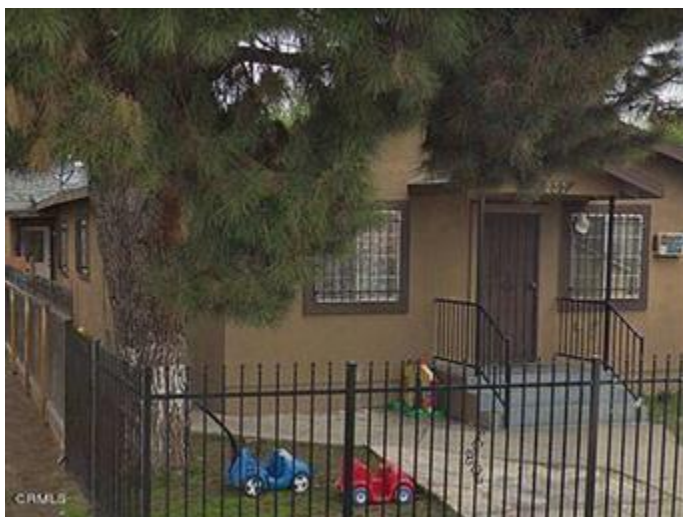


Closed • **Duplex****237 W 99th St** • **Los Angeles 90003****2 units** • **\$375,000/unit** • **sqft** • **5,208 sqft lot** • **No \$/Sqft data** •
Built in 1921**North on Broadway East on 99th**List / Sold: **\$750,000/\$720,000** ↓**147 days on the market****Listing ID: P1-3738**

Lowest GRM in LA. Great income producing property! Each unit is 4 beds/ 2 baths.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$72000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Sprinklers None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0
- Electric:
- Maintenance:

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

Unit Details

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

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
- Los Angeles County
 - Parcel # 6053016006

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$990,000/\$1,100,000** ↑**5 days on the market****1135 N Avenue 56 • Los Angeles 90042****2 units • \$495,000/unit • 1,860 sqft • 4,831 sqft lot • \$591.40/sqft •****Listing ID: PTP2106064****Built in 1922****Take the 110 freeway, exit on South Avenue 64, turn left on York Ave and then right on Avenue 56.**

Amazing Opportunity in Highland Park!! This beautiful duplex won't last long. Beautifully upgraded and meticulously maintained. Two mirror image units with only one shared wall gives each unit the perfect amount of privacy. They only share the wall with the hallway. Each unit offers an open layout concept, hardwood floors, washer and dryer hook ups, stainless steel appliances and central heating and air. The owner has gone above and beyond to maintain this property. It offers lemon trees, gardening area and each unit has a one car garage. Both units are currently tenant occupied.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$990,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 5
- \$54264 Gross Scheduled Income
- \$48364 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Back Yard, Front Yard, Level, Park Nearby
- Fencing: Chain Link, Fair Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,900
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$2,900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1		\$2,022	\$2,022	\$0
2:		2	1	1		\$2,500	\$2,500	\$0

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
 - Parcel # 5478025011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$450,000/\$425,000** ↓**42 days on the market****Listing ID: OC21133492****12054 223rd St • Hawaiian Gardens 90716****2 units • \$225,000/unit • 816 sqft • 2,488 sqft lot • \$520.83/sqft •****Built in 1954****605 freeway exit Carson, right on Norwalk Blvd, right on 223rd**

Great opportunity to own a DUPLEX on a corner lot in the City of Hawaiian Gardens!! Two 1 Bedroom 1 Bath units with separate meters, AC, private side yards and a shared carport. Each unit measures approx. 400 sqft and has one bedroom, one full bath, a kitchen, and a living room area. Both units currently occupied with long term tenants. Centrally located close to freeways, Casino and shopping centers.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$450,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$23400 Gross Scheduled Income
- \$19100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Concrete, Laminate

Exterior

- Lot Features: 2-5 Units/Acre

- Fencing: Barbed Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,925
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$325
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$490
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$810
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$850
2:	1	1	1	0	Unfurnished	\$950	\$950	\$950

Of Units With:

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

Additional Information

- Standard sale
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7069021043

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$699,999/\$685,000 ↓****17 days on the market****12238 224th St • Hawaiian Gardens 90716****2 units • \$350,000/unit • 1,150 sqft • 5,304 sqft lot • \$595.65/sqft •****Listing ID: DW21136149****Built in 1947****605 Exit Carson go East, Right on Belshire and Right on 224th**

Back On the Market!!Excellent Opportunity To Live In One and Rent the Other or Add to your Rental Portfolio!! Fully Remodeled Units!! Everything is NEW!!! Front Unit features a 2 Bedroom 1 Bath with New Kitchen Cabinets and Counters, New Vinyl Water Proof Flooring throughout, New Blinds, New Roof, New Plumbing, New Windows, Maintenance Free for Many Years to Come!!! Back Unit features 1 Bedroom 1 Bath with Everything New Also! New Kitchen Cabinets and Counter, New Waterproof Flooring, New Windows, New Plumbing, New Roof. Everything NEW!! Maintenance Free for a very long time.. Close to everything, Shopping, Casinos, Freeways and Much More!! Belongs to the Prestige ABC Unified School District!! This one won't last!! See You in Escrow!!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$699,999
- 2 Buildings
- 0 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 54 - Hawaiian Gardens area
 - Los Angeles County
 - Parcel # 7076034008

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**List / Sold:
\$3,400,000/\$3,851,000 ↑**8 days on the market****Listing ID: SB21177590****417 8Th Pl • Manhattan Beach 90266****2 units • \$1,700,000/unit • 1,407 sqft • 2,688 sqft lot • \$2737.03/sqft • Built in 1939****Valley Dr. & 8Th Place or 9Th Street**

This prime Sand Section walk street property features an original 1939-constructed duplex situated on 30 x 90 lot and is ready to buy and hold or build your own California beach dream home. Ideally located on the first flat block from the beach it's just 3.5 blocks to the sand and 3 blocks to Manhattan Beach Blvd. shops and restaurants. The duplex consists of two well maintained units; a 2 BDRM/1BA upper and 1 BDRM/1BA lower unit with a shared two car garage accessed off the 8th Place alley. On the walk street side, a professionally-landscaped shared yard rounds off this once in a lifetime purchase opportunity. *** The County Tax record shows the address as 417 8Th Place ***

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$3,400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- \$78300 Gross Scheduled Income
- \$58300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water

- Floor: Wood

- Heater, Refrigerator
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Landscaped, Lawn, Yard
- Fencing: Masonry, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,948
- Electric: \$1,500.00
- Gas: \$40
- Furniture Replacement:
- Trash: \$792
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,311
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,936
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,625	\$31,500	\$40,000
2:	1	2	1	1	Unfurnished	\$3,900	\$46,800	\$54,000

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
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4179011026

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Single Family ResidenceList / Sold: **\$698,000/\$738,000** ↑**6 days on the market****Listing ID: TR21192927****301 E Whitcomb Ave • Glendora 91741****2 units • \$349,000/unit • 1,434 sqft • 3,750 sqft lot • \$514.64/sqft •****Built in 1935****N Wabash Ave / Whitcomb Ave**

North Glendora Low Maintenance Duplex *** corner lot, each unit has its own driveway & address***Unit 301: 2 bedrooms & 1 bath; Unit 303: 1 Bedroom & 1 bath *** Each unit has its own kitchen *** Shared backyard & laundry *** Detached 2 car garage currently divided into 2 area for both tenants' storage use *** Upgraded plumbing & installed ductless air on 2019 *** fresh exterior paint *** Glendora Unified. Citrus College and Azusa Pacific University are nearby *** Convenient location, easy access to FWY 210 and Route 66, close to neighborhood shopping centers ***

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$698,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless
- \$343 (Estimated)
- Laundry: In Garage
- \$33840 Gross Scheduled Income
- \$24965.7 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Corner Lot, Front Yard

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,914
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$462
 - Cable TV: 01206788
 - Gardener:
 - Licenses:
- Insurance: \$1,492
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,490	\$1,490	\$1,700
2:	1	1	1	1	Unfurnished	\$1,330	\$1,330	\$1,500

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
- 629 - Glendora area
 - Los Angeles County
 - Parcel # 8647009022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$830,000/\$795,000** ↓**15 days on the market****Listing ID: SR21165825****8225 Paramount Blvd • Pico Rivera 90660****2 units • \$415,000/unit • 1,705 sqft • 6,191 sqft lot • \$466.28/sqft •****Built in 1950****Telegraph Rd. & Paramount Blvd.**

Turnkey Duplex in Pico Rivera! Perfect for investors or owner-users, this great property will not disappoint. Nestled on a large 6,191 sf lot, the 1,705 sf duplex features two 2bd/1ba units that each provide their own charm. One unit features newer updates and an open floorplan with laminate flooring throughout, tile backsplash, and center island with breakfast bar. Two ample-sized bedrooms have ceiling fans and large windows and an updated bathroom with modern vanity and glass-enclosed shower. The second unit features a similar layout with tile flooring, light cabinetry, and stainless steel appliances in the kitchen. The gated property features a large concrete backyard with lots of parking, a carport, and a great space to entertain. Conveniently located to schools, grocery stores, restaurants, shopping, and the 5 and 19 freeways, you or your tenants will enjoy everything you need at your fingertips.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$830,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main
- Appliances: Gas Oven, Gas Cooktop, Microwave, Refrigerator

- Floor Bedroom
- Floor: Tile, Wood

- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Back Yard, Front Yard

- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01340891
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6368012008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$1,200,000/\$1,200,000****0 days on the market****Listing ID: AR21196685****116 W Glendon Way • San Gabriel 91776****2 units • \$600,000/unit • 1,919 sqft • 7,625 sqft lot • \$625.33/sqft •
Built in 1937****West of Del Mar, North of 10 Fwy**

Live in One, Income from the Other. Great opportunity for a Duplex in nice area of San Gabriel. Front Unit, 3 Bedroom 1 Bath, Back Unit 2 Bedroom 1 Bath. Big Lot. Nice convenient location, close to Valley Blvd, markets, restaurants, buses and freeway 10.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,200,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$641 (Estimated)
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02088953
- Gardener:
- Licenses:

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360045061

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR21196685

Printed: 10/03/2021 11:16:01 AM

Closed • DuplexList / Sold: **\$825,000/\$770,000** ↓**100 days on the market****10608 Turnbow Dr • Sunland 91040****2 units • \$412,500/unit • 2,092 sqft • 6,935 sqft lot • \$368.07/sqft •****Listing ID: P1-5140****Built in 1954****Off Foothill, right turn on Turnbow.**

Fantastic opportunity to own a duplex in Sunland. Property is vacant. 2 Bed, 2 Bath downstairs, 1 Bed/1 Bath upstairs. Perfect for an owner user or investor. Also ADU possible with separate entrance on south side of property. Property also has commercial zoning! Fantastic Upside. Subject to cancellation of prior escrow.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$825,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- \$49200 Gross Scheduled Income
- \$34300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Water Heater

Exterior

- Lot Features: Sprinklers None

- Fencing: None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$14,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01257782
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$3,600
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$0	\$1,600	\$1,600
2:		2	2		Unfurnished	\$0		\$2,500
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
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2547007001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** P1-5140

Printed: 10/03/2021 11:16:01 AM

Closed •List / Sold: **\$629,900/\$661,000** ↑**21 days on the market****Listing ID: CV21113241****958 S Garey Ave • Pomona 91766****2 units • \$314,950/unit • 2,086 sqft • 6,904 sqft lot • \$316.87/sqft •****Built in 1952****S/Mission Blvd, W/Towne Ave**

BACK ON THE MARKET! This two-unit property is a great investment for a first-time investor or seasoned investor seeking solid returns; or live in one and rent the other! Units are detached, each feature 3 bedrooms, 1 bathroom and laundry area. Front Unit has been remodeled with new kitchen, flooring, paint and much more. Separate gas and electric meters, one car garage for each unit, plus additional off-street parking which can be accessed from the alley. Close to Downtown Pomona, Metrolink, City Hall and entertainment! Buyer to complete their own due diligence in regards to all aspects of the property, including sqft, income, expenses and potential rents. Potential cap rate could be 5.8%.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$599,900
- 2 Buildings
- 4 Total parking spaces
- Laundry: Inside
- Cap Rate: 4.64
- \$39600 Gross Scheduled Income
- \$29244 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$10,032
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,279
 - Cable TV:
 - Gardener:
 - Licenses: 86
- Insurance: \$1,056
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,015
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$2,100
2:	1	3	1	1	Unfurnished	\$1,200	\$1,200	\$1,850

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
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8333017013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$1,425,000/\$1,425,000****0 days on the market****Listing ID: 21790072****826 N Poinsettia Pl • Los Angeles 90046****2 units • \$712,500/unit • 2,440 sqft • 7,734 sqft lot • \$584.02/sqft •****Built in 1925****S of Santa Monica N of Melrose**

****Sold before processing**** Enter for Comps purposes only**** Side by side fixer 2 units plus converted office in rear of property.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$1,425,000
- 2 Buildings
- Levels: One

Interior

- Floor: Wood

- Appliances: Dishwasher, Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Insurance:

- Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02066741
 - Gardener:
 - Licenses:
- Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5525001025

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

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

Closed •List / Sold:
\$1,695,000/\$1,725,000 ↑**2 days on the market****Listing ID: 21783400****812 N Genesee Ave • Los Angeles 90046****2 units • \$847,500/unit • 2,212 sqft • 6,499 sqft lot • \$779.84/sqft •****Built in 1924****North of Melrose. East of Fairfax.**

You must see this fantastic investment opportunity for an investor or developer to add an income producing duplex in highly desirable Melrose Village to your portfolio. Enjoy current revenue generating business or build a dream home to specification in prime Melrose and Fairfax neighborhood. Built in 1924, this side by side Spanish duplex consists of large 2-bedroom 1-bathroom units. Complete with a spacious backyard surrounded by towering lush greenery to seamlessly produce that highly desirable California lifestyle. Perfectly situated lot for a rooftop deck that will beautifully showcase 360- degree panoramic views of all of Los Angeles. Steps from Whole Foods, West Hollywood restaurants, and popular shopping districts. An investor or developer's dream location!

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: One
- Heating: Central
- Laundry: Inside
- \$20174 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Tile, Wood
- Appliances: Refrigerator, Range, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$42,418
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01412928
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,000	\$36,000	\$36,000
2:	1	2	1		Unfurnished	\$2,216	\$26,592	\$36,000
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
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5527005029

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

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21783400

Printed: 10/03/2021 11:16:01 AM

Closed •List / Sold:
\$1,795,000/\$1,750,000 ↓**117 days on the market****Listing ID: 21724344****742 744 N ALTA VISTA • Los Angeles 90046****2 units • \$897,500/unit • 2,210 sqft • No lot size data • \$791.86/sqft •****Built in 1928****N of Melrose and West of La Brea**

Rare opportunity to own a 1928 Spanish Style Duplex with tons of charm and in a fantastic location! The property sits on an oversized lot (7,697 sq ft) and is located on a quiet tree-lined street in a desirable area of West Hollywood, yet, with the benefits of a Los Angeles city address. The property is 100% rented and generating \$92,400 of income per year. The Front House (approx. 1,282 SF) is 3BD + 2BA + 2 Patios + 2-Car Garage/Carport, front yard with fruit trees, and rents for \$4,375/month and will be delivered vacant at the close of escrow. The Back House (approx. 981 SF) is 2BD + 1BA + 1 Patio + Yard with fruit trees + 1-Car Garage/Carport, and rents for \$3,325/month. Each home features a living room, dining room, breakfast room, HW floors, updated kitchens/baths, in-unit washer/dryers, in-window heating/cooling units, and ceiling fans. The property is fenced and includes a secured gated driveway that leads to an additional parking area. It is being sold "AS IS" and provides a perfect opportunity to create your own vision such as a single-family compound, an owner-user/investor, complete redevelopment project, or continue as a 100% income property. With a 93 walk score, this is a walker's paradise! Stroll to Melrose and La Brea cool shops and restaurants, and The Famous Groundings. Close to the studios, Hollywood nightlife, Beverly Blvd, The Grove, LACMA, and many of LA's finest restaurants.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,795,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Washer Included, Dryer Included
- \$73522 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,878
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02070141
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,375	\$4,375	\$4,500
2:	1	2	1		Unfurnished	\$3,325	\$3,325	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5525011026

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21724344

Printed: 10/03/2021 11:16:01 AM

Closed •List / Sold:
\$2,295,000/\$2,275,000 ↓**20 days on the market****Listing ID: 21754478****2914 Pacific Ave • Venice 90291****2 units • \$1,147,500/unit • 3,576 sqft • 2,830 sqft lot • \$636.19/sqft •
Built in 1974****Pacific Avenue North of Washington Boulevard**

Bread & Butter Building - Pacific Avenue apartment complex located in a prime Venice location steps away from Venice Beach. Duplex + 2 bonus units. Used as 4 Plex for many years. Presently, front 3 bedroom and 4th large single are vacant. 3 bed is being marketed at \$4,950 with rental applications in hand. JADU or ADU ordinance to convert bonus units (Buyer to do due diligence). Ideal for an owner-occupant to purchase & reside with income from the other units for affordability. All rents are actual per listing. A desirable unit mix includes One - 3 bed/2 baths, One - 2 bed/2 bath and TWO - 0 bed/1 bath studios one of which is the bonus unit. The 2 Bedroom 2 bath unit is recently renovated and is a Townhouse style unit. The building can be a perfect owner/user opportunity or a straight investment for cash flow. Close proximity to restaurants, bars, Marina Del Rey, Santa Monica and the Venice Boardwalk. Come and enjoy living in this Venice property or simply add this prime real estate to your portfolio of properties. Call Broker for more information. (See attached for layout of 2 & 3 bedroom). Acceptance subject to cancellation of present escrow.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Radiant
- Laundry: Washer Included, Community
- \$99341 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator
 - Other Interior Features: Furnished

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$42,739
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,500	\$4,500	\$5,150
2:	1	2	2		Unfurnished	\$3,850	\$3,850	\$4,850
3:	1	0	1		Unfurnished	\$2,090	\$2,090	\$2,850
4:	1	0	1		Unfurnished	\$1,400	\$1,400	\$2,150
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4227018004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

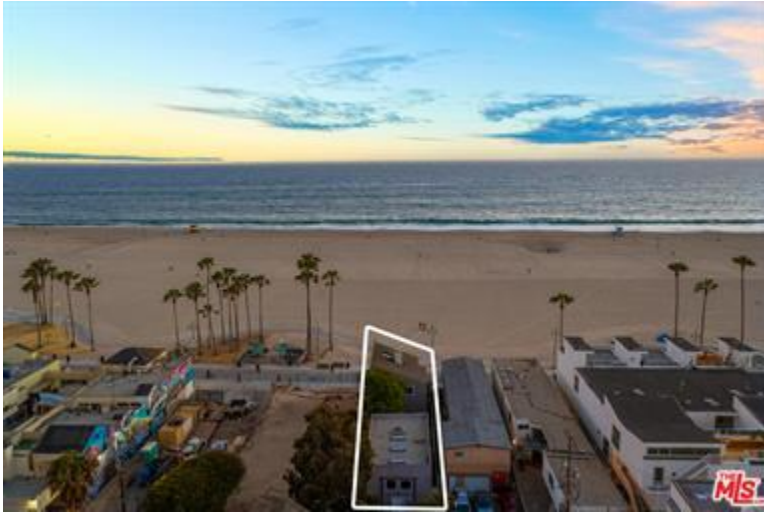
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21754478

Printed: 10/03/2021 11:16:01 AM

Closed •List / Sold:
\$3,695,000/\$3,712,180 ↑**11 days on the market****Listing ID: 21757854****719 Ocean Front Walk • Venice 90291****2 units • \$1,847,500/unit • 3,325 sqft • 4,444 sqft lot • \$1116.45/sqft •
Built in 1966****West of Pacific Ave, South of Rose Ave, North of Washington Blvd - On the Ocean Front!**

Location, Location, Location! Situated in an exceptional location with the beach in your front yard, this ocean-front duplex is a rare home that can't be missed. With unobstructed views, and only a few feet to the sand this spacious property offers endless opportunities. //About this home: Formerly a sculptors art studio and home, this property is a wonderful blend of space that offers endless options. Consisting of two separate structures, both encompass clean lines and contemporary details. The back unit offers high soaring ceilings and an abundance of light through multiple skylights. Upstairs is a large loft with a formal bedroom space, an ensuite bathroom. Downstairs you'll enjoy a spacious kitchen w/ built-in stainless-steel appliances, stone counters, and ample dining space to entertain. Sliding glass doors take you out into the courtyard, lined with bricks and surrounded by succulents. As you enter the front unit, the ground level is the perfect space for a studio, gym, separate office space, or works perfectly living space to compliment the upstairs. The 2nd floor features a fabulous living space with a lofted bedroom and a balcony/deck that looks directly at the ocean. //You'll Love: The flexibility this property offers! Perfect as a total beachfront investment property, or for an owner/user. Ready to go now or create your dream beach house!

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$3,695,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Central

Interior

- Rooms: Living Room, Loft
 - Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Oven, Range Hood, Gas Cooktop
 - Other Interior Features: Open Floorplan, High Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01858429
 - 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	2		Unfurnished	\$0	\$0	\$0
2:	2	1	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4286028013

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21757854

Printed: 10/03/2021 11:16:01 AM

Closed • **Duplex**List / Sold:
\$1,100,000/\$1,261,000 ↑**7 days on the market****Listing ID: P1-5870****3622 Veteran Ave • Los Angeles 90034****2 units • \$550,000/unit • 1,571 sqft • 4,994 sqft lot • \$802.67/sqft •
Built in 1938****Between Palms and Venice. East of Sepulveda.**

Fantastic opportunity to own this Duplex in the Prime Palms - Mar Vista neighborhood. A charming 2 bedroom/1bath/bonus room (1,135 sq. ft.) extremely clean Spanish style front home features updated kitchen with breakfast nook, living room with large bay window and fireplace, dining room, updated flooring. Two patio areas for relaxing and entertaining. Two-car garage with adjacent laundry room. The over-garage charming 1bedroom/1 bath, (436 sq. ft.) Spanish style carriage house has its own private entry balcony. Currently rented for \$1,802.61Offers due Friday 12:00 pm

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, Individual Room
- Cap Rate: 5.2
- \$76563 Gross Scheduled Income
- \$57422 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Bonus Room, Galley Kitchen, Laundry, Living Room, Main Floor
- Appliances: Dishwasher, Gas Range, Water Heater
- Other Interior Features: Granite Counters, High Ceilings

- Bedroom
- Floor: Carpet, See Remarks, Tile

Exterior

- Lot Features: Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$0	\$3,900	\$3,900
2:		1	1		Unfurnished	\$1,806		
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County

- Parcel # 4252021030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** P1-5870

Printed: 10/03/2021 11:16:01 AM

Closed •List / Sold:
\$1,695,000/\$1,672,500 ↓**12 days on the market****Listing ID: 21772018****3624 Greenwood Ave • Los Angeles 90066****2 units • \$847,500/unit • 2,586 sqft • 4,902 sqft lot • \$646.75/sqft •****Built in 1949****N/Venice Blvd E/Walgrove S/Palms W/Beethoven**

2 permitted homes on lot. Seperate addresses and utilities. Remodeled kitchen & baths. Front house has 3 bedrooms 3 baths. Rear house-ADU has 4 bedrooms & 5 baths. Garage converted to Family room or 5th bedroom. Great location close to schools, shopping, restaurants and the Beach!. Quiet street with no cut thru traffic. Showings restricted.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Wall Furnace, Fireplace(s)
- Laundry: Dryer Included, Outside, Inside
- \$80600 Net Operating Income

Interior

- Rooms: Bonus Room, Family Room, Living Room
- Floor: Wood, Carpet
- Appliances: Dishwasher, Disposal, Gas Cooktop, Oven, Built-In

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$29,859
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01975766
 - Gardener:
 - Licenses:
- Insurance: \$1,270
 - Maintenance: \$7,400
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$4,500	\$4,500	\$4,500
2:	1	4	5		Unfurnished	\$5,000	\$5,000	\$5,000
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
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4245009006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21772018

Printed: 10/03/2021 11:16:01 AM

Closed • DuplexList / Sold: **\$941,900/\$845,000** ↓**73 days on the market****Listing ID: RS21094822****1811 W 24th St • Los Angeles 90018****2 units • \$470,950/unit • 1,930 sqft • 6,650 sqft lot • \$437.82/sqft •****Built in 1930****South of 10 Freeway, North of Adams, West of Normandie**

LOCATION!! LOCATION!! IN A HIGHLY DESIRABLE AREA WITH PLENTY OF PARKING SPACE. GREAT BACKYARD FOR ENTERTAINING OR ADD ANOTHER RENTAL BUILDING. FRONT HOME WITH 4 BEDROOMS AND 2 BATHS APPROXIMATELY 1600 SQ FT. HAS A MASTER BEDROOM WITH A UPDATED BATHROOM. REAR UNIT 1811 1/2 WITH 1 BEDROOM AND 1 BATH. ROOF WAS REPLACED COUPLE OF WEEKS AGO ONLY IN THE FRONT HOME. 1 CAR GARAGE WITH 1/4 BATHROOM INCLUDED SECURELY GATED LOT. CENTRALIZED TO USC CAMPUS, 10 AND 110 FREEWAYS, KOREATOWN, STAPLE CENTER, DTLA, JEFFERSON PARK. PROPERTY IS PERFECT FOR AN INVESTMENT OPPORTUNITY. PLEASE DON'T DISTURB OCCUPANTS OR VISIT THE PROPERTY.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$998,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Master Bedroom
- Appliances: None

- Floor: Carpet, Laminate, Tile

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: 01524746
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5058022012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold:
\$1,390,000/\$1,300,000 ↓**42 days on the market****Listing ID: 21741286****143 N Alexandria Ave • Los Angeles 90004****2 units • \$695,000/unit • 2,632 sqft • 6,000 sqft lot • \$493.92/sqft •****Built in 2006****One block South of Beverly Blvd., One block East of Normandie Pl.**

True trophy, extra value property available! Property consists total of 10 bedrooms and 6 baths, legal characteristic shows Duplex (2 unit) but can be used as a Quadplex (4 unit). Completely up to the new owners imaginations. Front unit can be used as two story, total of 6br/4ba unit, top and bottom connected. Rear unit can also be used as two story, 4 bed 2 bath unit. This can also be fully monetized by acquiring Boarding House Permit and/or AirBnB (short-term) them out! Ample parking spaces available, BUILT IN 2006 from ground up, non rent-controlled units. Property will be delivered fully vacant at COE! Currently, owner occupies one unit. Two units are separately metered. Let your imaginations be wild! This is the money maker!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,390,000
- 1 Buildings
- Laundry: In Kitchen, Upper Level
- \$64800 Net Operating Income

Interior

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

Exterior

- Security Features: Automatic Gate, Gated Community, Window Bars, Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Sewer Paid, Other

Annual Expenses

- Total Operating Expense: \$21,600
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01379619
 - 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	6	4		Unfurnished	\$4,200	\$0	\$4,200
2:	1	4	2		Unfurnished	\$3,200	\$0	\$3,200
3:								
4:								
5:								
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13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5518010017

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

10/3/21, 11:23 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21741286

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold:
\$1,299,900/\$1,275,000 ↓**14 days on the market****Listing ID: SR21183419****641 N Irving Blvd • Los Angeles 90004****2 units • \$649,950/unit • 2,792 sqft • 4,560 sqft lot • \$456.66/sqft •****Built in 1925****West of Western and South of Melrose Ave**

Same owner for 77 years. This 1925 investor dream has tons of potential just waiting to be restored to its original 1920's glory. This two-story multifamily property has many of its original details as well as the original hardwood flooring hidden under the carpets for decades. Each unit has decorative fireplaces with gas hookups. There are 3-single garages in the rear with 2 lockable individual storage units as well as an open covered area. The units are located in the very desirable neighborhood near Larchmont Village close to Paramount Studios, LATC, Wilshire Country Club and the restaurants on Melrose. The downstairs unit is a 2 bedroom / 1 bath with over 1300 sq ft and the upstairs unit shows as a 3 bedroom / 1 bath (1 bedroom is missing a closet) with over 1400 sq ft. Property is sold "as-is" with seller doing no repairs. Do not disturb occupants. Both units will be delivered VACANT!!!

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,299,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Fireplace(s), Natural Gas, Wall Furnace
- \$410 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$74400 Gross Scheduled Income
- \$69400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5523025014

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,459,000/\$1,500,000 ↑**13 days on the market****Listing ID: 21774060****1242 S Hayworth Ave • Los Angeles 90035****2 units • \$729,500/unit • 3,329 sqft • 5,950 sqft lot • \$450.59/sqft •****Built in 1933****North of Pico, West of Fairfax**

Step into the old world charm of this beautifully maintained HPOZ Carthay Square Spanish Duplex. The stairways to the units are graced with gorgeous colorful accent tiles that set the tone of the building. Each unit has 2 bedrooms, 1 bath and a den/office. There are hardwood floors throughout and many original art deco details. The dramatic living rooms each have impressive fireplaces and large leaded glass windows that overlook the tree lined street. There is a generous formal dining room with gorgeous moldings as well as a cheerful breakfast room in each unit. The kitchens are in excellent original condition. Both bedrooms are spacious and bright. The bathrooms have classic art deco tile. Each unit has a back entrance as well, leading to the beautiful shady yard. There are 2 two car garages off the alley. Incredible central location, close to The Grove, Farmer's Market, restaurants, transit lines, and museums. Don't miss this classic gem!

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$1,459,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$37538 Net Operating Income

Interior

- Rooms: Den, Living Room
- Appliances: Dishwasher, Disposal, Refrigerator

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$19,822
 - 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	\$2,390	\$2,390	\$3,500
2:	2	2	1		Unfurnished	\$2,390	\$2,390	\$3,500
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
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5086003015

Michael Lembeck

Re/Max Property Connection

10/3/21, 11:23 AM

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21774060

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold: **\$995,000/\$1,605,830** ↑**14 days on the market****Listing ID: 21774092****744 S Detroit St • Los Angeles 90036****2 units • \$497,500/unit • 3,966 sqft • 6,456 sqft lot • \$404.90/sqft •
Built in 1926****South of Wilshire Blvd., West of S. La Brea Ave.**

Opportunity to restore this Character Duplex in Miracle Mile. Each unit is 3 + 2 and in need of restoration. Major fixer, currently the bathrooms and kitchens are under renovation. 4 car detached garage. Property is currently boarded up. Probate sale, court confirmation is not required.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$995,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|----------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |

- Trash:
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- 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	\$0
2:	1	3	2		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5089001022

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

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

Closed • DuplexList / Sold:
\$1,899,000/\$1,760,000 ↓**62 days on the market****Listing ID: IV21130085****1304 1306 N Citrus Ave • Hollywood 90028****2 units • \$949,500/unit • 1,644 sqft • 7,295 sqft lot • \$1070.56/sqft •****Built in 1929****cross street fountain ave**

Great Hollywood development Property! Bring your investors, or your buyers that want that charming vintage craftsman. The property has been well cared for, the main home has a beautifully updated modern kitchen, with 2 bedrooms and a bath living room has original trayed ceilings and a great fireplace. The second unit is a studio rental with a private entrance and private outdoor area. A separate renovated garage contains the laundry facility and additional restroom, there is yet another exterior garage utilized for storage. Parking is accessed from the rear of the property, parking is fenced, with a remote opener and can accommodate 3plus cars, beautiful mature tree's provide a beautiful setting for the rear patio area, there is great potential here. Zoned R3-1xl, current use code is duplex. Main home, owner occupied, studio is a short term rental, so it may be delivered completely unoccupied. Zoning information per Zimas, City of Los Angeles Department of city planning reflects the property to be in multiple priority redevelopment zones. The possibilities are endless for this beautiful Hollywood property.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Outside
- \$24000 Gross Scheduled Income
- \$20000 Net Operating Income
- 0 electric meters available
- 0 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: 01509039
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	0	1	0	Unfurnished	\$2,000	\$2,000	\$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
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5548024029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$475,000/\$445,000** ↓**21 days on the market****Listing ID: SB20081810****5300 Ruthelen St • Los Angeles 90062****2 units • \$237,500/unit • 1,920 sqft • 6,031 sqft lot • \$231.77/sqft •****Built in 1923****North of 54th Street**

Great investment opportunity, 2 nice size side by side 1 bedroom 1 bath each approximately 850 square feet per unit, an amazing backyard Below market rents so there is plenty of upside. Long term tenants that will stay with the property. This is a Trust sale that does not require court confirmation. buyer and their agent must do their investigations. Property sold "as is" Seller will do absolutely no repairs and no termite.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$475,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Floor Furnace
- Laundry: Inside
- \$19200 Gross Scheduled Income
- \$15700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,604
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01428774
 - Gardener:
 - Licenses:
- Insurance: \$1,067
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5005021020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$600,000/\$600,000****0 days on the market****Listing ID: 21750624****4116 Dalton Ave • Los Angeles 90062****2 units • \$300,000/unit • 2,379 sqft • 6,698 sqft lot • \$252.21/sqft •****Built in 1907****Duplex is located on the northeast corner of Dalton Ave and 41st Place. Property is south of Martin Luther King Blvd and west of Normandie Ave.**

Call listing agent for any additional info with respect to the condition of the interior and/or other features of the property.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$600,000
- 1 Buildings
- 2 Total parking spaces
- \$23671 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$2,568
- Electric:
- Gas:
- Furniture Replacement:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- 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	\$1,150	\$1,150	\$3,200
2:	1	3	1		Unfurnished	\$1,100	\$1,100	\$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
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5021003018

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

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

Closed • **Duplex****628 W 87th St • Los Angeles 90044****2 units • \$550,000/unit • 3,750 sqft • 5,800 sqft lot • \$286.67/sqft • Built in 2019****Southeast of S Hoover St and W 87th St**

List / Sold:

\$1,100,000/\$1,075,000 ↓**23 days on the market****Listing ID: OC21156667**

Beautiful and modern duplex property NEWLY BUILT IN 2019 with bright and open floor plan units. This home is perfect for both investors and owner occupancy. Parking is available in the detached 2-car garage and in the driveway. Laminate and carpet floorings. Kitchen is equipped with modern white cabinets for ample storage space. Shower in tub bathrooms. Master bedroom includes a walk-in closet and other bedrooms include mirrored closets. Close proximity to highway 110 & 105, major LA streets of Figueroa St, Hoover St, and Manchester Ave allows for easy commute. Close to many local restaurants and shops. Assigned local schools are Danny J Bakewell Sr Primary Center (walking distance), Manchester Avenue Elementary School (walking distance), Bret Harte Preparatory Middle School, and Mervyn M Dymally Senior High School.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Inside
- \$84000 Gross Scheduled Income
- \$73088 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Master Bathroom, Walk-In Closet
 - Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Cooktop
 - Other Interior Features: Copper Plumbing Full, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,912
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - 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	5	3	2	Unfurnished	\$3,200	\$3,200	\$3,500
2:	1	5	3	0	Unfurnished	\$2,645	\$2,645	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6038013006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC21156667

Printed: 10/03/2021 11:16:02 AM

Closed • Duplex**810 E 31st St • Los Angeles 90011****2 units • \$349,500/unit • 2,169 sqft • 5,331 sqft lot • \$315.81/sqft •****Built in 1905****San Pedro st.**List / Sold: **\$699,000/\$685,000 ↓****15 days on the market****Listing ID: RS21145722**

DUPLEX! Residential income property in a prime location of Los Angeles Perfect investment property close to everything! USC, LA LIVE, BANC STADIUM, STAPLES CENTER, DOWNTOWN and lots more! Live in the front and rent the back this is an amazing opportunity to own and have rental income to help pay the mortgage or Make it your investment property. Front house 4 bedrooms, 2 bathrooms Back house 3 bedrooms, 2 bathrooms Both units have a master bedroom inside laundry hookups 2 car garage alley access. Front Unit will be delivered vacant, back unit tenant occupied (Please respect occupants)

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 2 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: 01322486
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5120026003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$675,000/\$675,000****12 days on the market****Listing ID: 21768696****4202 City Terrace Dr • Los Angeles 90063****2 units • \$337,500/unit • 1,047 sqft • 4,007 sqft lot • \$644.70/sqft •****Built in 1925****From 10 Fwy Exit Eastern (South); Right (West) on City Terrace Drive**

Close to Downtown Los Angeles, El Sereno, Cal State LA! Live in one And Rent the Other! Perfect for Multi-Generational Family! On the hunt for a multi-generational home or a quality investment in City Terrace? This recently remodeled home has a separate guest house thats ideal to use as either a rental unit or to provide you with additional private living accommodations. Step inside the main residence to discover your living room bathed in light by numerous large windows and adorned with an expansive stone fireplace that invites you to gather in its warm glow. Hardwood-style flooring accented by recessed lighting continues through to the formal dining room where youll savor meals as you enjoy the pleasant views on display. Show off your cooking skills in the bright and stylish kitchen where tasteful dark cabinets offer plenty of storage, and theres abundant counter space to help the avid home chef work their culinary magic. Lush carpet flows underfoot in the thoughtfully designed bedrooms, which also feature mirrored closet doors. The baths have all been updated with modern touches, and theres a laundry room for your convenience. A walled concrete patio offers an ideal spot to sip your coffee as you soak up the sun and fresh breezes year-round. Lucky occupants of your studio/guest house will enjoy the convenience of a kitchenette, a dining area, low-maintenance flooring, and recessed lighting complemented by a refined color palette. The desirable location of this residence on the east side of Los Angeles places you near the California State University LA campus and close to popular shopping and restaurants, schools, and parks. Youll also have easy access to several freeways to ensure easy commuting. Come take a tour of this gem before its gone for good!

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$675,000
- 1 Buildings

- Levels: Multi/Split

Interior

Exterior

- Sewer: Other

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

Of Units With:

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

Additional Information

- Standard sale
- CTER - City Terrace area
 - Los Angeles County

- Parcel # 5226016001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21768696

Printed: 10/03/2021 11:16:02 AM

Closed • DuplexList / Sold: **\$399,900/\$386,000** ↓**21 days on the market****Listing ID: SR21122239****223 W Lancaster Blvd • Lancaster 93534****2 units • \$199,950/unit • 1,452 sqft • 6,157 sqft lot • \$265.84/sqft •****Built in 1951****Lancaster Bl west of Division**

RARE 2 Houses on a lot! Both 2Br+1Ba with all separate meters. Separate Gas, electric and water meters. Each house has its own separate hot water heater too. VERY low owner expenses and no water/utility exposure. FHA financing available for owner occupants - live in one unit and collect rent (mortgage \$\$) from the other. Front unit has newer roof, new energy efficient windows, updated kitchen and appliances, tile flooring etc. Rear unit has newer roof, new windows, granite kitchen and tile flooring. Govt guaranteed rent deposited into your account on the first of the month. Tenants stay, and professional management available.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$399,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Washer Hookup
- \$29940 Gross Scheduled Income
- \$28000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas Range

Exterior

- Lot Features: Desert Front
- Fencing: Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,195	\$1,195	\$1,195
2:	1	2	1	0	Unfurnished	\$1,295	\$1,295	\$1,295

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
- LAC - Lancaster area
 - Los Angeles County
 - Parcel # 3138013021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$699,000/\$675,000** ↓**134 days on the market****Listing ID: 21702260****4371 S St Andrews Pl • Los Angeles 90062****2 units • \$349,500/unit • 1,544 sqft • 6,255 sqft lot • \$437.18/sqft •****Built in 1920****West of Western, on the corner of Vernon and St. Andrews Place**

We are pleased to present this two unit investment opportunity in South Los Angeles. The units are ideally located near the intersection of Western and Vernon, providing direct access to public transportation and job centers in DTLA and Leimert Park. The complex consists of a 4 Bedroom 1 Bath house with an updated 2 Bedroom 1 Bath unit in the rear. The front house is currently producing \$2,750 per month and the rear unit is currently vacant, but Seller is considering rental applicants. There are separate meters for gas and electricity to keep monthly expenses low. Buyer and buyer's agent to check with the City and rely on their own findings regarding bedroom-bathroom count, square footage, zoning and permitted and non-permitted rooms and usage. Great opportunity for the small, first time investor and the local developer. Please do not walk on property and please do not disturb tenants in any way. All offers to be made subject to inspection. Do not use ShowingsPlus.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$699,000
- 1 Buildings
- Heating: Wall Furnace
- \$42000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00939725
 - 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	1		Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	2	1		Unfurnished	\$2,250	\$0	\$2,250
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
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5022008001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21702260

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold:
\$1,349,000/\$1,300,000 ↓**23 days on the market****Listing ID: 21759496****3639 W 59Th Pl • Los Angeles 90043****2 units • \$674,500/unit • 2,415 sqft • 6,826 sqft lot • \$538.30/sqft •****Built in 1936****South of Slauson Ave. West of West Blvd.**

Dramatic Spanish duplex w/ 2-story 4bd/3ba 1,871SF front house & 544SF 1br/1ba back unit + 2 bonus spaces in View Hts. Sunshine pours thru large character arched window filling the reimagined open concept living, kitchen + dining rm. Sparkling, bright kitchen feat. quartz countertops, oversized chevron subway tile backsplash, abundance of cabinet space, SS appliances, + peninsula w/ addl sink. From the hall, find full bath w/dbl vanity & shower over tub. 2 bdrms complete the 1st flr, one offering access to backyard thru sliding door. On the 2nd flr are 2 spacious bdrms, including sun-filled principal suite w/ private deck, walk-in closet, lavish ensuite bath feat. dual vanity, separate shower + soaking tub, & custom tiling. There is an addl bath w/ shower & dual vanity. Convenient 2nd flr laundry closet for side by side washer/dryer. The 1 bdr back unit offers quaint private yard, sophisticated kitchen + new bath, & the opportunity for rental income. 2 single-car garages, w/ 2 addl finished bonus spaces perfect for entertainment area, home office or home gym - opportunities abound! Sleek matte black finishes, hardwood floors & modern lighting throughout. New systems includ. plumbing, electrical, HVAC, & tankless H2O heater. Extensive front & back landscaping w/ new sprinkler system. Nearby neighborhood faves - Hilltop Coffee + Kitchen & Simply Wholesome

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: In Closet, Upper Level

- Cooling: Central Air
- Heating: Central

Interior

- Rooms: Bonus Room, Walk-In Closet, Master Bathroom
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Range, Range Hood
- Floor: Wood

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale

- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4004014024

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21759496

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold: **\$675,777/\$740,000** ↑**9 days on the market****8972 San Luis Ave • South Gate 90280****2 units • \$337,889/unit • 1,887 sqft • 6,011 sqft lot • \$392.16/sqft •****Built in 1940****Listing ID: IG21182680****North of Southern and South of Firestone. Just west of Otis St.**

2 separate dwellings both 2 bedrooms 1 bath each. Newer counter tops on both kitchens. Newer floors through out. This is a magnificent opportunity for 2 familys to buy together and have the same 2 bedrooms 1 bath each. Back dwelling has a 1 car garage attached, and the front home has 2 carports. Nice size yard and much more. Great location, close to schools, park and shopping centers.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$675,777
- 2 Buildings
- 3 Total parking spaces
- 2 Total carport spaces
- \$710 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02136152
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
 - Los Angeles County
 - Parcel # 6210007040

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$699,000/\$735,500** ↑**8 days on the market****2642 Grand Ave • Walnut Park 90255****2 units • \$349,500/unit • 1,801 sqft • 5,925 sqft lot • \$408.38/sqft •****Listing ID: PW21185596****Built in 1923****From Pacific Blvd go East on Grand, home on the Right, 2644 Grand is seen from the street**

This beautifully maintained 1920's duplex has been lovingly cared for and is in the heart of highly desirable Walnut Park. The front main home has 2 bedroom / 1 bath with a spacious living room with an electric fireplace and natural light floods the home through the many windows with beautiful shutters. The large dining room has French doors and original built-in shelving consistent with 1920's homes. The nicely updated kitchen has a stainless steel dishwasher, stove and microwave with granite counters and is attached to a pantry/laundry room that opens to the backyard. Ceiling fans adorn several rooms, all windows are dual pane and this property has separate gas and electric meters. There is a tranquil shared backyard between the two units and two one car garages. The one bedroom / 1 bath back home has a large living room with a gas fireplace, the eat-in kitchen has beautiful built-in cabinetry and storage abounds. The laundry hook-ups are in the attached garage. This beautiful property will not last!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$1,199 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, In Kitchen, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Galley Kitchen, Kitchen, Laundry, Main Floor Bedroom
 - Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Range Hood, Water Heater
 - Other Interior Features: Ceiling Fan(s), Granite Counters, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Near Public Transit
 - Security Features: Carbon Monoxide Detector(s)
- Fencing: Block, Wire
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01220332
 - 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	1	Unfurnished	\$0	\$0	\$0
2:	1	1	0	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6201033008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW21185596

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold: **\$710,000/\$710,000****48 days on the market****6308 Maywood Ave • Bell 90201****2 units • \$355,000/unit • 2,038 sqft • 5,070 sqft lot • \$348.38/sqft •****Listing ID: DW21146280****Built in 1921****From Freeway 710 Exit on Florence then right on Maywood pass Gage then it will be at your right side**

Duplex at Bell Area, Two units front has 4 bed and 2 bath, the second unit has 2 bed and 1 bath, Second unit has an extra small Bedroom added in the past unknown if Permitted. Property it's close to all Amenities, lot of improvements has done on the past 3 years. Huntington Park is the next city separated by Maywood Avenue. Electric Meters has been Upgraded recently, Permits on Hand. Property has addition like Patio/Storage at the back by the end of the drive-way unknown if Permitted Buyers and Buyers agents to do their diligence and investigations.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$710,000
- 2 Buildings
- 8 Total parking spaces
- Laundry: Inside
- \$500 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: \$1,490
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 02120942
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3	4	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
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6318019030

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21146280

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold: **\$534,900/\$520,000** ↓**36 days on the market****Listing ID: MB21148594****329 W 74th St • Los Angeles 90003****2 units • \$267,450/unit • 1,724 sqft • 5,608 sqft lot • \$301.62/sqft •****Built in 1908****S/ Florence W/Broadway**

SUBJECT TO CANCELLATION OF CURRENT ESCROW. Buyer is not performing. Great potential! Currently legally a 3/2 (1 bath unpermitted) SFR but has a 1/1 2nd unit built in 2019 that is 95% completed (pandemic halted the work) When finished it will be a legal 2 units. This is a great opportunity for an investor or a family that wants to finish the work and make \$\$\$. Drive by only for now.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$534,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- 0 electric meters available
- 0 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: 01022995
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6031004026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$650,000/\$650,000****2 days on the market****4900 W 98th St • Inglewood 90301****2 units • \$325,000/unit • 1,440 sqft • 8,963 sqft lot • \$451.39/sqft •****Listing ID: MB21165343****Built in 1956****North of Century Blvd**

Great opportunity! Two On A Lot! Ample Driveway, 1 Car Attached Garage, Indoor Laundry Hook Ups, Large Lot. 1.15 Miles Away To The New SoFi Stadium, Minutes From LAX, Near Shopping Centers, Public Transportation, And Major Freeways. Sold to tenant.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$650,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Insurance: \$0
- Electric:
- Maintenance:

- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,175	\$0	\$0
2:	1	2	1	1	Unfurnished	\$1,215	\$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, Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4023024018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: MB21165343

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold: **\$699,900/\$710,000** ↑**5 days on the market****Listing ID: DW21183954****1012 E 20th Street • Los Angeles 90011****2 units • \$349,950/unit • 1,917 sqft • 6,003 sqft lot • \$370.37/sqft •****Built in 1912****Drive Griffith Ave South Bound and turn right in 20th st .**

Amazing opportunity to own a prime location properties, rent one and live in the other one . Great duplex for first time home buyers walking distance from the fashion district ,downtown LA LIVE , USC and MUSEUMS easy access to the freeway 10 . Front unit 2bed 1bath Rear unit 2bed 1bath

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$3,518 (Public Records)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

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: 01933167
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5131010010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21183954

Printed: 10/03/2021 11:16:02 AM

Closed • **Single Family Residence**List / Sold: **\$749,900/\$765,000** ↓**38 days on the market****Listing ID: PW21143819****1628 W 58th St • Los Angeles 90062****2 units • \$374,950/unit • 2,150 sqft • 4,838 sqft lot • \$355.81/sqft •****Built in 1923****Slauson Ave / Western Ave**

RARE remodeled investment opportunity in Los Angeles just minutes away from USC and DTLA. Brand new kitchens, flooring, windows, paint, lighting, fencing and split AC and Heat units were some of the many updates items. Whether you are looking for a home or investment property this is the ONE! The duplex offers 3 bedrooms 1 bathroom in the front unit and 4 bedrooms 2 bathrooms in the rear unit with a 2 car garage and extra long driveway with ample parking. These units won't last!

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$799,900
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Zoned
- Heating: Zoned
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01909400
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	4	2	2	Unfurnished	\$2,000	\$2,000	\$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
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5003035007

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$988,888/\$969,000** ↓**47 days on the market****1435 W 25th St • Los Angeles 90007****2 units • \$494,444/unit • 2,654 sqft • 6,749 sqft lot • \$365.11/sqft •****Listing ID: CV21091323****Built in 1906****W. Adams Street/Vermont**

Excellent Opportunity to Own this Duplex Located in North University Park within The USC Department of Public Safety Patrol Zone. Rentals are in High Demand for This Area! The Front House configured with 6 Bedrooms 2 Baths. The Rear House has 2 Bedrooms 1 Bath. This Property is Centrally Located to Downtown Los Angeles, Hollywood, Santa Monica, Venice Beach, and All That Los Angeles Has to Offer!

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$988,888
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Individual Room
- \$69600 Gross Scheduled Income
- \$47853 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,667
 - Electric: \$2,088.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$500
 - Cable TV: 00994511
 - Gardener:
 - Licenses: 164
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$1,045
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	2	2	Unfurnished	\$2,150	\$2,150	\$4,400
2:	1	2	1	2	Unfurnished	\$1,218	\$1,218	\$1,500

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
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5054026010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,499,000/\$1,600,000 ↑**59 days on the market****Listing ID: P1-5990****5009 W 58th Pl • Los Angeles 90056****3 units • \$499,667/unit • 4,012 sqft • No lot size data • \$398.80/sqft •****Built in 1959****West of La Tijera Blvd / South of Slauson**

We are pleased to present this trophy offering in Ladera Heights. Amazing triplex sitting high above the street with city views, lush landscaping and a great location. This property offers 3 amazing units. The front single story unit offers an expansive 3bd/2ba with gleaming hardwood floors, a spacious living/dining rm area with a fireplace and a master bedroom. Bright and spacious kitchen with its own laundry area and access to the backyard. The rear first floor unit offers a spacious and cozy 2bd unit also with hardwood floors thru-out, a spacious kitchen with laundry in kitchen and also access to the rear yard. The 3rd unit upstairs is also a 2bd/1ba with hardwood floors thru-out as well, a great and bright kitchen with laundry. This unit enjoys great city view lights from the living rm. Finally all units enjoy easy rear door access to their own 2 car detached garage. Property has been well maintained with great tenants and great upside potential.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- Laundry: In Kitchen
- \$67308 Gross Scheduled Income
- \$63708 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Master Suite
- Floor: Tile, Wood

- Appliances: None
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Lot 6500-9999, Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$300
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01920979
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2	Unfurnished	\$2,440	\$2,440	\$3,000
2:		2	1	2		\$1,219	\$1,219	\$2,200
3:		2	1	2		\$1,950	\$1,950	\$2,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4001002014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** P1-5990

Printed: 10/03/2021 11:16:02 AM

Closed • TriplexList / Sold: **\$2,000,000/\$2,000,000****232 Avenue A • Redondo Beach 90277****14 days on the market****3 units • \$666,667/unit • 2,024 sqft • 6,004 sqft lot • \$988.14/sqft •
Built in 1923****Listing ID: PW21076102****Between Pacific Coast Hwy & Esplanade on Avenue A**

Prime Redondo Beach location 2 blocks from the Ocean! Builder Opportunity! Fantastic Triplex Income Investment Property. Homes in this neighborhood rarely come up for sale. Several rebuilt luxury homes on street and is steps to restaurants, shops and downtown PCH business'. Directly adjacent to newly built Senior Community (backside), so no neighbors across the street, and NO parking issues. Property being sold AS IS. Long front driveway access to single car garage, two car garage access from back alleyway. Front house 3/1.25. Two apartments in back over the 3 car garage, 1 bdrm each. Awesome income property opportunity.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$2,000,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Floor Furnace, Wall Furnace, Natural Gas
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$3000 Gross Scheduled Income
- \$500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Master Bedroom
- Appliances: Gas Cooktop
- Floor: Carpet

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Tear Down
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,880
 - Electric: \$900.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$780
 - Cable TV: 01886242
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3600
 - Water/Sewer: \$800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1	\$1	\$0
2:	1	1	1	1	Unfurnished	\$900	\$1,000	\$0
3:	1	1	1	1	Unfurnished	\$1,300	\$1,000	\$0

Of Units With:

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

Additional Information

- Standard sale
- 157 - S Redondo Bch W of PCH area
 - Los Angeles County
 - Parcel # 7509003002

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex****325 N Atlantic Blvd** • **Alhambra 91801****3 units** • **\$360,000/unit** • **2,640 sqft** • **8,503 sqft lot** • **\$416.67/sqft** •
Built in 1922**Corner of Atlantic & Charles Terrace.**

List / Sold:

\$1,080,000/\$1,100,000 ↓**16 days on the market****Listing ID: RS21163021**

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$1,180,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup
- \$66000 Gross Scheduled Income
- \$56940 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$56,940
- Insurance: \$3,500
- Electric: \$0.00
- Maintenance:

- Gas: \$0
 - Furniture Replacement:
 - Trash: \$300
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Workman's Comp:
 - Professional Management: 2400
 - Water/Sewer: \$1,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,900
3:	1	0	0	0	Unfurnished	\$0	\$0	\$1,600

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
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5338024014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21163021

Printed: 10/03/2021 11:16:02 AM

Closed • TriplexList / Sold:
\$1,228,000/\$1,220,000 ↓**93 days on the market****Listing ID: TR21072266****451 E Badillo St • Covina 91723****3 units • \$409,333/unit • 3,401 sqft • 10,273 sqft lot • \$358.72/sqft •****Built in 2011****Badillo and Barranca**

Excellent Triplex investment property with a rear 2-unit addition in 2011 in walking distance to the Covina downtown and Metro Station. Original Craftsman style front house with a tandem garage and its own private driveway all completed in 2011. Main house offers downstairs living, dining, downstairs bedroom with its own bathroom, large kitchen and laundry. Upstairs consists of 2 bedrooms and a bathroom and storage space. The basement offers extra storage space. Rear building completed in 2011 consist of 2-units with high ceiling. The 2 bedroom 1.5 bath unit offers downstairs living, dining, kitchen, powder room and laundry are with a direct access 2-car garage. 2 bedroom and a full bath on the upstairs. The 1 bedroom 1 bath unit features a large bedroom w/balcony, a full bath, living, dining, kitchen and laundry all on the 2nd level. 1-car garage. Plenty of parking space and possible RV parking in the rear. Laminated and tile floor throughout all 3 units. Convenient location close to shops, restaurant, markets and Freeways. Don't miss this great opportunity!!!

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- Laundry: In Garage, In Kitchen, Inside
- Cap Rate: 3.26
- \$63600 Gross Scheduled Income
- \$40030 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: Gas Range, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,570
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,440
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,300	\$2,300	\$2,500
2:	1	2	2	2	Unfurnished	\$1,600	\$1,600	\$2,000
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 614 - Covina area
 - Los Angeles County
 - Parcel # 8445006009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold:
\$1,130,000/\$1,087,000 ↓**111 days on the market****Listing ID: 21694204****1537 Lake St • Glendale 91201****3 units • \$376,667/unit • 836 sqft • 5,444 sqft lot • \$1300.24/sqft •
Built in 1925****South of Western Ave and North of Sonora Ave**

This investment property is ideal for a first time investor or an owner-user. The two-bedroom house has one two bedroom 1 bathroom apartment and 1 , one-bedroom one-bathroom apartment located behind it. The lower apartment has a private-use yard and the property has plenty of room for multi-car parking. Long time tenants are current and have always paid on time. Tenants willing to stay.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,130,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air

- \$31826 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$11,374
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,400
2:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,200
3:	1	1	1		Unfurnished	\$0	\$0	\$1,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5626020025

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

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

Closed •List / Sold:
\$1,349,000/\$1,435,000 ↑**49 days on the market****Listing ID: 320007169****1014 Linden Ave • Glendale 91201****3 units • \$449,667/unit • 2,296 sqft • 7,913 sqft lot • \$625.00/sqft •
Built in 1923****Cross Streets: San Fernando**

3 Units Located In NW Glendale * 2,296sqft * 7,913sqft Lot * Well Maintained * 1923 Built * 4 Car Carport * Front Unit 2Bed/1Bath * Back Units Are 2Bed/1Bath & 1Bed/1Bath * 2 Of The 3 Units Are Vacant So Buyer Can Rent At Market Value Or Live In One And Collect Rent From The Others

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood, Laminate

Exterior

- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1		Unfurnished	\$0	\$0	\$2,500
2:		1	1		Unfurnished	\$0	\$0	\$1,700
3:		2	1		Unfurnished	\$0	\$0	\$2,400
4:		0	0			\$0	\$0	\$0
5:		0	0			\$0	\$0	\$0
6:		0	0			\$0	\$0	\$0
7:		0	0			\$0	\$0	\$0
8:		0	0			\$0	\$0	\$0
9:		0	0			\$0	\$0	\$0
10:		0	0			\$0	\$0	\$0
11:		0	0			\$0	\$0	\$0
12:		0	0			\$0	\$0	\$0
13:		0	0			\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5624008021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 320007169

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold:
\$1,270,000/\$1,300,000 ↑**32 days on the market****Listing ID: 221004429****1132 Harvard St • Glendale 91205****3 units • \$423,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1924**

Location! Location! Location! 3 units on a lot. Front house features 3 bedrooms, 2 bathrooms, one bonus rooms, an inside laundry room and A/C. The kitchen boasts updated cabinets and granite counter tops. The adjacent dining & living room features hardwood floorings, and offers plenty of onsite parking with a two-car detached garage. Each unit in the back consists of 1 bedroom/1 bathroom, the kitchens and bathrooms have been refurbished, the bathrooms have a Shower/Tub, the roof is 5 years old, heater was replaced and mounted wall air conditioners were installed. There is a patio area for each unit. Each Unit has separate gas and electrical meters. The landscaping is beautifully maintained. Located in a Prime location Near Americana Outdoor Mall, Eagle Rock Plaza, Pasadena, 210 Freeway, and adjacent to the Glendale (2) Highway. ALL INVESTORS AND ALL BUYERS WELCOME!

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,270,000
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense:
- 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

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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674014009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 221004429

Printed: 10/03/2021 11:16:02 AM

Closed •

List / Sold:

\$1,190,000/\$1,140,000 ↓**42 days on the market****Listing ID: 21758788****2515 Manhattan Ave • Montrose 91020****3 units • \$396,667/unit • 2,337 sqft • 7,651 sqft lot • \$487.80/sqft •
Built in 1951****34 E/State to exit 9A for CA-2/Glendale Fwy N/Glendale Fwy Continue on La Crescenta Ave. Take Montrose Ave to Manhattan Ave, Turn left onto La Crescenta Ave Turn left after 7-Eleven (on the left) Turn right onto Rosemont Ave, Turn left onto Manhattan Ave**

PRICE IMPROVEMENT! Seller has identified replacement properties. Owner-occupied possibility. Nestled in the heart of highly the desirable Montrose, we are proud to present this **EXCELLENT** Triplex Residential Income Offering! This offering sits on a 7,651 sqft lot with 2,337 sqft of rentable area consisting of: (2517) a back unit detached renovated 1,113 sqft 2 Bed/1.5 Bath+Den house, Central Air/Heat, attached 2-car garage (w/washer/dryer hook-ups) & backyard; the other two units are attached with w/d hookups (no Central Air/Heat): front unit (2515) is a 616 sqft 1Bed/ 1 Bath/1 parking and has views of the Verdugo Mountains w/a very large patio area & the second unit (2515 1/2) is a 616 sqft 1 Bed/ 1 bath/1 parking and has its own private outside area. All units are occupied with ALL the tenants paying their rents throughout the pandemic. Tenants pays gas, electric and 3/4 of the water bill. **TONS** of Upside Rental Potential for this Prime Montrose Location! Located within a three-minute walk to Glendale's official Old Town the Montrose Shopping Park described as a slice of Hometown Americana, a beautiful tree-lined street on Honolulu Avenue that is a delight to stroll down with its variety of Mom and Pops Restaurants, Service shops, Boutiques, Clothing stores, Trader Joe's and the weekly Montrose Farmer's Market. Don't Miss Out on YOUR opportunity to own a R2 zoning Triplex in the unincorporated area of L.A. County with the potential of adding ADUs. Buyer to perform due diligence. Buyer to cooperate with Seller's 1031 Exchange and Seller HAS already identified replacement properties.

Facts & Features

- Sold On 09/29/2021

- Laundry: In Garage

- Original List Price of \$1,299,997
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace

- \$33972 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,286
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$822
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,641
 - Maintenance: \$5,472
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,293
 - Other Expense: \$8
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,288	\$1,288	\$2,200
2:	1	1	1		Unfurnished	\$1,750	\$1,750	\$2,200
3:	1	2	1		Unfurnished	\$2,150	\$2,150	\$2,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5807016024

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21758788

Printed: 10/03/2021 11:16:02 AM

Closed •List / Sold: **\$849,000/\$820,000** ↑**121 days on the market****7206 Whittier Ave • Whittier 90602****3 units • \$283,000/unit • 2,076 sqft • 6,613 sqft lot • \$394.99/sqft •****Built in 1923****Listing ID: CV21023671****Intersection of Whittier Ave. and Wardman**

This beautiful property of Whittier features a remodeled 3 bedroom 2 bathroom unit in the front of the lot. One of the bedrooms is a master. The two units in the back are 1 bedroom and 1 bathroom. One unit in the rear (unit A) has a newer roof. Three individual buildings, NO COMMON WALLS.... Units are close to park, places of worship and schools. Also, very close to Upton Whittier for entertainment.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$819,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Individual Room, Outside
- \$44000 Gross Scheduled Income
- \$46000 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: \$4,250
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,800
 - Cable TV: 01765612
 - Gardener:
 - Licenses:
- Insurance: \$650
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Partially	\$2,000	\$2,000	\$2,400
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,300
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,200

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
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8139028023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold:
\$1,199,000/\$1,245,000 ↑**9 days on the market****Listing ID: 21771168****601 N Vendome St • Los Angeles 90026****3 units • \$399,667/unit • 2,100 sqft • 4,499 sqft lot • \$592.86/sqft •
Built in 1939****N Vendome St and Bellevue Ave**

Welcome to 601 Vendome, a well maintained triplex in the highly sought after Silver Lake neighborhood. This property includes (1) freestanding three bedroom two bath home with private yard, (1) one bedroom one bath unit with expansive city views, and (1) studio apartment. Additional features include multiple parking areas, balcony, private outdoor areas, bonus / storage room, fireplace, ADU potential, and much more! 30% upside potential! Close proximity to restaurants, shops, transportation, and DTLA. A Must See!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,199,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02128396
 - 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	\$3,395	\$3,395	\$4,500
2:	1	1	1		Unfurnished	\$2,095	\$2,095	\$2,500
3:	1	0	1		Unfurnished	\$705	\$705	\$1,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5401022016

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

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

Closed •List / Sold:
\$1,150,000/\$1,400,000 ↑**10 days on the market****Listing ID: 21774772****982 Hyperion Ave • Los Angeles 90029****3 units • \$383,333/unit • 2,500 sqft • 7,351 sqft lot • \$560.00/sqft •
Built in 1923****Hyperion south of Sunset between Santa Monica and Silver Lake Blvd**

First time on the market in 50+ years. 3 freestanding units on Hyperion just south of the heart of Sunset Junction. Front home is 3 bed/1.75 bath 1918 Craftsman with covered front porch and fully fenced and landscaped front yard. Large open kitchen, comfortable flow, separate laundry room, central A/C and heat, two tandem parking. Pathway leads through yard and around the back to two 1- bedroom cottages, each with their own private outdoor spaces, galley kitchens and private laundry. Easy convenience to center of Silverlake's Sunset Blvd. restaurants and entertainment while also offering each unit their own space and quiet at home. One rear cottage is currently vacant, second rented at \$2095. Front house currently rented at \$3100. Foundation work completed in 2021, sewerline replacement to rear cottages completed in 2018. Additional (4th) structure, one car garage/storage. Zoning is LARD2.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,150,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$77103 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Wood, Laminate
- Appliances: Dishwasher, Refrigerator, Gas Oven

Exterior

- Lot Features: Front Yard, Back Yard, Lawn
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,100	\$3,100	\$4,700
2:	2	1	1		Unfurnished	\$2,095	\$2,095	\$2,095
3:	3	1	1		Unfurnished	\$0	\$0	\$2,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5427013028

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21774772

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold: **\$799,000/\$840,000** ↑**13 days on the market****Listing ID: CV21182354****7251 Painter Ave • Whittier 90602****3 units • \$266,333/unit • 3,070 sqft • 6,837 sqft lot • \$273.62/sqft •****Built in 1910****Corner of Painter Ave and Penn Street**

Tri-plex located in prime Uptown Whittier location. Front house is a classic craftsman style 3/1 home with high ceilings and original hardwood floors, and built ins. The second unit is a small 2bed/1bath and third unit is a 1bed/1bath. Collecting below market rents, a huge upside for investors or owner-occupiers. Property is under special high density zoning (check with City of Whittier for details).

Facts & Features

- Sold On 10/02/2021
- Original List Price of \$799,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- \$1,052 (Estimated)
- Laundry: Individual Room
- \$31800 Gross Scheduled Income
- \$23949 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$900	\$900	\$3,000
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,900
3:	1	1	1	1	Unfurnished	\$850	\$850	\$1,550

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
- 678 - N. Whittier area
 - Los Angeles County
 - Parcel # 8139036039

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$649,000/\$680,000** ↑**34 days on the market****Listing ID: RS21129870****1133 S Park Ave • Pomona 91766****3 units • \$216,333/unit • 2,016 sqft • 5,820 sqft lot • \$337.30/sqft •****Built in 1987****On S Park Ave, between Cross Street of W 11th St & W 12th St**

Recently Renovated and Low-Maintenance Triplex in Pomona! Perfectly located in a highly desirable rental area and situated on a 5,796sqft fenced-in lot, this multiunit property offers a grand total square footage of 2,016. Each unit is generously sized for comfort and daily convenience. Both Unit #B and Unit #C have been gorgeously remodeled to reflect current style preferences. Step inside the recently painted interiors to find richly toned newer faux wood flooring, updated windows with tons of luminous natural light, open floorplans, modern full bathrooms, and spacious living rooms. Entertainment-ready, renters will be mesmerized by the fashionable new kitchens featuring dark shaker cabinetry, solid surface countertops, brand-new ranges, and stainless-steel sinks. Tenants will rest easy in the large bedrooms with dedicated closets. Unit #A is currently occupied by a long-term tenant and hasn't been renovated. Other features: gated backyard with 3-covered parking spaces, extra parking, small lawn, outdoor shed, mini-split A/C, brand-new water heater, interior spiral staircase, vaulted bedroom ceilings, only 19-minutes from Ontario International Airport, close to Target, shopping, Starbucks, restaurants, schools, Western University of Health Sciences, banks, highways, Chino Airport, I-10, multiple parks, and entertainment, and so much more! Seize the opportunity to own a cash flowing asset and get the advantage of steady residual income. Call now to schedule your private and exclusive tour!

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$598,000
- 1 Buildings
- 0 Total parking spaces
- \$38520 Gross Scheduled Income
- \$26344 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Flag Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,176
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$840
 - Cable TV: 02103723
 - Gardener:
 - Licenses:
- Insurance: \$1,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$810	\$810	\$1,500
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,200
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8341022039

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21129870

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold:
\$1,300,000/\$1,045,000 ↓**80 days on the market****Listing ID: 21756412****2240 Delaware Ave • Santa Monica 90404****3 units • \$433,333/unit • 2,396 sqft • 5,016 sqft lot • \$436.14/sqft •
Built in 1951****North of Pico Boulevard, West of Cloverfield Boulevard**

-Priced Reduced! -Great Owner User Opportunity -Rent Control Exempt if Owner Occupied -Attractive Residential Financing - Great Unit Mix of (Two) 1- Bedrooms & (One) 2-Bedroom -Three Garage Parking Spaces -Freshly Painted Exterior -Roughly Three Miles Away from Third Street Promenade & Santa Monica Pier -In Close Proximity to the Restaurants of Main Street Including Ashland Hill, Interstellar, The Library Alehouse & Via Veneto -Walking Distance to Virginia Ave Park, Santa Monica College & Santa Monica Business Park

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,550,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: Washer Included, Dryer Included
- \$24288 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,436
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02081496
 - 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	\$1,350	\$1,350	\$2,350
2:	1	1	1		Unfurnished	\$750	\$750	\$2,530
3:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,650
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4274023002

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

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

Closed •List / Sold: **\$749,900/\$756,000** ↑**20 days on the market****Listing ID: DW21164735****4122 Abner St • Los Angeles 90032****3 units • \$249,967/unit • 1,886 sqft • 8,371 sqft lot • \$400.85/sqft • Built in 1951****N/ Valley Blvd and E/ Soto St.**

Attention all Investors and Developers Great Investment or Development Opportunity right in the heart of "Hillside Village", Centrally located minutes from "USC / Keck Medical Center, "DTLA", "L.A. LIVE" Restaurants & "Staples Center", "Dodger Stadium" and much more! Zoned: LARD2, LOT SIZE: 8,370 ! See description below for numerous possibilities! NOTE: Property has foundation issues and in need of repair, buyers / agent to perform their due diligence. There are six levels of RD, which stands for restricted density, RD6, RD5, RD4, RD3, RD2, and RD1.5, with the number corresponding to the minimum lot area per apartment in thousands of square feet. For example, RD2 requires 2,000 SF of lot area per apartment. R3 requires 800 SF per apartment, R4 requires 400 SF, and R5 requires 200 SF.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$749,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Individual Room
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Level

- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5215001004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$380,000/\$410,000** ↑**2 days on the market****Listing ID: RS20040026****1154 W 57th St • Los Angeles 90037****3 units • \$126,667/unit • 0 sqft • 4,558 sqft lot • No \$/Sqft data •****Built in 1949****From Freeway 110 Exit on Slauson, then Right on Budlong then right on 57th Street**

Triplex in Los Angeles Need lot of Repairs FIXER UP. All units in need of repairs.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$380,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 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: \$2,280
- Electric: \$80.00
- Gas: \$0
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$100
 - Cable TV: 00922870
 - Gardener:
 - Licenses:
- 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	1	1	0	Unfurnished	\$2,600	\$2,600	\$2,600

Of Units With:

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

Additional Information

- Short Sale sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5002017002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS20040026

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold: **\$818,000/\$818,000** ↓**47 days on the market****Listing ID: WS21160454****1010 Clela Ave • East Los Angeles 90022****3 units • \$272,667/unit • 2,176 sqft • 5,217 sqft lot • \$375.92/sqft •****Built in 1923****Whittier Blvd to Clela Ave**

A well worthy investment opportunity. The front one level house is unit #1010, two bedrooms and two bathrooms. The back two level building are units #1008 and #1008 ½, both are two bedrooms and one bathroom. Two car outdoor parking spaces and additional storage in the backyard. Separated electrical and gas meters, individual hot water boiler. Stable tenants, well maintained, all month-to-month leases. Annual gross rental income is ±\$57,000, with a very good upside potential. Just minutes away from Freeway 710, 5, 60, & 10. In a very convenient location, walking distance to Whittier Blvd which is the major commercial corridor in East Los Angeles. Please do not disturb tenants, offer subject to interior inspection.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$820,000
- 2 Buildings
- 2 Total parking spaces
- Cap Rate: 4.93
- \$57000 Gross Scheduled Income
- \$40450 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard

- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$16,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 02092658
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,200
- 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	2	0	Unfurnished	\$1,600	\$1,600	\$1,900
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,750
3:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,750

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245010015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS21160454

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold: **\$940,000/\$825,000 ↓****0 days on the market****9416 Harvard St • Bellflower 90706****3 units • \$313,333/unit • 1,770 sqft • 9,108 sqft lot • \$466.10/sqft •****Built in 1942****Listing ID: RS21201798****Just east of Clark**

Deferred maintained property has a lot of potential with plenty of room to build garages and possibly an ADU.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$940,000
- 2 Buildings
- 0 Total parking spaces
- \$951 (Estimated)
- Laundry: Common Area
- \$35964 Gross Scheduled Income
- \$25964 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,450
- Insurance: \$1,800
- Electric: \$240.00
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01458606
- Gardener:
- Licenses: 300

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$360
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$825	\$825	\$1,600
2:	1	1	0	0	Unfurnished	\$907	\$907	\$1,500
3:	1	1	0	0	Unfurnished	\$1,265	\$1,265	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7106011009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: RS21201798

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold:
\$2,395,000/\$2,325,000 ↓**52 days on the market****Listing ID: 21727254****1920 S Barrington Ave • Los Angeles 90025****3 units • \$798,333/unit • 3,713 sqft • 9,075 sqft lot • \$626.18/sqft •****Built in 1958****On Barrington South of Santa Monica Blvd and North of Olympic Blvd.**

Amazing opportunity to own over 9000 sq ft of a currently zoned R2 property. There are two existing structures. The front is 3bd & 1.75 bath in approx. 1240 sq ft and currently rented for \$3250/mo. The back structure is comprised of a 2bd & 2bd approx. 2000 sq ft owner occupied unit and a 1bd & 1 bath guest unit approx. 400 sq ft. currently rented for \$1,550/mo. Minimally the owners unit and guest unit can be delivered vacant at COE. The owners unit has been tastefully remodeled and includes a step down living room, hardwood floors, a fireplace, built in stainless steel appliances and a private back yard. There's a two-car garage and a carport. The property is convenient to the Sawtelle area, Westwood, Century City and the beach. The property to the north has been rezoned to (Q)RD2-1 and the property to the south (Q)RD1.5-1 and condos have built on them. Buyer to verify dedication on Barrington Ave. Perfect for either investors or owner users.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$2,395,000
- 2 Buildings
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable, Individual Room
- \$114600 Net Operating Income

Interior

- Rooms: Family Room, Living Room
 - Floor: Wood, Laminate, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Convection Oven

Exterior

Annual Expenses

- Total Operating Expense: \$18,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01866771
 - 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	\$3,250	\$3,250	\$3,900
2:	1	1	1		Unfurnished	\$1,550	\$1,550	\$1,750
3:	1	2	2		Unfurnished	\$0	\$0	\$5,400
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
- WLA - West Los Angeles area
 - Los Angeles County
 - Parcel # 4262027006

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21727254

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold: **\$675,000/\$670,000** ↓**0 days on the market****Listing ID: PW21185542****419 E 109th St • Los Angeles 90061****3 units • \$225,000/unit • 2,046 sqft • 5,402 sqft lot • \$327.47/sqft •****Built in 1924****Use navigation systm**

Spacious duplex in the city of Los Angeles. First unit 3 bed 1 bath, second unit 2 bed 1 bath.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$4,175 (Estimated)
- Laundry: In Kitchen
- 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
- Insurance: \$0
- Electric: \$0.00
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00832944
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$0
2:	2	2	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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6073004019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21185542

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold: **\$699,000/\$725,000 ↓****51 days on the market****Listing ID: TR21138410****1220 E 89th St • Los Angeles 90002****3 units • \$233,000/unit • 1,494 sqft • 5,027 sqft lot • \$485.27/sqft •****Built in 1947****Hopper Ave. and 89th St.**

Investor dream!! Newly renovated!! Duplex with Bonus Detached Studio. Total 3 separate rentable units. 2 bedrooms 1.5 bathrooms in the front unit. 2 bedrooms and 1 bathroom in the back unit and a studio with bathroom in middle unit. All units are fully upgraded with Luxury Waterproof Flooring, Dual Panel Windows, New Bathrooms with designer tile, New Doors, Baseboard, Recessed Lighting, Interior and Exterior Paint, New Concrete Yard / Parking Spaces , New AC units, New Water Heater, New Vinyl Fence, Security Alarm System and New Sod and Landscaping. There are so many upgrades on this property. You can rent it all out at top market rate or live in one and rent out the others. This one won't last!!--

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01964492
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6043011012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$799,900/\$810,000 ↓****26 days on the market****Listing ID: IG21161417****227 N Gage Ave • Los Angeles 90063****3 units • \$266,633/unit • 2,514 sqft • 7,419 sqft lot • \$322.20/sqft •
Built in 1912****N of 1st Street, N of Michigan Avenue, S of East Cesar E. Chavez Avenue**

****Check out ANOTHER HUGE PRICE REDUCTION!!** This Seller is VERY MOTIVATED to sell! New Video click on the 360 to view**Great Legal, 3 SEPARATE HOMES each with their own yard in Wellington Heights Community! 227, 229 & 229 1/2 each with their own address. Live in one and rent the other 2 or keep as investment and rent all 3. This great property is only 5 minutes from downtown LA, less than 5 minutes to metro link and within walking distance to lots of local business including the grocery store. Lots of upgrades including NEW windows, wood fencing, electrical and copper plumbing throughout. In front main house upgrades also include New fresh paint, porch has been completely redone, new laminate flooring, tile in bathrooms, kitchen and laundry room. Motivated seller!! Each unit has its own laundry facility. See private remarks for more information.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$889,900
- 3 Buildings
- 0 Total parking spaces
- Laundry: Individual Room
- \$76800 Gross Scheduled Income
- \$73400 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,400
- Electric:
- Gas: \$960
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,600
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5232026029

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**List / Sold:
\$1,595,000/\$1,400,000 ↓**88 days on the market****Listing ID: P1-4741****1908 E Chevy Chase Dr • Glendale 91206****4 units • \$398,750/unit • 2,830 sqft • 10,359 sqft lot • \$494.70/sqft •
Built in 1947****Great location near 134 freeway**

Great location to own a multi-unit property in Glendale. Property shows as a 4 unit property. Stable tenancy with room in rents. Possible development opportunity. Offer subject to inspection. Property mgmt in place can remain.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,850,000
- 3 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Cap Rate: 2.5
- \$67440 Gross Scheduled Income
- \$36626 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile

Exterior

- Lot Features: Front Yard, Sprinklers None
- Fencing: None

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,814
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01038441
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance: \$5,971
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$4,143
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0	Unfurnished	\$1,260	\$1,260	\$1,850
2:								
3:		2	1	0	Unfurnished	\$1,875	\$1,875	
4:		1	1	0	Unfurnished	\$1,035	\$1,035	
5:		1	1	0		\$1,450	\$1,450	
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- Los Angeles County
 - Parcel # 5665021028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** P1-4741

Printed: 10/03/2021 11:16:03 AM

Closed •

List / Sold:

\$1,300,000/\$1,420,000 ↑**13 days on the market****Listing ID: 21769066****16104 S Harvard Blvd • Gardena 90247****4 units • \$325,000/unit • 3,044 sqft • 9,944 sqft lot • \$466.49/sqft •****Built in 1943****Follow I-405 S/San Diego Fwy to Redondo Beach Blvd in Lawndale. Take exit 40B from I-405 S/San Diego Fwy. Continue on Redondo Beach Blvd. Drive to Harvard Blvd in Gardena**

Present for sale 16104 Harvard Blvd, a stabilized fourplex located in Gardena, California. Built in 1943, the property features four two-bedroom / one-bathroom units, averaging 760 SF per unit. The two story 3,044 SF multi-family building sits on a large 9,943 SF lot. The property has an all-new sprinkler system, new electrical panel, sewer line and copper plumbing throughout the building. Three out of four units have been completely renovated with upgrades to the kitchen, bathrooms, and flooring. The property is in a Very Walkable location with a Walk-Score of 90 with nearby amenities such as Western Super Market, Tokyo Central & Main, Marukai Pacific Market, Harajuku Crepe, Bowl Thai and Volcano Tea House. It is within walking distance from the Gardena Police Department. This property is positioned near the 405 and 110 Freeways as well as in close proximity to Hawthorne Airport, the Pacific coastline, major boulevards, and popular landmarks. Its surrounding area is near Gardena's top employers, Memorial Hospital of Gardena and the Hustler Casino, which employ more than 1,400 people. This investment provides steady cash flows and ownership has collected 100% rents. DO NOT DISTURB THE TENANTS. DRIVE BY ONLY.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,300,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central
- \$58464 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$27,323
 - 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	\$1,995	\$1,995	\$2,000
2:	1	2	1		Unfurnished	\$1,400	\$1,400	\$2,000
3:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,000
4:	1	2	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
- 119 - Central Gardena area
 - Los Angeles County
 - Parcel # 6105011047

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21769066

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold:
\$2,500,000/\$2,450,000 ↓**23 days on the market****Listing ID: SB21151699****1212 Amethyst St • Redondo Beach 90277****4 units • \$625,000/unit • 4,442 sqft • 5,193 sqft lot • \$551.55/sqft •****Built in 1963****East on Beryl St to Harkness, turn north one block**

This 4 unit apartment building is located in south Redondo Beach in the area of Beryl Heights neighborhood. This is a bread and butter apartment building typical of the area. One two bedroom unit has been completely renovated and recently leased at \$2900 per month. Attached photos shown are of the renovated unit. Remaining 3 units have various levels of upgrades thru the years and are clean, cared for units. SUBJECT TO INSPECTION after accepted offer. Purchase to be as is with no work to be done by seller. Owners have managed property themselves, so expenses are at lower end of range. Good long term tenants in property. Street configuration allows for minimal traffic on Amethyst with off site parking available and walking distance to local shopping on Beryl Street. Schools are also located in neighborhood. These units are easily rented throughout the years. 2 Units-Two bedroom 1.5 baths. 1 Unit two bedroom 1.75 baths. 1 Unit-Three bedroom 2.5 baths (Note: Unit information summary only allows whole numbers in number of baths) Purchaser to cooperate with 1031 exchange at no cost

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 3.5
- \$108324 Gross Scheduled Income
- \$87646 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 4 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Electric Oven, Electric Range, Disposal, Range Hood, Refrigerator, Water Heater
 - Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Front Yard, Rectangular Lot, Level, Near Public Transit
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$11,286
 - Electric: \$489.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$781
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$1,388
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,683
 - Other Expense: \$6,225
 - Other Expense Description: General

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,725	\$2,725	\$3,900
2:	1	2	2	1	Unfurnished	\$1,674	\$1,674	\$2,600
3:	1	2	2	1	Unfurnished	\$1,728	\$1,728	\$2,600
4:	1	2	2	1	Unfurnished	\$2,900	\$2,900	\$2,950

Of Units With:

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

Additional Information

- Standard sale
- 155 - S Redondo Bch N of Torrance Bl area
 - Los Angeles County
 - Parcel # 7502010054

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

10/3/21, 11:24 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** SB21151699

Printed: 10/03/2021 11:16:03 AM

Closed • **Apartment**List / Sold:
\$2,000,000/\$1,990,000 ↓**3 days on the market****Listing ID: BB21186219****1616 Scott Rd • Burbank 91504****4 units • \$500,000/unit • 3,136 sqft • 7,268 sqft lot • \$634.57/sqft •
Built in 1944****SW of Glenoaks/Scott intersection, above McCambridge Park.**

ULTIMATE FourPlex VALUE BONUS! All units immediately available for Non-Rent Control positioning! All charming units, all 4 are 2bdrm + 1 bath. Central A/C in each, plus upper balconies. Warmly arranged floor plans, in an incredibly excellent neighborhood by McCambridge Park and stores and restaurants near Downtown Burbank and Empire Center, this building screams UPSIDE! Convert the 4-bay garage building into a large ADU or two smaller units, and even room to add an additional building in the massive backyard! Look at the photos for how much space there is and let your imagination run wild! FYI: Lenders will not finance a non-producing building, so come in cash and then refi later under favorable Fannie Mae/Freddie Mac terms and rates!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$2,000,000
- 2 Buildings
- 4 Total parking spaces
- \$388 (Estimated)
- Laundry: Common Area
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lawn, Park Nearby

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4
 - Electric: \$1.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1
 - Cable TV: 01363719
 - Gardener:
 - Licenses:
- Insurance: \$1
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1
 - Other Expense: \$0
 - Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 4
 - Refrigerator: 3
 - Wall AC: 3

Additional Information

- Standard sale
 - Rent Controlled
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2468009007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: BB21186219

Printed: 10/03/2021 11:16:03 AM

Closed • **Quadruplex**List / Sold:
\$1,199,000/\$1,190,000 ↓**3 days on the market****Listing ID: PW21174749****132 S Greenwood Ave • Montebello 90640****4 units • \$299,750/unit • 3,024 sqft • 6,750 sqft lot • \$393.52/sqft •****Built in 1965****West on Whittier Blvd, South on Greenwood Ave**

We are pleased to present an Excellent Investment Opportunity in the Heart of Montebello. This is the First Time this Property is being Brought to Market since being built in 1965 which creates a Tremendous Potential of +/- 35% upside in Rents, a little Value Add and this Investment brings great ROI to the Investor. Fully Occupied (2 Long Term) all 2 BED 1 BATH Units, 4 Carports with 2 open parking spaces, Separate Gas/Electric Meters, Coin Operated Laundry, Patio on the 2nd floor and Security Gate. Location serves up an Excellent Rental Market with a Supermarket and City Park (w/Plunge) within walking distance, Shopping, Entertainment, Schools and Churches all in close Proximity. Easy access to Public Transportation, Major Freeways and DTLA

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$0 (Assessor)
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- Cap Rate: 3.9
- \$67887 Gross Scheduled Income
- \$47604 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Carpet, Laminate, Tile
- Appliances: Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Water Heater Central

Exterior

- Lot Features: Front Yard, Lawn, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Park Nearby
 - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Block, Chain Link, Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$29,365
 - Electric: \$265.00
 - Gas: \$873
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01896421
 - Gardener:
 - Licenses: 206
- Insurance: \$1,547
 - Maintenance: \$9,634
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,700
 - Other Expense: \$83
 - Other Expense Description: Fire Pro

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,490	\$1,490	\$1,700
2:	1	2	1	0	Unfurnished	\$1,365	\$1,365	\$1,700
3:	1	2	1	0	Unfurnished	\$1,190	\$1,190	\$1,700
4:	1	2	1	0	Unfurnished	\$1,490	\$1,490	\$1,700

Of Units With:

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

Additional Information

- Standard, Trust sale
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6350004008

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** PW21174749

Printed: 10/03/2021 11:16:03 AM

Closed • QuadruplexList / Sold: **\$875,000/\$1,065,000** ↑**7 days on the market****1445 S Gibbs St • Pomona 91766****4 units • \$218,750/unit • 4,028 sqft • 18,041 sqft lot • \$264.40/sqft •****Listing ID: CV21181181****Built in 1963****Travel North On Garey From the 60 Freeway, make a right on Phillips, left on Gibbs**

Fantastic Opportunity to add this 4-unit complex to your investment portfolio or a perfect one to start own your first rental property. This property features 4 individual buildings on one large lot. The largest of the four is a 3 Bedroom 2 bath unit with a 2 car garage, the other three buildings are 2 Bedroom 1 bath and a 1 car garage. Each unit has a washer hook up in the kitchen with a dryer hook up in the garage. They are in wonderful condition with long-term good standing tenants. Don't miss out on the Great Monthly Rental Income!!

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$875,000
- 4 Buildings
- 15 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$1,148 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$79200 Gross Scheduled Income
- \$67639 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: Front Yard, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,561
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,300
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,241
- Maintenance: \$800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,100	\$2,100	\$2,400
2:	2	2	1	1	Unfurnished	\$1,500	\$3,000	\$3,600
3:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333021016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold:
\$1,999,000/\$2,400,000 ↑**13 days on the market****Listing ID: 21758270****1016 N Croft Ave • Los Angeles 90069****4 units • \$499,750/unit • 3,488 sqft • 6,503 sqft lot • \$688.07/sqft •
Built in 1940****South of Santa Monica and east of La Cienega**

Attention investors and developers . . . Here is your opportunity to own a bread-and-butter property close to the vibrant heart of West Hollywood. While rents are currently under market due to some solid long-term tenants, there is great upside potential. The largest unit (2 bed / 1 bath) is currently vacant so you can choose your new tenant or even move in yourself! This 4-unit 1940s building has retained much of its original character including built-ins, period tile-work, and hardwood floors in most units. Your tenants will enjoy using the charming common-area entertainment deck complete with lounge area, dining area, grill and bistro lights. The property also features off-street garage parking for 4 cars as well as an income producing laundry room. There is also a strong development opportunity here as the building is sited on a City of LA, R3 6,500+ sq.ft. lot with a potential to build more units. Please do not disturb occupants or walk the property without an appointment.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Community, Individual Room
- \$95424 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Wood, Carpet
- Appliances: Refrigerator

Exterior

- Lot Features: Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$31,089
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01242007
 - Gardener:
 - Licenses:
- Insurance: \$5,100
 - Maintenance: \$3,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,716
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,259	\$1,259	\$2,000
2:	1	1	1		Unfurnished	\$1,524	\$1,524	\$2,000
3:	1	1	1		Unfurnished	\$1,930	\$1,930	\$2,200
4:	1	2	1		Unfurnished	\$0	\$0	\$2,750
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5529001017

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

10/3/21, 11:24 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21758270

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold:
\$3,200,000/\$2,771,000 ↓**239 days on the market****Listing ID: 20658142****414 Grand Blvd • Venice 90291****4 units • \$800,000/unit • 3,362 sqft • 6,755 sqft lot • \$824.21/sqft •
Built in 1947****West of Abbot Kinney, East of Main St. North of Venice Blvd.**

Classic 1940's Venice 4 unit building situated on 3 lots. Large rear yard, 2 double car garages all units are 2 bedroom, 1 bath. Units are approximately 840 Sq. Ft. Located off the famous Windward Circle in Venice on Grand Blvd. The property sits between Venice Beach and Abbot Kinney Blvd. Great location in the heart of Venice. Easy access to all restaurants, shopping, biking and beaches. The units have hardwood floors, living rooms, entrances in the front & rear of the property, full kitchens with dining nook and all units have bathtubs, and separate showers. Laundry on premises. The garages provide extra income as well as an opportunity for an owner user to have access to parking. Huge potential for increased rents as well as possible development opportunity. 2 of the 4 units can be delivered vacant. Buyer to corporate with seller's 1031 exchange at no expense to the buyer.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$3,200,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$115394 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$50,050
 - 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	\$3,200	\$3,200	\$3,200
2:	1	2	1		Unfurnished	\$3,400	\$3,400	\$3,400
3:	1	2	1		Unfurnished	\$3,200	\$2,880	\$3,200
4:	1	2	1		Unfurnished	\$3,350	\$1,941	\$3,350
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4238020003

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

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 20658142

Printed: 10/03/2021 11:16:03 AM

Closed •

List / Sold:

\$1,600,000/\$1,560,000 ↓**57 days on the market****Listing ID: 21752388****11411 - 11413 Washington Pl • Los Angeles 90066****4 units • \$400,000/unit • 3,000 sqft • 4,997 sqft lot • \$520.00/sqft •****Built in 1952****Located West of the 405 fwy at the corner of Washington Place and Bledsoe Avenue.**

4-plex in great Mar Vista location, ideally situated near Culver City, Marina Del Rey and Silicon Beach. Ideal unit mix with two 2 bedroom unit and two 1 bedroom units. Close to restaurants, entertainment and trendy retail corridors. Great walk Score and Transit Score. The building has a history of very low vacancy, is well-cared for and has great rental upside. The property currently has a large detached four (4) car garage, offering an investor the perfect opportunity to take advantage of current ADU laws to convert these to an additional unit or build on top of them. Ownership has plans for both options. Two garages are being rented as storage units at \$450 & \$400/ month for additional income! // Current CAP 3.26%, Proforma CAP 5.04%// DO NOT DISTURB TENANTS - INSIDE WITH ACCEPTED OFFERS ONLY.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,600,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Community, Outside, Individual Room
- \$52110 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$33,969
 - 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	\$1,709	\$1,709	\$2,400
2:	2	2	1		Unfurnished	\$1,708	\$1,708	\$2,400
3:	3	1	1		Unfurnished	\$1,650	\$1,650	\$2,100
4:	4	1	1		Unfurnished	\$1,375	\$1,375	\$2,100
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4214007005

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21752388

Printed: 10/03/2021 11:16:03 AM

Closed •**2924 Raymond Ave • Los Angeles 90007****4 units • \$295,000/unit • 4,460 sqft • 6,657 sqft lot • \$255.38/sqft •****Built in 1916****Off Normandie Ave and W 29th St**

List / Sold:

\$1,180,000/\$1,139,000 ↓**82 days on the market****Listing ID: DW21115004**

Amazing opportunity! Very close to university. Can potentially rent to students. 4 unit property. 2 units have 2 bedrooms 1 full bath in each unit. 2 units have 1 bedroom 1 bath each. 1 unit has a laundry hook up inside unit but there is also a community coin laundry on property. Driveway entrance shared with neighbors.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,180,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: See Remarks
- \$61284 Gross Scheduled Income
- \$7700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,700
 - Electric: \$2,400.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$2,300
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense: \$1,200
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,550	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,273	\$0	\$0
3:	1	1	1	0	Unfurnished	\$1,284	\$0	\$0
4:	1	2	1	0	Unfurnished	\$1,000	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5054013007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,299,000/\$1,295,000 ↓**53 days on the market****Listing ID: 21752982****4641 Pickford St • Los Angeles 90019****4 units • \$324,750/unit • 3,236 sqft • 6,999 sqft lot • \$400.19/sqft •
Built in 1923****North of Washington, West of West Blvd., South of Venice, East of La Brea**

Dont miss your opportunity to own this 4 unit income apartment building in lovely Mid City / Arlington Heights. Perched high on the street with lovely views to the hills, there are endless opportunities for value add for owner / users alike. There are 2 vacant renovated units upstairs with 2 bedrooms and 1 bath and spacious great rooms that have large bright windows with open kitchens. All units have their own washer/dryer hook-ups and utility meters. With a separate building in back with 4 garages, there is great parking and potential for an addition of a huge ADU. With local parks, recreation, shopping, dining, public transportation, it is no wonder this neighborhood is so sought after for renters and owners alike.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,399,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included
- \$78618 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

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

Exterior

- Security Features: Gated Community, Smoke Detector(s), Window Bars

Annual Expenses

- Total Operating Expense: \$7,782
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,300
2:	1	1	1		Unfurnished	\$2,300	\$2,000	\$2,300
3:	1	1	1		Unfurnished	\$2,300	\$2,000	\$2,300
4:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,300
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5071023013

10/3/21, 11:24 AM

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21752982

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Closed •List / Sold:
\$1,450,000/\$1,200,000 ↓**28 days on the market****Listing ID: 21753694****1268 S Citrus Ave • Los Angeles 90019****4 units • \$362,500/unit • 3,336 sqft • 5,999 sqft lot • \$359.71/sqft •****Built in 1924****North of San Vicente Blvd, East of La Brea Ave**

Vintage 1924 Quadruplex in the Hancock Park vicinity. Each unit is a 1 bed, 1 bath. Huge upside potential. 2 units are vacant the other 2 units are tenant occupied. Photos are of the vacant unit which is comparable to the other 3 units. This property is within close proximity to public transportation, shopping, The Grove, LACMA and the La Brea Tar Pits.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,450,000
- 1 Buildings
- Heating: Natural Gas
- Laundry: Stackable
- \$20004 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,800
- Insurance:
- Electric:
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- 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:	2	1	1		Unfurnished	\$971	\$971	\$2,100
3:	3	1	1		Unfurnished	\$1,146	\$1,146	\$2,100
4:	4	1	1		Unfurnished	\$1,700	\$1,700	\$2,100
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5084026017

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

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

Closed • Quadruplex**838 E 33rd St • Los Angeles 90011****4 units • \$218,750/unit • 3,187 sqft • 5,258 sqft lot • \$259.18/sqft •****Built in 1945****North of Jefferson Blvd, South of Adams Blvd**List / Sold: **\$875,000/\$826,000 ↓****-29 days on the market****Listing ID: SR21133035**

Attention Investors: LOCATION, LOCATION, LOCATION! This is a rare opportunity to own in the heart of Los Angeles. Live in one and rent out 3 or rent everything for optimal cash flow with 4 units total. The detached front home features 3 bedrooms and two full bathrooms. One of the additional units in the back is already vacant and ready to be occupied. This is a great opportunity In the ever growing Los Angeles area. You will be moments away from USC, Downtown Los Angeles, Staples Center, museums, nightlife the 101 and the 10 freeway. Don't wait. Call now before it's gone! DO NOT DISTURB THE TENANTS, SUBJECT TO INTERIOR INSPECTION ONLY!

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$875,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01835647
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,900	\$0	\$2,900
2:	1	2	1	0	Unfurnished	\$967	\$967	\$1,900
3:	1	1	1	0	Unfurnished	\$884	\$884	\$1,400
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C23 - Metropolitan area
 - Los Angeles County
 - Parcel # 5120028010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$1,250,000/\$1,250,000****59 days on the market****Listing ID: WS21102936****6624 West Blvd • Los Angeles 90043****4 units • \$312,500/unit • 4,247 sqft • 10,249 sqft lot • \$294.33/sqft •****Built in 1951****Off of 67th**

Prime development property, currently zoned for commercial retail & residential apartments. Tons of new developing happening all around if you are familiar with the surroundings. This property is sought for land value, as it stands there are 4 residential units on a mixed use lot. The empty lot (red pad) adjacent to the building on the west end is also part of this property. What a RARE and SPECIAL opportunity it is to have access to a property with so many possibilities. This building can be delivered VACANT at the close of escrow. Please note that this building is in poor condition and will need major renovations and may need special financing or all cash. All zoning and building information to be verified with the City of Los Angeles B&S.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$1,250,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Outside
- \$607 Gross Scheduled Income
- \$368 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,537
 - Electric: \$1,260.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$960
 - Cable TV: 01866771
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,560
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	1	5	3	0	Unfurnished	\$0	\$0	\$3,800

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
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 4006020036

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**List / Sold:
\$1,249,000/\$1,400,000 ↑**5 days on the market****Listing ID: IN21169645****1110 W 42nd St • Los Angeles 90037****4 units • \$312,250/unit • 4,670 sqft • 5,057 sqft lot • \$299.79/sqft •
Built in 1923****1110 W 42nd St. L.A**

Proudly presenting a charming Fourplex, located in an upside rental area near the fast-growing USC neighborhood. This classic property stands out as an example of timeless quality. Each unit is a spacious 2 bedrooms and 1 bathroom. Minimal landscape maintenance. Paved area behind property. The exterior was painted in 2019 and a new roof has been installed in 2018! Excellent situation for owner occupant or investor. THREE UNITS READY TO RENT OUT OR MOVE IN TO. The fourth unit needs remodeled and then can be rented out! This well-maintained property has tons of potential! Sold as-is. Convenient to the 110 freeway and close to USC, Exposition Park, the LA Memorial Coliseum, Natural History Museum, CA Science Center and LAFC Soccer Stadium and more! Sold As-Is.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01947193
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5020021003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold:
\$1,350,000/\$1,320,000 ↓**49 days on the market****Listing ID: 21742148****1933 W 54Th St • Los Angeles 90062****4 units • \$337,500/unit • 3,621 sqft • 8,157 sqft lot • \$364.54/sqft •****Built in 1931****West of Western Avenue and North of Slauson Avenue**

Well located four unit complex near Slauson and Western Avenues. This property features 2 - two unit buildings with all three bedroom apartments. The structures were built in 1931 and contain a combined 3,671 square feet. The units are situated on a corner lot of over 8,000 square feet and is zoned LARD1.5. That zoning may allow for 5 units to be built there. Please check with the City of LA to verify. The apartments are currently producing over \$113,000 annually and there is still some upside in the rents. With an excellent GRM of only 11.8 and a CAP of 5.73, these units will not last. Make all offers subject to inspection. Please do not disturb tenants. Seller will not deliver any vacant units at the close of escrow.

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,390,000
- 2 Buildings
- Heating: Wall Furnace
- \$77422 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,157
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00939725
 - 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	\$1,865	\$1,865	\$2,750
2:	1	3	1		Unfurnished	\$2,476	\$2,476	\$2,750
3:	1	3	1		Unfurnished	\$2,527	\$2,527	\$2,750
4:	1	3	1		Unfurnished	\$2,620	\$2,620	\$2,750
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
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5005021017

Michael Lembeck

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Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21742148

Printed: 10/03/2021 11:16:03 AM

Closed •List / Sold:
\$1,354,999/\$1,365,000 ↑**85 days on the market****Listing ID: PW21039545****16910 Clark Ave • Bellflower 90706****4 units • \$338,750/unit • 3,024 sqft • 11,824 sqft lot • \$451.39/sqft •
Built in 1955****North of 91 fwy and south of Flower**

Recently BACK ON THE MARKET. Fantastic investment property with 7% cap rate on all income. Consists of a SFR with 2 bedroom, 1 3/4 bath+bonus room with 3/4 bath attached behind the 2 car garage. SFR has a separate driveway apart from the other parking spaces for this property (this property has 2 driveways) The other 3 units are in the 3rd structure, with 2 single garages under the units (all 1 bedroom 1 bath) and several storage rooms. Extra income from storage units rented plus bonus!! bonus!! Property also has 6 extra parking spaces off the street. A must see! Make your offer today!

Facts & Features

- Sold On 09/27/2021
- Original List Price of \$1,299,999
- 3 Buildings
- Levels: One, Two
- 9 Total parking spaces
- 0 Total carport spaces
- Laundry: See Remarks
- \$93420 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004320
- 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	2	1	Unfurnished	\$2,895	\$2,895	\$2,900
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,500
3:	1	1	1	0	Unfurnished	\$1,275	\$1,275	\$1,500
4:	1	1	1	0	Unfurnished	\$1,230	\$1,230	\$1,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7110016002

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Re/Max Property Connection

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

Closed •List / Sold: **\$749,000/\$770,000** ↑**8 days on the market****Listing ID: DW21169783****739 E 85th St • Los Angeles 90001****4 units • \$187,250/unit • 3,121 sqft • 5,101 sqft lot • \$246.72/sqft •****Built in 1928****Manchester Ave**

This property is a great opportunity for individuals looking to invest. Perfect for your beginning investors

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$749,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01816981
 - Gardener:
 - Licenses:
- 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	2	Unfurnished	\$1,136	\$1,136	\$0
2:	1	2	1	2	Unfurnished	\$1,023	\$1,023	\$0
3:	1	2	1	2	Unfurnished	\$1,620	\$1,620	\$0
4:	1	2	1	2	Unfurnished	\$1,023	\$1,023	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6029026010

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

CUSTOMER FULL: Residential Income LISTING ID: DW21169783

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Closed •List / Sold: **\$799,000/\$825,000** ↑**8 days on the market****1248 W 101st St • Los Angeles 90044****4 units • \$199,750/unit • 3,132 sqft • 5,388 sqft lot • \$263.41/sqft •****Built in 1962****Listing ID: DW21169732****W Century Blvd**

This property is a great opportunity for individuals looking to invest. Perfect for your beginning investors

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$799,000
- 4 Buildings
- 4 Total parking spaces
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,181	\$1,181	\$1,181
2:	1	2	1	2	Unfurnished	\$1,165	\$1,165	\$1,165
3:	1	2	1	2	Unfurnished	\$1,850	\$1,850	\$1,850
4:	1	2	1	2	Unfurnished	\$1,155	\$1,155	\$1,155

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6060004003

Michael Lembeck

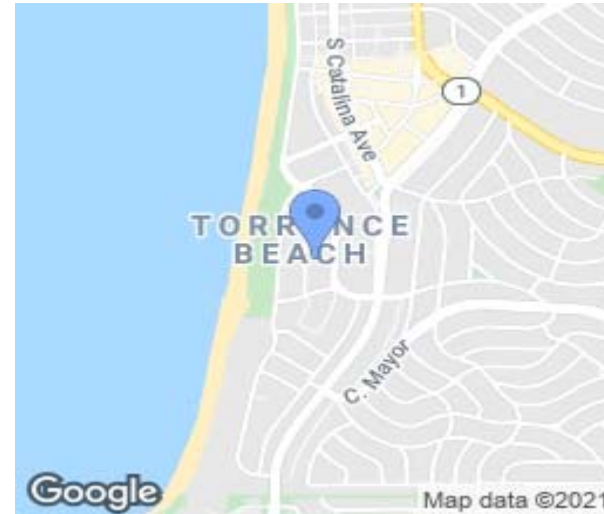
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21169732

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Closed •List / Sold:
\$3,350,000/\$2,949,800 ↓**23 days on the market****Listing ID: 21763918****150 Paseo De La Concha • Redondo Beach 90277****5 units • \$670,000/unit • 4,174 sqft • 8,752 sqft lot • \$706.71/sqft •****Built in 1956****South of Vista Del Mar, West of Calle Miramar**

Located in Redondo Beach's Hottest Market The Hollywood Riviera -One Block from Torrance Beach & Miramar Park -Large 8,752-Square Foot Lot -2-Bedroom/1.75-Bathroom Unit with Ocean Views - Unit Delivered Vacant* -Generational Asset with Tremendous Appreciation Potential -Situated One Block from the Beach & a Few Blocks from Riviera Village -Outstanding Unit Mix of (One) 2-Bedroom/1.75-Bathroom Unit, (One) 2-Bedroom/1-Bathroom Unit, & (Three) 1-Bedroom/1-Bathroom Units - Property Features a Pool, Copper Plumbing, & 5 Garages Plus Tandem Parking -Prime South Redondo Beach Location - Perfect Opportunity for Owner-User or Long-Term Investors

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$3,350,000
- 1 Buildings
- 5 Total parking spaces
- \$79095 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,905
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02081496
 - 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	\$2,000	\$2,000	\$2,950
2:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,950
3:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,950
4:	1	2	1		Unfurnished	\$2,000	\$2,000	\$3,400
5:	1	2	1		Unfurnished	\$3,550	\$3,550	\$3,550
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 128 - Hollywood Riviera area
 - Los Angeles County
 - Parcel # 7511019011

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21763918

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Closed •List / Sold:
\$1,595,000/\$1,550,000 ↓**76 days on the market****Listing ID: 21722164****206 S Boyle Ave • Los Angeles 90033****6 units • \$265,833/unit • 4,454 sqft • 5,849 sqft lot • \$348.00/sqft •
Built in 1966****On Boyle Avenue just south of 2nd Street.**

Prime Boyle Heights location. All two bedroom building with 50% of the units renovated. Over 40% upside in rents for a potential 7% cap rate. Walking distance to Metro Gold Line and nearby parks. Walk score of 91.

Facts & Features

- Sold On 09/28/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$67936 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$42,855
- Insurance:
- Electric:
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01428774
 - Gardener:
 - Licenses:
- Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,581	\$9,484	\$13,578
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
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5174018020

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

Closed •List / Sold:
\$2,095,000/\$1,890,000 ↓**164 days on the market****Listing ID: 21675552****6819 Variel Ave • Canoga Park 91303****6 units • \$349,167/unit • 4,380 sqft • 9,003 sqft lot • \$431.51/sqft •
Built in 1959****Northeast of the Village in the Warner Center.**

OPPORTUNITY ZONE - 20% DOWN, 80% SELLER FINANCING at 4.0% INTEREST ONLY for 2 years. Currently 100% occupied, this 6-unit multi-family building sits on a 9,003 sf parcel allowing a developer to earn income while plans and entitlements are underway. Eased building restrictions in the Warner Center potentially allows for up to 36-units with NO HEIGHT RESTRICTIONS. Tier 3 TOC zoning only requires 1/2 parking spaces per unit, or if you utilize Warner Center zoning of 1 parking space per unit there is NO REQUIREMENT FOR AFFORDABLE HOUSING. This property is also located in an OPPORTUNITY ZONE, giving the developer an opportunity to build 36 units and in 10 years sell the property and pay ZERO CAPITAL GAINS TAX! Please do NOT disturb the Tenants!

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$2,050,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$62071 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,381
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,060	\$2,060	\$2,600
2:	1	2	2		Unfurnished	\$1,248	\$1,248	\$2,250
3:	2	1	1		Unfurnished	\$2,800	\$2,800	\$3,600
4:	1	1	1		Unfurnished	\$1,338	\$1,338	\$1,800
5:	1	1	1		Unfurnished	\$975	\$975	\$1,800
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
- CP - Canoga Park area
 - Los Angeles County
 - Parcel # 2138022016

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21675552

Printed: 10/03/2021 11:16:04 AM

Closed • Commercial/Residential**9639 California Ave • South Gate 90280****6 units • \$148,333/unit • 2,843 sqft • 8,335 sqft lot • \$284.91/sqft •****Built in 1922****Between Virginia Ave & California Ave.**List / Sold: **\$890,000/\$810,000 ↓****164 days on the market****Listing ID: DW21065419**

Looking to open a Coffee Shop, Barber Shop or a Café in South Gate. This is the perfect location. South Gate 6-Units Great Opportunity! Unit #1 Commercial Unit Barber Shop, rent \$1,000 // Unit #2) 2-bedroom home rent \$1,150 // Unit #3 Studio rent \$660 // Unit #4 Studio rent \$660 // Unit #5 Studio rent \$660 // Unit #6 rent \$660. Two water meters, 6 electrical meters and 6 gas meters. Very low expenses. Do not miss this unique opportunity to own a mixed use property of 6 units! Put your coffee shop and rent the other units to cover the payment. Property will not last long.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$999,999
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- 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	Unfurnished	\$1,150	\$1,150	\$2,000
2:	1	0	1	0	Unfurnished	\$660	\$660	\$900
3:	1	0	1	0	Unfurnished	\$660	\$660	\$900
4:	1	0	1	0	Unfurnished	\$660	\$660	\$900
5:	1	0	1	0	Unfurnished	\$660	\$660	\$900
6:	1	0	1	0	Unfurnished	\$1,000	\$1,000	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6209017019

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW21065419

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Closed •List / Sold:
\$5,200,000/\$4,500,000 ↓**0 days on the market****Listing ID: 21759482****1139 W 27Th St • Los Angeles 90007****8 units • \$650,000/unit • 7,452 sqft • 8,411 sqft lot • \$603.86/sqft •****Built in 1921****From USC, Hoover St Left on 27th St.**

Rare Opportunity! 8 Units in the heart of highly desired North University Park Historic District. The Historic District was listed on the National Register of Historic Places in 2004. (4 units) 3 Bedroom 2 Baths and (4 units) 1 Bedroom 1 Bath. Walking distance from University of Southern California (USC). Property is fully occupied with USC students. The property has been updated and remodeled. Some of the property's amenities include on-site parking and an on-site laundry facility. USC Department of Public Safety (DPS) patrols the area 24 hours per day, 7 days a week. Property Highlights: Every unit has a separate accessible water shut off valve. Copper plumbing. Updated electrical wiring. Basement with 2 storage units. Electric: 8 meters and a house meter. Gas: 8 meters and a house meter. Earthquake retrofitted.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$5,200,000
- 1 Buildings
- Heating: Natural Gas
- \$205904 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,440
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02014153
 - 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	\$2,850	\$184,800	\$144,000
2:	4	1	1		Unfurnished	\$1,500	\$100,800	\$81,600
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

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055025031

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

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21759482

Printed: 10/03/2021 11:16:04 AM

Closed •List / Sold:
\$1,225,000/\$1,050,000 ↓**0 days on the market****Listing ID: 21789704****2694 James M Wood Blvd • Los Angeles 90006****8 units • \$153,125/unit • 3,399 sqft • 6,745 sqft lot • \$308.91/sqft •****Built in 1906****Northwest of the intersection on S Hoover St & W Olympic Blvd**

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$1,225,000
- 1 Buildings

- \$71182 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,594
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	0	1		Unfurnished	\$1,168	\$1,168	\$1,168
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
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5077028002

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

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

Closed •List / Sold:
\$2,250,000/\$2,000,000 ↓**103 days on the market****Listing ID: 21722344****5632 Lexington Ave • Los Angeles 90038****10 units • \$225,000/unit • 7,368 sqft • 7,499 sqft lot • \$271.44/sqft •
Built in 1962****west of the 101 freeway, north of Santa Monica Blvd. off of Lexington Ave.**

Price reduction of \$145K!!! Seller motivated. Great opportunity to own a ten unit property in up-and-coming located East Hollywood. Property has not been on the market for 50 years and has huge upside potential! Building consists of eight 1 bedroom/1bath units and two 2 bedroom/2 bath units and comes with ten gated parking spaces. Well maintained building already has been seismic earthquake retrofitted. Property has easy access to the Metro Red Line, 101, 10, and 110 freeway and close to Los Feliz, Silver Lake, and DTLA. Market rents would give this property a potential 11.9 GRM and 5.7% Cap. Don't miss out on this opportunity to improve on this gem!

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 10 Total carport spaces
- Laundry: Washer Included, Dryer Included, In Garage, Community, Individual Room
- \$55084 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Closet
- Floor: Carpet, Wood
- Appliances: Electric Oven, Range Hood

Exterior

- Lot Features: Lawn, Front Yard
 - Security Features: Automatic Gate
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$42,152
 - 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	\$1,248	\$1,248	\$2,000
2:	2	1	1		Unfurnished	\$661	\$661	\$1,600
3:	3	1	1		Unfurnished	\$656	\$656	\$1,600
4:	4	1	1		Unfurnished	\$707	\$707	\$1,600
5:	5	1	1		Unfurnished	\$736	\$736	\$1,600
6:	6	2	1		Unfurnished	\$1,222	\$1,222	\$2,000
7:	7	1	1		Unfurnished	\$623	\$623	\$1,600
8:	8	1	1		Unfurnished	\$910	\$910	\$1,600
9:	9	1	1		Unfurnished	\$665	\$665	\$1,600
10:	10	1	1		Unfurnished	\$675	\$675	\$1,600
11:								
12:								
13:								

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 1
 - Carpet: 10
 - Dishwasher: 0
 - Disposal: 10
- Drapes: 10
 - Patio: 0
 - Ranges: 10
 - Refrigerator: 10
 - Wall AC: 10

Additional Information

- Standard sale
 - Rent Controlled
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5536007008

10/3/21, 11:25 AM

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21722344

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Closed •

List / Sold:

\$3,575,000/\$3,565,000 ↓**22 days on the market****Listing ID: 21758728****102 N Holliston Ave • Pasadena 91106****11 units • \$325,000/unit • 7,492 sqft • 15,382 sqft lot • \$475.84/sqft •
Built in 1959****Located one street from PCC, immediately north of Colorado Boulevard and east of Hill Avenue**

Walking Distance to CalTech and PCC. 102 N Holliston Avenue boasts an ideal unit mix of eight one-bedroom/one-bathroom units, two two-bedroom/one-bathroom units, and one three-bedroom/one-bathroom unit. Units offer carpet and tile flooring, electric cooktops/stoves, ceiling fans, and wall units for heating and cooling. Upper units have vaulted ceilings and select units have dual entrances, sliding glass doors, and large balconies or patios. PLEASE DO NOT WALK THE PROPERTY OR DISTURB RESIDENTS. The OM is attached as a document.

Facts & Features

- Sold On 09/29/2021
- Original List Price of \$3,575,000
- 1 Buildings
- 7 Total parking spaces
- 7 Total carport spaces
- Heating: Wall Furnace
- Laundry: Community
- \$132784 Net Operating Income

Interior

- Floor: Carpet, Tile
- Appliances: Oven, Electric Cooktop
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$75,990
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,548
 - Cable TV: 00409987
 - Gardener:
 - Licenses:
- Insurance: \$3,371
 - Maintenance: \$6,600
 - Workman's Comp:
 - Professional Management: 8351
 - Water/Sewer: \$7,174
 - Other Expense: \$2,200
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,553	\$12,426	\$13,600
2:	2	2	1		Unfurnished	\$1,709	\$3,418	\$4,200
3:	1	3	2		Unfurnished	\$1,942	\$1,942	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 648 - Pasadena (SE) area
 - Los Angeles County
 - Parcel # 5738009062

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

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21758728

Printed: 10/03/2021 11:16:04 AM

Closed •

List / Sold:

\$3,450,000/\$3,300,000 ↓**5 days on the market****Listing ID: CV21131265****1331 N San Gabriel Ave • Azusa 91702****12 units • \$287,500/unit • 11,734 sqft • 19,969 sqft lot • \$281.23/sqft •
Built in 1962****Merge onto 1-10 W, Merge onto I-210 W, Exit Azusa Avenue, Continue straight onto Alameda Ave, Turn Left
onto E 2nd Street, Turn Right onto State Rte 39 N/N Azusa Ave**

A multifamily opportunity located at 1331 N. San Gabriel Avenue in the city of Azusa. The property is situated between Sierra Madre Avenue and Twelfth Street and provides easy access to Azusa Pacific University, Downtown Azusa, the 210 Freeway and the Metro Gold Line Station. The property is within minutes to plenty of diverse restaurants, shopping, and world class educational institutions. Situated in the heart of the San Gabriel Valley, Azusa is a charming LA suburb regarded for its pervasive natural beauty and exceptional opportunities for outdoor recreation. Nicknamed "the Canyon City," Azusa sits at the entrance to the San Gabriel Canyon. The San Gabriel Mountains are also visible throughout much of the city. In addition to the canyons and mountains, Azusa residents enjoy access to a host of scenic parks and trails, including the nearby Santa Fe Dam Recreation Area. 1331 N. San Gabriel Avenue is a well-maintained, 12-unit, two -story, townhome style property built in 1962. The property is situated on a ±19,969 square foot lot with a total building size of ±11,734 square feet. The property offers an excellent unit mix of spacious two and three bedroom floorplans with an average unit size of 978 square feet. The units feature a private patio, vinyl or laminate flooring in select units, and individual water heaters in most units. The building features on-site laundry, carport parking and a central courtyard with mature landscaping. 1331 N. San Gabriel Avenue is a prime Azusa income -producing property and a great long-term investment. The property is in a highly desirable area and offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or a 1031 exchange opportunity.

Facts & Features

- Sold On 09/28/2021

- Laundry: Common Area

- Original List Price of \$3,450,000
 - 1 Buildings
 - Levels: Two
 - 12 Total parking spaces
 - 12 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Cap Rate: 3.71
 - \$215700 Gross Scheduled Income
 - \$127876 Net Operating Income
 - 12 electric meters available
 - 12 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$81,353
 - Electric: \$400.00
 - Gas: \$2,000
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00409987
 - Gardener:
 - Licenses: 2350
- Insurance: \$4,200
 - Maintenance: \$12,554
 - Workman's Comp:
 - Professional Management: 8369
 - Water/Sewer: \$4,800
 - Other Expense: \$2,400
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	2	2	0	Unfurnished	\$9,665	\$115,980	\$1,850
2:	3	3	2	0	Unfurnished	\$5,005	\$60,060	\$1,950
3:	2	3	2	0	Unfurnished	\$3,115	\$37,380	\$2,000

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
- 607 - Azusa area
 - Los Angeles County
 - Parcel # 8617014011

Michael Lembeck

Re/Max Property Connection

10/3/21, 11:25 AM

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** CV21131265

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Closed •

List / Sold:

\$3,600,000/\$3,700,000 ↑**34 days on the market****Listing ID: 21750292****160 N Holliston Ave • Pasadena 91106****12 units • \$300,000/unit • 8,984 sqft • 12,318 sqft lot • \$411.84/sqft •****Built in 1962****Between Walnut St, Union S, N Hill Ave, N Chester Ave**

160 N. Holliston Ave The Holliston built in 1962 is in Pasadena which is considered one of the best places to live in Los Angeles. This 12-unit apartment building consists of 8,984 Sq. Ft. and resides on a 12,318 Sq. Ft. lot. The Holliston is comprised of (4) 2-bedrooms + 1-bathroom units, and (8) 1-bedroom + 1-Bedroom units. On-site laundry is available to the tenants along with covered parking spaces. Current rents are well below market and the opportunity exists for a new owner to add value and maximize rents resulting in a stabilized 5.6%+ Cap Rate. The location of The Holliston is in the highly desirable rental market of Pasadena, known for its trendy eateries, outdoor activities, and cool location where tenants are willing to pay to live in one of the best neighborhoods in all of Los Angeles.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$3,600,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Community
- \$142742 Net Operating Income

Interior

- Appliances: Gas Range, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$61,395
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01229985
 - 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	\$1,005	\$1,005	\$1,925
2:	1	1	1		Unfurnished	\$1,450	\$1,450	\$1,800
3:	1	1	1		Unfurnished	\$1,332	\$1,332	\$1,800
4:	1	1	1		Unfurnished	\$1,490	\$1,490	\$1,800
5:	1	2	1		Unfurnished	\$1,675	\$1,675	\$1,925
6:	1	2	1		Unfurnished	\$1,800	\$1,800	\$1,925
7:	1	1	1		Unfurnished	\$1,581	\$1,581	\$1,800
8:	1	1	1		Unfurnished	\$1,231	\$1,231	\$1,800
9:	1	1	1		Unfurnished	\$1,145	\$1,145	\$1,800
10:	1	1	1		Unfurnished	\$1,415	\$1,415	\$1,800
11:	1	1	1		Unfurnished	\$1,185	\$1,185	\$1,800
12:	1	2	1		Unfurnished	\$1,850	\$1,850	\$1,925
13:								

Of Units With:

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

Additional Information

- Standard sale
- 648 - Pasadena (SE) area
 - Los Angeles County
 - Parcel # 5738009046

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

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** 21750292

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Closed • ApartmentList / Sold:
\$6,500,000/\$6,225,000 ↓**51 days on the market****Listing ID: AR21102436****251 N Oakland Ave • Pasadena 91101****14 units • \$464,286/unit • 0 sqft • 9,785 sqft lot • No \$/Sqft data •
Built in 1954****one block east of Los Robles Ave, north of Walnut St**

251 N Oakland Ave, a turn-key, fully upgraded, and 100% occupied 14 units luxury apartment in the City of Pasadena. The property is located within the Pasadena Playhouse District, south of 210 Freeway and just within walking distance to Old Town Pasadena area. The properties offer an investor the rare opportunity to own a high cash flowing apartment property in one of the most desirable locations in Pasadena. The property offers 100% occupancy on a master lease until June 2022. This higher cap rate for the area, combined with low interest rates offer investor over 7% cash on cash return with proper financing. This property offers higher allowable annual rent increases under California AB1482 (5% + CPI). It has been completely renovated, and offers an attractive mix of courtyard layouts, and in-unit laundry (laundry machines belong to seller and comes with the property). It is separately metered for gas and electric, is serviced by new central water heaters. Units are spacious and offer an in-unit combo washer/dryer, stove, dishwasher, garbage disposal, ample closet and storage space, ceiling fans, and new mini-split HVAC systems for heating and cooling. It has 12 subterranean parking spaces and a common area in the back. All of the units have undergone a top-to-bottom renovation with full electrical and plumbing upgrades, new high durability wood vinyl and tile flooring, new windows, state of the art mini-split HVAC systems, new kitchens, which include new cabinets, quartz countertops, and new stainless steel appliances, and new bathrooms with new vanities, toilets, bathtubs, and name brand fixtures. Given its excellent real estate fundamentals, complete renovation, full seismic retrofitting, and an unbeatable location, the 251 N Oakland Ave is an unparalleled investment for an investor seeking stable risk-adjusted returns, wealth preservation, and a hedge against inflation. It is in the highly desirable downtown area of Pasadena – more specifically, in the renowned Pasadena Playhouse district situated south of the 210 Freeway. Boasting a Walk Score of 87 in the most walkable zip code in all of Pasadena, the Arroyo Collection is conveniently located just a few blocks from Old Town

Pasadena, the Paseo Colorado, and the Pasadena Playhouse. The properties are also a quick walk from the Gold Line and numerous additional shopping and dining options on Colorado Boulevard and Lake Avenue.

Facts & Features

- Sold On 09/30/2021
 - Original List Price of \$6,500,000
 - 1 Buildings
 - Levels: Two
 - 12 Total parking spaces
 - 12 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
 - Cap Rate: 0
 - 15 electric meters available
 - 15 gas meters available
 - 1 water meters available

Interior

- Floor: Wood
- Appliances: Gas & Electric Range

Exterior

- Lot Features: Level with Street, Rectangular Lot, Near Public Transit, Sprinkler System, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp: \$0
 - 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:	14	1	1	12	Unfurnished	\$2,443	\$34,202	\$38,000

Of Units With:

- Separate Electric: 15
 - Gas Meters: 15
 - Water Meters: 1
 - Carpet: 0
 - Dishwasher: 14
 - Disposal: 14
- Drapes: 0
 - Patio: 0
 - Ranges: 14
 - Refrigerator: 14
 - Wall AC: 0

Additional Information

- Standard sale

- 647 - Pasadena (SW) area
- Los Angeles County
- Parcel # 5723005043

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** AR21102436

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Closed •List / Sold:
\$4,950,000/\$5,045,000 ↑**45 days on the market****Listing ID: IN21015306****419 W Queen St • Inglewood 90301****24 units • \$206,250/unit • 16,453 sqft • 19,680 sqft lot • \$306.63/sqft •****Built in 1961****Inglewood Ave & Queen St**

24 Unit Apartment Building in Inglewood. Close to the New Stadium. Rents are very low w/ Huge Upside Potential. Tax Records shows 19 Units but units have been rented as such for a very long time. (3) 2 BDR units + (16) 1 BDR units & (5) Studios. One of Best Streets in Inglewood with High Demand. Rental Income is very low at \$ 267,000 annually. Market Rent Projected at \$ 411,000 Annually. Don't miss a great opportunity.

Facts & Features

- Sold On 09/30/2021
- Original List Price of \$4,790,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- 10 Total carport spaces
- Laundry: Community
- 19 electric meters available
- 19 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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:	13	1	1	1	Unfurnished	\$937	\$12,181	\$18,850
2:	2	2	1	1	Unfurnished	\$1,213	\$2,426	\$3,700
3:	1	2	1	1	Unfurnished	\$937	\$937	\$1,850
4:	1	1	1	1	Unfurnished	\$909	\$909	\$1,450
5:	1	1	1	1	Unfurnished	\$1,047	\$1,047	\$1,450
6:	1	1	1	1	Unfurnished	\$1,212	\$1,212	\$1,450
7:	2	0	1	1	Unfurnished	\$688	\$1,376	\$2,200
8:	1	0	1	1	Unfurnished	\$661	\$661	\$1,100
9:	1	0	1	1	Unfurnished	\$717	\$717	\$1,100
10:	1	0	1	1	Unfurnished	\$828	\$828	\$1,100

Of Units With:

- Separate Electric: 19
- Gas Meters: 19
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4020007080

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold:
\$7,850,000/\$7,625,000 ↓**2 days on the market****Listing ID: 21768802****18521 Prairie St • Northridge 91324****28 units • \$280,357/unit • 23,128 sqft • 23,994 sqft lot • \$329.69/sqft •****Built in 1965****Prairie & Reseda**

This is the first time this property has ever been on the market. The seller's father built this property in 1965. This 28 unit, 23,128 SqFt multifamily property sits on a 24,034 SqFt lot (0.55 acres), and it has a great unit mix of (2) Studio Units, (16) 1 Bed Units, and (10) 2 Bed units. The average unit size is over 800sqft, with all of the 2 bed units have at least 1.5 bathrooms. The property offers on-site laundry, a swimming pool, and ample parking of 26 parking spots (only the two studios do not get a parking spot). The sellers have already gone through the process of getting RTI approved plans for the mandatory retrofit work. We received an estimate that this property's retrofit will cost \$138,780, and the buyer has until late 2023 to complete this work. Furthermore, we had an ADU specialist analyze this property, and a buyer would be allowed to add up to 9 ADUs to this property alone (7 attached ADUs and 2 detached ADUs). A savvy buyer would be able to combine the cost of the retrofit and ADUs by building these ADUs where the tuck under parking is, which will lower the total costs and maximize added value for the buyer. Lastly, there have been many recent upgrades to the property including 4 recently renovated units, recent plumbing upgrades, and a full roof replacement in January 2021. The 4 remodeled units are currently vacant and will be left vacant for marketing purposes. The buyer may choose to leave them vacant at close of escrow or lease them up during escrow.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$7,850,000
- 1 Buildings
- \$324321 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$197,823
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,375	\$2,750	\$2,850
2:	16	1	1		Unfurnished	\$1,474	\$23,584	\$27,296
3:	6	2	1		Unfurnished	\$1,798	\$10,788	\$14,700
4:	4	2	2		Unfurnished	\$1,913	\$7,652	\$10,000
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
- NR - Northridge area
 - Los Angeles County
 - Parcel # 2763004033

Michael Lembeck

Re/Max Property Connection

10/3/21, 11:25 AM

Matrix

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21768802

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Closed •List / Sold:
\$7,850,000/\$7,625,000 ↓**2 days on the market****Listing ID: 21768804****18561 Prairie St • Northridge 91324****31 units • \$253,226/unit • 21,887 sqft • 26,054 sqft lot • \$348.38/sqft •****Built in 1966****Prairie & Reseda**

This is the first time this property has been on the market in 6 years. This 31-unit multifamily property, built in 1966, sits on a 0.60-acre lot and has a total building area of 21,887. It also presents a strong unit mix with (3) bachelors, (4) studios, (18) 1 Bed units, (5) 2 Bed units, and (1) 3 Bed unit, with the average unit size being more than 700 SqFt. This property offers its tenants on-site laundry, a swimming pool, and ample parking spots with 28 total spots (the 3 bachelor units do not get parking). This property currently has 2 vacant units (1 remodeled and 1 not remodeled), which will remain vacant for marketing. The buyer may choose to leave them vacant at close of escrow or lease them up during escrow. This property needs the mandatory retrofit, but the seller has already completed the first stage so that the buyer will receive fully RTI plans to get the work done. The buyer will also have until late 2023 to complete this work. We received a bid from a retrofit company, and they estimate the cost to be \$126,860 to complete the work. Furthermore, our ADU specialist analyzed this property and says the buyer will be able to add 7 attached ADUs to the site. A savvy buyer could build the ADUs into the tuck under park, and by combining the ADU work with the retrofit work, the buyer would be able to maximize the amount of money they spend in order to add value while paying for a mandatory cost.

Facts & Features

- Sold On 10/01/2021
- Original List Price of \$7,850,000
- 1 Buildings
- \$321877 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$188,033
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	1		Unfurnished	\$973	\$2,919	\$3,600
2:	4	0	1		Unfurnished	\$1,122	\$4,488	\$5,600
3:	18	1	1		Unfurnished	\$1,436	\$25,848	\$30,600
4:	5	2	2		Unfurnished	\$1,554	\$7,770	\$12,200
5:	1	3	2		Unfurnished	\$2,700	\$2,700	\$2,900
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
- NR - Northridge area
 - Los Angeles County
 - Parcel # 2763004036

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income **LISTING ID:** 21768804

Printed: 10/03/2021 11:16:04 AM

Search Criteria

Property Type is 'Residential Income'
Standard Status is 'Closed'
Contract Status Change Date is 09/26/2021 to 10/02/2021
County Or Parish is 'Los Angeles'
City is not 'Long Beach'
Number Of Units Total is 2+
Selected 94 of 94 results.