

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	SB24174983	S 13231 Jefferson AVE	HAWT	109	STD	2	\$0		\$1,433,000	\$386.77	3705	1966/ASR	5,998/0.1377	N	2	10/04/24	4/4
2	SB24177143	S 4732 W 160th ST	LAWN	113	STD	2	\$105,600		\$1,255,000	\$453.40	2768	1979/ASR	5,862/0.1346	N	3	10/04/24	9/9
3	SB24164602	S 1689 W 255th St	HC	124	STD	2	\$57,600	5	\$820,000	\$427.53	1918	1954/ASR	5,108/0.1173	N	2	10/02/24	16/16
4	WS24173577	S 2319 Sierra ST	TORR	134	TRUS	2	\$0		\$902,000	\$693.85	1300	1924/ASR	8,240/0.1892	N	2	10/02/24	26/26
5	SB24065040	S 1932 Voorhees AVE	REDO	151	STD	2	\$0		\$2,090,000	\$415.42	5031	1974/ASR	7,506/0.1723	N	4	10/03/24	153/153
6	WS24153330	S 1508 S Sierra Vista AVE	ALH	601	STD	2	\$162,000		\$1,800,000	\$571.43	3150	1930/ASR	8,729/0.2004	N	3	10/04/24	14/14
7	BB24154696	S 4001 W Verdugo AVE	BBK	610	PRO	2	\$59,400		\$1,145,000	\$664.54	1723	1947/ASR	5,922/0.136	N	2	10/02/24	30/30
8	24427105	S 1108 E California AVE	GD	628	STD	2			\$1,125,000	\$556.93	2020/A	1923/ASR	8,015/0.184	N	2	10/01/24	43/43
9	24390335	S 6445 Bohie AVE	LA	632	STD	2			\$824,742	\$763.65	1080	1903	5,843/0.1341	N	2	09/30/24	140/140
10	P1-17630	S 4951 Baltimore ST	LA	632	STD	2	\$84,000		\$1,005,000	\$597.50	1682	1930/PUB	3,999/0.0918	N	0	10/04/24	124/124
11	DW24125124	S 5957 Camellia AVE	TMPL	661	STD	2	\$67,800		\$1,075,000	\$618.88	1737	1935/APP	4,668/0.1072	N	2	10/03/24	28/28
12	DW24151172	S 1462 E 57th ST	LA	699	STD	2	\$0		\$525,000	\$335.68	1564	1940/OTH	5,423/0.1245	N	2	10/03/24	21/82
13	PW24149851	S 3756 Dozier ST	LA	699	STD	2	\$0		\$625,000	\$356.53	1753	1923/ASR	6,749/0.1549	N	1	10/01/24	0/0
14	DW24121487	S 3321 Josephine ST	LNWD	699	STD,TRUS	2	\$0		\$715,000	\$467.32	1530	1929/ASR	8,022/0.1842	N	2	10/02/24	72/72
15	PW24086928	S 3462 Hope ST	HNPk	699	STD	2	\$64,800	5	\$900,000	\$469.73	1916	1939/PUB	6,401/0.1469	N	3	10/01/24	6/6
16	SB24167632	S 1974 Chariton ST	LA	C09	STD	2	\$78,000		\$1,195,000	\$768.98	1554	1929/ASR	5,641/0.1295	N	2	10/03/24	14/40
17	24393417	S 712 Sunset AVE	VEN	C11	STD	2		4	\$1,400,000	\$876.10	1598	1922	4,802/0.1102	N	2	10/04/24	137/137
18	24395727	S 19 30th AVE	VEN	C11	STD	2			\$1,575,000	\$1,234.33	1276/AP	1948	2,644/0.0607	N	2	09/30/24	117/117
19	24419653	S 8013 W 4th ST	LA	C19	STD	2			\$1,867,000	\$431.08	4331	1928	6,245/0.1434	N	2	10/03/24	72/72
20	SB24149476	S 2640 Waverly DR	LA	671	PRO	2	\$0		\$1,350,000	\$867.61	1556	1938/ASR	7,639/0.1754	N	1	10/04/24	36/36
21	SB24127120	S 8356 Chase AVE	LA	C29	STD	2	\$100,800		\$1,650,000	\$860.72	1917	1945/PUB	6,405/0.147	N	2	10/02/24	83/83
22	SB23131460	S 724 W 57th ST	LA	C34	STD	2	\$3,450		\$610,000	\$340.40	1792	1908/ASR	5,437/0.1248	N	0	10/03/24	91/91
23	TR24058038	S 348 W 83rd ST	LA	C34	STD	2	\$0		\$850,000	\$319.55	2660	2005/ASR	5,585/0.1282	N	2	10/01/24	164/164
24	24403849	S 2133 W 102nd ST	LA	C36	STD	2			\$875,000	\$493.13	1778	1947	6,104/0.1401	N	2	10/02/24	98/98
25	PW24052026	S 220 W Golden AVE	LA	C37	STD	2	\$41,340		\$499,900	\$326.95	1529	1926/ASR	5,402/0.124	N	0	09/30/24	78/78
26	PW24156142	S 926 E 87th Pl	LA	C37	STD	2	\$0		\$859,000	\$417.40	2058	1933/ASR	5,161/0.1185	N	2	09/30/24	19/19
27	QC24204512	S 204 20th W90th ST	LA	C37	STD	2	\$108,000		\$1,275,000	\$408.52	3121	2024/BLD	5,043/0.1158	N	2	10/04/24	0/0
28	24447277	S 2143 Portland ST	LA	C42	STD	2		7	\$2,144,480	\$450.43	4761	1901	7,162/0.1644	N	2	10/02/24	0/0
29	DW24125382	S 7016 San Marcus ST	PAR	RL	STD	2	\$63,600		\$780,000	\$408.16	1911	1956/PUB	6,138/0.1409	N	2	09/30/24	11/11
30	PW24180730	S 5260 Marmol DR	WHLL	WHLL	STD	2	\$112,800		\$1,200,000	\$601.20	1996	1948/ASR	13,804/0.3169	N	2	10/03/24	6/6
31	SB24132969	S 1920 Rockefeller LN	REDO	151	STD	3	\$73,200		\$1,375,000	\$499.46	2753	1949/ASR	6,736/0.1546	N	3	09/30/24	42/42
32	PV24188625	S 685 W 18th	SP	185	STD	3	\$84,000		\$1,000,000	\$517.87	1931	1949/ASR	4,999/0.1148	N	3	10/04/24	1/1
33	SB24112789	S 673 W 15th ST	SP	185	STD	3	\$0		\$1,025,000	\$403.54	2540	1932/ASR	5,003/0.1149	N	4	10/04/24	7/7
34	AR24162120	S 56 Esther ST	PAS	645	STD	3	\$76,800		\$1,120,000	\$693.07	1616	1949/ASR	5,818/0.1336	N	2	10/04/24	19/19
35	PW24136573	S 212 E Avenue 42	LA	679	STD	3	\$0		\$1,000,000	\$379.22	2637	1910/PUB	7,501/0.1722	N	0	10/02/24	16/16
36	DW24046329	S 3149 Fairmount ST	LA	BOYH	STD,TRUS	3	\$27,372		\$570,000	\$304.49	1872	1954/ASR	6,320/0.1451	N	2	10/01/24	147/147
37	24374921	S 726 Pier AVE	SM	C14	STD	3			\$1,420,000	\$874.92	1623		4,996/0.1147	N	2	10/02/24	185/185
38	SB24179198	S 8471 Hooper AVE #8469	LA	C23	TRUS	3	\$0		\$485,000		2	1950/BLD	3,945/0.0906	N	2	10/03/24	0/0
39	PW24121581	S 8114 S Hoover ST	LA	C36	STD	3	\$68,400		\$700,000	\$324.52	2157	1922/PUB	7,002/0.1607	N	3	10/02/24	19/19
40	24427761	S 12414 S Wilmington AVE	CMP	C37	STD	3			\$715,000	\$320.92	2228	1962	7,123/0.1635	N	2	10/01/24	47/47
41	PW24127300	S 5200 S St Andrews PL	LA	PHHT	STD	3	\$30,384		\$485,000	\$239.15	2028	1922/ASR	6,511/0.1495	N	1	10/01/24	11/11
42	AR24133738	S 1733 W 144th ST	GR	118	STD	4	\$91,332	5	\$1,550,000	\$366.57	3410	1963/ASR	5,540/0.1272	N	2	10/02/24	30/30
43	SR24161552	S 16307 Gramercy PL	GR	120	STD	4	\$55,080		\$1,550,000	\$360.13	4304	1978/PUB	7,949/0.1825	N	2	10/02/24	13/13
44	SB24080828	S 24601 Pennsylvania	LOM	121	STD	4	\$80,340		\$1,340,000	\$473.33	2831	1958/ASR	6,959/0.1598	N	4	09/30/24	127/127
45	PF24089694	S 128 S Bushnell AVE	ALH	601	STD	4	\$87,552	4	\$1,450,000	\$438.33	3308	1951/ASR	5,415/0.1243	N	0	10/04/24	70/70
46	GD24169124	S 1980 Addison WAY	EAGL	618	STD	4	\$97,685		\$1,480,000	\$457.92	3232	1929/ASR	6,501/0.1492	N	4	10/02/24	7/7
47	AR24160180	S 12137 Emery ST	ELM	619	STD	4	\$130,800	10	\$1,115,000	\$486.90	2290	1960/ASR	7,040/0.1616	N	2	10/01/24	14/14
48	24375453	S 1063 N Summit AVE	PAS	645	STD	4		5	\$1,020,000	\$288.71	3533	1947	15,596/0.358	N	2	10/03/24	185/185
49	24424453	S 9825 Regent ST	LA	C09	STD	4		4	\$1,440,000	\$414.99	3470	1955	5,773/0.1325	N	3	10/01/24	43/43
50	MB23222990	S 13009 Venice BLVD	LA	C13	STD	4	\$79,807		\$1,600,000	\$520.16	3076	1948/ASR	4,999/0.1148	N	4	09/30/24	227/1064
51	24427759	S 1404 S Tamarind AVE	CMP	RP	STD	4			\$1,111,000	\$300.27	3700	1963	8,476/0.1946	N	4	10/01/24	47/47
52	24427979	S 1128 Irving AVE	GD	626	STD	5			\$1,825,000	\$628.88	2902	1925	6,557/0.1505	N	2	09/30/24	49/49
53	24376253	S 241 E Washington BLVD	PAS	646	STD	5		7	\$1,000,000	\$310.85	3217/A	1947/ASR	6,345/0.1457	N	2	10/03/24	161/161
54	DW24146159	S 461 E 30th ST	LA	C37	PRO	5	\$40,500		\$700,000	\$226.03	3097	1923/ASR	6,244/0.1433	N	0	10/04/24	183/183
55	SR24159057	S 14329 Tiara ST	SO	SO	STD,TRUS	5	\$60,276		\$930,000	\$273.85	3396	1940/ASR	6,906/0.1585	N	0	10/04/24	47/47
56	24424399	S 2023 Mathews AVE	REDO	151	STD	6		4	\$2,250,000	\$726.74	3096/E	1958/OTH	5,999/0.1377	N	6	10/04/24	59/59
57	24405291	S 2235 20th ST	SM	C14	STD	6		6	\$2,540,000	\$362.39	7009	1970	6,745/0.1548	N	2	10/04/24	90/90
58	24418287	S 8560 Whitworth DR	LA	C19	STD	6		6	\$2,052,000	\$268.73	7636	1959	6,248/0.1434	N	2	10/03/24	8/8
59	SB24123984	S 433 Venice WAY	ING	101	STD	7	\$117,768		\$1,400,000	\$276.68	5060	1960/APP	6,991/0.1605	N	7	09/30/24	31/31
60	CV24088476	S 663 E Ruddleck ST	CVN	614	STD	7	\$135,696		\$1,750,000	\$309.41	5656	1961/OTH	7,375/0.1693	N	7	10/01/24	109/109
61	24394191	S 11957 Kiowa AVE	LA	C06	STD	7		4	\$2,950,000	\$570.49	5171	1956	7,877/0.1808	N	2	09/30/24	116/116
62	PW24153263	S 234 E 55th ST	LA	C42	STD	7	\$141,828		\$2,250,000	\$273.16	4576	1923/ASR	10,601/0.2434	N	0	10/01/24	11/11
63	24402825	S 1016 W 110th ST	LA	C36	STD	11			\$1,625,000	\$372.88	4358	1950	18,003/0.4133	N	2	10/02/24	113/113
64	24415009	S 211 S El Molino AVE	PAS	648	STD	12		5	\$3,950,000	\$405.13	9750	1929/ASR	12,121/0.2783	N	2	10/01/24	73/73
65	24374953	S 1661 Apian WAY	SM	C14	STD	12			\$5,400,000	\$1,236.26	4368/A	1948/ASR	4,372/0.1004	N	8	10/02/24	74/74
66	SR24134532	S 20526 Hartland ST	WIN	WIN	STD	14	\$200,100	4	\$2,150,000	\$195.38	11004	1958/ASR	16,346/0.3753	N	0	10/02/24	36/36
67	PW24088444	S 7375 - 7388 Emily LN	DOW	699	STD	16	\$281,367		\$3,025,000	\$296.57	10200	1958/PUB	15,034/0.3451	N	0	10/01/24	111/111
68	PV24178488	S 4018 Hillcrest DR	LA	PHHT	STD	16	\$160,716		\$1,953,000	\$126.77	15406	1948/ASR	21,730/0.4989	N	16	10/01/24	6/6
69	24364103	S 2221 Michigan AVE	LA	BOYH	STD	32	\$493,856		\$2,500,000	\$270.89	9229	1926	6,181/0.1419	N	2	09/30/24	181/181
70	24375697	S 1042 Wilcox AVE	LA</														

Closed • Duplex

List / Sold:
\$1,395,000/\$1,433,000 ⬆

4 days on the market

Listing ID: SB24174983

13231 Jefferson Ave • Hawthorne 90250
2 units • \$697,500/unit • 3,705 sqft • 5,998 sqft lot • \$386.77/sqft •
Built in 1966
Jefferson Ave



Space and opportunity are in good supply with this unique property! Start with a huge 2500sqft owner's unit in front, that is 4bed/3bath. In the back, you have a newly built ADU which is a spacious 1200sqft 3bed/2bath. The front house is vacant and move-in ready condition. You have the advantage of receiving \$3195 rent from the ADU that is tenant occupied. The ADU is brand new construction, and the front house has received many upgrades. All areas have private laundry inside. Property sits on a large lot that allows for private outdoor space for all units. Plenty of parking with a 2car garage and 3 driveway spots. Perfect opportunity for a large family or two families... Or the investor looking for a turnkey property that's ready to go!

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, Ductless
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	5	3	1	Unfurnished	\$0	\$0	\$0
2:	1	3	2	1	Unfurnished	\$3,195	\$3,195	\$3,195

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045019017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,200,000/\$1,255,000

4732 W 160th St • Lawndale 90260
2 units • \$600,000/unit • 2,768 sqft • 5,862 sqft lot • \$453.40/sqft •
Built in 1979

9 days on the market
Listing ID: SB24177143

405 exit Inglewood Blvd go just south of Manhattan Beach Blvd and east on 160th



Great investment opportunity in a great location in Lawndale! This property includes TWO 3 bedroom, 2 bath units that have been recently remodeled. Each unit is approximately 1,384 sf and a mirror image of the other featuring durable flooring throughout, recessed lighting, washer and dryer hookups, and central AC and heat! Both kitchens are equipped with sleek quartz countertops, stainless steel appliances, and nice shaker cabinets. All the bedrooms are very spacious while the primary bedrooms feature walk in closets with en-suite bathrooms that are on trend. The bottom unit enjoys a low maintenance backyard perfect for pets or kids and includes the 2 car garage. The top unit has a 1 car garage assigned to it with extra space on the driveway to park additional cars. This duplex is conveniently located just east of Redondo Beach with easy access to the 405 and 91 freeways and within minutes to South Bay's most desirable beaches and trendiest restaurants! This is an amazing opportunity that presents so many options... Either live in an updated unit while renting out the other, lease both units, or have a multi-generational property in the heart of the South Bay!

Facts & Features

- Sold On 10/04/2024
 - Original List Price of \$1,200,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air
 - \$865 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$105600 Gross Scheduled Income
 - \$91750 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,770
 - Electric: \$0.00
 - Gas: \$15
 - Furniture Replacement:
 - Trash: \$1,032
 - Cable TV: 02031470
 - Gardener:
 - Licenses:
- Insurance: \$1,861
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,349
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500
2:	1	3	2	1	Unfurnished	\$3,149	\$3,149	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4080005038

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$850,000/\$820,000 ↓

1689 W 255th St • Harbor City 90710
2 units • \$425,000/unit • 1,918 sqft • 5,108 sqft lot • \$427.53/sqft •
Built in 1954
Western and 255th St

16 days on the market
Listing ID: SB24164602



Welcome to this fantastic 2-unit property in the heart of Harbor City! This spacious home offers a total of 5 bedrooms, with one unit featuring 3 bedrooms and 1 bathroom, and the other unit offering 2 bedrooms and 1 bathroom. Inside, you'll find a total of a combined 1918 square feet of living space, complemented by wood flooring and dual pane windows. Ceiling fans in bedrooms. Each unit comes with its own washer and dryer hookups, open kitchen and living area and the separate backyard areas provide privacy and space for outdoor enjoyment. 2 car attached garage with additional 1 car parking. The property's prime location means you're just moments away from public transportation, freeways, shopping centers, and the beach. Whether you're looking for a great investment opportunity or a dual living situation, this property offers endless potential. Don't miss out on this incredible chance to live in one unit and rent out the other!

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$0 (Owner)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- Cap Rate: 4.7
- \$57600 Gross Scheduled Income
- \$39900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room
- Floor: Carpet, Wood
- Appliances: Gas Oven, Gas Cooktop, Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters, Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Garden, Lawn, Park Nearby, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,140
- Electric: \$207.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01516868
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management: 205
- Water/Sewer: \$129
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410022019

Michael Lembeck

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

Citivist Realty Services, Inc

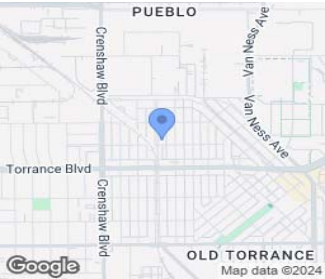
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$800,000/\$902,000

2319 Sierra St • Torrance 90501
2 units • \$400,000/unit • 1,300 sqft • 8,240 sqft lot • \$693.85/sqft •
Built in 1924
Crenshaw to Torrance Blvd. go East, Left on Amapola Left on Sierra St.

26 days on the market
Listing ID: WS24173577



Great Location Developer or Owner Occupied for this Duplex near Downtown Torrance. This property was built in 1924. It has two separate units on an huge lot with 8240 square feet! The front Unit is #2325, with 816 square feet; 2 bedrooms and one bath. The back unit is #2319, it has 484 square feet with one bedroom and one bath. Each unit has it's own yard. A detached 2 car garage and parking available on the drive way. Property is on a quiet tree lined street. Convenient in location. Easy access to major streets and freeways!

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- 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	\$1,900	\$1,900	\$3,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Trust sale
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7354010013

Michael Lembeck

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

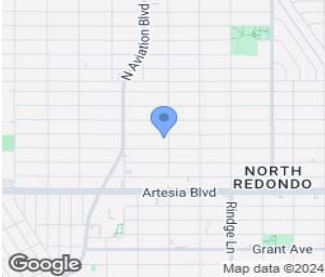
Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$2,100,000/\$2,090,000 ↓
153 days on the market
Listing ID: SB24065040

1932 Voorhees Ave • Redondo Beach 90278
2 units • \$1,050,000/unit • 5,031 sqft • 7,506 sqft lot • \$415.42/sqft •
Built in 1974
Aviation Blvd



Experience this unique spacious home with an apartment included in the design (duplex), and a bonus two-story guest house, nestled in the heart of North Redondo Beach, and on the edge of Manhattan. This property presents a rare opportunity for both investment and owner-user scenarios, with great income potential. The opportunities are endless, boasting eight total bedrooms and eight bathrooms, including a private two-story guest house/office space throughout the 5,031 square feet of living space on the 7,506 square-foot lot. The main home features an expansive layout with 5 bedrooms and 4 bathrooms (3 newly remodeled), providing ample space. The first floor features tall, vaulted ceilings, living room, family room, large kitchen, dining space, a private bedroom, two bathrooms, and large laundry room. Upstairs you'll enjoy four bedrooms and two bathrooms, including the fully remodeled master bathroom. The separate guest house provides an excellent opportunity for extended family, guests, or private office space. With high ceilings and a private entrance, the suite provides an additional 1 bedroom, 1.5 bathrooms, a kitchenette, and laundry facilities. Ascend the separate staircase to discover Unit B - the large open, airy apartment above the dual 2-car garages. With two bedrooms, two bathrooms, and an office, this unit boasts vaulted ceilings that amplify the sense of space and light. Enjoy the convenience of an in-unit laundry area and revel in this space's versatility. This R-2 zoned property presents an owner-user dream, allowing you to reside in the spacious main house while leasing out the apartment for additional income. Embrace the coastal lifestyle in this sought-after neighborhood, where Redondo Beach's renowned attractions, dining, and shopping are all within easy reach.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$1,792 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Electric Dryer Hookup, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Tile
- Appliances: Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Microwave
- Other Interior Features: Balcony, Beamed Ceilings, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	6	6	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155020002

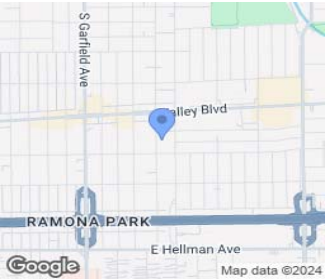
Michael Lembeck
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Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Single Family Residence

List / Sold:
\$1,828,000/\$1,800,000 ↓
14 days on the market
Listing ID: WS24153330

1508 S Sierra Vista Ave • Alhambra 91801
2 units • \$914,000/unit • 3,150 sqft • 8,729 sqft lot • \$571.43/sqft •
Built in 1930
West on Valley Blvd and left on Sierra Vista



Location, location and location. This charming and convenient Alhambra duplex (1508 and 1510) with excellent and convenient location features with two separate and spacious units. Front unit features with 3 bedrooms and 3 baths with one master suite, large patio and attached 2 cars garage with 1725 sq ft. The front unit just got remodeled with new paint, flooring, new recess lights, The rear unit features with 3 bedrooms and 2 baths with 2 master suites, cozy back patio and 1 car garage with 1425 sq ft. Back unit has been fully remodeled with new kitchen, new bathrooms, paint and flooring. Each unit has new roof and fully paid solar. Each unit has its own SEPARATE water, gas and electricity meters. Paid off Solar and brand-new roofs for both units. Solar panels have been installed in Nov. 2022. Both units are furnished. Both units are currently used for Airbnb rental. Close to restaurants, shopping centers, schools, Alhambra golf course, Almansor park and so on. It is a wonderful investment for extended family or rentals. This property is remodeled and furnished and AIRBNB READY! Sales price includes all furniture and appliances. Current Airbnb income \$12, 000+/month Please refer to the attached Airbnb links for the pictures of the front and back units. - Front unit - Back unit Don't miss this opportunity to check out this wonderful property. Per recent law, the property can be subdivided into two units and can be sold separately. Please check with the City of Alhambra for details.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,828,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$883 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, In Kitchen
- \$162000 Gross Scheduled Income
- \$102000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,192
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,032
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Furnished	\$78,000	\$78,000	\$78,000
2:	1	3	2	1	Furnished	\$78,000	\$78,000	\$78,000

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5359005016

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold:
\$1,039,000/\$1,145,000 
30 days on the market
Listing ID: BB24154696

4001 W Verdugo Ave • Burbank 91505
2 units • **\$519,500/unit** • **1,723 sqft** • **5,922 sqft lot** • **\$664.54/sqft** •
Built in 1947
West of Hollywood Way



Exceptional Investment Opportunity for this great duplex in a prime location! Seize this rare chance to acquire a well-maintained duplex in an unbeatable location with an impressive 82 Walk Score! This charming property features two units, each offering 2 spacious bedrooms and 1 bathroom, making it a perfect investment for consistent rental income. Unit 4003 stands out with its inviting outdoor space, featuring a covered patio and a lush yard, ideal for tenants seeking a serene retreat in the heart of Burbank. Both units are equipped with ceiling fans and beautiful hardwood flooring, adding to the overall comfort and appeal. With the property's prime location, residents will enjoy easy access to a variety of amenities, including excellent dining and shopping options to great parks and public transportation, all of which helps attract quality tenants and ensure solid returns. It is a great option for new investor/home buyers looking to live in one unit and rent out the other. Do not miss this golden opportunity to begin or expand your investment portfolio. Act now and secure this gem before it's gone!

Facts & Features

- Sold On 10/02/2024
 - Original List Price of \$1,039,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Floor Furnace
 - \$260 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$59400 Gross Scheduled Income
 - \$44202 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,198
 - Electric:
 - Gas: \$24
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01519420
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,174
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,450	\$2,450	\$3,500
2:	1	2	1	1	Unfurnished	\$2,500	\$2,450	\$3,500

Of Units With:

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

Additional Information

- Probate Listing sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2481021001

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

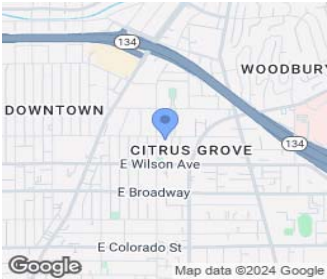
List / Sold:

\$1,198,000/\$1,125,000 ↓

43 days on the market

Listing ID: 24427105

1108 E California Ave • Glendale 91206
2 units • \$599,000/unit • 2,020 sqft • 8,015 sqft lot • \$556.93/sqft •
Built in 1923
www.googlemaps.com



Craftsman duplex in the coveted Glendale area. First time on the market after being built in 1923 with Norwegian craftsmanship boasting character. Original gumwood moldings, cabinets, doors, and frames adorn the living room. Unit split: 3-BDRM/1-BATH and 1-BDRM/1-BATH. The 3-BDRM unit has a basement. There is a detached, two-car garage next to an ample backyard. Separately gas/electric metered. The detached garage could potentially be converted into an ADU. Besides, there could be a potential to add another one to two-story ADU on the lot. The GLR4YY zoned, a large 8,013 SF (approximately) lot can potentially be redeveloped. The property is conveniently found near the Americana at Brand, Glendale Galleria, DT Glendale, Walt Disney Studios, DreamWorks Animation, Buena Vista Studios, Universal Studios, Griffith Park, LA Zoo, and all the best Glendale has to offer. Ideal for owner-occupancy, or redevelopment. Excellent location in a very desirable rental market. Ideal for owner occupancy and/or income investment. The property offers lots of value-added potential.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,198,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.9
- \$69700 Net Operating Income

Interior

- Floor: Carpet, Vinyl

Exterior

- Lot Features: Front Yard, Lawn, Rectangular Lot, Yard

Annual Expenses

- Total Operating Expense: \$3,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00991108
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$4,000
2:	1	1	1		Unfurnished	\$900	\$900	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5645015002

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold: **\$898,000/\$824,742** ↓

6445 Roble Ave • Los Angeles 90042

140 days on the market

2 units • **\$449,000/unit** • **1,080 sqft** • **5,843 sqft lot** • **\$763.65/sqft** • **Built in 1903**

Listing ID: 24390335

AVENUE 64 TO ROBLE AVENUE



Location, Location, Location. Public records reflect a single family residence. Property is currently in use as a Duplex and is under rent control. Both units are registered rentals and have separate gas /electric meters. Property will not be delivered vacant. Main unit is vacant, tenant to remain in other unit after the close of escrow. This craftsman Duplex is located around the corner from York Blvd and is minutes from all the great restaurants and shops in Highland Park. The main unit is currently vacant and the property is perfectly adaptable as either an investment property or for an owner-user seeking a great opportunity. The vacant unit has a spacious living room with plank tile floors and a bay window. There is a first floor bedroom and the spacious kitchen opens to the backyard with plenty of space and limitless potential. A versatile upstairs loft area with a 3/4 bath is a useful bonus space that is perfect for sleeping quarters or an at home office. The adjoining 1 br 1ba unit is currently tenant occupied and subject to rent control.Perfectly charming as it is or an amazing canvas with endless possibilities! Explore the options for an ADU.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,098,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:

Interior

- Floor: Carpet
- Appliances: Refrigerator

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02188471
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5492036013

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold:

\$1,099,000/\$1,005,000 ↓

124 days on the market

Listing ID: P1-17630

4951 Baltimore St • Los Angeles 90042

2 units • \$549,500/unit • 1,682 sqft • 3,999 sqft lot • \$597.50/sqft • Built in 1930

From York Avenue go south of 50th Avenue for 3 blocks. Property is on the NW corner of 50th and Baltimore



NEW PRICE! This is a rare opportunity to own an almost brand new duplex in the heart of trendy Highland Park. This property was basically rebuilt from the ground up and features the modern conveniences owners and tenants are looking for. Both units feature whitewashed Oak flooring, recessed lighting, modern light fixtures, interior Douglas Fir doors/trim and all new electrical, plumbing, tank-less water heaters and HVAC systems. The kitchens have quartz counters, all new wood cabinets and GE appliances and the bathrooms have quartz counters, ceramic tiling on the walls and floors with a marble finish. There is in-unit laundry in both apartments and spacious patios to enjoy the SoCal lifestyle. There is a small lawn and flowering landscaping in front of both units with attractive stucco and wrought iron fencing around the entire property with soothing solar night lighting. Each unit has it's own formal entrance from the street. Unit 1 has beamed ceilings in the LR, 2 BR's and 2 BA's and Unit 2 Has 1 BR plus a den/office/2nd BR and 2 BA's. This property is close to Buchanan Elementary School and many hot and trendy dining spots are just blocks away. This property would be prefect to live in one and rent out the other or live in one and have an aging parent in the other. Both units are vacant and ready to accept tenants at today's rental prices which is hard to find in this area. You must come and check this one out, you won't be disappointed!

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Outside, Washer Included
- \$84000 Gross Scheduled Income
- \$64000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Galley Kitchen, Kitchen, Laundry, Living Room, Primary Bedroom, Primary Suite
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
- Other Interior Features: Balcony, Beamed Ceilings, Copper Plumbing Full, High Ceilings, Living Room Balcony, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Landscaped, Lawn, Level, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)
- Fencing: New Condition, Security, Stucco Wall, Wrought Iron
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$7,020
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01893839
- Gardener:
- Licenses:
- Insurance: \$780
- 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	2	0	0	Unfurnished	\$3,700	\$3,700	\$3,700
2:	1	2	0	0	Unfurnished	\$3,300	\$3,300	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5477008019

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold:
\$1,125,000/\$1,075,000 ↓
78 days on the market
Listing ID: DW24125124

5957 Camellia Ave • Temple City 91780
2 units • \$562,500/unit • 1,737 sqft • 4,668 sqft lot • \$618.88/sqft •
Built in 1935
see maps



Welcome to this exceptional real estate gem in the highly sought-after city. Nestled in a peaceful neighborhood, this delightful duplex boasts not only a fantastic location but also a warm and inviting atmosphere that you will adore. Property to be sold as-is. Property has 2 units. The First unit sits in the corner, it has 2 bedrooms 1 bath. The porch has the entry door leading to the living room and dining room. The kitchen that has been newly renovated with new counters, new cabinets, new flooring 2 years ago. Electrical panel was also updated 2 years ago. Windows were updated 7 years ago. Each unit consist of their own electrical and gas meter. Each unit has 1 car garage, however there is plenty of street parking. The second unit consist of 1 bedroom located directly above the two-parking space garage. The second units' floor was also updated 2 years ago. A hallway leading to the bedroom, has a large walk-in closet and its own bathroom with a shower. You have to look at it to see the potential!

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$1,188,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$675 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$67800 Gross Scheduled Income
- \$64996 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,804
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$714
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Managment:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1				\$3,500
2:	1	1	1	1				\$2,150

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
- 661 - Temple City area
- Los Angeles County
- Parcel # 8587019001

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

Closed • Duplex

List / Sold: \$550,000/\$525,000 ↓

1462 E 57th St • Los Angeles 90011

21 days on the market

2 units • \$275,000/unit • 1,564 sqft • 5,423 sqft lot • \$335.68/sqft • Built in 1940

Listing ID: DW24151172

North of Slauson, West on 57th



Calling all investors!!! Property being sold with equity! Property consists of one unit having 2 bedrooms and 1 bath, second unit having 3 bedrooms with 1 bathroom. Property being sold well under market value. Being sold with tenants. Do not Disturb tenants for any reason.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$327 (Estimated)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,700	\$1,700	\$3,200
2:	1	2	1	2	Unfurnished	\$1,400	\$1,400	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5104028011

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$625,000/\$625,000

3756 Dozier St • Los Angeles 90063

0 days on the market

2 units • \$312,500/unit • 1,753 sqft • 6,749 sqft lot • \$356.53/sqft • Built in 1923

Listing ID: PW24149851

Southeast of Gage and Cesar Chavez



Facts & Features

- Sold On 10/01/2024
- Original List Price of \$625,000
- 2 Buildings
- 1 Total parking spaces
- \$1,167 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5232027003

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$679,900/\$715,000

3321 Josephine St • Lynwood 90262
2 units • \$339,950/unit • 1,530 sqft • 8,022 sqft lot • \$467.32/sqft •
Built in 1929
N of Nevada Ave / E of Lindbergh Ave

72 days on the market
Listing ID: DW24121487



Charming Duplex in the heart of Lynwood. Each unit features 1 bedroom and 1 bathroom, offering a unique opportunity for those looking to invest in a project with immense potential. With a little TLC, these units can be transformed into modern, cozy living spaces or lucrative rental properties. Each unit renders a practical layout with a cozy living area, a comfortable bedroom and bathroom, separate dining and separate kitchen space. With your creative vision and renovation work, these units can be transformed into stylish and modern living spaces. Nestled in a vibrant and growing neighborhood of Lynwood, this property offers convenient access to local amenities, schools, parks, and major transportation routes. The area is known for its strong sense of community and steady real estate appreciation. Don't miss out on this rare chance to invest in a multi-unit property with endless potential. Schedule a viewing today and envision the possibilities that await! TITLE SHOWS SFR HOWEVER, SUBJECT IS LEGAL DUPLEX, PLEASE SEE SUPPLEMENTS FOR CITY & ASSESSOR PERMITS, PRE SALE CITY REPORT - BUYER - BUYER TO ASSUME CITY REPAIRS. 3321-3323 JOSEPHINE STREET, LOS ANGELES CA 90262. TWO ELECTRIC & TWO GAS METERS...

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$679,900
- 1 Buildings
- 2 Total parking spaces
- \$769 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01976613
- 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	1	Unfurnished			

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6171023023

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

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

3462 Hope St • Huntington Park 90255

6 days on the market

2 units • \$450,000/unit • 1,916 sqft • 6,401 sqft lot • \$469.73/sqft • Built in 1939

Listing ID: PW24086928

B/w state street and california ave.



Welcome to 3462 Hope St, a fully remodeled duplex in the heart of Huntington Park! This beautiful property is completely vacant, which is rare for income-producing homes, making it a great opportunity for both living and generating cash flow. The front unit has 3 bedrooms and 1 bathroom, while the back unit has 2 bedrooms and 1 bathroom. Both units have been fully updated with new laminate flooring, fresh paint inside and out, dual-pane windows, and modern kitchens with new cabinets, countertops, and backsplashes. The bathrooms have also been upgraded with new vanities, stylish tiles, and new fixtures. If you're a homebuyer looking to offset your mortgage, you can live in one unit and rent out the other. If you're an investor, you can rent out both units for top dollar and even convert the detached 2-car garage into an ADU for extra income. Other features include a shared laundry area in the 2-car garage, an attached 1-car garage for the back unit, private backyard spaces for each unit, a long driveway that fits up to 4 cars, a fireplace in the front unit, and ceiling fans in all the bedrooms. Don't miss out on this rare opportunity to own a fully remodeled and vacant duplex in the heart of Huntington Park!

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 5.3
- \$64800 Gross Scheduled Income
- \$47700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$75
- Cable TV: 02037447
- Gardener:
- Licenses:
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6213018015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:

\$1,225,000/\$1,195,000 ↓

14 days on the market

Listing ID: SB24167632

1974 Chariton St • Los Angeles 90034
2 units • \$612,500/unit • 1,554 sqft • 5,641 sqft lot • \$768.98/sqft •
Built in 1929
1974 Chariton Street Los Angeles, CA 90034



Welcome to this charming Spanish style property adjacent to Beverlywood! Featuring a 2 Bedroom and 1 Bathroom Front House and a Studio Unit in the back. Step inside to discover an inviting open concept living space, with original wood floors and an abundance of natural light that illuminates the living room and dining room. The well maintained kitchen is adorned with beautiful cabinets, granite countertops, and tile floors, creating a perfect blend of style and functionality. This home offers two bedrooms with ample closet space and laminate flooring. Additionally, a versatile den/bonus room provides an ideal setting for a home office, which leads out to a spacious wood deck in the backyard. A separate studio unit at the rear of the property presents a private space, complete with its own kitchen and bathroom. Enjoy the convenience of central AC and a 2 car detached garage with an additional large storage room. Relax on the deck, and take advantage of the gated driveway and private outdoor space. Don't miss out on this gem.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Gas Dryer Hookup, Stackable
- \$78000 Gross Scheduled Income
- \$58600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Living Room
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Disposal, Hot Water Circulator
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4302033025

Michael Lembeck

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

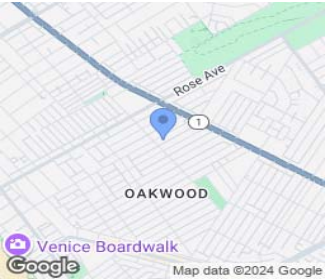
Citivist Realty Services, Inc

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

Closed •

712 Sunset Ave • Venice 90291
2 units • \$744,000/unit • 1,598 sqft • 4,802 sqft lot • \$876.10/sqft •
Built in 1922
West of Lincoln Blvd Between 7th Ave and Sunset Avenue

List / Sold:
\$1,488,000/\$1,400,000 ↓
137 days on the market
Listing ID: 24393417



Step into your next lucrative investment an enchanting duplex that perfectly captures the essence of Venice living. Priced to sell with a 4% cap rate, this property offers endless opportunities for investors and owner-users. Situated on a prime lot just west of Lincoln, this duplex features two storybook cottages, each exuding unmatched charm and character. Located within walking distance to the trendy Main Street, Rose Avenue, and the vibrant Abbot Kinney Boulevard and only a short stroll to the beach, these cottages offer unparalleled access to Venice's best dining, shopping, and coastal experiences. The front cottage is a two-bedroom, one-bath haven combining classic charm and modern comfort. This space feels cozy and inviting with its dramatic vaulted ceilings, dark wooden beams bathed in natural light from elegant white shutters, and a skylight, which pours in a perfect luminosity blend. Speckled granite countertops meet antique white cabinetry, featuring glass and mesh-screened doors, creating a functional and aesthetically pleasing space. Hardwood floors, ample closet space, and thoughtful storage solutions make this cottage a dream home or a high-demand rental. The rear cottage is a cozy one-bedroom, one-bath retreat nestled in lush greenery that provides a peaceful and private setting. Inside, the living and dining areas feature white wainscoted ceilings and walls, complemented by built-in cabinetry, radiating classic elegance and warmth. The kitchen, with its sleek quartz countertop and all essential appliances, ensures convenience and style. A versatile back garage adds extra value with laundry facilities and space perfect for a study or personal retreat. The verdant garden oasis, adorned with lush foliage and vibrant flowers, offers tranquil seating areas for relaxation or intimate gatherings. This property is not just a home, it's an opportunity. Whether you choose to owner-occupy one of the units and offset your mortgage by collecting rent from the second unit or leverage it as an investment for your 1031 exchange, the potential for value appreciation is immense. Venice is an eclectic town that attracts a diverse crowd; everyone feels part of the community. This essence of inclusivity and vibrancy will only strengthen with time, making this property a wise investment for the future. The possibilities are endless consider converting the garage for additional income, expanding the existing units, or simply enjoying the lush backyard as your oasis. With independent electric and gas meters for each unit, managing this property is simple and efficient. Whether you want to expand your investment portfolio or seek a unique living opportunity, this duplex delivers on all fronts. Its location in one of the most coveted neighborhoods in Venice ensures a steady stream of potential tenants and an irresistible lifestyle for residents. Act quickly properties like this are rare in such a desirable location. Secure this gem today and start reaping the rewards of Venice's vibrant rental market.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,725,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 3.8
- \$60822 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$19,049
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02246603
- 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	\$3,640	\$3,640	\$4,500
2:	2	1	1		Unfurnished	\$3,016	\$3,016	\$3,500

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 # 4240016034

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

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

Closed •

List / Sold:

\$1,860,000/\$1,575,000 ↓

117 days on the market

Listing ID: 24395727

19 30th Ave • Venice 90291
2 units • \$930,000/unit • 1,276 sqft • 2,644 sqft lot • \$1234.33/sqft •
Built in 1948

30th Avenue is a walk street/no vehicles. You can park on Pacific or on the street Washington Blvd or Public Parking at Venice Pier entrance. There is a double car garage for the property. Some guests temporarily park parallel against the garage.



Once in a lifetime to be able to live and have rental income, too. There is a 2 bedroom house with its own front yard space and the back unit above the garage has open area between the two structures. However, you may be spending walks, runs, rides and skating along the beach path or along the seashore or having a meal or two with the many choices along Washington Blvd or Ocean Front Walk. Each unit has their assigned garage.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,860,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- SellerConsiderConcessionYN: Yes
- \$57060 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Wood
- Appliances: Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01485453
- 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:	19	2	1		Unfurnished	\$3,505	\$3,505	\$4,000
2:	19	1	1		Unfurnished	\$1,392	\$1,392	\$2,500

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
- C11 - Venice area
- Los Angeles County
- Parcel # 4226022009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,995,000/\$1,867,000 ↓

72 days on the market

Listing ID: 24419653

8013 W 4th St • Los Angeles 90048
2 units • \$997,500/unit • 4,331 sqft • 6,245 sqft lot • \$431.08/sqft •
Built in 1928
South of 3rd St, North of Wilshire, West of Fairfax, East of La Cienega



Exquisite 1920s Spanish duplex, located in the highly sought-after Beverly Grove neighborhood. The property features 2 units (upper & lower) for a combined total of 4,331 SF of bright & free-flowing living space w renovated kitchen + bathrooms, & a backyard w garage. Each unit includes a large living room with expansive windows that allow an abundance of natural light to flood the space, complemented by a cozy fireplace. The spacious dining room seamlessly connects to the generously sized renovated kitchen. The updated kitchen is a culinary enthusiast's dream, equipped with all appliances (dishwasher, fridge, range/oven w hood) & ample cabinetry for storage. Conveniently, the laundry room is situated at the back of the kitchen w additional exit/entry to property. Both units offer 3 spacious BDs, including a primary BD with an en-suite bath. All BDs provide plenty of closet space & are bathed in natural light. The large shared bathroom was recently renovated & features a separate tub & shower. The upper unit boasts an additional patio accessible from the dining room, perfect for outdoor relaxation & entertaining. Currently, the upper unit is tenant-occupied & lower is vacant. This property represents a unique opportunity to own a piece of classic Spanish architecture in one of Los Angeles' most desirable neighborhoods. Whether for investment or as a charming home, this Beverly Grove duplex is an exceptional choice. (Fireplace decorative)

Facts & Features

- Sold On 10/03/2024
 - Original List Price of \$1,995,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - \$95666 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$33,934
 - Electric: \$2,400.00
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance: \$750
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$6,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,328	\$3,328	\$5,200
2:	1	3	2		Unfurnished	\$0	\$0	\$5,600
2:	2	3	2		Unfurnished	\$5,400	\$0	\$10,800

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 # 5511037003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,449,000/\$1,350,000 ↓
36 days on the market
Listing ID: SB24149476

2640 Waverly Dr • Los Angeles 90039
2 units • **\$724,500/unit** • **1,556 sqft** • **7,639 sqft lot** • **\$867.61/sqft** •
Built in 1938
Glendale Blvd.



Classic Spanish duplex with tons of charm on a huge lot. Welcome to your tranquil getaway in the heart of Silverlake/Echo Park! This classic Spanish duplex exudes charm and elegance, nestled on a huge corner lot with beautiful views and tremendous curb appeal. Striking custom wrought iron throughout adds a touch of vintage elegance. This lovely property boasts a large, tiled patio perfect for outdoor dining and entertaining under a gorgeous mature sycamore tree that adds to the tranquility and beauty of the property. It also features a custom built-in outdoor fireplace. The oversized deck off the living room offers tremendous views and is perfect for relaxing and soaking in the California sun. The pergola is a lovely spot for outdoor lounging or for a new hot tub. The upgraded kitchen features Viking appliances, making it a chef's dream. The huge corner lot provides ample space and tons of potential for customization. The close proximity to the freeway offers convenient access to major highways for easy commuting. Currently used as one unit, this property can easily be converted back into a duplex, offering flexibility for rental income or multi-generational living. Don't miss the opportunity to own this classic Spanish vintage home with lots of character and charm. This is more than a home; it's a lifestyle. Come and see the potential for yourself!

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,590,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$250 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry
- Floor: Tile, Wood
- Appliances: Built-In Range, Dishwasher, Disposal, Refrigerator
- Other Interior Features: Living Room Balcony, Recessed Lighting, Storage

Exterior

- Lot Features: Back Yard, Corner Lot
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Balcony

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

- Probate Listing sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5438021001

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Single Family Residence

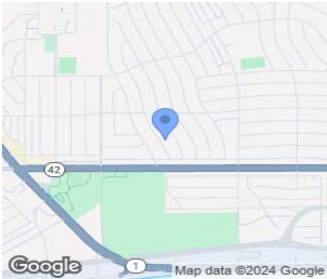
List / Sold:
\$1,750,000/\$1,650,000 ↓

83 days on the market

Listing ID: SB24127120

8356 Chase Ave • Los Angeles 90045
2 units • \$875,000/unit • 1,917 sqft • 6,405 sqft lot • \$860.72/sqft •
Built in 1945

From Manchester Ave - East on McConnell Ave - Immediate Right On 85thPl - Immediate Left on Chase Ave



Two homes on one perfect Kentwood lot. Elevated above a wide and elegant Avenue, 8356 Chase is located on the friendliest block in the world! It must be that ocean breeze. The front home is an entertainer's delight. Enjoy your spacious and updated Chef's Kitchen with Thermador Appliances and Blue Pearl GT granite countertops along with direct access to your outdoor gas grill (no propane needed!). Shower for an hour under your heated light with endless hot water in the updated bathroom with Kohler designer fixtures. The front home (which is three bedrooms, one bathroom and measured at 1,303 sf) also has double pane vinyl windows with new drop-down window coverings, new interior doors, W/D laundry, paint and carpets. Cozy up next to that fireplace (wood or natural gas) because you also get two complete high power home theater systems. Do you want to keep your family "close, but not too close?" Or offset those mortgage payments? Oh wait, there's another home! The DETACHED and private rear ADU concept has its own kitchen, bathroom, laundry, 2nd level loft, ductless HVAC and patio area. Perfect for intergenerational living, privacy or income. Lounge away in one of two outdoor sitting areas surrounded by your tall vinyl privacy fences, paving stones, and a LOW-maintenance garden. Speaking of gardens, tired of paying for a gardener? Well, you can kiss that bill goodbye. The synthetic lawn, automated drip irrigation system and pavers throughout help put an end to your maintenance. The little things (and the big things) have all been buttoned up: 4 updated electrical panels, copper plumbing, alarm system, double pane vinyl windows, interior and exterior paint. The beauty of Kentwood is that neighbors often walk to Loyola Marymount University, Vons or Bristol Farms. They appreciate the proximity to Playa Del Rey, Marina Del Rey, Playa Vista, Silicon Beach, LAX, Manhattan Beach, 105, 90, 405, 10 freeways, major health care facilities, shopping malls, beaches, golf course and endless entertainment. Unlike many ADU homes, you still have a full size two car garage with 240VAC, a storage room AND a large storage attic above the garage with drop stair access. The quality and attention to detail can best be appreciated in person. So come take a look!

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$1,829,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Ductless, ENERGY STAR Qualified Equipment, See Remarks
- Heating: Central
- \$367 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- \$100800 Gross Scheduled Income
- \$77231 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: ENERGY STAR Qualified Appliances, Disposal, Microwave, Range Hood, Refrigerator, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Open Floorplan, Stone Counters

Exterior

- Lot Features: Rectangular Lot, Sprinklers Drip System
- Security Features: 24 Hour Security
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,569
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$5,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,900

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
- \$25 HOA dues Annually
- Rent Controlled
- C29 - Westchester area
- Los Angeles County
- Parcel # 4112016022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$660,000/\$610,000 ↓

724 W 57th St • Los Angeles 90037

91 days on the market

2 units • \$330,000/unit • 1,792 sqft • 5,437 sqft lot • \$340.40/sqft • Built in 1908

Listing ID: SB23131460

Near Hoover and Slauson



Duplex Property - The perfect opportunity to own an income property. Two homes on one lot with no shared walls and utilities separately metered. Spanish style home with gated front yard. Front Unit: 2 beds, 1 bath recently updated with laundry. Rear Unit: 1 bed, 1 bath recently updated with laundry. Well maintained yard with a long driveway. Great location, Close to multiple freeways, Minutes from DTLA, USC, LA Memorial Coliseum, Crypto.com Arena, SoFi Stadium and LAX. Great property with lots of upside.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$1 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Inside, Stackable, Washer Hookup
- \$3450 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	1	1	0	Unfurnished	\$1,900	\$1,900	\$1,900

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5001018005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$850,000/\$850,000 ↓

348 W 83rd St • Los Angeles 90003

164 days on the market

2 units • \$425,000/unit • 2,660 sqft • 5,585 sqft lot • \$319.55/sqft • Built in 2005

Listing ID: TR24055038

S Grand Avenue/ W 83rd Street



Located near the 110 freeway this property offers great public transportation for tenants making it a desired location. Property has been well maintained by the owner for the years owned. Property is newer built so please contact council on rent control plus and minus for owning this property. Great bedroom count for best generating income. Property has small lot for less overhead expense on maintenance. Another great feature is the 2 car garage.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$412 (Estimated)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01963125
- 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	1	Unfurnished	\$2,843	\$2,843	\$0
2:	1	3	2	1	Unfurnished	\$2,674	\$2,674	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6031034034

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$895,000/\$875,000** ↓

2133 W 102nd St • Los Angeles 90047

99 days on the market

2 units • **\$447,500/unit** • **1,778 sqft** • **6,104 sqft lot** • **\$492.13/sqft** • **Built in 1947**

Listing ID: 24403849

South of Century Blvd, East of Van Ness Ave



****Rare Opportunity in Prime Los Angeles Location!****On the market for the first time in over 30 years, this is a unique chance to own a lucrative income property in Los Angeles, adjacent to Inglewood. Perfect for investors, 1031 exchange, or first-time home buyers. This 2-unit duplex offers flexible living and income options: live in one unit and lease out the other, or rent both units for maximum revenue. Each unit features 2-bedrooms and 1-bathroom, central air and heating, soundproofed windows, and stylish laminate flooring upstairs with hardwood floors downstairs. The property boasts city and mountain views, an energy-efficient, drought-tolerant landscaped and fenced front yard, along with a spacious multi-level backyard, perfect for building additional income property or an accessory dwelling unit (ADU). Enjoy the convenience of walking distance to SoFi Stadium, YouTube Theater, The Forum, and the upcoming Clippers Intuit Dome. Nearby attractions also include Hollywood Park's Cinepolis Luxury Cinemas, Iconix Gym, and the innovative entertainment venue, Cosm.

Facts & Features

- Sold On 10/02/2024
 - Original List Price of \$895,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included
 - \$53568 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available

Interior

- Appliances: Barbecue, Dishwasher, Disposal, Microwave
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,232
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance: \$1,200
 - 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	2	1		Unfurnished	\$2,700	\$2,700	\$2,700
2:	2	2	1		Unfurnished	\$2,700	\$2,700	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6058001007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$499,900/\$499,900

220 W Colden Ave • Los Angeles 90003
2 units • \$249,950/unit • 1,529 sqft • 5,402 sqft lot • \$326.95/sqft •
Built in 1926
From Broadway turn onto Colden

78 days on the market
Listing ID: PW24052076



Cash Flowing duplex with upside potential. The property consists of two buildings each with their own yards and access. The front 3 bedroom 1 bath unit is currently tenant occupied. The rear 1 bedroom 1 bathroom unit is vacant. This property is ideal for an owner occupant or an investor who wants to maximize cash flow by leasing the vacant unit.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$499,900
- 2 Buildings
- 0 Total parking spaces
- \$528 (Estimated)
- SellerConsiderConcessionYN:
- \$41340 Gross Scheduled Income
- \$34092 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,248
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01180335
- Gardener:
- Licenses:
- Insurance: \$1,250
- 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	0	Unfurnished	\$1,845	\$1,845	\$1,845
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6053010049

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$848,888/\$859,000

926 E 87th Pl • Los Angeles 90002

19 days on the market

2 units • \$424,444/unit • 2,058 sqft • 5,161 sqft lot • \$417.40/sqft • Built in 1933

Listing ID: DW24156142

Manchester Blvd. and S Central Ave.



Excellent Opportunity ! DUPLEX with a great Potential Rental Income. Perfect for Investors or First time buyers look for rental income. Property consist of Two detach units, both remodeled. The front Unit is a 2 bedrooms 1 bathroom, dining room area and separate laundry area. Second Unit features 2 bedrooms and 1 bathroom, Big living room, dining area. Property has log driveway to fit up to five cars. Two car garage with the potential to convert it into an ADU. This presents an excellent opportunity to live in one unit and lease the second unit, creating potential rental income. This property has lots of potential for anyone, large families looking to live in the same property. This is a must see! All showing are by appoint only.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$848,888
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- \$606 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- 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	\$3,200
2:	1	2	1	2	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6042025025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,275,000/\$1,275,000

204 202 W 90th St • Los Angeles 90003
2 units • \$637,500/unit • 3,121 sqft • 5,043 sqft lot • \$408.52/sqft •
Built in 2024
Manchester, Broadway, 90th

0 days on the market
Listing ID: OC24204519



New construction duplex.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$308 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Inside
- \$108000 Gross Scheduled Income
- \$88625 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,375
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	5	3	1	Unfurnished	\$0	\$0	\$4,500
2:	1	5	3	1	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6040033029

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

2143 Portland St • Los Angeles 90007
2 units • \$1,075,000/unit • 4,761 sqft • 7,162 sqft lot • \$450.43/sqft •
Built in 1901
2143-2145 Portland St, 90007

List / Sold:

\$2,150,000/\$2,144,480 ↓

0 days on the market

Listing ID: 24447277



We are pleased to offer the opportunity to acquire this high yield 6.68% Cap turnkey two (2) unit, 12 bedroom + 10 bathroom Student Housing investment opportunity, located in the highly desirable DPS Patrol Zone, and walking distance to the University of Southern California (USC). The subject property was expertly designed, remodeled, and constructed by the one of the top student housing operators near USC, renowned for their track record of delivering best-in-class off-campus housing and providing tenants with an unparalleled housing experience. The property is approximately 4,761 rentable square feet on a large 7,270 square foot lot and has two (2) separate structures, with a unit mix of a large Single Family Residence comprised of fully renovated and permitted 8 bedrooms + oversized den & 6 bathrooms, as well as an additional brand new construction ADU in the rear consisting of 4 bedrooms and 4 bathrooms. The subject property's front structure was completely updated and remodeled in 2023, and features brand new flooring, brand new plumbing/electrical, updated roof, quartz countertops, stainless steel kitchen appliances, tiled showers with glass enclosures, and new in-unit washer & dryers. The back unit is a brand-new ADU recently constructed and completed in 2023 and features the same high-end finishes as the front unit, essentially delivering a brand new low maintenance structure to any prospective buyer. The investment is 100% occupied with USC students and fully leased for the 2024-2025 school year. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk investment that is poised for continued growth and excellent operating fundamentals. Tenants pay for all utilities of the property including Water/Gas/Electric/Trash.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$2,150,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 6.68
- \$147014 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,454
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	8	6		Unfurnished	\$11,999	\$11,999	\$11,999
2:	1	4	4		Unfurnished	\$5,040	\$5,040	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124014014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$720,000/\$780,000

7016 San Marcus St • Paramount 90723
2 units • \$360,000/unit • 1,911 sqft • 6,138 sqft lot • \$408.16/sqft •
Built in 1956

11 days on the market

Listing ID: DW24125382

Rosecrans Ave to the North, Garfield Ave to the East, Somerset Blvd to the South, Orange Ave to the West



Welcome to this delightful duplex located in the Northwest region of the city of Paramount. Whether you're an astute investor seeking rental income or a homeowner looking for a multifamily property, this duplex offers great potential. The front unit (7016) boasts 2 bedrooms, 1 bath, updated floors, and a bathroom adorned with tile. Meanwhile, the rear unit (7018) features 3 bedrooms and 1 bath. Each unit enjoys the convenience of an attached one car garage and separate utilities. Sold in its current state, this duplex invites customization and enhancement. This property is conveniently situated near the 710 and 105 freeways, making your daily commute effortless. Explore a variety of dining options just minutes away. It is also within walking distance to nearby schools, providing convenience for families with children. Enjoy outdoor activities at nearby parks, perfect for picnics, and walks. Whether you're an investor or a homeowner, this Paramount duplex offers both comfort and convenience. Don't miss out!

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$720,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$742 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$63600 Gross Scheduled Income
- \$49020 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses: 0
- Insurance: \$2,400
- 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:	1	2	1	1	Unfurnished	\$850	\$850	\$2,400
2:	1	3	1	1	Unfurnished	\$975	\$975	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6237002024

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,350,000/\$1,200,000 ↓
6 days on the market
Listing ID: SR24180730

5260 Marmol Dr • Woodland Hills 91364
2 units • **\$675,000/unit** • **1,996 sqft** • **13,804 sqft lot** • **\$601.20/sqft** •
Built in 1948
Ventura to



Location, location, locations! South of the Boulevard. Welcome to this Woodland Hills compound, with a permitted ADU with its own meters. An extra flex space with endless possibilities...art room, studio, you name it...the possibilities are endless. The front house is a 4 bedroom and 2 bathroom. It was completely renovated in the last few years with new everything. The guest house has 2 bedrooms and 1 bathroom, also completely renovated in the last few years. The property encompasses over 13,000 sq feet for even more possibilities. Homes have granite, beautiful wood and luxury vinyl floors and nice open layouts. The property is located South of the Blvd near award-winning schools and is conveniently located within minutes of restaurants, entertainment, and shopping destinations. Enjoy nearby hiking trails, Serrania Park, Old Town Calabasas, The Commons, El Camino Shopping Center, Westfield Topanga Mall, and the Topanga Village. This home would make a great investment property. Or you could rent one and live in the other. In close proximity to award winning Serrania School. Property would make a great investment property being in close proximity to Kaiser and need for traveling nurses housing. This is a property you won't want to miss. Highly sought after area and great upside potential.

Facts & Features

- Sold On 10/03/2024
 - Original List Price of \$1,350,000
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$431 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, Inside
 - \$112800 Gross Scheduled Income
 - \$112800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks, Tile, Vinyl, Wood

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01233867
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	6	0	2	Unfurnished	\$9,400	\$9,400	\$11,500
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 2 • Carpet: • Dishwasher: 2 • Disposal: 2					• Drapes: • Patio: • Ranges: 2 • Refrigerator: 2 • Wall AC:			

Additional Information

- Standard sale
- WHLL - Woodland Hills area
 - Los Angeles County
 - Parcel # 2167020020

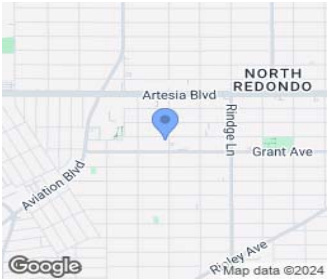
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Triplex

1920 Rockefeller Ln • Redondo Beach 90278
3 units • \$516,333/unit • 2,753 sqft • 6,736 sqft lot • \$499.46/sqft •
Built in 1949
Just west of Green Ln

List / Sold:
\$1,549,000/\$1,375,000 ↓
42 days on the market
Listing ID: SB24132969



Welcome to a fantastic investment opportunity in a prime location! This property has been owned by the same family for years and is now available for new possibilities. Property consists of 3 units, two units are 2 bedrooms 1 bath and one unit that has a yard and a private entrance is a 2 bedroom 1 bath and each unit has a garage and park space. Drive by and take a look; you'll see the potential is endless. For investors, consider converting the garages into an ADU and transforming the property into a four-unit rental. The current rents are low, but the long-term tenants are content and reliable, ensuring a steady income stream or raise the rents. There is a huge rent upside available. Owner-occupants will appreciate the back unit, which boasts a charming yard, perfect for relaxation and outdoor activities. Contractors and developers will be thrilled with the location. This property offers the chance to tear down and build spacious new units, maximizing rental income potential. The property is professionally managed, with management costs already included in the expenses, which remain impressively low. Don't miss out on this versatile and promising property

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,650,000
- 4 Buildings
- 7 Total parking spaces
- \$2,306 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$73200 Gross Scheduled Income
- \$57700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,193
- Other Expense: \$4,400
- Other Expense Description: managmt

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,275	\$2,275	\$2,900
2:	1	2	1	1	Unfurnished	\$2,025	\$2,025	\$2,900
3:	1	2	1	1	Unfurnished	\$2,025	\$2,025	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4156014002

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Triplex

List / Sold: \$950,000/\$1,000,000

685 W 18th • San Pedro 90731
3 units • \$316,667/unit • 1,931 sqft • 4,999 sqft lot • \$517.87/sqft •
Built in 1949
1 lot South of Gaffey St.

1 days on the market

Listing ID: PV24188625



Facts & Features

- Sold On 10/04/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Owner)
- SellerConsiderConcessionYN: Yes
- Laundry: Common Area, Individual Room, Washer Hookup
- \$84000 Gross Scheduled Income
- \$68700 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water Heater
- Other Interior Features: Living Room Deck Attached, Storage, Unfurnished

Exterior

- Lot Features: Back Yard, Garden, Landscaped, Lawn, Rectangular Lot, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,452
- Electric: \$4,865.00
- Gas: \$767
- Furniture Replacement:
- Trash: \$975
- Cable TV: 02074241
- Gardener:
- Licenses: 250
- Insurance: \$7,420
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,224
- 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	\$38,400
2:	1	1	1	1	Unfurnished	\$1,500	\$18,000	\$23,400
3:	1	1	1	1	Unfurnished	\$1,650	\$19,800	\$23,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7462008002

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Triplex

List / Sold: \$950,000/\$1,025,000

673 W 15th St • San Pedro 90731

7 days on the market

3 units • \$316,667/unit • 2,540 sqft • 5,003 sqft lot • \$403.54/sqft • Built in 1932

Listing ID: SB24112789

take Gaffey exit and left on 15th St



Charming Triplex for Sale in San Pedro. Welcome to your next investment opportunity in the picturesque coastal community of San Pedro! This well-maintained triplex is located in a desirable neighborhood, offering a unique combination of charm, functionality, and potential. Nestled in a vibrant San Pedro neighborhood, this triplex is just moments away from the waterfront, local dining, shopping, and parks. Enjoy the best of coastal living with easy access to major highways and public transportation. The property features three separate units, each with its own distinct character and layout. The units consist of the main house has three bedrooms and two baths and a basement. The spacious living areas are complemented by well-sized bedrooms, ample storage, and bright, airy interiors. Perfect for both long-term rentals or potential owner-occupancy with rental income. The two back units are one bedroom and one bath each. With a solid rental history and strong demand in the area, this triplex represents an excellent investment opportunity. Whether you're looking to expand your real estate portfolio or start a new venture, this property promises steady rental income and potential for appreciation. The triplex includes off-street parking as well as garages available for each unit. There are separate meters which will allow for each tenant to pay for their own utilities. The property also benefits from low-maintenance landscaping, making it an ideal choice for investors seeking a hassle-free investment. Don't miss out on this exceptional opportunity to own a triplex in one of San Pedro's most sought-after locations. Call today to schedule a viewing and explore the potential this property has to offer!

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$950,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$389 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Basement, Galley Kitchen, Kitchen, Laundry, Living Room
- Floor: Vinyl, Wood
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01443822
- 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	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,900
2:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
3:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454031028

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Newport Beach, 92660

Closed • Triplex

List / Sold: \$899,900/\$1,120,000

56 Esther St • Pasadena 91103

19 days on the market

3 units • \$299,967/unit • 1,616 sqft • 5,818 sqft lot • \$693.07/sqft • Built in 1949

Listing ID: AR24162120

N of 210 Freeway



This multi-family dwelling, a three-unit property, is conveniently located in the tranquil Villa Parke neighborhood of NW Pasadena. Located on a tree-lined corner at Esther Street and Raymond Avenue, the home offers easy accessibility with dual street frontages. Enjoy the ideally positioned amenities, all within easy reach. Just a few miles away, you'll find schools, banks, retail shops, restaurants, Villa Park, supermarkets, CVS, the Farmers' Market, the Rose Bowl Stadium, a golf club, the public library, museums, and Old Town Pasadena.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$899,900
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- \$708 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Outside
- \$76800 Gross Scheduled Income
- \$56646 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lawn, Near Public Transit, Park
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,154
- Electric: \$864.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5725006011

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Triplex

List / Sold: \$950,000/\$1,000,000

212 E Avenue 42 • Los Angeles 90031

16 days on the market

3 units • \$316,667/unit • 2,637 sqft • 7,501 sqft lot • \$379.22/sqft • Built in 1910

Listing ID: DW24136573

Exit 110 Ave 43, turn westbound then onto Carlota Blvd. then right on Ave 42



This charming triplex is nestled in a prime northeast LA location, just a stone's throw away from the iconic Dodger Stadium and in the center between Downtown LA & Glendale/Pasadena. The front unit offers a cozy 1-bedroom, 1-bathroom with an additional den, complete with its own dedicated driveway for ultimate convenience. The back two units, each featuring 2 bedrooms and 1 bathroom, boast similar updated floor plans designed for modern living. Each unit comes with in-unit washer/dryer hookups, ensuring added ease; the top unit currently has a cabinet installed in place of the hookups, but it can be easily moved. What sets this triplex apart is the spacious driveway, providing ample parking for multiple vehicles and a large lot size of 7,499 SF! Located in a vibrant neighborhood, residents will enjoy easy access to local dining, shopping, and entertainment options. Whether you're an investor seeking strong rental potential or a homeowner looking for a multi-unit dwelling, this triplex is the perfect opportunity.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$950,000
- 2 Buildings
- 0 Total parking spaces
- \$497 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Lot 6500-9999, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000
3:	1	2	1	0	Furnished	\$1,250	\$1,250	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5467002020

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Triplex

List / Sold: \$599,000/\$570,000 ↓

3149 Fairmount St • Los Angeles 90063

147 days on the market

3 units • \$199,667/unit • 1,872 sqft • 6,320 sqft lot • \$304.49/sqft • Built in 1954

Listing ID: PW24046329

Southeast of Evergreen and Wabash



MAJOR PRICE REDUCTION!!Check out this newly painted triplex in Boyle Heights! It's a solid deal for a savvy buyer looking to invest. The place has 2 one-bedroom, one-bathroom units and 1 two-bedroom, one-bathroom unit. The property also has a two-car garage being utilized by the two bedroom unit. There are four more additional parking spots since it has 2 driveways!! Perfect for city living. The units need some TLC in the inside. This triplex is a good investment opportunity. Don't miss out! ALSO, DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$799,900
- 1 Buildings
- 6 Total parking spaces
- \$450 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$27372 Gross Scheduled Income
- \$25862 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,001
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$612
- Cable TV: 02080296
- Gardener:
- Licenses:
- Insurance: \$2,398
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,542
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$603	\$603	\$1,500
2:	1	1	1	0	Unfurnished	\$820	\$820	\$1,500
3:	1	2	1	2	Unfurnished	\$858	\$858	\$1,800

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5178001017

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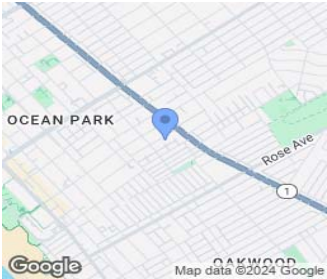
Citivest Realty Services, Inc

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

Closed •

726 Pier Ave • Santa Monica 90405
3 units • \$531,667/unit • 1,623 sqft • 4,996 sqft lot • \$874.92/sqft •
Built in
West of West of Lincoln Blvd. Between Ocean Park and Rose

List / Sold:
\$1,595,000/\$1,420,000 ↓
185 days on the market
Listing ID: 24374921



TO BE DELIVERED FULLY VACANT TRIPLEX 726 Pier Ave presents an outstanding development opportunity in the highly sought-after Ocean Park neighborhood of Santa Monica. Situated on a spacious lot west of Lincoln, this property offers endless possibilities for those looking to build their dream home or explore multi-unit development. With its desirable zoning (SMOP2) and prime location, this opportunity shouldn't be overlooked. The existing structure is a triplex, to be delivered vacant. This opens up a unique chance for renovation, expansion, or new construction, appealing to investors, developers, or homeowners. Additionally, the property's location provides easy access to Santa Monica's attractions, including the Santa Monica Pier and Third Street Promenade. The nearby beaches offer a perfect backdrop for a relaxed coastal lifestyle. Attached, you'll find the inspection report and survey indicating an encroachment, offering valuable insights into the property. Don't miss out on this chance to create something special in one of Santa Monica's most sought-after neighborhoods. Schedule a showing today to explore the possibilities at 726 Pier Ave.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN: Yes

Interior

- Appliances: Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287030006

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Citivest Realty Services, Inc
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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$600,000/\$485,000 ↓

8471 Hooper Ave # 8469 • Los Angeles 90001

0 days on the market

3 units • \$200,000/unit • 2 sqft • 3,945 sqft lot • No \$/Sqft data •
Built in 1950

Listing ID: SB24179198

North of Firestone Blvd East of Central Ave. C/S Firestone Blvd. & Central Ave.



INVESTOR'S DUPLEX FOR SALE!! (2) two-bedroom and one-bathroom detached units in the city of Los Angeles. Tenants have separate meters and pay for their own gas & electricity, pay their own water and trash usage. Owner pays no utility expense and is currently fully occupied. Property is sold with tenants.

Facts & Features

- Sold On 10/03/2024
 - Original List Price of \$600,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,084 (Estimated)
 - SellerConsiderConcessionYN: No
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01948605
 - 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:	2	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- C23 - Metropolitan area
 - Los Angeles County
 - Parcel # 6028024021

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Newport Beach, 92660

Closed • Triplex

List / Sold: \$699,000/\$700,000

8114 S Hoover St • Los Angeles 90044

19 days on the market

3 units • \$233,000/unit • 2,157 sqft • 7,002 sqft lot • \$324.52/sqft • Built in 1922

Listing ID: PW24121581

110 North, W on Manchester Blvd, North on S Hoover



Welcome to this charming triplex located in South Los Angeles, ideal for any investor seeking for another source of rental income. This property comprises three rental units in two separate buildings. The front two units are 2 bedroom 1 bath and share 1 common wall. The back unit has 2 bedrooms and 1 bathroom and is separate from the front. All units have their own laundry hook ups inside. The detached carport fits 3 vehicles and has a security gate connecting to the alley. The front security gate has 2 entrances for residents. Updates have been made in recent years. The property has been taken care of and has excellent tenants who lease month to month. This multifamily property is just a short distance to the 110 and 105 freeways, SoFi Stadium, USC, and DTLA. This up and coming neighborhood has new construction nearby and is in the path of progress in LA. Seller will not remove tenants. Please do not disturb the tenants and make offers subject to inspection.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$699,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- 3 Total carport spaces
- \$505 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$68400 Gross Scheduled Income
- \$55400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,394	\$2,394	\$2,400
2:	1	2	1	1	Unfurnished	\$1,726	\$1,726	\$1,800
3:	1	2	1	1	Unfurnished	\$1,622	\$1,622	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6032023012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$739,000/\$715,000** ↓

12414 S Wilmington Ave • Compton 90222

47 days on the market

3 units • \$246,333/unit • 2,228 sqft • 7,123 sqft lot • \$320.92/sqft • Built in 1962

Listing ID: 24427761

On Wilmington, North of El Segundo Blvd.



Welcome to 12414 S Wilmington. Seize this rare opportunity to own three charming single-story units, each featuring 2 bedrooms and 1 bath. Perfect for homeowners and investors alike, this property has pride of ownership. Updates with new wood trim, fresh paint, and good exterior appeal. Good off-street parking for the tenants. This property is located near a light rail station, excellent transportation options, and parks. This property offers the perfect blend of convenience and accessibility. Don't miss out on this well-priced property that is a great value.

Facts & Features

- Sold On 10/01/2024
 - Original List Price of \$739,000
 - 3 Buildings
 - Levels: One
 - 5 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$41156 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$12,256
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,397	\$1,397	\$0
2:	1	2	1		Unfurnished	\$1,527	\$1,527	\$0
3:	1	2	1		Unfurnished	\$1,527	\$1,527	\$0

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6150001008

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$499,000/\$485,000 ↓

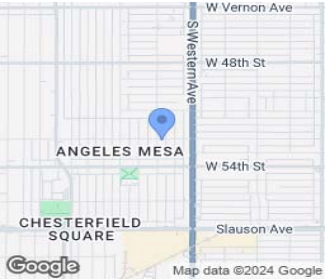
5200 S St Andrews Pl • Los Angeles 90062

11 days on the market

3 units • \$166,333/unit • 2,028 sqft • 6,511 sqft lot • \$239.15/sqft • Built in 1922

Listing ID: PW24127300

North of Gage and West of Western, on the corner of 52nd St and St Andrews PL



Investors and Flippers, Cash offers only. Opportunity for you. Classic Spanish located in the Angeles Mesa neighborhood, This 1922 triplex consisting of three separate buildings: Two, 1 bed and 1 bath (1864 and 1868 W 52nd St) and One, 2 bed and 1 bath (5200 S St. Andrews Pl). 1868 W 52 St has had recent fire. Property is located in an area of craftsman and Spanish style homes.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$499,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- \$417 (Estimated)
- SellerConsiderConcessionYN:
- \$30384 Gross Scheduled Income
- \$27384 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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:	1	2	1	0	Unfurnished	\$1,926	\$1,926	\$2,300
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$927	\$927	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5005026029

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$1,240,000/\$1,250,000 
30 days on the market
Listing ID: AR24133738

1733 W 144th St • Gardena 90247
4 units • \$310,000/unit • 3,410 sqft • 5,540 sqft lot • \$366.57/sqft •
Built in 1963
East of Western / South of Rosecrans



Excellent opportunity to own a strong cash flowing 4-unit income property in the city of Gardena. Total rents are \$7,611/mo or \$91,332/yr (approx. 5.39% cap rate and 13.57 GRM). The rents have significant upside and has a potential to be 7.21% cap rate with market rents. The 2-story building totals 3,410 sq ft and consist of three (3) 2 bed/1.5 bath townhouse style units (two-story with no neighbors above or below) and one (1) spacious 1 bed/1 bath unit. Some units have been updated over the years with newer floors, paint, kitchen countertops, sinks, appliances & fixtures. Each unit is individually metered for gas and electricity. There are a total of 6 parking spaces: (2) 1-car garages, (2) carports, plus 2 onsite parking space. Possible garage conversion to ADU would result in additional income (buyer to verify). The Property is low maintenance, easy to manage, and conveniently located to I-110 & I-405 freeways, transportations, restaurants & shops. Situated in a high demand rental area with strong rental income, this property offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 10/02/2024
 - Original List Price of \$1,240,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Heating: Wall Furnace
 - \$930 (Estimated)
 - SellerConsiderConcessionYN:
- Cap Rate: 5.39
 - \$91332 Gross Scheduled Income
 - \$66793 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
 - Floor: Laminate, Wood
- Appliances: Gas Range, Range Hood

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,539
 - Electric: \$271.00
 - Gas: \$1,832
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02022092
 - Gardener:
 - Licenses: 54
- Insurance: \$1,706
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$4,650
 - Other Expense: \$1,146
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2			\$2,300	\$2,300	\$2,400
2:	1	2	2	1		\$2,300	\$2,300	\$2,400
3:	1	2	2	1		\$1,968	\$1,968	\$2,400
4:	1	1	1			\$1,043	\$1,043	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 118 - Pacific Square area
 - Los Angeles County
 - Parcel # 6103002046

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$1,599,990/\$1,550,000 ↓

16307 Gramercy Pl • Gardena 90247
4 units • \$399,998/unit • 4,304 sqft • 7,949 sqft lot • \$360.13/sqft •
Built in 1978

13 days on the market

Listing ID: SR24161552

405 Fwy to E/B Redondo Beach Blvd to S/B Van Ness to W/B W.164th St. to N/B Gramercy Pl



This fantastic 4-plex is a unique investment opportunity, perfectly blending potential and profitability. Built in 1978, this property spans approximately 4,304 square feet and offers a mix of spacious living, modern amenities, and incredible income potential. The front unit is currently vacant and ready for your personal touch! This two-story home features three generous bedrooms and two and a half bathrooms. Downstairs, there's a spacious living room with a cozy fireplace, and a formal dining area perfect for meals and entertaining. The remodeled kitchen boasts ample counter space and a smaller dining area for casual meals. Adjacent to the kitchen, the large family room with a wet bar is ideal for gatherings and celebrations, there's also a half bath. Upstairs, you'll find a full bath in the master bedroom and another full bath in the hall, ensuring comfort and convenience for everyone. While the unit needs some cosmetic updates like paint and carpet, the potential here is endless. A step-down enclosure off the family room offers storage space or it can be used for a hobby or utility room or just about anything and there is a washer and dryer hookup with a laundry sink, and access to a spacious two-car garage with dual garage doors and automatic openers. There's even a small enclosed private patio for outdoor relaxation. This property isn't just a great place to live—it's a smart investment, too! The additional three units are currently occupied by long-term tenants, each offering two bedrooms, one bathroom, and a two-car garage. The property has one water meter for all units and separate gas and electric meters for each unit, managing utilities is straightforward. Imagine living in the front unit while receiving steady rental income from the other three units. Alternatively, you could choose to rent all four units and maximize your investment return. Either way, this property offers financial flexibility and significant income potential. Gardena is a desirable location with a wealth of features and amenities. This vibrant city offers easy access to some of Southern California's best attractions. You're just a short drive from the beautiful beaches, bustling downtown Los Angeles, and LAX for all your travel needs. Gardena is also conveniently located near several major freeways, making commuting a breeze. The city boasts a rich cultural scene, diverse dining options, and numerous parks and recreational facilities.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$1,599,990
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- SellerConsiderConcessionYN: Yes
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$55080 Gross Scheduled Income
- \$38301 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Utility Room
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Microwave
- Other Interior Features: Wet Bar

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,978
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$4,192
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,766
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$0	\$0	\$1
2:	1	2	1	2	Unfurnished	\$1,350	\$16,200	\$1
3:	1	2	1	2	Unfurnished	\$1,620	\$19,440	\$1
4:	1	2	1	2	Unfurnished	\$1,620	\$19,440	\$1

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 120 - South Gardena area
- Los Angeles County
- Parcel # 4066016007

Michael Lembeck

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

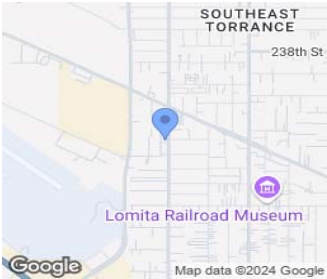
Citivist Realty Services, Inc

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

Closed • Quadruplex

24601 Pennsylvania • Lomita 90717
4 units • \$349,750/unit • 2,831 sqft • 6,959 sqft lot • \$473.33/sqft •
Built in 1958
Between PCH and Lomita Blvd

List / Sold:
\$1,399,000/\$1,340,000 ↓
127 days on the market
Listing ID: SB24080878



Super clean 4 unit building Low maintenance always rented. Would be great for an owner occupied Front unit has private enclosed front yard Each unit is seperately metered for electric and gas New washer and dryer 2 garages are vacant. Border of Southeast Torrance SELLER WILL CARRY THE PAPER WITH 25%. Down payment Call listing agent for details

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,449,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN: Yes
- Laundry: Community
- \$80340 Gross Scheduled Income
- \$56810 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Agricultural - Row/Crop, Landscaped, Near
- Sewer: Public Sewer
- Public Transit

Annual Expenses

- Total Operating Expense: \$23,530
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,015
- Maintenance: \$1,776
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,900
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,800
3:	1	1	1	0	Unfurnished	\$1,620	\$1,670	\$1,800
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,925

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
- 121 - Lomita area
- Los Angeles County
- Parcel # 7376002021

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed • Quadruplex

List / Sold:

\$1,525,000/\$1,450,000 ↓

70 days on the market

Listing ID: PF24089694

128 S Bushnell Ave • Alhambra 91801
4 units • \$381,250/unit • 3,308 sqft • 5,415 sqft lot • \$438.33/sqft •
Built in 1951
West of Atlantic and South of Main Street



Centrally situated on a cul-de-sac in North Alhambra, this residential gem boasts four units, offering a convenient location near Costco and the Metro line. The two-story fourplex features 2 bedrooms and 1 bath with showers over tubs in each unit, along with front and rear entrances for added accessibility. Laminated floor coverings, wall and window air conditioners, and wall furnaces provide comfort and convenience for tenants. With long-term tenants already in place, there's potential for increased rental income, and the separate gas and electric meters offer added flexibility. The property also includes 4 carports and 2 parking spaces, ensuring ample parking for residents. Newer roof. New Electrical panels. Window air conditioners.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 3.88
- \$87552 Gross Scheduled Income
- \$59098 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Formica Counters, Laminate Counters

Exterior

- Lot Features: Level with Street, Irregular Lot, Level, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,826
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,452
- Cable TV: 02014153
- Gardener:
- Licenses: 140
- Insurance: \$2,532
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,380
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,806	\$1,806	\$2,500
2:	1	2	1	0	Unfurnished	\$1,915	\$1,915	\$2,500
3:	1	2	1	0	Unfurnished	\$1,835	\$1,835	\$2,500
4:	1	2	1	0	Unfurnished	\$1,740	\$1,740	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5343006010

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold:
\$1,480,000/\$1,480,000
7 days on the market
Listing ID: GD24169124

1980 Addison Way • Eagle Rock 90041
4 units • \$370,000/unit • 3,232 sqft • 6,501 sqft lot • \$457.92/sqft •
Built in 1929
East of Eagle Rock Blvd



Incredible investment opportunity to own a lovely 4-unit complex in the highly sought after area of NELA Know as Eagle Rock. The property boasts two spacious (2Bedroom, 1 Bath Units) and two (1Bedroom, 1 Bath units) and is delivered fully occupied. 3,232 SQFT of living area with a 6,501 SQFT Lot. Property has Four (4) covered car garages and a Storage/Laundry area. Low maintenance property with minimal landscaping, the roof was redone in 2014. Huge upside potential for rent increase. Well positioned in a high-density residential area with high demand for rental properties, the property is conveniently near restaurants, taverns, shops, Trader Joes, Occidental College and Yosemite Recreation Center with easy access to Glendale, Burbank, Los Angeles and Pasadena.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$1,480,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$504 (Estimated)
- SellerConsiderConcessionYN: No
- \$97685 Gross Scheduled Income
- \$68380 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Agricultural - Row/Crop, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,305
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$3,178
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,666
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,807	\$2,807	\$2,900
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,900
3:	1	1	1	1	Unfurnished	\$2,314	\$2,314	\$2,400
4:	1	1	1	1	Unfurnished	\$1,820	\$1,820	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5685008027

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Single Family Residence

List / Sold:
\$1,150,000/\$1,115,000 ↓
14 days on the market
Listing ID: AR24160180

12137 Emery St • El Monte 91732
4 units • \$287,500/unit • 2,290 sqft • 7,040 sqft lot • \$486.90/sqft •
Built in 1960
S/Lower Azusa Rd, E/Peck Rd



Tastefully renovated home with permitted ADU. Main house 5 bedrooms 3 baths 1,930SF can be easily split into 2-3 units with individual entries; Plus newly permitted ADU 360 SF above the 2-car detached garage, easily make it 4-unit rental property. Remodeled kitchens & baths with Quartz counter top and quality cabinets; Laminate flooring throughout the house; open floor plan, bright and airy; double pane windows, central A/C; patio cover and cozy backyard. Laundry in garage; Solar panel help reducing energy cost. With short term rentals, the property currently generates over \$10,000/month in revenue!!!! CASH COW! CAP RATE up to 9.15%!!! Great investment property; or live in one, rent the rests for additional income. 2-car garage + 5 parking spaces in front yard; Quiet neighborhood, walking distance to elementary school; easy freeway access. HUGE return on your money!!! Last property at the end of a long driveway.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central, Natural Gas
- \$626 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- Cap Rate: 10.09
- \$130800 Gross Scheduled Income
- \$105201 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Free-Standing Range
- Other Interior Features: Cathedral Ceiling(s)

Exterior

- Lot Features: 6-10 Units/Acre, Lot 6500-9999
- Fencing: Vinyl, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,599
- Electric: \$2,160.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$420
- Cable TV: 00891501
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Furnished	\$4,000	\$4,000	\$4,000
2:	1	1	1	0	Furnished	\$1,900	\$1,900	\$2,400
3:	1	0	1	0	Furnished	\$2,500	\$2,500	\$2,500
4:	1	0	1	0	Furnished	\$2,500	\$2,500	\$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
- 619 - El Monte area
- Los Angeles County
- Parcel # 8545003008

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

1063 N Summit Ave • Pasadena 91103
4 units • \$270,000/unit • 3,533 sqft • 15,596 sqft lot • \$288.71/sqft •
Built in 1947
straight on Mountain St, turn left on Summit

List / Sold:
\$1,080,000/\$1,020,000 ↓
185 days on the market
Listing ID: 24375453



Investors, welcome to this exceptional property boasting a wealth of opportunities. Situated on a sprawling 15,590-square-foot lot, this residence offers ample space and endless potential. On the property you will find four distinct units, the first unit, located downstairs, features three spacious bedrooms, den area and large kitchen with convenient backyard access. Upstairs, you'll discover two additional units, one offering two bedrooms and the other a cozy one-bedroom layout. Detached from the main unit is a separate standalone unit which features two bedrooms recently updated. The lot size and endless possibilities truly set this property apart along with the future rental upside and the close proximity to Old Town Pasadena, renowned for its charming atmosphere, eclectic shopping, and delectable dining options.

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.5
- \$5400 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01059771
- 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	\$1,600	\$1,600	\$3,000
2:	2	2	1		Unfurnished	\$1,600	\$1,600	\$2,000
3:	3	1	1		Unfurnished	\$1,500	\$1,500	\$1,850
4:	4	1	1		Unfurnished	\$1,500	\$1,500	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5728003007

Michael Lembeck
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Cell Phone: 714-742-3700

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

Closed •

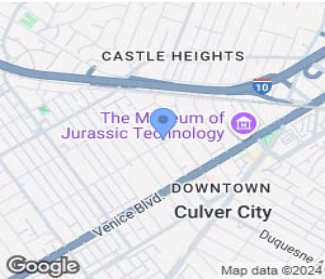
List / Sold:

\$1,495,000/\$1,440,000 ↓

43 days on the market

Listing ID: 24424453

9825 Regent St • Los Angeles 90034
4 units • \$373,750/unit • 3,470 sqft • 5,773 sqft lot • \$414.99/sqft •
Built in 1955
Corner of Regent Street and Hughes Avenue



Located in the very heart of Palms, this four-unit building provides a good investment opportunity or the potential for owner occupancy. This two-story 1955 vintage, building is composed of two units of two bedrooms and one bathroom each, one townhouse style unit with two bedrooms and one bath, and one unit with one bedroom and one bath. Parking is provided in three, single car garages and one open parking space. Property is zoned R3 and has a Transit Oriented Communities (TOC) Tier 3 designation which could potentially allow for a larger project on the site. Wonderful location only a short distance from downtown Culver City, Expo Stations, Sony Studios, Amazon Studios, and the new Apple campus. Property is being sold by a Trust but no court confirmation is required.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.4
- \$65559 Net Operating Income

Interior

- Floor: Carpet, Vinyl, Wood

Exterior

Annual Expenses

- Total Operating Expense: \$32,927
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01907225
- 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	\$2,042	\$2,042	\$3,000
2:	1	2	1		Unfurnished	\$2,370	\$2,370	\$2,700
3:	1	2	1		Unfurnished	\$1,899	\$1,899	\$2,700
4:	1	1	1		Unfurnished	\$2,150	\$0	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4313013018

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Newport Beach, 92660

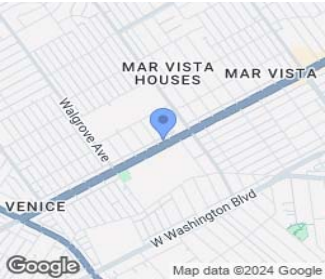
Closed • Quadruplex

List / Sold:
\$1,899,000/\$1,600,000 ↓

13009 Venice Blvd • Los Angeles 90066
4 units • \$474,750/unit • 3,076 sqft • 4,999 sqft lot • \$520.16/sqft •
Built in 1948

227 days on the market
Listing ID: MB23222990

W of Bethoven St./ East of Walgrove Ave. Between Rosewood and Greenwood Ave.



LOCATION, LOCATION, LOCATION!!!! 'SELLER WILL FINANCE (CARRY BACK)' WITH 40% Down payment at the rate below market. Great investment FOURPLEX in Excellent condition. Ideal for an investor (ADUs garage conversion) or to complete a "1031 EXCHANGE". Property is located in the HIGHLY DESIRABLE LOCATION OF MAR VISTA, WITH R-3 ZONING. Minutes away from MARINA DEL REY, THE PACIFIC OCEAN, TRENDY RESTAURANTS AND ENTERTAINMENT. Located within walking distance from Schools and Transportation. The units consist of: (2)- 2 bedrooms, 1 bath and (2) 1 Bedrooms, 1 bath units. They are all upgraded and very well kept. 4- one car garages Garage. Laundry room facility attached to the garages. All units have individual addresses.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,999,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room
- \$79807 Gross Scheduled Income
- \$69416 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01425679
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,853	\$1,853	\$3,000
2:	1	2	1	1	Unfurnished	\$1,664	\$1,664	\$3,000
3:	1	1	1	1	Unfurnished	\$1,976	\$1,976	\$2,500
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4245019003

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

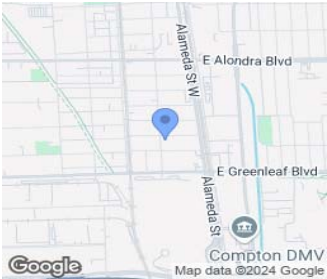
List / Sold:

\$1,200,000/\$1,111,000 ↓

47 days on the market

Listing ID: 24427759

1404 S Tamarind Ave • Compton 90220
4 units • \$300,000/unit • 3,700 sqft • 8,476 sqft lot • \$300.27/sqft •
Built in 1963
South of Alondra Blvd, between Willowbrook & Alameda



Great opportunity to own this stunning 4-unit property! Each of these spacious units stands independently, offering a sense of privacy and freedom rarely found in multi-unit complexes. Boasting 2 bedrooms, 1 bath, and in-unit washer/dryer hookups, of these 4 homes provide modern convenience and comfort with no shared walls for maximum tranquility. One unit vacant, and ready for a home-owner or new tenant. The vacant unit has been updated -showcasing fresh paint, new flooring, and lots of charm. Private garages and nice patios enhance the allure of this property, complemented by new wood patio fencing, trim, paint, and updated revitalized landscaping. Nestled on a nice tree-lined street, this property embodies pride of ownership with undeniable charm and curb appeal. Each unit offers a prized garage parking space, ensuring convenience for all residents. Additionally, savvy investors have the enticing option to add an accessory dwelling unit, further increasing the earning potential and allure of this exceptional property.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,200,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$79633 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,419
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01225141
- 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	\$2,274	\$2,274	\$0
2:	1	2	1		Unfurnished	\$1,553	\$1,553	\$0
3:	1	2	1		Unfurnished	\$0	\$0	\$0
4:	1	2	1		Unfurnished	\$1,949	\$1,949	\$0

Of Units With:

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

Additional Information

- Standard sale
- RP - Compton S of Rosecrans, E of Central, W of Ala area
- Los Angeles County
- Parcel # 6163023003

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

CUSTOMER FULL: Residential Income LISTING ID: 24427759

Printed: 10/06/2024 8:24:46 AM

Closed •

List / Sold:

\$1,875,000/\$1,825,000 ↓

49 days on the market

Listing ID: 24427979

1128 Irving Ave • Glendale 91201
5 units • \$375,000/unit • 2,902 sqft • 6,557 sqft lot • \$628.88/sqft •
Built in 1925

We are pleased to announce the opportunity to purchase 1128 Irving Avenue, a five-unit multifamily property located in the preferred "north of Glenoaks" district within the city of Glendale, CA, blocks from the Burbank border.



With the majority of the units completely remodeled in recent years, the property offers improved cash flow along with a road map to add value to the remaining units. The property is not subject to Los Angeles Rent Control, instead allowing an investor to more rapidly increase rents via AB 1482. Featuring a separate two-bedroom house in front of a quadruplex, the property benefits from extensive upgrades in recent years. Remodeled units feature in-unit washer/dryers, updated kitchens and bathrooms, recessed lighting, and wood flooring. This location features strong tenant demographics, with several major employers nearby in both Glendale and Burbank. Walt Disney Studios, Warner Brothers Studios, Walt Disney Imagineering, and Dreamworks Animation are all within a short distance. The Los Angeles Zoo, Griffith Park, Universal Studios, and the Los Angeles Equestrian Center are all situated near the property as well. The high-end Americana at Brand and the remodeled Glendale Galleria are both a short drive from the property, as are the Burbank Town Center and Burbank Empire Shopping Center. The largest IKEA store in North America sits within blocks of the property, as do Trader Joe's, Ralphs, CVS, The Home Depot, and Smart & Final.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,875,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- \$94168 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,178
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02024528
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,988	\$7,954	\$8,780
2:	1	2	1		Unfurnished	\$3,295	\$3,295	\$3,295

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 # 5621040014

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed •

241 E Washington Blvd • Pasadena 91104
5 units • \$228,000/unit • 3,217 sqft • 6,345 sqft lot • \$310.85/sqft •
Built in 1947
Between N. Marengo Ave and Garfield

List / Sold:
\$1,140,000/\$1,000,000 ↓
161 days on the market
Listing ID: 24376253



Reduced!!!! Wow! Check your numbers at this price!! This Pasadena 5-unit building will pay for itself!!! While still offering a upside potential!! Each unit comes with its own designated parking spot in the rear, ensuring hassle-free parking for tenants. Upon entering the property, you'll find two units: one featuring 2 bedrooms and 1 bathroom, and the other offering 1 bedroom and 1 bathroom completely remodeled. The units upstairs have the same layout as below. Separate from the other units is a quaint 1 bedroom, 1 bathroom apartment with a courtyard in front, offering a sense of privacy and exclusivity. Additionally, the property boasts a garage/ carport area off the back alley. Located in close proximity to schools, parks, trails, and the charming Old Town Pasadena, this property promises a lifestyle of ease and enjoyment for its residents. Don't miss out on this incredible opportunity to own a piece of Pasadena's thriving real estate market and the endless possibilities this property has to offer!

Facts & Features

- Sold On 10/03/2024
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 6.7
- \$6870 Net Operating Income

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01950446
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,400	\$2,400	\$1,850
2:	2	2	1		Unfurnished	\$1,635	\$1,635	\$1,850
3:	3	1	1		Unfurnished	\$600	\$600	\$1,850
4:	4	2	1		Unfurnished	\$1,635	\$1,635	\$2,000
5:	5	1	1		Unfurnished	\$1,600	\$1,600	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5729011001

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed • Commercial/Residential

List / Sold: \$775,000/\$700,000 ↓

461 E 30th St • Los Angeles 90011

183 days on the market

5 units • \$155,000/unit • 3,097 sqft • 6,244 sqft lot • \$226.03/sqft •
Built in 1923

Listing ID: DW23146159

North of Jefferson south of Adams



Executor SAYS SELL IT!Property consists of 2Duplexes each with 2-1 Bedroom/1Bath in each building, and rear house is 1-3 Bedroom/2 Bath. Heirs say sell it. This a probate sale which will require court confirmation. Property is being sold as is where is along..

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$990,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$40500 Gross Scheduled Income
- \$28350 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,350
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$625	\$625	\$1,500
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,500
3:	1	1	1	0	Unfurnished	\$700	\$700	\$1,500
4:	1	1	1	0	Unfurnished	\$750	\$750	\$1,500
5:	1	3	1	0	Unfurnished	\$500	\$500	\$2,400

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5128007028

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold: \$1,195,000/\$930,000 ↓

14329 Tiara St • Sherman Oaks 91401

47 days on the market

5 units • \$239,000/unit • 3,396 sqft • 6,906 sqft lot • \$273.85/sqft • Built in 1940

Listing ID: SR24159057

South of Oxnard and East of Van Nuys Blvd



This five unit asset is located in the annexed neighborhood of Sherman Oaks (formerly Van Nuys) and has HUGE upside rent potential. Because this area is undergoing revitalization, the property's future value may also be enhanced as a result. Located close to transportation corridors, there is easy freeway access, only minutes to the Encino-Balboa Recreation facility, as well as Woodley Lake. There are abundant jogging paths, soccer fields and paddle boats which makes this location a high demand area for tenants. The building itself has a unit mix of one 2-bedroom unit and four 1 bedroom units. There is off-street parking at the back of the building for added tenant convenience. Tenants have been in the property long term and rents simply have not been raised. The building is fully leased and there are no vacant units. The property is a prime investment opportunity for those looking to capitalize on its potential. This is an excellent canvas for the investor with creativity and imagination to unlock the hidden value in this jewel.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$887 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Outside
- \$60276 Gross Scheduled Income
- \$35828 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Rooms: Laundry

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,640
- Electric: \$4,996.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,141
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,389
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$767	\$767	\$1,750
2:	1	1	1	0	Unfurnished	\$968	\$968	\$1,750
3:	1	1	1	0	Unfurnished	\$1,062	\$1,062	\$1,750
4:	1	1	1	0	Unfurnished	\$1,239	\$1,239	\$1,750
5:	1	2	1	0	Unfurnished	\$987	\$987	\$2,350

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2245017019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$2,349,000/\$2,250,000 ↓

59 days on the market

Listing ID: 24424399

2023 Mathews Ave • Redondo Beach 90278
6 units • \$391,500/unit • 3,096 sqft • 5,999 sqft lot • \$726.74/sqft •
Built in 1958

South of Nelson Avenue, North of Artesia Boulevard, West of Vail Avenue, East of Aviation Boulevard



Priced Reduced by Over \$200,000! Located just 2-Blocks from Manhattan Beach, this a great opportunity to own 6 Units that ARE NOT subject to Los Angeles City Rent Control. The property consists of (6) 1-Bedroom/1-Bathroom units situated on a corner lot. One of the units is currently vacant. Recent upgrades include a new sewer line extending to the sidewalk, new copper plumbing throughout, and replacement of all sewer and drain lines to the sidewalk. Additionally, there's a new concrete driveway, all windows have been upgraded to vinyl dual-pane, and the units feature vinyl plank flooring and granite an/or quartz countertops. The property boasts new landscaping with irrigation and lighting. The property also has significant rental upside which can be attained easily with some interior upgrades.

Facts & Features

- Sold On 10/04/2024
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.36
- \$102378 Net Operating Income
- 6 electric meters available
- 6 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$43,879
- 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	\$2,050	\$2,050	\$2,500
2:	1	1	1		Unfurnished	\$1,975	\$1,975	\$2,500
3:	1	1	1		Unfurnished	\$1,950	\$1,950	\$2,500
4:	1	1	1		Unfurnished	\$1,995	\$1,995	\$2,500
5:	1	1	1		Unfurnished	\$2,095	\$2,095	\$2,500
6:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155027022

Michael Lembeck

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

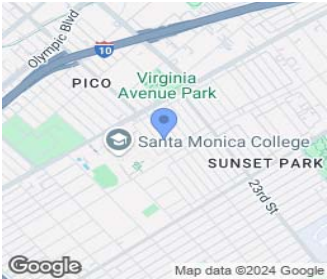
Citivist Realty Services, Inc

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

Closed •

2235 20th St • Santa Monica 90405
6 units • \$433,333/unit • 7,009 sqft • 6,745 sqft lot • \$362.39/sqft •
Built in 1970
Between Pearl and Pico

List / Sold:
\$2,600,000/\$2,540,000 ↓
90 days on the market
Listing ID: 24405291



Approved plans for two ADU units! Permits are READY TO ISSUE once fees are paid, meaning a buyer can break ground immediately upon closing. The addition of these units creates an exceptionally high cap rate for a multifamily property in prime Santa Monica! We are pleased to present for sale a high-quality multifamily asset in prime Santa Monica, CA. 2235 20th St was built in 1970 and features 6 units with a gross square footage of 7,009. These particularly large floorplans feature 1, 2, and 3-bedroom options. There is (1) large owner's unit with 3 bedrooms and 2 1/2 bathrooms, as well as (4) 2-bedroom, 2-bathroom units and (1) 1-bedroom, 1-bathroom unit. Two of the units have been highly upgraded to include kitchens with quartz counters and shaker cabinets, bathrooms with floor to ceiling subway tile, and living areas with modern plank flooring. There is parking for 9 vehicles with a 2-car garage and driveway in front and five carport spaces in the rear. The building also offers tenants a common laundry room and intercom entry. 20th St is perfectly situated just one block from Santa Monica College on a tree-lined street with mostly low-density residential properties. Given its proximity to the college and its central location in the Ocean Park neighborhood, 20th Street is highly desirable to students, faculty, or anyone else that values being walking distance to premier dining, nightlife, and retail options. For the savvy investor, 2235 20th St provides a well-managed and highly sought after property with significant future upside potential in one of the most desirable locations Los Angeles has to offer. 2235 20th St's assumable loan has an approximate balance of \$835K with fully amortized monthly payments and a fixed rate of 3.30% until 10/1/2027.

Facts & Features

- Sold On 10/04/2024
 - Original List Price of \$2,750,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - SellerConsiderConcessionYN: No
- Cap Rate: 6.32
 - \$180013 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$56,240
 - 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	\$2,714	\$2,714	\$4,495
2:	4	2	2		Unfurnished	\$2,658	\$10,630	\$15,580
3:	1	1	1		Unfurnished	\$1,798	\$1,798	\$2,895

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4273003019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,900,000/\$2,052,000 ⬆

8 days on the market

Listing ID: 24418287

8560 Whitworth Dr • Los Angeles 90035
6 units • \$316,667/unit • **7,636 sqft** • **6,248 sqft lot** • **\$268.73/sqft** •
Built in 1959

Located 1 block south of Olympic Blvd, the property is adjacent to Beverly Hills and Carthay Square. The property is 0.7 miles from Wilshire Blvd, providing convenient access to the METRO Purple Line La Cienega Station, and near the Beverly Hills Tennis Club and La Cienega Park & Recreation Center.



Located 1 block south of Olympic Blvd. & La Cienega Blvd (blo, 8560 Whitworth is a 6-unit value-add complex offered at \$249 per foot, 5.6% CAP & 11.57 GRM on current rents. 8560 Whitworth is adjacent to Beverly Hills and Carthay Square, 2 exclusive neighborhoods under constant demand by high-income young professionals and families. The property is 0.7 miles from Wilshire Blvd, providing convenient access to the METRO Purple Line La Cienega Station (expected completion in 2025), and a wealth of financial, entertainment, healthcare, and law employers along Wilshire Blvd and the greater Beverly Hills area. In addition, 8560 Whitworth is near the Beverly Hills Tennis Club and La Cienega Park & Recreation Center. Built in 1959, this corner-lot property features (2) 3-bdrm. units & (2) 2-bdrm.units, and (2) 1-bdrm. units. Please note, there is a VACANT 2-bdrm. unit and VACANT 1-bdrm. unit. 8560 Whitworth is offered at \$316,667 per unit, \$249 per foot, 5.60% CAP and 11.57 GRM on current rents. This value-add opportunity with approx. 23% rental upside. At projected market rents, property will stabilize at a 8.34% CAP and 9.01 GRM. Property amenities include 6 tandem parking spaces (covered and surface), community laundry, and seismic retrofitting is not required (buyer to verify).

Facts & Features

- Sold On 10/03/2024
 - Original List Price of \$1,900,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN: Yes
- Laundry: Community
 - Cap Rate: 5.6
 - \$106492 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$53,564
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2		Unfurnished	\$2,210	\$4,420	\$6,500
2:	2	2	2		Unfurnished	\$2,575	\$5,150	\$5,500
3:	2	1	1		Unfurnished	\$2,025	\$4,050	\$4,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.000%
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 4332026022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,595,000/\$1,400,000 ↓
31 days on the market
Listing ID: SB24123984

433 Venice Way • Inglewood 90302
7 units • \$227,857/unit • 5,060 sqft • 6,991 sqft lot • \$276.68/sqft •
Built in 1960
Cross Street W. Beach Blvd. Prime NW Inglewood



433 Venice Way is a 7-unit Apartment complex that is being sold with significant upside potential due to below market rents. This investment asset is located in the Prime NW Inglewood region of the city of Inglewood. Recent additions to the City of Inglewood include the new Sofi Stadium (NFL - Home to the Chargers and Rams), and the new Intuit Stadium (NBA - Home to the LA Clippers). In addition to these two gigantic venues & the tremendous new retail and high-end housing developments, the City of Inglewood recently upgraded The Forum and Hollywood Park Casino. The accumulation of all these projects has created a massive income growth, employment base, as well as a huge demand for housing throughout the city and surrounding areas. Although the City of Inglewood has its own rent control division, it is NOT subject to LA City, or LA County RSO. The current annual rent increase potential is 8.9% for qualified rents that are below 80% of FMV and 3.9% for those rents that are above the 80% FMV. Since most of the rents are below this 80% threshold, a new owner could potentially grow their income stream quite rapidly with this investment. Other benefits and reasons to buy this investment offering: Electrical: All units have new Electrical Subpanels. Plumbing: Copper Plumbing replaced. Utilities: Individual Hot Water Heaters and Separately Metered for Gas and Electric for each tenant (provides for low cost of ownership). Location: NW Inglewood (highly desired), Unique Character: Some units have oversized windows, vaulted ceilings, balconies, and the asset also benefits from an amazing curb appeal with is unique corner lot. Amenities: Common area Laundry Room with no lease, plus covered parking for all 7 units.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$1,595,000
- 1 Buildings
- 7 Total parking spaces
- \$1,897 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.75
- \$117768 Gross Scheduled Income
- \$75700 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,068
- Electric: \$271.00
- Gas: \$275
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01210777
- Gardener:
- Licenses: 1100
- Insurance: \$3,995
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,827
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$1,048	\$1,048	\$1,495
2:	4	1	1	1	Unfurnished	\$1,403	\$5,613	\$1,958
3:	1	2	1	1	Unfurnished	\$1,488	\$1,488	\$2,195
4:	1	2	1	1	Unfurnished	\$1,465	\$1,465	\$2,295

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 7
- Drapes:
- Patio:
- Ranges: 7
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017013016

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,798,000/\$1,750,000 ↓
109 days on the market
Listing ID: CV24088476

663 E Ruddock St • Covina 91723
7 units • **\$256,857/unit** • **5,656 sqft** • **7,375 sqft lot** • **\$309.41/sqft** •
Built in 1961
I-10 North Grand Ave Exit, Left on San Bernardino Rd, Left on Prospero Dr, & Left on Ruddock St



We are pleased to exclusively present the opportunity to acquire 663 East Ruddock Street, a 7-unit multifamily investment property in the city of Covina, California. The property is a two-story building constructed in 1961 with a building size of 5,656 square feet and sits on a 7,373 square feet parcel. The property consists of two one-bedroom/one-bathroom units and five two-bedroom/one-bathroom units. The property features a fenced well-maintained front lawn, secured entrance, and an on-site laundry room. Parking is accessible via rear alley, and there are three double-car garages and one single-car garage. The front unit offers a private patio. All units are individually metered for gas and electricity. Landlord pays for water and trash. For ease of commute, the offering is conveniently located one and a half mile away from Interstate 10 Freeway and only one mile away from the Metrolink Covina Station which offers the San Bernardino Line, taking travelers west to Union Station in Los Angeles and east to Redlands in the Inland Empire. In addition, the Covina-Valley Unified School District is within a 10-minute walk of the subject property, and more than eight public and private schools are within a one-mile radius of the property. For higher education, both Mt. San Antonio College and California State Polytechnic University are a short drive away from the subject property. Ranked the top 3% of community colleges in the country, Mt. San Antonio College is a public community college that offers more than 400 degree and certificate programs, 36 support programs, and more than 50 student clubs and athletic programs. Situated on more than 1,700 acres of land, Cal Poly Pomona is one of three polytechnic universities in the California State University system devoted primarily to the instruction of technical arts and applied sciences, and the university has been recognized as a U.S. Fulbright Scholar Top Producing Institution for STEM fields. 663 E Ruddock Street is one mile east of Downtown Covina, which has a remarkable variety of unique shops, beauty salons, restaurants, and live entertainment venues. Also known as the "Covina Old Town", Downtown Covina nestled in a three-block radius along Citrus Avenue and has a charming and nostalgic ambiance, attracting locals and visitors alike.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,960,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$0 (Other)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.11
- \$135696 Gross Scheduled Income
- \$91938 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,780
- Electric: \$450.00
- Gas: \$336
- Furniture Replacement:
- Trash: \$4,447
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$6,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,861
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$1,875	\$3,750	\$1,875
2:	5	2	1	5	Unfurnished	\$1,512	\$7,560	\$2,095

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 614 - Covina area
- Los Angeles County
- Parcel # 8429012022

Michael Lembeck

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

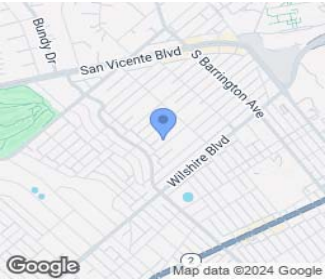
Citivest Realty Services, Inc

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

Closed •

11957 Kiowa Ave • Los Angeles 90049
7 units • \$427,857/unit • 5,171 sqft • 7,877 sqft lot • \$570.49/sqft •
Built in 1956
East of Bundy Dr and West of Westgate Ave.

List / Sold:
\$2,995,000/\$2,950,000 ↓
116 days on the market
Listing ID: 24394191



\$130,000 Price Reduction! 11957 Kiowa Ave is an exceptional investment opportunity in the coveted Brentwood neighborhood of West Los Angeles. This property features a well-maintained two-story building built in 1956 with a wood frame and stucco construction. It is approximately 5,171 sf on a 7,875 sf lot. The unit mix comprises five one-bedroom, one-bathroom, and two two-bedroom, one-bathroom units. Four units are renovated, offering a modern touch and increased desirability. One of the one-bedroom units is currently vacant. Seven parking spaces are available at the rear of the property, and the owner has completed the required soft-story earthquake retrofit work. The buyer can add future value by converting the detached carport at the back of the property into an ADU (Buyer to verify). Situated near grocery stores, including Whole Foods and Ralphs, and a diverse selection of dining options, coffee shops, and yoga studios, this investment property presents a prime chance to capitalize on Brentwood's thriving rental market. It offers an excellent opportunity for long-term growth in one of Los Angeles's most desirable locations and is for sale for the first time in 60 years.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$3,125,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.08
- \$122149 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$62,326
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00755451
- 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	\$2,038	\$2,038	\$2,495
2:	1	2	1		Unfurnished	\$2,802	\$2,802	\$3,150
3:	1	1	1		Unfurnished	\$2,444	\$2,444	\$2,495
4:	1	1	1		Unfurnished	\$1,730	\$1,730	\$2,495
5:	1	2	1		Unfurnished	\$1,900	\$1,900	\$3,150
6:	1	1	1		Unfurnished	\$2,495	\$2,495	\$2,495
7:	1	1	1		Unfurnished	\$2,295	\$2,295	\$2,495

Of Units With:

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

Additional Information

- Standard sale
- C06 - Brentwood area
- Los Angeles County
- Parcel # 4265011054

Michael Lembeck

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

Citivist Realty Services, Inc

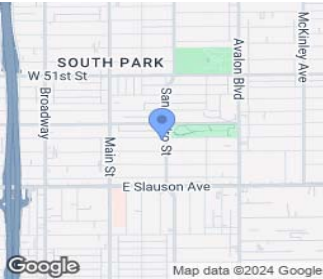
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Commercial/Residential

List / Sold:
\$1,299,000/\$1,250,000 ↓

234 E 55th St • Los Angeles 90011
7 units • \$185,571/unit • 4,576 sqft • 10,601 sqft lot • \$273.16/sqft •
Built in 1923
Corner of 55th & San Pedro

11 days on the market
Listing ID: PW24153263



234 East 55th Street in South LA comprises six one-bed/one-bath cottages and a commercial space currently occupied by a meat market. The 10,601-square foot corner lot also offers on-site parking for the market. 234 East 55th Street is located in South Los Angeles across from the South LA Wetlands, one block to Synergy Quantum Academy High School, and conveniently near the 110 Freeway. This offering presents an investor a great opportunity to capture 25 percent rental upside in a strong rental market.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$1,299,000
- 7 Buildings
- 4 Total parking spaces
- \$1,340 (Estimated)
- SellerConsiderConcessionYN:
- \$141828 Gross Scheduled Income
- \$94814 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,759
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332755
- 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:	6	1	1	0	Unfurnished	\$1,670	\$10,019	\$2,150
2:	1	0	1	0	Unfurnished	\$1,800	\$1,800	\$1,900

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5101016001

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,725,000/\$1,625,000 ↓

113 days on the market

Listing ID: 24402825

1016 W 110th St • Los Angeles 90044
11 units • \$156,818/unit • 4,358 sqft • 18,003 sqft lot • \$372.88/sqft •
Built in 1950
near the intersection of W. Imperial Highway & S. Vermont Avenue; as well as; 110 Freeway & 105 Freeway.



1016 W. 110th Street is an 11-unit apartment community located in unincorporated Los Angeles. The opportunity consists of three (3) separate structures on an extremely large 18,003 square foot lot. Each unit is separately metered for gas and electricity and has its own parking space. Unit composition includes ten (10) studio units and a 4-bedroom/3-bathroom house with a pool and front yard. The rents are close to market; however, there is still approximately 9% rental upside that can be achieved as the units turnover. Tenants have easy access to the 105 & 110 Freeway which connects the subject property to Downtown Los Angeles and the beaches. Lastly, as the new construction pipeline continues to grow in South Los Angeles, the ability for a new owner to get higher rents will increase over time as projects such as the 84-unit apartment next door is set to be completed by 2025.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$1,725,000
- 3 Buildings
- Levels: One
- 16 Total parking spaces
- SellerConsiderConcessionYN:
- \$104109 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$71,783
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01854035
- 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:	10	0	1		Unfurnished	\$1,061	\$10,611	\$12,000
2:	1	4	3		Unfurnished	\$4,500	\$4,500	\$4,599

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6076013007

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$4,200,000/\$3,950,000 ↓

73 days on the market

Listing ID: 24415009

211 S El Molino Ave • Pasadena 91101
12 units • \$350,000/unit • 9,750 sqft • 12,121 sqft lot • \$405.13/sqft •
Built in 1929
South on El Molino Ave. On west side of street between Cordova St and Del Mar Blvd.



FULL COPPER PLUMBING, REDONE ROOF, NEW CARPORT ROOF, UPDATED ELECTRICAL, MINI-SPLIT & CENTRAL AC SYSTEMS, UPDATED DRAIN LINES AND WINDOWS, WOOD FLOORS AND NO SOFT-STORY RETROFIT NEEDED! We are pleased to present an outstanding 12-unit property in one of the best rental areas of Pasadena with excellent existing rental income. Madison Heights has a WALKER'S PARADISE score with its close proximity to restaurants, retail and S. Lake Ave. The unit mix consists of four, very large 1 Bed + 1.5 bath units and 8 Studio + 1 bath units, providing ease of renting with desirable unit types achieving top market rents. The interiors offer sheik kitchen designs with newer cabinets and countertops, updated bathrooms and showers, wood flooring and stainless steel appliances. There is on-site, carport parking and the property is separately metered for gas and electricity. There is no other Pasadena property with an equally good location with so many major upgrades done, meticulously maintained with over a 5% CAP RATE. Don't miss this rare opportunity. PLEASE DO NOT DISTURB THE TENANTS.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$4,200,000
- 1 Buildings
- Levels: Multi/Split
- 12 Total parking spaces
- Cooling: Electric
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.49

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428773
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$0	\$0	\$0
2:	8	0	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5734015020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$6,850,000/\$5,400,000 ↓

74 days on the market

Listing ID: 24374953

1661 Appian Way • Santa Monica 90401
12 units • \$570,833/unit • 4,368 sqft • 4,372 sqft lot • \$1236.26/sqft •
Built in 1948

1661 Appian Way is located west of Ocean Avenue, between Pico Blvd and Colorado Avenue, just south of the Santa Monica Pier, north of Shutters Hotel and Hotel Casa Del Mar. Appian Way is the final street before reaching the beach.



In 1948, the Sun & Sea Motel was built nestled at the base of the iconic Santa Monica Pier. Today, you have the extraordinary opportunity to purchase 1661 Appian Way. This beachside oasis offers 12 units, each with breathtaking ocean and pier views, plus 8 private garages and extra spaces, ensuring convenient parking for residents. The building has an expansive, zen backyard that includes areas for sun lounging and al fresco dining, perfect for savoring warm coastal evenings. Originally constructed in 1948 as 6 apartments and 6 guest rooms, public records indicate the Land Use as "Motel" and County Use as "Motel Under 50 Units". Prospective buyers are encouraged to conduct their own research to determine the future potential of this remarkable property. Picture owning an investment asset with such promising possibilities where the vibrant energy of the pier and the tranquil beauty of the ocean converge. Whether you're seeking an income property for tenants to enjoy a serene retreat or an exhilarating coastal escape, this building offers the best of both worlds. Don't miss this rare opportunity to own a piece of beachside paradise in the heart of Santa Monica. Schedule a viewing today and transform your dream of owning an income property by the iconic Santa Monica Pier into a reality!

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$6,850,000
- 1 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4290018007

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Citivist Realty Services, Inc

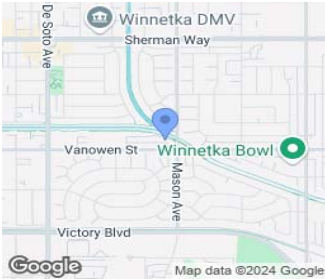
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Commercial/Residential

List / Sold:
\$2,350,000/\$2,150,000 ↓

20526 Hartland St • Winnetka 91306
14 units • \$167,857/unit • 11,004 sqft • 16,346 sqft lot • \$195.38/sqft •
Built in 1958
N. Vanowen, E. Mason

36 days on the market
Listing ID: SR24134532



Great "potential plus" 14 unit West Valley apartment complex lies on a desirable cul-de-sac street off Mason and Vanowen in the suburb of Winnetka, north of Warner Center in the San Fernando Valley represents one of the most economic deals on the market. A 2 story, 2 building complex built in 1958, is a great value add opportunity with rents that are almost 50% below market. 50/50 1 and 2 bedroom mix. Priced to sell, this asset can only increase in cash flow with improved management, and exterior upgrades. Ample parking in the rear for 14 spaces with lots of street parking. Property offers laundry on site, courtyard, and open grassy areas for great curb appeal. This location sits near Warner Center employment hub, future Los Angeles Rams headquarters and training facility and major employers such as Kaiser, Blue Shield, Anthem, Farmers Insurance and Universal Music. Every convenience including banking, grocery shopping, to Crate & Barrel, Target and AMC theaters, Westfield Mall, Nordstrom, Neiman Marcus, and Cheesecake Factory, making the subject property an affordable option for employees in this market sector.

Facts & Features

- Sold On 10/02/2024
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- 14 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.16
- \$200100 Gross Scheduled Income
- \$97795 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 14 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Lawn, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$99,431
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$6,653
- Cable TV: 02221897
- Gardener:
- Licenses:
- Insurance: \$7,996
- Maintenance:
- Workman's Comp:
- Professional Management: 7160
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	7	7	1	Unfurnished	\$7,588	\$7,588	\$11,865
2:	7	14	7	1	Unfurnished	\$9,019	\$9,019	\$14,350

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 14
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 14

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- WIN - Winnetka area
- Los Angeles County
- Parcel # 2137030039

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Newport Beach, 92660

Closed • Commercial/Residential

List / Sold:
\$3,500,000/\$3,025,000 ↓

7375 -7385 Emily Ln • Downey 90242
16 units • **\$218,750/unit** • **10,200 sqft** • **15,034 sqft lot** • **\$296.57/sqft** •
Built in 1958

111 days on the market
Listing ID: PW24088444

From Imperial Hwy, drive NE on Old River School Rd and take a left on Emily Ln



An excellent opportunity to acquire a 16-unit multifamily building in Downey, CA. Located at 7375-7385 Emily Ln, this multifamily asset was built in 1958. It offers twelve 1 bed, 1 bath units and four 2 bed, 1 bath units. Residents of the property enjoy gated off-street parking, as well as a central courtyard and two on-site laundry rooms. The buildings boast a total of 10,200 gross rentable square feet spread across two separate parcels with aggregate lot square footage of 15,034. The property is within walking distance of restaurants on Imperial Hwy, the Rancho Los Amigos National Rehabilitation Center and Los Amigos Golf Course. With more than 50% upside potential in rental income, it is the perfect opportunity for an investor to add value and achieve an exceptional return.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$4,100,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Electric, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.76
- \$281367 Gross Scheduled Income
- \$166646 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$106,279
- Electric: \$1,350.00
- Gas: \$4,784
- Furniture Replacement:
- Trash: \$4,507
- Cable TV: 01267826
- Gardener:
- Licenses:
- Insurance: \$8,670
- Maintenance: \$10,400
- Workman's Comp:
- Professional Management: 16882
- Water/Sewer: \$2,495
- Other Expense: \$13,441
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	0	Unfurnished	\$1,316	\$15,792	\$1,950
2:	4	2	1	0	Unfurnished	\$1,358	\$5,432	\$2,300

Of Units With:

- Separate Electric: 16
- Gas Meters: 16
- 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

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Commercial/Residential

List / Sold:
\$2,300,000/\$1,953,000 ↓
6 days on the market
Listing ID: PV24178488

4018 Hillcrest Dr • Los Angeles 90008
16 units • **\$143,750/unit** • **15,406 sqft** • **21,730 sqft lot** • **\$126.77/sqft** •
Built in 1948
Martin Luther King Blvd & Hillcrest



Welcome to this prime 16-unit apartment building located in the heart of Park Hills Heights, one of Los Angeles' most vibrant and historically significant neighborhoods. This is a rare opportunity considering the area's low inventory and a great property to add to your portfolio with a projected 5.22% Cap Rate and a 48% upside in rental income. This property offers a unique investment opportunity in an appreciating area known for its rich cultural heritage and strong community ties. With a mix of one and two-bedroom units organized into four-unit complexes with two units on each level. The building features a brand-new roof installed in 2023, ensuring long-term durability and peace of mind for the next owner. Each tenant enjoys the convenience of a detached garage and access to on-site laundry facilities, making this property a sought-after choice for renters. The building also offers secure entry and dedicated parking, further enhancing its appeal. With the ongoing development in Park Hills Heights and the nearby Crenshaw/LAX Metro Line, the area is poised for continued growth, presenting an excellent opportunity for future rent increases. For investors looking to maximize returns, there is significant potential to boost cash flow through strategic renovations and rent adjustments. Upgrading the units and common areas in line with the neighborhood's revitalization efforts could command higher rents, making this property an ideal addition to any investment portfolio. Centrally located within minutes of major Freeways, this ideal location provides access to major area shopping areas nearby educational opportunities, and much more.

Facts & Features

- Sold On 10/01/2024
- Original List Price of \$2,300,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- Heating: Floor Furnace
- \$2,511 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$160716 Gross Scheduled Income
- \$120096 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$24,420
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$15,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	8	Unfurnished	\$5,156	\$61,872	\$134,400
2:	8	2	1	8	Unfurnished	\$8,137	\$97,644	\$176,400

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5032011007

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Newport Beach, 92660

Closed •

List / Sold:

\$4,300,000/\$2,500,000 ↓

181 days on the market

Listing ID: 24364103

2221 Michigan Ave • Los Angeles 90033
32 units • \$134,375/unit • 9,229 sqft • 6,181 sqft lot • \$270.89/sqft •
Built in 1926
Cross Streets: Michigan Ave & Chicago St



221 Michigan Ave presents an exceptional investment opportunity in the heart of Boyle Heights. This well-maintained two-story apartment building, built in 1926, spans 9,229 square feet and features 32 units on a 6,053-square-foot lot. The unit mix includes (24) Bachelors, (6) Studios, and (2) one bedroom + one bathroom units, catering to a diverse tenant base.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$4,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 6.7
- \$493856 Gross Scheduled Income
- \$286173 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$187,928
- 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:	24	0	1		Unfurnished	\$1,215	\$29,155	\$34,800
2:	2	1	1		Unfurnished	\$1,650	\$3,300	\$3,300
3:	6	0	1		Unfurnished	\$1,450	\$8,700	\$9,300

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183003012

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Newport Beach, 92660

Closed •

List / Sold:

\$2,750,000/\$3,030,000 ↓

1042 Wilcox Ave • Los Angeles 90038

175 days on the market

38 units • \$72,368/unit • 9,880 sqft • 6,133 sqft lot • \$306.68/sqft •
Built in 1928

Listing ID: 24375697

South of Santa Monica Blvd, North of Melrose Ave, East of Highland Ave, West of Vine St



Court Overbid procedure: Deposit: \$111,000. Initial overbid price: \$2.75 million. Subsequent overbid increments: \$20,000. Notify trustee via email of intent to overbid no later than 1 day before the sale hearing (or September 9, 2024 at 5:00 pm Pacific). Deposit must be paid by cashier's check or wire transfer by September 9, 2024 at 5 pm prior to the sale hearing on September 10, 2024 at 2:00 pm. Property is to be sold in the bankruptcy court free and clear of all liens, claims encumbrances or other interests. Property is to be sold on an "as-is", "where-is" and "with-all-faults" basis without any warranties, expressed or implied, and without any contingencies pursuant to 11 U.S.C. 363(b)(1) and (f), free and clear of all liens, interests, claims and encumbrances with such liens, interests, claims and encumbrances to attach to the sale proceeds, net of expenses of sale. We are pleased to present for sale a true value-add investment opportunity located in the heart of Hollywood. With ~60% of the building vacant, a new buyer has a fantastic opportunity to transform this residential hotel/apartment building into a Cash Cow! Known as the El Nido Hotel, the subject property consists of 38 studios with individual baths in each unit and is currently being rented on a monthly/weekly basis. 23 of the 38 units are currently vacant giving an investor the ability to renovate these units and re-rent at market rate. The El Nido boasts a Walk Score of 95 and is in close proximity to shopping, dining, entertainment, studios, transit, and so much more! Lots of new development in the area. Do not miss this opportunity to purchase an asset with tons of upside, in a phenomenal location, and at a low price per door. Bankruptcy court sale, subject to overbid. Contact listing agent for overbid details or to schedule a showing!

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$5,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 8.4
- \$343644.8 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$166,543
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- 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:	38	0	1		Unfurnished	\$42,516	\$42,516	\$51,300

Of Units With:

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

Additional Information

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5533014019

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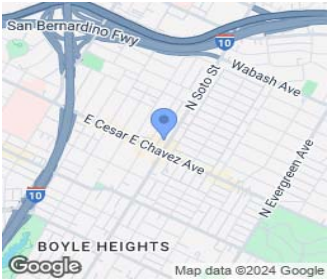
CUSTOMER FULL: Residential Income LISTING ID: 24375697

Printed: 10/06/2024 8:24:46 AM

Closed •

323 N Soto St • Los Angeles 90033
40 units • \$118,750/unit • 10,364 sqft • 6,993 sqft lot • \$241.22/sqft •
Built in 1929
Cross Streets: E Cesar Chavez & N Soto St

List / Sold:
\$4,750,000/\$2,500,000 ↓
181 days on the market
Listing ID: 24362963



323 N. Soto Street presents an exceptional investment opportunity in the heart of Boyle Heights. Significant potential exists for a new owner to implement a value-add strategy. This well-maintained two-story apartment building, constructed in 1929, encompasses 10,364 square feet and comprises 40 units on a 6,993 square-foot lot. Renovating individual units and common areas can reposition the asset to achieve market rental rates, offering flexibility for both short-term and long-term tenancies. P Ideally situated near renowned schools, the property is just 2.5 miles from Cal State LA, 3 miles from the USC Health Sciences Campus, and a 10-15 minute drive from East Los Angeles College, offering convenience for student tenants.

Facts & Features

- Sold On 09/30/2024
- Original List Price of \$4,750,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:
- Laundry: Community, Washer Included
- Cap Rate: 6.5
- \$308394 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$205,796
- 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:	36	0	1		Unfurnished	\$1,082	\$38,957	\$52,200
2:	4	1	1		Unfurnished	\$1,419	\$5,678	\$6,300

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5175010020

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