

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	/CDOM
1	NP23142072	S	2300 Graham AVE	REDO	151	TRUS	2	\$0		\$1,430,000	\$840.19	1702	2/2
2	23295657	S	2439 S Gaffey ST	SP	183	STD	2			\$990,000	\$459.61	2154	3/18
3	23295062	S	5105 Meridian ST	LA	632	STD	2			\$1,025,000	\$493.03	2079/E	1/31
4	23302255	S	5910 E Echo ST	LA	632	STD	2			\$1,700,000	\$674.34	2521	3/8
5	WS23129978	S	1030 Garvey AVE	MP	641	STD	2	\$0		\$1,110,000	\$555.00	2000	1/18
6	PW23093797	S	5001 Encinita AVE	TMPL	661	STD,TRUS	2	\$0		\$955,000	\$428.44	2229	3/28
7	23287057	S	448 W Avenue 46	LA	680	STD	2			\$1,145,000	\$793.49	1443	2/27
8	NV23146797	S	812 S Towne AVE	POM	687	STD	2	\$41,184		\$715,000	\$389.43	1836	3/2
9	DW23131451	S	3718 Michigan AVE	LA	699	STD	2	\$0		\$952,500	\$419.97	2268	1/1
10	WS23107344	S	3988 Gleason ST	LA	BOYH	STD	2	\$0		\$965,000	\$679.58	1420	3/49
11	23232063	S	6347 W 6th ST	LA	C19	STD	2		3	\$2,495,000	\$550.04	4536	2/52
12	23291895	S	109 N Detroit ST	LA	C19	STD	2			\$2,500,000	\$592.84	4217/A	0/0
13	DW23116157	S	408 W 95th ST	LA	C34	REO	2	\$103,056		\$815,000	\$380.84	2140	3/15
14	DW23114089	S	1321 E 47th ST E	LA	C34	STD	2	\$28,800		\$900,000	\$370.68	2428	1/13
15	PW23005841	S	325 W 83rd ST	LA	C37	STD	2	\$2,825		\$589,150	\$318.29	1851	1/359
16	SR23159281	S	421 E Century BLVD	LA	C37	TRUS	2	\$0		\$610,000	\$529.51	1152	3/16
17	23224711	S	1745 W 39th ST	LA	PHHT	STD	2			\$770,000	\$458.33	1680	3/285
18	23307123	S	4730 Angeles Vista BLVD	VWPK	PHHT	STD	2			\$1,225,000	\$315.88	3878	0/10
19	SR23112577	S	12637 Corneta AVE	SF	SF	STD	2	\$0		\$750,000	\$1,086.96	690	3/18
20	SR23048180	S	10255 Strathern ST	SUNV	SUNV	STD	2	\$0		\$1,001,000	\$619.43	1616	2/42
21	SB23087349	S	907 E 109th Pl	LA	WATT	STD	2	\$50,004	5	\$632,500	\$324.03	1952	2/22
22	SB23108376	S	4061 W 132 St	HAWT	109	STD,TRUS	3	\$16,000		\$1,265,000	\$363.61	3479	2/7
17	WS23137785	S	413 W Norwood Pl	SGAB	654	STD	3	\$59,160		\$1,488,000	\$597.59	2490	2/21
24	WS23022264	S	1440 W Grand AVE	POM	687	STD	3	\$25,380		\$700,000	\$301.20	2324	3/214
25	23290543	S	1011 Havenhurst DR	WHO	C10	STD	3			\$1,725,000	\$750.00	2300	2/67
26	23271017	S	800 N Vista ST	LA	C10	STD	3			\$1,838,000	\$677.73	2712	3/54
27	23299857	S	11526 Culver BLVD	LA	C28	STD	3			\$1,140,000	\$1,000.00	1140/A	3/22
28	SR23070871	S	4223 Cornelia AVE	LA	C37	STD	3	\$62,256	6	\$680,000	\$323.96	2059	3/66
29	23239772	S	203 E 55th ST	LA	C42	STD	3			\$655,000	\$203.04	3226/A	2/203
30	CV23026325	S	1273 S Alma AVE	ELA	ELA	STD	3	\$6,700		\$850,000	\$559.95	1518	3/206
31	DW23100716	S	308 W Laurel ST	CMP	RP	STD	3	\$50,400		\$800,000	\$373.13	2144	0/40
32	BB23068972	S	10817 Crockett ST	SUNV	SUNV	STD	3	\$142,800		\$1,428,000	\$424.49	3364	1/21
33	SB23149128	S	2604 Curtis AVE	REDO	151	STD	4	\$119,880	3	\$2,035,000	\$531.33	3830	1/167
34	SB23108988	S	1704 N Wilmington	WILM	195	STD	4	\$27,540	3	\$475,000	\$184.97	2568	2/17
35	WS23157386	S	420 E Lemon AVE	GLDR	629	STD	4	\$116,160	5	\$1,650,000	\$522.48	3158	3/9
36	GD23085104	S	154 S Avenue 54	LA	632	STD	4	\$120,000		\$1,550,000	\$676.86	2290	3/43
37	CV23151742	S	15712 Fairgrove AVE	LPUE	633	STD,TRUS	4	\$72,540		\$1,150,000	\$326.33	3524	3/28
38	23247753	S	1520 Hauser BLVD	LA	C16	STD	4			\$1,350,000	\$407.61	3312	3/145
39	23234447	S	1175 N New Hampshire AVE	LA	C20	STD	4		5	\$2,500,000	\$500.80	4992	3/168
40	GD23087470	S	1546 W Court ST	LA	671	STD	4	\$0		\$700,000	\$184.99	3784	2/52
41	PW23034386	S	4432 S Centinela AVE	CULV	C28	STD	4	\$343,500	7	\$3,600,000	\$523.48	6877	3/160
42	DW23112790	S	126 W 28th ST	LA	C37	REO	4	\$0		\$914,550	\$228.75	3958	1/11
43	MB23157031	S	1605 W 207th ST	TORR	122	STD	5	\$235,800	6	\$3,000,000	\$364.65	8227	3/16
44	SB23146544	S	2102 Manhattan Beach BLVD	REDO	151	STD	5	\$214,104		\$3,187,500	\$757.13	4210	1/103
45	SB23116522	S	2233 Barbours CT	SP	181	STD	5	\$72,732		\$925,000	\$421.41	2155	3/68
46	SW23146472	S	9419 Cortada ST	ELM	619	STD	5	\$111,132		\$1,900,000		3	3/18
47	AR23138710	S	1621 N Kingslev DR	LA	637	STD	5	\$39,900		\$850,000	\$276.15	3078	3/39
48	SB23086645	S	2028 E 3rd ST	LA	BOYH	STD	5	\$99,072	6	\$950,000	\$188.75	5033	3/68
49	BB23127100	S	603 N Harvard BLVD	HLW	C20	STD	5	\$275,940	5	\$3,890,000	\$535.52	7264	3/19
50	WS23060411	S	11937 ELLIOTT AVE	ELM	619	STD	6	\$0		\$1,800,000	\$357.78	5031	2/107
51	23283355	S	1227 10th ST	SM	C14	STD	6		4	\$3,500,000	\$482.89	7248	3/93
52	23306571	S	10023 Pomeroy RD	DOW	D2	PRO	6			\$1,325,000	\$345.05	3840/A	3/8
53	23283055	S	12817 Barbara Ann ST	NHLW	NHO	STD	6			\$1,000,000	\$243.19	4112	3/78
54	23295401	S	3744 Westwood BLVD	LA	C13	STD	7		5	\$2,670,000	\$413.63	6455/A	3/4
55	PI-14817	S	7137 Greeley BLVD	TUJ	659	STD	8	\$188,352	6	\$2,070,000	\$281.25	7360	3/3
56	SR23128023	S	13022 Burbank BLVD	SO	SO	STD,TRUS	8	\$118,056		\$2,126,000	\$386.26	5504	1/31
57	23280681	S	912 11th ST	SM	C14	STD	10		4	\$4,518,000	\$541.21	8348	3/36
58	23302551	S	438 N Norton AVE	LA	HPK	STD	10			\$1,950,000	\$376.16	5164	1/11
59	QC23120817	S	1011 W Cypress ST	CVN	614	STD	12	\$233,964		\$3,275,000	\$275.98	11867	3/22
60	23255451	S	8938 Columbus AVE	NOH	NOH	STD	12			\$2,940,000	\$310.13	9480/A	3/56
61	23255425	S	8932 Columbus AVE	NOH	NOH	STD	12			\$2,940,000	\$310.13	9480/A	3/56
62	23294679	S	9502 Oak ST	BF	RG	STD	16			\$3,750,000	\$352.97	10624	3/48
63	SB23165640	S	3528 3530 Emerald ST	TORR	699	STD	22	\$531,615	4	\$6,650,000	\$323.41	20562	7/2

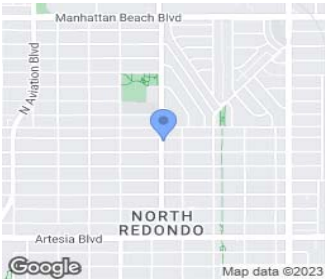
Closed • Duplex

List / Sold:
\$1,395,000/\$1,430,000 
7 days on the market

2300 Graham Ave • Redondo Beach 90278
2 units • **\$697,500/unit** • **1,702 sqft** • **6,592 sqft lot** • **\$840.19/sqft** •
Built in 1951

Listing ID: NP23142072

From S Beland Blvd. Take Phelan Ln. Right on Robinson St. Take left on Mackay Ln. with a right on Graham.
Property will be on the corner of Vail and Graham.



Offers to be received by 1pm Friday August 11th, Final showing date of 8/10/2023. Incredibly laid-out duplex with separate addresses in North Redondo Beach. Conveniently situated only blocks away from the highly rated, Lincoln Elementary and Anderson Park. The two-bedroom, single-bathroom units have been well maintained and include hardwood floors and central heat in each unit. Each home enjoys the convenience of its own private 2-car attached garage, providing secure parking and additional storage options. In the rear, each unit also boasts private courtyards. With access to fantastic schools, parks, shopping restaurants, and a short drive to both the Manhattan and Hermosa Beach Piers. This is simply a terrific property in a fabulous neighborhood.

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$0 (Public Records)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Carpet, Wood
- Appliances: Gas & Electric Range, Gas Range, Gas Water Heater, Range Hood, Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Lawn, Level with Street, Lot 6500-9999, Sprinkler System, Yard
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967052
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4153001009

Michael Lembeck

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

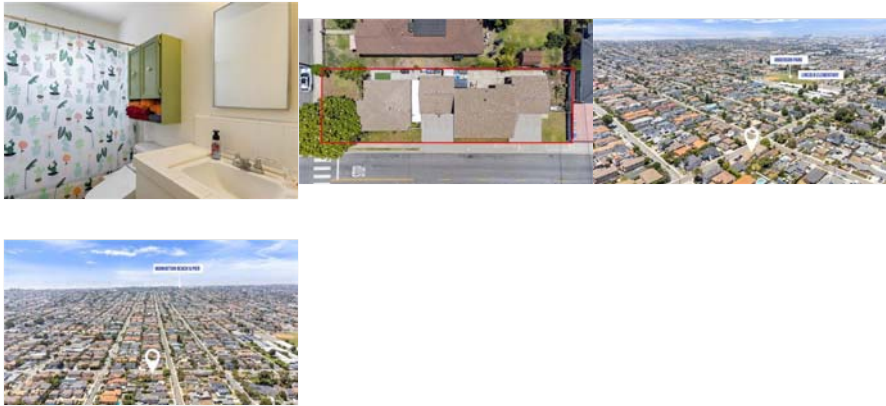
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: NP23142072

Printed: 10/01/2023 7:01:24 AM

Closed •

List / Sold: **\$899,000/\$990,000** ↗

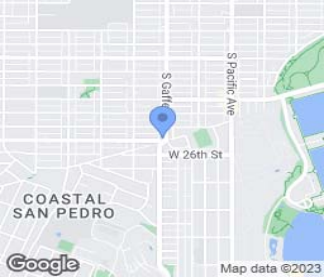
2439 S Gaffey St • San Pedro 90731

18 days on the market

2 units • \$449,500/unit • 2,154 sqft • 4,498 sqft lot • \$459.61/sqft • Built in 1938

Listing ID: 23295657

Corner of 25th Street and Gaffey Street



Rare opportunity to own a well-maintained, classic Spanish Style Duplex in the heart of San Pedro. Duplex consists of upper and lower 2 bed / 1 bath units and 1 detached garage. Each unit has exquisite features including ocean views, built-in quintessential Spanish style arches and washer dryer in each unit. Upper unit has a charming widow's watch and basement that can be used as a work space, wine cellar and more. The entire property exudes character. Located on the intersection of 25th Street and Gaffey, this corner lot zoned RD 1.5 has amazing future development potential. Perfect location to be near the 150,000 sq feet of retail, restaurant and entertainment space scheduled to open late 2024 which will transform San Pedro's waterfront into a thriving destination.

Facts & Features

- Sold On 09/25/2023
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: Multi/Split
 - 2 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
 - \$43470 Net Operating Income

Interior

- Rooms: Basement
- Appliances: Refrigerator, Gas Oven, Range

Exterior

Annual Expenses

- Total Operating Expense: \$13,315
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,485
 - Maintenance: \$600
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,795	\$1,795	\$2,495
2:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7463012028

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed •

5105 Meridian St • Los Angeles 90042
2 units • \$512,500/unit • 2,079 sqft • 5,230 sqft lot • \$493.03/sqft •
Built in 1923
1 block North of York between Ave 51 and Ave 52

List / Sold:
\$1,025,000/\$1,025,000 ↓
31 days on the market
Listing ID: 23295062



Amazing opportunity to purchase 2 homes in Highland Park just one block away from York! The property consists of a 3b 2b charming 1923 Craftsman (1529 sq ft), 1b 1b back house (550 sq ft), and a 1 car garage. The two story main house was recently painted, gets tons of natural light, and new roofs were installed on all structures in 2022. The main house and back house each have their own utility hookups, washer and dryer, and private outdoor spaces. The main house's large open floor-plan is just waiting for a creative owner to unlock its true potential, and plant their roots in one of the hottest strips in Los Angeles. Recent updates include new carpet, new furnace, as well as 9 new windows, new drywall, and new insulation in the upstairs back bedroom. Walkable to Town Pizza, Donut Friend, Belle's Bagels, Kumquat Coffee, Joy, and so much more that this coveted strip of Highland Park has to offer.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

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:	1	3	2		Unfurnished	\$0	\$0	\$4,500
2:	1	1	1		Unfurnished	\$750	\$750	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5479028014

Michael Lembeck

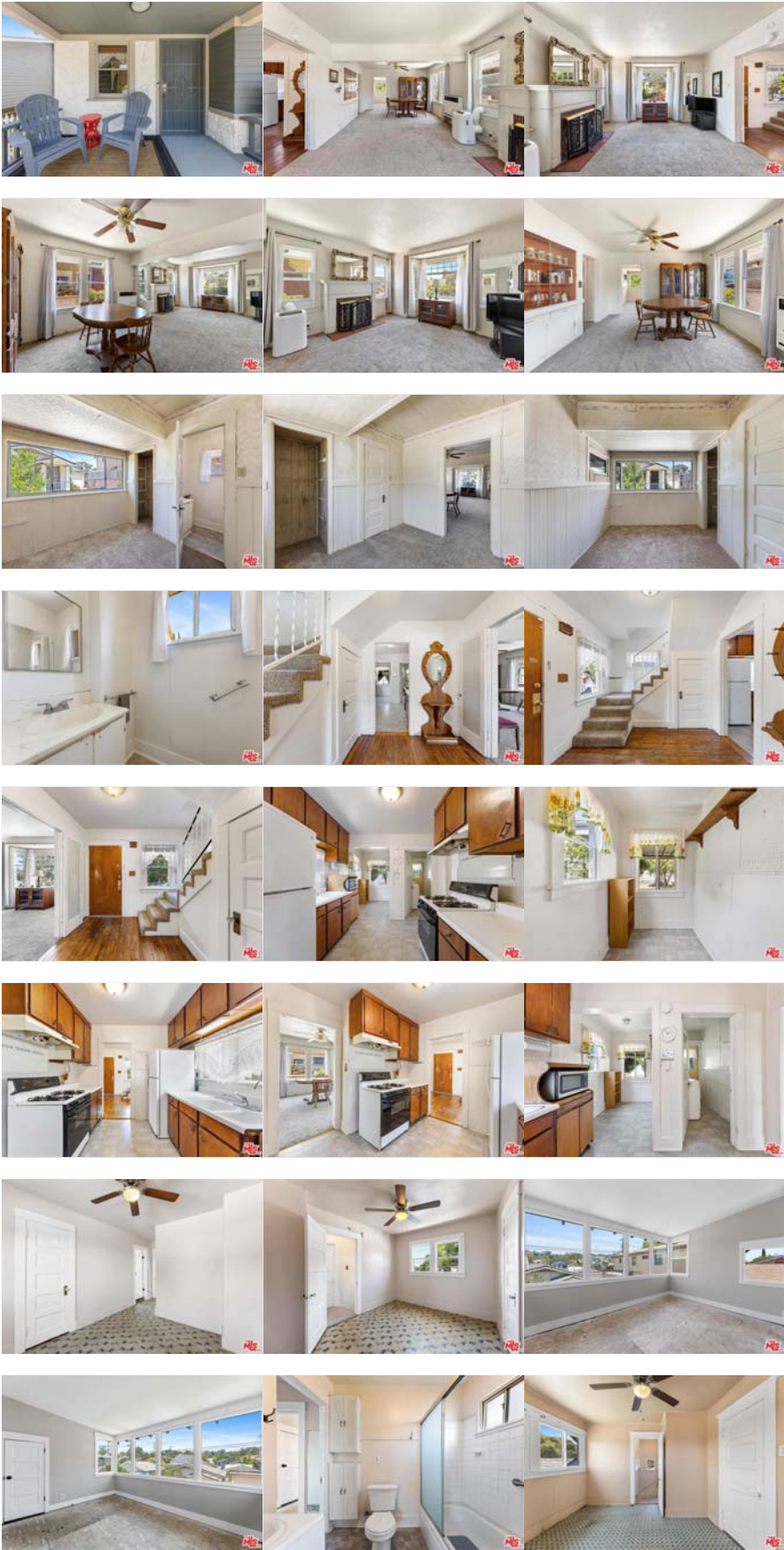
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

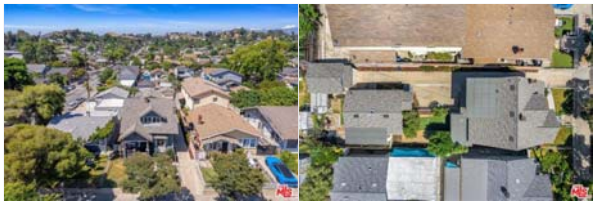
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23295062

Printed: 10/01/2023 7:01:24 AM

Closed •

List / Sold:

\$1,550,000/\$1,700,000 ➡

8 days on the market

Listing ID: 23302255

5910 E Echo St • Los Angeles 90042
2 units • \$775,000/unit • 2,521 sqft • 4,957 sqft lot • \$674.34/sqft •
Built in 1922
Heading North on Figueroa, turn right on Avenue 59 and left onto Echo.



Character Rich Two on a Lot (DELIVERED VACANT!) on one of Highland Park's most beautiful and walkable streets. The front House has a front clover pollinator yard, large covered front porch, huge living area with built-ins, decorative fireplace, coffered ceiling and an open floor plan. The kitchen has been updated to period and all lighting was carefully selected to match the era of the home. There are 3 bedrooms, one bathroom, formal dining room, and a partial basement with laundry. The rear Carriage House is on two levels with a sitting room, dining area, kitchen, living room with balcony, and a large primary suite with walk-in closet on the top level, and a flexible space on the lower level. The lower level is a garage conversion (with permits) with an expansive room with massive closets that could either be an immense primary bedroom with walk-in closet, or it could be a great room/creative space with a small bedroom to the side. Systems were updated within the past 14 years. Located on a street to street lot on a tranquil street with stunning historic homes only one block to some of the best restaurants on Figueroa, two blocks to the metro, and a short walk to the Dog Park, Hermon Park, and the trails along the Arroyo. Units are separately metered for electric and gas. The owner pays water for which there is one meter. Located within the Highland Park HPOZ.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,550,000
- 2 Buildings
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Heat Pump
- Heating: Central, Forced Air, Natural Gas
- Laundry: Washer Included, Dryer Included, See Remarks, Individual Room
- \$81625 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Master Bathroom, Living Room, Formal Entry, Walk-In Closet
- Floor: Laminate, Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Oven, Range Hood
- Other Interior Features: Coffered Ceiling(s), Crown Molding, Open Floorplan, Living Room Balcony

Exterior

- Lot Features: Front Yard, Irregular Lot, Lawn, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Sewer: Sewer Paid, Other

Annual Expenses

- Total Operating Expense: \$32,975
- 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	1		Unfurnished	\$0	\$0	\$5,100
2:	1	2	2		Unfurnished	\$0	\$0	\$4,450
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5492016027

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23302255

Printed: 10/01/2023 7:01:24 AM

Closed • Single Family Residence

List / Sold: \$995,000/\$1,110,000

1030 Garvey Ave • Monterey Park 91754

42 days on the market

2 units • \$497,500/unit • 2,000 sqft • 5,692 sqft lot • \$555.00/sqft • Built in 2023

Listing ID: WS23129978

Garvey and Atlantic



Welcome to this charming and unique single family home plus a brand new built ADU (2023) home located in the highly desirable area of Monterey Park. This property features a newly Built ADU with 3 bedrooms / 2 baths and provides an abundance of natural light with a well-laid out floor plan. The spacious living room is open up to the dining and kitchen area. Gourmet kitchen has custom cabinets, quartz countertops, backsplash, center island and brand new appliances. The Gorgeous owner's bath has a custom built shower and tiles. Additional features include new energy efficient LED lights, new windows, washer and dryer area, Central HVAC unit, water resistant wood and tile flooring throughout, detached garage, private yard and parking. The main residence features 2 beds/2 baths and has been completely remodeled with a new custom kitchen, new wood floor, bathroom, and new interior/exterior paint. This home has no shortage of space. Come and check out this beautiful home, don't miss this opportunity!

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: In Closet
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room
- Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01930905
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5261005032

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



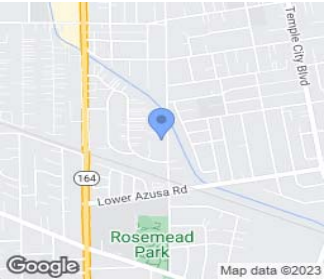


Closed • Duplex

List / Sold: \$1,075,000/\$955,000 ↓

5001 Encinita Ave • Temple City 91780
2 units • \$537,500/unit • 2,229 sqft • 7,066 sqft lot • \$428.44/sqft •
Built in 1957
Lowe Azusa Road, Encinita Ave

78 days on the market
Listing ID: PW23093797



This property has 2 units and a Big Shop in the rear of the units. The first unit, a ready to move in 2 bedrooms, 1 and 1/4 bath. Has its porch with an entry door leading to the living room with a new wooden floor, on the right a door is giving to the sleeping quarter with its 2 bedroom and its full bathroom. Straight forward you will see the kitchen that has been newly renovated with new counters, new cabinets, new floor, recess lighting, electric range, microwave oven, refrigerator, its own breakfast nook/ office and a large walking pantry. The kitchen opens up to a very large den with newer carpet, a large fireplace, a large bar, a state-of-the-art entertainment center with floor to ceiling cabinets with lots of storage room, its own powder room for the guests and a sliding French door giving to a large, covered patio. This unit is perfect for friends and family gathering. The second unit has a kitchen with direct access to a 2-car garage and access to the living room that has direct access to the rear of the property. A hallway leading to the bedroom, has a large walk-in closet and its own bathroom with a shower. The rear of the property is entirely covered by a roof and has been used recently as a wood shop. It looks like it was previously used as a kennel. This covered shop has power and ventilation and could be a great opportunity for the new owner to live on site while having his or her own business in the back. You have to look at it to see the potential!

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,175,000
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- 6 Total carport spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Walk-In Pantry
- Floor: Carpet, Laminate, Vinyl
- Appliances: Electric Oven, Electric Range, Microwave, Refrigerator

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01333814
- 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	Negotiable	\$0	\$0	\$2,900
2:	1	1	1	2	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 661 - Temple City area
- Los Angeles County
- Parcel # 5388009006

Michael Lembeck

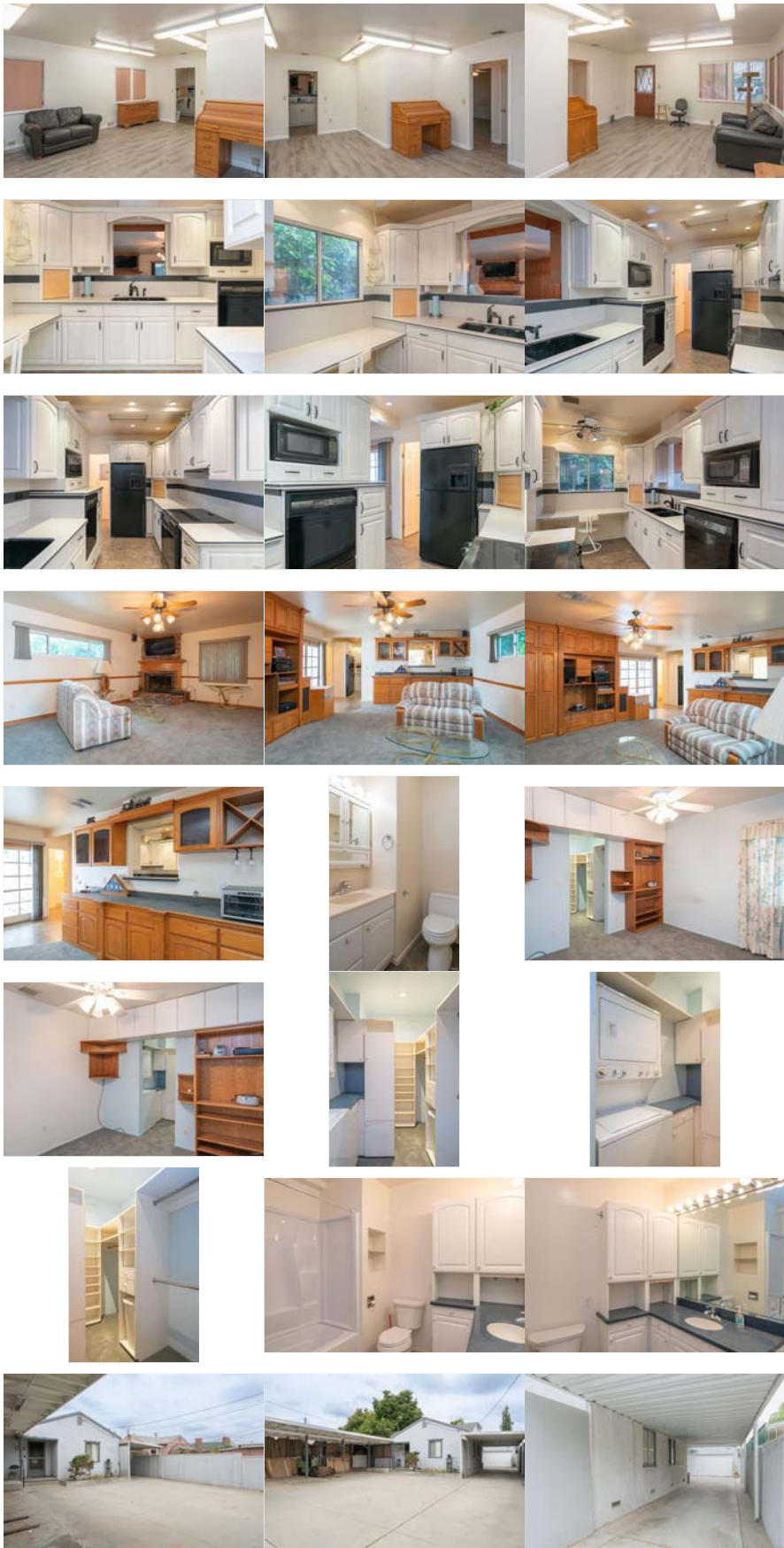
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







Closed •

448 W Avenue 46 • Los Angeles 90065
2 units • **\$594,500/unit** • **1,443 sqft** • **6,808 sqft lot** • **\$793.49/sqft** •
Built in 1922
North Figueroa Street, left turn on Marmion Way, left turn on Avenue 45, right turn to Fontenac, and right turn to West Avenue 46

List / Sold:
\$1,189,000/\$1,145,000 ↓
47 days on the market
Listing ID: 23287057



DUPLEX- Beautiful Mt Washington: Country living, just minutes from downtown LA and Pasadena. Tucked away from the street, this quaint, charming, quiet, and completely private duplex has spectacular canyon and city views. Perfect set-up to live in one unit and rent the other or 1031 Exchange. The upper unit is a 2 bedroom,1 bathroom plus a bonus room which can be used as an office/den/ guestroom. The lower unit is a 2 bedroom, 1 bathroom; the large primary bedroom has enough space for an office/study. The lower unit has a separate laundry room and storage area. Each unit is light-filled, airy, and has its own private outdoor patio. Enjoy a romantic dinner and sunset in the treehouse overlooking the canyon and Downtown LA in the background. Abundant off-street parking on this cul-de-sac-like street. Desirable Mt Washington ... country living within minutes of Downtown LA, Highland Park, Pasadena, the Southwest Museum Gold Line, and so much more. Call/text the listing agent for a showing appointment.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,248,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 680 - Mount Washington area
- Los Angeles County
- Parcel # 5466027017

Michael Lembeck

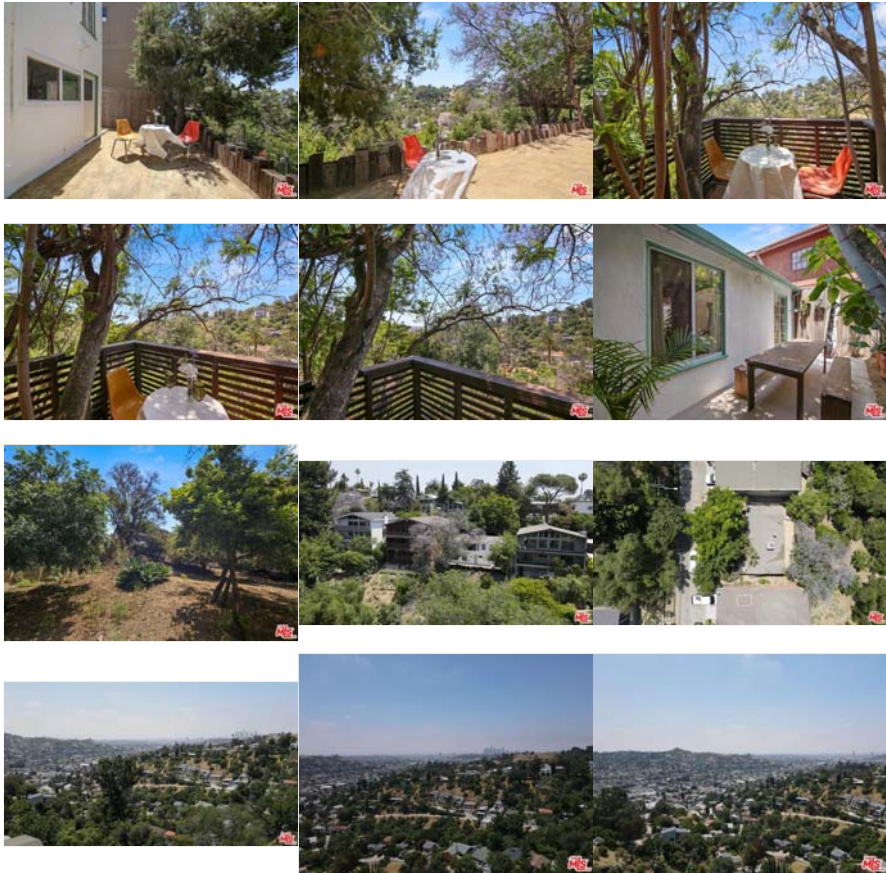
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold: \$698,888/\$715,000

812 S Towne Ave • Pomona 91766

8 days on the market

2 units • \$349,444/unit • 1,836 sqft • 12,991 sqft lot • \$389.43/sqft • Built in 1947

Listing ID: IV23146797



Welcome to this incredible duplex property with endless potential for expansion and increased value! Situated on a spacious lot in the heart of Pomona, this property offers the unique opportunity to subdivide the land and build two additional units on each parcel, resulting in a total of four units. The existing duplex boasts two well-maintained and spacious units, featuring a Three Bedrooms, One Bathroom, and a Two Bedroom, One Bathroom. Both units have long time renters that would prefer to stay if possible. With the potential to build two additional units on each subdivided parcel, this property presents an exceptional investment opportunity. By expanding the property, you can significantly increase rental income and property value. Imagine the potential for substantial monthly cash flow and long-term appreciation! The expansive lot offers plenty of space for outdoor activities, gardening, or even the addition of amenities such as a communal patio or BBQ area. The property is conveniently located in a desirable neighborhood, close to schools, parks, shopping centers, and major transportation routes, ensuring easy access to all amenities. Investors and developers will appreciate the flexibility and potential this property offers. Whether you choose to subdivide and build additional units or simply enjoy the existing duplex, the upside in rents and property value is undeniable. Don't miss out on this incredible opportunity to own a duplex with the potential for expansion and increased returns. Schedule a showing today and explore the possibilities that await you in this remarkable property!

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$698,888
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$700 (Estimated)
- Laundry: See Remarks
- \$41184 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01259783
- 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	Furnished	\$2,080	\$2,080	\$2,800
2:	1	2	1	0	Furnished	\$1,352	\$1,352	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333003030

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: IV23146797

Printed: 10/01/2023 7:01:24 AM

Closed • Duplex

List / Sold: \$990,000/\$952,500 ↓

3718 Michigan Ave • Los Angeles 90063

1 days on the market

2 units • \$495,000/unit • 2,268 sqft • 7,767 sqft lot • \$419.97/sqft • Built in 1956

Listing ID: DW23131451

CROSS STREETS GAGE AVE and E CESAR CHAVEZ AVE



Beautiful 2 Unit Vacant Property. Its a MUST SEE! Front unit has been completely renovated. It has 3 bedrooms 3 bathrooms with a bonus room that can be used as a 4th bedroom or an office space. It has laminate hardwood flooring throughout and bathrooms tile flooring. The room upstairs has a walk in closet with lots of space. Brand new kitchen with granite countertop and new dishwasher. It has alot of space and laundry is inside. Property has central air. Rear unit is a 2 bedroom 1 bathroom with a renovated kitchen. Very spacious with original hardwood flooring throughout and tile flooring in bathroom. 3 car garages and space for an additional 2-3 cars on premises. Property is very spacious throughout and is close to downtown LA, shopping, freeways and few blocks from the metro line and other amenities. Property has a subdivision.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$990,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01299446
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5232024019

Michael Lembeck

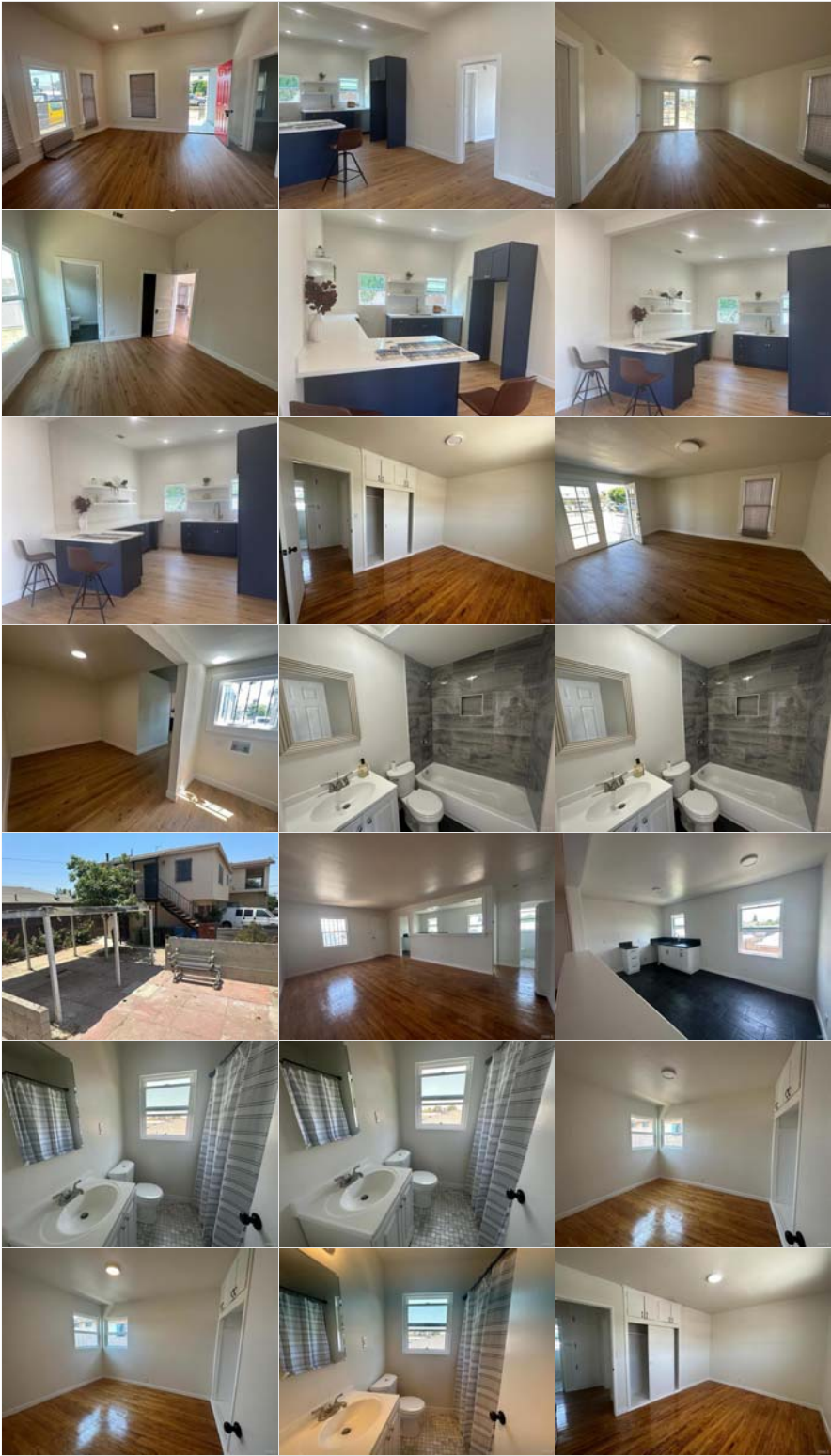
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Duplex

List / Sold: \$958,250/\$965,000

3988 Gleason St • Los Angeles 90063

49 days on the market

2 units • \$479,125/unit • 1,420 sqft • 7,550 sqft lot • \$679.58/sqft • Built in 1922

Listing ID: WS23107344



Remodel 2 homes on a huge lot!!! front houses consist of 3 Bedrooms 1 full bathroom, and a 3-car garage, laundry room, back house consist of 2 Bedrooms 1 full Bathroom, 1 car garage attached, laundry room, this property has been cosmetically remodel, it has a huge lot, extra parking fence all around the property, conveniently located freeway 60. near the park, LA Metro, property is vacant ready to move in, show this property as soon as possible before its on escrow!!!

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$958,250
- 2 Buildings
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Electric Dryer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098384
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5233020023

Michael Lembeck

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

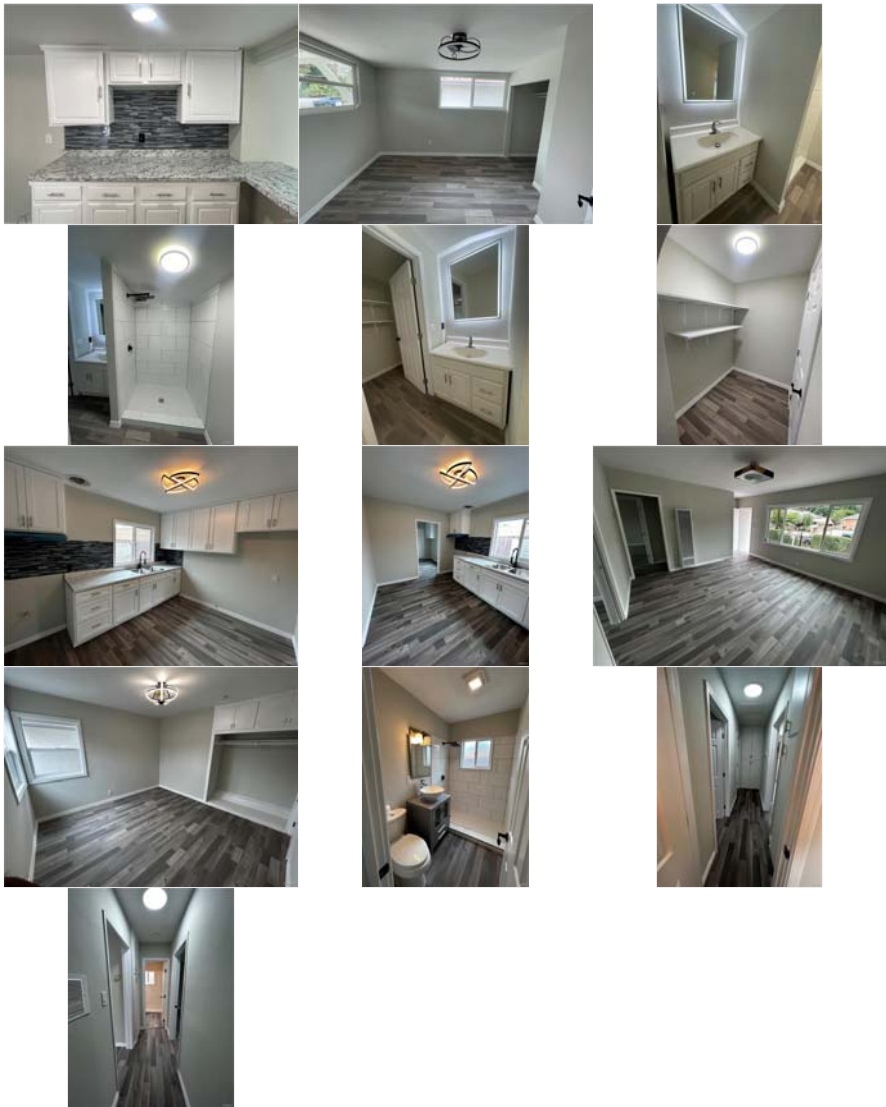
Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: WS23107344

Printed: 10/01/2023 7:01:24 AM

Closed •

6347 W 6th St • Los Angeles 90048

2 units • \$1,299,500/unit • 4,536 sqft • 6,174 sqft lot • \$550.04/sqft •
Built in 1928

From Wilshire Blvd, travel north on Fairfax and make a left on to W 6th St. The property is located on W 6th St. between Crescent Heights and La Jolla.



List / Sold:

\$2,599,000/\$2,495,000 ↓

57 days on the market

Listing ID: 23232063

This Grand character rich 1928 Spanish Colonial Revival Duplex designed by Carthay Circle famed architect Horacio W. Bishop is located in the heart of Beverly Grove. It boasts architectural beauty and period decorative details throughout, and will be delivered completely VACANT. Both units offer 3 spacious bedrooms, 2 period tiled full baths, a formal dining room, an additional breakfast room with original built-in buffet cabinets, a grand living room, original custom tile work, hardwood flooring, and original 1920's hardwood accents throughout. The downstairs unit features a private patio secluded by mature landscaped privacy hedges, a coffered grand living room ceiling, large arched principal windows perfect for the sun to shine in, a period phone closet, and cathedral dining room windows. The grand entry staircase leads to the upstairs unit which boasts a barrel vault grand living room ceiling, arched principal windows, a private library, and an an additional office. The detached garage has two separate spaces that have great potential to be converted into an ADU or third rental unit. The property is centrally located to Beverly Hills, the Beverly Center, 3rd St. shops and restaurants, Whole Foods, the Grove, the Famous Los Angeles Farmer's Market, the La Brea Tar Pits Park, the Motion Picture Academy Museum, and LACMA. Don't miss this rare opportunity to own this character rich classic 1928 estate from a bygone era!

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$2,755,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.25
- \$79912 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$44,887
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,386
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$16,404
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,077
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510020010

Michael Lembeck

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

Re/Max Property Connection

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

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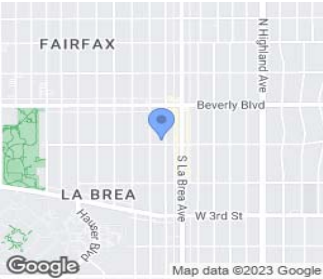
CUSTOMER FULL: Residential Income LISTING ID: 23232063

Printed: 10/01/2023 7:01:24 AM

Closed •

List / Sold:
\$2,499,000/\$2,500,000 📈
0 days on the market
Listing ID: 23291895

109 N Detroit St • Los Angeles 90036
2 units • \$1,249,500/unit • 4,217 sqft • 6,600 sqft lot • \$592.84/sqft •
Built in 1927
South of Beverly on Detroit St



Facts & Features

- Sold On 09/28/2023
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: Two
- Heating: Central

Interior

- Rooms: Bonus Room, Living Room
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02039345
- 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	0		Unfurnished	\$0	\$0	\$0
2:	1	3	0		Unfurnished	\$0	\$0	\$0
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5513001022

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Single Family Residence

408 W 95th St • Los Angeles 90003

2 units • \$375,000/unit • 2,140 sqft • 6,075 sqft lot • \$380.84/sqft • Built in 2019

FIGUEROA AND CENTURY. 105 FWY

List / Sold: \$750,000/\$815,000

15 days on the market

Listing ID: DW23161157



ATTENTION INVESTORS , BUYERS CASH FLOW, CASH FLOW, NEWER CONSTRUCTION : Awesome opportunity knocks in the heart of Los Angeles. * * Live Smart. .. Rent 1 and Live in 1 * * Move in ready and just a short distance from schools, shopping, public transportation and freeways. 2 Newer Constructed Single Family Dwellings on One Lot built 2019 . Each Unit has been Elegantly Designed with a Modern Contemporary Flare and OPEN floor plan. The front with 4 bedrooms, 2 baths is approx 1081 sq ft. Rear Unit is an ADU with 4bedrooms 1 bath, A/C and Central Heat and approx 948 sq ft. EACH UNIT OFFERS, spacious living area, large bedrooms with mirror door closets and appliances. The kitchen is a fully customized cabinetry with quartz counter tops, new bathrooms w/ modern cabinetry and beautiful faucets. A laundry room in each house. Driveway can accomodate several cars. This area is quiet and is a pride of ownership neighborhood. Make this the one for you and your family and get additional rental income. Front unit 4 br 2 bath section 8 pays \$4294 Back units 4 br section 8 pays \$4294 total monthly income \$8588 . CASH FLOW , CASH FLOW, 10+ % RETURN. LEGALLY FRONT UNIT IS A SFR 3 BR 2 bth and BACK UNIT IS A ADU 3 BR 1 BTH. ALL PERMITTED

Facts & Features

- Sold On 09/29/2023
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - \$573 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - \$103056 Gross Scheduled Income
 - \$100456 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: \$1,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	3	Unfurnished	\$4,294	\$4,294	\$4,294
2:	1	4	1	3	Unfurnished	\$4,294	\$4,294	\$4,294

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6039007023

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: DW23161157

Printed: 10/01/2023 7:01:24 AM

Closed • Duplex

List / Sold: \$864,000/\$900,000

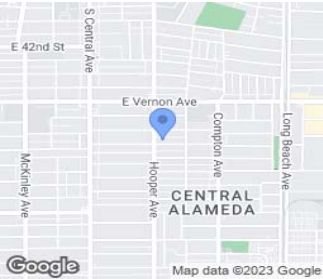
1321 E 47th St E • Los Angeles 90011

13 days on the market

2 units • \$432,000/unit • 2,428 sqft • 5,370 sqft lot • \$370.68/sqft • Built in 1918

Listing ID: DW23114089

North of Slauson Ave, South of Vernon Ave, East of Hooper Ave, West of Compton Ave.



Welcome to 1321 E 47TH St, located in the HIGHLY DESIRED & EVER GROWING City of Los Angeles! This is the Perfect INVESTMENT Opportunity YOU have been searching for! This beautifully designed Duplex styled property features 2,428 total building SqFt consisting of a newly renovated front unit with 3 generous sized bedrooms, 2 full restrooms, in-suite laundry and a large open airy kitchen, dining and living spaces while the back unit has 4 generous sized bedrooms, 2 full restrooms, in-suite laundry and a large open airy kitchen, dining and living spaces as well. Situated on a 5,370 SqFt, LAR2 Zoned Lot with a long driveway and alley access that can park up to 8 cars, making it the perfect "live in one, rent out the other" investment play. Adjacently located next to the cities of Vernon and Huntington Park and centrally located just minutes from USC, Exposition Park, Downtown Los Angeles, public transportation and all major highways. This property has a ton of potential and is the PERFECT opportunity for either a First Time Buyer or Seasoned Real Estate investor looking to expand his / her portfolio. Act Now! Don't miss this chance of a lifetime!

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$864,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- \$28800 Gross Scheduled Income
- \$28800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Vinyl
- Appliances: None, Recirculated Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan

Exterior

- Lot Features: Garden, Near Public Transit, Park Nearby, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$753
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$133
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$620
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5107011017

Michael Lembeck

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

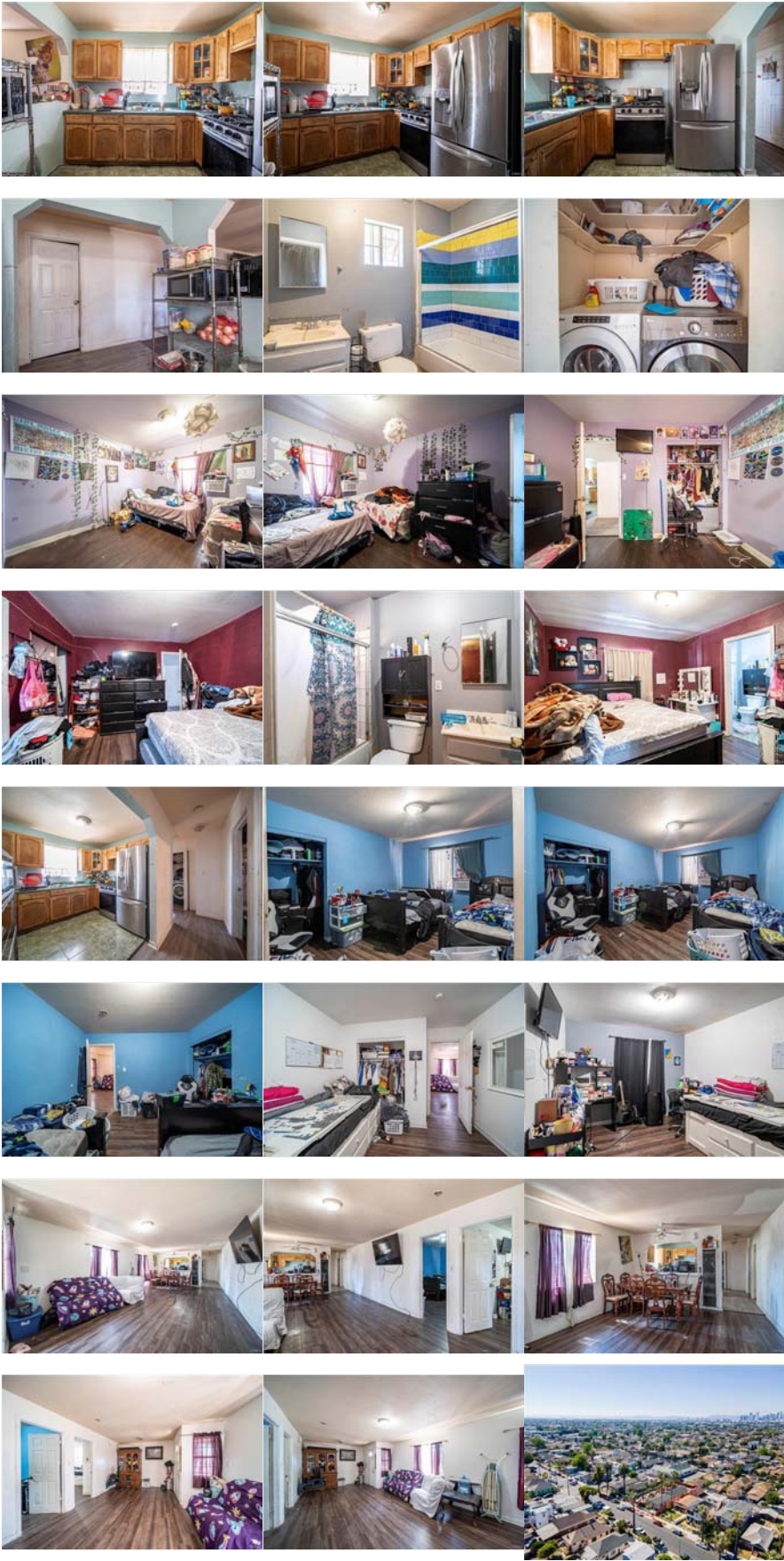
Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: DW23114089

Printed: 10/01/2023 7:01:24 AM

Closed • Duplex

List / Sold: \$595,000/\$589,150 ↓

325 W 83rd St • Los Angeles 90003

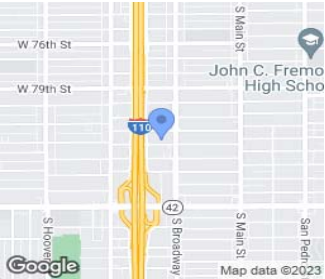
211 days on the market

2 units • \$297,500/unit • 1,851 sqft • 5,317 sqft lot • \$318.29/sqft •

Built in 1926

Listing ID: PW23005841

Near Manchester and Broadway



Great location near 10 Freeway and public transportation. Close to downtown LA, USC, Staples Center and LAX. Two houses with three enclosed garages. Long driveway for tandem parking, plus concrete paved parking area in front with sliding metal gate. The three enclosed garages (approx 29'x17') in the middle of the lot for potential conversion into ADUs.

Facts & Features

- Sold On 09/28/2023
 - Original List Price of \$650,000
 - 2 Buildings
 - 6 Total parking spaces
 - \$290 (Estimated)
- \$2825 Gross Scheduled Income
 - \$2225 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,280
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$1,780
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	3	Unfurnished	\$1,510	\$2,525	\$3,000
2:	2	1	1		Unfurnished	\$1,200		\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6031033027

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$545,500/\$610,000

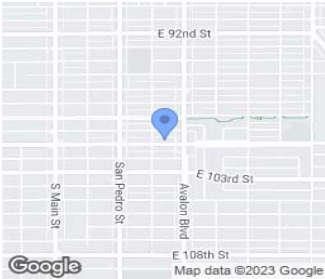
421 E Century Blvd • Los Angeles 90003

16 days on the market

2 units • \$272,750/unit • 1,152 sqft • 4,858 sqft lot • \$529.51/sqft • Built in 1924

Listing ID: SR23159281

Use GPS



First time on market in 55 years! Excellent Duplex Investment Opportunity in Southwest Los Angeles – Two Vacant Detached Houses on One Lot – Each House has 2 Bedrooms and 1 Bathroom. Combined living space is 1152sf and lot is 4858sf. Both houses will be delivered vacant allowing the new owner to charge market rent and pay no relocation fees! Each house has separate electric, gas and water meters. Newer roof and newer exterior paint. Laminate and hardwood flooring. One car garage attached to each house and ample parking at the back secured by heavy duty metal gate. Low maintenance. Easy access to Freeways 105 and 110, LAX, Public Transportation, Downtown LA, LA Live, the Convention Center, Sofi Stadium, University of Southern California USC, Schools, Museums, Beaches, Restaurant and Shops. With some fixes, this property is an excellent and affordable opportunity for investors and owner-occupant. Prospective buyers must independently complete their own due diligence and satisfy themselves on all property facts. Property is being sold in its "AS-IS" condition.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$545,500
- 2 Buildings
- 2 Total parking spaces
- \$554 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6052032037

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



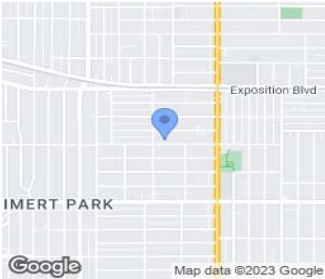
CUSTOMER FULL: Residential Income LISTING ID: SR23159281

Printed: 10/01/2023 7:01:25 AM

Closed •

List / Sold: **\$778,000/\$770,000** ↓
285 days on the market
Listing ID: 22224711

1745 W 39th St • Los Angeles 90062
2 units • **\$389,000/unit** • **1,680 sqft** • **5,447 sqft lot** • **\$458.33/sqft** •
Built in 1923
Between Grammercy Place and St. Andrews Place



BACK ON THE MARKET. 1745 -1747 39th St. LA, CA 2 units and another ADU plans are available. L.A. Living income producing a 1 bedroom 1 bath each, 2 units/duplex. Near all the best in LA. This unit boasts beautiful landscaping and a large living and dining area with an eat-in kitchen. Granite countertops and stainless steel appliances make this the absolute best duplex unit in the area. A long hallway leads to an upgraded bathroom with a large shower/tub combination. A large master bedroom with French doors to the backyard makes this such an inviting place to live and entertain. The other unit needs to be upgraded and needs remodeling that's why the lower rent. Live in one and rent out the other. As is Sale. More professional pictures to come.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Forced Air, Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard, Back Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02092332
- 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	\$2,050	\$2,050	\$3,000
2:	2	1	1		Unfurnished	\$2,050	\$1,200	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5035023021

Michael Lembeck

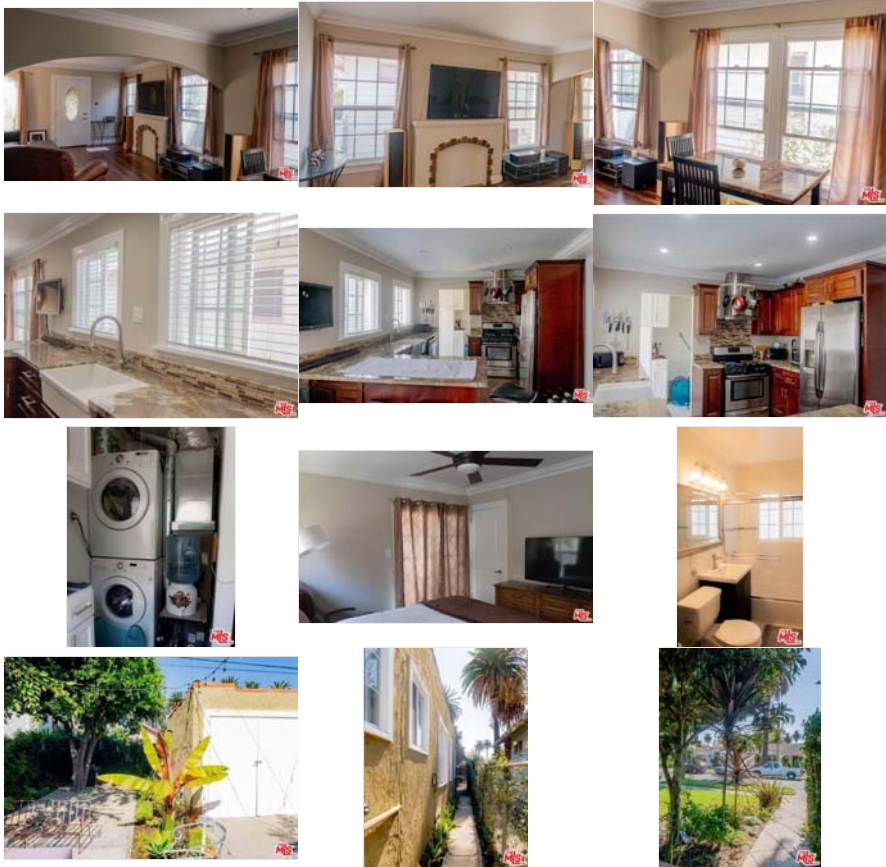
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 22224711

Printed: 10/01/2023 7:01:25 AM

Closed •

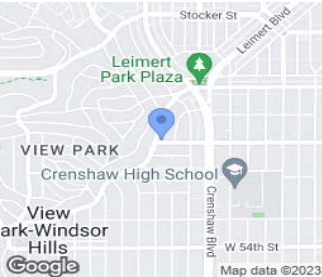
List / Sold:

\$1,200,000/\$1,225,000 

10 days on the market

Listing ID: 23307123

4730 Angeles Vista Blvd • View Park 90043
2 units • \$600,000/unit • 3,878 sqft • 8,717 sqft lot • \$315.88/sqft •
Built in 1925
On the corner of Angeles Vista and W 48th St.



Beautiful Home with Old Charm Character! Lots of potential. Must see!

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central
- \$42000 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$5,000	\$0	\$60,000
2:	2	1	1		Unfurnished	\$2,000	\$3,000	\$24,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5013012036

Michael Lembeck

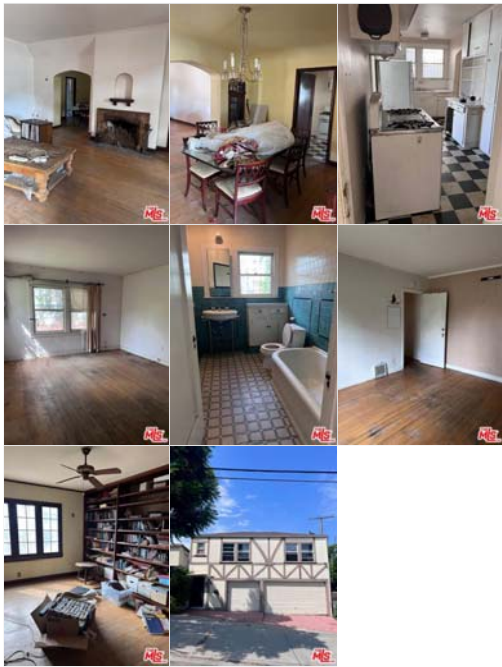
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23307123

Printed: 10/01/2023 7:01:25 AM

Closed • Duplex

List / Sold: \$749,900/\$750,000 ↓

12637 Cometa Ave • San Fernando 91340

18 days on the market

2 units • \$374,950/unit • 690 sqft • 6,062 sqft lot • \$1086.96/sqft • Built in 1930

Listing ID: SR23112577

210 FWY - Left on Hubbard- Left on Foothill- Left on Harding - Right on Cometa



Incredible Investment Opportunity in the city of San Fernando with 2 houses on one big lot!!!! Front house is well maintained 2 bed 1 bath (Approx 690 Sqft) it also features a additional 1 bed and 1 bath! Front house features spanish tile flooring, granite kitchen countertops and ample cabinet space! Newer Roof and Newer HVAC unit!!!! The permitted ADU guest house (Approx 470 Sqft), features 2 bed 1 bath with tile flooring throughout plus beautiful kitchen with granite counters!!! This two houses features central air and heat for year-round comfort, a side yard, and storage space for each house. The homes are separate from one another. There is plenty of parking, long driveway to park all your vehicles, trailer & toys with the possibility for RV parking for off-street parking, a locked front iron gate that leads to the guest house, 2 separate/electric meters, and much more. Centrally located to FWY's, restaurants, schools, and shopping! Must See Opportunity!PLEASE SEE AGENTS REMARKS FOR MORE INFORMATION.

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$229 (Estimated)
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- SF - San Fernando area
- Los Angeles County
- Parcel # 2513018042

Michael Lembeck

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

Re/Max Property Connection

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

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Closed

• Single Family Residence

10255 Strathern St

• Sun Valley 91352

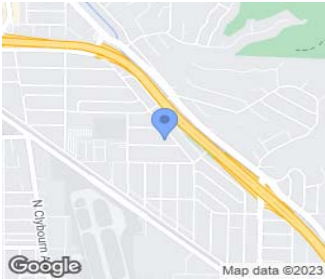
2 units • \$497,500/unit • 1,616 sqft • 8,998 sqft lot • \$619.43/sqft • Built in 1926

De Garmo Ave. to Strathern St.

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

42 days on the market

Listing ID: SR23048180



BACK ON THE MARKET!!!! EXCELLENT OPPORTUNITY TO CREATE CASH FLOW WITH THIS PROPERTY through short term rentals like airBnB and other platforms MAIN HOUSE FEATURES 3 BEDROOMS 1.5 BATH AND ADU FEATURES 2 BEDROOMS WITH 1 BATH (623 SQ.FT. per certificate of occupancy)AND AN OVERSIZED 2 CAR ATTACHED GARAGE. ADU was BUILT IN 2007 WITH CENTRAL AIR AND HEAT. THIS PROPERTY IS CLOSE TO EVERYTHING AND HAS LOTS OF PARKING SPACE FOR ALL YOUR NEEDS !!! MINUTES FROM BURBANK AIRPORT.

Facts & Features

- Sold On 09/26/2023
 - Original List Price of \$995,000
 - 3 Buildings
 - Levels: One
 - 8 Total parking spaces
 - \$427 (Estimated)
- Laundry: In Garage
 - 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: \$11,560
 - Electric: \$4,620.00
 - Gas: \$588
 - Furniture Replacement:
 - Trash: \$800
 - Cable TV: 00806566
 - Gardener:
 - Licenses:
- Insurance: \$2,300
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,252
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- SUNV - Sun Valley area
 - Los Angeles County
 - Parcel # 2407018026

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SR23048180

Printed: 10/01/2023 7:01:25 AM

Closed • Duplex

List / Sold: \$675,000/\$632,500 ↓

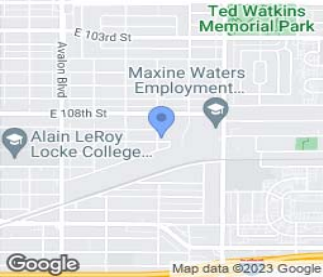
907 E 109th Pl • Los Angeles 90059

72 days on the market

2 units • \$337,500/unit • 1,952 sqft • 4,856 sqft lot • \$324.03/sqft • Built in 1922

Listing ID: SB23087349

Off of Avalon Blvd and Imperial Hwy



907 E 109th Pl is an ideal investment opportunity for any buyer looking to invest in South Los Angeles. The property is comprised of (1) 3Bed/2Bath & (1) 2Bed+1Bath units, both of which currently have HUD tenants - guaranteed income! At one of the lowest price points for an income property, the subject property is the best way to enter the real estate market and grow your portfolio! Once the tenant/owner-user ready unit is rented for market the property will operate at a 4.75% CAP and 13.50 GRM. This is a fantastic investment opportunity or ideal situation for someone looking to owner occupy. This 1,952 square foot building is situated on a 4,856 square foot lot, zoned LAR2. This property is priced at only \$337k/unit! This is one of the lowest price/units in the neighborhood.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$675,000
- 1 Buildings
- 0 Total parking spaces
- \$587 (Estimated)
- Laundry: Inside
- Cap Rate: 4.75
- \$50004 Gross Scheduled Income
- \$32044 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,460
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02071932
- 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			\$1,167	\$1,167	\$2,600
2:	1	3	2			\$2,137	\$2,137	\$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
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- WATT - Watts area
- Los Angeles County
- Parcel # 6071016011

Michael Lembeck

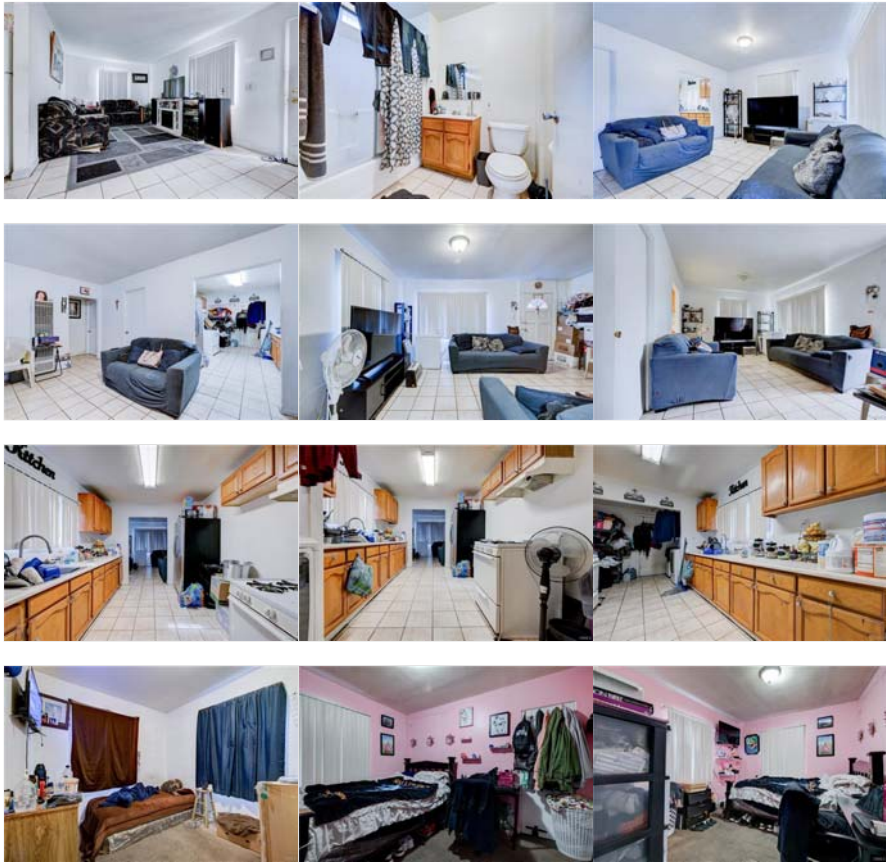
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB23087349

Printed: 10/01/2023 7:01:25 AM

Closed • Triplex

List / Sold:
\$1,255,000/\$1,265,000 
7 days on the market
Listing ID: SB23108376

4061 W 132 St. • Hawthorne 90250
3 units • \$418,333/unit • 3,479 sqft • 9,452 sqft lot • \$363.61/sqft •
Built in 1948
Between Praire and Jefferson Ave.



Welcome to this remarkable property that is now available for the first time in over 25 years! This Triplex offers a unique opportunity for home-ownership. Let's begin with the front house, 1,503 square feet of living space. As you enter, you'll be greeted into the generously sized living room with a fireplace that sets the perfect ambiance, and from the living room a conveniently located door leads to the attached two-car garage, where you'll find the added benefits of washer and dryer hookups. Open floor plan kitchen awaits you, seamlessly blending into a formal dining area. This layout creates an inviting space for entertaining guests or enjoying meals with loved ones. Moving along the home's hallway, you'll come across a full bathroom, ensuring convenience for both residents and guests. Further down the hall, you'll discover two bedrooms. At the end of the hallway lies the – a fabulous step-down master bedroom, complete with its own fireplace. Outside, you'll find a private and secure cozy patio, perfect for hosting barbecues and creating memorable moments during family get-together. Introducing Unit #B, Spacious living room, Kitchen, Dining area, Down the hall, Master bedroom a full Bathroom, and the second bedroom. The two-car garage is conveniently equipped with washer and dryer hookups. This unit is thoughtfully designed to accommodate your everyday needs. Introducing Unit #C Recently remodeled. This unit features a living room, Updated kitchen, and a dining area. Bathrooms have been updated, the master bedroom with newer paint and carpet. Furthermore, it offers a private laundry room. Long driveway, Each unit its own two-car garage and there's so much more to mention. You simply have to see this one! Conveniently located near major freeways such as the 405 and 105, as well as L.A. Lax airport, Manhattan Beach, Hermosa Beach, Dockweiler beach, Parks, Restaurants, Schools, SpaceX,Tesla Design center, Sofi Stadium, Inglewood Furom. Don't miss out on this fantastic opportunity.

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,255,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Fireplace(s), Forced Air, Wall Furnace
- \$1,055 (Unknown)
- Laundry: In Garage, Individual Room
- \$16000 Gross Scheduled Income
- \$14089 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas & Electric Range, Gas Oven
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$1,800.00
- Gas: \$420
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$0	\$0	\$3,750
2:	1	2	2	2		\$1,600		\$2,350
3:	1	2	2	2		\$1,200		\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045025016

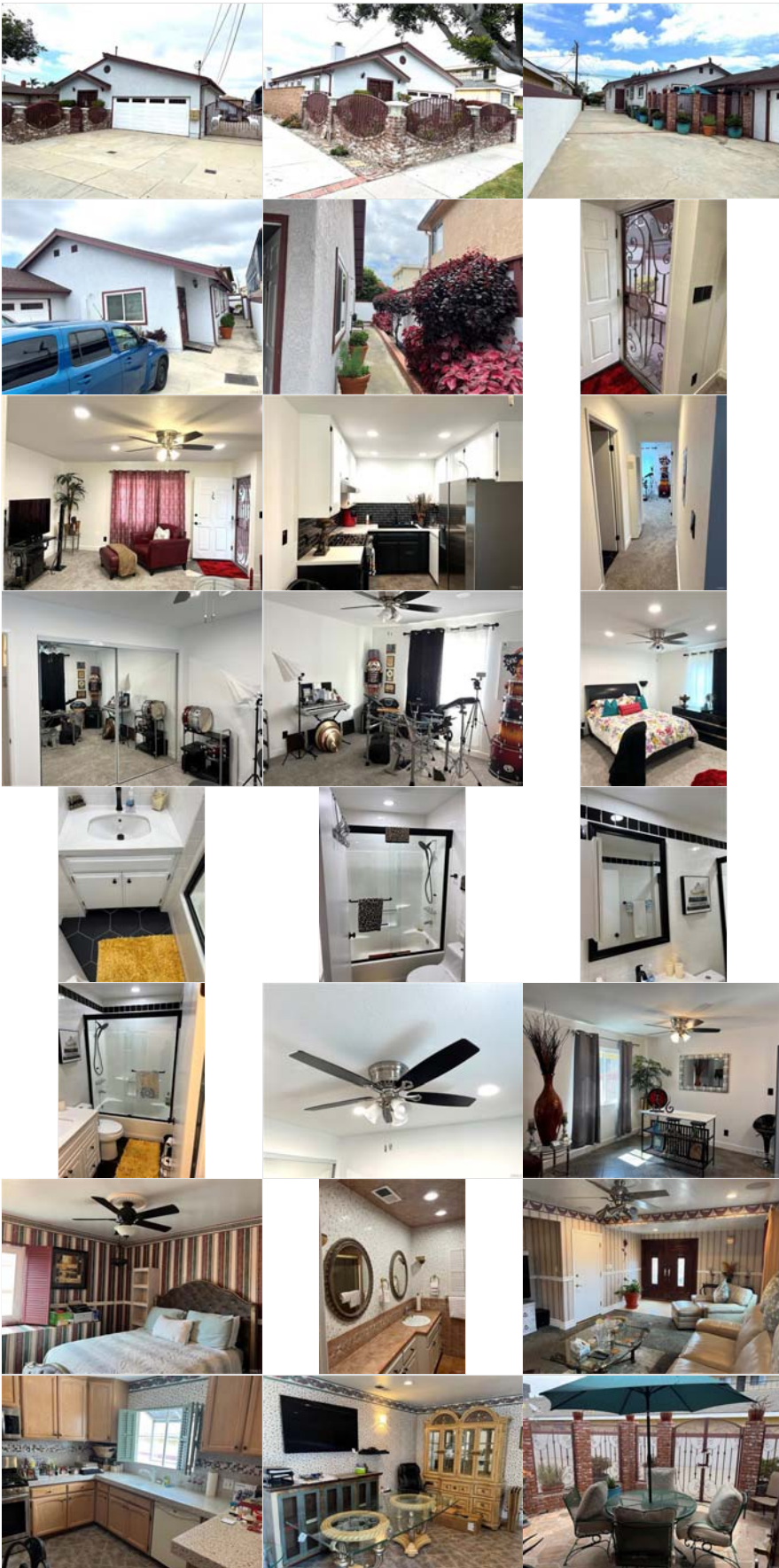
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB23108376

Printed: 10/01/2023 7:01:25 AM

Closed • Triplex

List / Sold:
\$1,488,000/\$1,488,000
11 days on the market
Listing ID: WS23137785

413 W Norwood Pl • San Gabriel 91776
3 units • \$496,000/unit • 2,490 sqft • 9,908 sqft lot • \$597.59/sqft •
Built in 1958
West of Del Mar and East of New Ave, South of Valley Blvd and about 0.4 mile North of Freeway 10.



There are three houses on this 9,908 sq. ft. of flat land, located conveniently near bus transportation, Asian markets, Marshall Community Park and many retail store. Plus it's only few blocks away from freeway 10. The front house was remodeled about 10 years ago with newer kitchen granite counter top and cabinets, changed interior with new drywall, laminated flooring, tile floor in kitchen and bath, retrofit windows, new roof and new central A/C and Heat,. The single garage space at the front house has been converted into a livable room. The front yard is a ideal place for all kids of activities since it has been fenced around by block wall with wrought iron bars, and the ground is covered with stepping stone. The Norwood Pl Street also have some big trees blocking the afternoon sun. The Park is right across the property. It's walking distance to 99 Range Market, Hawaii Super Market, San Gabriel Hilton, Sheraton Hotel, many retail centers and some famous Chinese restaurants.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$1,480,000
- 3 Buildings
- 6 Total parking spaces
- 2 Total carport spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen, Inside
- \$59160 Gross Scheduled Income
- \$33167 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,993
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,540
- Cable TV: 02082542
- Gardener:
- Licenses:
- Insurance: \$1,870
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,750
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,850	\$1,850	\$2,500
2:	1	2	1	2	Unfurnished	\$1,540	\$1,540	\$1,800
3:	1	2	1	0	Unfurnished	\$1,540	\$1,540	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360028012

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: WS23137785

Printed: 10/01/2023 7:01:25 AM



Closed • Triplex

List / Sold: \$900,000/\$700,000 ↓

1440 W Grand Ave • Pomona 91766

214 days on the market

3 units • \$300,000/unit • 2,324 sqft • 12,937 sqft lot • \$301.20/sqft • Built in 1908

Listing ID: WS23022264

Cross streets are Hansen Ave and Buena Vista Ave



A single-family home in the front with separate duplex in the rear with plenty of parking with fence.

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen
- \$25380 Gross Scheduled Income
- \$19092.35 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,288
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,060
- Cable TV: 01837491
- Gardener:
- Licenses:
- Insurance: \$392
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,400
3:	1	2	1	0	Unfurnished	\$465	\$465	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8343015023

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23022264

Printed: 10/01/2023 7:01:25 AM

Closed •

List / Sold:

\$1,899,000/\$1,725,000 ↓

67 days on the market

Listing ID: 23290543

1011 Havenhurst Dr • West Hollywood 90046
3 units • \$633,000/unit • 2,300 sqft • 6,616 sqft lot • \$750.00/sqft •
Built in 1924

South of Santa Monica Blvd. / North of Melrose Ave. / West of Crescent Heights / East of La Cienega Blvd.



Great opportunity for the most discerning of buyers, whether it be developer or investor. Classic Spanish duplex on 50 x 131 / R2 lot in one of the most sought after West Hollywood neighborhoods, West of Crescent Heights / north of Melrose Ave. Charming curb appeal, lush landscaping, hardwood floors, formal dining rooms + breakfast nooks. Main structure is built as a duplex, identical floor-plans, space 1011 had a wall removed creating 1 large bedroom, space 1013 is still a 2 bed, + guest house. Please call for further details.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$2,495,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Washer Included, Dryer Included
- \$174000 Net Operating Income

Interior

- Rooms: Guest/Maid's Quarters, Master Bathroom, Living Room
- Floor: Wood

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529018015

Michael Lembeck

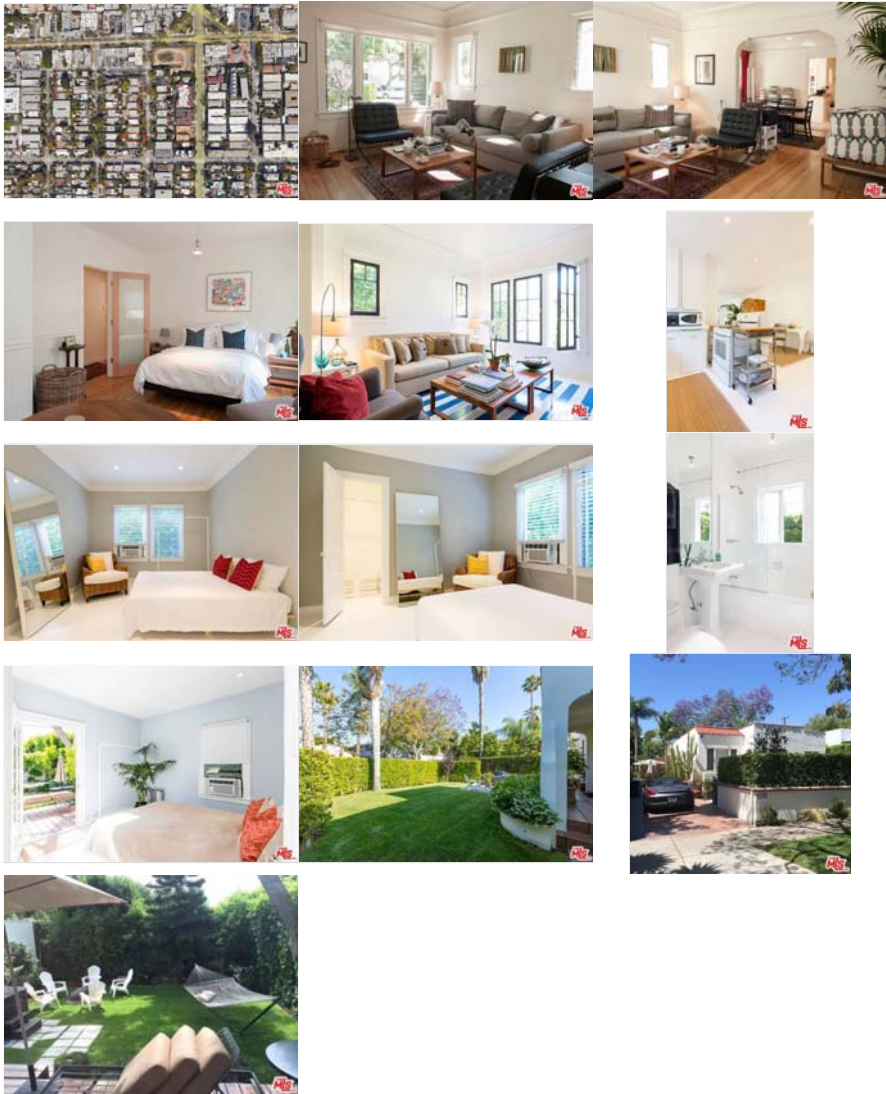
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23290543

Printed: 10/01/2023 7:01:25 AM

Closed •

800 N Vista St • Los Angeles 90046
3 units • \$626,667/unit • 2,712 sqft • 7,663 sqft lot • \$677.73/sqft •
Built in 1923
North Of Melrose Ave.



List / Sold:

\$1,880,000/\$1,838,000 ↓

54 days on the market

Listing ID: 23271017

A once in a century opportunity for both homeowners and investors alike! Imagine the possibilities whether you are looking to live here and also generate rental income, create an extended family compound or looking to invest in a multi-family rental property, this charming triplex offers unique and versatile living arrangements. With its beautiful, pristine Spanish-style architecture, this property is located in one of the most sought-after neighborhoods in the vibrant Melrose area. Located on a large corner lot of Vista and Waring, it is a mere stroll away from Melrose Avenue and conveniently located near some of the best shopping and restaurants that Los Angeles has to offer. Basking in full sunshine and surrounded by manicured landscaping, this triplex showcases timeless elegance in the heart of Los Angeles and located on the edge of the West Hollywood border. Comprised of a single-story duplex and a detached single-family residence, each boasts its own separate entrances and individual address, each residence includes 2 bedrooms and 1 bathroom, complete with inviting fireplaces, original hardwood floors, and traditional lath and plaster walls. Each duplex unit features classic architectural details such as arched doorways, picture rail crown molding, original casement and weighted sash wood windows, a built-in secretary desk in the living room and a lovely built-in china hutch in the formal dining area. The single-family residence presents its own distinctive floor plan, highlighted by French doors leading from the living room to the formal dining room and a private, cozy patio area. Each unit enjoys its own indoor laundry space and water heater, ensuring convenience and privacy. Additionally, this property includes generous exterior storage units and a spacious two car driveway or tandem parking for four cars. Owned, occupied, and maintained by four generations of just one family since this triplex was built and purchased in 1923, this is the first opportunity for a new buyer to own this historic gem.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,880,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,916	\$1,916	\$4,000
2:	1	2	1		Unfurnished	\$1,916	\$1,916	\$3,500
3:	1	2	1		Unfurnished	\$0	\$0	\$4,000

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5526005027

Michael Lembeck

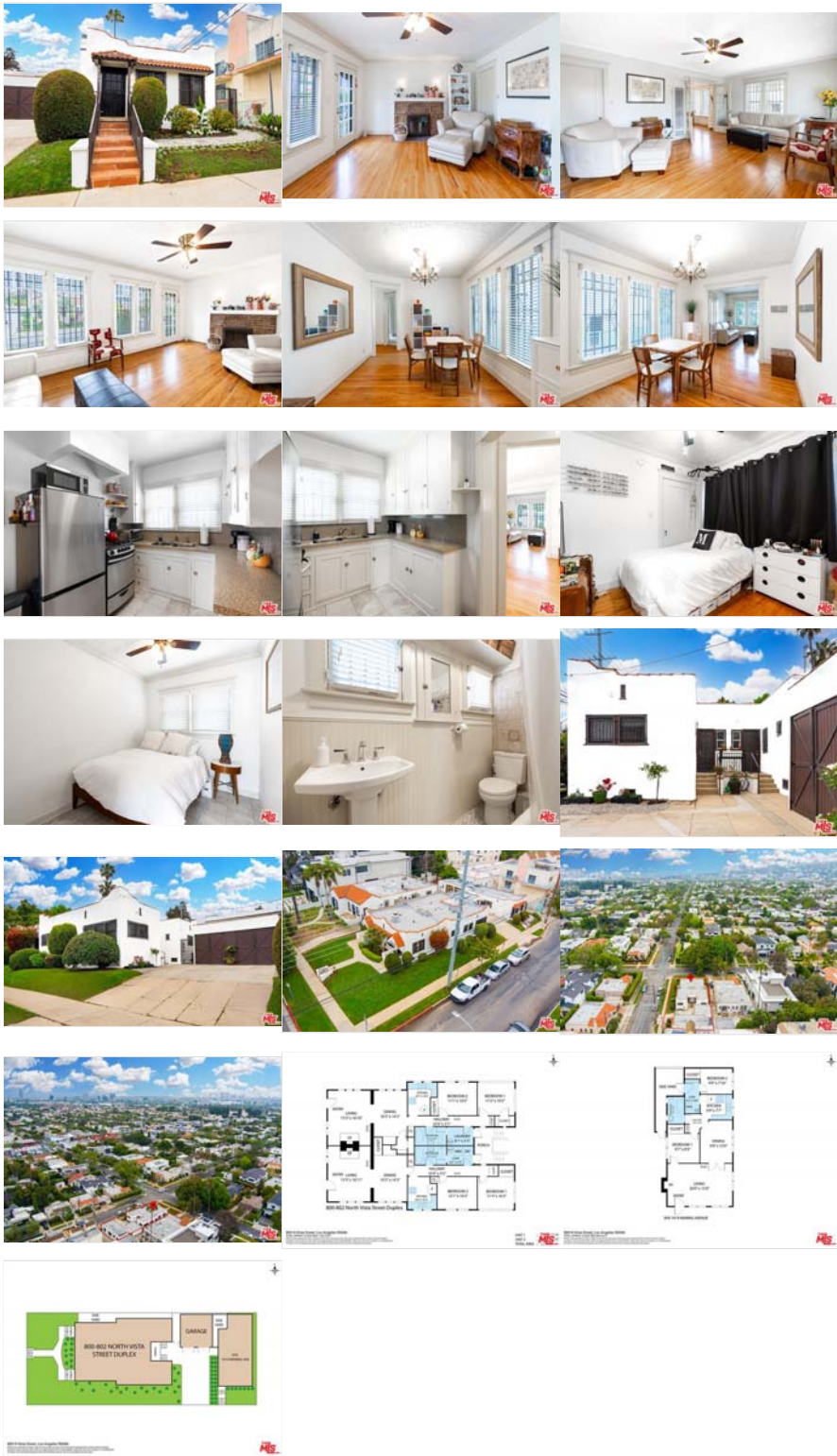
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23271017

Printed: 10/01/2023 7:01:25 AM

Closed •

11526 Culver Blvd • Los Angeles 90066
3 units • \$384,667/unit • 1,140 sqft • 2,799 sqft lot • \$1000.00/sqft •
Built in 1954
Between Dawes and Berryman



List / Sold:
\$1,154,000/\$1,140,000 ↓
25 days on the market
Listing ID: 23298571

11526-11526 1/2 Culver Blvd is a Beautiful, Super Clean, Privatized triplex situated 5 miles to the ocean in Mar Vista/Culver City adjacent, one of the Westsides hottest locations. 2 units can be delivered vacant. Front unit: 1 bedroom 1 bath, features bamboo wood flooring, a window ac unit, newer appliances in kitchen, plus has access to a front garden, vacant but can rent easily for \$2,195. Middle unit : Completely remodeled 1 bedroom 1 bath, features exposed wood beam ceilings, newer kitchen with green granite counter tops, 90-gallon tub with jets, built in speakers, remote control skylight shades, plus can be added to the studio to make it a 2-bedroom 2 bath unit. Great for an owner user. The studio is vacant, so you can rent it out separately or combine it with the middle unit. You can also rent out the empty units as executive furnished short term, for much more money. All new plumbing, tankless water heater, double paned windows, electrical and roof where redone to accommodate the owned solar panels. Stackable washer/dryer behind units, with a large storage container for all tenants. Parking is available behind units, with alley access. This low maintenance building would make a great 1031 exchange. This property is located near Playa del Rey, Marina Del Rey, Venice, and Santa Monica. Close to freeways, Beaches, bike paths, and buzzing dining and nightlife.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$7,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,100
2:	1	1	1		Unfurnished	\$1,625	\$19,500	\$2,300
3:	1	0	1		Unfurnished	\$0	\$0	\$1,500

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4217017001

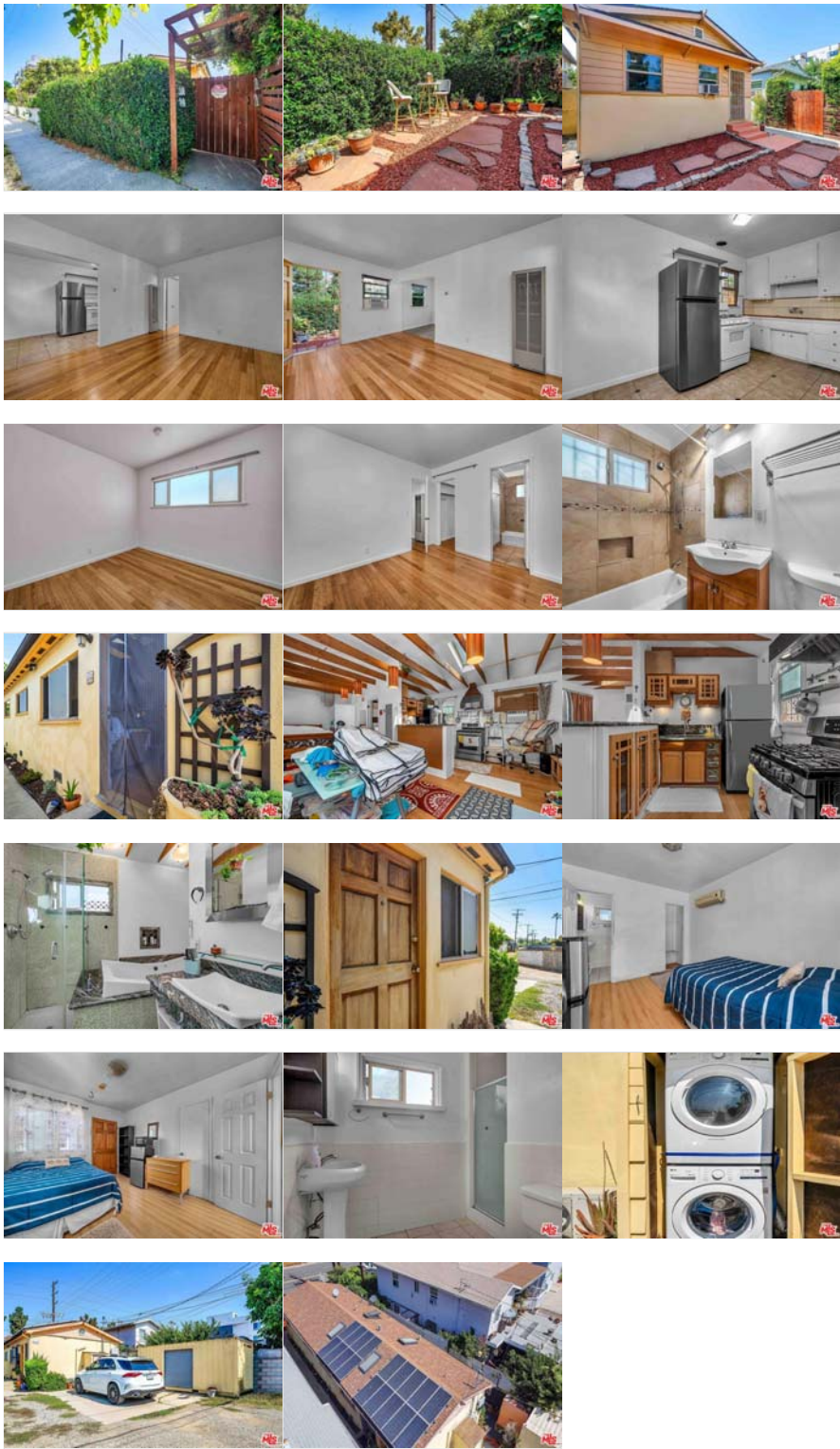
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Triplex

List / Sold: \$699,000/\$680,000 ↓

4223 Compton Ave • Los Angeles 90011
3 units • \$233,000/unit • 2,099 sqft • 3,967 sqft lot • \$323.96/sqft •
Built in 1938
On Compton Avenue, Between E 43rd St & E 42nd St

46 days on the market
Listing ID: SB23070871



We are proud to present 4223 Compton Ave, Los Angeles! The property consists of (1) One-Bedroom and (2) Two-Bedroom units. Two of the units have their own fenced patios areas, which allows a lot of privacy for the tenants. Property to be delivered with current Tenants in place. This Triplex offers a great opportunity to invest in a property that is conveniently located near Downtown Los Angeles. The property boasts a prime, central location that provides easy access to all of the city's top attractions and amenities, making it an ideal investment for those who want to experience the best of what LA has to offer. The competitive pricing makes now the perfect time to secure a great investment property opportunity that promises a great financial reward. PROPERTY TO BE DELIVERED WITH ONE OF THE 2 BEDROOM UNITS VACANT! Contact us now to discuss in more detail!

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$390 (Public Records)
- Cap Rate: 6.13
- \$62256 Gross Scheduled Income
- \$42840 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,304
- Electric: \$675.00
- Gas: \$675
- Furniture Replacement:
- Trash: \$675
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,148
- Maintenance: \$2,718
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$675
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,675	\$1,675	\$1,675
2:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	2	1	0	Unfurnished	\$1,413	\$1,413	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5116009002

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23070871

Printed: 10/01/2023 7:01:25 AM

Closed •

List / Sold: **\$675,000/\$655,000** ↓

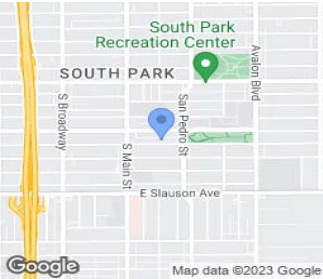
203 E 55th St • Los Angeles 90011

203 days on the market

3 units • \$225,000/unit • 3,226 sqft • 4,872 sqft lot • \$203.04/sqft • Built in 1921

Listing ID: 23239777

From I-110 S; take exit 19A toward 51st St; merge onto S Flower St; turn left onto W 51st St; turn right onto S Broadway; turn left onto W 55th St (property on the left, between S Main St & San Pedro St).



Great income opportunity in Los Angeles! This triplex offers so much potential. Featuring 3 units: one with 3-bedrooms/1-bathroom, the second with 3-bedrooms/1-bathroom, and the third with 1-bedroom/1-bathroom. The property is gated with parking available in the front, and parking available in the back that is accessed from an alley. Trees, some planters, and grassy areas can be found throughout the yard with paved paths leading to each unit. Located in Downtown Los Angeles near South Los Angeles Wetlands Park, restaurants, and markets.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$675,000
- 3 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Other Interior Features: Ceiling Fan(s), Storage

Exterior

- Lot Features: Lawn, Yard

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,200	\$1,200	\$2,500
2:	1	3	1		Unfurnished	\$1,600	\$1,600	\$2,500
3:	1	1	1		Unfurnished	\$1,000	\$1,000	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5101013023

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23239777

Printed: 10/01/2023 7:01:25 AM

Closed • Duplex

List / Sold: \$850,000/\$850,000 ↓

1273 S Alma Ave • East Los Angeles 90023

206 days on the market

3 units • \$283,333/unit • 1,518 sqft • 5,241 sqft lot • \$559.95/sqft • Built in 1928

Listing ID: CV23026325

From the 5 freeway exit Indiana south to Olympic Blvd and 1 block to the East. Between Olympic & Union Pacific



MINIMUM 20% DOWNPAYMENT. CONVENTIONAL FINANCING ONLY.3 ON A LOT FOR SALE PLUS A 2 DETACHED GARAGE AND LOTS OF PARKING SPACES TO PARK UP TO 4 CARS IN THE DRIVEWAY AND 3 TO 4 CARS IN THE FRONT BUILDING. THE PROPERTY HAS NOT BEEN ON THE MARKET FOR OVER 35 YEARS. THE PROPERTY HAS BEEN RENOVATED AND IS IN GOOD MOVING-IN CONDITION.

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$899,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$6700 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry
- Floor: Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level with Street, Rectangular Lot, Level, Near Public Transit, Park Nearby, Patio Home, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Fair Condition, Partial, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$920
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$120
- Cable TV: 01333814
- Gardener:
- Licenses: 100
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	4	3			\$0		\$6,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5242009036

Michael Lembeck

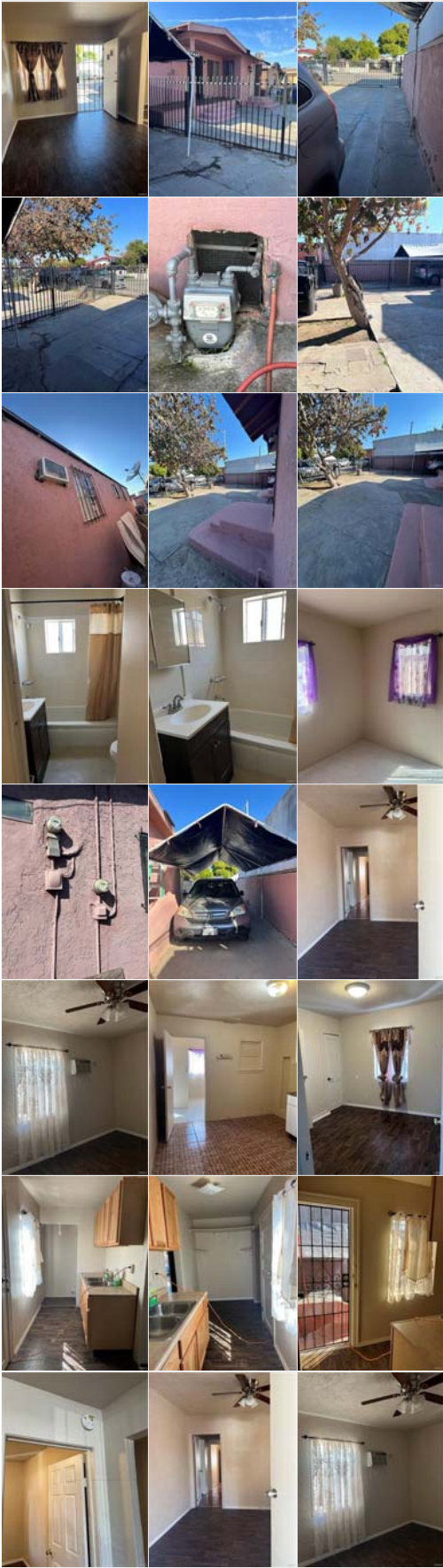
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: CV23026325

Printed: 10/01/2023 7:01:25 AM

Closed • Triplex

List / Sold: \$759,000/\$800,000

308 W Laurel St • Compton 90220

40 days on the market

3 units • \$253,000/unit • 2,144 sqft • 7,798 sqft lot • \$373.13/sqft • Built in 1951

Listing ID: DW23100716

RP-Compton Ave, S. Rosecrans, E. Central Ave., W. Alameda



Three units on RV large lot duplex on front. One bedroom for each rear unit. The rear unit has two bedrooms which is freshly painted, has a new kitchen sink, separate dining, and new carpet. Each unit has a private yard. Open parking iron fence. Walking distance to City Hall. Close to shopping and freeways. City Report Pending.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$759,000
- 3 Buildings
- 0 Total parking spaces
- Heating: Natural Gas
- \$896 (Estimated)
- Laundry: See Remarks
- \$50400 Gross Scheduled Income
- \$43240 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,160
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$780
- Cable TV: 00995543
- Gardener:
- Licenses: 191
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,040
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,400
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,400
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6160004012

Michael Lembeck

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

Re/Max Property Connection

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

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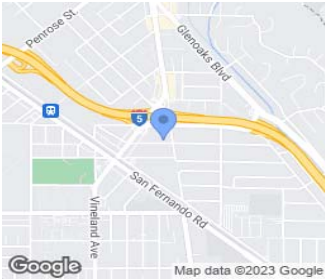
CUSTOMER FULL: Residential Income LISTING ID: DW23100716

Printed: 10/01/2023 7:01:25 AM

Closed • Single Family Residence

List / Sold:
\$1,549,000/\$1,428,000 ↓
71 days on the market
Listing ID: BB23068972

10817 Crockett St • Sun Valley 91352
3 units • \$516,333/unit • 3,364 sqft • 8,190 sqft lot • \$424.49/sqft •
Built in 2019
Sunland



7.49% CAP!!! Completely Remodeled 4 bedroom / 2 bath home in 2019. Other 2 units built 2019. Total SF is 3,364 SF & 8,190 SF Lot. Total income is \$11,900 per month. Perfect to live in one unit and keep other units rented out or keep all rented as investment. All units have washer / dryer inside unit. Low maintenance property with all concrete. Each unit has own private patios. good rental income of 11,900 per month

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,549,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Owner)
- Laundry: Inside
- \$142800 Gross Scheduled Income
- \$116052 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: \$26,748
- Electric: \$4,200.00
- Gas: \$2,460
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885613
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$5,500	\$5,500	\$6,000
2:	1	2	2	0	Unfurnished	\$4,200	\$4,200	\$4,400
3:	1	1	1	0	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- SUNV - Sun Valley area
- Los Angeles County
- Parcel # 2407024026

Michael Lembeck

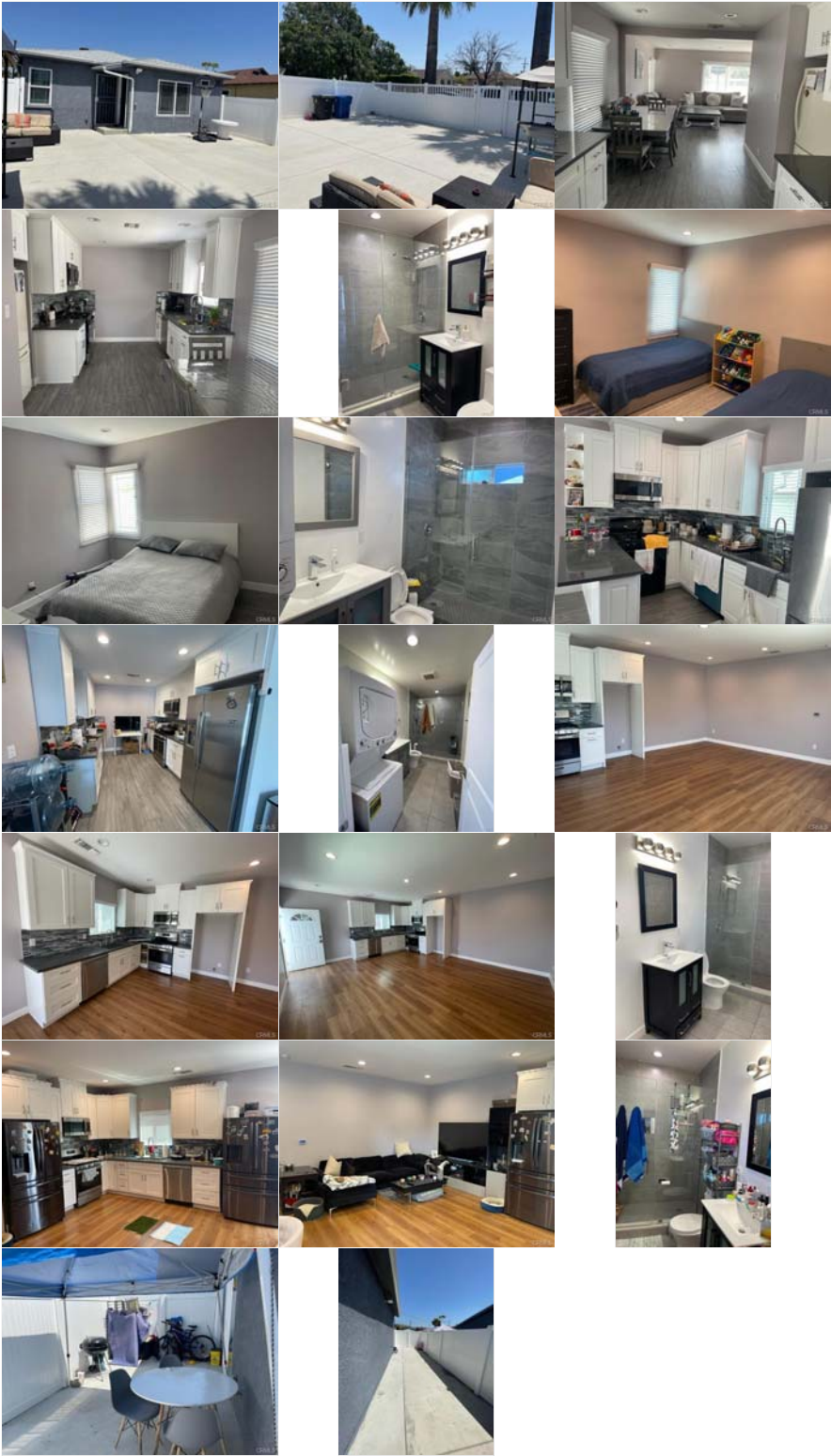
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: BB23068972

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Closed • Apartment

List / Sold:
\$2,350,000/\$2,035,000 ↓
13 days on the market
Listing ID: SB23149128

2604 Curtis Ave • Redondo Beach 90278
4 units • **\$587,500/unit** • **3,830 sqft** • **7,514 sqft lot** • **\$531.33/sqft** •
Built in 1965
South on Inglewood Ave and west on Curtis Ave



Great 4 Unit investment property located in the city of Redondo Beach. All units are currently occupied and all are on month to month leases. This property is conveniently located near LAX, 405 Freeway, places of interest such as South Bay Galleria, Alondra Gold Course Park, Redondo beach pier and much more. Don't miss out on this investment opportunity!

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 3.19
- \$119880 Gross Scheduled Income
- \$75076 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,208
- Electric: \$1,842.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$1,014
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 4651
- Water/Sewer: \$2,213
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,270	\$2,270	\$2,500
2:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	3	2	2	Unfurnished	\$2,800	\$2,800	\$3,000
4:	1	2	1	1	Unfurnished	\$2,380	\$2,380	\$2,500

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
- Buyer Agency Compensation: 2%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4153025010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23149128

Printed: 10/01/2023 7:01:25 AM

Closed • **Quadruplex**

List / Sold: **\$575,000/\$475,000** ↓

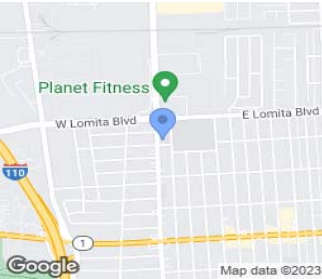
1704 N Wilmington • Wilmington 90744

17 days on the market

4 units • \$143,750/unit • 2,568 sqft • 5,424 sqft lot • \$184.97/sqft • Built in 1948

Listing ID: SB23108988

PCH going east past 110 Frw, right on Wilmington Blvd to M st



Good sized (642 SF) one bedroom units, and well built 4-plex in 1948. Although the property has LA Rent Control, the potential of this property is tremendous. At \$1500 rent per unit, the property would be under 8 X Gross and have a 10.7 Cap Rate. One REAR parking SPACE per unit. Each apt has their own LAUNDRY HOOK UP INSIDE. 3 Apts. on ground level & one apt. upstairs. Offers require 25% down. FIRST TIME ON MARKET IN 40 YEARS.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$575,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Owner)
- Laundry: Inside
- Cap Rate: 3
- \$27540 Gross Scheduled Income
- \$17140 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,400
- Electric: \$400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$595	\$595	\$1,500
2:	1	1	1	1	Unfurnished	\$472	\$472	\$1,500
3:	1	1	1	1	Unfurnished	\$615	\$615	\$1,500
4:	1	1	1	1	Unfurnished	\$663	\$663	\$1,200

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: 2.5%
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7414008010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23108988

Printed: 10/01/2023 7:01:25 AM

Closed • **Quadruplex**

420 E Lemon Ave • Glendora 91741
4 units • \$412,500/unit • 3,158 sqft • 7,232 sqft lot • \$522.48/sqft •
Built in 1955
Route 66

List / Sold:
\$1,650,000/\$1,650,000
9 days on the market
Listing ID: **WS23157386**



Welcome to an exceptional investment opportunity nestled in the heart of Glendora. This remarkable 4-unit multi-unit property presents not only a chance to own prime real estate but also to tap into the thriving community that surrounds it. The city's excellent school district provides a magnet for families seeking top-tier education for their children. The proximity to local parks offers abundant outdoor recreational opportunities, making it an attractive place to live. The property's surroundings are brimming with a wide array of eateries catering to various culinary tastes. From cozy cafes to gourmet restaurants, residents have an eclectic range of dining options to explore. Additionally, the convenience of local shopping centers and entertainment venues ensures a well-rounded lifestyle. Investors and tenants alike can leverage the advantage of Glendora's proximity to local colleges. This strategic location opens doors to potential tenants seeking proximity to academic institutions, expanding the pool of potential renters and boosting the property's desirability. The sale of this multi-unit property in Glendora boasts an astounding 5.31% cap rate. All units are turnkey and fully occupied. Of the 4 units, 2 units are newly-built and permitted ADU units that have their own addresses and electrical and gas meters. Whether you're a seasoned investor looking to diversify your portfolio or someone new to real estate investment, this offering provides a rare chance to secure a piece of prime Glendora real estate.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,650,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Zoned
- Heating: Zoned
- \$702 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 5.31
- \$116160 Gross Scheduled Income
- \$87760 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Vinyl
- Appliances: Gas Range, Range Hood, Tankless Water Heater, Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Corner Lot
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,400
- Cable TV: 01391478
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,345	\$2,345	\$2,600
2:	1	2	1	0	Unfurnished	\$2,395	\$2,395	\$2,600
3:	1	2	1	1	Unfurnished	\$2,545	\$2,545	\$2,600
4:	1	2	1	1	Unfurnished	\$2,395	\$2,395	\$2,600

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 12

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 629 - Glendora area
- Los Angeles County
- Parcel # 8639011010

Michael Lembeck

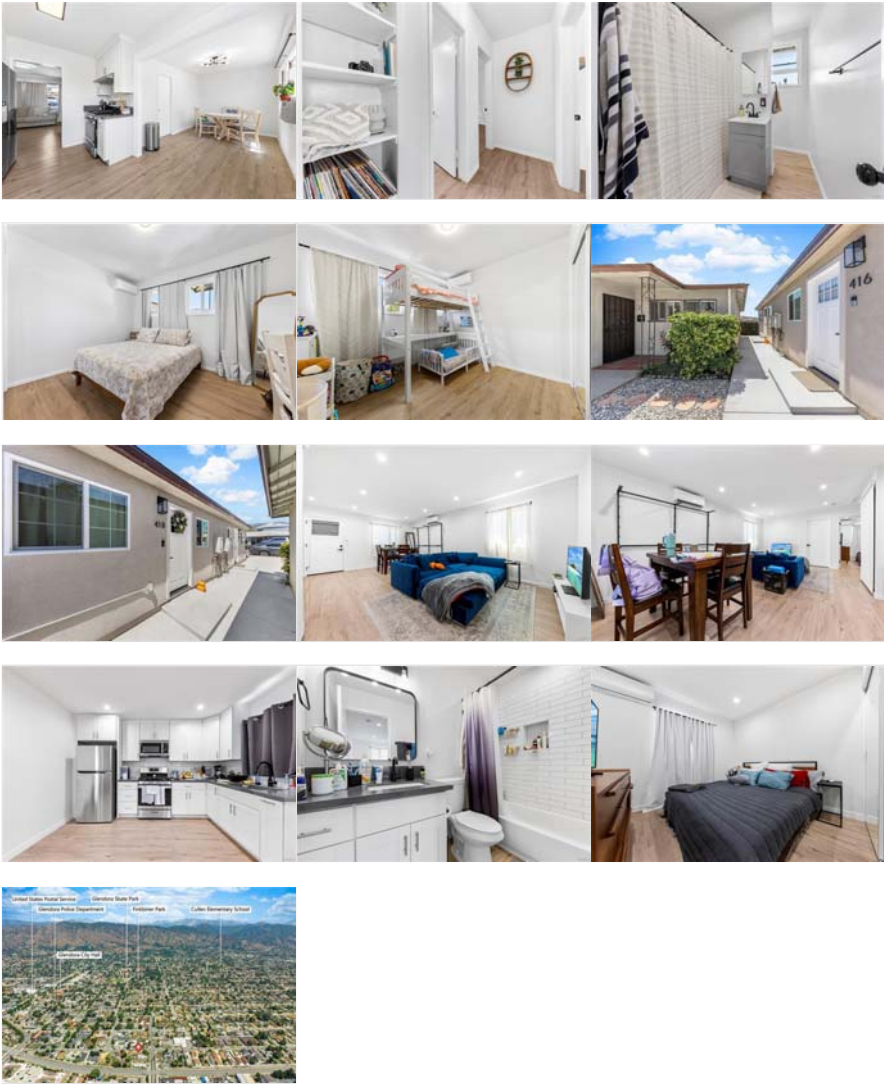
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23157386

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Closed • Apartment

List / Sold:

\$1,548,000/\$1,550,000 ↓

43 days on the market

154 S Avenue 54 • Los Angeles 90042

4 units • \$387,000/unit • 2,290 sqft • 5,619 sqft lot • \$676.86/sqft • Built in 1940

Listing ID: GD23085104

Traveling on fig head south on Ave 54, property is on the right side on the corner of Ave 54 and Longfellow St



Incredible Owner-User or Investment opportunity to acquire a beautifully remodeled 4-plex in highly desirable Highland Park. A lot of money invested in this meticulous renovation project. The property consists of one 2 bedroom 1 bath (occupied), one 1 bedroom 1 bath (open), one 1 bedroom 1 bath (occupied), and one studio (occupied). All four apartments have been extensively remodeled. The occupied studio, 2 bedroom, and 1 bedroom units have tenants who have been there for less than one year. One of the four units will be open at the close of escrow. Additionally, the three occupied units are open to remaining for a year post COE and are on a year contract. The property is conveniently located on a quiet street just a walk away from red-hot Figueras Boulevard where you'll find local favorites like Hippo, Kitchen Mouse, Cookbook, HomeState, Civil Coffee, Cafe Birdie, ETA, Otoño, Rosty, and so many more. You also have easy access to freeways and proximity to DTLA, Pasadena, the Metro Gold Line, all the restaurants, bars, coffee shops, nightlife, and the vibrant urban lifestyle that Highland Park offers.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$1,598,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Community, Dryer Included, Outside, Washer Included
- \$120000 Gross Scheduled Income
- \$100570 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: 6 Burner Stove, Built-In Range, Dishwasher, Electric Oven, Electric Cooktop, Freezer, Disposal, Microwave, Refrigerator, Vented Exhaust Fan

Exterior

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

Annual Expenses

- Total Operating Expense: \$700
- Electric: \$3,600.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02020804
- Gardener:
- Licenses: 0
- Insurance: \$2,400
- Maintenance: \$6,000
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	1	1	0	Unfurnished	\$2,250	\$2,250	\$2,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,700
4:	1	0	1	0	Unfurnished	\$2,100	\$2,100	\$2,150

Of Units With:

- Separate Electric: 1
- Gas Meters: 0
- Water Meters: 1
- Carpet: 0
- Dishwasher: 3
- Disposal: 3
- Drapes: 0
- Patio: 0
- Ranges: 3
- Refrigerator: 3
- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5468015029

Michael Lembeck

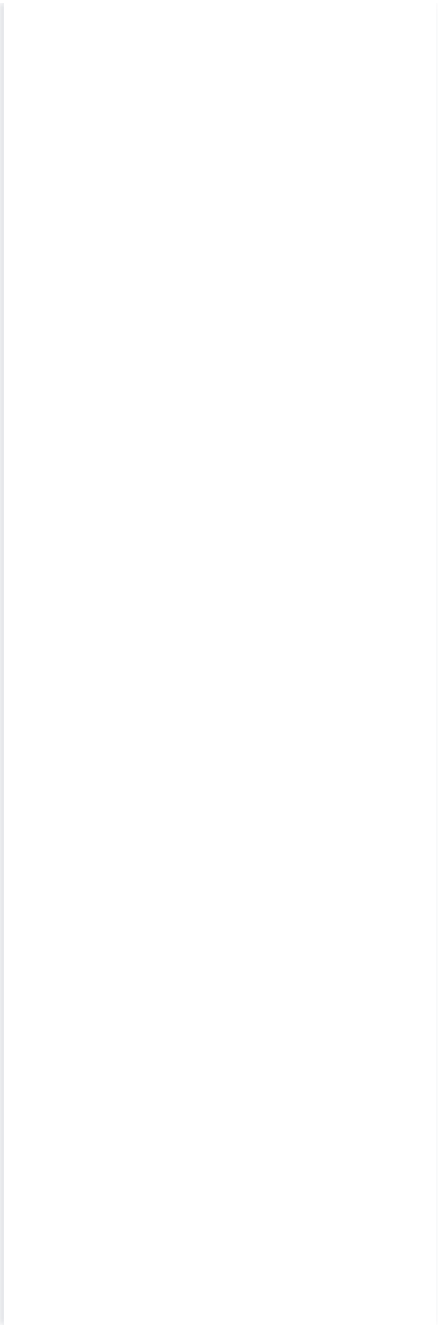
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Quadruplex

List / Sold:
\$1,250,000/\$1,150,000 ↓
28 days on the market
Listing ID: CV23151742

15712 Fairgrove Ave • La Puente 91744
4 units • \$312,500/unit • 3,524 sqft • 11,028 sqft lot • \$326.33/sqft •
Built in 1964
E/Hacienda N/Amar



Hard to find 4-plex in La Puente with all 2 bedroom, 1 bath units. Front house has 1 car garage and washer/dryer hookups and recently updated kitchen cabinets, countertops and new sink . Back house has carport for use. 2 middle units have parking spaces. Units have wall A/Cs & all have wall heaters. New roof on back house & trees recently trimmed. Long term tenants are slightly under market rent, but with some upgrades and improvements, these units could rent for much more. Property needs some TLC, and is priced to reflect that. Owner pays Water, trash & Gas on front 3 units, back house pays their own water. Close to large shopping centers & schools makes this a desirable location. Excellent upside potential and opportunity to own units!

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: See Remarks
- \$72540 Gross Scheduled Income
- \$47774 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Vinyl
- Other Interior Features: Formica Counters, Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,766
- Electric:
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$1,186
- Cable TV: 01329974
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,644	\$1,644	\$1,800
2:	1	2	1	0	Unfurnished	\$1,188	\$1,188	\$1,700
3:	1	2	1	0	Unfurnished	\$1,695	\$1,695	\$1,700
4:	1	2	1	0	Unfurnished	\$1,518	\$1,518	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8252009002

Michael Lembeck

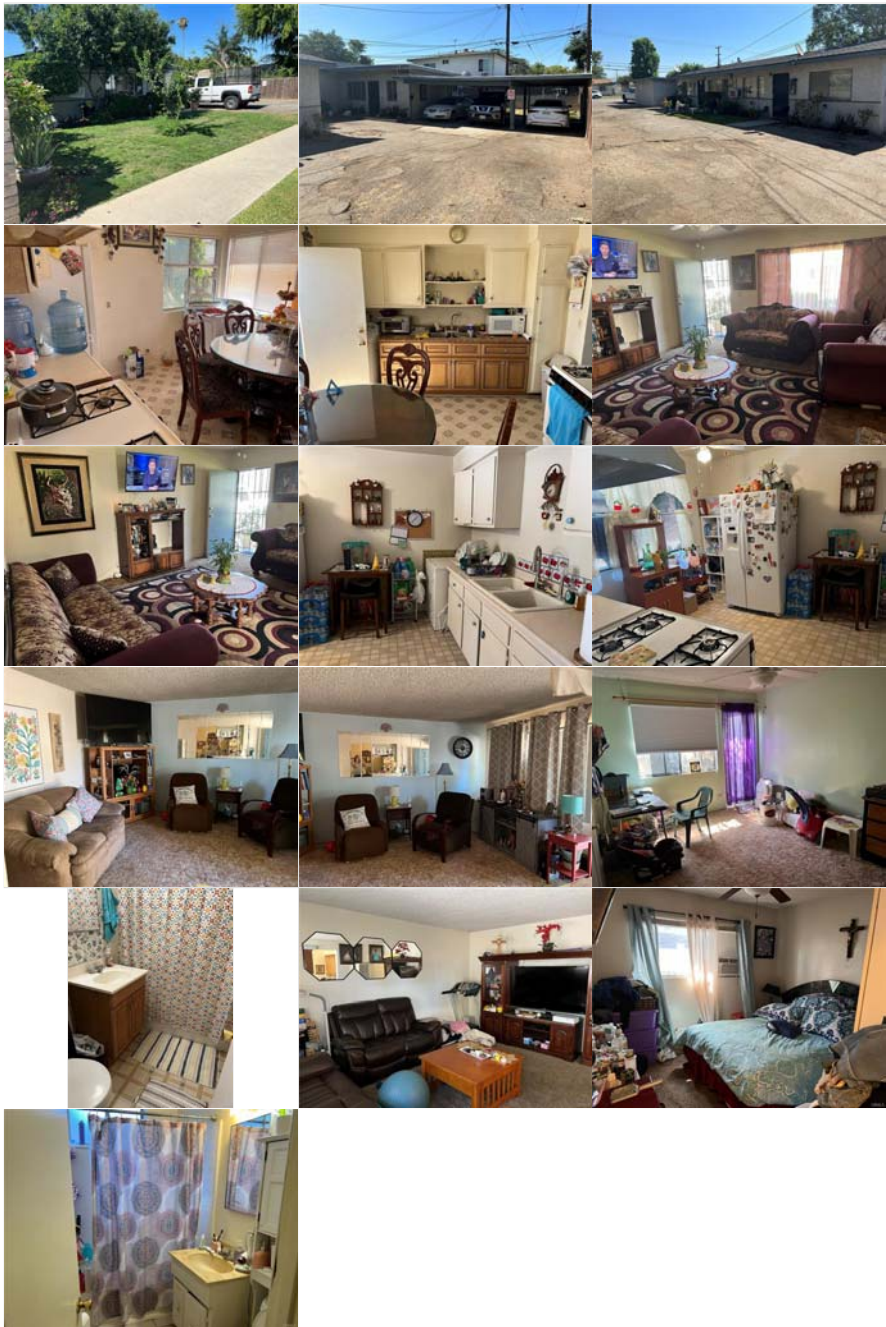
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23151742

Printed: 10/01/2023 7:01:25 AM

Closed •

1520 Hauser Blvd • Los Angeles 90019
4 units • \$372,250/unit • 3,312 sqft • 6,750 sqft lot • \$407.61/sqft •
Built in 1927
South of Pico

List / Sold:
\$1,489,000/\$1,350,000 ↓
145 days on the market
Listing ID: 23247753



TERRIFIC 4-PLEX IN GREAT PICFAIR VILLAGE NEIGHBORHOOD. TRUE PRIDE OF OWNERSHIP INVESTMENT OPPORTUNITY. ALL UNITS REDONE WITH NEWER KITCHENS, BATHS, ELECTRIC AND REFINISHED HARDWOOD FLOORS. ALL VERY NICE SIZED 1 BEDROOM UNITS, EACH WITH A 1 CAR GARAGE. ON-SITE LAUNDRY. VERY GOOD RENTAL HISTORY. BUILDING HAS BEEN VERY WELL MAINTAINED BY CURRENT OWNER. INTERIOR OF OCCUPIED UNITS CAN BE VIEWED WITH ACCEPTED OFFER.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,539,000
- 1 Buildings
- Levels: Multi/Split , Two
- Heating: Baseboard

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,490	\$1,490	\$2,000
2:	1	1	1		Unfurnished	\$1,900	\$1,900	\$2,000
3:	1	1	1		Unfurnished	\$1,563	\$1,563	\$2,000
4:	1	1	1		Unfurnished	\$1,975	\$1,975	\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069031035

Michael Lembeck

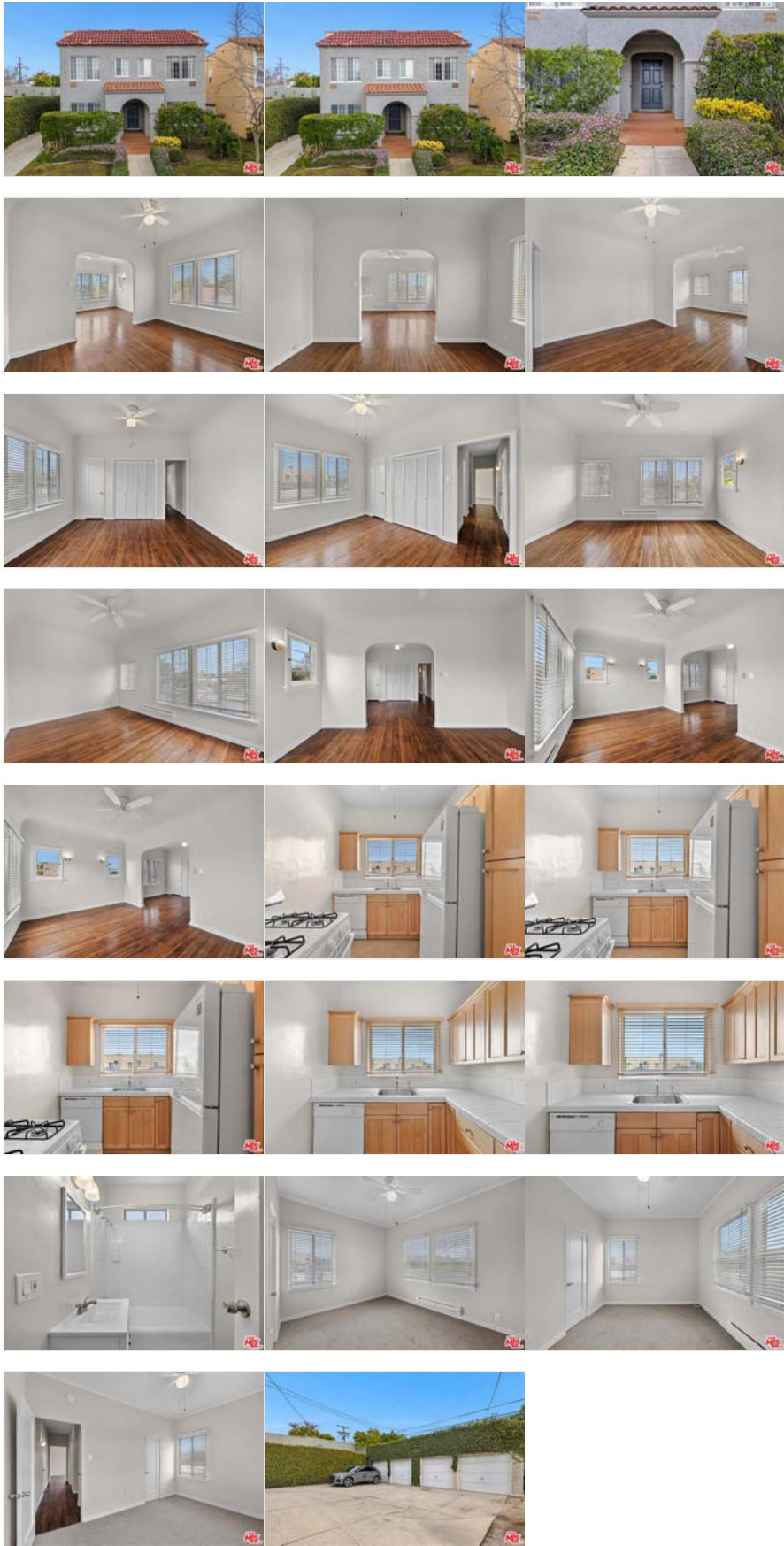
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed •

List / Sold:
\$2,500,000/\$2,500,000 ➡

168 days on the market

Listing ID: 23234447

1175 N New Hampshire Ave • Los Angeles 90029
4 units • \$625,000/unit • 4,992 sqft • 6,750 sqft lot • \$500.80/sqft •
Built in 1925

Close to Vermont/Santa Monica Metro red line, LA community college , Hollywood Walk on Fame and less than a mile from renowned Sunset Junction neighborhood in Silver Lake.



Completely Remodeled multifamily opportunity located in charming East Hollywood . Permit parking. Fully renovated in 2015. Newly vacant unit available ! This fourplex offers three occupied units .Each Unit consists of 3 bedrooms , 2.5 full bathroom with in-laundry unit. Walking distance from restaurants and bars like Sqirl, The Virgil, Cafecito Organico , Echo park, Los Feliz, and Downtown. Theses units are brand new, spacious , bright, beautiful! Each with new appliances, hardwood floor,A/C, washer and dryers and many more. Easy access to major freeways.2 blocks from closest Metro station. Features: Air conditioning in every room-Private washer and dryer in every unit-Dish washer Hardwood floors thought-High ceilings- huge kitchens with quartz countertops-Top units include private balconies-Bottom units include large private front yards-perfect for BBQ's! Double pane Windows-Storage space-Outdoor common area great for outdoor dinners, bike storage or gardens ! Alarm system installed in each unit, Window blinds, Newly remodeled,Wall heater, stainless Steel Appliances , Gourmet Kitchen,Deck.All tenants are month to month lease. Shown by appointment only. Do not disturb tenant.

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$2,415,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: See Remarks
- Cap Rate: 5.4
- \$148958 Net Operating Income

Interior

- Floor: Wood
- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$2,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$321
- Maintenance:
- Workman's Comp:
- Professional Management: 950
- Water/Sewer: \$980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,100	\$4,228	\$4,228
2:	4	3	2		Unfurnished	\$3,600	\$4,750	\$4,750
3:	2	3	2		Unfurnished	\$3,100	\$4,228	\$4,228
4:	3	3	2		Unfurnished	\$3,600	\$4,750	\$4,750

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5540021016

Michael Lembeck

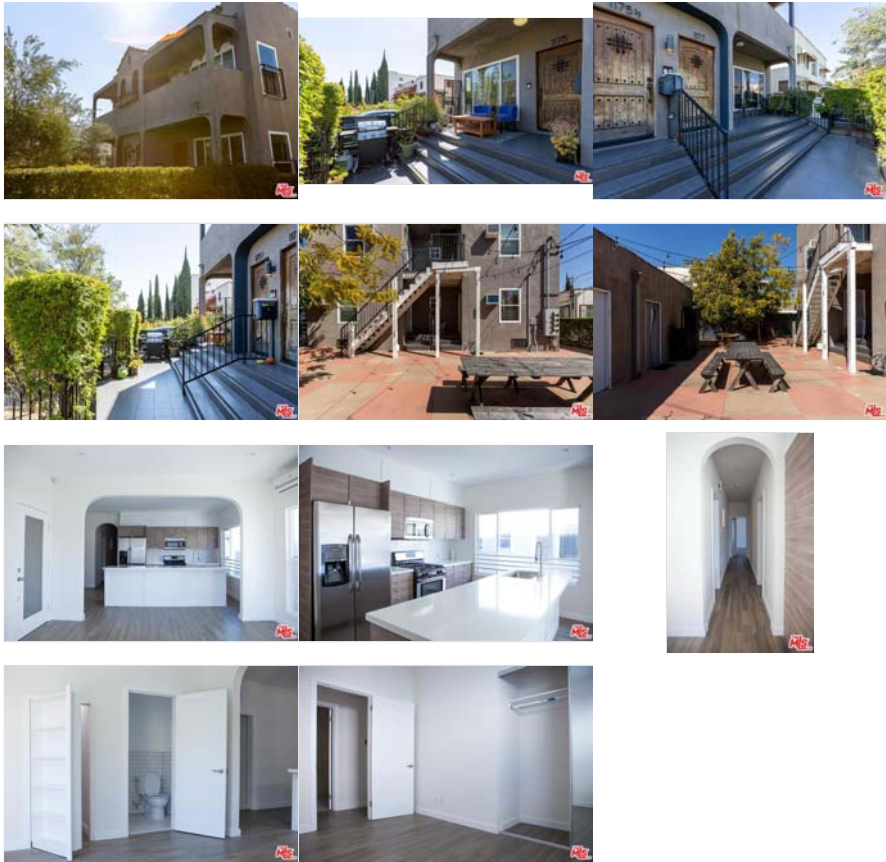
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23234447

Printed: 10/01/2023 7:01:26 AM

Closed • **Quadruplex**

List / Sold: **\$799,000/\$700,000** ↓

1546 W Court St • Los Angeles 90026

52 days on the market

4 units • **\$199,750/unit** • **3,784 sqft** • **8,459 sqft lot** • **\$184.99/sqft** • **Built in 2023**

Listing ID: GD23087470

W. of Glendale Blvd



Calling all investors, visionaries and opportunity seekers! The possibilities are vast with these two spacious side-by-side lots in a phenomenal location in prime Echo Park! Together they total 8,459 square feet (4,043 + 4,416 square feet) and can be sold separately (offered at \$450,000 each or \$799,000 if sold together). The seller has already obtained plans for an awesome 4 unit development which can be included in the sale. Each lot is zoned LARD2 which offers potential for a variety of different lucrative uses! Situated just a stone's throw away from the picturesque Echo Park Lake, your project will be immersed in the vibrant culture and artistic atmosphere of one of Northeast LA's most beloved neighborhoods, with its trendy shops, restaurants, and boutiques all nearby. Perfect for a profitable investment or a blank canvas to build your dream project in an epic location!

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$799,000
- 1 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- \$0 (Unknown)
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Sloped Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5159020014

Michael Lembeck

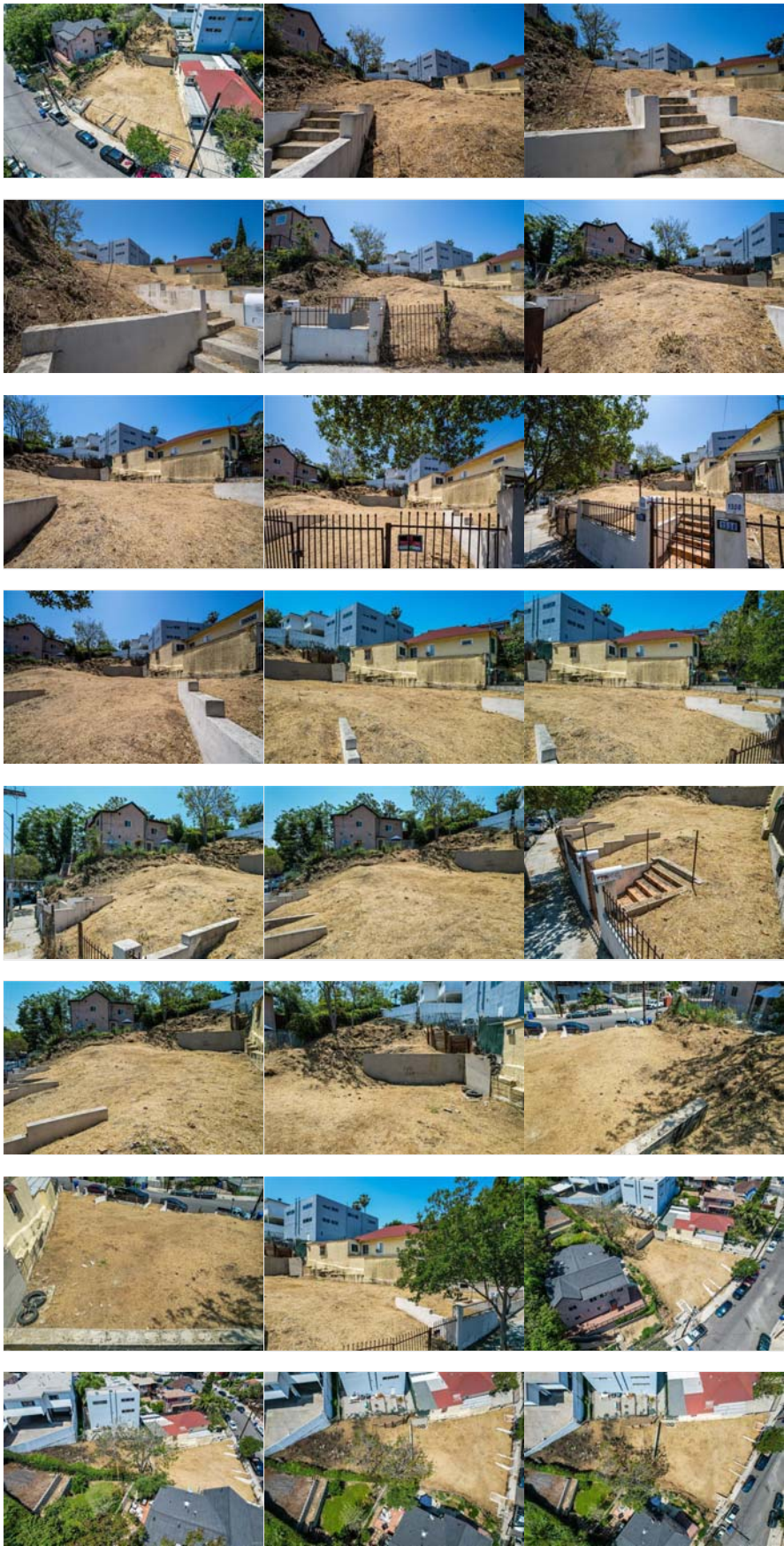
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Cell Phone: 714-742-3700

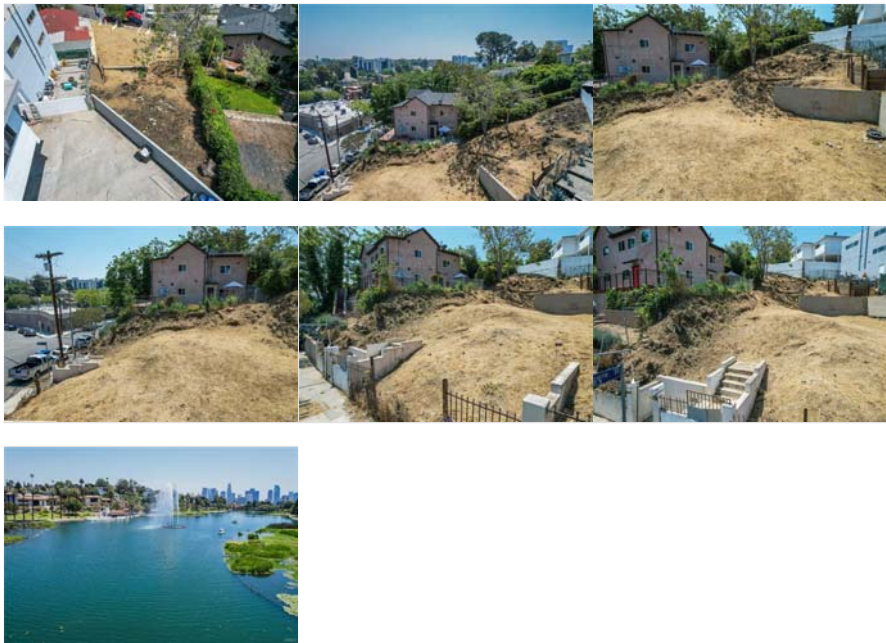
Re/Max Property Connection

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

Click arrow to display photos







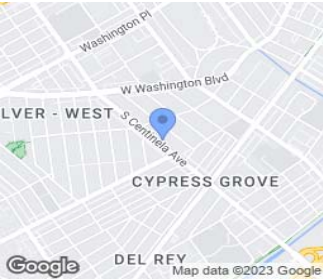
CUSTOMER FULL: Residential Income LISTING ID: GD23087470

Printed: 10/01/2023 7:01:26 AM

Closed • Commercial/Residential

List / Sold:
\$3,639,000/\$3,600,000 ↓
160 days on the market
Listing ID: PW23034386

4432 S Centinela Ave • Culver City 90066
4 units • **\$909,750/unit** • **6,877 sqft** • **5,733 sqft lot** • **\$523.48/sqft** •
Built in 2023
Between Short Ave. and Washington Blvd.



NEW CONSTRUCTION SILICON BEACH / CULVER CITY FOUR UNIT TOWNHOME COMPLEX W/ PLANS PENDING APPROVAL FOR THREE ADU'S. THREE UNITS LEASED! ONE UNIT BEING HELD FOR TOURS, CAN BE DELIVERED LEASED BY CLOSE OF ESCROW. We are pleased to present this Green Certified new construction four-unit luxury townhome complex. Plans are in process for three ADU'S, that would bring the unit count to seven with a 7.20% cap rate. As general contractors and developers the seller is willing to provide the buyer with budgets and contract to build proposed ADU'S, by a quick and cost-effective conversion of garage space and detached unit. The property is located just minutes from the Arts District, Culver City Steps and Ivy Station, which house Amazon Studios, Sony Pictures, HBO, Beats Electronics and many more tech and entertainment companies pouring into the neighborhood. This property, located in the very hot market of Silicon Beach which is adjacent to Beverlywood and Culver City, has enjoyed much of the demand. Incredible rent comps are being achieved in this neighborhood, driven largely by the surrounding tech hubs and supporting services providing high-paying and stable jobs. This luxury complex is comprised of two duplexes, totaling four new construction townhomes, each with private laundry rooms and two parking spaces. Each unit is equipped with separate meters for water, gas as well as an owner's common area electric meter for exterior lighting and common area water meter for servicing and landscape irrigation. The property features drought tolerant landscaping, as well as energy efficient building materials, appliances and fixtures presenting the buyer with a fully warranted, low maintenance, environmentally friendly property. Please contact us regarding this opportunity or one of the seller's many other similar developments throughout Los Angeles.

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$3,940,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- 2 Total carport spaces
- Cooling: ENERGY STAR Qualified Equipment, High Efficiency
- Heating: ENERGY STAR Qualified Equipment, High Efficiency
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 7.08
- \$343500 Gross Scheduled Income
- \$273738 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminat
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Gas Oven, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Balcony, High Ceilings, Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Security Features: Automatic Gate, Fire and Smoke Detection System, Security Lights
- Fencing: Stone, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$59,457
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,751
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense: \$1,608
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	2	Unfurnished	\$5,200	\$5,200	\$0
2:	1	3	3	2	Unfurnished	\$5,200	\$5,200	\$0
3:	1	3	2	2	Unfurnished	\$5,075	\$5,075	\$0
4:	1	3	2	0	Unfurnished	\$0	\$0	\$5,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4232023032

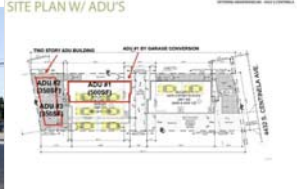
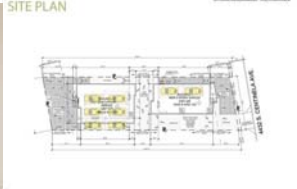
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

126 W 78th St • Los Angeles 90003

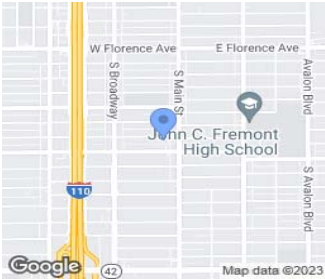
4 units • **\$212,500/unit** • **3,998 sqft** • **12,871 sqft lot** • **\$228.75/sqft** • **Built in 1922**

cross streets 78th street

List / Sold: **\$850,000/\$914,550** ↗

11 days on the market

Listing ID: DW23112790



Explore an incredible investment prospect in the dynamic Los Angeles Florence West neighborhood, situated just moments from Downtown LA. While the property requires substantial repairs, it presents an enticing avenue for a lucrative investment venture.

Facts & Features

- Sold On 09/29/2023
 - Original List Price of \$850,000
 - 3 Buildings
 - 0 Total parking spaces
 - \$753 (Estimated)
- 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01525721
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Rent Controlled
 - Buyer Agency Compensation: 1%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6031019007

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Quadruplex

List / Sold:

\$3,000,000/\$3,000,000

16 days on the market

Listing ID: MB23157031

1605 W 207th St • Torrance 90501
5 units • \$600,000/unit • 8,227 sqft • 7,008 sqft lot • \$364.65/sqft •
Built in 2023
Online Directions



LIKE NO OTHER: 1605 W. 207th St is a newly constructed 5-unit (fourplex + 2 story ADU) townhouse style apartment building located in the City of Torrance! Completed in 2023, this property is composed of two three-story structures & 1 stand-alone structure with a combined 8,227 SQFT of rentable space sitting on a large 7,008 lot with enough space for easy entry and exit access. The units at this property are significantly larger than other for-rent units typically found in the South Bay market and are perfectly positioned for multi-generational families and work-from-home roommate environments. NON-RENT-CONTROLLED 5-unit made up of (4) 4 bedroom/4.5 bathrooms tri-level townhomes with balconies and (1) one of a kind designed 1 bedroom/1.5-bathroom ADU-must see to appreciate! In addition to the high return, buyers will enjoy other perks including: NO RENT CONTROL, 4 attached garages & 4 additional parking spaces, tastefully designed drought tolerant landscaping, a 1-year builder's warranty, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come! Tour this property today and embark on a journey of Luxury, Style and Urban Living at its Finest in Torrance! Minutes away from Redondo Beach, Del Amo Fashion Center, Torrance Promenade, Towne Center and coffee/dining favorites. Commuters enjoy the close proximity to interstate freeways 110 & 405, connecting residents to employment hubs throughout Los Angeles and Orange Counties. Bonus: 1 UNIT is now leased (\$4,250). All 1031 exchange Buyers welcome-take advantage of a true 6% cap rate in one of the most sought after cities in the South Bay!

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$3,000,000
- 3 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 6.15
- \$235800 Gross Scheduled Income
- \$184612 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Floor: Laminate
- Appliances: 6 Burner Stove, Dishwasher, Gas Oven, Gas Water Heater
- Other Interior Features: 2 Staircases, Balcony

Exterior

- Lot Features: Lot 6500-9999, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,756
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$0	\$4,250	\$4,250
2:	1	4	5	1	Unfurnished	\$0	\$0	\$4,250
3:	1	4	5	1	Unfurnished	\$0	\$0	\$4,250
4:	1	4	5	0	Unfurnished	\$0	\$0	\$4,250
5:	1	1	2	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351008014

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: MB23157031

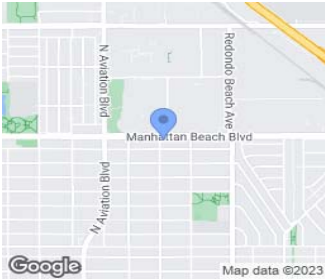
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Closed • Apartment

List / Sold:
\$3,300,000/\$3,187,500 ↓
20 days on the market
Listing ID: SB23146544

2102 Manhattan Beach Blvd • Redondo Beach 90278
5 units • \$660,000/unit • 4,210 sqft • 5,626 sqft lot • \$757.13/sqft •
Built in 1958

Head south on Aviation Blvd then make a left on to Manhattan Beach BLvd. The property is on your right.



Welcome to 2102 Manhattan Beach Blvd. 5 units located across the street from the South Bay's largest employers. This building has recently been completely rehabbed with improvements including, a full building electrical system upgrade, full roof replacement, new window system, new plumbing upgrades to include in unit washer/dryer infrastructure, new garage doors, a new paver walkway with an exterior lighting package and improved landscaping. Unit interiors have been upgraded with, new two-tone cabinets and calacatta-quartz countertops, vinyl plank flooring with modern baseboards, new stainless steel appliance packages with Miele washer/dryers, new shaker doors, and soaking tubs with custom tiled showers and new plumbing hardware. Now operating at a 4.69% CAP, with units recently resigning first or second year terms at increased rates, this property is ready for someone to benefit from long term headache free stabilized cash-flow!

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$3,300,000
- 1 Buildings
- 10 Total parking spaces
- \$1,978 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$214104 Gross Scheduled Income
- \$154861 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$52,820
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834818
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management: 10000
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$3,999	\$3,999	\$4,200
2:	1	2	1	1	Unfurnished	\$3,550	\$3,550	\$3,600
3:	1	2	1	1	Unfurnished	\$3,499	\$3,499	\$3,600
4:	1	2	1	1	Unfurnished	\$3,400	\$3,400	\$3,600
5:	1	2	1	1	Unfurnished	\$3,392	\$3,392	\$3,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4150002028

Michael Lembeck

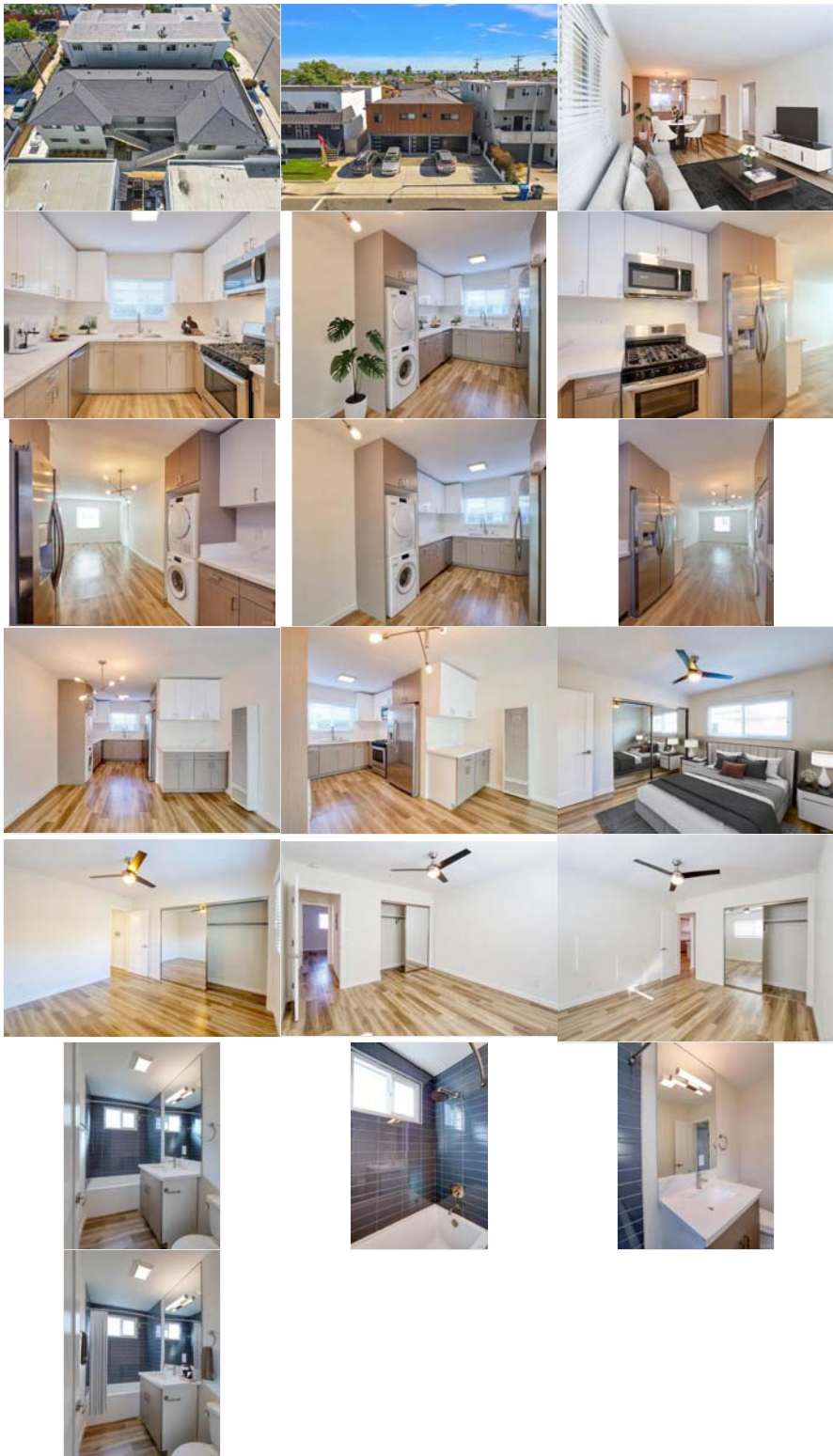
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Apartment

List / Sold: **\$925,000/\$925,000**
68 days on the market
Listing ID: SB23116522

2233 Barbour Ct • San Pedro 90731
5 units • \$185,000/unit • 2,195 sqft • 5,300 sqft lot • \$421.41/sqft •
Built in 1922
West on 22nd Street and South on Barbour Court



We are pleased to present this 5 Unit, Value-Add multi-family opportunity in the Point Fermin area of San Pedro. This property features a well-balanced unit mix comprised of 2-1 Bed/1 Bath units and 3 Studios. One of the 1 Bedroom units has been fully renovated and would be perfect for an owner user. The garage and storage area can easily be rented out for additional storage income or potentially converted into an ADU. The property boasts exceptional rent upside of approximately 51% over the current rents in a market that has experienced substantial rent growth. The owner has done an excellent job maintaining repairs, and exterior upkeep. This asset is located on a cul de sac backing Fort McArthur Air Force Base and just blocks away from 22nd St Marina & park, and only 1.5 miles away from the new development at Ports O'Call.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$925,000
- 2 Buildings
- 4 Total parking spaces
- \$731 (Estimated)
- \$72732 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02080878
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$1,895
2:	1	1	1	0	Unfurnished	\$993	\$993	\$1,895
3:	1	0	1	0	Unfurnished	\$1,150	\$1,150	\$1,550
4:	1	0	1	0	Unfurnished	\$1,030	\$1,030	\$1,550
5:	1	0	1	0	Unfurnished	\$993	\$993	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465003015

Michael Lembeck

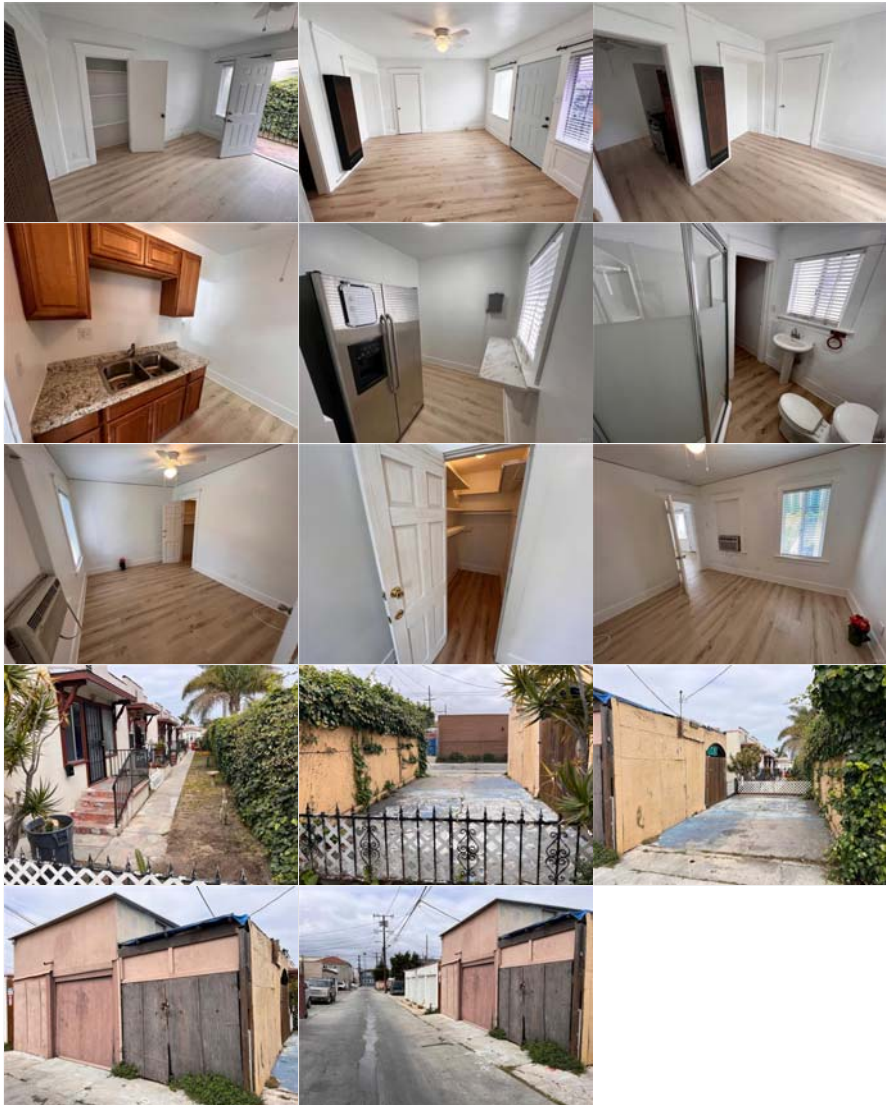
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





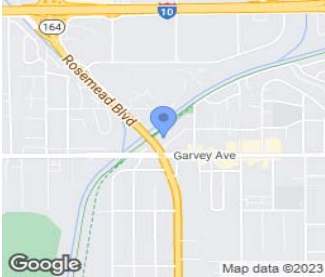
CUSTOMER FULL: Residential Income LISTING ID: SB23116522

Printed: 10/01/2023 7:01:26 AM

Closed • Commercial/Residential

List / Sold:
\$1,199,000/\$1,900,000
18 days on the market
Listing ID: SW23146472

9419 Cortada St • El Monte 91733
5 units • \$239,800/unit • 3 sqft • 19,826 sqft lot • No \$/Sqft data •
Built in 1959
From Garvey Ave, turn onto Lashbrook Ave. Then turn left on Cortada St.



Discover a wealth of opportunity and endless potential with this 5-unit El Monte property! The parcel includes two duplexes and a single-family home, with each unit boasting a spacious 2-bed 1-bath layout. There is plenty of available parking, including a 2-car garage for each of the duplexes. Nestled on a sprawling 250x80 foot lot, envision the possibilities of adding ADUs to maximize your investment. Enjoy robust rental income that matches the property's value. Its ideal location on a tranquil cul-de-sac lends a serene ambience without compromising proximity to the city's vibrant amenities. Modern updates could elevate its appeal, making it a prime candidate for present or future redevelopment. And for those seeking expansion opportunities, the adjacent lot is also available awaiting your vision!

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$1,199,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$111132 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Flag Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,810	\$1,810	\$2,100
2:	1	2	1	0	Unfurnished	\$1,810	\$1,810	\$2,100
3:	1	2	1	2	Unfurnished	\$1,810	\$1,810	\$2,100
4:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,100
5:	1	2	1	0	Unfurnished	\$2,031	\$2,031	\$2,100

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: 2.25%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8581035003

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SW23146472

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Closed • Apartment

List / Sold: \$1,100,000/\$850,000 ↓

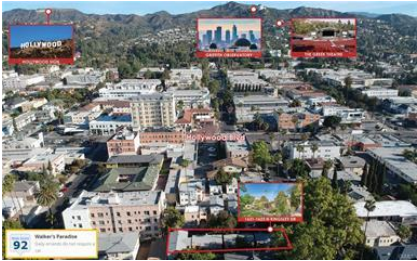
1621 N Kingsley Dr • Los Angeles 90027

39 days on the market

5 units • \$220,000/unit • 3,078 sqft • 6,874 sqft lot • \$276.15/sqft • Built in 1917

Listing ID: AR23138710

Located South of Hollywood Blvd and North of Sunset



Take a look at this charming 5-unit building located in the heart of Thai Town, East Hollywood, presents a unique investment opportunity. The property has been well maintained and has been in the same family for nearly half a century, indicating a history of ownership and care. The building comprises three freestanding 1-bedroom bungalows and a two-story duplex with 1-bedroom units. All tenants are long-term, and the rents are currently set at very low levels. This situation creates a significant opportunity for the next owner to capitalize on over 200% rental upside by completing renovations that align with the market demands and justify higher rental rates. Each unit is individually metered for gas and electricity, with individual water heaters, which is a practical and desirable feature for both landlords and tenants. The property's layout provides a small community-type feel, with freestanding units and open lawn spaces, giving tenants an element of privacy within a close-knit setting. The layout also offers potential for the new owner to envision creating private houses for the tenants with their own patio spaces, adding to the appeal of the property. The area has a high rental demand based on it's proximity to everything Hollywood has to offer!

Facts & Features

- Sold On 09/27/2023
- Original List Price of \$1,100,000
- 4 Buildings
- Levels: Two
- 0 Total parking spaces
- \$914 (Estimated)
- \$39900 Gross Scheduled Income
- \$14133 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,133
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02201380
- Gardener:
- Licenses:
- Insurance: \$2,506
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,760
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$717	\$2,150	\$2,200
2:	2	1	1	0	Unfurnished	\$620	\$1,240	\$1,850

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
- Buyer Agency Compensation: 2%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5544016006

Michael Lembeck

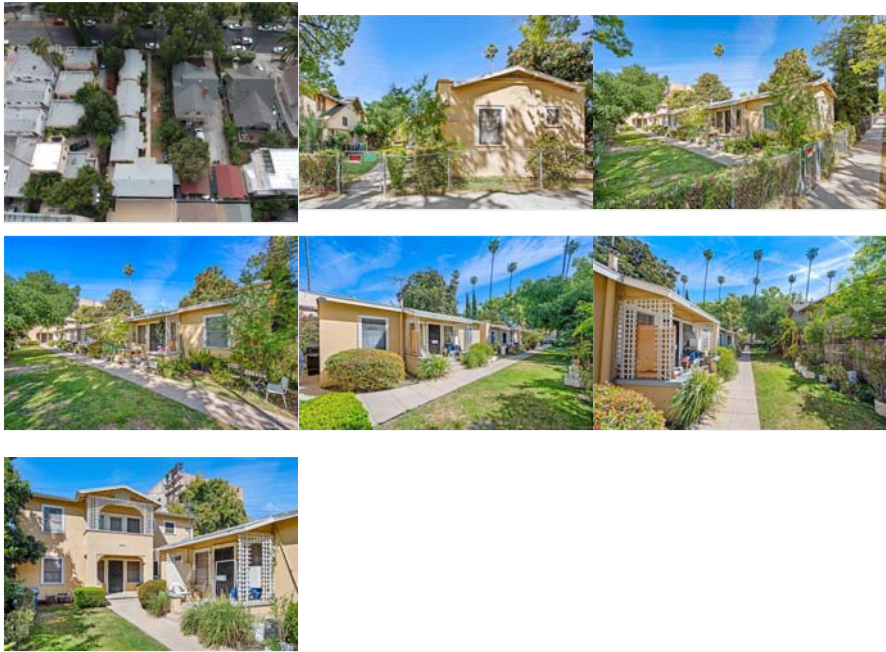
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23138710

Printed: 10/01/2023 7:01:26 AM

Closed • Apartment

List / Sold: \$1,100,000/\$950,000 ↓

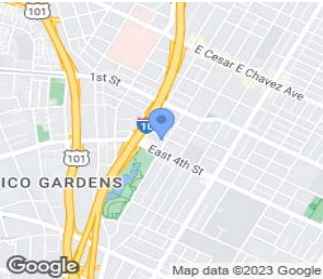
2028 E 3rd St • Los Angeles 90033

68 days on the market

5 units • \$220,000/unit • 5,033 sqft • 6,303 sqft lot • \$188.75/sqft • Built in 1925

Listing ID: SB23086645

North of 4th, West of Chicago St



2028 E 3rd St is an excellent investment opportunity in the thriving neighborhood of Boyle Heights. This massive 5,033 Sq. Ft Building comes with an exceptional unit mix of (2) 1-Bed/1-Bath, (2) 2-Bed/1- Bath, and (1) Detached 3-Bed/2-Bath house. A few blocks from the famous Mariachi Plaza, Metro Gold Line and across the river from Los Angeles' Arts District, 2028 E 3rd will come with Two units delivered tenant-ready! This offering presents an investor with the opportunity to acquire a strong cap rate of 5.82% and 11.10 GRM. Offered at only \$218/Sq. Ft, this value add apartment has over 40% in rental upside. Once fully stabilized, this 5 unit apartment will operate at a 9.43% cap rate and a GRM of 7.85. Boyle Heights is a quickly growing neighborhood in Los Angeles adjacent to Downtown Los Angeles. A vibrant and culturally diverse neighborhood known for its rich history, tight-knit community, and eclectic mix of cuisines, Boyle Heights offers a dynamic blend of residential charm, thriving local businesses, and a vibrant arts scene.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,175,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 5.82
- \$99072 Gross Scheduled Income
- \$63985 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,115
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$0	\$2,295	\$2,295
2:	1	2	1			\$1,066	\$1,066	\$2,295
3:	1	1	1			\$800	\$800	\$1,895
4:	1	1	1			\$800	\$800	\$1,895
5:	1	3	2			\$0	\$3,295	\$3,295

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
- Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183012021

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23086645

Printed: 10/01/2023 7:01:26 AM

Closed • Apartment

List / Sold:
\$3,895,000/\$3,890,000 ↓
19 days on the market
Listing ID: BB23127100

603 N Harvard Blvd • Hollywood 90004
5 units • **\$779,000/unit** • **7,264 sqft** • **6,306 sqft lot** • **\$535.52/sqft** •
Built in 2023
Heading North on Harvard Blvd, property will be on your left.



603 N Harvard Blvd is a luxury new construction 5-unit (fourplex + large ADU) with rooftop decks on a corner lot in prime Hollywood, minutes from the heart of Hollywood, Los Feliz, Larchmont Village and Silver Lake! ALL units are currently leased at impressive rents of \$5,000 (for all 3b/3b units), and \$2,995 (2b/1b ADU). With ultra high-end finishes, unmatched construction quality, and an unheard of 5.48% cap rate, this is a deal you don't want to miss. 603 N Harvard is a massively impressive NON RENT-CONTROLLED 5-unit made up of four mega-sized 3 bedroom/3 bathroom tri-level townhomes and one beautifully designed 2 bedroom/1 bathroom ADU! These premium townhomes feature rooftop decks, all two car side by side garages with entry into the units, massive decks, balconies off the living space, and the biggest and best floorplans we've ever seen in a new construction project! You will find noteworthy features including, but not limited to: bedrooms with all en-suite bathrooms, high ceilings, mega-sized living room/kitchen areas, huge walk in closets, balconies off the majority of the bedrooms, large windows everywhere you look allowing for maximum light, built in storage throughout, designer tiles, modern glossy cabinets, massive islands, natural wood water proof vinyl, and more! In addition to the high return, buyers will enjoy other perks including: NO RENT CONTROL, 4 two car garages (8 parking spaces), tastefully designed drought tolerant landscaping, a 1-year builder's warranty, brand new EVERYTHING, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come!

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$3,895,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$323 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.48
- \$275940 Gross Scheduled Income
- \$213400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Vinyl
- Appliances: Dishwasher, Freezer, Gas Oven, Gas Range, Microwave, Refrigerator
- Other Interior Features: High Ceilings, Living Room Balcony, Living Room Deck Attached

Exterior

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

Annual Expenses

- Total Operating Expense: \$51,503
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02086070
- Gardener:
- Licenses:
- Insurance: \$2,906
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2		\$5,000	\$5,000	\$5,000
2:	1	3	3	2		\$5,000	\$5,000	\$5,000
3:	1	3	3	2		\$5,000	\$5,000	\$5,000
4:	1	3	3	2		\$5,000	\$5,000	\$5,000
5:	1	2	1			\$2,995	\$2,995	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5521005027

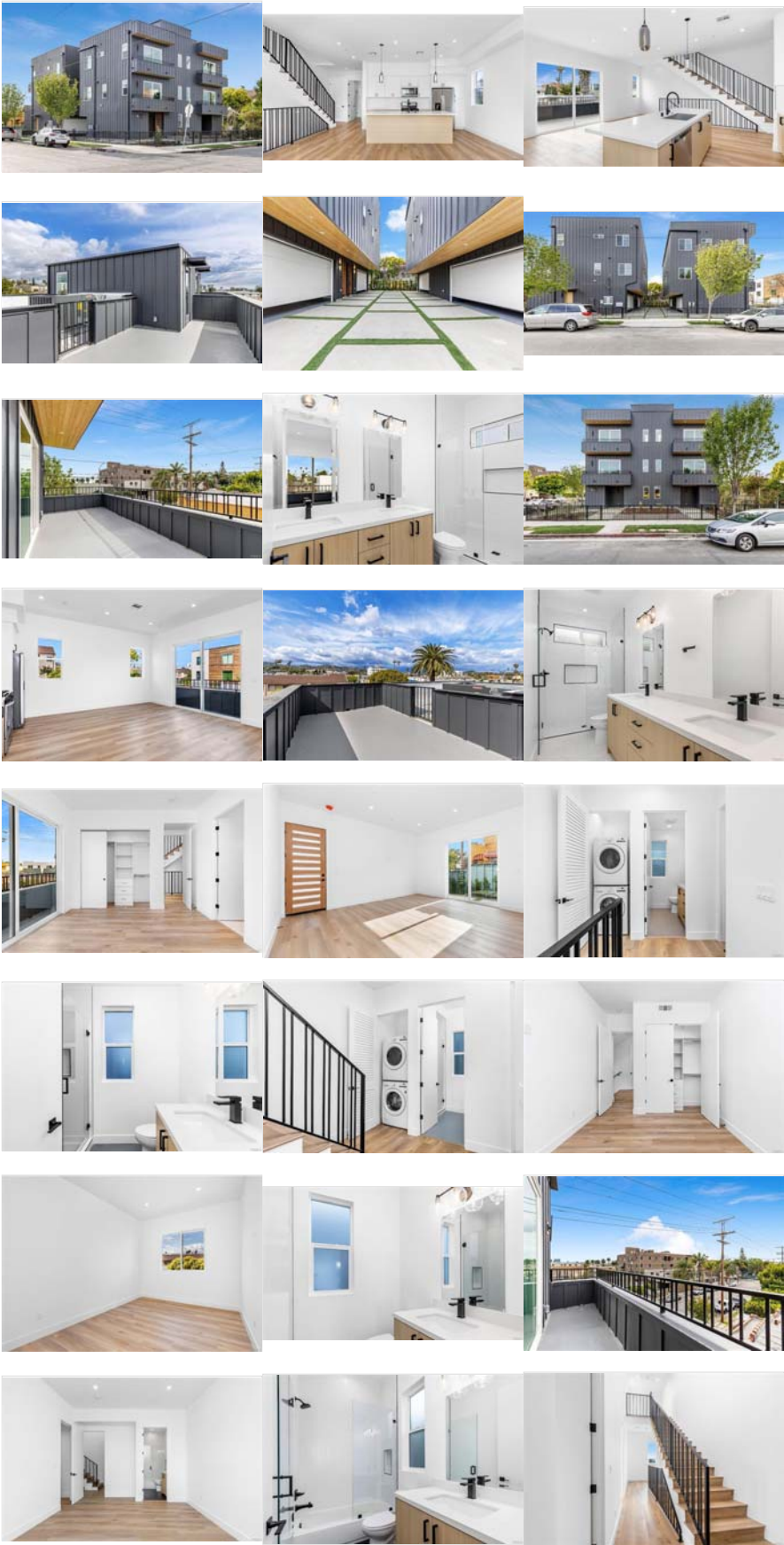
Michael Lembeck

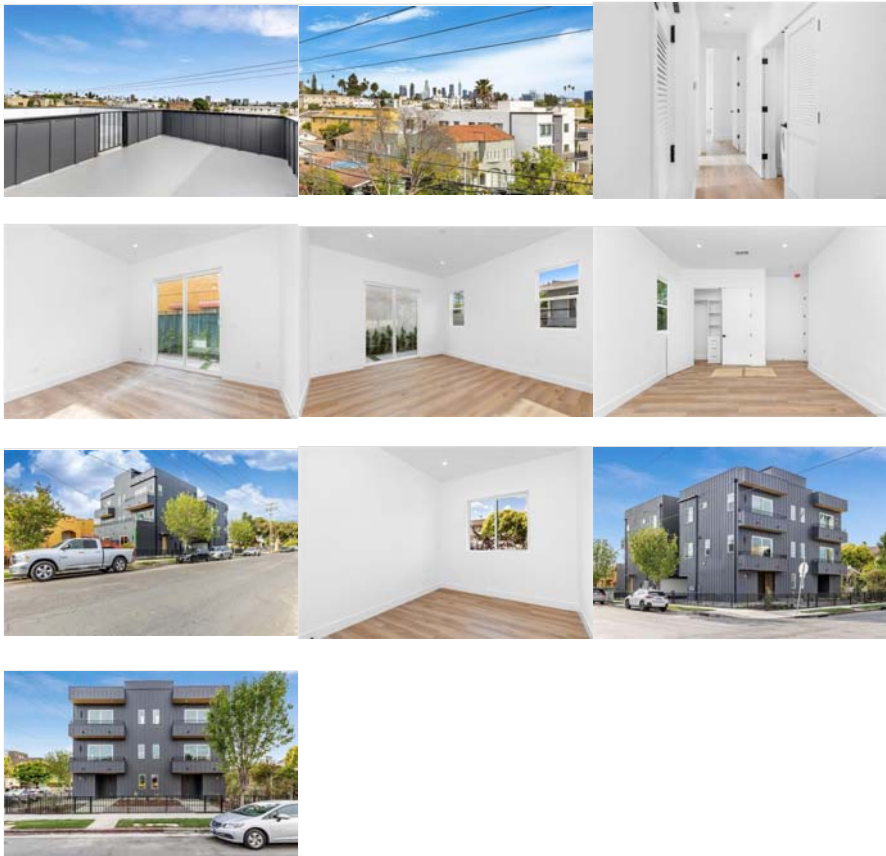
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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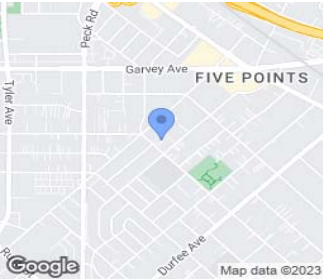
CUSTOMER FULL: Residential Income LISTING ID: BB23127100

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Closed • Commercial/Residential

List / Sold:
\$1,998,000/\$1,800,000 ↓
107 days on the market
Listing ID: WS23060411

11937 ELLIOTT Ave • El Monte 91732
6 units • **\$333,000/unit** • **5,031 sqft** • **20,071 sqft lot** • **\$357.78/sqft** •
Built in 1957
NORTH OF 60 & WEST OF 60S FREEWAY



PRICED TO SELL, SELLER IS VERY MOTIVATED! Rare to find prime El Monte 6 UNITS sitting on a huge lot of 20,071 sqft with long term tenants!!! Property is 100% occupied. Great mix of 1 unit 3bedroom, 2 baths and 5 units 2bedrooms & 1 bath each. Excellent investment opportunity with great upside rent potential. Each unit has its own electric, gas meter & parking space. Close to park, school & shopping center. Easy freeway access & just minutes to 10, 60 & 60S freeways. Only about 15 minutes to Downtown Los Angeles & 30 minutes to Disneyland. Property is sold AS IS with without any repairs. HURRY! DO NOT MISS THIS GOLDEN INVESTMENT OPPORTUNITY!!!

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$2,199,999
- 6 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,293 (Estimated)
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Level with Street, Lot 20000-39999 Sqft
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8106021007

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS23060411

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Closed •

1227 10th St • Santa Monica 90401
6 units • \$620,833/unit • 7,248 sqft • 7,491 sqft lot • \$482.89/sqft •
Built in 1976
1227 10th ST. Santa Monica, CA 90401

List / Sold:
\$3,725,000/\$3,500,000 ↓
93 days on the market
Listing ID: 23283355



LARGE, FRONT, OWNER'S UNIT DELIVERED VACANT 1227 10th Street, a 6-unit multifamily investment located in the supply constrained beach front city of Santa Monica, CA. The property features 7,248 square feet of rentable area and is situated on a 7,491-square foot lot. The 6-unit building is composed of Four Three-bedroom/Two-and-a-half bathroom, units and Two two-bedroom/two-and-a-half bathroom units. All Units are TownHome Style and the building has been well-maintained, offering on-site parking for tenants. 1227 10th Street provides a qualified investor with the rare opportunity to acquire an irreplaceable asset in the highly desirable beach front neighborhood of Santa Monica. The property is situated in one of the trendiest locations in Los Angeles, sitting just South of Wilshire Boulevard, sandwiched between Eleventh Street to the east and Ninth Street to the west. This prime location offers a tremendous amount of dining, shopping, and entertainment destinations in walking distance of the property, while being a short commute to major employment centers such as Brentwood, Beverly Hills, Century City, Venice Beach, and Culver City. 1227 10th Street provides a qualified investor with the rare opportunity to acquire an irreplaceable asset in the highly desirable beach front neighborhood of Santa Monica.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$3,850,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.61
- \$134313 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$73,485
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01312344
- 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	3	2		Unfurnished	\$2,053	\$11,408	\$6,250
2:	2	2	2		Unfurnished	\$1,599	\$3,198	\$4,495
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282007018

Michael Lembeck

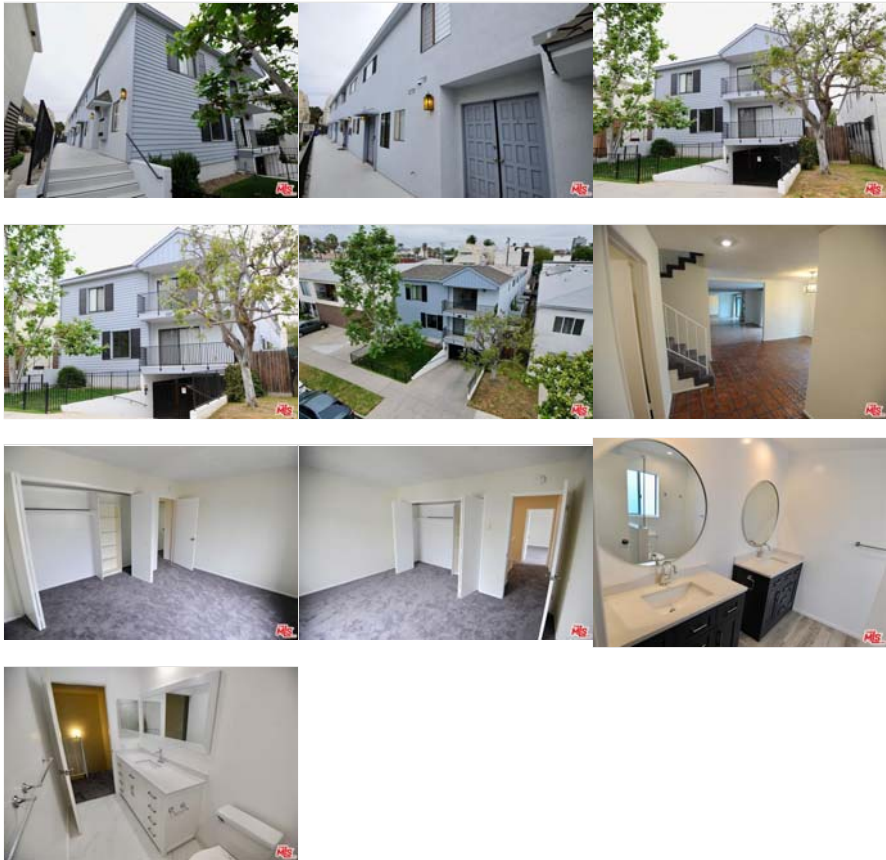
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





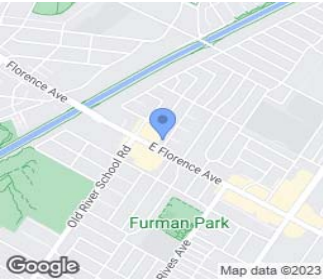
CUSTOMER FULL: Residential Income LISTING ID: 23283355

Printed: 10/01/2023 7:01:26 AM

Closed •

10023 Pomeroy Rd • Downey 90240
6 units • \$230,000/unit • 3,840 sqft • 7,231 sqft lot • \$345.05/sqft •
Built in 1954
East of Old River School Road and North of Florence Avenue

List / Sold:
\$1,380,000/\$1,325,000 ↓
8 days on the market
Listing ID: 23306571



10023 Pomeroy Road is a 6-unit multifamily investment asset located in the highly desirable North Downey rental market. The property features (2) two bedroom units and (4) one bedroom units with (6) garage parking spaces. There is approximately (50%) upside in the rents. The subject property has been in the same family for decades and is an excellent investment opportunity because of it's outstanding location, substantial amount of rental upside, ADU potential and no local rent control barriers.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,380,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$38423 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,073
- 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:	4	1	1		Unfurnished	\$1,061	\$4,245	\$7,700
2:	2	2	1		Unfurnished	\$1,078	\$2,155	\$4,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- D2 - Northwest Downey, N of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6359022005

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23306571

Printed: 10/01/2023 7:01:26 AM

Closed •

12817 Barbara Ann St • North Hollywood 91605
6 units • \$215,000/unit • 4,112 sqft • 7,643 sqft lot • \$243.19/sqft •
Built in 1958
South of Sherman Way East Cold Water Canyon

List / Sold:
\$1,290,000/\$1,000,000 ↓
78 days on the market
Listing ID: 23283055



6-unit Income Complex in North Hollywood w/high-income revenue potential. Seller- L/Agent Related. Drive by only!

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$1,290,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- \$50022 Net Operating Income

Interior

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

Exterior

- Security Features: Carbon Monoxide Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$26,802
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01079007
- 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	\$1,015	\$1,015	\$0
2:	2	1	1		Unfurnished	\$1,015	\$1,015	\$0
3:	3	2	1		Unfurnished	\$849	\$849	\$0
4:	4	1	1		Unfurnished	\$839	\$839	\$0
5:	5	1	1		Unfurnished	\$882	\$882	\$0
6:	6	2	1		Unfurnished	\$2,000	\$2,000	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2324006031

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23283055

Printed: 10/01/2023 7:01:26 AM

Closed •

3744 Westwood Blvd • Los Angeles 90034
7 units • \$385,714/unit • 6,455 sqft • 7,987 sqft lot • \$413.63/sqft •
Built in 1965
Near cross streets Venice Blvd and Westwood Blvd.



List / Sold:
\$2,700,000/\$2,670,000 ↓
4 days on the market
Listing ID: 23295401

We proudly present this meticulously well-maintained 7-unit multi-family property situated at 3744 Westwood Boulevard in the Palms neighborhood. This property holds a central position within the Westside, providing convenient access to major employment centers in Century City and Santa Monica. Additionally, downtown Culver City, with its abundance of wonderful entertainment and dining options, is just a short, 1-mile drive away. This prime location offers a plethora of attractions for potential tenants, making it an ideal investment opportunity. The property features an attractive unit mix, including two 3+2 units, two 2+1.5 units, two 2+2 units, and one studio unit. This diverse variety of units offers numerous benefits for astute investors. Not only does it diversify risk, but it also appeals to a wider range of tenants, ensuring a consistent demand for the different unit types. This diversity ultimately enhances the property's long-term value, making it a stable and lucrative investment. Furthermore, the going-in CAP rate is remarkably compelling at 5.17%. The current owners have maintained the property impeccably over the years and have been proactive in increasing rent whenever possible. They have demonstrated tremendous effort and style when turning over units after tenants vacated, leading to substantial income growth throughout their holding period. The property's parking situation is also highly advantageous, with ample parking available both in the front and rear. This convenience makes it an attractive option for car-dependent tenants. Our estimates indicate that the property can comfortably accommodate 11 vehicles, with six single spaces and one tandem spot at the back, along with three total spaces in front. For the prospective new owner, there is an opportunity to continue implementing a utility bill-back program as units undergo turnover. Currently, 1 out of the 7 units is on this program, allowing for a fair distribution of utility expenses among tenants based on their usage patterns. This strategy not only promotes a responsible and environmentally conscious living environment but also ensures transparent and efficient billing procedures. Additionally, the property's demographics align favorably, as it is located in a highly affluent area. Within a 1-mile radius, the average household income (HHI) is a healthy \$116,848. Expanding to a 3-mile radius, that figure rises even higher to \$143,424. These demographics indicate a strong potential for attracting and retaining high-quality tenants, further bolstering the property's appeal and potential for long-term success.

Facts & Features

- Sold On 09/26/2023
- Original List Price of \$2,700,000
- 1 Buildings
- Cap Rate: 5.17
- \$139651 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$71,184
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01355491
- 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	\$3,399	\$3,399	\$3,500
2:	1	2	1		Unfurnished	\$2,299	\$2,299	\$2,800
3:	1	2	2		Unfurnished	\$2,399	\$2,399	\$3,000
4:	1	3	2		Unfurnished	\$3,454	\$3,454	\$3,500
5:	1	2	1		Unfurnished	\$2,804	\$2,804	\$2,800
6:	1	2	2		Unfurnished	\$2,026	\$2,026	\$3,000
7:	1	0	1		Unfurnished	\$1,101	\$1,101	\$1,500
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252029009

Michael Lembeck

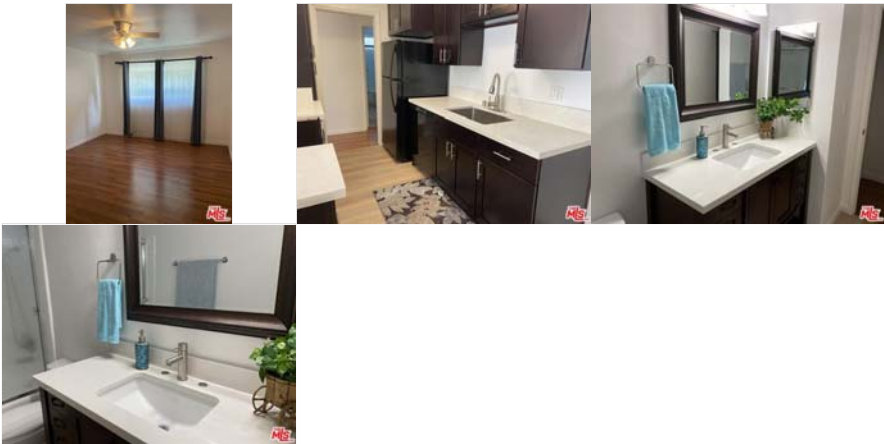
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23295401

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Closed •

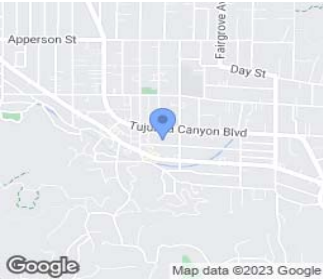
List / Sold:

\$2,150,000/\$2,070,000 ↓

3 days on the market

Listing ID: P1-14817

7137 Greeley St • Tujunga 91042
8 units • \$268,750/unit • 7,360 sqft • 10,855 sqft lot • \$281.25/sqft •
Built in 1940
From Foothill Boulevard take a right on Pinewood and Left on Greeley



Located on Greeley Street in Tujunga, California, this property is a great investment for those looking for the opportunity pick their own tenants while gaining a strong cash-flow. With (8) - 2 Bed / 1 Bath Units with washer & dryer, a buyer will be given the opportunity to invest in a great unit mix in a growing sub-market. Five of eight units are currently vacant with three of the five vacant units offering renovated finishes. The property's current state allows for additional methods to increase overall through the utilization of a RUBS system to bill back tenants for a portion of the utilities (Buyer to verify). The building was built in 1940. But, was moved to the property in 1987. With a certificate of occupancy dated in 1988, there is a possibility of removing the asset from Los Angeles RSO (Buyer to Verify). Furthermore, with the existing lot area, there is possibility to build two ADU's (Buyer to Verify).

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$2,150,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Closet
- Cap Rate: 5.83
- \$188352 Gross Scheduled Income
- \$125448 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Sprinklers None
- Security Features: Card/Code Access
- Fencing: Wrought Iron

Annual Expenses

- Total Operating Expense: \$57,254
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,181
- Cable TV: 02152805
- Gardener:
- Licenses:
- Insurance: \$4,904
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 7308.06
- Water/Sewer: \$5,959
- Other Expense: \$1,336
- Other Expense Description: Direct Assessments

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0	Unfurnished	\$1,962	\$15,696	\$2,350
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568013019

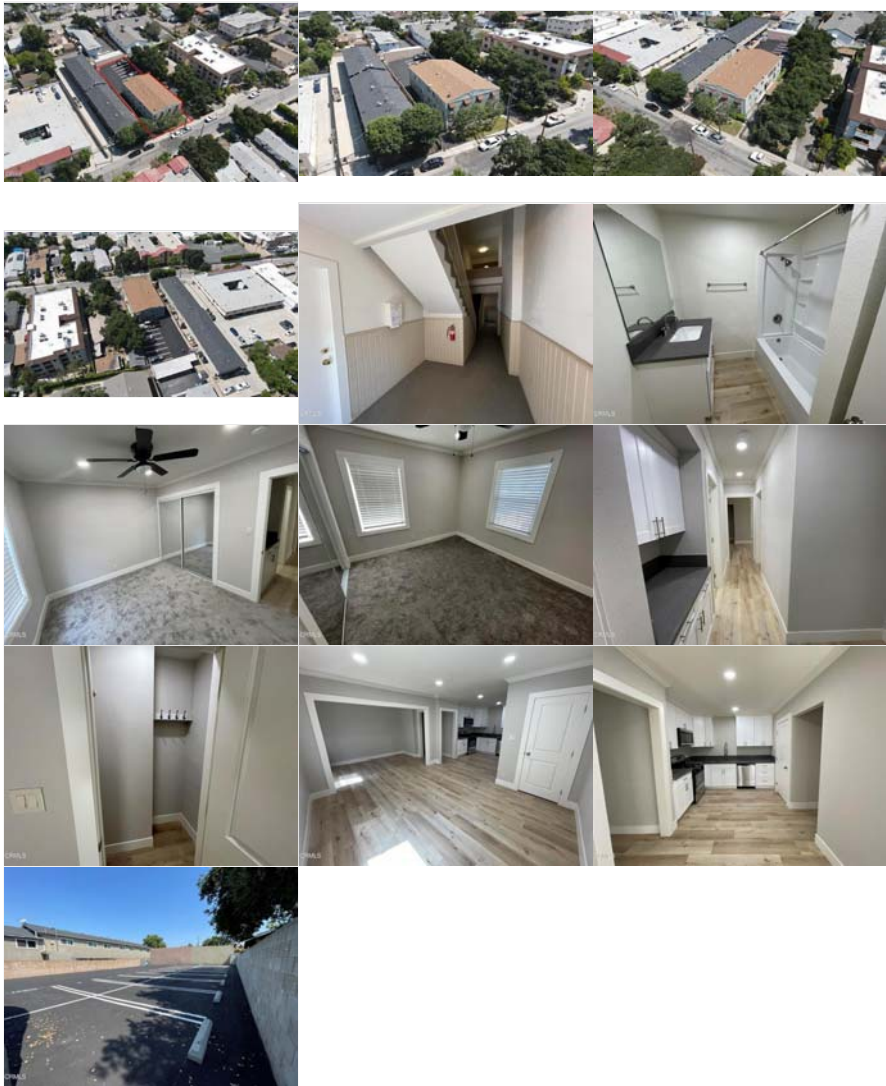
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-14817

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Closed • Quadruplex

List / Sold:
\$2,995,000/\$2,126,000 ↓
31 days on the market
Listing ID: SR23128023

13022 Burbank Blvd • Sherman Oaks 91401
8 units • \$374,375/unit • 5,504 sqft • 15,066 sqft lot • \$386.26/sqft •
Built in 1954
101 Freeway, Exit Coldwater Canyon, L on Burbank Blvd



First time on the market in 50 years! Attention Investors, Builders, & Developers!!! Welcome to this incredible property located in the heart of Sherman Oaks CA. Nestled on a huge 15,066 sq.ft lot, this rare 8-unit property (two side by side 4-plexes/ 2 parcels), this rare beauty is truly an investors dream come true. Featuring (2) 2 bedroom 1 bathroom units, and (6) 1 bedroom 1 bathroom units, each individually metered for gas/electric, private kitchen & laundry for each unit, and 8 covered parking spaces with a long shared private driveway. Located directly across the street from LA Valley College, this perfectly situated property is only minutes away from local restaurants, shopping, parks, schools, and 101 / 170 Freeway access. With incredible potential, this magnificent investment opportunity is waiting for you!

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 8 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$520 (Estimated)
- Laundry: Inside
- \$118056 Gross Scheduled Income
- \$109556 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl, Wood

Exterior

- Lot Features: 0-1 Unit/Acre, Corners Marked, Rectangular Lot, Value In Land
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$2,700
2:	1	2	1	0	Unfurnished	\$1,422	\$1,422	\$2,700
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$2,200
4:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,200
5:	1	1	1	0	Unfurnished	\$1,248	\$1,248	\$2,200
6:	1	1	1	0	Unfurnished	\$1,223	\$1,223	\$2,200
7:	1	1	1	0	Unfurnished	\$1,295	\$1,295	\$2,200
8:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC: 8

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2345006007

Michael Lembeck

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

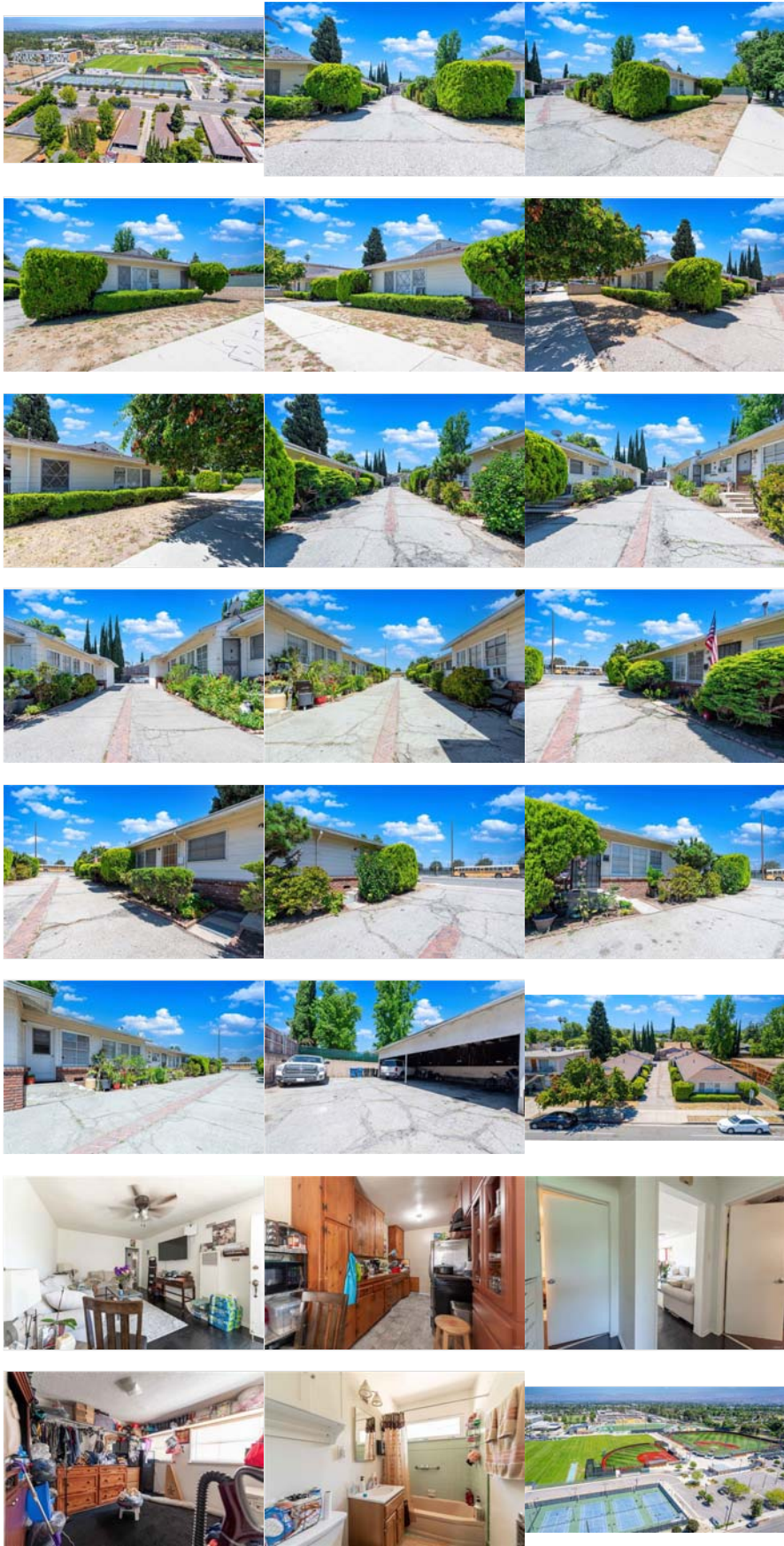
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income **LISTING ID:** SR23128023

Printed: 10/01/2023 7:01:26 AM

Closed •

912 11th St • Santa Monica 90403
10 units • \$465,000/unit • 8,348 sqft • 7,483 sqft lot • \$541.21/sqft •
Built in 1958
One block South of Montana.

List / Sold:
\$4,650,000/\$4,518,000 ↓
36 days on the market
Listing ID: 23280681



7 vacant units in 10 unit building; 2 - Front (Stacked) - 2 BR/1.75 BA with balconies and 5 - 1 BR/1 BA (3-Uppers with balconies and 2-Lowers with patios and one parking space each). All units have hardwood floors and smooth ceilings. Rare opportunity providing a virtual blank slate to reimagine a building and create amenity-rich homes in a destination neighborhood for affluent professionals. Vacant units available for showings. All occupied units are at the back of the building. Email broker for detailed offering memorandum. Earthquake retrofit completed. Vacant unit and laundry rents are projected. Occupied unit rents include allowable increases as of 9/1/2023. GRM is based on these rents. Units are separately metered for gas and electricity. Walk score 87, Bike Score 96, Transit Score 64.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$4,650,000
- 1 Buildings
- Levels: Multi/Split
- Cap Rate: 4.21
- \$196096 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$98,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$3,800	\$0	\$3,800
2:	5	1	1		Unfurnished	\$2,800	\$0	\$2,800
3:	1	2	1		Unfurnished	\$1,166	\$1,166	\$0
4:	1	1	1		Unfurnished	\$928	\$928	\$0
5:	1	0	1		Unfurnished	\$514	\$514	\$1,995
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281025003

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23280681

Printed: 10/01/2023 7:01:26 AM

Closed •

List / Sold:

\$1,995,000/\$1,950,000 ↓

11 days on the market

Listing ID: 23302551

438 N Norton Ave • Los Angeles 90004
10 units • \$199,500/unit • 5,184 sqft • 9,240 sqft lot • \$376.16/sqft •
Built in 1924
Beverly and Melrose



First time in the market in nearly 40 years. Located on a charming tree lined street adjacent to Larchmont Village and Hancock Park. This beautiful 1920's Spanish 10 unit building offers 3 single-story building making up the 10 unit property . Building is made up of 8 (one bedroom, one baths) and 2 (two bedroom, one bath)

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$1,995,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$111112 Net Operating Income

Interior

- Floor: Carpet, Laminate

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,500	\$1,500	\$2,300
2:	2	1	1		Unfurnished	\$1,057	\$1,500	\$2,300
3:	3	1	1		Unfurnished	\$520	\$1,500	\$2,300
4:	4	1	1		Unfurnished	\$1,200	\$1,200	\$2,300
5:	5	1	1		Unfurnished	\$1,050	\$1,050	\$2,300
6:	6	1	1		Unfurnished	\$1,500	\$1,500	\$2,300
7:	7	1	1		Unfurnished	\$1,030	\$1,030	\$2,300
8:	8	2	1		Unfurnished	\$1,350	\$1,350	\$2,950
9:	9	1	1		Unfurnished	\$853	\$826	\$2,300
10:	10	2	1		Unfurnished	\$0	\$0	\$2,950

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522022011

Michael Lembeck

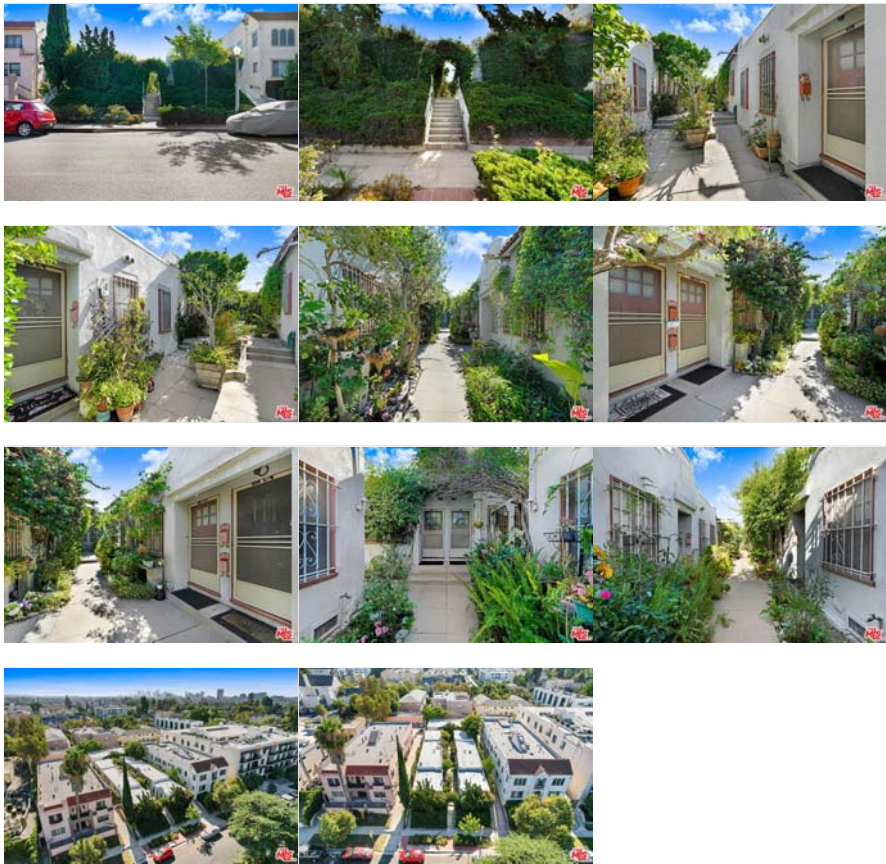
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23302551

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Closed • Apartment

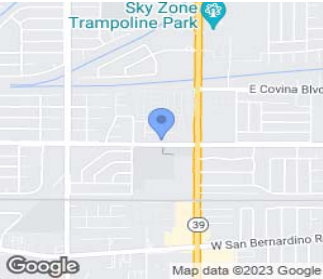
List / Sold:

\$3,300,000/\$3,275,000 ↓

25 days on the market

Listing ID: OC23120817

1011 W Cypress St • Covina 91722
12 units • **\$275,000/unit** • **11,867 sqft** • **.39 acre(s) lot** • **\$275.98/sqft** •
Built in 1963
Nearby Cross Streets: Cypress Street & North Azusa Avenue



Cypress Villa is a 12-unit multifamily investment opportunity located in Covina, California. Cypress Villa features a highly desirable mix of 2, 1 bed/1 bath units, 3, 2 bed/1 bath units, 6, 2 bed/1.5 bath units, and 1, 2 bed/2 bath unit. Additionally, the property offers amenities including private patios and balconies (select units), an on-site laundry facility, gated access, a central courtyard, and ample tuck-under parking. Currently, only 25 percent of the units have undergone significant renovations. These unit improvements include fresh paint, hardwood flooring, granite countertops, upgraded cabinetry, new fixtures, modern ceiling fans, and recessed lighting, all of which have allowed current ownership to achieve a rental premium over non-renovated units. Furthermore, a new owner could potentially increase rental income through the continuation of the in-place renovation plan. Cypress Villa benefits from its fantastic Covina location, surrounded by single-family residential neighborhoods and in close proximity to attractive area amenities. Residents enjoy the property's walkable access to Northview High School as well as an abundance of retailers and restaurants along Azusa Avenue. Additionally, Cypress Villa is located a short drive from the Covina Train Station as well as Interstates 10 and 210, providing convenient access to destinations throughout Southern California.

Facts & Features

- Sold On 09/29/2023
- Original List Price of \$3,300,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- 18 Total carport spaces
- \$4,801 (Assessor)
- Laundry: Community
- \$233964 Gross Scheduled Income
- \$142670 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$89,275
- Electric: \$4,697.00
- Gas: \$4,697
- Furniture Replacement:
- Trash: \$4,697
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$7,800
- Maintenance: \$7,200
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$4,697
- Other Expense: \$10,801
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$2,826	\$2,826	\$3,700
2:	3	2	1	0	Unfurnished	\$4,813	\$4,813	\$6,600
3:	6	2	2	0	Unfurnished	\$10,092	\$10,092	\$14,400
4:	1	2	2	0	Unfurnished	\$1,766	\$1,766	\$2,300

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 614 - Covina area
- Los Angeles County
- Parcel # 8420014057

Michael Lembeck

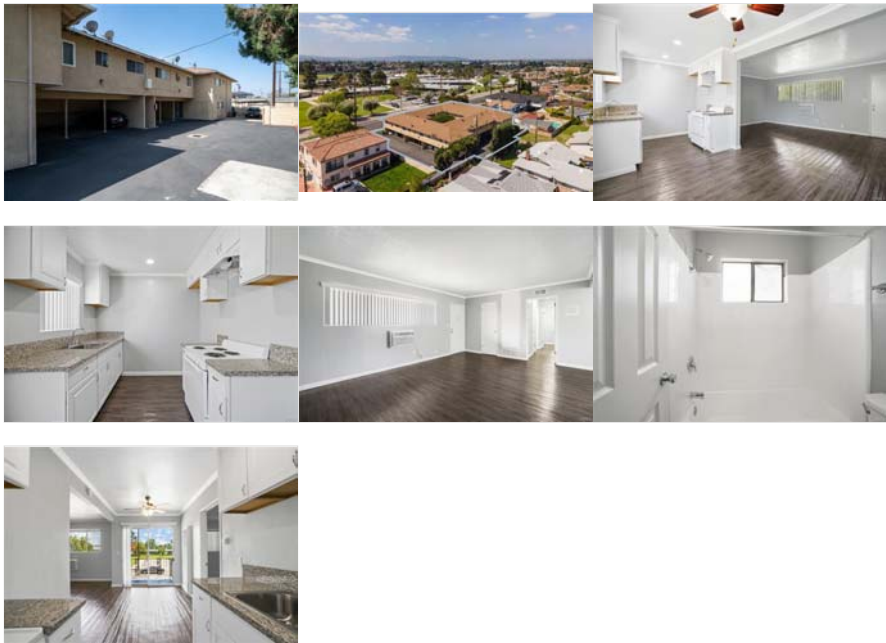
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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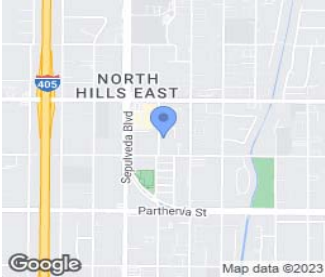
CUSTOMER FULL: Residential Income LISTING ID: OC23120817

Printed: 10/01/2023 7:01:26 AM

Closed •

8938 Columbus Ave • North Hills 91343
12 units • \$250,000/unit • 9,480 sqft • 15,914 sqft lot • \$310.13/sqft •
Built in 1959
N of Rayen St, E of Sepulveda Blvd, W of Burnet Ave

List / Sold:
\$3,000,000/\$2,940,000 ↓
156 days on the market
Listing ID: 23255451



Please contact us for an OM Address: 8932 & 8938 Columbus Ave. Two 6-unit buildings on two separate lots in North Hills. APNs: 2654-032-007 | 2654-032-027. This asset offers agreat opportunity for steady cash flow and long-term equity. With a13.52 GRM, a 4.15% in-place Cap Rate, and 47% upside potential, this property has a lot to offer. The upgraded exterior and two already upgraded units make it move-in ready, while the potential to turn 8 units over four years for a 18% IRR makes it a smart long-term investment.

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$3,000,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$124414 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$90,868
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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	\$1,344	\$5,375	\$7,800
2:	8	2	1		Unfurnished	\$1,610	\$12,877	\$19,160
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- NOH - North Hills area
- Los Angeles County
- Parcel # 2654032007

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 23255451

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Closed •

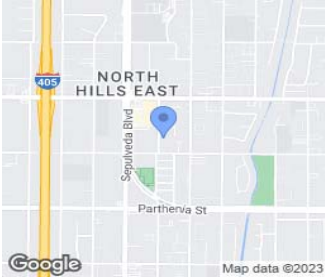
List / Sold:

\$3,000,000/\$2,940,000 ↓

156 days on the market

Listing ID: 23255425

8932 Columbus Ave • North Hills 91343
12 units • \$250,000/unit • 9,480 sqft • 15,914 sqft lot • \$310.13/sqft •
Built in 1959
N of Rayen St, E of Sepulveda Blvd, W of Burnet Ave



Please contact us for an OM Address: 8932 & 8938 Columbus Ave. Two 6-unit buildings on two separate lots in North Hills. APNs: 2654-032-007 | 2654-032-027. This asset offers agreat opportunity for steady cash flow and long-term equity. With a13.23 GRM, a 4.3% in-place Cap Rate, and 45% upside potential, this property has a lot to offer. The upgraded exterior and two already upgraded units make it move-in ready, while the potential to turn 8 units over four years for a 19% IRR makes it a smart long-term investment.

Facts & Features

- Sold On 09/28/2023
- Original List Price of \$3,000,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$128782 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$91,097
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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	\$1,344	\$5,375	\$7,800
2:	8	2	1		Unfurnished	\$1,659	\$13,272	\$19,160
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- NOH - North Hills area
- Los Angeles County
- Parcel # 2654032027

Michael Lembeck

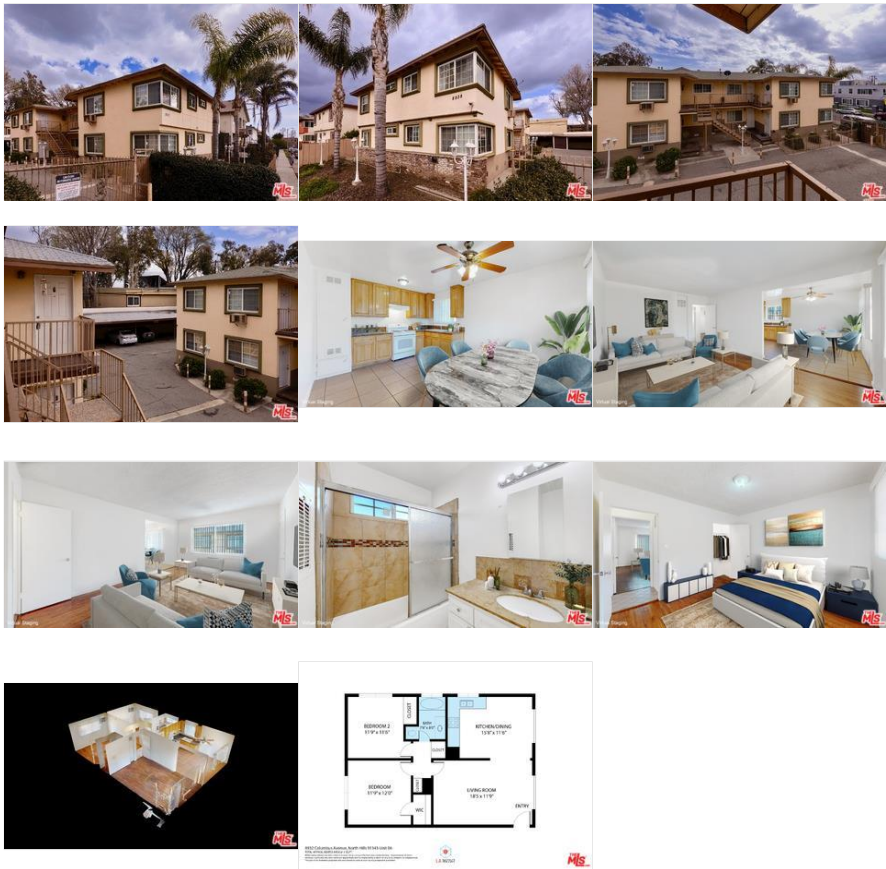
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$3,750,000/\$3,750,000

48 days on the market

Listing ID: 23294679

9502 Oak St • Bellflower 90706

16 units • \$234,375/unit • 10,624 sqft • 18,021 sqft lot • \$352.97/sqft • Built in 1956

This fantastic investment opportunity is located on Oak Street, between Clark Ave and Ardmore Ave. Simms Park is situated behind the subject property. The nearest major cross streets to this location is the Bellflower Blvd and Alondra Blvd intersection. Conveniently located within blocks to the 91 Freeway.



We are pleased to present this great investment opportunity situated in an excellent rental location of Bellflower. This beautiful 16 unit apartment building (built in 1956/1968) is a true turn-key income property that has spacious 1 Bedroom + 1 Bathroom units with opportunity to add-value. This building underwent cosmetic rehab in 2016 and is an easy to manage investment with a desirable low density layout on top of the great curbside appeal. There is substantial rental upside potential of +/- 46% with minimal landlord maintenance. There is plenty of on-site parking spaces, an on-site laundry and all units are separately metered for gas and electricity. Less than 100' from nearby Simms Park and a short commute to shopping and dining. There is no local rent control as this property is only subject to the statewide AB1482 which is currently 8.8% annually. Please call for more details.

Facts & Features

- Sold On 09/25/2023
- Original List Price of \$3,750,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Laundry: Individual Room
- \$125789 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$91,052
- 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:	16	1	1		Unfurnished	\$1,150	\$18,404	\$26,800
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7106003014

Michael Lembeck

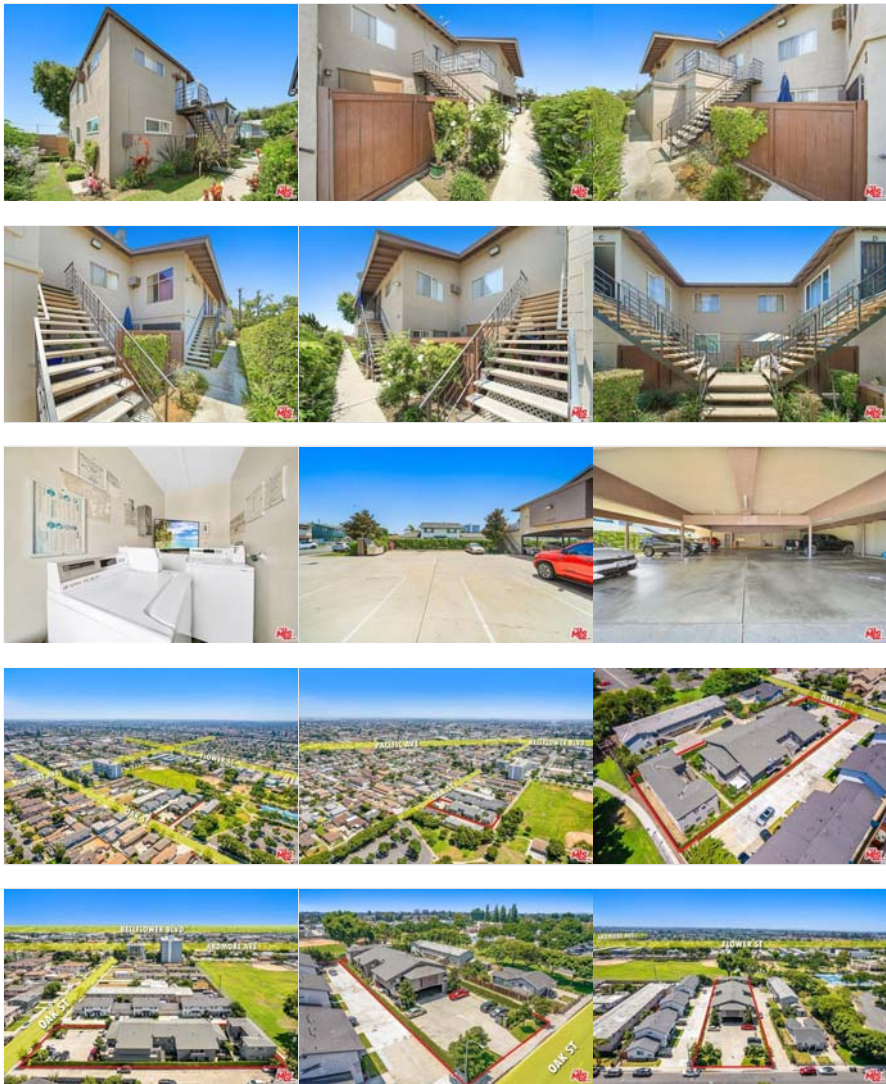
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Apartment

3528 3530 Emerald St • Torrance 90503

22 units • \$329,545/unit • 20,562 sqft • 19,113 sqft lot • \$323.41/sqft • Built in 1969

East of Hawthorne Blvd., North of Torrance Blvd.

List / Sold:

\$7,250,000/\$6,650,000 ↓

7 days on the market

Listing ID: SB23165640



This is the first time on the market for 3528 & 3530 Emerald St., Torrance since 1974! This 22-unit value-add apartment building is located in prime Torrance on one of the most desirable streets in all of Torrance. The property is located within walking distance of the Del Amo Fashion Center, a 2.1M+ sq. ft. shopping center owned by Simon Property Group and the 6th largest mall in the United States. The subject property is also close to three of the largest medical centers in California: Little Company of Mary, Torrance Memorial, and Kaiser Permanente Medical Center. There is a substantial amount of development in the area including the Torrance Commerce Center, which encompasses 4 state-of-the art corporate headquarter industrial buildings totaling 615,000 sq. ft., with buildings sized between 105,000 and 278,000 sq. ft. The development is taking place on a 33-acre site, which previously featured the 700,000 sq. ft. North American headquarters for Toyota. The subject property consists of 2 separate apartment buildings built in 1969, with a driveway between the buildings and tuck-under parking below each building. In addition to the on-site parking (31 spots), the church next door rents parking spaces in their large parking lot to tenants at the building. The property has an amazing unit mix consisting of (6) 3b/2ba units, (8) 2b/2ba units, (2) 2bd/1ba units and (6) 1bd/1ba units. The buildings total 20,562 sq. ft. and sit on a 19,113 sq. ft. lot. These are very large units, with an average unit size of 869 sq. ft. The property is separately metered for electricity and master metered for gas and water. The City of Torrance is installing a new gas meter, which will be installed prior to the close of escrow. The building has 2 laundry rooms for additional rental income and several storage lockers for each parking spot. There are currently 4 vacancies at the property. 2 of the units are rent ready. Although the units could easily be rented, the seller has been leaving units vacant so that a buyer can make the improvements they desire to those vacancies to achieve maximum rents. In addition, the on-site manager, who knows the building very well, is willing to move out prior to closing. However, it may be advantageous to a buyer to retain the on-site manager due to his vast knowledge of the building. The property is subject to AB 1482, but is not subject to any local rent control. There is approximately 34% rent upside. OM included as a supplement.

Facts & Features

- Sold On 09/26/2023
 - Original List Price of \$7,250,000
 - 2 Buildings
 - Levels: Two
 - 31 Total parking spaces
 - \$4,775 (Estimated)
- Laundry: Common Area
 - Cap Rate: 4.08
 - \$531615 Gross Scheduled Income
 - \$296024 Net Operating Income
 - 23 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$219,643
 - Electric: \$1,741.50
 - Gas: \$16,838
 - Furniture Replacement:
 - Trash: \$7,680
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$18,506
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 20627
 - Water/Sewer: \$14,296
 - Other Expense: \$18,000
 - Other Expense Description: Onsite

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	1	Unfurnished	\$1,594	\$9,564	\$2,150
2:	2	2	1	1	Unfurnished	\$1,959	\$3,918	\$2,350
3:	8	2	2	1	Unfurnished	\$2,019	\$16,152	\$2,650
4:	6	3	2	1	Unfurnished	\$2,394	\$14,364	\$3,250

Of Units With:

- Separate Electric: 23
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 7524013047

Michael Lembeck

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

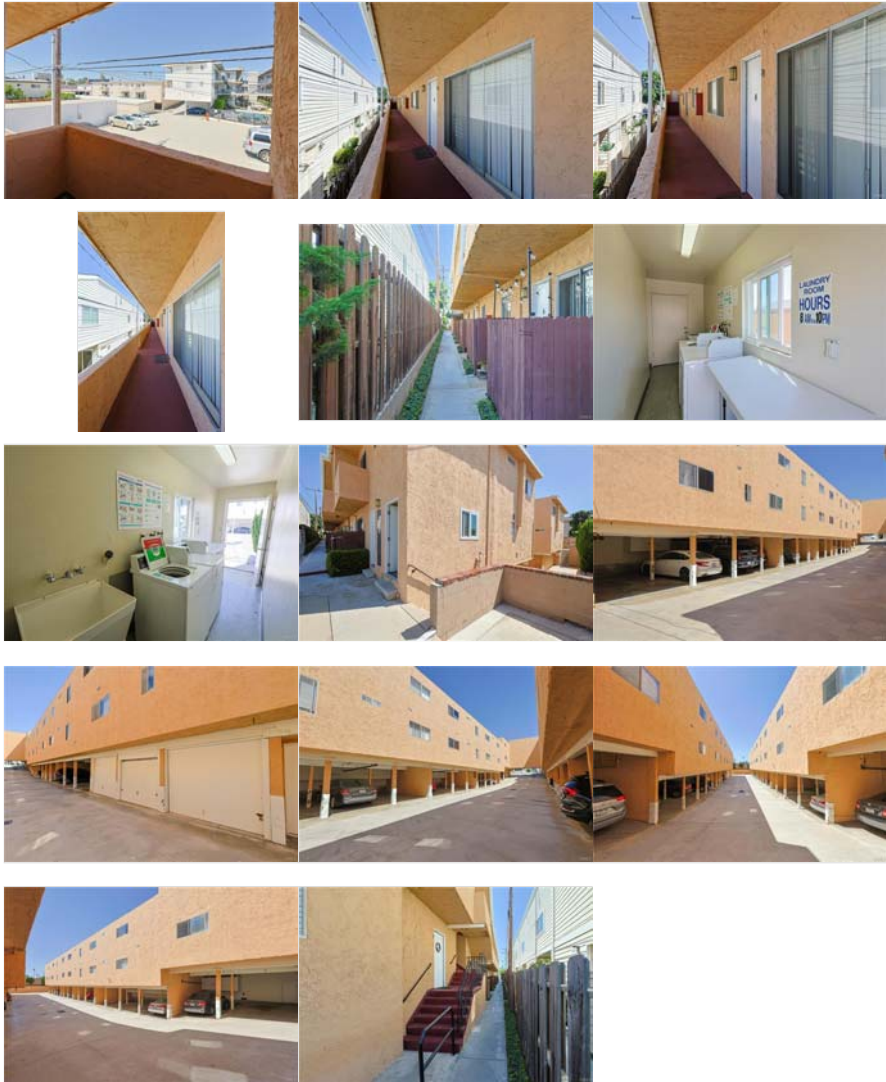
Re/Max Property Connection

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