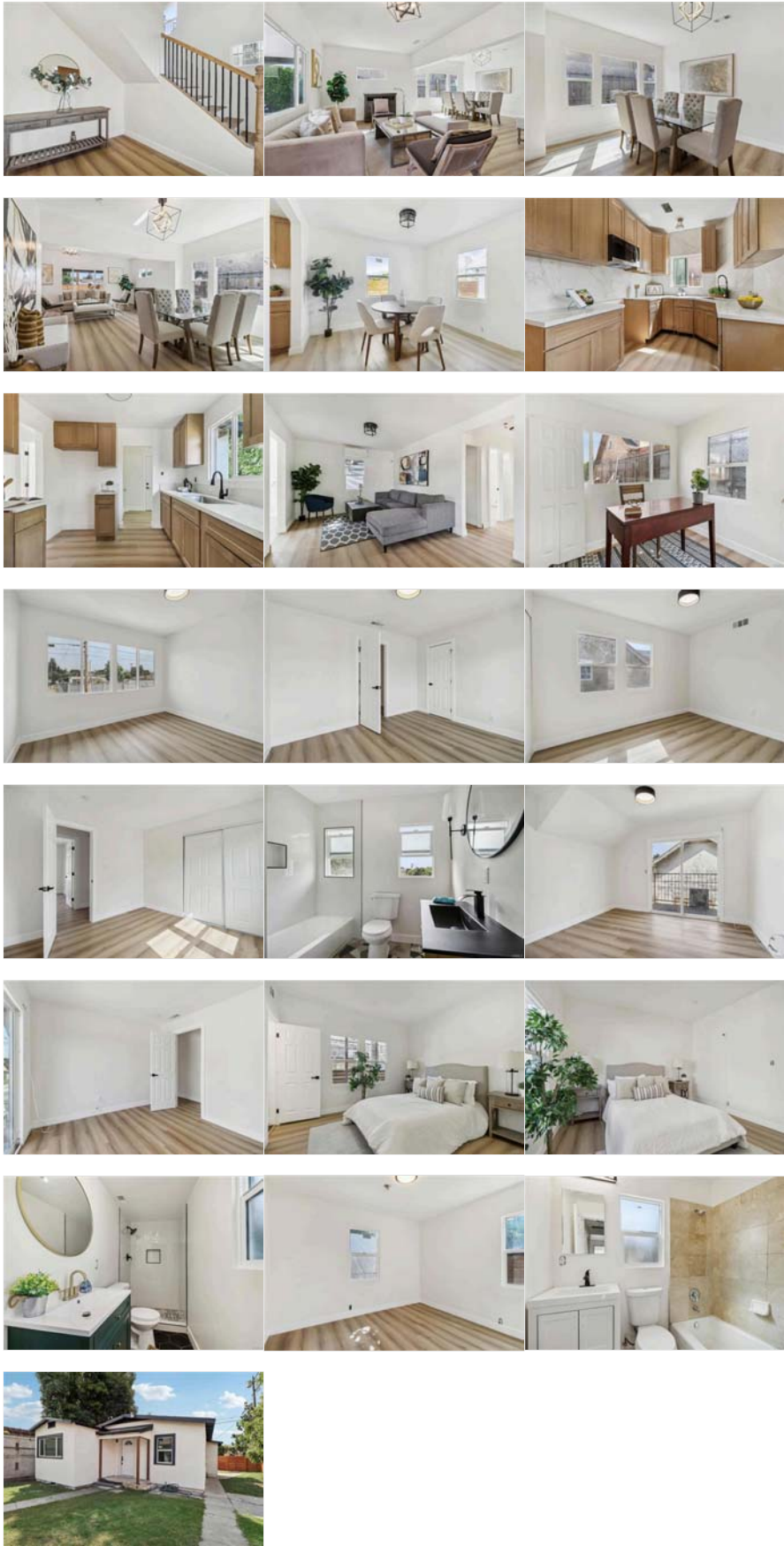
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed •

4119 S Harvard Blvd • Los Angeles 90062
2 units • **\$562,500/unit** • **2,080 sqft** • **5,856 sqft lot** • **\$507.21/sqft** •
Built in 1922
Property location of off King blvd and Western Blvd

List / Sold:
\$1,125,000/\$1,055,000 ↓
21 days on the market
Listing ID: 24427023



This duplex has been completely remodeled inside and outside. New copper plumbing, new electrical, new roof, 2 brand new AC units, new garage doors, new wood floors, Tiled bathrooms, Quartz kitchen counter tops, new double pane windows, freshly painted, brand new stucco on the outside, crown and base moldings throughout interior, gated and cemented front yard, all new interior doors, laundry connections, and ADU plans approved if buyer chooses to do so. Perfect duplex side by side units for Home or Rental. Both units are vacant.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,125,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- SellerConsiderConcessionYN: Yes
- Laundry: Stackable

Interior

- Floor: Tile, Wood
- Appliances: Disposal
- Other Interior Features: Crown Molding

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated Community
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01931017
- 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	\$3,500	\$0	\$3,500
2:	2	3	2		Unfurnished	\$3,500	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5021007026

Michael Lembeck

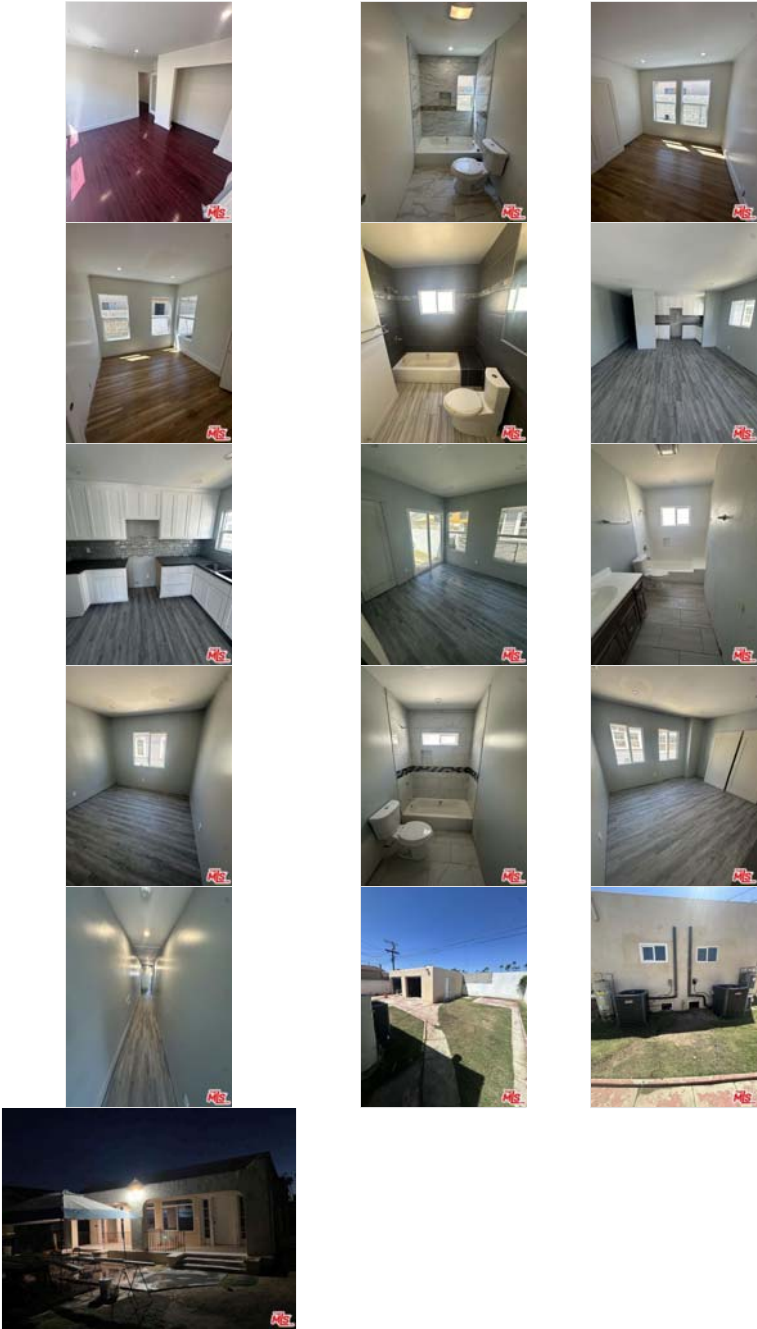
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24427023

Printed: 09/29/2024 9:32:57 AM

Closed • Duplex

List / Sold: \$799,900/\$790,000 ↓

10952 Wilmington Ave • Los Angeles 90059

8 days on the market

2 units • \$399,950/unit • 2,320 sqft • 3,253 sqft lot • \$340.52/sqft • Built in 2014

Listing ID: RS24165371

Wilmington Ave. Between 105 freeway and 103rd st.



Facts & Features

- Sold On 09/23/2024
 - Original List Price of \$799,900
 - 1 Buildings
 - 4 Total parking spaces
 - \$602 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
 - \$31800 Gross Scheduled Income
 - \$30800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01939139
 - 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	3	2	0	Unfurnished	\$2,675	\$2,675	\$3,000
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6067006052

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$1,110,000/\$990,000 ↓

6500 Lucille St • Bell 90201

237 days on the market

2 units • \$555,000/unit • 3,407 sqft • 7,502 sqft lot • \$290.58/sqft • Built in 1985

Listing ID: OC23222289

South of Gage



JUST REDUCED \$100,000 BY MOTIVATED SELLER Listed for Sale by the City of Bell Housing Authority, the Property is a single-story duplex that is well-maintained and located on a well-maintained residential street just to the South of Gage Avenue. Resting on an approximate 7,405 lot, the Property is approximately 3,407 square feet and consists of two - 3BR/2BA units each with a Double Garage and Laundry Hookup. The Seller WILL NOT VACATE any of the units to accommodate the Sale. The Seller requires that with an offer the Buyer provide Proof of Funds and if a Loan is required, a letter from the Lender advising the amount that the Buyer qualifies for. PLEASE NOTE THAT ALL INTERIOR INSPECTIONS ARE TO BE AFTER AN ACCEPTED OFFER AND THROUGH THE LISTING AGENT. The Property is sold 'as-is'. Highlights: Long-Term Municipality Ownership Immediate 41.7% Rental Upside or More for an Investor Potential Family Purchase with Two Separate Units

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,210,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$28800 Gross Scheduled Income
- \$9649 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: \$18,575
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01448981
- Gardener:
- Licenses:
- Insurance: \$851
- Maintenance: \$1,152
- Workman's Comp:
- Professional Management: 847
- Water/Sewer: \$0
- Other Expense: \$600
- Other Expense Description: Utilitie

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	2	Unfurnished	\$1,200	\$28,800	\$40,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6324011900

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: OC23222289

Printed: 09/29/2024 9:32:57 AM

Closed • Duplex

1911 259th Pl • Lomita 90717
3 units • \$383,000/unit • 1,508 sqft • 7,513 sqft lot • \$663.13/sqft •
Built in 1948
Eshelman Ave. to 259th

List / Sold:
\$1,149,000/\$1,000,000 ↓
84 days on the market
Listing ID: SB24112648



Welcome to this charming duplex situated in a superb Lomita neighborhood. This property features three separate units, each with its own unique appeal. The front unit is super cute and inviting, boasting an abundance of charm from its 1948 origins. Just recently upgraded, this unit is absolutely adorable and ready for you to move in. It features two cozy bedrooms and two private baths, offering the perfect blend of vintage character and modern comfort. This wonderful front unit also includes an enclosed patio area with a full outdoor kitchen and dining bar. The second unit is a spacious one-bedroom, one-bath that opens to a stylish and relaxing outdoor dining area. Just steps away, enjoy an open yard with a grassy area perfect for outdoor activities. This fantastic property also features a large greenhouse adjacent to the open grassy yard. Additionally, it includes a large driveway with a two-car garage, security fencing, and a large storage room.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,149,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$747 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- \$22440 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	2	Unfurnished	\$0	\$1,210	\$0
3:	1	0	1	2	Unfurnished	\$0	\$660	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7553012018

Michael Lembeck

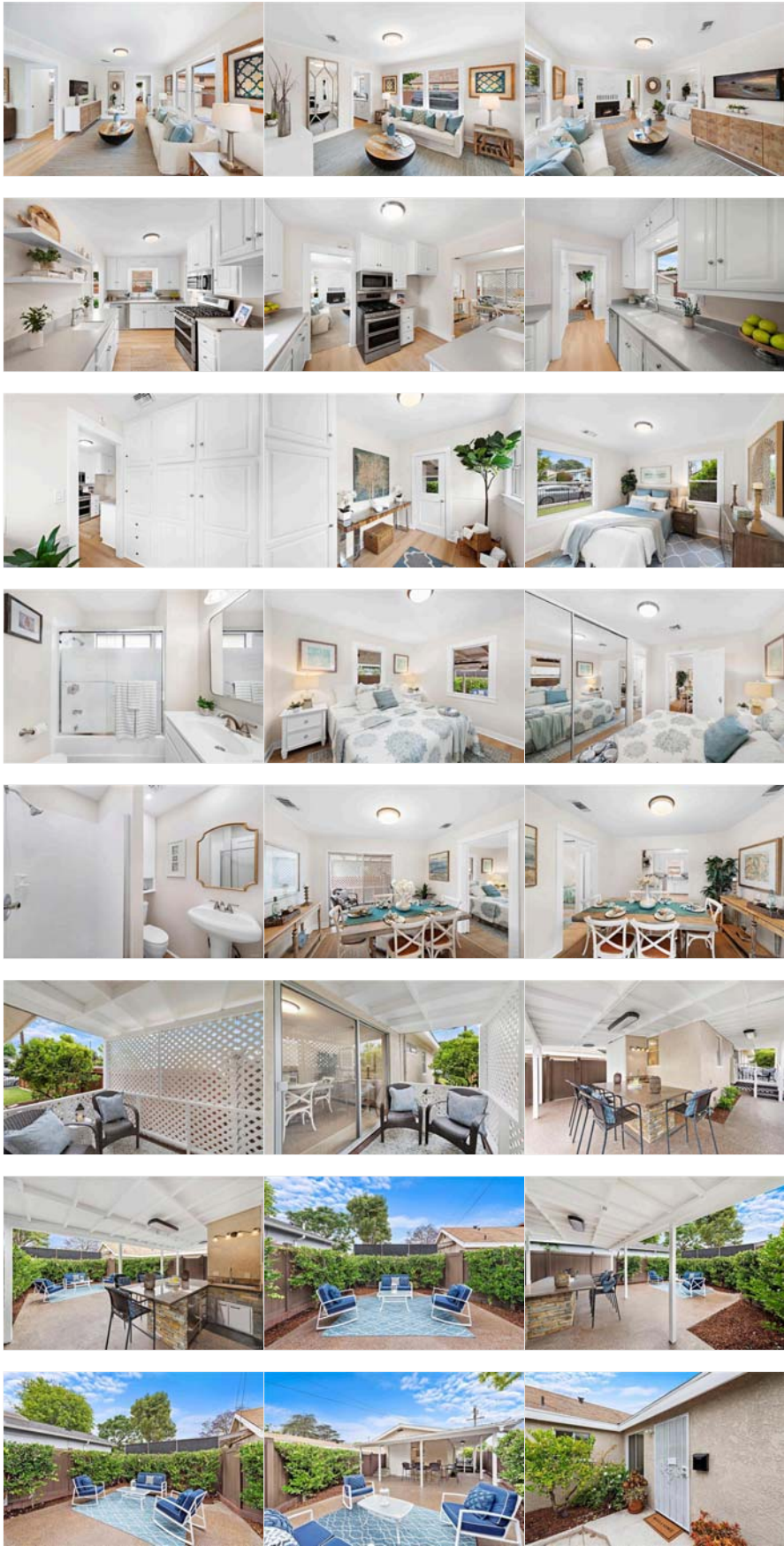
State License #: 01019397
Cell Phone: 714-742-3700

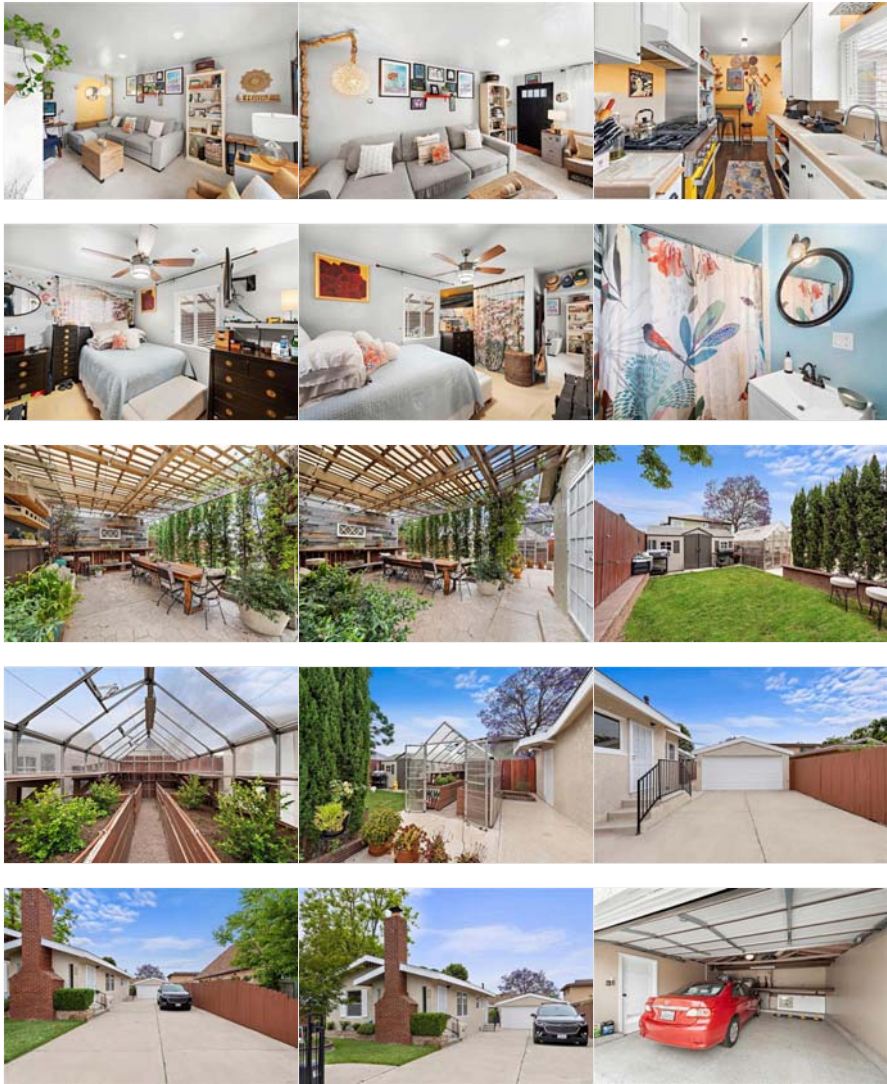
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SB24112648

Printed: 09/29/2024 9:32:57 AM

Closed • Triplex

770 W 2nd St • San Pedro 90731
3 units • \$466,333/unit • 3,731 sqft • 5,001 sqft lot • \$361.83/sqft •
Built in 1988
East of Gaffey

List / Sold:
\$1,399,000/\$1,350,000 ↓
8 days on the market
Listing ID: SB24188047



Get ready to own this unique turnkey triplex with 7 bedrooms and 4 bathrooms, spanning 3,731sq ft. Built-in 1988, this property is not subject to RSO rent control. It is situated on a 5,001 sq ft elevated lot with alley access in the highly south-after Holy Trinity Area of San Pedro, panoramic ocean and hill views for both front-facing units. Some recent upgrades include a new roof, deck/balcony waterproofing, double-pane windows, new flooring, central heating, remodeled bathrooms, and appliances. This one-of-a-kind property provides numerous development or usage options for the future owner. An opportunity also exists to increase the Gross Annual Income from over\$108k to over \$132k by converting the three-car garage into an ADU while maintaining 4 parking spaces at the back of the property. The property features a mix of units, including a 3-bedroom Penthouse Unit that is close to 2,000 sq ft in size. The Penthouse unit offers a primary bathroom with an ensuite bathroom, an open fireplace, an around 600 sq ft deck, a balcony with ocean views, and more. Whether you are an investor or looking to settle down, this property offers flexibility and comfort.

Facts & Features

- Sold On 09/27/2024
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central, Wall Furnace
- \$465 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room, Inside, Washer Hookup
- Cap Rate: 5.6
- \$108000 Gross Scheduled Income
- \$82250 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Primary Bathroom, Primary Bedroom
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop
- Other Interior Features: Balcony, Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,750
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense: \$600
- Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,650
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,650

Of Units With:

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

Additional Information

- Standard sale
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7451010016

Michael Lembeck

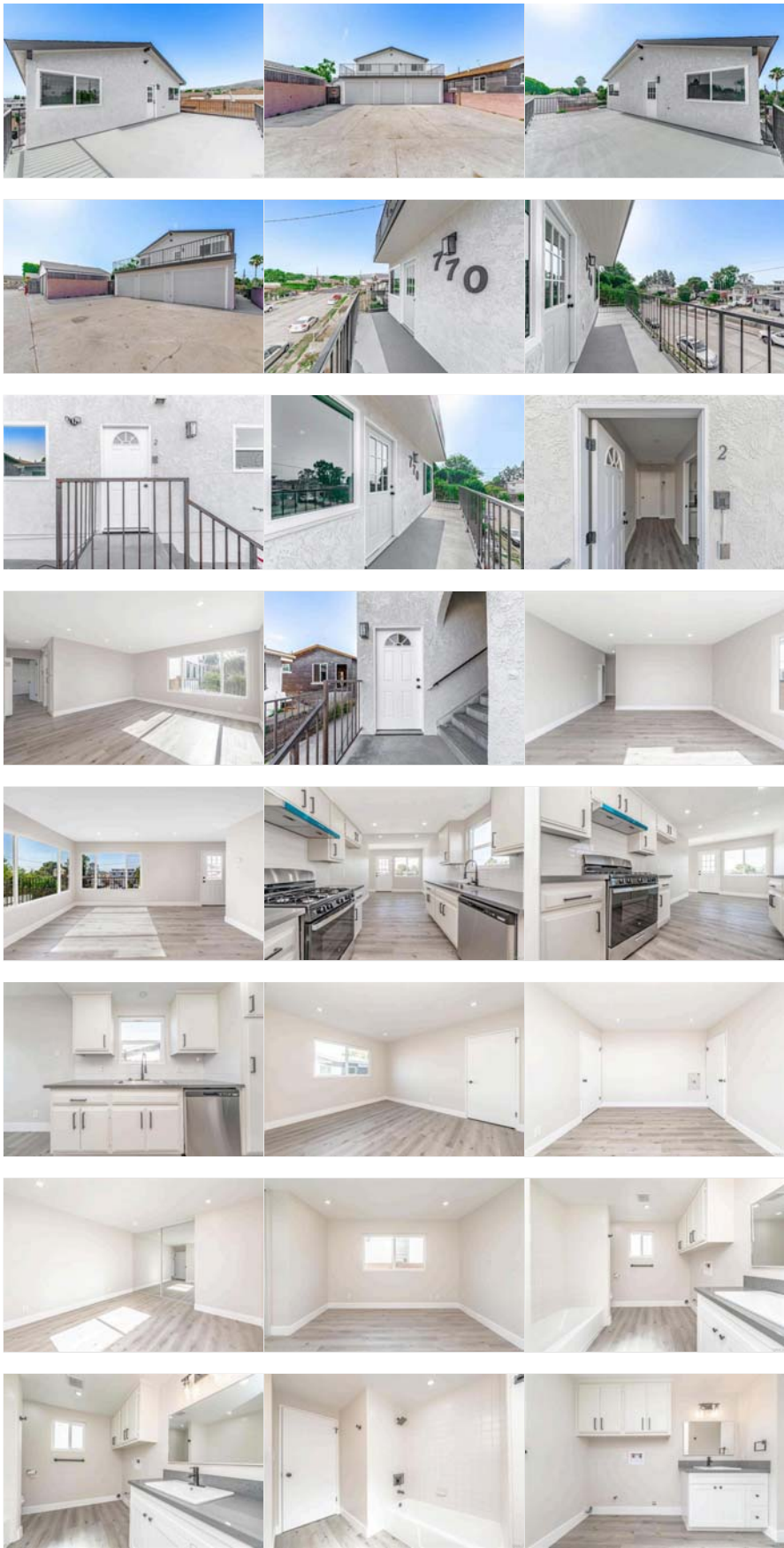
State License #: 01019397
Cell Phone: 714-742-3700

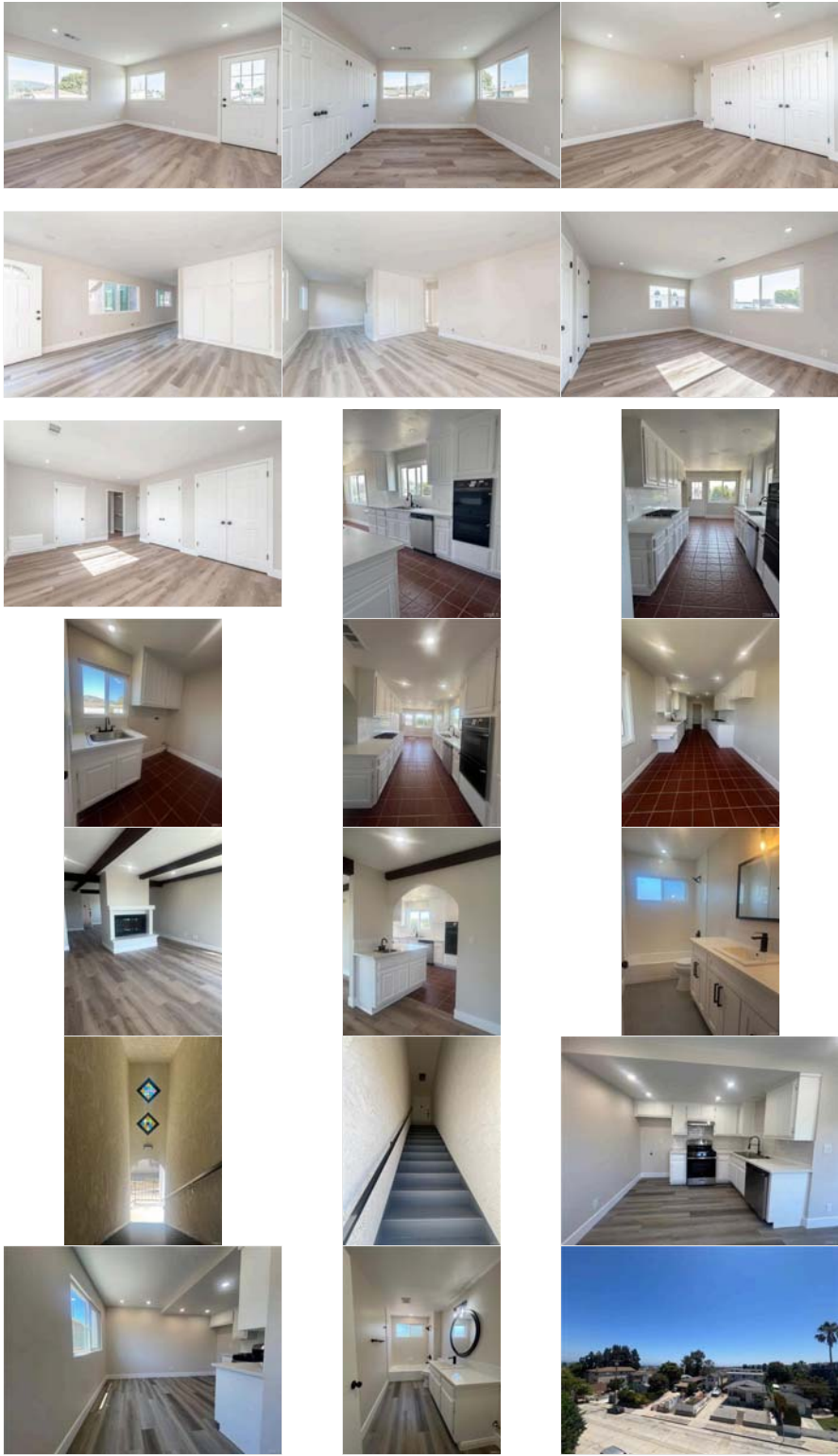
Citivist Realty Services, Inc

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

Click arrow to display photos







Closed • Apartment

List / Sold:

\$1,095,000/\$1,049,000 ↓

94 days on the market

Listing ID: P1-17666

306 Park St • Alhambra 91801
3 units • \$365,000/unit • 3,046 sqft • 5,473 sqft lot • \$359.49/sqft •
Built in 1959
South of Mission Dr., North of Valley Blvd.



Welcome to your next investment opportunity nestled in the heart of Alhambra! This charming triplex offers a rare blend of comfort, convenience, and potential for savvy investors seeking to establish roots in this vibrant community. Unit A, boasting 3 spacious bedrooms and 1.5 baths, welcomes you with its ample living space. Unit B, a cozy 2 bedroom, 1 bath, exudes warmth and functionality. With a layout designed to maximize space without compromising on comfort, this unit offers an inviting atmosphere for tenants seeking a balance between style and practicality. Unit C, a quaint 1 bedroom, 1 bath haven, offers a cozy retreat. Conveniently situated near Almansor Park and Golf Course, outdoor enthusiasts will relish the proximity to lush green spaces and recreational activities. Whether it's a leisurely stroll through the park or a round of golf under the California sun, residents will delight in the abundance of amenities just moments from their doorstep. Prime location near shopping, transportation, and restaurants. Don't miss your chance to own a piece of Alhambra's thriving real estate market.

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- \$59100 Gross Scheduled Income
- \$39054.76 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room
- Floor: Carpet, Concrete, Laminate, Vinyl, Wood
- Appliances: Gas Water Heater, Range Hood, Vented Exhaust Fan, Water Heater
- Other Interior Features: Block Walls, Ceiling Fan(s), Granite Counters, Laminate Counters, Quartz Counters, Stone Counters, Storage, Wood Product Walls

Exterior

- Lot Features: Front Yard, Garden, Landscaped, Level with Street, Rectangular Lot, Misting System, Sprinkler System, Sprinklers In Front, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$20,045
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,013
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$1,532
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	2	0	Unfurnished	\$2,000	\$2,000	\$3,000
2:	2	2	1	0	Unfurnished	\$1,650	\$1,650	\$2,150
3:	1	1	1	0	Unfurnished	\$1,275	\$1,275	\$1,650

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5347021044

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: P1-17666

Printed: 09/29/2024 9:32:57 AM

Closed • Apartment

List / Sold:
\$1,000,000/\$1,150,000
10 days on the market
Listing ID: SR24177537

178 Monterey Rd • South Pasadena 91030
3 units • **\$333,333/unit** • **2,208 sqft** • **7,812 sqft lot** • **\$520.83/sqft** •
Built in 1946
Beautiful South Pasadena location south of the 110



We are proud to represent this 3-unit apartment building in Pasadena. The building was constructed in 1946. Its unit mix consists of (3) 2+1 units. With a lot size of 7,809 square feet, the property has a total of 2,208 rentable square feet. The property is situated in South Pasadena, which is a charming community, situated only six miles from downtown Los Angeles. Called the City of Trees, the area is known for its stunning homes, unique small businesses, and top quality schools. South Pasadena's diverse population of about 25,000 occupies a mere 3.44 square miles of flatlands and hillsides on the west side of the San Gabriel Valley. This small town atmosphere makes South Pasadena one of California's most desirable locations. OFFERS are due by noon on Thursday September 5, 2024 and will be reviewed the following day. No units will be delivered empty at the close of escrow and it is inspection with accepted offer.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,000,000
- 2 Buildings
- 0 Total parking spaces
- \$1,416 (Estimated)
- SellerConsiderConcessionYN:
- \$33120 Gross Scheduled Income
- \$12349 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,777
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,065
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,655
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	0	Unfurnished	\$920	\$2,760	\$7,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5311003033

Michael Lembeck

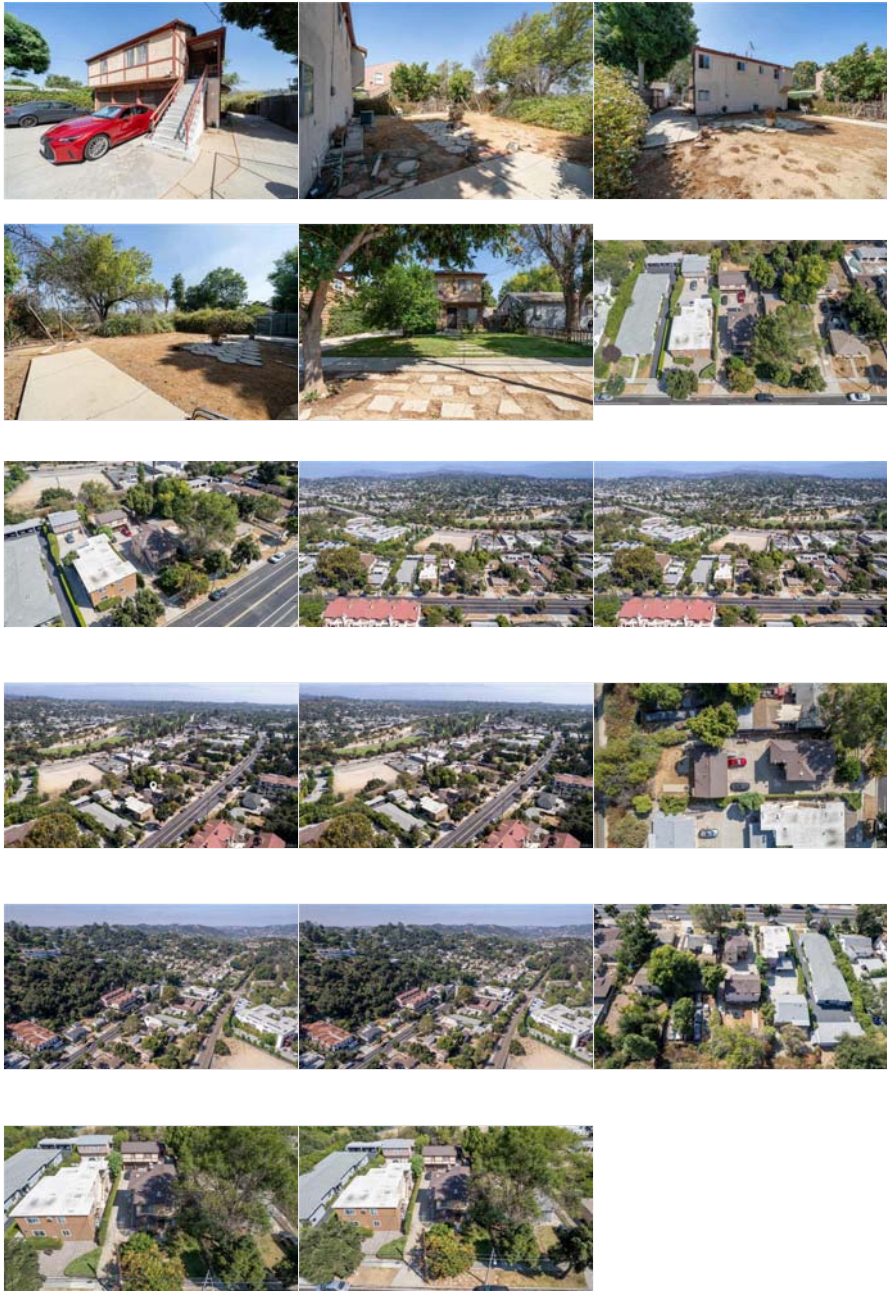
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





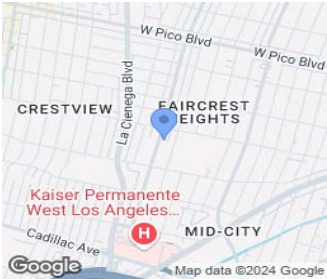
Closed •

List / Sold:
\$1,599,000/\$1,400,000 ↓

1724 S Crescent Heights Blvd • Los Angeles 90035
3 units • **\$533,000/unit** • **2,910 sqft** • **5,417 sqft lot** • **\$481.10/sqft** •
Built in 1945

180 days on the market
Listing ID: 23341353

Between Fairfax and LaCienega , between 18th street and Pico , North of the 10 Freeway, East of LaCienega



Configuration: 2 bedrooms upstairs,bathroom has washer and dryer, new flooring, and new sink, Downstairs 1(2Bedroom) 1 (1 Bedroom) all 1 baths, detached Garage entry thorough Alley, Traditional Triplex ,Loads of Character and Charm, conforms to the area, close to transportation, Many Eateries and Shopping nearby, Close to Beverly Hills, Century City,and BeverlyWood.

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- 0 Total carport spaces
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Stackable
- \$55080 Gross Scheduled Income
- \$39573 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$15,507
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01795652
- Gardener:
- Licenses:
- Insurance: \$4,732
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,850	\$0	\$3,850
2:	2	1	1		Unfurnished	\$1,895	\$1,895	\$2,500
3:	3	2	1		Unfurnished	\$3,850	\$0	\$3,850
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5066008001

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 23341353

Printed: 09/29/2024 9:32:57 AM

Closed •

List / Sold:

\$3,599,000/\$3,500,000 ↓

33 days on the market

Listing ID: 24427892

1437 Cardiff Ave • Los Angeles 90035
3 units • \$1,199,667/unit • 4,982 sqft • 7,254 sqft lot • \$702.53/sqft •
Built in 2008
One block south of Pico Blvd on the corner of Cardiff Ave and Alcott Street.



A Distinctive Gem in Beverlywood: An Unparalleled Investment Opportunity. Presenting an exquisite triplex nestled in the prestigious Beverlywood neighborhood, this property is a rare fusion of timeless elegance and modern luxury. Originally rebuilt from the studs in 2008, the residence spans an impressive 4,982 square feet, thoughtfully distributed across a 7,252 square foot corner lot. The classic stucco facade, adorned with terracotta roof tiles, exudes an air of sophistication that is both enduring and inviting. The main owner's unit is a luxurious retreat, boasting 3 spacious bedrooms, an office/den, and 3.75 elegant baths. Its expansive layout is designed for ultimate comfort and privacy, with a private backyard that serves as a serene escape. The interior is bathed in natural light, highlighting the refined details and high-end finishes that define this home. The open-concept living area flows seamlessly into a gourmet kitchen, perfect for both casual dining and entertaining. Complementing the owner's suite are two additional single-level units, each with its own unique charm. The first, a 3-bedroom, 2-bathroom unit, offers a perfect balance of style and functionality. The second unit, featuring 2 bedrooms and 2.5 baths, includes a private terrace that provides a tranquil outdoor space. These units present lucrative rental opportunities, ideal for generating income or hosting guests and extended family. The meticulously landscaped exterior enhances the property's curb appeal, with lush greenery and mature trees creating a peaceful, verdant environment. A private front yard and terrace further elevate the outdoor living experience, offering spaces that are perfect for relaxation and enjoyment. Located on Los Angeles' Westside, this triplex is ideally positioned to offer both seclusion and accessibility. Just moments away from Beverly Hills, Century City, and the new Metro, residents can indulge in the vibrant city life while retreating to the comfort of a serene residential enclave. This property is not just a home; it's an investment in a lifestyle marked by luxury, privacy, and potential. Whether you seek a multi-generational residence or a live-in investment with significant income potential, this Beverlywood triplex is a rare find that promises both immediate and long-term rewards.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$3,599,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central, Fireplace(s), Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Closet, Inside, Stackable, Washer Included
- Cap Rate: 3.7
- \$133175.62 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Basement, Bonus Room, Center Hall, Entry, Family Room, Formal Entry, Living Room, Primary Bathroom, Office, Walk-In Closet, Walk-In Pantry
- Floor: Carpet, Laminate, Stone, Tile, Wood
- Appliances: Built-In, Dishwasher, Disposal, Gas Oven, Gas Cooktop, Microwave, Oven, Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Utilities - Overhead, Yard
- Security Features: Gated Community, Smoke Detector(s)
- Sewer: Other, Sewer Paid

Annual Expenses

- Total Operating Expense: \$51,328
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$0	\$0	\$6,500
2:	1	3	1		Unfurnished	\$4,466	\$4,466	\$4,466
3:	1	2	2		Unfurnished	\$4,576	\$4,576	\$4,576

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4306006024

Michael Lembeck

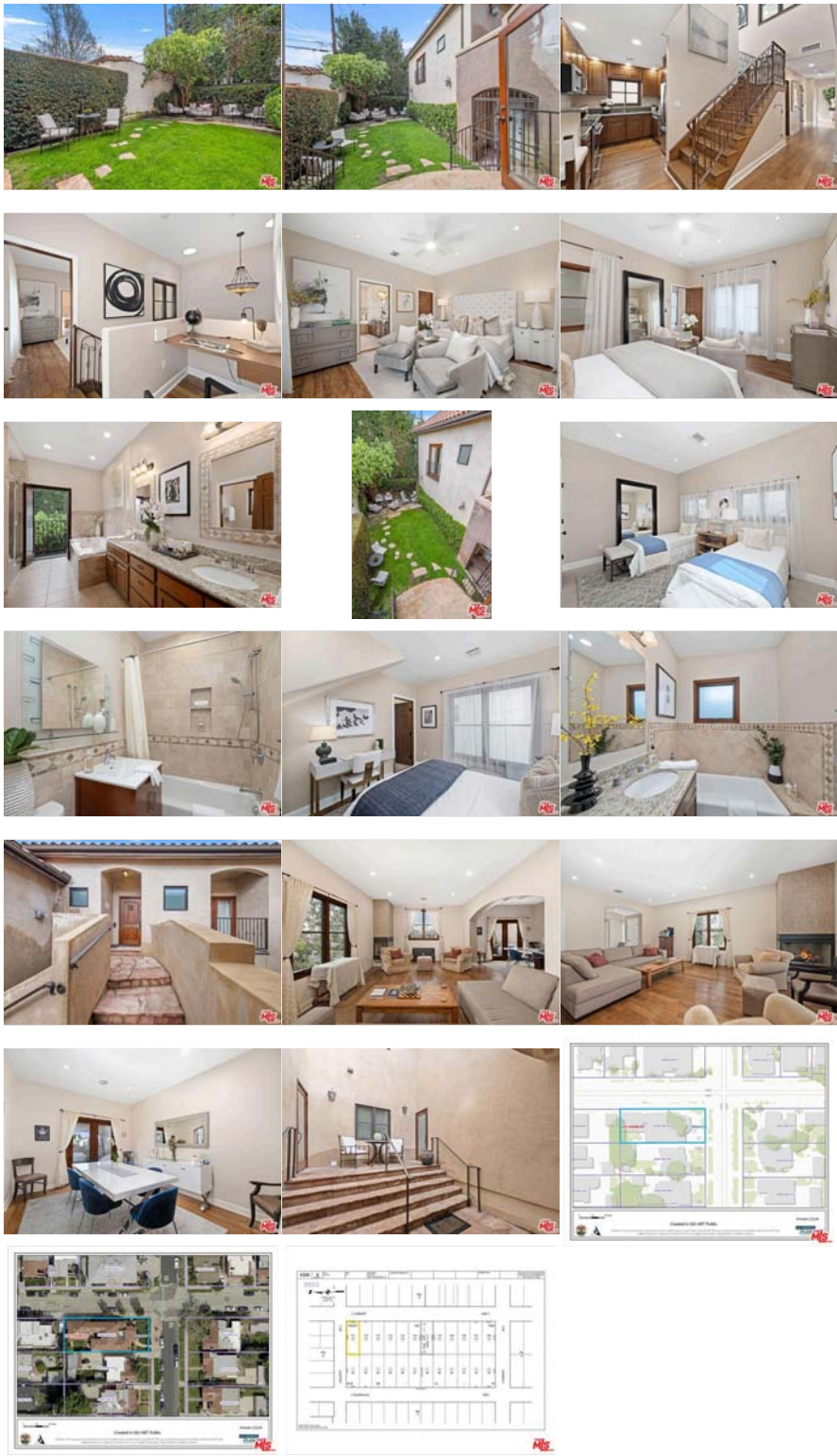
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





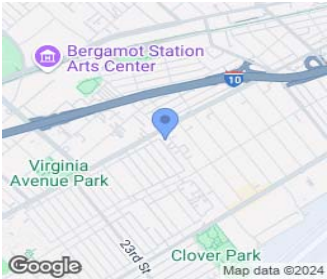
CUSTOMER FULL: Residential Income LISTING ID: 24427892

Printed: 09/29/2024 9:32:57 AM

Closed • Triplex

List / Sold:
\$1,350,000/\$1,252,000 ↓
10 days on the market
Listing ID: PW24162392

2242 28th St • Santa Monica 90405
3 units • **\$450,000/unit** • **2,145 sqft** • **5,999 sqft lot** • **\$583.68/sqft** •
Built in 1937
PICO/28th St.



Prime triplex on 28th St(2242-2246 28th St.) in the heart of Santa Monica. It offers a unique combination of charm, space and unbeatable conveniences and amenities. Approximately 3 miles from the beach, located within blocks of Ocean Park, Santa Monica College and Virginia Park, excellent access to public transportation, including the Expo Line, bus stations, and bike path. Close to a variety of great restaurants, shopping and grocery stores. A short drive to 3rd Street Promenade, Santa Monica Pier and Bergamot Station Art center. The front unit is a beautifully maintained one-bedroom, one-bath home with a lovely yard. The second unit attached to the front house features 3-bedroom and 1-bath. This unit boasts a very large back yard perfect for outdoor entertaining and gardening. The third unit is a detached one-bedroom, one-bath home complete with its own one car garage and ample yard space. The subject property has great potentials for redevelopment including ADU (check with city). It needs TLC but future owner-occupants can qualify for temporary use exemption under Santa Monica rent control, making this property an even more attractive investment. Hurry, it won't last!

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$59316 Gross Scheduled Income
- \$50014.9 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,301
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01961761
- Gardener:
- Licenses:
- Insurance: \$1,125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,523
- Other Expense: \$684
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$0
2:	1	3	1	0	Unfurnished	\$2,420	\$2,420	\$0
3:	1	1	1	1	Unfurnished	\$723	\$723	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4270003013

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Triplex

List / Sold:
\$1,099,000/\$1,100,000

14 days on the market

Listing ID: SR24157769

6425 S Vermont Ave • Los Angeles 90044
3 units • \$366,333/unit • 2,570 sqft • 3,600 sqft lot • \$428.02/sqft •
Built in 1922

Take I-10 E to Normandie. Take Western/Normandie EXIT drive South to Vermont - inside Island at Vermont - NOT BUSY



AMAZING TRIPLEX delivered VACANT! 7.5 CAP Rate! Corner LOT zoned C2! This property has been RENOVATED from Top to Bottom, Inside OUT, nothing has been left to do ! 3 Beautiful UNITS are being delivered completely VACANT! RENTS are estimated by comparable rents in the area. Approximately 7.5 CAP rate when the building is fully leased! Collect \$9200 per month rent! 2 END units are first floor units with 2 beds, 1 bath, everything inside is BRAND NEW, with ac and heat! TOP Penthouse Middle unit is 3 beds, 2 bath with balcony, ac and heat and private balcony! Again, brand new kitchen, bathrooms, doors, windows, nothing to do but move in! This won't last, the BEST deal in the area in this Los Angeles Market and a real moneymaker! Location is great, close to freeways, stores, shops, downtown, LAX!

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: ENERGY STAR Qualified Equipment, See Remarks
- \$451 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Upper Level, Washer Hookup
- Cap Rate: 7.5
- \$110400 Gross Scheduled Income
- \$82800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Other Interior Features: Balcony

Exterior

- Lot Features: Corner Lot
- Security Features: Security Lights
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6014004018

Michael Lembeck

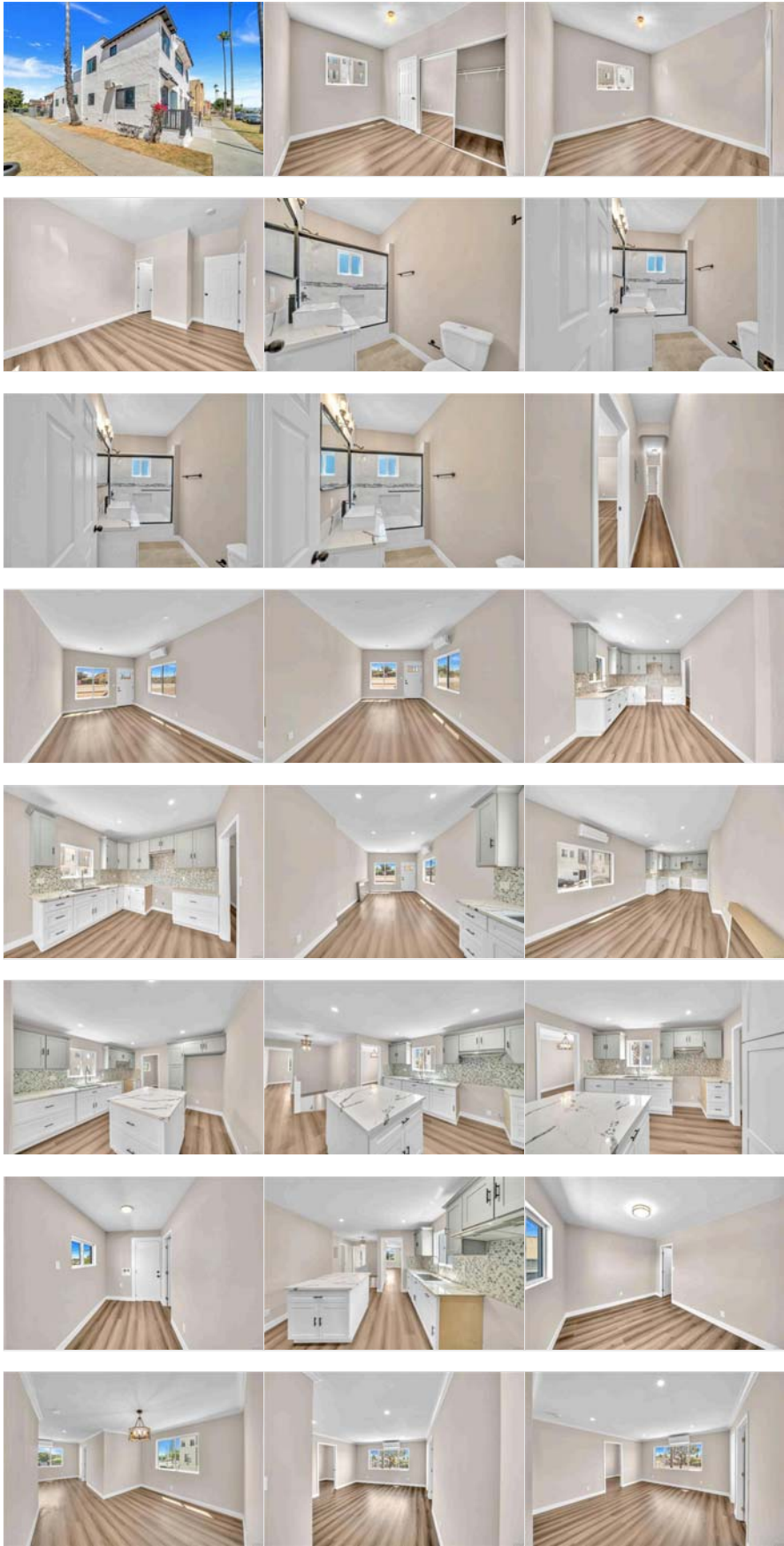
State License #: 01019397
Cell Phone: 714-742-3700

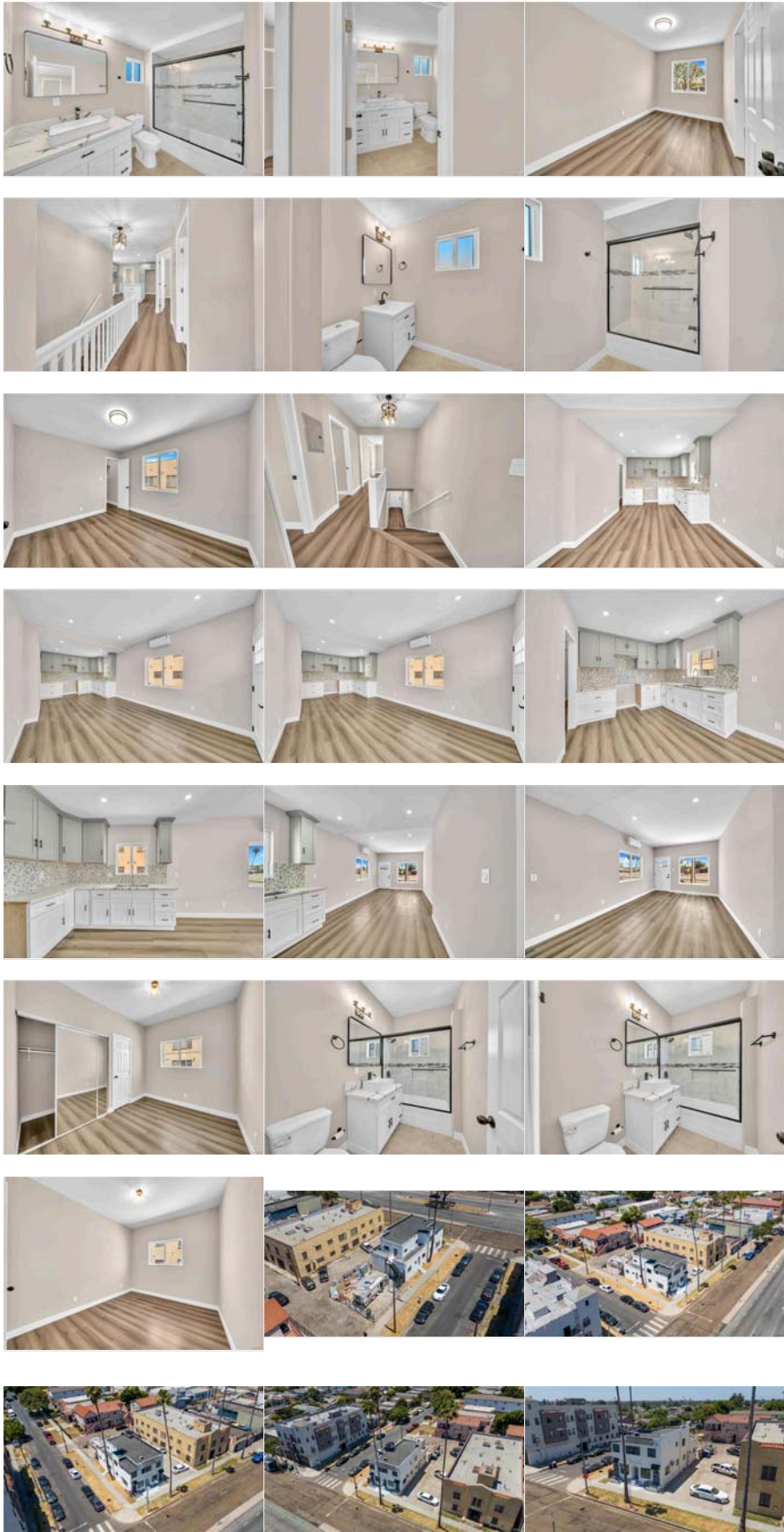
Citivest Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: SR24157769

Printed: 09/29/2024 9:32:57 AM

Closed • Triplex

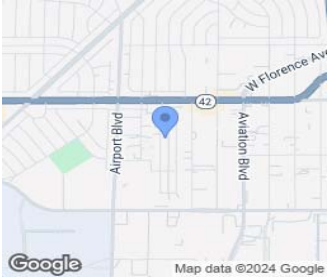
List / Sold:

\$1,300,000/\$1,175,000 ↓

44 days on the market

Listing ID: PV24140777

8812 Ramsgate Ave • Los Angeles 90045
3 units • \$433,333/unit • **2,352 sqft** • **6,823 sqft lot** • **\$499.57/sqft** •
Built in 1950
Located just off W. Manchester and Ramsgate Avenue



Incredible Triplex Opportunity in Westchester with endless possibilities: This triplex offers versatility for owner-occupiers, investors, and developers. Whether you're looking to live in one unit and rent out the others or maximize your investment potential, this property has it all. Prime Location: Situated close to the airport, transportation hubs, shopping centers, and dining spots, convenience is at your doorstep. Plus, it's less than a 4-mile drive to the brand-new Sofi Stadium and less than 6 miles to the beach! Spacious Units: Each of the three units features 2 bedrooms and 1 bath, providing comfortable living spaces for tenants. Garage Parking: With a single-car garage space assigned to each unit, parking is a breeze. Flexible Seller: The front unit can be delivered vacant for immediate occupancy, or the seller can arrange a lease before the close of escrow. Act Now!: Don't miss out—bring your offers and secure this fantastic investment opportunity today!" Feel free to reach out if you need any further details!

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$394 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Stackable
- \$69498 Gross Scheduled Income
- \$35634 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Great Room, Kitchen, Living Room, Primary Bathroom, Primary Bedroom
- Appliances: 6 Burner Stove, Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,632
- Electric: \$1,767.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 320
- Insurance: \$2,304
- Maintenance: \$2,780
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,301
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,310	\$1,310	\$2,936
2:	1	2	1	1	Unfurnished	\$1,487	\$1,487	\$2,936
3:	1	2	1	1	Unfurnished	\$2,936	\$2,936	\$2,936

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
- C29 - Westchester area
- Los Angeles County
- Parcel # 4125015011

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • Triplex

List / Sold: \$680,000/\$680,000

1444 E 60th St • Los Angeles 90001
3 units • \$226,667/unit • 2,371 sqft • 5,725 sqft lot • \$286.80/sqft •
Built in 1922
60th and Compton

31 days on the market
Listing ID: DW24136778



Great opportunity to own rental property. Three nice sized units with tenants in place.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$680,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1,510 (Estimated)
- SellerConsiderConcessionYN:
- \$4000 Gross Scheduled Income
- \$3600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 02053931
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6008027012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed

Commercial/Residential

45037 10th St W • Lancaster 93534

3 units • \$150,000/unit • 2,126 sqft • 8,979 sqft lot • \$188.15/sqft • Built in 1951

On 10th St W. Alley Access.

List / Sold: \$450,000/\$400,000

14 days on the market

Listing ID: SR24176593



TRIPLEX IN WEST LANCASTER. Nicely maintained. (2) 2 Bedroom, 1 Bath Units and and 1 Bedroom, 1 Bath. in 2023 all three Electric Panels were replaced. All Units are on Month to Month. Two are very long term tenants. Great Opportunity. Alley Access and parking in the back.

Facts & Features

- Sold On 09/26/2024
 - Original List Price of \$450,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,676 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: See Remarks
 - \$2396 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02219551
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$950	\$950	\$950
2:	1	2	1	1	Unfurnished	\$723	\$723	\$723
3:	1	2	1	1	Unfurnished	\$723	\$723	\$723

Of Units With:

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

Additional Information

- Standard sale
- LAC - Lancaster area
 - Los Angeles County
 - Parcel # 3121001013

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$829,900/\$822,000 ↓

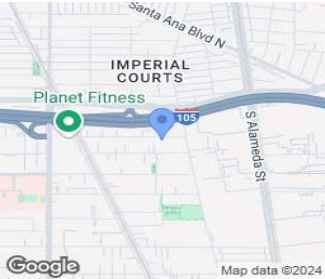
2310 E 117th St • Los Angeles 90059

53 days on the market

3 units • \$276,633/unit • 2,700 sqft • 6,416 sqft lot • \$304.44/sqft • Built in 2004

Listing ID: IV24075512

no special directions



Back on market!! Subject to cancellation of escrow. Buyer couldn't perform!! This is an amazing opportunity to own a property that generates income. The property has 2 units, which make it perfect for living in one unit and renting out the others to generate income. The front unit consists of two spacious bedrooms, one bathroom and covers an area of 1200 sq ft. The main unit has three bedrooms, two bathrooms and a spacious kitchen. There is a 3rd unit, the seller built as a one-bedroom, one-bathroom with a kitchen and a bonus room. All three units are in excellent condition and are ready for immediate occupancy. The property has ample parking space available for multiple cars, and it is gated to ensure a safe haven for kids to play. The laundry facility is located outside in a common area, which is shared by all residents. This is a fantastic opportunity for you and your family to own a true gem. Don't miss out on this huge opportunity to make your dream of owning an income-generating property come true!

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$829,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Forced Air
- \$1,165 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Masonry, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- WATT - Watts area
- Los Angeles County
- Parcel # 6150018031

Michael Lembeck

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

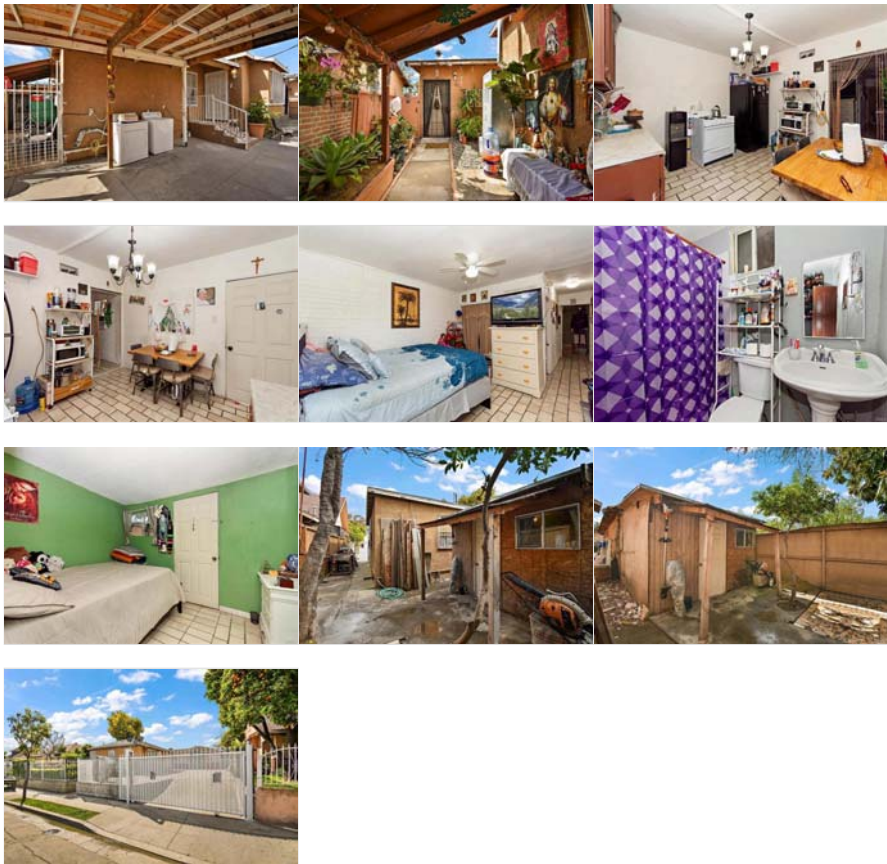
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: IV24075512

Printed: 09/29/2024 9:32:57 AM

Closed •

List / Sold:

\$1,299,999/\$1,200,000 ↓

56 days on the market

Listing ID: 24422495

10980 Exposition Blvd • Los Angeles 90064
3 units • \$433,333/unit • 2,677 sqft • 4,955 sqft lot • \$448.26/sqft •
Built in 1949
South of the Expo, east of Military, west of Westwood, north of Brookhaven



Charming Triplex with Great Potential in Prime Rancho Park LocationWelcome to this modest fixer-upper, ideal for an owner-user seeking a blend of comfort and investment opportunity. This triplex features a standout front unit with 3 bedrooms, 2 baths, and approximately 1,250 square feet of living space. It's perfect for a primary residence or for hosting extended family.In addition, the property includes two separate, well-sized one-bedroom, one-bath apartments, each around 700 square feet. One of these apartments even boasts a charming private balcony, ideal for relaxing outdoors.The front unit comes with its own laundry facilities, while the two rear apartments have access to a shared laundry room. The rear structure of the property includes a versatile bonus room or studio, perfect for a home office, art studio, or extra living space. The property also features three garages, providing ample parking and storage options.Located in the highly desirable Rancho Park neighborhood, this property offers prime access to the New UCLA Research Park, Westwood Greenway, Expoline, and nearby bike paths. Enjoy easy commutes to Century City and Beverly Hills, with a wealth of shops, restaurants, and entertainment options at your doorstep. Additionally, the area is served by excellent local schools, making it a great choice for families.This triplex presents an excellent opportunity for those looking to invest or create their dream home in a vibrant and sought-after Westside community.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,299,999
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Washer Included
- \$9036 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,500	\$0	\$55,000
2:	1	1	1		Unfurnished	\$753	\$9,036	\$9,036
3:	1	1	1		Unfurnished	\$2,500	\$0	\$30,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4256023022

Michael Lembeck

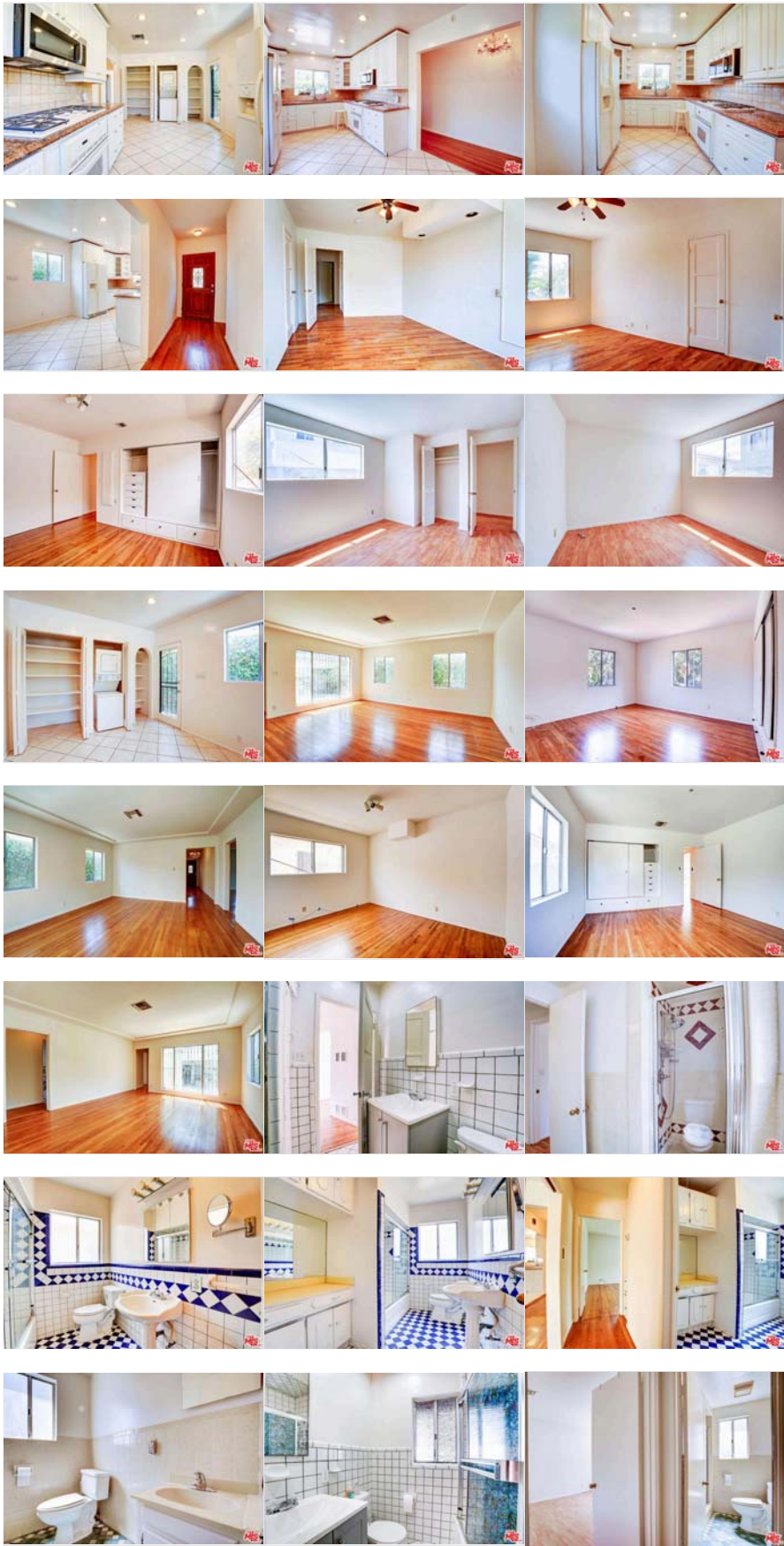
State License #: 01019397
Cell Phone: 714-742-3700

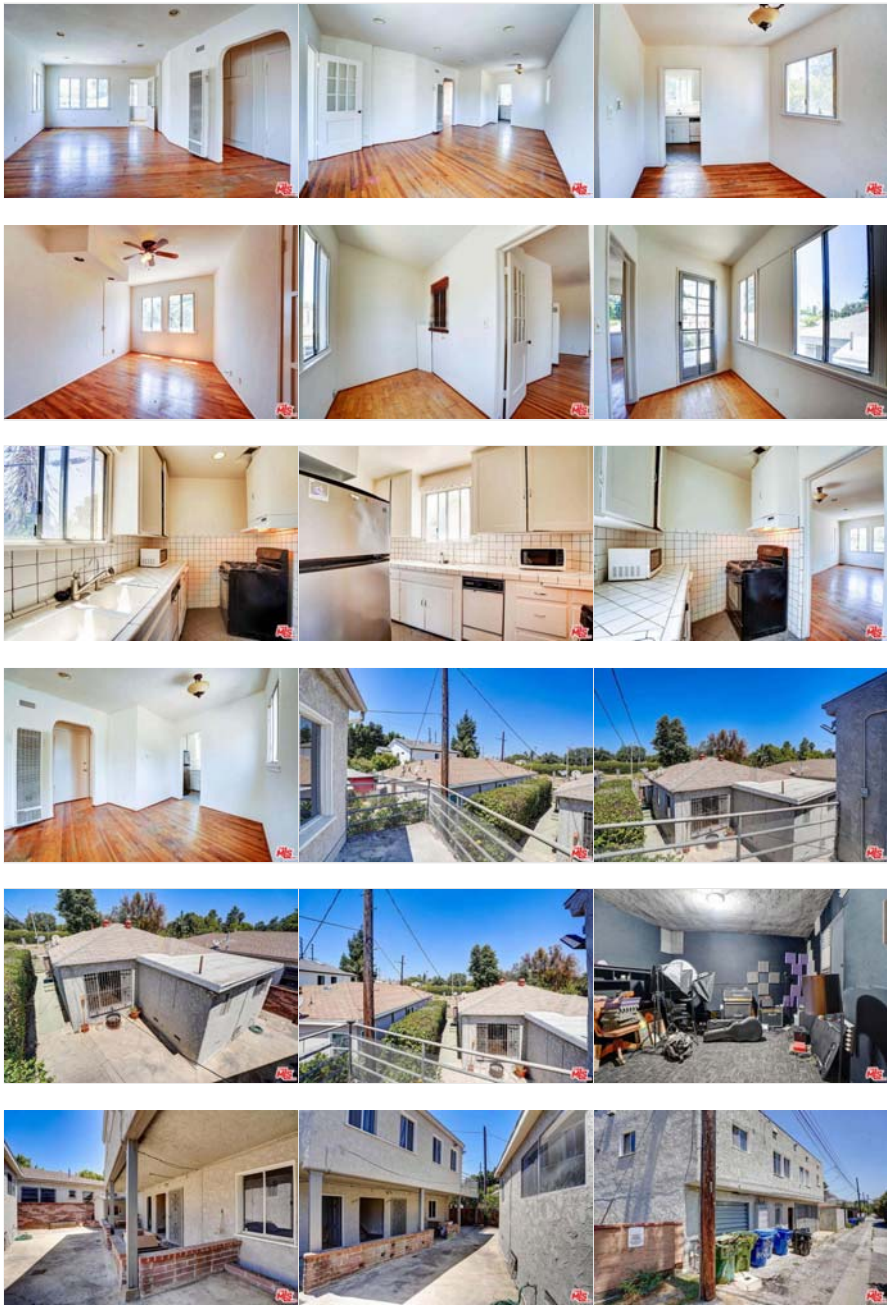
Citivist Realty Services, Inc

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

Click arrow to display photos



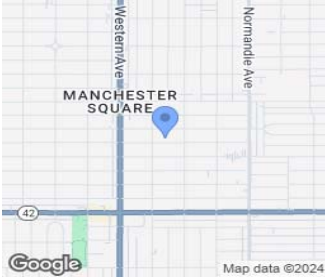




Closed • Triplex

List / Sold:
\$1,699,999/\$1,600,000 ↓
4 days on the market
Listing ID: OC24124542

1639 West 82nd Street • Los Angeles 90047
3 units • **\$566,666/unit** • **4,772 sqft** • **6,763 sqft lot** • **\$335.29/sqft** •
Built in 2019
North of Manchester and East of Western



OPPORTUNITY KNOCKS with this NEW CONSTRUCTION, modern architecture TRIPLEX built brand new from the ground up in late 2019. Located near the 110 freeway and SOFI Stadium. Total of 12 bedrooms and 9 bathrooms. Each unit features two stories with open and very functional floor plans including 4 spacious bedrooms with 2.5 bathrooms, including a highly-desirable main level bedroom with full bath, and powder room in the front unit, upstairs washer and dryer laundry area, high ceilings, recessed lighting, window coverings, newer custom kitchen cabinets with wood drawer boxes, stainless steel hardware and fixtures, white quartz countertops and new luxury vinyl flooring throughout. The front unit sits by itself with great curb appeal, separate entrance and a very spacious floor plan with massive living space with eat-in kitchen open to the family room with direct access to the attached 2-car tandem garage and back patio. The 2 units in the back offer a very spacious, bright and airy floor plan with main level bedroom with full bath, three additional bedrooms upstairs including the primary bedroom with its own full bath, large linen closets, washer and dryer area upstairs, complete with parking in the common area and on the side. There is also a large shed in the back of the property for added storage. New HVAC systems in each unit as well as tankless water heaters.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$1,699,999
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Upper Level, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Up, Center Hall, Entry, Family Room, Great Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Tankless Water Heater, Water Line to Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Landscaped, Level with Street, Level, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Security Features: Automatic Gate, Closed Circuit Camera(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Block, Good Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet: 0
- Dishwasher: 2
- Disposal: 3
- Drapes: 0
- Patio: 0
- Ranges:
- Refrigerator: 1
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 6034010022

Michael Lembeck

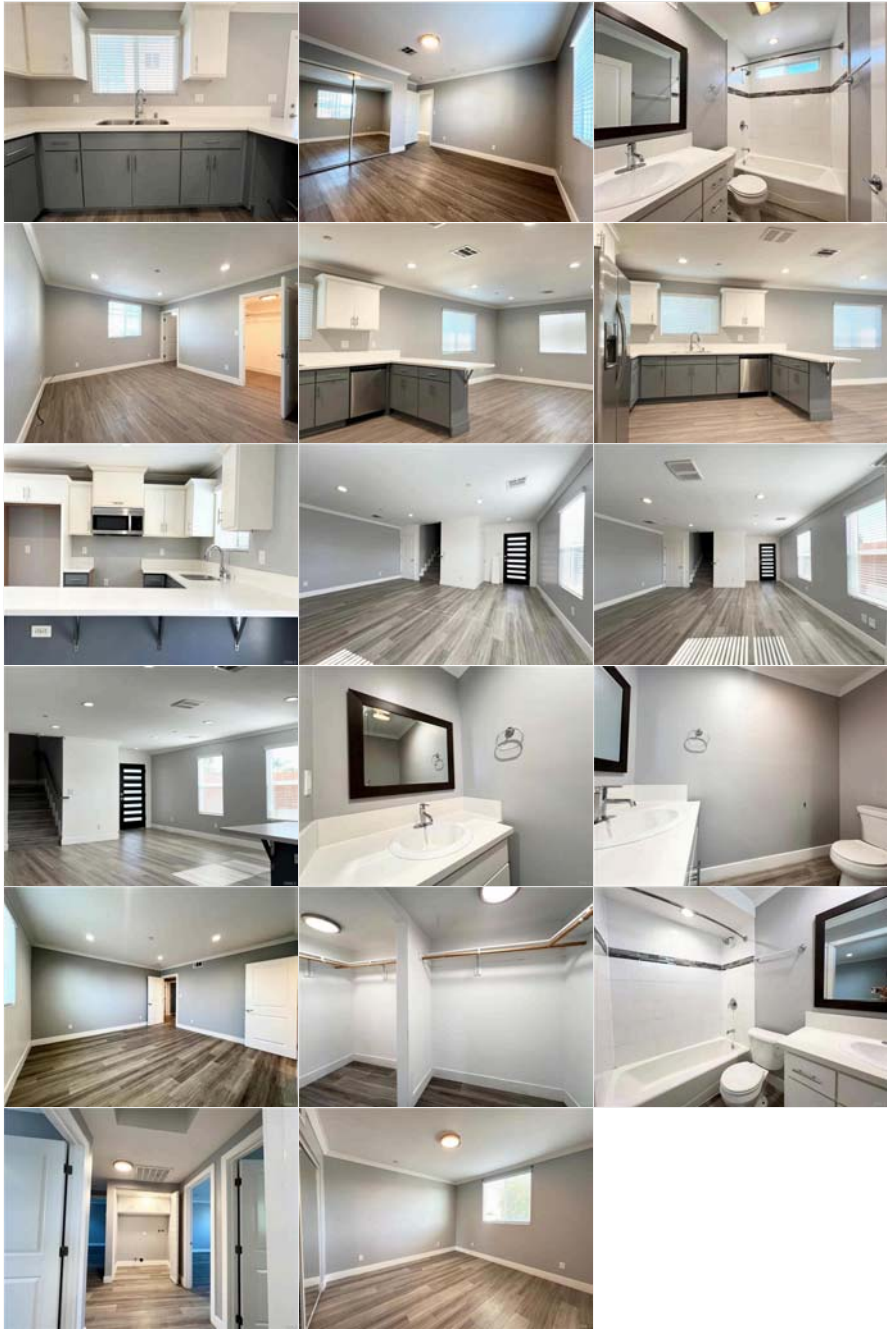
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: OC24124542

Printed: 09/29/2024 9:32:57 AM

Closed •

List / Sold:

\$2,050,000/\$2,030,000 ↓

191 days on the market

Listing ID: 24357979

1889 Lemoyne St • Los Angeles 90026
4 units • \$512,500/unit • 3,640 sqft • 7,686 sqft lot • \$557.69/sqft •
Built in 1964
Echo Park Ave to Effie to Lemoyne



Trophy Property....A rare opportunity to own an income property in one of LA's hottest neighborhoods. Spectacular and secluded mid-century 4plex set high in the hills on a large lot north of Sunset in Echo Park. Magnificent views of downtown, Griffith Park Observatory and the Hollywood sign. The building provides one large 3 bedroom, 2-bathroom unit; three more units each have 2 bedrooms and 1 bathroom. These apartments feature sensible floor plans and amenities that include separate water heaters for each unit and a convenient laundry room. Unit #4 also has a large, permitted deck right off the kitchen and living room. Great outdoor space with two separate patios, all set on a beautiful hillside with black walnut trees, oranges, and figs. Residents enjoy an easy commute to nearby Glendale, Burbank and Downtown LA. Great rental income with room for improvement. Do not disturb occupants. Unit 3 is now vacant ant can be delivered as such. Huge storage space under garage that may be used as a studio.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.6
- \$119982 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$21,088
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- 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	\$5,000	\$5,000	\$5,000
2:	2	2	1		Unfurnished	\$3,000	\$3,000	\$3,000
3:	3	2	1		Unfurnished	\$0	\$0	\$2,500
4:	4	2	1		Unfurnished	\$1,261	\$1,261	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 5420011001

Michael Lembeck

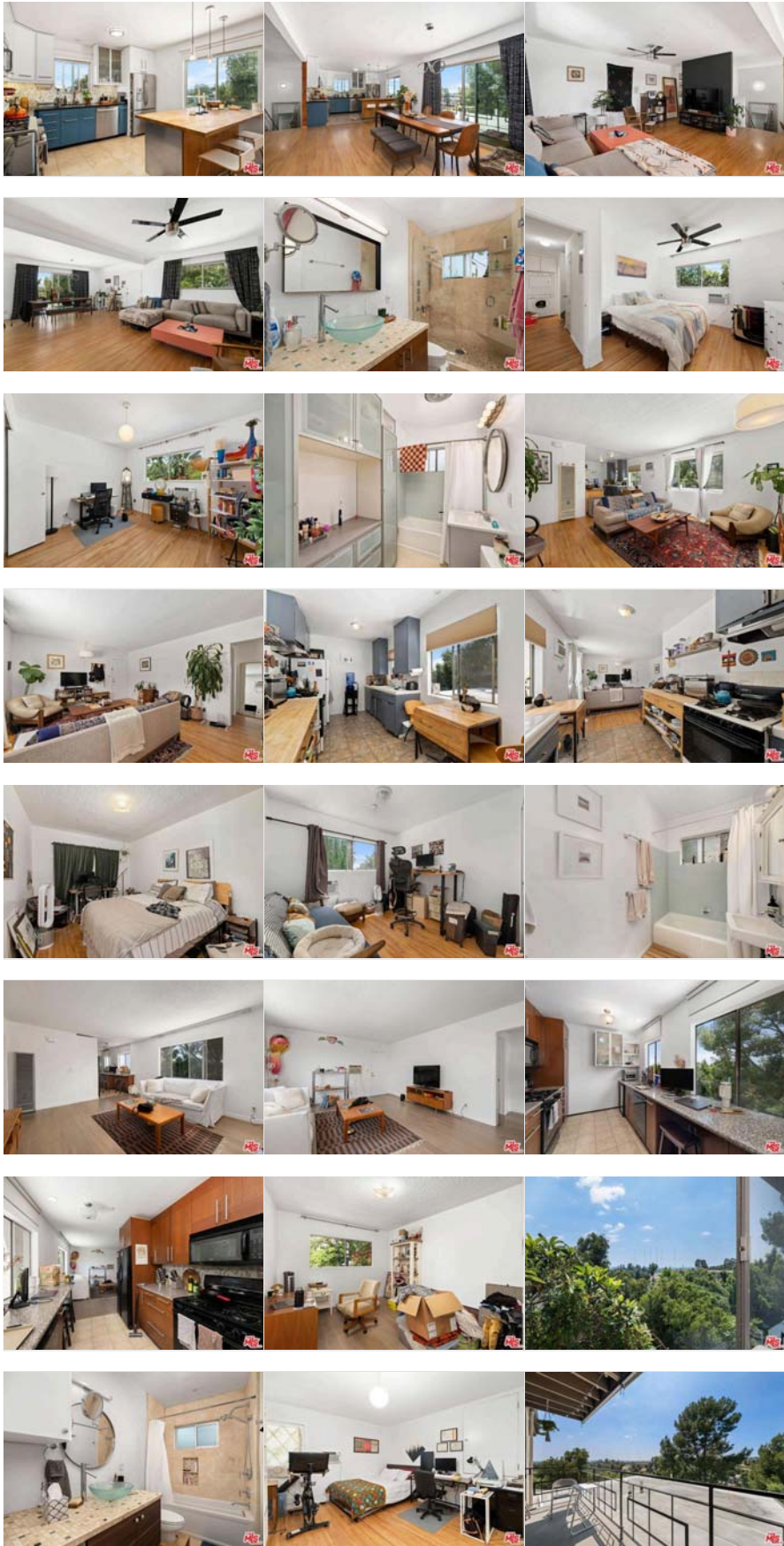
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







Closed • Commercial/Residential

List / Sold:
\$2,250,000/\$2,275,000 
15 days on the market
Listing ID: PW24168470

731 Indiana Ct • El Segundo 90245
4 units • **\$562,500/unit** • **3,399 sqft** • **8,979 sqft lot** • **\$669.31/sqft** •
Built in 1955
Corner of Indiana Ct and Maple Ave



731 Indiana Ct is a well-maintained 4-unit apartment building located in the desirable El Segundo submarket and is part of a 45-unit portfolio. This property, perfect for an investor or owner-user, offers a great unit mix with spacious units, including (1) 3-bed/2-bath unit and (3) 2-bed/1-bath units. Two of the units feature private outdoor patio spaces, enhancing the living experience for residents. The two-story building spans 3,399 square feet on a generous 8,979 square foot lot. With a CAP Rate of 4.23% and a Gross Rent Multiplier (GRM) of 16.38, this property presents a strong financial investment opportunity. A carport is available for 4 cars, with tandem parking allowing a total of 12 parking spaces for tenant convenience. Located within the highly-regarded El Segundo Unified School District, 731 Indiana Ct is ideal for families and professionals. The property enjoys a prime location, offering easy access to vibrant downtown El Segundo, with a variety of restaurants, shops, and entertainment options nearby. Additionally, it is less than a 10-minute drive from the beach and LAX, providing excellent accessibility to major attractions and transportation hubs.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$2,250,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$491 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.24
- \$137400 Gross Scheduled Income
- \$95012 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: \$37,855
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,079
- Maintenance: \$4,122
- 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	2	1	0	Unfurnished	\$2,750	\$2,750	\$3,100
2:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$3,100
3:	1	3	2	0	Unfurnished	\$3,400	\$3,400	\$3,600
4:	1	2	1	0	Unfurnished	\$2,700	\$2,700	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4139018026

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





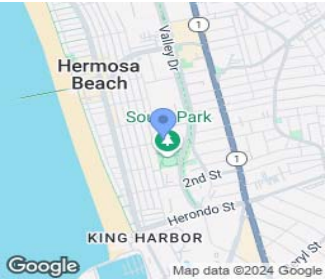
CUSTOMER FULL: Residential Income LISTING ID: PW24168470

Printed: 09/29/2024 9:32:57 AM

Closed • Quadruplex

606 Loma Dr • Hermosa Beach 90254
4 units • \$874,750/unit • 3,313 sqft • 6,381 sqft lot • \$906.06/sqft •
Built in 1920
Hermosa Ave or Valley to 6th to Loma

List / Sold:
\$3,499,000/\$3,001,769 ↓
24 days on the market
Listing ID: SB24147619



Welcome to 606 Loma Dr, Hermosa Beach, a prime real estate opportunity in one of Southern California's most desirable beach communities. This property features four units. Three 2-bedroom, 1-bath units and one 2-bedroom, 2-bath unit on a corner double lot, each offering a blend of comfort, convenience, and coastal charm. The upper-level unit boasts an open-concept living area with large windows that flood the space with natural light, exposed beams and a freestanding fireplace. It includes a modern kitchen with updated appliances, ample cabinetry, pantry and a breakfast bar, as well as an expansive three-sided deck with stunning ocean views, perfect for outdoor dining or relaxing. Two bedrooms and one bathroom. The lower unit offers a bright and functional living space featuring a well-equipped galley kitchen with storage and counter space with a breakfast bar. A patio in the rear offers additional private space for entertaining and al fresco dining. Two bedrooms and two bathrooms. The detached corner duplex cottage provides charm with a large deck with a privacy hedge leading to the front unit. Inside, the unit is two levels with vintage touches- an updated, compact and fully functional kitchen, living room and dining nook and a bedroom are on the upper level. The lower level features a second bedroom, family room and bonus room. Two bedrooms and one bathroom. The rear cottage unit is currently tenant occupied. It has a private patio space. Two bedrooms and one bathroom. Each unit in this property has its own patio space or deck, perfect for enjoying the beach climate. There are 3 garage spaces and each unit has a dedicated exterior parking spot as well. 606 Loma Dr. represents an excellent investment opportunity for multi-generational living, rental income, or a vacation home.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$3,499,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Garage, In Kitchen, Inside, Stackable
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Bonus Room, Family Room, Galley Kitchen, Kitchen, Living Room, Main Floor Bedroom, Separate Family Room
- Floor: Tile, Wood
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Living Room Deck Attached

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968431
- 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	\$3,780	\$3,780	\$4,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$4,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$4,000
4:	1	2	2	0	Unfurnished	\$0	\$0	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4187030034

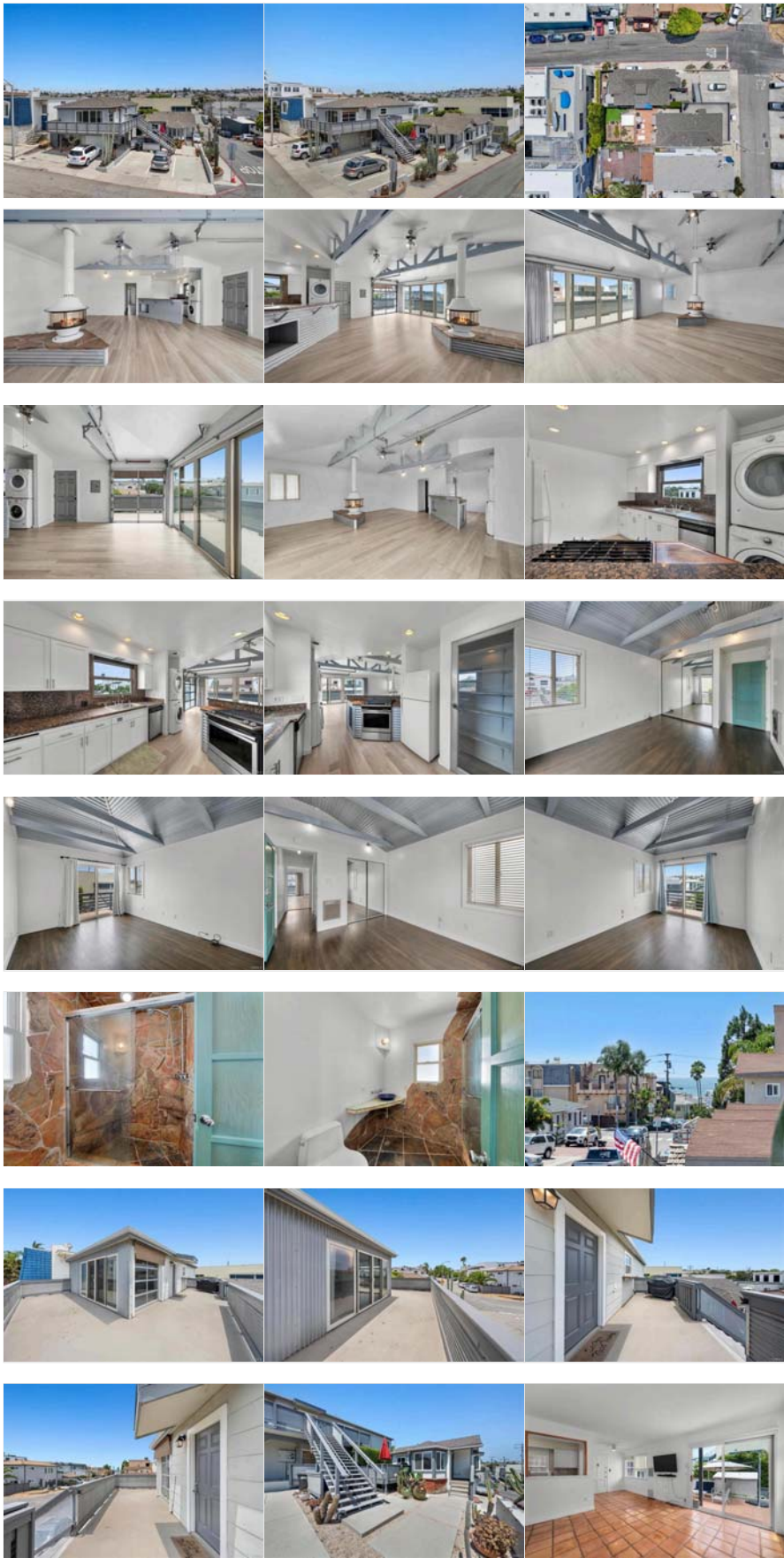
Michael Lembeck

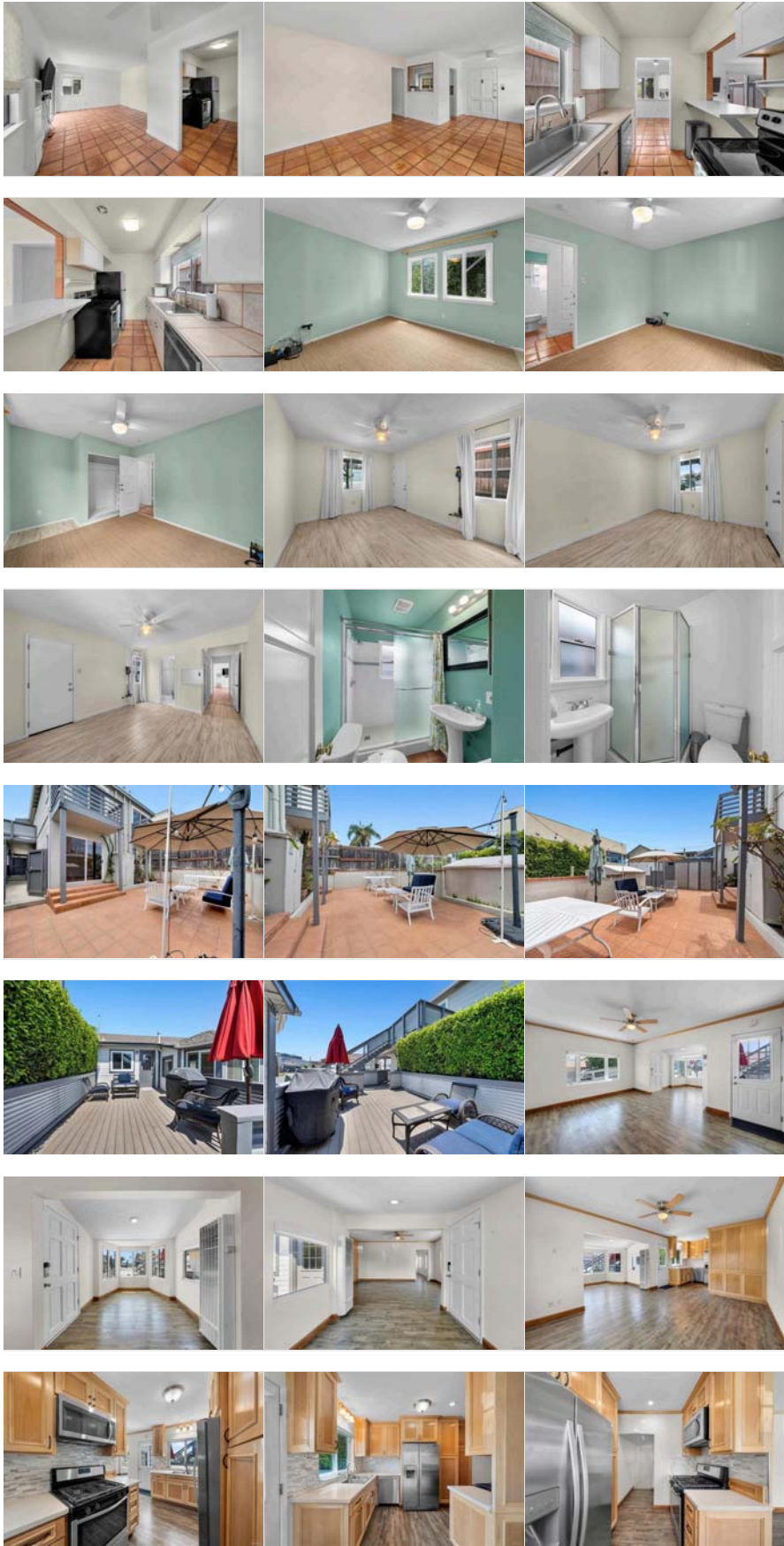
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







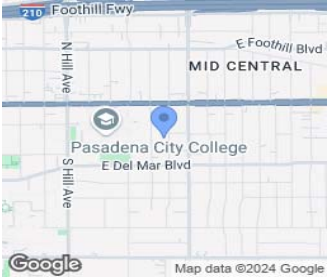
CUSTOMER FULL: Residential Income LISTING ID: SB24147619

Printed: 09/29/2024 9:32:57 AM

Closed • Apartment

List / Sold:
\$1,400,000/\$1,500,000 
9 days on the market
Listing ID: SR24072525

127 S Merdith Ave • Pasadena 91106
4 units • **\$350,000/unit** • **2,520 sqft** • **7,772 sqft lot** • **\$595.24/sqft** •
Built in 1953
South of Colorado Blvd, near Pasadena City College



**** All offers are due by 5pm today (April 18th) ***** We are proud to represent this 4-unit apartment building in Pasadena. The building was constructed in 1953. Its unit mix consists of (4) 1+1 units. With a lot size of 7,795 square feet, the property has a total of 2,520 rentable square feet. The property is situated in Pasadena, which offers a comfortable blend of urban and suburban amenities. Downtown Pasadena's clean, sunny sidewalks are lined with opportunities for great dining and shopping. The city also has numerous cultural centers, such as the Huntington Library and Descanso Gardens; it is also home to the Rose Bowl, which is a famous site for both sporting and cultural events. It is separately metered for gas and electricity.

Facts & Features

- Sold On 09/24/2024
 - Original List Price of \$1,400,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$1,021 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community
 - \$77820 Gross Scheduled Income
 - \$52719 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,766
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01811831
 - Gardener:
 - Licenses:
- Insurance: \$4,188
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,232
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,621	\$6,485	\$8,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5736023017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR24072525

Printed: 09/29/2024 9:32:57 AM

Closed • **Quadruplex**

List / Sold: **\$899,999/\$940,000** ↗

2442 Adelia Ave • South El Monte 91733

6 days on the market

4 units • **\$225,000/unit** • **3,105 sqft** • **11,367 sqft lot** • **\$302.74/sqft** •

Listing ID: CV24166116

Built in 1961

10 Freeway



This property presents a fantastic opportunity as a fixer. Large lot with a blank canvas for possible room to add. Home ideally situated near a wide variety of shopping options as well as public transportation. Conveniently located near a thriving industrial area, to offer ample rental opportunities. All units are 2 Bedrooms 1 bath. Sold as is please do not disturb occupants.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$899,999
- 3 Buildings
- 3 Total parking spaces
- \$1,236 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02096264
- 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:	4	2	1	2	Unfurnished	\$0	\$0	\$0

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
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8102025017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV24166116

Printed: 09/29/2024 9:32:57 AM

Closed •

3105 S Walton Ave • Los Angeles 90007
4 units • \$499,750/unit • 5,264 sqft • 6,252 sqft lot • \$347.07/sqft •
Built in 2008
1 Block North of Jefferson , between Budlong and Catalina

List / Sold:
\$1,999,000/\$1,827,000 ↓
241 days on the market
Listing ID: 24347469



Excellent Investment Opportunity in a fantastic location 2 blocks from McCarthy Quad and the USC campus . All new interiors in high demand area, Extremely safe location for student rentals all year round. Close to downtown and Grand Central Market via the 110 Freeway. Easy access to the 10 Freeway and the 405 freeway. Direct access to LAX, Beaches and Beverly Hills via 10 West. Close to SoFi, BMO Stadium and the LA Memorial Coliseum. Hidden away from rush hour traffic. Perfect for long time tenants.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Kitchen, Inside, Washer Included
- Cap Rate: 5.56
- \$118292 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Living Room, Utility Room, Walk-In Closet
- Appliances: Disposal, Gas Oven, Oven, Refrigerator
- Floor: Carpet, Lamineate

Exterior

- Lot Features: Corners Marked, Front Yard, Lawn, Rectangular Lot, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Rated Drywall, Fire Sprinkler System, Firewall(s), Gated Community, Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$56,243
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$6,183
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance: \$4,382
- Workman's Comp:
- Professional Management: 9735
- 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	\$3,831	\$45,972	\$45,972
2:	1	3	2		Unfurnished	\$3,777	\$45,324	\$45,324
3:	1	3	2		Unfurnished	\$4,061	\$48,732	\$48,732
4:	1	2	2		Unfurnished	\$2,100	\$25,200	\$25,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5040024013

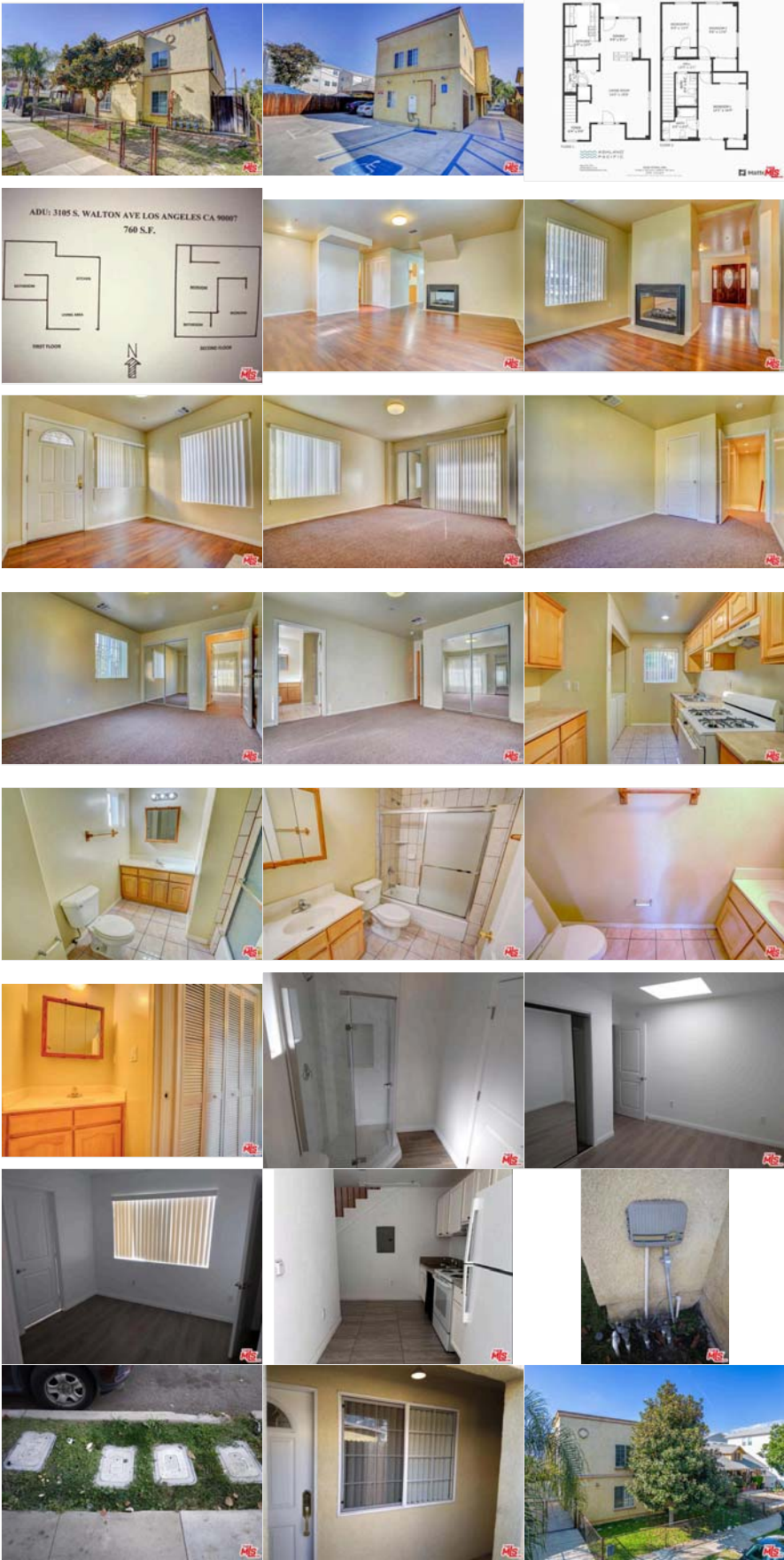
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24347469

Printed: 09/29/2024 9:32:58 AM

Closed •

List / Sold: **\$880,000/\$850,000** ↓

1306 W Martin Luther King Jr Blvd • Los Angeles 90037
4 units • \$220,000/unit • 3,844 sqft • 6,354 sqft lot • \$221.12/sqft •
Built in 1916

148 days on the market
Listing ID: 24367434

Normandie and MLK Jr Blvd



Fantastic 4-plex with tremendous upside potential. The building features 4 one bedroom/one bathroom units and is centrally located to all the best Los Angeles has to offer. This property is close to downtown and USC. This is a great investment opportunity that is affordable and offers tremendous upside potential and growth.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$880,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$4,876	\$4,876	\$4,876

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020001002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • **Quadruplex**

List / Sold: **\$975,900/\$945,000** ↓

6215 3rd Ave • Los Angeles 90043

40 days on the market

4 units • **\$243,975/unit** • **3,120 sqft** • **4,801 sqft lot** • **\$302.88/sqft** • **Built in 1950**

Listing ID: DW24124732

WEST OF VAN NESS NORTH OF GAGE AVE



EXCELLENT PROPERTY FOR 1ST TIME BUYERS AND OR INVESTORS! THIS IS WONDERFUL QUADRUPLEX LOCATED IN LOS ANGELES SOUTHWEST AREA. 3 UNITS OCCUPIED AND ONE UNDER AIRBNB, CURRENTLY USED AS AN AIRBNB RENTAL TO ACCOMMODATE AN OWNER OCCUPIED BUYER. AIRBNB UNIT HAS NEW CARPET, PAINT, REMODELED KITCHEN, BATHROOM AND MANY EXTRAS, FURNITURE FOR AIRBNB UNIT COULD BE SOLD AS WELL SHOULD ANY BUYER BE INTERESTED IN IT. OTHER 3 UNITS ARE UNDER LONG TERM CONTRACTS. CONDITION UNKNOWN BUT, AS PER SELLER, PHYSICAL CONDITION IN ALL OTHER 3 UNITS IS AVERAGE. KEEP IN MIND THESE PROPERTIES ARE UNDER RENT CONTROL AREA AND UNITS MUST BE KEPT UP TO CITY INSPECTION STANDARDS. THANK YOU!

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$975,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- \$473 (Estimated)
- SellerConsiderConcessionYN:
- \$79788 Gross Scheduled Income
- \$71309 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01316242
- Gardener:
- Licenses: 350
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	1	Unfurnished	\$6,649	\$6,649	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 4007015014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: DW24124732

Printed: 09/29/2024 9:32:58 AM

Closed • Apartment

List / Sold:
\$1,375,000/\$1,405,000 
22 days on the market
Listing ID: CV24169317

4029 W 136th St • Hawthorne 90250
5 units • \$275,000/unit • 4,002 sqft • 8,700 sqft lot • \$351.07/sqft •
Built in 1955
East of I-405, South of I-105; Near the Intersection of Prairie Ave & W 136th St



We are pleased to exclusively offer for sale this 5 unit multi-family investment property in prime Hawthorne. The asset includes a charming cottage-style 3-Bedroom/1-Bath unit alongside four 2-bedroom/1-bath units, collectively offering 4,002 square feet of rental space situated on an 8,700 square foot lot. Each unit has been meticulously maintained, and several units have been re-piped with copper plumbing, including the front cottage. Tenants benefit greatly from convenient onsite amenities including garage parking and a laundry facility, which enhance the desirability of the property. Strategically located in close proximity to Manhattan Beach, Sofi Stadium, and LAX Airport, the property offers unparalleled access to major local attractions and transportation, making it highly appealing to potential renters. Significantly, there is a huge 27% upside potential in rental income, making this property an attractive option for investors seeking a stable asset with growth potential. (A buyer can take advantage of the fact that all units are scheduled for their annual rental increase.) Furthermore, this investment comes with an attractive private-seller financing option: 25% down payment, 6.5% interest-only payments, and a 7-year term.

Facts & Features

- Sold On 09/27/2024
 - Original List Price of \$1,375,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - \$1,669 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$102828 Gross Scheduled Income
 - \$67134 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,553
 - Electric: \$195.00
 - Gas: \$233
 - Furniture Replacement:
 - Trash: \$3,465
 - Cable TV: 01264629
 - Gardener:
 - Licenses:
- Insurance: \$3,500
 - Maintenance: \$3,750
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,378
 - Other Expense: \$750
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,975	\$1,975	\$2,395
2:	1	2	1	1	Unfurnished	\$1,849	\$1,849	\$2,100
3:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$2,100
4:	1	2	1	1	Unfurnished	\$1,585	\$1,585	\$2,100
5:	1	2	1	1	Unfurnished	\$1,365	\$1,365	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4045029023

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: CV24169317

Printed: 09/29/2024 9:32:58 AM

Closed • Apartment

List / Sold:

\$1,475,000/\$1,325,000 ↓

12 days on the market

Listing ID: SB24170494

1020 W 13th St • San Pedro 90731
5 units • \$295,000/unit • 4,870 sqft • 6,079 sqft lot • \$272.07/sqft •
Built in 1969
From PV South on 13th street on left. From Gaffey on right on 13th street.



An amazing 5-unit, multi-family property in San Pedro. The units all have 2 bedrooms and 1 bath, and they are large at 974 square feet. The complex also features 4 single parking garages, and 2 surface parking spaces. All units have large private balconies and tenants pay for electricity and gas as they are separately metered and have their own hot water heaters.. The cap rate at full occupancy is 6.0%! Two units are currently rented. Two units have been fully remodeled and are ready to rent at market. The remaining three units have 60% upside rent potential. Located in the quiet Vista Del Oro neighborhood in San Pedro, East of Gaffey Street. This is a great buy for a long term investor. Take this opportunity to grab a solid asset at a great price.

Facts & Features

- Sold On 09/27/2024
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room
- Cap Rate: 6
- \$130344 Gross Scheduled Income
- \$88179 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony, Ceiling Fan(s), Ceramic Counters, Copper Plumbing Partial, Recessed Lighting, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Balcony, Rain Gutters

Annual Expenses

- Total Operating Expense: \$38,254
- Electric: \$807.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00573495
- Gardener:
- Licenses:
- Insurance: \$2,922
- Maintenance: \$3,835
- Workman's Comp:
- Professional Management: 5114
- Water/Sewer: \$7,189
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,491	\$1,491	\$1,551
2:	1	2	1	1	Unfurnished	\$1,536	\$1,536	\$1,597
3:	1	2	1	1	Unfurnished	\$2,595	\$2,595	\$2,595
4:	1	2	1	1	Unfurnished	\$2,595	\$2,595	\$2,595
5:	1	2	1	0	Unfurnished	\$2,595	\$2,595	\$2,595

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458017019

Michael Lembeck

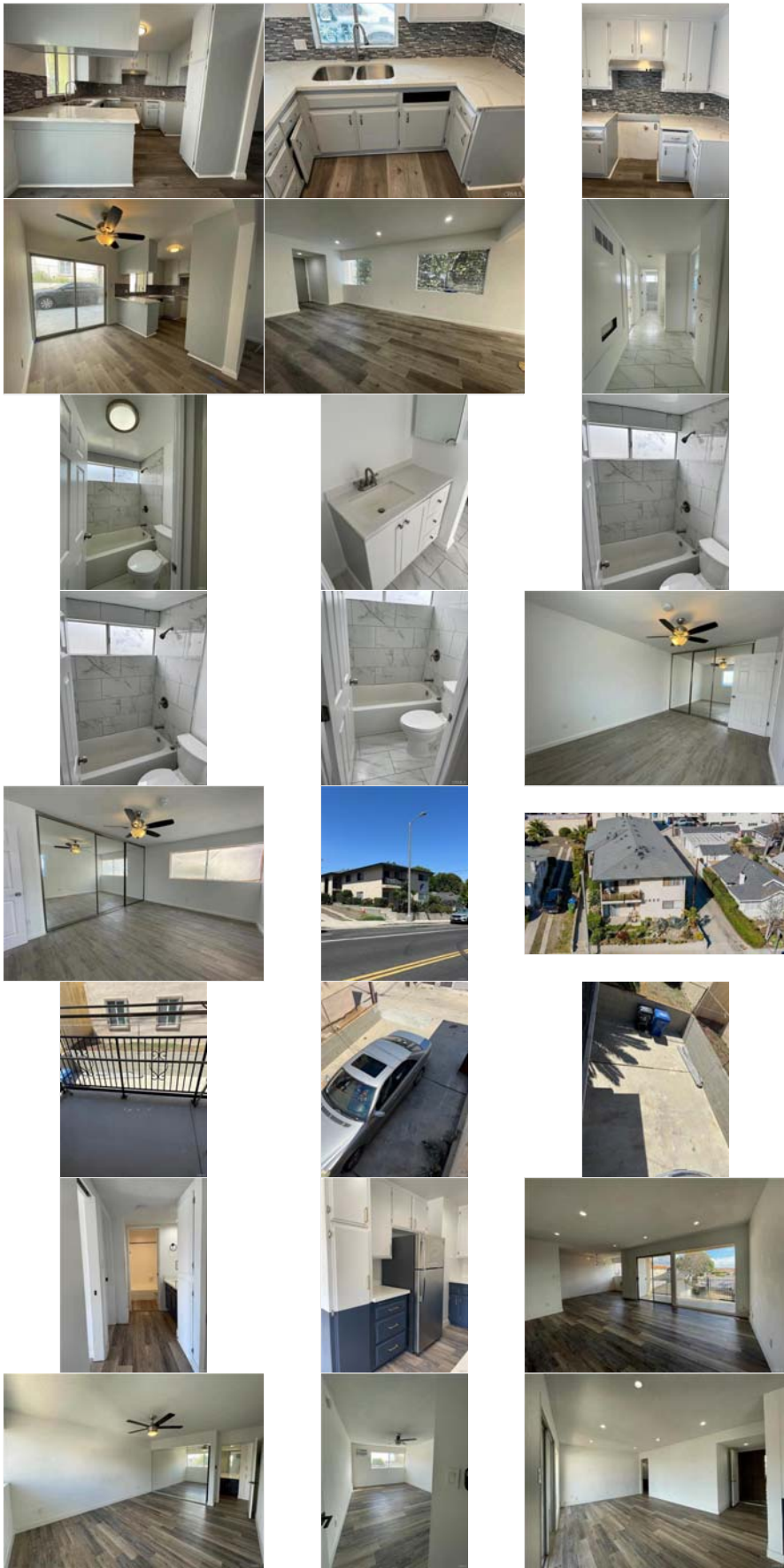
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SB24170494

Printed: 09/29/2024 9:32:58 AM

Closed •

List / Sold:

\$1,595,000/\$1,450,000 ↓

46 days on the market

Listing ID: 24425443

11408 Ohio Ave • Los Angeles 90025
5 units • \$319,000/unit • 2,536 sqft • 6,985 sqft lot • \$571.77/sqft •
Built in 1940
Google Maps: 11408 Ohio Ave, Los Angeles, CA 90025



We are pleased to present a 5-unit (4 units + Single Family Home) property located in West LA for only \$1,595,000 with 3 of 5 units NOT subject to rent control and 2 units delivered VACANT! This opportunity is located one block north of Santa Monica Blvd, just west of the 405, and in very close proximity to Sawtelle Blvd, one of the trendiest corridors in Los Angeles with numerous iconic Sawtelle Japantown restaurants including Mizu 212, Sushi Tsujita, Wine Kitchen House, Hermanito, Donting Noodle, and Tempura House. The building currently operates at a 5.57% CAP on current rents (assuming market rents for the vacant units), with rental upside potential to a 6.25% CAP on pro-forma rents. The property consists of two separate structures, with a two-story four unit in the front and a single-story house in the rear, built in 1940, along with 7 onsite gated parking spaces. The unit mix consists of 4 studios (2 extra-large) and 1 two-bedroom two bath unit (situated in the rear freestanding house). 3 out of 5 units are NON-RENT CONTROL, as they are subject to a luxury exemption, which includes the two-bedroom two bath unit. This offering is well positioned for a local operator looking to increase their holdings and continue driving returns within a highly coveted and proven submarket.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.57
- \$88858 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$35,398
- 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	0	1		Unfurnished	\$1,895	\$1,895	\$1,995
2:	1	0	1		Unfurnished	\$1,127	\$1,127	\$1,795
3:	1	0	1		Unfurnished	\$1,995	\$1,995	\$1,995
4:	1	0	1		Unfurnished	\$1,333	\$1,333	\$1,795
5:	1	2	2		Unfurnished	\$4,000	\$4,000	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261003017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24425443

Printed: 09/29/2024 9:32:58 AM

Closed • Apartment

List / Sold:

\$1,405,000/\$1,350,000 ↓

209 S Willow Ave • Compton 90221

264 days on the market

6 units • \$234,167/unit • 5,301 sqft • 6,758 sqft lot • \$254.67/sqft • Built in 1963

Listing ID: PW24001577

South of Compton Blvd and East of Alameda St



209 S. Willow Avenue offers a buyer an excellent investment opportunity to purchase a 6-unit building in Compton, California. Compton is known as the "Hub City" because of its exact geographical location in the center of Los Angeles County with easy access to all Los Angeles area freeways. This property is located next to the Alameda Corridor, a passageway of 25 percent of all U.S. waterborne international. Compton is rapidly emerging as a large industrial center in Los Angeles County for transit and distribution, business services, high technology, home and lifestyle products, metals, financial serves and textile manufacturing. This investment opportunity consists of (1) one bedroom/one bathroom, (4) two bedroom/one bathroom and (1) three bedroom/two bathroom units. This property also features carports, large floorplans, and on-site laundry. It offers a new owner the opportunity to easily increase rents and further increase the already high cash on cash return.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$1,405,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- \$1,780 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.7
- \$118656 Gross Scheduled Income
- \$79318 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,964
- Electric: \$2,114.00
- Gas: \$2,114
- Furniture Replacement:
- Trash: \$2,114
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,626
- Maintenance: \$7,119
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,114
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,453	\$1,453	\$1,695
2:	4	2	1	0	Unfurnished	\$1,673	\$6,692	\$1,995
3:	1	3	2	0	Unfurnished	\$1,743	\$1,743	\$2,395

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6179002025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW24001577

Printed: 09/29/2024 9:32:58 AM

Closed •

List / Sold:

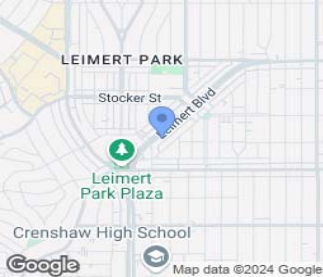
\$1,395,000/\$1,325,000 ↓

28 days on the market

Listing ID: 24430436

4318 Leimert Blvd • Los Angeles 90008
6 units • \$232,500/unit • 5,376 sqft • 6,107 sqft lot • \$246.47/sqft •
Built in 1931

Located on the East side of Leimert Blvd by taking a left onto Leimert Blvd when heading east on W Vernon Ave.



4318 Leimert Blvd, Los Angeles, CA 90008 in the up and coming Leimert Park neighborhood. Built in 1931 the building is comprised of 6 spacious units, four 1bed + 1bath, and two 2bed + 1bath. Parking is provided on site with 6 garaged parking spaces. In addition, there is a laundry facility onsite, comprised of 1 washer and 1 dryer with coin free payment methods. Landlord is only responsible for water, common electric, and trash. The property's location offers a wide selection of beloved food destinations, trendy boutique retailers, iconic nightlife venues and several cultural landmarks including the Vision Theatre and Leimert Plaza Park. The property is conveniently situated near major freeways, including the 10 and 110, facilitating effortless commuting to employment centers such as Downtown Los Angeles, Culver City, Santa Monica, and the South Bay. Additionally, the Crenshaw/LAX lines provide readily accessible public transportation.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: In Carport
- Cap Rate: 5.78
- \$80635 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$38,141
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01921873
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,581	\$6,322	\$8,780
2:	2	2	1		Unfurnished	\$1,738	\$3,476	\$8,390

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5023008014

Michael Lembeck

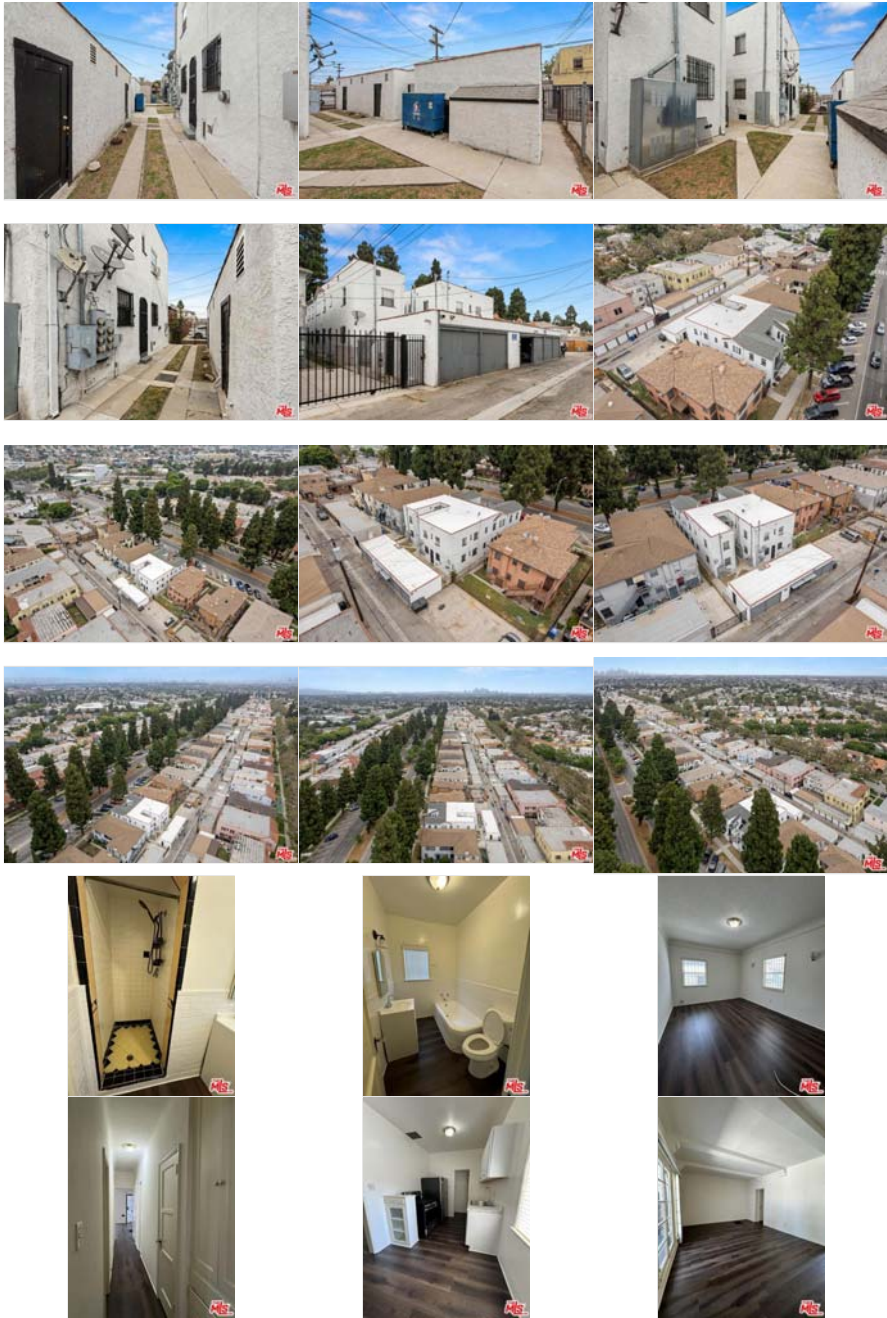
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24430436

Printed: 09/29/2024 9:32:58 AM

Closed •

List / Sold:

\$1,349,000/\$1,200,000 ↓

68 days on the market

Listing ID: 24409167

12036 Magnolia Blvd • Valley Village 91607
6 units • \$224,833/unit • 2,685 sqft • 6,823 sqft lot • \$446.93/sqft •
Built in 1950
Laurel Canyon and Magnolia



Wonderful Valley Village apartment building near Laurel Canyon and Magnolia. Extremely central and well kept. All the units are large Studio apartments with full kitchens and ample parking feeling like small cottages with lovely front green lawns and shady trees. The rents are not at their heights and have ample rental upside. Average rents are only \$1325 and the market rents here are \$1650. Centrally located moments from CBS, NBC, Universal, Disney, and Warner Bros. Studios, public transportation, beloved Valley Village Park, the famed NoHo Arts District and the NoHo West mega- complex. The electric sub - panels have all been upgraded as well as the seismic retrofit work. There is also room in the rear to add ADUs . Easy to manage.

Facts & Features

- Sold On 09/23/2024
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.57
- \$61717 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,623
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01872625
- 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	0	1		Unfurnished	\$1,325	\$7,945	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2355008024

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





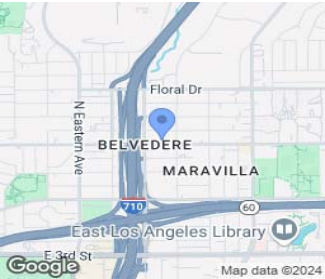
CUSTOMER FULL: Residential Income LISTING ID: 24409167

Printed: 09/29/2024 9:32:58 AM

Closed •

4537 E Cesar E Chavez Ave • Los Angeles 90022
7 units • \$196,429/unit • 5,656 sqft • 5,538 sqft lot • \$240.45/sqft •
Built in 1923
On E. Cesar E. Chavez Ave just east of the 710 Freeway

List / Sold:
\$1,375,000/\$1,360,000 ↓
141 days on the market
Listing ID: 24382455



This property is priced to sell! Only \$243/SF! Listed at 11.74 GRM on current rents, a 6.13% CAP rate, and plenty of room to grow on rents, this is an excellent opportunity for an investor who wants to own a cash flowing property in an irreplaceable area. Call for a full marketing package w/financials. Welcome to East Los Angeles, a warm and vibrant community rich with cultural history and deep roots. The subject property is a well known local gem situated along one of the most well known blocks east of the 710 Fwy. It sits directly across from the famous La Azteca Tortilleria and adjacent to the historic El Gallo Plaza and the landmark Our Lady of Soledad Church. Also nearby are Cities Nightclub and El Gallo Restaurant and Bakery. The offering includes two structures: The front structure features 2 ground floor retail storefronts and a large 2nd floor 3Br apartment with patio. In the rear is a separate quadruplex with all 1Br+1Ba apts. Given that this is unincorporated Los Angeles, the 5 units are not subject to City of LA Rent Control, only County of LA. All in all, this is an incredible opportunity to purchase an iconic piece of East LA history.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 6.13
- \$84267 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Appliances: Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,375
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,250	\$2,500	\$1,808
2:	1	3	2		Unfurnished	\$2,550	\$2,550	\$3,000
3:	1	1	1		Unfurnished	\$1,245	\$1,245	\$1,800
4:	1	1	1		Unfurnished	\$1,020	\$1,020	\$1,800
5:	1	1	1		Unfurnished	\$988	\$988	\$1,800
6:	1	1	1		Unfurnished	\$1,400	\$1,400	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5235004025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24382455

Printed: 09/29/2024 9:32:58 AM

Closed • Apartment

List / Sold:
\$2,475,000/\$2,150,000 ↓
378 days on the market
Listing ID: DW23161753

1917 Sierra Leone Ave • Rowland Heights 91748
8 units • **\$309,375/unit** • **7,000 sqft** • **14,430 sqft lot** • **\$307.14/sqft** •
Built in 1964
East of Fullerton Rd, South of Colima Rd



These 2 (4-plex) offers an incredible investment opportunity with strong rental potential. The growing demand for rental properties in Rowland Heights makes it an attractive option for investors seeking steady income. Rowland Heights is known for its convenient location with easy access to major freeways, shopping centers, schools, and recreational facilities. Residents can enjoy a peaceful neighborhood while having all amenities within reach. All units are 2 bedrooms, 1 bath units. These well maintained 4-plexes offer eight identical 2 bedroom, 1 bath units, providing an excellent chance for investors or owner-occupants looking for rental income. Each unit has been carefully designed for comfortable living and is conveniently located in desirable neighborhood. We look forward to helping you seize this excellent investment opportunity!

Facts & Features

- Sold On 09/24/2024
- Original List Price of \$2,600,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- 12 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,320 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$117600 Gross Scheduled Income
- \$70008 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,592
- Electric: \$1,966.00
- Gas: \$1,992
- Furniture Replacement:
- Trash: \$1,434
- Cable TV: 02211662
- Gardener:
- Licenses:
- Insurance: \$2,486
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,224
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$2,000
2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
3:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,000
4:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,000
5:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
6:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
7:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
8:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$2,000

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 652 - Rowland Heights area
- Los Angeles County
- Parcel # 8253003010

Michael Lembeck

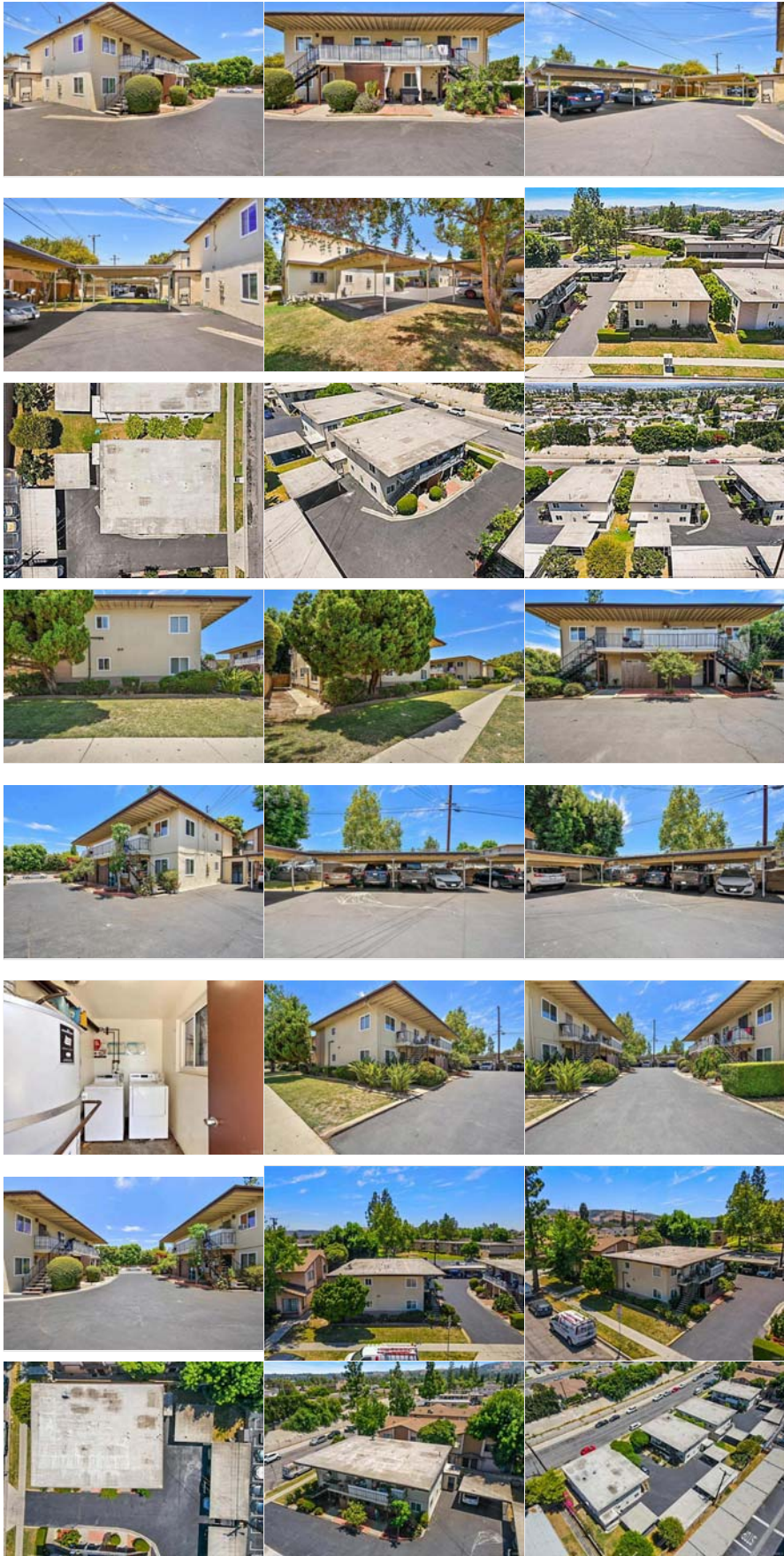
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23161753

Printed: 09/29/2024 9:32:58 AM

Closed •

7347 Corbin Ave • Winnetka 91306
8 units • \$218,750/unit • 5,710 sqft • 8,067 sqft lot • \$271.45/sqft •
Built in 1961
2 blocks north of Sherman Way

List / Sold:
\$1,750,000/\$1,550,000 ↓
56 days on the market
Listing ID: 24391741



8 units in Winnetka, the heart of the San Fernando Valley. Great unit mix - 4 - 1bedroom + 1 bath and 4 - 2 bedroom + 1 bath units. There is 5,710 sq. ft. of building. It was built in 1961 and it sits on a 8,064 sq. ft. lot. Long term owner. Below market rents with HUGE upside in the rents. Individually metered for gas and electricity. There are currently 2 vacant units. There is an excellent assumable loan. The current loan balance is approximately \$841,000, interest rate is 4% fixed until 7/28/2026, due in 2046. Close to shops, restaurants, public transportation and California State University, Northridge. Can be purchased with 7353 Corbin Ave - 10 units.

Facts & Features

- Sold On 09/25/2024
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.76
- \$83320 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$50,548
- 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:	1	1	1		Unfurnished	\$1,341	\$1,341	\$1,795
2:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,795
3:	1	2	1		Unfurnished	\$1,233	\$1,233	\$1,950
4:	1	2	1		Unfurnished	\$1,183	\$1,183	\$1,950
5:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,795
6:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,795
7:	1	2	1		Unfurnished	\$1,400	\$1,400	\$1,950
8:	1	2	1		Unfurnished	\$1,025	\$1,025	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- WIN - Winnetka area
- Los Angeles County
- Parcel # 2115018004

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24391741

Printed: 09/29/2024 9:32:58 AM

Closed •

List / Sold:

\$4,350,000/\$4,175,000 ↓

4 days on the market

Listing ID: 24434503

1253 Brockton Ave • Los Angeles 90025
8 units • \$543,750/unit • 8,580 sqft • 6,866 sqft lot • \$486.60/sqft •
Built in 1986
Just South of Wilshire Blvd., a block away from Brentwood.



1251 Brockton Avenue (legal address 1253 Brockton) consists of 8 beautiful units ideally located in the heart of LA's vibrant Westside. The property was built in 1986, and as such, is NOT subject to the City of Los Angeles' Rent Stabilization Ordinance (AB 1482 applies). The property consists of one building with two floors of residential units over one level of gated parking (exempt from seismic soft story retrofit). The ideal unit mix consists of six 2-bedroom, 2-bath units and two 1-bedroom, 1-bath units. Interiors have been finished with beautiful wood flooring, modern cabinetry, and upgraded kitchens and bathrooms. The building offers its residents an intercom entry, balconies, a landscaped central area, an on-site laundry room (machines owned by the Seller), and ample gated parking (17 spaces for 8 units). Each unit has a fireplace, central HV/AC, large bedrooms, walk-in closets, 9 foot ceilings (lower floor units), and dynamite floor plans flooded with natural light. Upper units have incredibly high vaulted ceilings. This property is only blocks from Brentwood, just one block south of Wilshire Boulevard. In close proximity to some of the best high-end dining and night life, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 09/27/2024
- Original List Price of \$4,350,000
- 1 Buildings
- Levels: One
- 17 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 5.07
- \$220481 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$102,272
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	2		Unfurnished	\$3,509	\$21,055	\$21,570
2:	2	1	1		Unfurnished	\$2,860	\$5,719	\$6,190

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263005047

Michael Lembeck

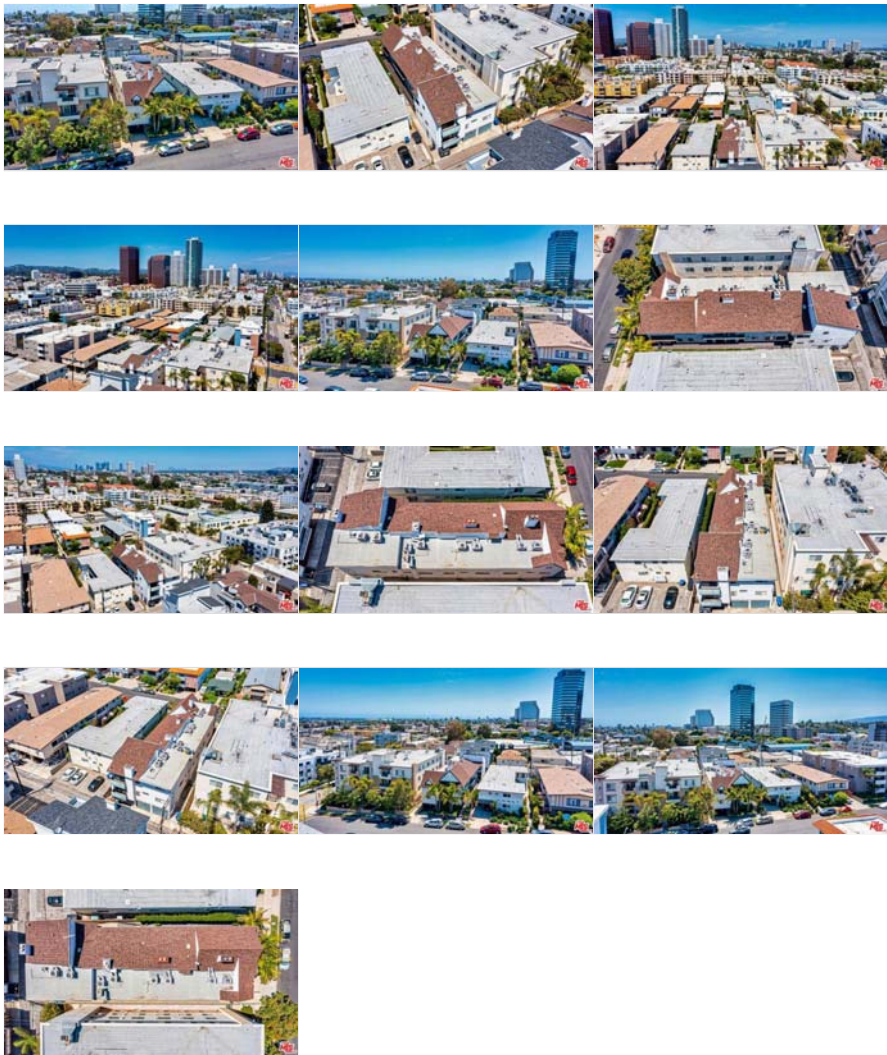
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24434503

Printed: 09/29/2024 9:32:58 AM

Closed •

List / Sold:

\$3,740,000/\$2,500,000 ↓

83 days on the market

Listing ID: 24396111

102 N Broadway • Redondo Beach 90277
9 units • \$415,556/unit • 4,440 sqft • 10,562 sqft lot • \$563.06/sqft •
Built in 1925
West of PCH, Just North of Torrance Blvd



The Broadway Apartments are a rare value add opportunity with a ton of future potential in one of the best locations in all of the South Bay. Sitting on an oversized 10,552 sq ft lot, the offering features 7 separate structures and is comprised of a total of 9 apartment units. The unit mix is comprised of 8 one-bedroom/one-bathroom units and 1 studio/ one-bathroom unit. One unit will be delivered vacant at closing leaving immediate day 1 upside. With current rental rates of the occupied units well below market value, there is significant potential for value add through strategic renovations and future rent increases. Current ownership has issued maximum rental increases to begin on August 1st, 2024. Upon the increases going into effect, the property will be operating at a 3.53% cap rate and a proforma cap rate of 6.11%. Adding to the property's allure is the presence of six on-site garages, which provide an additional revenue stream and could be converted into ADUs (Buyer to confirm). Tenants can enjoy on-site laundry, large yards and patios allowing a new owner to maximize future rents. There is also a common area laundry room for tenants to enjoy (Leased W/D). The property boasts a 93 Walk Score and an 86 Bike Score and is less than a half mile from the beach, making this location a renter's paradise! The offering is in one of the hottest markets in the South Bay and is near some of the best restaurants and retail the city has to offer. This investment presents a very attractive opportunity to own a sizable asset in Redondo Beach.

Facts & Features

- Sold On 09/24/2024
 - Original List Price of \$3,740,000
 - 7 Buildings
 - Levels: One
 - 6 Total parking spaces
 - SellerConsiderConcessionYN: Yes
- Laundry: Community
 - Cap Rate: 3.53
 - \$132091 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$71,785
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00000001
 - 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:	8	1	1		Unfurnished	\$1,934	\$15,470	\$22,400
2:	1	0	1		Unfurnished	\$1,106	\$1,106	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 157 - S Redondo Bch W of PCH area
 - Los Angeles County
 - Parcel # 7505007023

Michael Lembeck

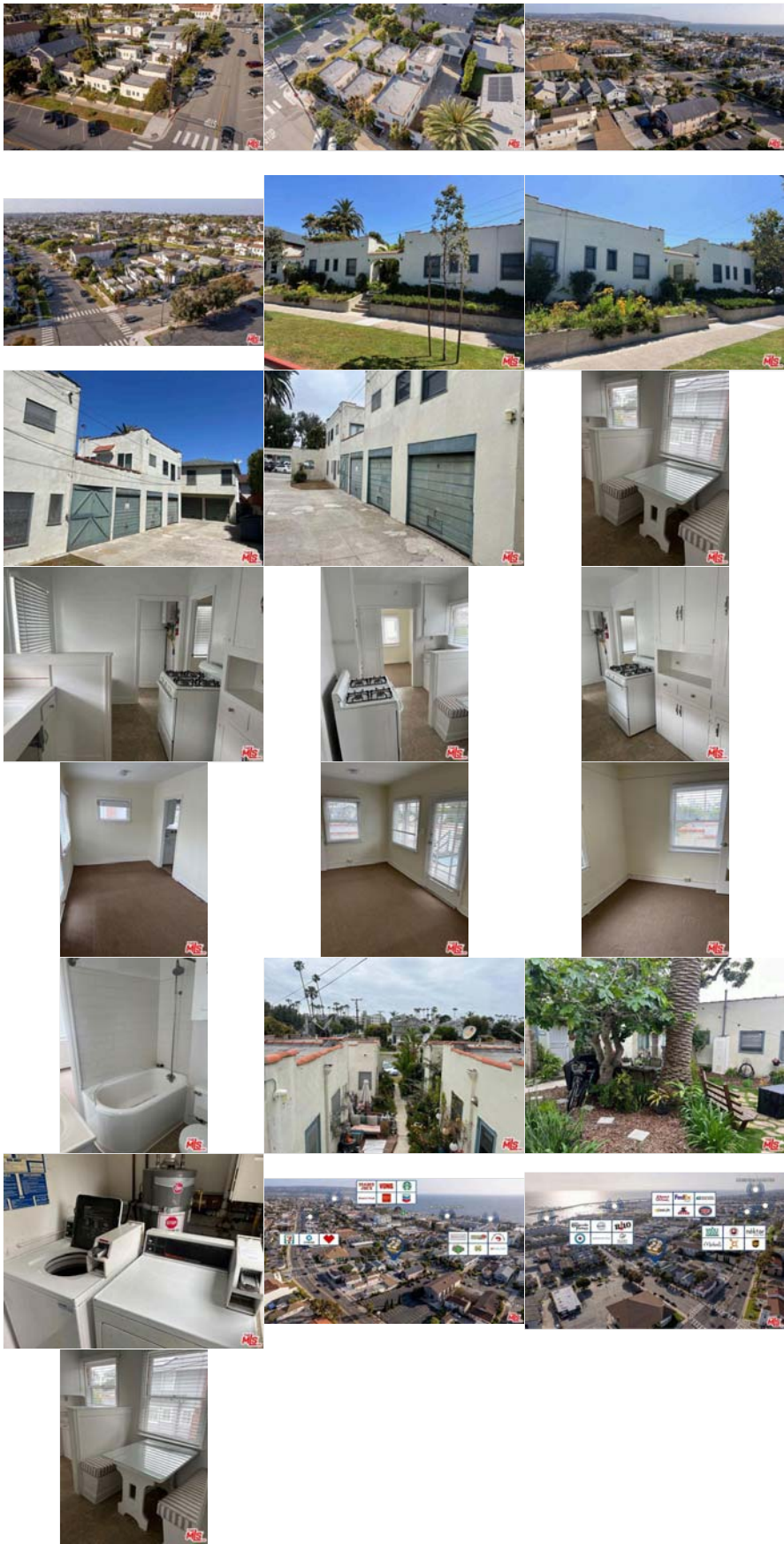
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • Apartment

List / Sold:
\$13,995,000/\$13,317,750 ↓

1100 Esplanade # 10 • Redondo Beach 90277
16 units • \$874,688/unit • 15,541 sqft • 11,236 sqft lot • \$856.94/sqft •
Built in 1958
South Corner of Esplanade and Avenue C.

9 days on the market
Listing ID: SB24124464



Rare Opportunity to Purchase a 16-Unit Building on the Esplanade with Unobstructed Ocean Views. First time on the market in over 40 years. Developer Could Hold this Property as Income Property Until Ready to Build. Property requires an Astute Investor who Would be Seeking a Property with an Unbeatable Location and 50% Rental Upside. 4% Cap Rate at Market Rents Property of Large Units in a 15,541 Sq. Ft. Building on an 11,233 Sq. Ft. Lot Zoned RBRMD. DO NOT BOTHER TENANTS. ALL OFFERS SUBJECT TO INTERIOR INSPECTION.

Facts & Features

- Sold On 09/26/2024
- Original List Price of \$14,995,000
- 1 Buildings
- Levels: Three Or More
- 16 Total parking spaces
- Heating: Wall Furnace
- \$4,749 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$467400 Gross Scheduled Income
- \$175474 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Level with Street, Lot 10000-19999 Sqft, Level, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$277,904
- Electric: \$3,300.00
- Gas: \$4,852
- Furniture Replacement:
- Trash: \$4,980
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$24,866
- Maintenance: \$26,642
- Workman's Comp:
- Professional Management: 35552
- Water/Sewer: \$10,110
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	2	1	Unfurnished	\$9,525	\$9,525	\$20,250
2:	7	2	2	1	Unfurnished	\$18,655	\$18,655	\$36,750
3:	6	1	1	1	Unfurnished	\$10,420	\$10,420	\$21,000

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7509006021

Michael Lembeck

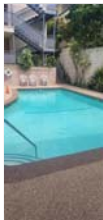
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB24124464

Printed: 09/29/2024 9:32:58 AM