

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	23292685	S	14311 Hamlin ST	VNS		STD	2			\$1,075,000	\$633.84	1696/T	1922	7,501/0.17		0	09/06/23	21/21
2	SB23143198	S	2009 Graham AVE	REDO	151	STD	2	\$0		\$1,600,001	\$845.67	1892	1952/PUB	5,182/0.119	N	2	09/06/23	4/4
3	SR23147279	S	1205 W Burbank BLVD	BBK	610	STD,TRUS	2	\$27,960		\$710,000	\$644.28	1102	1951/ASR	2,502/0.0574	N	2	09/08/23	0/0
4	HD23095093	S	11726 Roseglen ST	ELM	619	STD	2	\$57,600		\$950,000	\$595.24	1596	1935/ASR	15,320/0.3517	N	3	09/07/23	34/34
5	GD23103313	S	428 Kendall AVE	LA	632	STD	2	\$11,000		\$1,675,000	\$556.85	3008	1984/ASR	5,603/0.1286	N	2	09/06/23	36/36
6	23299399	S	1850 N New Hampshire AVE	LA	637	STD	2			\$1,270,000	\$559.96	2268	1921	1,819/0.04		0	09/07/23	14/14
7	AR23113617	S	5758 Rowland AVE	TMPL	661	STD	2	\$43,200		\$1,233,500	\$501.22	2461	1931/ASR	9,439/0.2167	N	2	09/06/23	42/42
8	1V23121588	S	261 E Phillips BLVD	POM	687	STD	2	\$3,150		\$580,000		2	1952/ASR	8,940/0.2052	N	0	09/08/23	10/10
9	CV23143002	S	3007 Obama BLVD	LA	699	STD	2	\$0		\$860,000	\$455.27	1889	1945/ASR	6,455/0.1482	N	1	09/08/23	0/0
10	23308169	S	1625 S Wooster ST	LA	C09	STD	2			\$2,450,000	\$634.72	3860	2021/BLD	6,500/0.14			09/07/23	0/0
11	23262913	S	2812 S Western AVE	LA	C16	STD	2			\$690,000	\$345.00	2000	1922	5,880/0.13	N	0	09/05/23	38/38
12	23276715	S	1523 S Victoria BLVD	LA	C16	STD	2			\$925,000	\$399.74	2314	1949	8,825/0.2	N		09/07/23	45/190
13	23295973	S	2745 S Rimpau BLVD	LA	C16	STD	2			\$1,210,000	\$613.28	1973	1914	5,849/0.13			09/06/23	13/13
14	23279457	S	2625 Carmona AVE	LA	C16	STD	2			\$1,252,000	\$647.36	1934/A	1929/ASR	6,401/0.14			09/06/23	14/14
15	23252971	S	1143 S Rimpau BLVD	LA	HPK	STD	2			\$1,792,500	\$440.63	4068	1935	7,333/0.16	N	3	09/08/23	124/124
16	DW23103456	S	2218 Naomi AVE	LA	C34	STD	2	\$37,419		\$430,000	\$226.91	1895	1916/EST	2,707/0.0621	N	0	09/07/23	23/23
17	DW22132823	S	1055 W 57th ST	LA	C34	STD	2	\$21,600		\$715,000	\$385.03	1857	1924/PUB	5,168/0.1186	N	0	09/05/23	305/305
18	AR23117183	S	4603 5th Avenue	LA	C34	TRUS	2	\$72,000		\$820,000	\$479.25	1711	1956/PUB	5,904/0.1355	N	2	09/08/23	42/42
19	23278043	S	444 W 77th ST	LA	C36	STD	2			\$750,000	\$437.57	1714	1940	5,498/0.12	N	3	09/06/23	19/19
20	DW23076427	S	423 E 102nd ST	LA	C37	STD	2	\$21,000		\$895,000	\$354.32	2526	1952/ASR	5,210/0.1196	N	0	09/07/23	26/26
21	23266151	S	916 W 20th ST	LA	C42	STD	2			\$959,000	\$354.53	2705/A	1909/ASR	6,374/0.14			09/08/23	107/107
22	23261145	S	1945 FEDERAL AVE	LA	WLA	STD	2			\$3,135,000	\$859.38	3648	2008/BLD	7,373/0.16	N		09/08/23	73/73
23	SB23055935	S	813 W Beach AVE	ING	101	STD	3	\$100,800		\$1,390,000	\$483.65	2874	1955/ASR	9,048/0.2077	N	2	09/06/23	75/75
24	DW23099494	S	1127 W 21st ST	SP	183	STD	3	\$81,600		\$1,010,000	\$620.39	1628	1923/ASR	5,403/0.124	N	1	09/06/23	41/41
25	23284795	S	513 N Palm AVE	ALH	601	STD	3			\$1,800,000	\$479.87	3751/A	1923/ASR	15,120/0.34			09/06/23	41/41
26	BB23118716	S	2518 N Brighton ST	BBK	610	STD	3	\$58,560		\$1,350,000	\$615.31	2194	1949/PUB	6,192/0.1421	N	3	09/04/23	11/11
27	23240327	S	3906 Pacific AVE	MR	C12	STD	3			\$2,360,000	\$691.68	3412	1966	4,690/0.1	N	1	09/08/23	165/165
28	23288095	S	8924 Haskell AVE	NOH	NOH	STD	3			\$1,570,000	\$399.08	3934	1951	28,703/0.65	Y		09/05/23	18/18
29	IN23034942	S	5419 S Harcourt AVE	PHHT	PHHT	STD	3	\$0		\$880,000	\$479.30	1836	1924/ASR	6,913/0.1587	N	2	09/06/23	105/105
30	23278251	S	314 N Market ST	ING	101	STD	4			\$1,299,000	\$333.25	3898	1960	5,272/0.12			09/05/23	38/38
31	23281189	S	25406 - 25 Cypress ST	LOM	121	STD	4			\$1,375,000	\$358.07	3840/E	1964/EST	10,335/0.23			09/07/23	20/20
32	23281213	S	1929 - 1932 59th Pl	LOM	121	STD	4			\$1,450,000	\$372.37	3894/E	1950/EST	10,502/0.24			09/07/23	20/20
33	SB23167145	S	1627 W 228th ST	TORR	122	STD	4	\$53,112		\$885,000	\$340.38	2600	1956/ASR	7,201/0.1653	N	0	09/06/23	0/0
34	PW23146358	S	320 W 214th ST	CARS	136	STD	4	\$150,900		\$2,023,000	\$287.28	7042	1990/ASR	20,416/0.4687	N	8	09/08/23	13/13
35	CV23112143	S	5516 Sultana AVE	TMPL	661	STD	4	\$110,100		\$2,290,000	\$517.16	4428	1980/ASR	15,317/0.3516	N	4	09/07/23	15/15
36	DW23100419	S	4215 Bell AVE	BELL	699	STD,TRUS	4	\$55,800		\$862,500	\$409.74	2105	1948/ASR	6,300/0.1446	N	2	09/06/23	26/26
37	SB23079526	S	745 W 78th ST	LA	C37	STD	4	\$72,048		\$900,000	\$341.04	2639	1941/PUB	7,315/0.1679	N	4	09/06/23	69/69
38	SB23089126	S	336 Penn ST	ES	141	STD	5	\$159,600		\$3,076,750	\$509.06	6044	1987/ASR	5,721/0.1313	N	10	09/08/23	28/28
39	SR23020786	S	2660 N Fredrick ST	BBK	610	STD,TRUS	5	\$89,364		\$1,520,000	\$436.78	3480	1952/PUB	5,871/0.1348	N	5	09/08/23	157/157
40	23278077	S	914 W 10th ST	SP	183	STD	7			\$1,830,000	\$330.32	5540	1930	11,564/0.26			09/08/23	44/44
41	23293691	S	157 S Bandy AVE	WCOV	669	STD	7			\$2,023,000	\$381.12	5308	1961	7,079/0.16			09/08/23	11/11
42	SB23049847	S	12006 Hammack ST	CULV	C28	STD	7	\$135,240		\$1,950,000	\$327.95	5946	1959/ASR	7,398/0.1698	N	0	09/05/23	105/105
43	23272741	S	14700 Hubbard ST	SYL	SYL	STD	7			\$1,175,000	\$182.11	6452	1955	10,243/0.23			09/06/23	44/44
44	23282603	S	1242 N Mentor AVE	PAS	646	STD	18			\$4,500,000	\$415.13	10840	1962	21,384/0.49			09/06/23	76/76
45	PW23090370	S	7315 Norwalk BLVD	WH	670	STD	18	\$393,699		\$4,800,000	\$295.64	16236	1962/PUB	2,078/0.0477	N	0	09/06/23	30/30
46	SB23084338	S	14715 Chadron AVE	GR	111	STD	32	\$727,092		\$7,050,000	\$344.24	20480	1959/ASR	31,240/0.7172	N	0	09/06/23	91/91

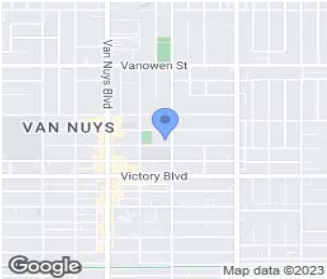
Closed •

List / Sold:
\$1,095,000/\$1,075,000 ↓

21 days on the market

Listing ID: 23292685

14311 Hamlin St • Van Nuys 91401
2 units • \$547,500/unit • 1,696 sqft • 7,501 sqft lot • \$633.84/sqft •
Built in 1922
Victory to Tyrone to Hamlin



INVESTMENT OPPORTUNITY 2 units on one lot, immaculately maintained homes on a large lot. This property promises a headache-free investment experience, making it an ideal choice for savvy investors. As you approach the front house, you'll be greeted by a gracious porch, inviting you to relax and unwind. Step inside to discover a cozy yet spacious living space adorned with new wood vinyl flooring and recessed lighting. The open-concept kitchen is a cook's dream, boasting a center island, bright white cabinets, beautiful white stone countertops, and stainless steel appliances. The front house offers two comfortable bedrooms and a well-appointed bathroom. The new construction back house boasts a modern design and functionality. With new plumbing and roof, this home offers peace of mind to both investors and occupants. The beautiful modern kitchen is adorned with LG appliances, making meal preparation a joy. Two bedrooms and two baths provide plenty of room for residents. Sliding doors from the primary bedroom and second bedroom offer seamless access to the backyard, creating an ideal indoor-outdoor living experience. Washer, dryer, central air, and gated parking for each unit adds a practical touch. The floors and cabinetry have been tastefully updated, blending style and functionality effortlessly. Finally, each unit boasts its own private yard, offering residents a serene space to enjoy outdoor activities or simply unwind. With its impeccable maintenance and attractive features, this investment property stands out from the rest. Whether you're looking to expand your real estate portfolio or seeking a profitable investment opportunity, this property is a must-see. Don't miss out on the chance to own this turn key hot property. Perfect for a 1031 exchange

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,095,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Inside
- \$60000 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,700
2:	1	2	2		Unfurnished	\$2,800	\$2,800	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- Los Angeles County
- Parcel # 2237015013

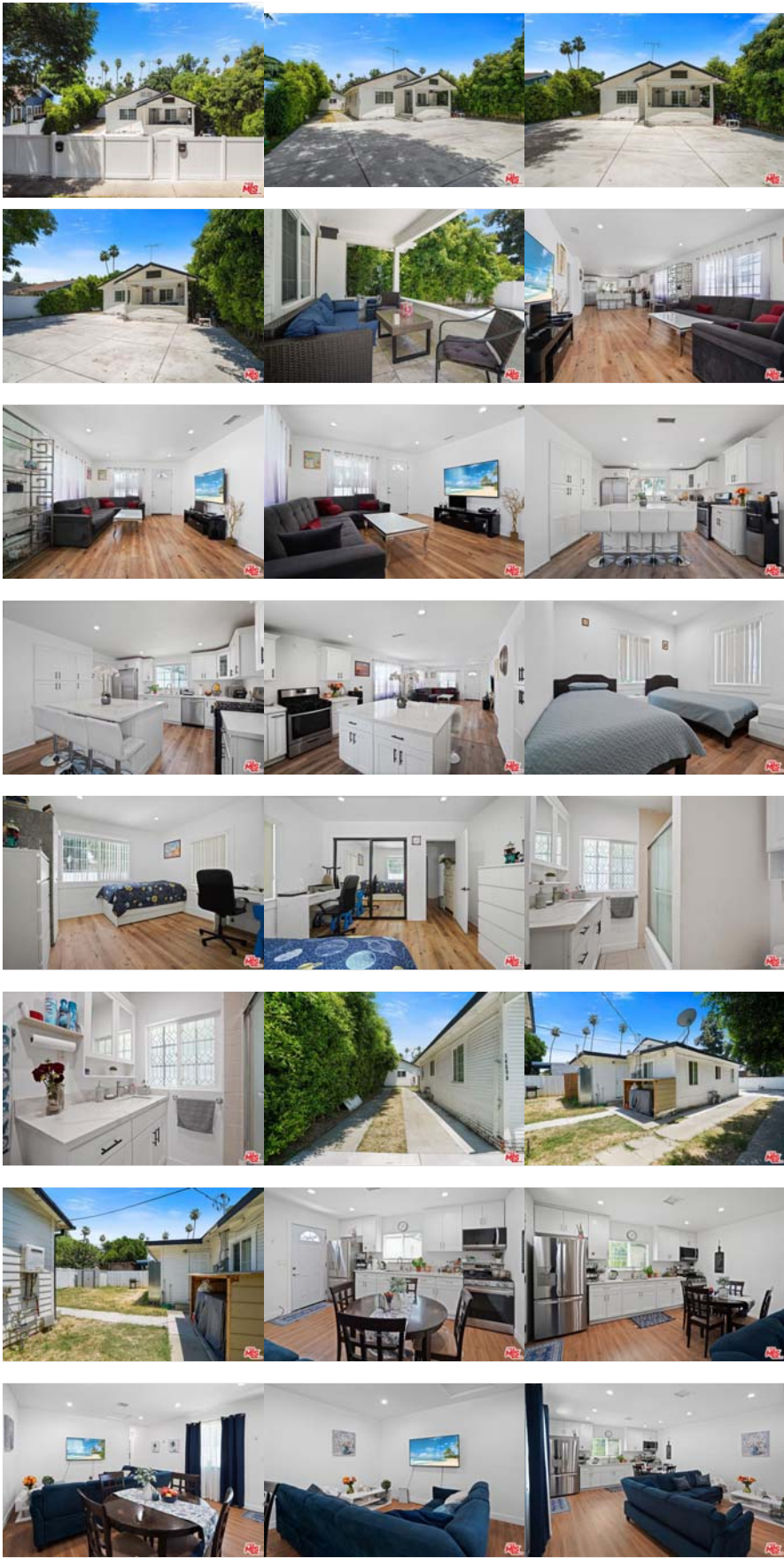
Michael Lembeck

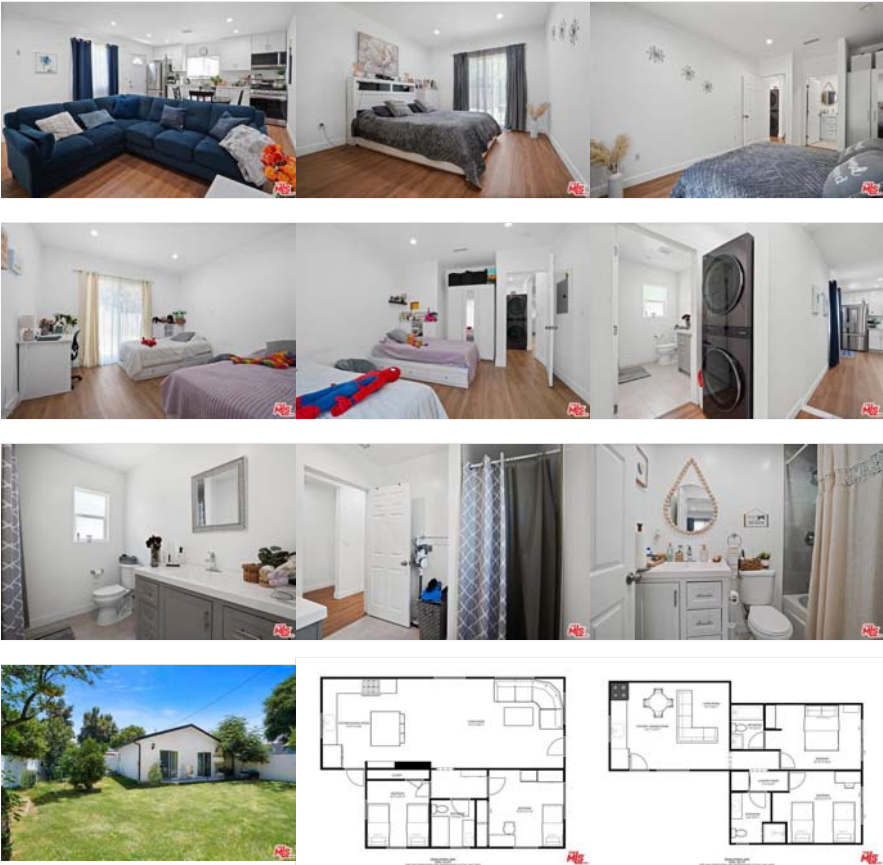
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23292685

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Closed • Duplex

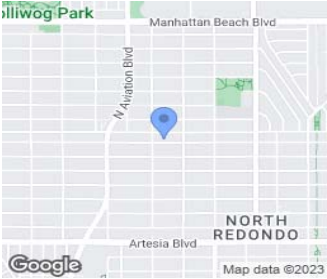
List / Sold:

\$1,549,000/\$1,600,001

4 days on the market

Listing ID: SB23143198

2009 Graham Ave • Redondo Beach 90278
2 units • \$774,500/unit • 1,892 sqft • 5,182 sqft lot • \$845.67/sqft •
Built in 1952
Between Blossom And Green



Don't miss this fantastic opportunity to own a renovated duplex in North Redondo Beach. Whether you're looking for an investment property or a place to call home, this duplex offers the perfect blend of comfort, style, and rental potential. This property consists of two detached small homes, each with its own unique features and recent renovations. The main home features three bedrooms and one bathroom, providing ample space for a growing family or potential tenants. Step inside to discover a tastefully remodeled interior that includes several upgrades. The popcorn ceilings have been removed and repainted, giving the home a fresh and modern look. All walls, doors, and cabinets have been repainted, bringing a sense of brightness to every room. The flooring has been updated with durable and attractive vinyl flooring, complementing the tile floors in the bathroom and laundry area. The kitchen boasts a brand new sink and countertop, complete with a stylish new faucet and disposer. Additionally, a new Bosch dishwasher has been installed, making daily chores a breeze. The bathroom has undergone significant improvements, including a new toilet, towel bars, and a sleek new medicine cabinet. The cabinet pulls throughout the house have been updated, adding a touch of sophistication to the living spaces. Moreover, new door hardware and locks have been fitted for enhanced security and convenience. New ceiling lights have been installed in the bedrooms, bathroom, kitchen, front door, and hallway, offering optimal lighting throughout the home. The second home comprises two bedrooms and one bathroom, also benefitting from recent renovations. Both homes boast new synthetic grass, creating low-maintenance and attractive outdoor spaces. The inclusion of drought-tolerant plantings and drip irrigation ensures a beautiful and eco-friendly landscape for both properties. Situated in a fantastic school district and conveniently adjacent to Manhattan Beach, this duplex offers a highly desirable living environment. The Beach Cities are a sight to behold, and residents will appreciate the ease of access to nearby freeways for a convenient commute. One of the homes currently has a tenant in place, providing regular rental income. The other home is vacant and ready for a new tenant, with market value rents estimated to exceed \$3000 per month.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,549,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Public Records)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856734
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155003017

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23143198

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Closed • Duplex

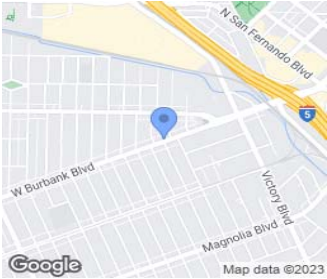
List / Sold: \$756,900/\$710,000

1205 W Burbank Blvd • Burbank 91506
2 units • \$378,450/unit • 1,102 sqft • 2,502 sqft lot • \$644.28/sqft •
Built in 1951

0 days on the market

Listing ID: SR23147279

East of Buena Vista, west of Burbank 5 Points Monument on north side of Burbank Blvd.



MAJOR FIXER!! SELLER WILL FINANCE!! Rare opportunity for investor, contractor or owner/user with DIY skills and determination. Property zoned BUR4*!! Duplex consists of two 1 bedroom, 1 bath units. Tenants are on month-to-month leases (one tenant is Section 8). Best priced duplex in Burbank. This property will go quickly so RUN, don't walk! Additional income potential by converting detached, alley accessible 2-car garage into 1 or 2 additional units as ADUs (verify with Burbank City Building Department). Plumbing connection located at garage. Tremendous upside in rents plus grow current income by adding ADUs. Construct a small laundry room on the property to generate additional income as well as convenience for tenants. Very conservative pro forma cap rate of 5.14% / GRM of only 14.09! Highly desirable northwest Burbank neighborhood near 5 Points Monument. Abundant and convenient public transportation offerings within short walking distance. Walk Score is 76! Costco, quick service and numerous local restaurants, multiple national retailers all located within walking distance. Minutes to I-5 freeway. Convenient public bus transportation located at the corner and across the street. One mile walk to Burbank Metrolink Station. A short hop, skip, jump to 5 Points Monument. Chandler bike path is only a few blocks away as well.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$756,900
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$161 (Estimated)
- \$27960 Gross Scheduled Income
- \$13703 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Family Room, Kitchen
- Floor: Carpet, Vinyl
- Appliances: Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,697
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$550
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 900
- Water/Sewer: \$800
- Other Expense: \$1,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,140	\$1,140	\$1,675
2:	1	1	1	0	Unfurnished	\$1,190	\$1,190	\$1,675

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2438031006

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$1,050,000/\$950,000 ↓

11726 Roseglen St • El Monte 91732

34 days on the market

2 units • \$525,000/unit • 1,596 sqft • 15,320 sqft lot • \$595.24/sqft •

Listing ID: HD23095093

Built in 1935

From the 10fwy exit N on Peck road, turn R on Roseglen. Home will be on your Right



Location, location, location! With two homes and a private 3-car garage, this property is great for a large family or investor. You can live in one home and rent out the other with room for more! Located in the desirable Norwood Village area of north El Monte (close to Arcadia), the property boasts a sizeable 15,435 sf (.354 ac.) lot. The home is located on beautiful tree lined street, has established trees, block walls on 3 sides, and generous extra parking for RVs, trailers, or other equipment! The front unit is a 700 sf. 2-bedroom/1-bath, with a cute front porch area and private backyard, while the 2nd unit is 896 sf., 2-bedroom/1-bath with a semi-private yard, fire pit, and covered patio! Each home has a separate driveway, with access to the rear unit 3-car garage at the rear of the lot. The rear garage is built out with 220V electrical service for shop equipment and is plumbed for an air compressor. This garage could very easily be used as a workshop for a number of hobbies and has plenty of room for projects! This property is a hidden gem with schools, parks, shopping, dining, entertainment, and freeways close by. Note: Property does not have a rent control ordinance.

Facts & Features

- Sold On 09/07/2023
 - Original List Price of \$1,050,000
 - 3 Buildings
 - Levels: One
 - 7 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1,903 (Public Records)
- Laundry: Inside
 - \$57600 Gross Scheduled Income
 - \$53600 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Carpet, See Remarks, Tile, Wood
- Appliances: None
 - Other Interior Features: Block Walls

Exterior

- Lot Features: Back Yard, Lot 10000-19999 Sqft, Rectangular Lot, Yard
- Fencing: Block, Wood
 - Sewer: Sewer Paid, Unknown

Annual Expenses

- Total Operating Expense: \$4,068
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01818693
 - Gardener:
 - Licenses:
- Insurance: \$1,848
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,320
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	2	1	0	Unfurnished	\$0	\$0	\$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
 - Buyer Agency Compensation: 2%
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8547012003

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: HD23095093

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Closed • Duplex

List / Sold:

\$1,688,888/\$1,675,000 ↓

36 days on the market

Listing ID: GD23103313

428 Kendall Ave • Los Angeles 90042
2 units • \$844,444/unit • 3,008 sqft • 5,603 sqft lot • \$556.85/sqft •
Built in 1984
Off Monterey Road



In red-hot Highland Park, this remarkable property features two beautiful fully furnished identical detached homes on one large lot. The back spacious residence enjoys a private yard with a built in BBQ in the backyard. Hidden behind an automated gate, the majestic style home presents 3 bedrooms, 1,500+ square feet of living space including the garage, and character details to make you swoon such as many built-ins. The front house's remodeled interior is appointed with 3 bedrooms and vinyl-wood flooring throughout. Both residences have been stylishly updated, a great opportunity for an owner-user or income seeker in one of LA's trendiest neighborhoods. Nearby Figueroa Street offers a lineup of food, beverages + nightlife including Kitchen Mouse, Civil Coffee, Checker Hall and more. Mt. Washington hiking trails are right up the street, and it's an easy commute to Pasadena, Burbank and DTLA. No rent control. No RSO. Fully Furnished.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,888,888
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: In Garage
- \$11000 Gross Scheduled Income
- \$11000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Tile, Vinyl
- Appliances: Built-In Range, Convection Oven, Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Range Hood, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Walkstreet
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Brick, Chain Link, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$4,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	3	2	2	Furnished	\$0	\$0	\$5,500
2:	1	3	2	2	Furnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5301006012

Michael Lembeck

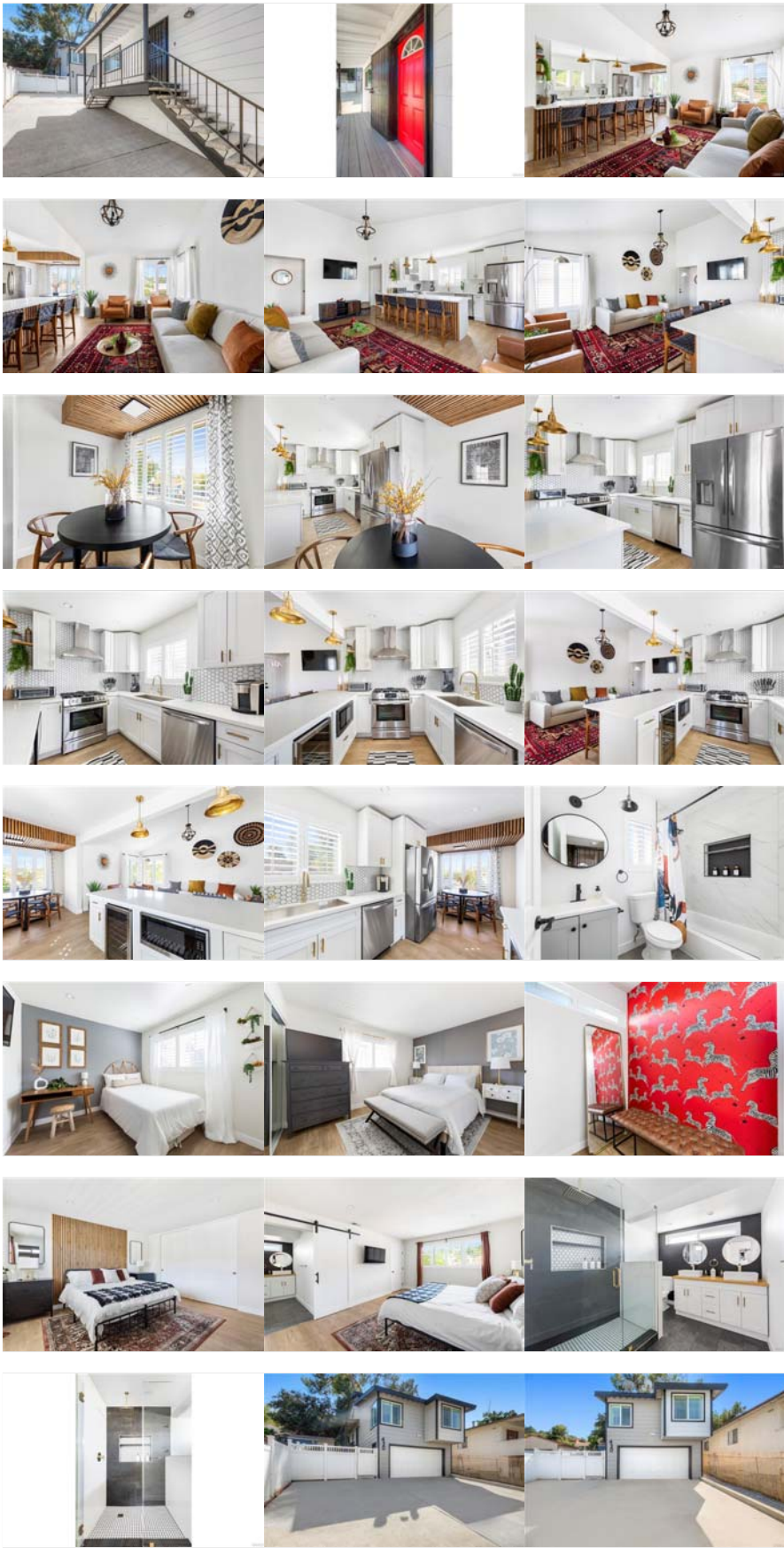
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Cell Phone: 714-742-3700

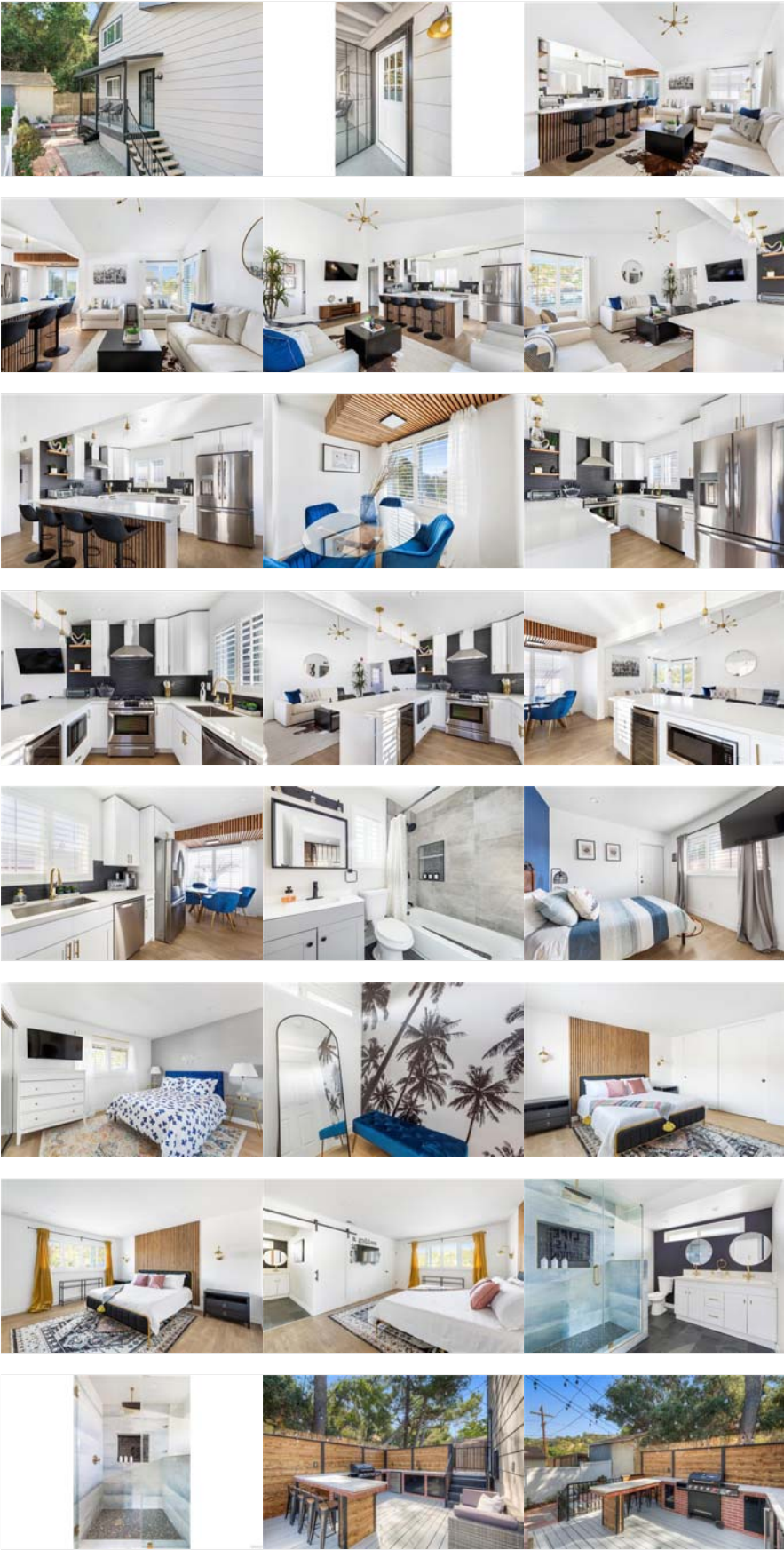
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23103313

Printed: 09/10/2023 5:54:01 AM

Closed •

List / Sold:

\$1,295,000/\$1,270,000 ↓

14 days on the market

Listing ID: 23299399

1850 N New Hampshire Ave • Los Angeles 90027
2 units • \$647,500/unit • 2,268 sqft • 1,819 sqft lot • \$559.96/sqft •
Built in 1921
South onto New Hampshire from Franklin Ave.



1921 Spanish duplex in the heart of Los Feliz with both units delivered VACANT. This character-filled property offers two spacious 2BR/1BA units both with recent updates and period charm as well as historically high rents for the area. This is an income property perfect for a savvy owner-user looking to take advantage of the vacant units, or an investor looking for a solid investment property in one of LA's hottest neighborhoods. Located at the corner of New Hampshire and Franklin Avenue with easy access to Griffith Park and Village hot spots such as Loupottie Kitchen, Kismet, Bru Coffee Bar, Sunset Junction and much more. Metro Red Line and numerous local bus routes offer easy public transportation options nearby. Small lot offers easy maintenance and upkeep. Tremendous upside and a rare opportunity that is not to be missed. No garage or off-street parking.

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$1,295,000
- 1 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Electric

Interior

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

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5589028039

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 23299399

Printed: 09/10/2023 5:54:02 AM

Closed • Duplex

List / Sold:

\$1,198,000/\$1,233,500 

42 days on the market

Listing ID: AR23113617

5758 Rowland Ave • Temple City 91780
2 units • \$599,000/unit • 2,461 sqft • 9,439 sqft lot • \$501.22/sqft •
Built in 1931
Just S/of Las Tunas Dr. & W/ Baldwin Ave (corner of Rowland ave & Workman ave)



RARE FIND! 2 homes on a large corner lot (9421 sqft 50x189), 2 separate addresses 5758 Rowland Ave & 9950 Workman Ave with Distinguished Temple City Schools. Main home built in 1931 (1717 living sqft.) has 2 large bedrooms & 2 bathrooms w/a dining room, full kitchen, laundry area, fireplace and central air conditioning with a 2 car detached garage with a cute private backyard w/a brick bbq & sink. 2nd unit built in 1951 (744 living sqft.) facing Workman Ave is a large 1 bedroom & 1 full bath with it's own brick fireplace & covered carport. Great location with tree lined streets and walking distance to downtown Temple City & adjacent to city of Arcadia.

Facts & Features

- Sold On 09/06/2023
 - Original List Price of \$1,320,000
 - 3 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 1 Total carport spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$814 (Estimated)
- Laundry: Individual Room, Inside, Outside
 - \$43200 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Laminat
- Appliances: Dishwasher, Electric Oven, Electric Range, Disposal, Gas Oven, Gas Range

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Lot 6500-9999, Sprinklers On Side, Sprinklers Timer
- Fencing: Block, Good Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01787685
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,600
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,900

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: 2.25%
- 661 - Temple City area
 - Los Angeles County
 - Parcel # 8587034025

Michael Lembeck

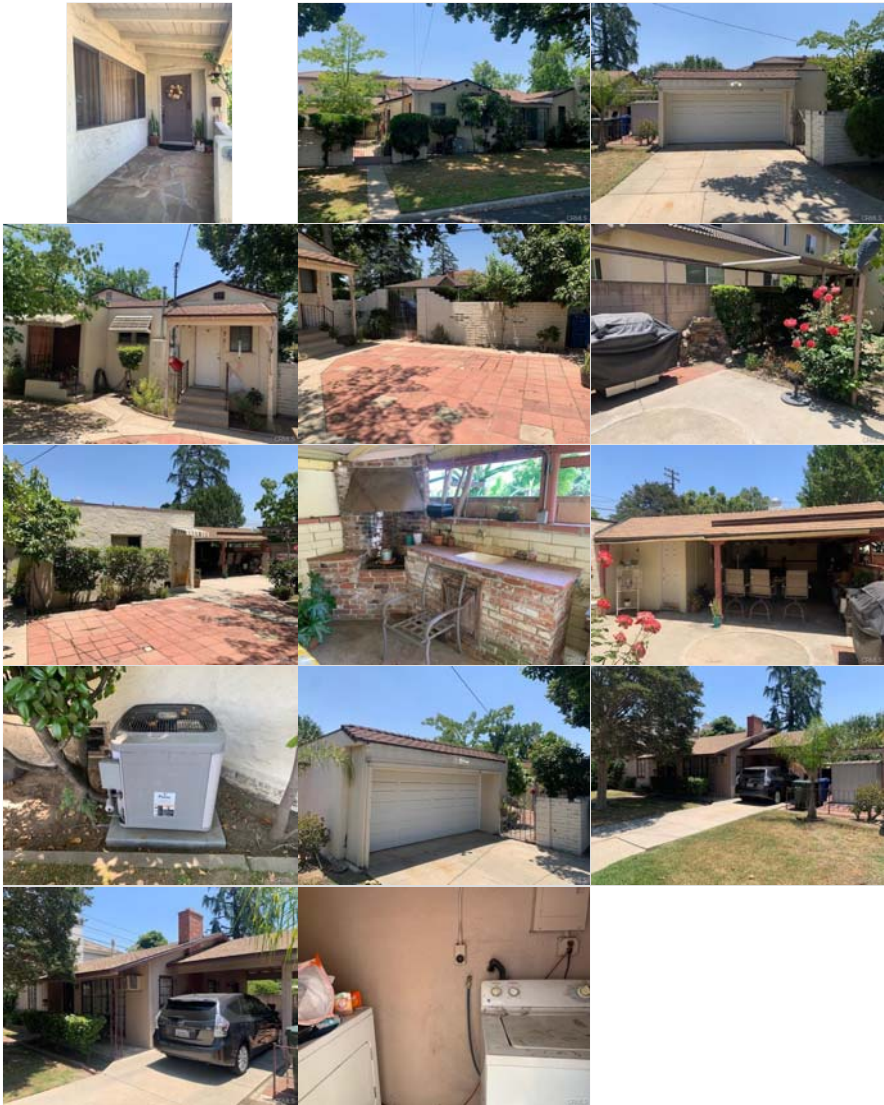
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23113617

Printed: 09/10/2023 5:54:02 AM

Closed • Duplex

List / Sold: \$575,000/\$580,000

261 E Phillips Blvd • Pomona 91766

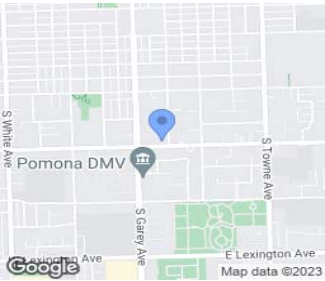
10 days on the market

2 units • \$287,500/unit • 2 sqft • 8,940 sqft lot • No \$/Sqft data •

Listing ID: IV23121588

Built in 1952

From the 60 Freeway exit S. Garey Ave., On Phillips Blvd turn right, the properties are on the left hand side



What a fantastic opportunity to own a duplex in the well-established city of Pomona. Whether you're an investor looking for a profitable rental property or an owner-occupant seeking a flexible living arrangement, this duplex has much to offer. The front house features 2 bedrooms and 1 bathroom, providing ample space for a small family or individuals wanting extra room. The rear house, on the other hand, offers 1 bedroom and 1 bathroom, making it a cozy and comfortable option for individuals or couples. There are two gas meters & two electrical meters. The 2nd home has a separate address as 261 1/2 Phillips Blvd but they are both on the same parcel. One of the notable advantages of this property is that each unit has its backyard. This means both occupants can enjoy private outdoor spaces, perfect for relaxation, gardening, or entertaining guests. It's located near shops, restaurants, and schools, providing convenience at your doorstep, which enhances your daily life making it more enjoyable.

Facts & Features

- Sold On 09/08/2023
 - Original List Price of \$575,000
 - 2 Buildings
 - 0 Total parking spaces
 - Heating: Central
 - \$575 (Estimated)
- Laundry: Outside
 - \$3150 Gross Scheduled Income
 - \$32800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,440
 - Electric: \$2,000.00
 - Gas: \$2,000
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01182091
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,240
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,950	\$23,400	\$3,150
2:	1	1	1	0	Unfurnished	\$1,200	\$14,400	\$1,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8333021011

Michael Lembeck

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

Re/Max Property Connection

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

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Closed

• Single Family Residence

3007 Obama Blvd

• Los Angeles 90018

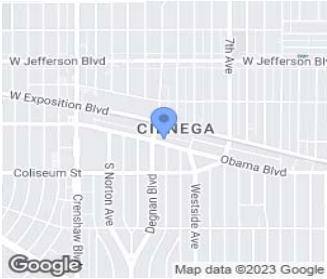
2 units • \$399,950/unit • 1,889 sqft • 6,455 sqft lot • \$455.27/sqft • Built in 1945

Degnan Blvd & Obama Blvd

List / Sold: \$799,900/\$860,000

0 days on the market

Listing ID: CV23143002



duplex

Facts & Features

- Sold On 09/08/2023
 - Original List Price of \$799,900
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Heating: Forced Air
 - \$0 (Unknown)
- 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, 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: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5044011011

Michael Lembeck

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

Re/Max Property Connection

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

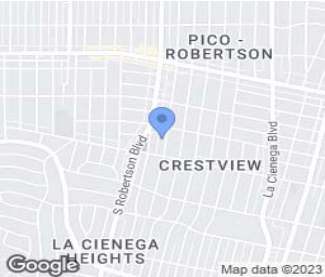
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Closed •

List / Sold:
\$2,450,000/\$2,450,000
0 days on the market
Listing ID: 23308169

1625 S Wooster St • Los Angeles 90035
2 units • \$1,225,000/unit • 3,860 sqft • 6,500 sqft lot • \$634.72/sqft •
Built in 2021
Pico Robertson



sold off market and inputted for comp purpose

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02078334
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1%
- C09 - Beverlywood Vicinity area
 - Los Angeles County
 - Parcel # 4303003027

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$690,000/\$690,000**
38 days on the market
Listing ID: 23262913

2812 S Western Ave • Los Angeles 90018
2 units • \$345,000/unit • 2,000 sqft • 5,880 sqft lot • \$345.00/sqft •
Built in 1922
Between 28th and 29th and Western



Amazing opportunity to own your own home to live in with additional income, or to invest! Built in 1922, this duplex, offers 1 bedroom, 1 full bath per unit with ~2,000 sq ft of living space with endless potential. The immediate area is undergoing significant gentrification, with numerous new developments and renovations taking place, making it a prime location for real estate investment. This duplex is located in the heart of the city; only 5 minutes away from USC campus, 3.5 miles to DTLA, and quick access to freeways. This low-maintenance property is priced to attract interest from highly qualified and well sought-after investment.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$690,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$790 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$350
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- 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	\$570	\$6,840	\$6,840
2:	1	1	1		Unfurnished	\$570	\$6,840	\$6,840
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5053010009

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed

List / Sold: \$995,000/\$925,000

1523 S Victoria Ave • Los Angeles 90019
2 units • \$497,500/unit • 2,314 sqft • 8,825 sqft lot • \$399.74/sqft •
Built in 1949
Victoria Park - South of Pico, N of Venice, W of Crenshaw

45 days on the market
Listing ID: 23276715



Welcome to 1523 + 1525 S Victoria, a charming duplex nestled within the highly sought-after Victoria Park neighborhood. Inspired by the visionary landscape architect Frederick Law Olmsted, known for his iconic design of Central Park in NYC, the Victoria Park neighborhood embodies a fairytale-like enclave. Each unit within this duplex offers a thoughtfully designed layout, featuring a living room, dining area, kitchen, two comfortable bedrooms, and a full bathroom in each unit. Occupying an expansive lot spanning 8,825 sq ft and zoned LAR2, this property presents abundant opportunities with the potential for an Additional Dwelling Unit(s) (ADU), allowing for additional income generation(buyer to verify). A detached three-car garage, complete with a bonus storage room at the rear provides ample parking. Convenience is at your fingertips, with proximity to shopping, dining, public transport, Midtown Crossing, 10-freeway,, Picfair Village, Downtown Culver City, the thriving Culver City Arts District, West Adams, and a reasonable commute to Beverly Hills and Westwood. CONTACT LA2 MICHAEL FLANAGAN FOR ANY INFORMATION REGARDING THIS PROPERTY.

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$995,000
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood, Carpet, Tile
- Appliances: Microwave, Refrigerator, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,850
2:	1	2	1		Unfurnished	\$1,527	\$1,527	\$2,850
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5082014004

Michael Lembeck

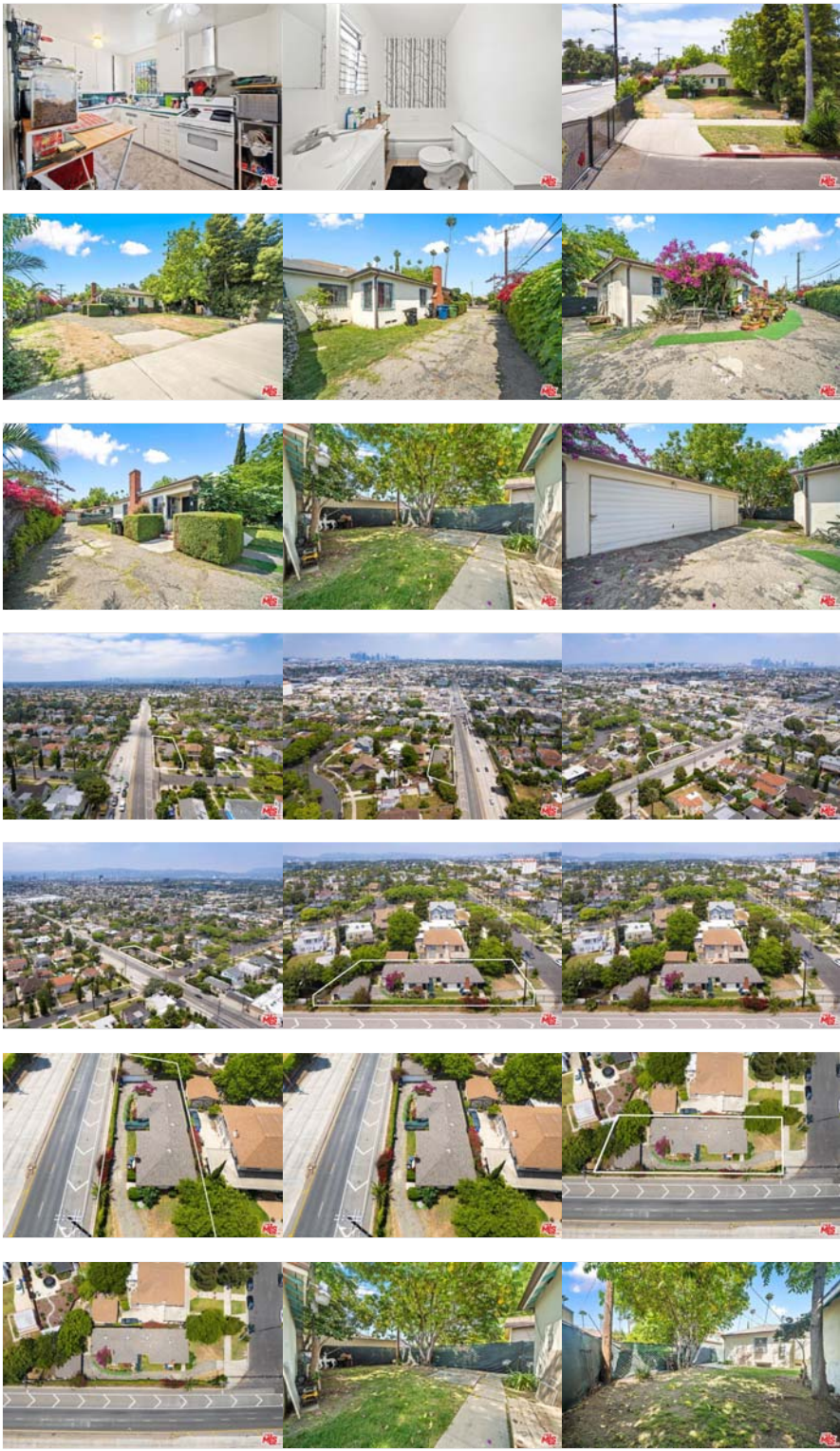
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

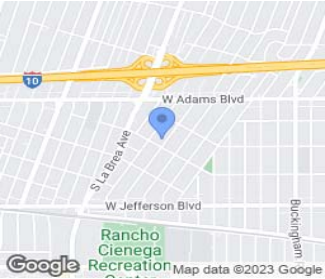
List / Sold:

\$1,199,999/\$1,210,000 ⬆

13 days on the market

Listing ID: 23295973

2745 S Rimpau Blvd • Los Angeles 90016
2 units • \$600,000/unit • 1,973 sqft • 5,849 sqft lot • \$613.28/sqft •
Built in 1914
Just South of West Adams Blvd



Welcome to this exquisite Craftsman duplex gem nestled in the ever-growing West Adams neighborhood! This stunning duplex + bonus space, has been thoughtfully modernized while preserving its original 1914 charm. A brand new renovation from top to bottom, including smooth coated stucco and a newer roof, ensures low-maintenance living for years to come. Step inside each unit and be greeted by crisp air conditioning, perfect for California's sunny days. The upgraded copper plumbing guarantees peace of mind. The spacious kitchens boast stainless steel appliances, catering to the modern lifestyle. Each side-by-side unit offers separate washer/dryer units, enhancing convenience and privacy for tenants. The bonus suite behind the north unit serves as a perfect crash pad for those with long commutes or as a versatile space for various needs. Outside, you'll find custom landscaping that beautifully combines xeriscape and native plants with decomposed granite. Enjoy the shade and fruit from the citrus and shade trees, creating a tranquil oasis. Not only does this property feature a newer garage build, but it also commands market rents, making it an excellent investment opportunity or development play with its r2 zoning. The fully enclosed front and backyards ensure tenant privacy and security. A true masterpiece. No sign on property, so please respect the privacy of the tenants and refrain from disturbing them. Schedule your private viewing today and experience the allure of this modernized Craftsman in the heart of West Adams! Private showings only scheduled with at least 48 hours notice.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,199,999
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$60000 Net Operating Income

Interior

- Rooms: Art Studio, Office
- Floor: Wood
- Appliances: Dishwasher, Gas Cooktop, Oven, Gas Oven

Exterior

- Security Features: Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$20,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,900	\$3,900	\$4,500
2:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5049007019

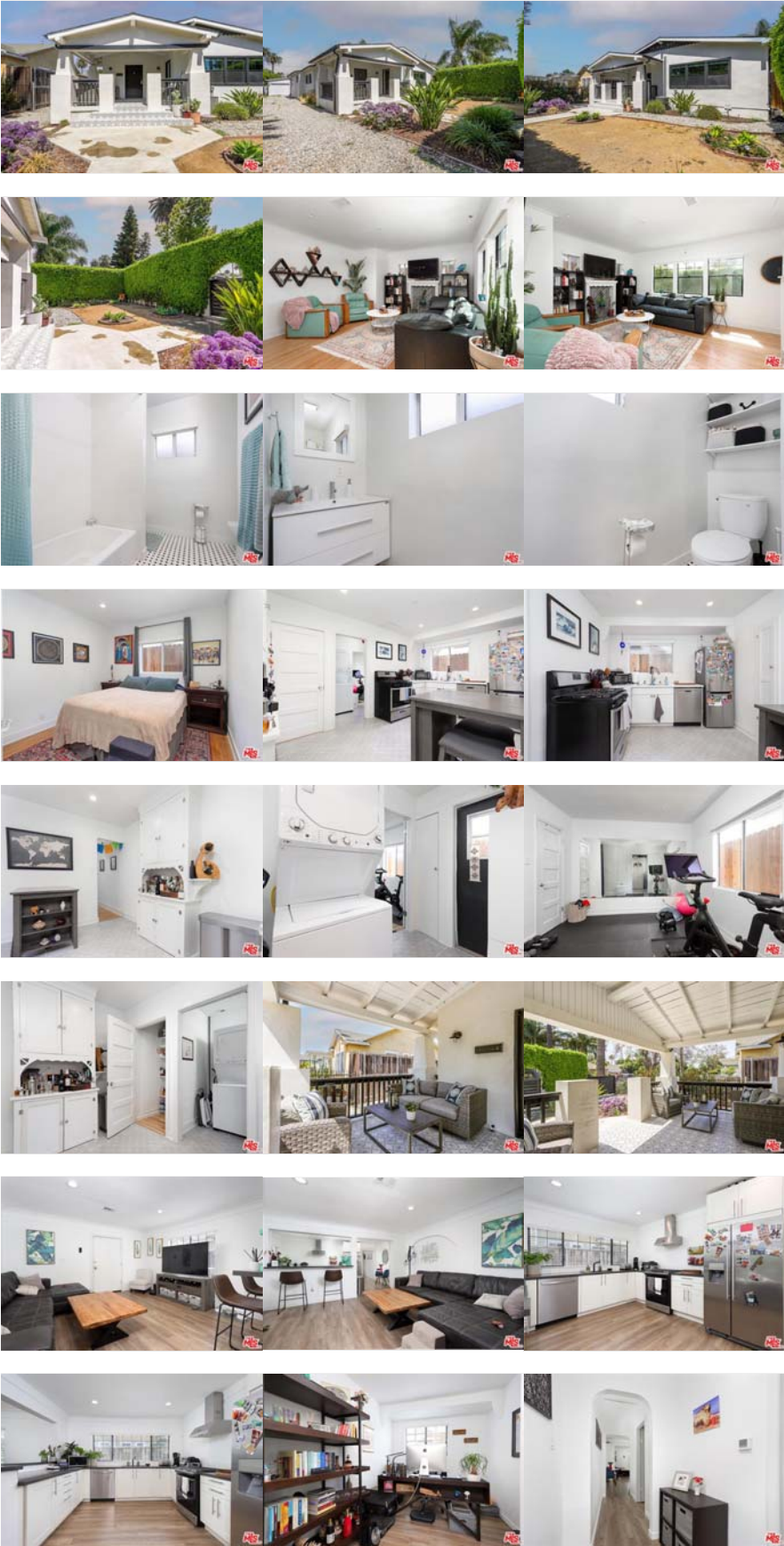
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,200,000/\$1,252,000 ⬆

14 days on the market

Listing ID: 23279457

2625 Carmona Ave • Los Angeles 90016
2 units • \$600,000/unit • 1,934 sqft • 6,401 sqft lot • \$647.36/sqft •
Built in 1929
West of Hauser, South of Adams



Two Spanish homes, three separate yards, and a rare sprawling lot, all in the center of burgeoning West Adams! Equals ONE stunning opportunity. Bring your tools and renovation skills to this already existing character Spanish property with original details and architecture in tact. The property has had several upgrades to get you started and awaits your finishing touches. Front house: Built in 1939, 1350 Square feet, Original front door and formal entry way. 3 generously-sized bedrooms, 1 full bathroom with separate tub & shower, spacious kitchen w/room for eat-in dining and separate laundry room. Original crown molding, arches & glorious Spanish touches found throughout the home. Back House: Built in 1929, 770 Square feet, charming porch, living room with coved ceiling, spacious kitchen, laundry room, two bedrooms and 1 full bathroom. Bonus 150 Sq ft studio space at the back of the property with new hardwood floors & a French door with views of the garden makes a great home office. 2-Car garage completes the back of the property, which may hold ADU potential (buyer to investigate). Surrounded by a beautiful wood fence and electric gate for privacy and security. Green lawns separate each home, along with hibiscus, palm trees and citrus (lemon, lime & kumquat). Upgrades include: new roof & tankless water heater (back house), painted interior (front house) and privacy fence (6' in front, 8' sides and back). The neighborhood is bursting with development. Adams Blvd has diverse businesses and restaurants opening regularly and a newly installed bike lane offers the community easy access. Nearby is the new Whole Foods, a 15-minutes walk, the expo line extending to Downtown and Santa Monica and a plethora of coffee shops. Not to mention downtown Culver City, offering The Culver Steps, Citizen Public Market, Trader Joes and too many fabulous restaurants to name. Apple, Amazon & HBO have all moved in as this neighborhood grows with opportunity. Units are free of tenants offering you the ability to live on the property or take advantage of the desirable rental market. Come see us at the open houses, this one will sell fast!

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace
- Laundry: Individual Room, Inside

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5048029001

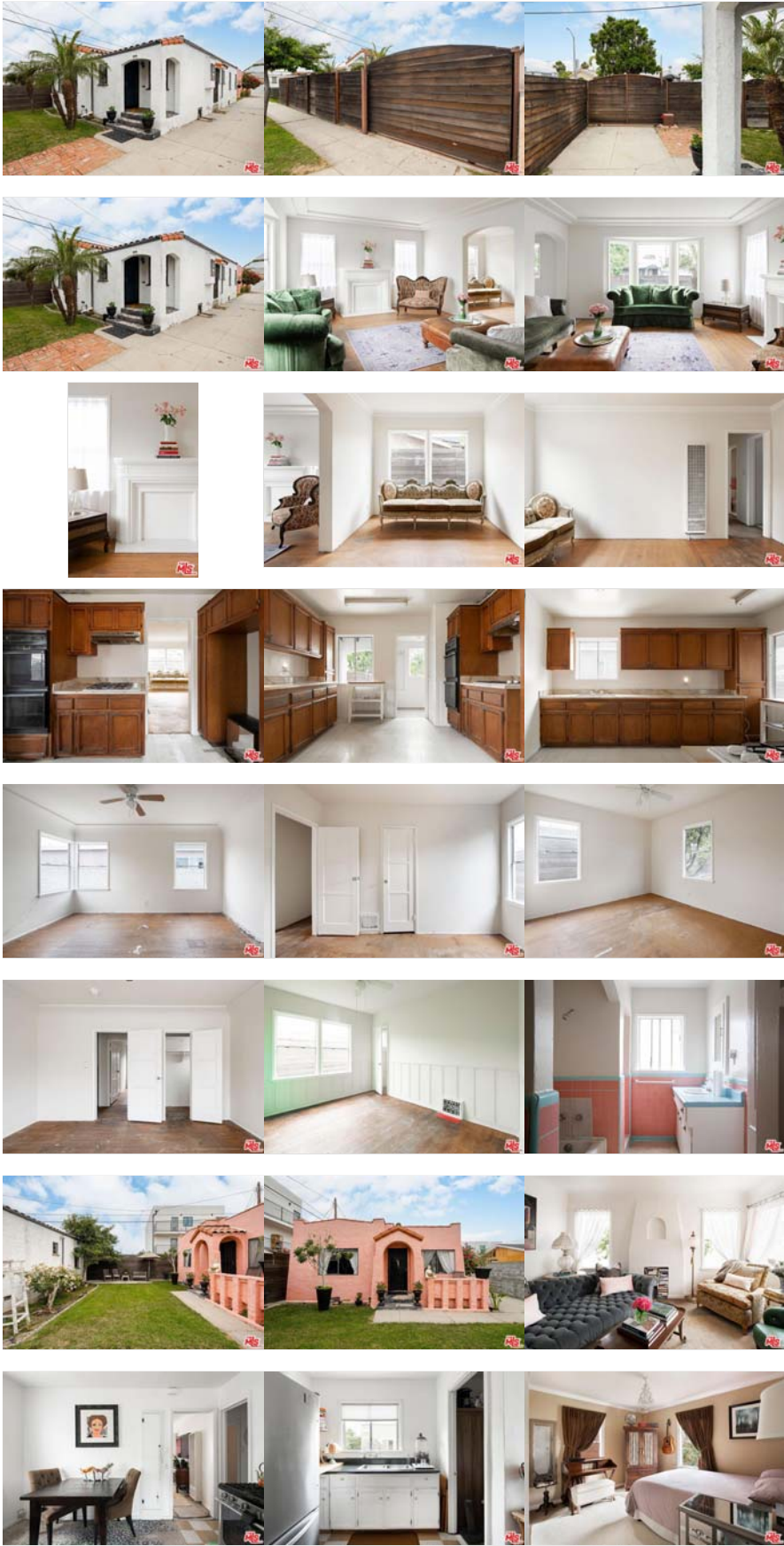
Michael Lembeck

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

Re/Max Property Connection

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

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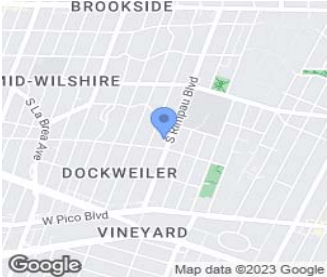
List / Sold:

\$1,825,000/\$1,792,500 ↓

1143 S Rimpau Blvd • Los Angeles 90019
2 units • \$912,500/unit • 4,068 sqft • 7,333 sqft lot • \$440.63/sqft •
Built in 1935

124 days on the market
Listing ID: 23252971

East of La Brea between Pico and Olympic



Whether you're on the hunt for a home for extended family or a quality investment near the Miracle Mile district and Hancock Park, be sure to check out this incredible duplex! This Spanish-style residence is a true architectural gem set on a 7,331-sq ft lot. Bursting with character, the two units with separate entries, each feature three bedrooms, two baths, and over 2,000 sq ft of inspired interior. Enjoy a steady stream of almost \$8,000 income per month or live in one while leasing the other. A lush, gently sloping lawn and water-friendly landscaping borders the steps leading to this 2-story abode. Inside, both units are flooded with natural light streaming through expansive windows, creating a welcoming atmosphere anyone would love to come home to. Neutral tones lend a modern feel, elevated by gorgeous hardwood flooring and detailed vintage touches reflecting its old-world charm. Graceful archways greet you as you transition between the stunning main gathering areas. Decorative fireplaces are the focal point of each living room while striking picture windows with inlaid stained-glass accents frame delightful street views and serene natural vistas. Serve a sumptuous feast under the warm glow of the dining room's chic chandelier hanging from stylized ceilings. Tiled floors cascade across the gourmet kitchen, where you can work culinary magic with its stainless-steel appliances, including a refrigerator, dishwasher, stove, and garbage disposal. You'll also have plenty of handsome shaker-style cabinetry to store your cooking essentials, and gleaming countertops ensure that meal prep is a breeze. Wake up within the restful proportions of the private retreats, all graced with large closets. As premium perks, each unit comes with a washer and dryer in the laundry room and central air to maintain a comfortable temperature year-round. Additionally, there's a carport, a long driveway, and detached garage parking. Set on a peaceful block and zoned LAR2, the property is being sold as-is and all offers to be made subject to inspection. All offers should include proof of funds, and pre-approval with credit scores. Buyers and Agents are advised to do their own due diligence. Finally, the tremendous upside of this investment cannot be ignored, as market rents in the area are potentially \$9,000 per month. Whether you're a seasoned investor looking to expand your portfolio or a first-time buyer seeking a valuable source of revenue in the heart of LA, this is a chance you shouldn't pass up.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 3.73
- \$68196 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Range

Exterior

Annual Expenses

- Total Operating Expense: \$26,520
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,862	\$3,862	\$4,500
2:	2	3	2		Unfurnished	\$4,031	\$4,031	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5083009010

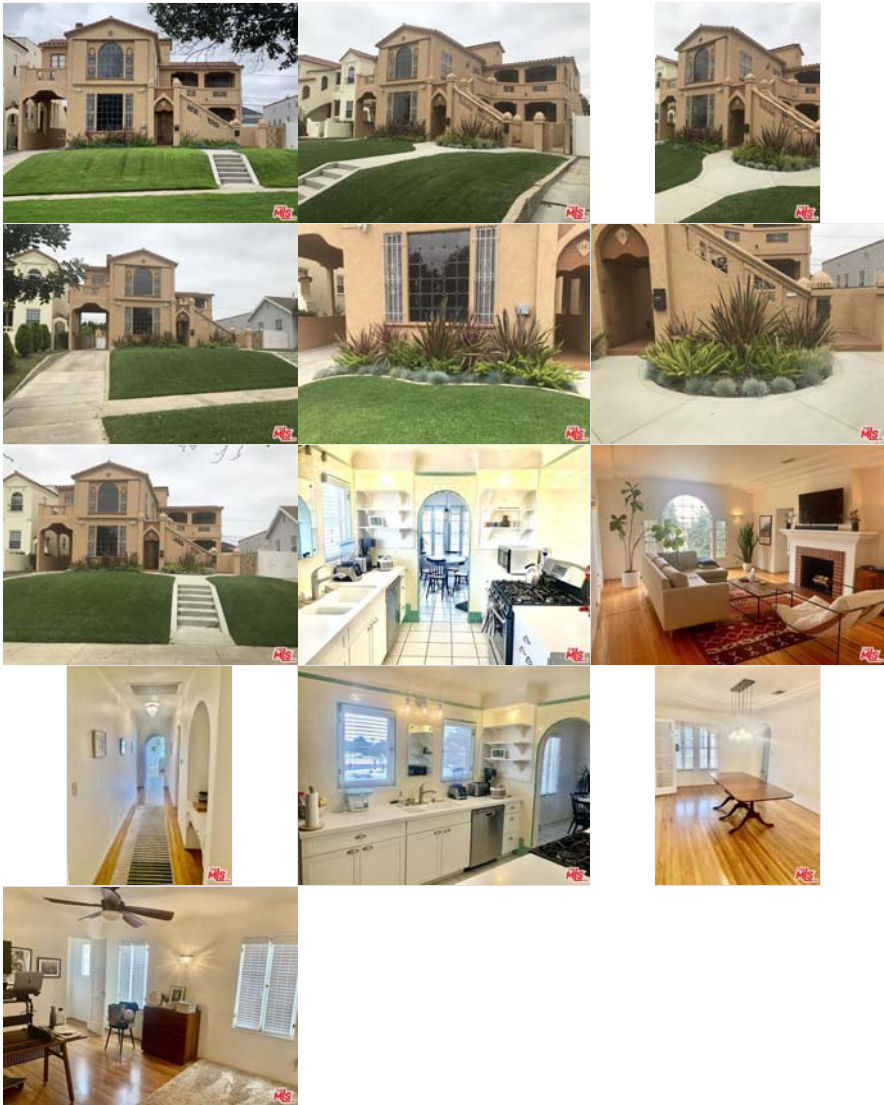
Michael Lembeck

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

Re/Max Property Connection

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

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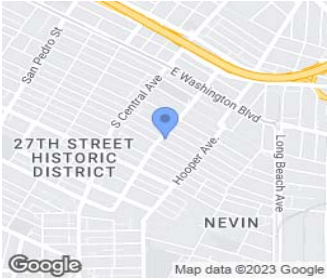
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Closed • Duplex

List / Sold: \$419,000/\$430,000

2218 Naomi Ave • Los Angeles 90011
2 units • \$209,500/unit • 1,895 sqft • 2,707 sqft lot • \$226.91/sqft •
Built in 1916
E. Washinton Blvd & Hooper

23 days on the market
Listing ID: DW23103456



*** TWO UNITS *** WOW *** BESBT PRICED UNITS IN THE AREA **** This property is ready for an investor to make it their own! Add to your portfolio and create wealth. Front unit is two bedrooms with a large kitchen, lots of cabinets and counter space, large open living room, and spacious bedrooms. Rear unit is two bedrooms and two bathrooms. Both units have their own laundry area. Come by and take a look... =)

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$419,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$37419 Gross Scheduled Income
- \$32076 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,757
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$317
- 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	\$1,700
2:	1	2	2	0	Furnished	\$1,418	\$1,418	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5119026002

Michael Lembeck

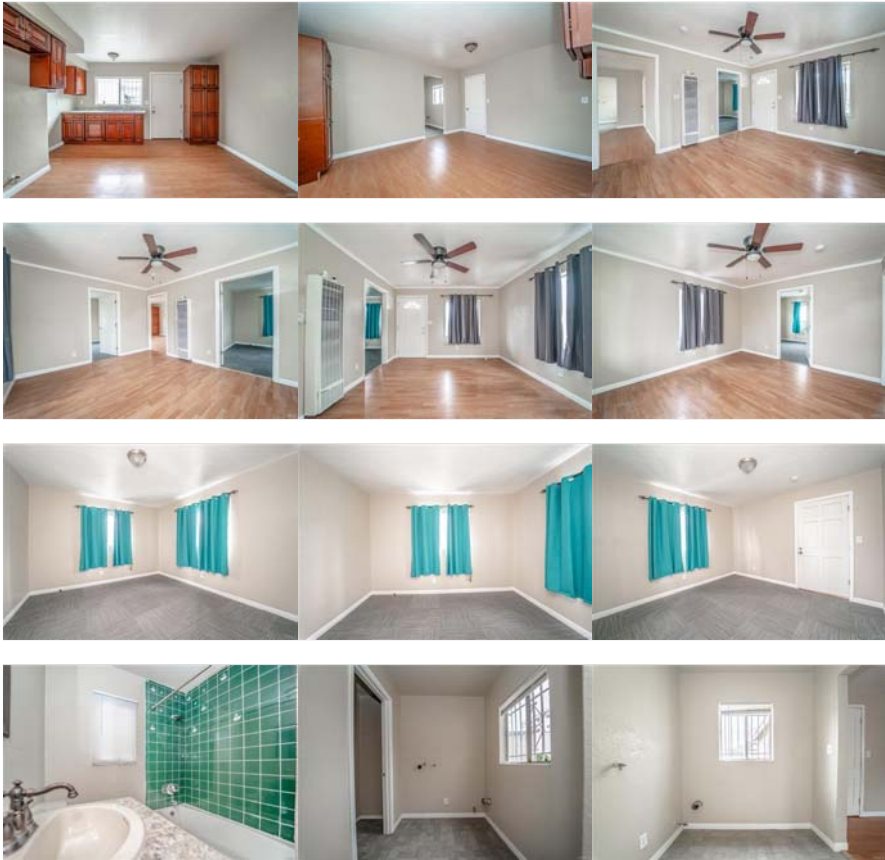
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$724,999/\$715,000 ↓

1055 W 57th St • Los Angeles 90037
2 units • \$362,500/unit • 1,857 sqft • 5,168 sqft lot • \$385.03/sqft •
Built in 1924
S Vernon Ave, W 57th St.

305 days on the market
Listing ID: DW22132823



JUST REDUCED PRICE!!!!!!!! GREAT OPPORTUNITY FOR A BIG FAMILY!!!!!!!!!!!!!! or live in one and rent the other for help to pay the mortgage. Spacious duplex, 2 bedrooms and 1 bath each, open floor plan with spacious bedrooms, formal dining room, kitchen with eat-in area and indoor laundry. Little TLC will enrich this home to your liking. Also, Avocados tree and papaw tree.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$769,999
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$314 (Estimated)
- Laundry: Individual Room, Inside
- \$21600 Gross Scheduled Income
- \$15363 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,237
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02090827
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002019027

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22132823

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Closed • Duplex

List / Sold: **\$750,000/\$820,000** ↗

4603 5th Avenue • Los Angeles 90043

42 days on the market

2 units • \$375,000/unit • 1,711 sqft • 5,904 sqft lot • \$479.25/sqft • Built in 1956

Listing ID: AR23117183

Between Vernon and 48th



Located on the north border of Hyde Park and just a 2 minute drive east of Leimert Park Village, this property is situated in a prime location in a residential block, ready to realize its full potential. This is an add value duplex that is a clean slate ready to be reimagined. 4603 5th Ave is a 2 bedroom 1 bathroom front unit, and 4605 5th Ave is a 3 bedroom 1 bathroom rear unit with a total of 1,711 sqft on a 5,844 sqft lot. Front unit is partially updated. Rear unit has refinished hardwood floors, freshly painted walls, and a private backyard. Both units have full copper repipe. This is the only property on the entire block that has side by side driveway parking that fits up to 4 cars. Potential to build up to 4 stories or convert garage to an ADU. Property is in an Opportunity Zone. Trust Sale.

Facts & Features

- Sold On 09/08/2023
 - Original List Price of \$750,000
 - 1 Buildings
 - 6 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - \$72000 Gross Scheduled Income
 - \$66000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$100
 - Cable TV: 01999125
 - Gardener:
 - Licenses:
- Insurance: \$100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$300
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,015	\$1,015	\$2,500
2:	1	3	1	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5014019025

Michael Lembeck

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

Re/Max Property Connection

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

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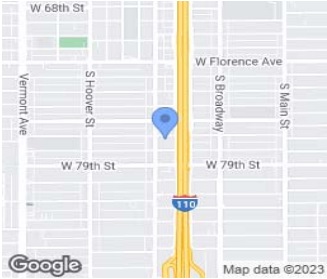
Closed

List / Sold: \$710,000/\$750,000

444 W 77th St • Los Angeles 90003
2 units • \$355,000/unit • 1,714 sqft • 5,498 sqft lot • \$437.57/sqft •
Built in 1940

19 days on the market
Listing ID: 23278043

North Of Manchester, South of Florence, West of 110 FWY. DRIVE BY * DO NOT DISTURB



Well maintained & secure duplex! This is an excellent opportunity to owner occupy and rent out the other, or to add to your investment portfolio! Both units will be delivered vacant. These 2 homes are bright, spacious, airy, and move in ready. Both units have formal dining, laundry rooms, and separate bath/ shower. 3 garages for parking and plenty of uncovered parking spaces for visitors. Recently painted, new floors, updated kitchen, and baths & showers recently glazed and like new. DO NOT DISTURB* Large dog on property.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$710,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included, Inside, In Carport

Interior

- Floor: Laminate, Vinyl

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
- Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020034005

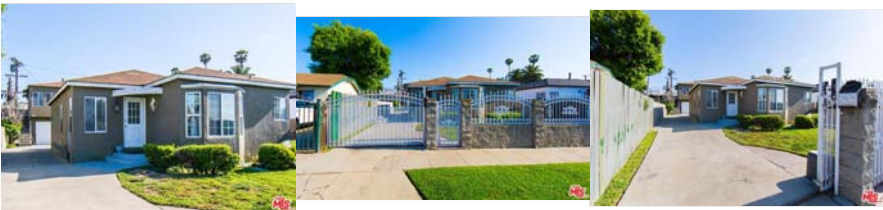
Michael Lembeck

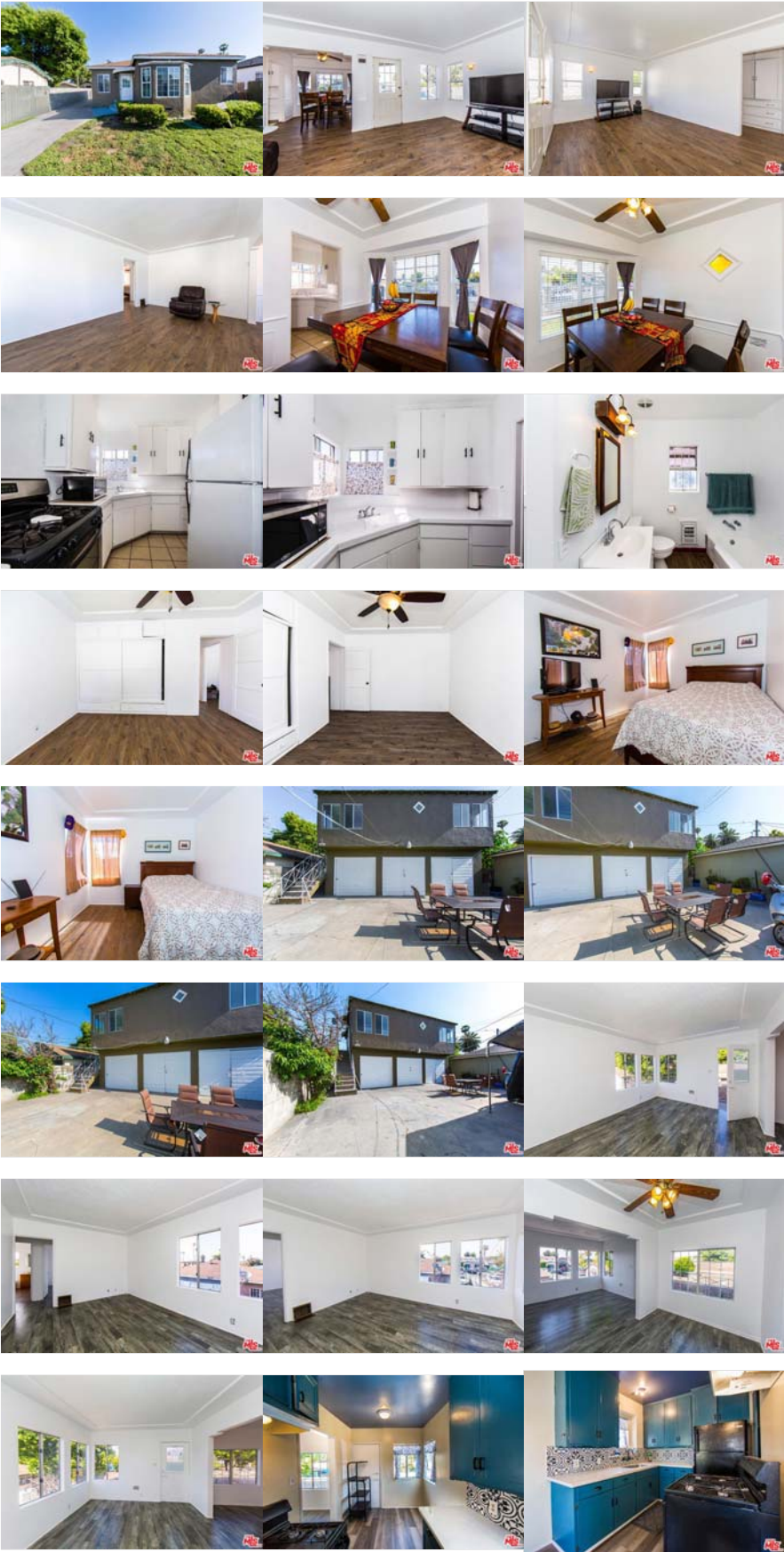
State License #: 01019397
Cell Phone: 714-742-3700

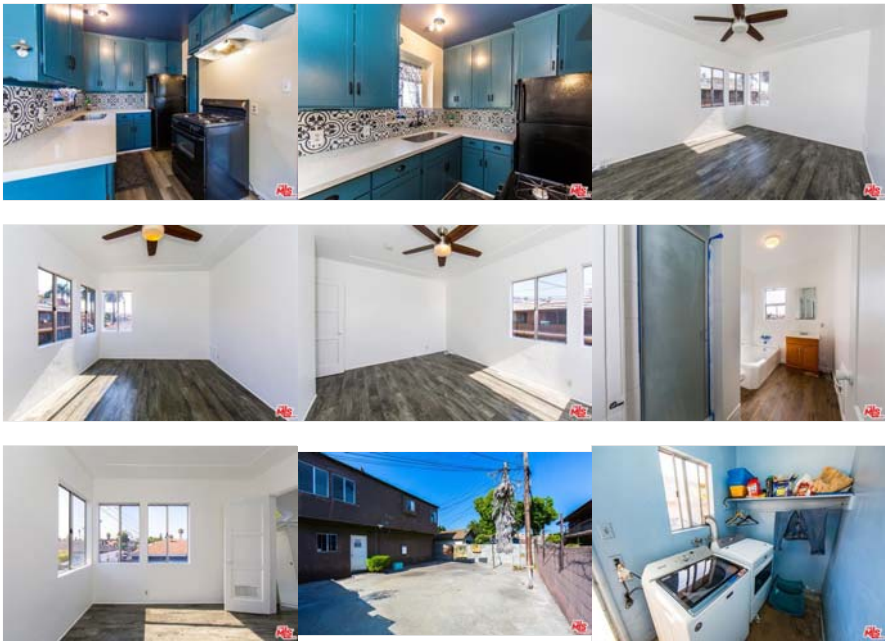
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23278043

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Closed • Duplex

List / Sold: \$869,999/\$895,000

423 E 102nd St • Los Angeles 90003
2 units • \$435,000/unit • 2,526 sqft • 5,210 sqft lot • \$354.32/sqft •
Built in 1952
Avalon and 102nd

26 days on the market
Listing ID: DW23076427



This amazing duplex is a great investment opportunity. You can live in one, and rent the other, or use it as a great space for large families! This property has been well maintained with a newer roof, a fully repainted exterior, new stucco, copper plumbing throughout, and new dual pane windows and Brand New Water Heater. This large property includes plenty of driveway parking and plenty of room for entertainment in the backyard The front house is single level with 3 BR and 2 BA The back House is two levels with 4 BR and 2 BA There is also an unpermitted studio which is great for guests, mother n law quarters, or storage. Extra income as well. Close to 105 N, 110, Beaches, Shops, Downtown LA, and LAX

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$869,999
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$623 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$21000 Gross Scheduled Income
- \$18200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Bonus Room, Kitchen, Laundry, Appliances: Gas Oven, Gas Water Heater
- Living Room, Main Floor Bedroom
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6063005018

Michael Lembeck

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

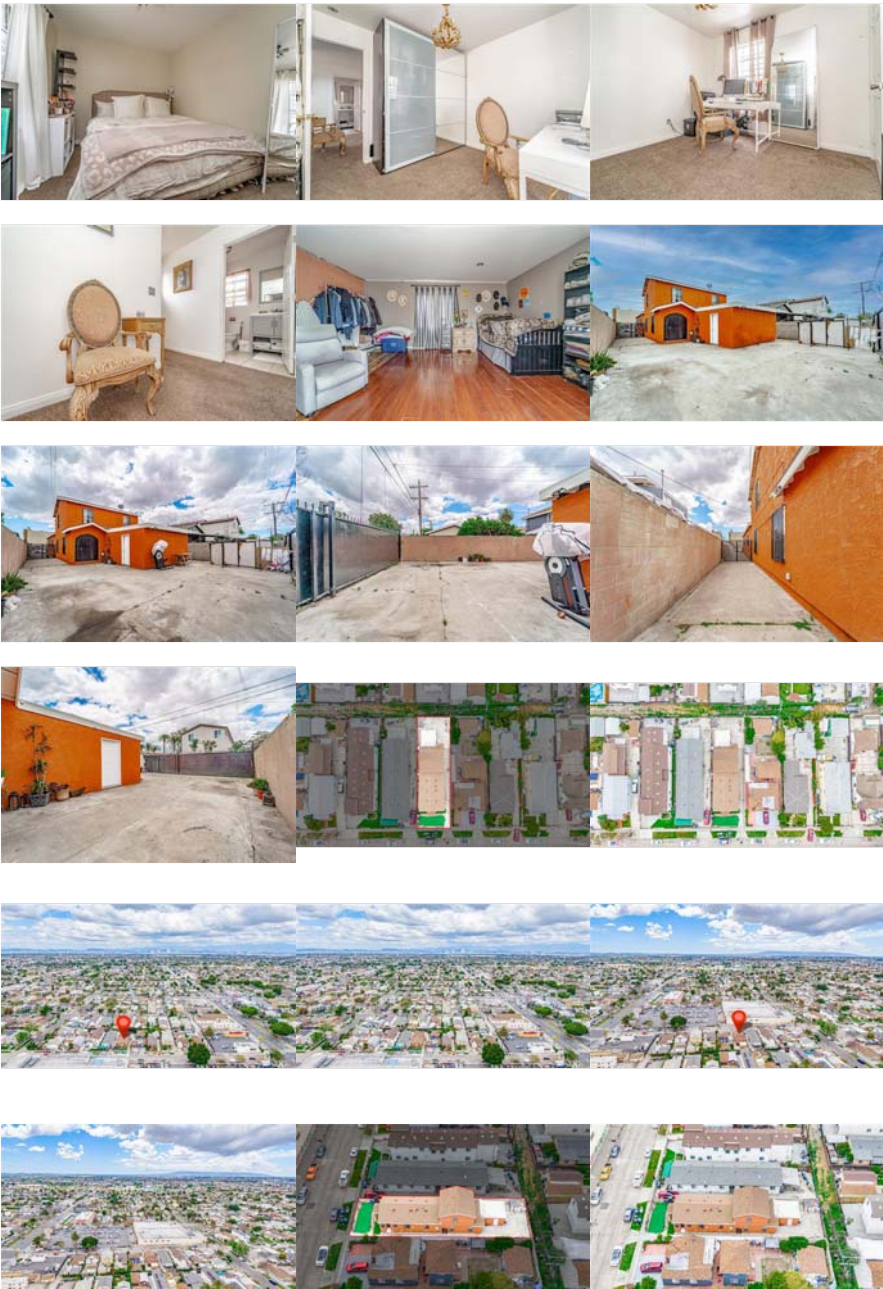
Re/Max Property Connection

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

Click arrow to display photos







Closed •

List / Sold: **\$969,000/\$959,000** ↓

916 W 20th St • Los Angeles 90007
2 units • **\$484,500/unit** • **2,705 sqft** • **6,374 sqft lot** • **\$354.53/sqft** •
Built in 1909

107 days on the market
Listing ID: 23266151

Please use your smartphone's navigation application.



Located in the historically zoned area of University Park North, this charming multi-family property currently has two units but is waiting for its renaissance with an experienced developer at the helm. Zoned LARD1.5, the duplex will transfer ownership with Unit B (upstairs unit - 2 BR/2 BA) delivered vacant and Unit A (lower unit - 2 BR/1 BA) delivered with the tenant in place. The highest and best use of the property may entail the creation of additional rental units due to its proximity to USC and DTLA. Current zoning allows for up to 3 units; however, recent city and state ADU regulations allow for constructing two more units at the rear of the lot, according to LA City. An experienced developer may be able to navigate efficient and grand renovations and new buildings. The yard is fully fenced, and the backyard is accessed via a shared driveway. There is a carport and off-street paved parking in the rear. This property has so much early-1900s charm, including original architectural accents and mature trees, that you must see it fully to appreciate the inherent charisma. The owner pays for water, and each unit pays for electricity and gas individually. " A wonderful neighborhood on the precipice of all the potential improvements being prepared for the Los Angeles Olympics 2028. With the neverending appeal of the USC community and the other grand homes in the neighborhood that have been renovated back to their glory, this property is an appealing project for a visionary whose heart is really in Los Angeles historical neighborhoods.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$999,800
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Vinyl
- Appliances: Range, Oven

Exterior

- Lot Features: Corners Marked, Rectangular Lot, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$1,494
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance: \$150
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$90
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,804	\$1,804	\$1,804
2:	1	2	2		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124015017

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23266151

Printed: 09/10/2023 5:54:02 AM

Closed •

List / Sold:

\$3,275,000/\$3,135,000 ↓

73 days on the market

Listing ID: 23261145

1945 FEDERAL Ave • Los Angeles 90025
2 units • \$1,637,500/unit • 3,648 sqft • 7,373 sqft lot • \$859.38/sqft •
Built in 2008
North of Olympic, south of Santa Monica



1945 FEDERAL AND 1949 FEDERAL ARE BOTH INCLUDED IN THE PRICE. Inspired architectural live/work compound designed by award winning AIA architect, filmmaker, artist and educator, David Ming-Li Lowe. Here Lowe applied industrial technology with the creation of two separate structures divided by a large outdoor patio for the exclusive use of the back house. This unique property highlights bow truss roofs with exposed beams, and glass garage door wall, opening to living, dining and kitchen area. The rear house also includes 3 bedrooms + 2 baths with its own separate address. The front house has 2 bedrooms + 2 baths with a huge second floor balcony. The front house is ideal for work or rental income while the back house is perfect for an owner/user. These recently reimagined loft spaces include new extensive hardscape and landscaping, new wood floors, remodeled bathrooms, a new walk-in closet and storage spaces. Located in the hip Sawtelle, West LA neighborhood, not far from the Expo line and some of the best sushi in Los Angeles.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$3,275,000
- 2 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Floor: Wood
- Appliances: Barbecue, Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4262027040

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









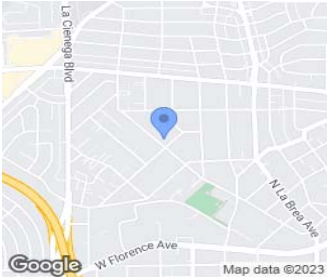
CUSTOMER FULL: Residential Income LISTING ID: 23261145

Printed: 09/10/2023 5:54:02 AM

Closed • Triplex

813 W Beach Ave • Inglewood 90302
3 units • \$483,333/unit • 2,874 sqft • 9,048 sqft lot • \$483.65/sqft •
Built in 1955
Follow GPS

List / Sold:
\$1,450,000/\$1,390,000 ↓
75 days on the market
Listing ID: SB23055935



*See the Matterport 360° Virtual Tour. This triplex is an excellent opportunity for both investors and owner-occupants in a highly sought-after northwest Inglewood neighborhood, nestled between Westchester and La Tijera Village. The property features three fully furnished units, which will be delivered vacant at the close of escrow. The new owner will have complete flexibility to choose their own tenants or enjoy their new home and lease the rear units to help offset mortgage payments. The charming and spacious detached front house with classic 1950s architectural details has been updated with modern amenities, including AC units, recessed lighting, stainless steel appliances, quartz countertops, newly tiled showers, and laminate flooring to name a few. In-unit washers and dryers, ample storage space, and high-speed internet connectivity will be appreciated by tenants. Plus, separate meters for gas and electricity ensure each tenant is responsible for their own utility bills, providing peace of mind for landlords. The property's enclosed front lawn adds to the curb appeal, while the private patio and spacious backyard offer a peaceful retreat for all. The two-car garage, courtyard parking spaces, and a long driveway provide ample off-street parking. The oversized 9,000+ sq. ft. lot provides the possibility of converting the two-car garage and storage room into an ADU to generate even more income (please check with the City of Inglewood). Tenants will enjoy attending events at the Kia Forum, So-Fi Stadium, Hollywood Park Development, and shopping at The Interchange at La Cienega, and the Ladera Center, while being less than 4 miles from the beach. The high-end finishes, spacious layout, recent updates, furniture, and prime location make this property highly attractive to tenants, ensuring maximum occupancy rates and an impressive return on investment. This is an ideal opportunity for both investors and owner-users to acquire a well-maintained triplex in the "City of Champions." The Seller's portfolio includes two additional multi-family properties in Inglewood that are available for purchase. These properties are listed with MLS numbers, SB23056963 - 9725 Crenshaw Boulevard (Fourplex), and SB23056700 - 110 S Eucalyptus Avenue (7 townhome-style units). By purchasing all three properties together, you may benefit from cost savings or increased investment returns. We invite you to consider these possibilities and explore these properties further.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Ductless
- Heating: Central
- \$0 (Unknown)
- Laundry: Dryer Included, Individual Room, Inside, Stackable, Washer Included
- Cap Rate: 4.29
- \$100800 Gross Scheduled Income
- \$62244 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite
- Floor: Carpet, Laminate, Tile, Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan
- Other Interior Features: Ceiling Fan(s), Corian Counters, Furnished, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Closed Circuit Camera(s), Smoke Detector(s)
- Fencing: Block, Redwood, Stucco Wall, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,516
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,532
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017013017

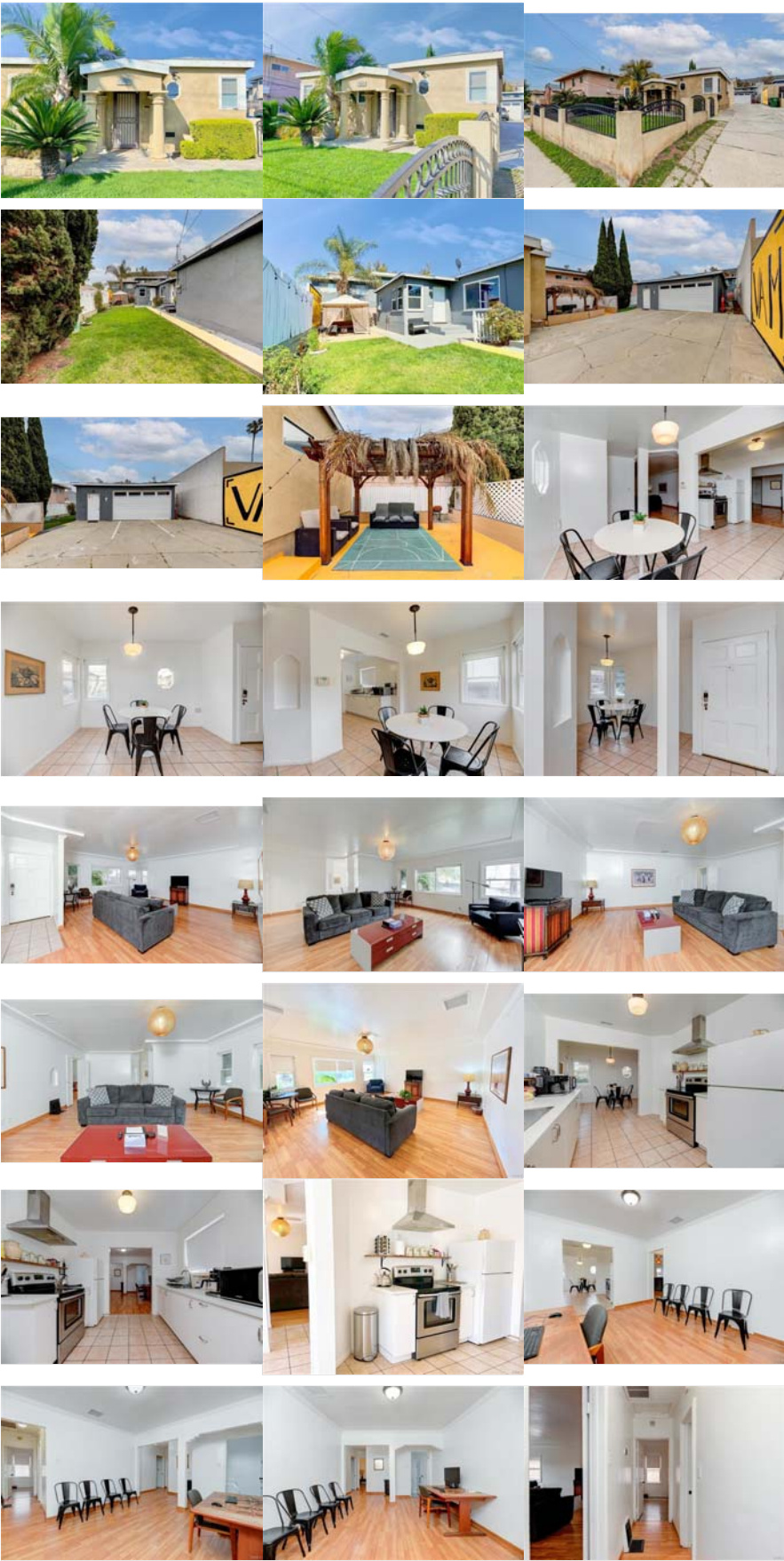
Michael Lembeck

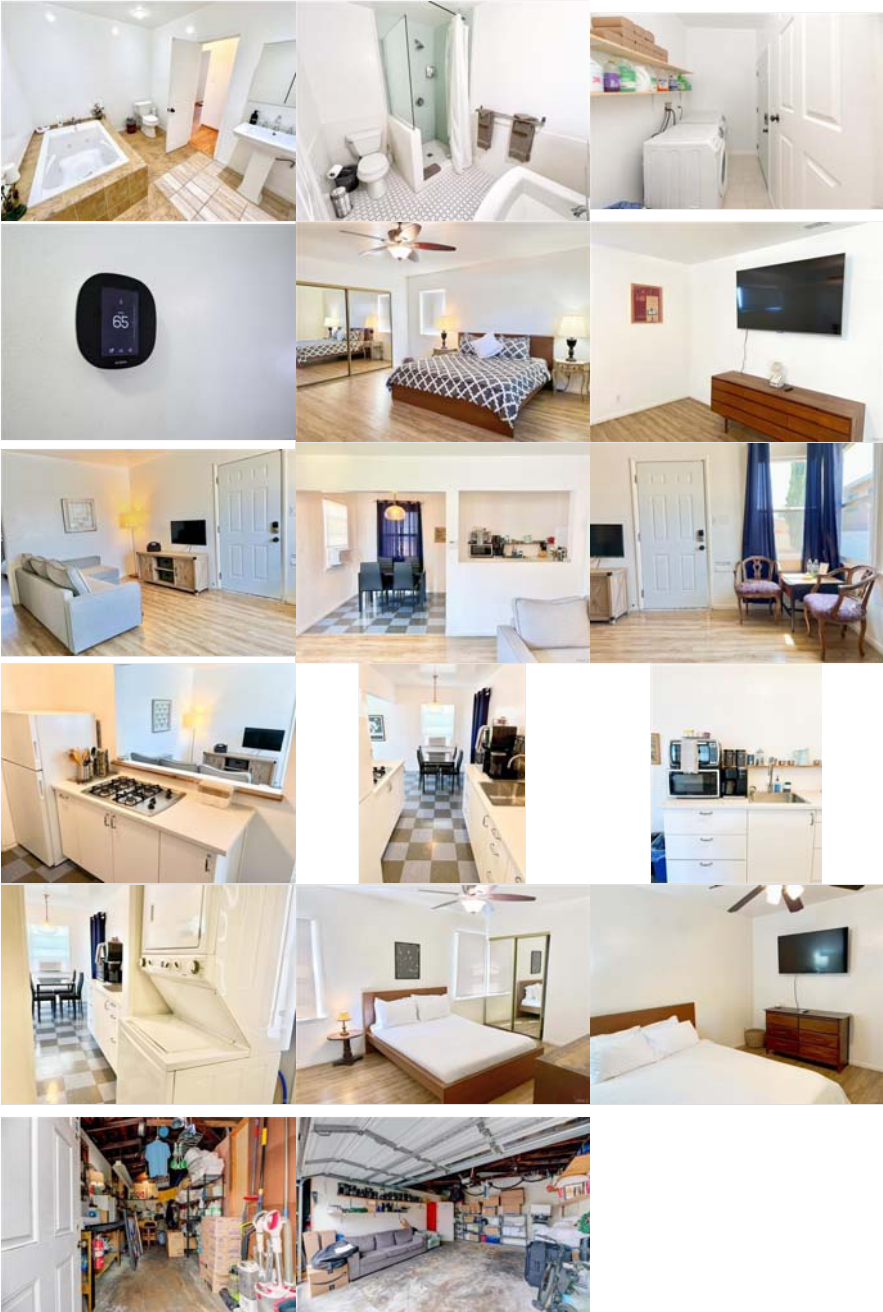
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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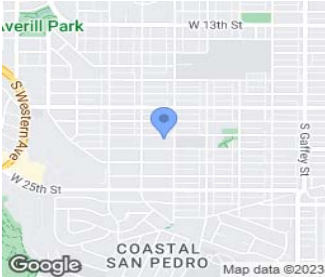




Closed • Triplex

1127 W 21st St • San Pedro 90731
3 units • \$333,333/unit • 1,628 sqft • 5,403 sqft lot • \$620.39/sqft •
Built in 1923
Cross Streets: 21st St & S Leland St

List / Sold:
\$1,000,000/\$1,010,000 ↓
41 days on the market
Listing ID: DW23099494



A rare find in a desirable community, recently upgraded with all the desired amenities and none of the headaches; ready to house well qualified long term tenants at a premium. Property strategically composed of a 2 bedroom 2 bath single family home with ample space in the front yard for leisure and a rear duplex consisting of two one bedroom one bath units with a nonrestrictive private back yard beautified by a 100-year-old bonsai-inspired honey fig tree. Plenty of space for sunny days or tranquil afternoon BBQ's and wine gatherings with loved ones. Each unit includes washer/dryer hooks, new plumbing, electrical, structural, and cosmetic work consisting of new drywall, insulation, fire sprinklers, kitchen, flooring, doors, separate utilities for each , paint, and new water heaters. Detached structure is potentially to be used as a crafts shop, art studio, storage or coverage garage. Unusually long driveway for ample parking.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,069,990
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$278 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$81600 Gross Scheduled 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: \$100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02017019
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,900	\$2,900	\$2,900
2:	1	1	1	0	Unfurnished	\$1,950	\$1,950	\$1,950
3:	1	1	1	0	Unfurnished	\$1,950	\$1,950	\$1,950

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%
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7460029012

Michael Lembeck

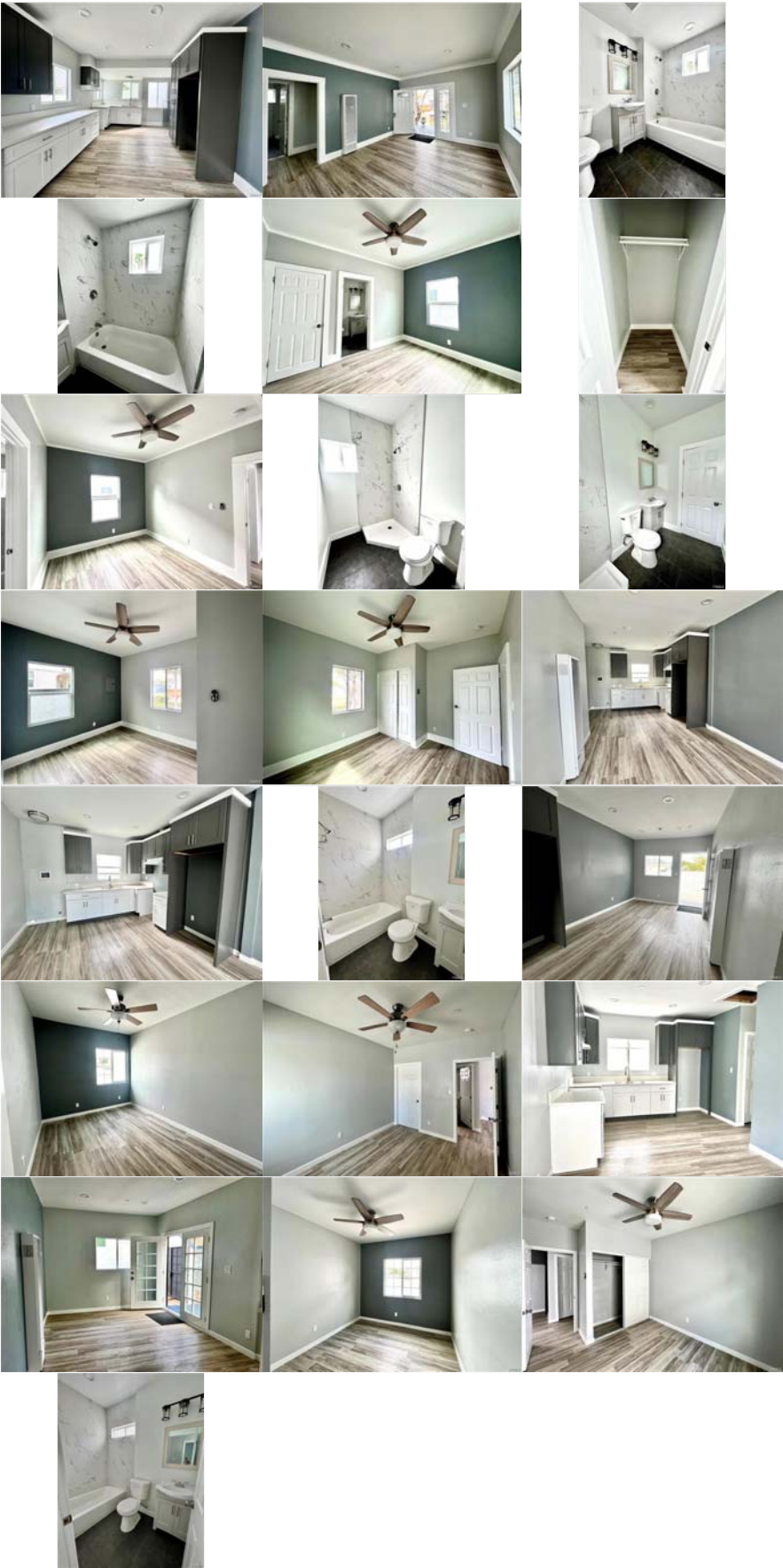
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,989,000/\$1,800,000 ↓

41 days on the market

Listing ID: 23284795

513 N Palm Ave • Alhambra 91801
3 units • \$663,000/unit • 3,751 sqft • 15,120 sqft lot • \$479.87/sqft •
Built in 1923
East of Huntington Dr. and go South on Marengo Ave. and becomes Palm Ave.



Prime location right in front of Alhambra Park with 15,120 sq. ft lot. Large development potential (R3 zoning). This REMARKABLE 3-unit property was also designed & combined to be used as a single family home. Enchant your senses at this inviting Craftsman-style property with its impressive curb appeal, circular driveway and the inviting / charming front porch. First unit is most of the main front of the house which consists of expansive living room and large windows with the view of the Park, beautiful large crown moldings and fireplace. A door opens to the kitchen, dining area and spacious pantry. There is also a door from the kitchen that leads to the side driveway. Past the kitchen is a wide hallway that leads to two generously sized bedrooms with walk-in closets and spacious full bath and another door leads to the laundry area. Second unit can be accessed from the left side of the driveway that also offers an inviting covered patio. This unit consists of living room, a pocket door that opens to the bedroom, kitchen with dining area, full bath and additional bedroom that can be used as an office. There is a spacious basement with a toilet that is accessible from the 1st and 2nd unit. Third unit is upstairs and has a spacious living room, 2 bedrooms, full bath, kitchen, dining area, window shutters and plenty of storage cabinets. This unit can be accessed through the laundry room and also has its own stairs located outside the house for direct access. Dedicated laundry room accessible to all 3 units. Abundance of warm natural light flows throughout the house. Rear yard offers beautiful sprawling entertaining space with manicured lawn and mature landscaping. There is a 2-car garage, carport parking, workshop and a storage room. This property has so much to offer. Fabulous income property or a living space for a family who seeks an expansive floorplan for today's lifestyle. Minutes to Costco, Target, South Pasadena, restaurants, entertainment and shops. Upstairs unit is tenant occupied. First and second units are owner occupied and will be delivered vacant. Property has been used as a Single Family Residence until recently. MUST SEE!

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,989,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- 1 Total carport spaces
- Heating: Floor Furnace
- Laundry: Inside
- \$94690 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$7,310
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,000
2:	2	2	1		Unfurnished	\$0	\$0	\$3,000
3:	3	2	1		Unfurnished	\$1,500	\$1,900	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5339015015

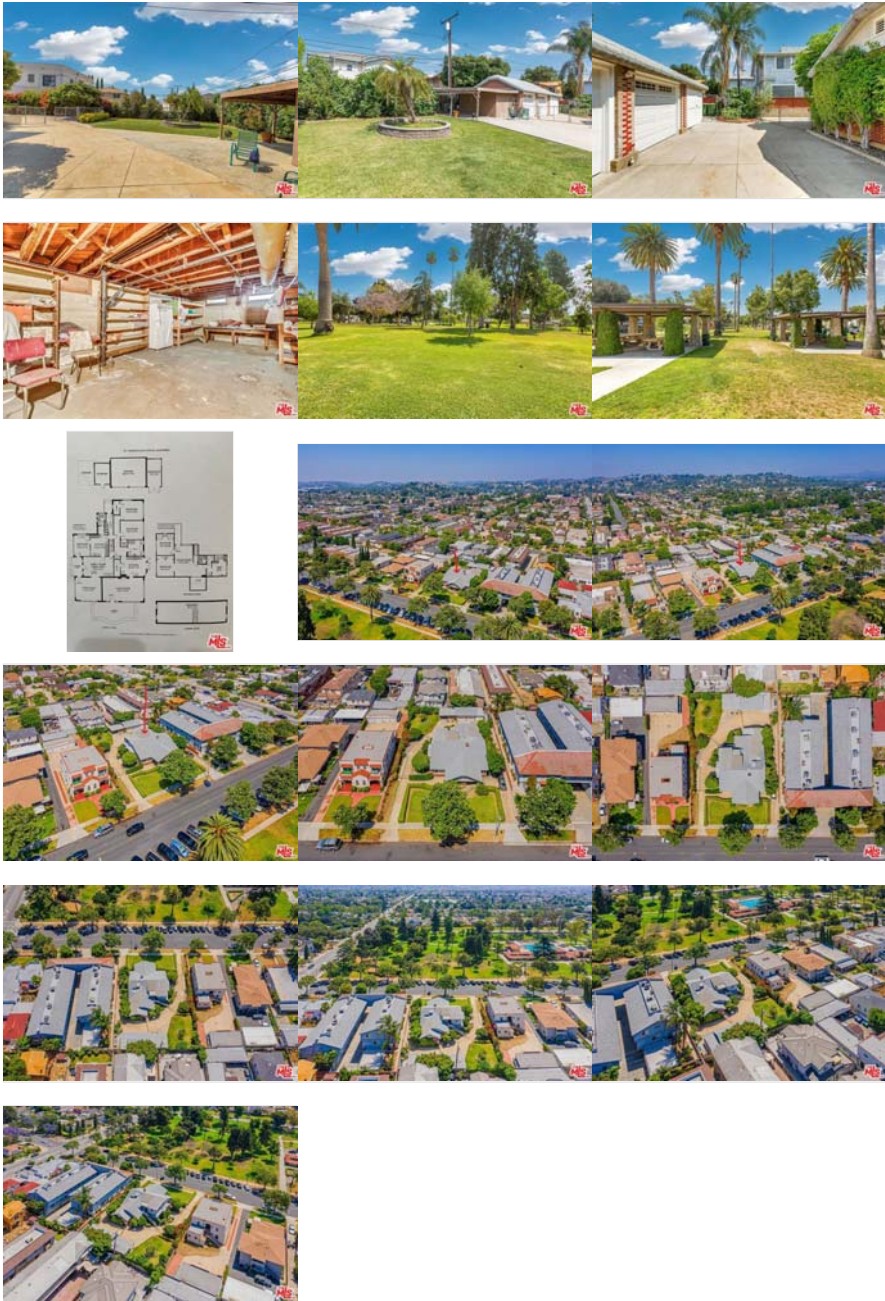
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Click arrow to display photos







Closed • Triplex

2518 N Brighton St • Burbank 91504
3 units • \$450,000/unit • 2,194 sqft • 6,192 sqft lot • \$615.31/sqft •
Built in 1949
East of Buena Vista, north of I-5 off Tulare

List / Sold:
\$1,350,000/\$1,350,000
11 days on the market
Listing ID: BB23118716



Rare, Extremely desirable TRIPLEX in the Burbank Hill Area above I-5. Quiet, serene neighborhood with almost zero ever hitting the market! Well cared for but significantly below market rents, the ideal target for major updates and re-tenanting. Large units, each with In-Unit Laundry hook-ups (tenants' w/d units). "Owners unit" with private rear yard. 3 garages not included in the rents, so ideal ADU conversion for massive income increase. Garages available for buyer to use while renovating or lease for immediate income. Good sized units in a flat, walkable mid-block location near everything: Jobs, transportation, restaurants, schools, parks, bikeways. No airport noise here! Very strong potential upside. Ideal for knowledgeable operators.

Facts & Features

- Sold On 09/04/2023
- Original List Price of \$1,350,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$345 (Estimated)
- \$58560 Gross Scheduled Income
- \$58559 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Main Floor Bedroom
- Floor: Carpet, Wood
- Appliances: None
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Landscaped, Level with Street, Rectangular Lot, Near Public Transit, Walkstreet, Yard
- Fencing: None
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01363719
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,370	\$16,440	\$26,400
2:	1	1	1	0	Unfurnished	\$1,460	\$17,520	\$26,400
3:	1	2	1	0	Unfurnished	\$2,050	\$24,600	\$31,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2473017013

Michael Lembeck

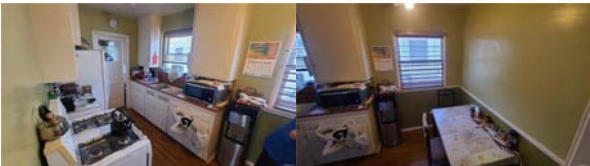
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: BB23118716

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Closed •

3906 Pacific Ave • Marina del Rey 90292
3 units • \$831,667/unit • 3,412 sqft • 4,690 sqft lot • \$691.68/sqft •
Built in 1966
On the Marina del Rey Peninsula - Hurricane and Pacific

List / Sold:
\$2,495,000/\$2,360,000 ↓
165 days on the market
Listing ID: 23240327



ICONIC BOAT HOUSE BUILDING - This is a rare property in an excellent location just steps to the sand on the Marina Peninsula. One unit can be delivered vacant. This is a 3 unit building but it is operating as a 4 unit building. All units have been maintained and the one bedroom is vacant. Units are one one level, the rooms are very large and the floor plan is open and comfortable with outdoor space. There are 7 outdoor side by side parking spaces, one tandem space and one enclosed garage. From here you can walk or stroll to the beach, Venice Canals, Abbott Kinney, coffee and fantastic restaurants.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Laundry: Dryer Included, Individual Room
- \$126198 Net Operating Income

Interior

- Rooms: Walk-In Closet, Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Built-In, Oven, Microwave
- Other Interior Features: Recessed Lighting, Living Room Balcony, Living Room Deck Attached, Open Floorplan

Exterior

Annual Expenses

- Total Operating Expense: \$14,802
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,100	\$4,100	\$5,250
2:	2	1	1		Unfurnished	\$2,950	\$2,950	\$3,800
3:	3	2	2		Unfurnished	\$3,500	\$3,500	\$5,250
4:	4	0	1		Unfurnished	\$1,200	\$1,200	\$2,250
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225010027

Michael Lembeck

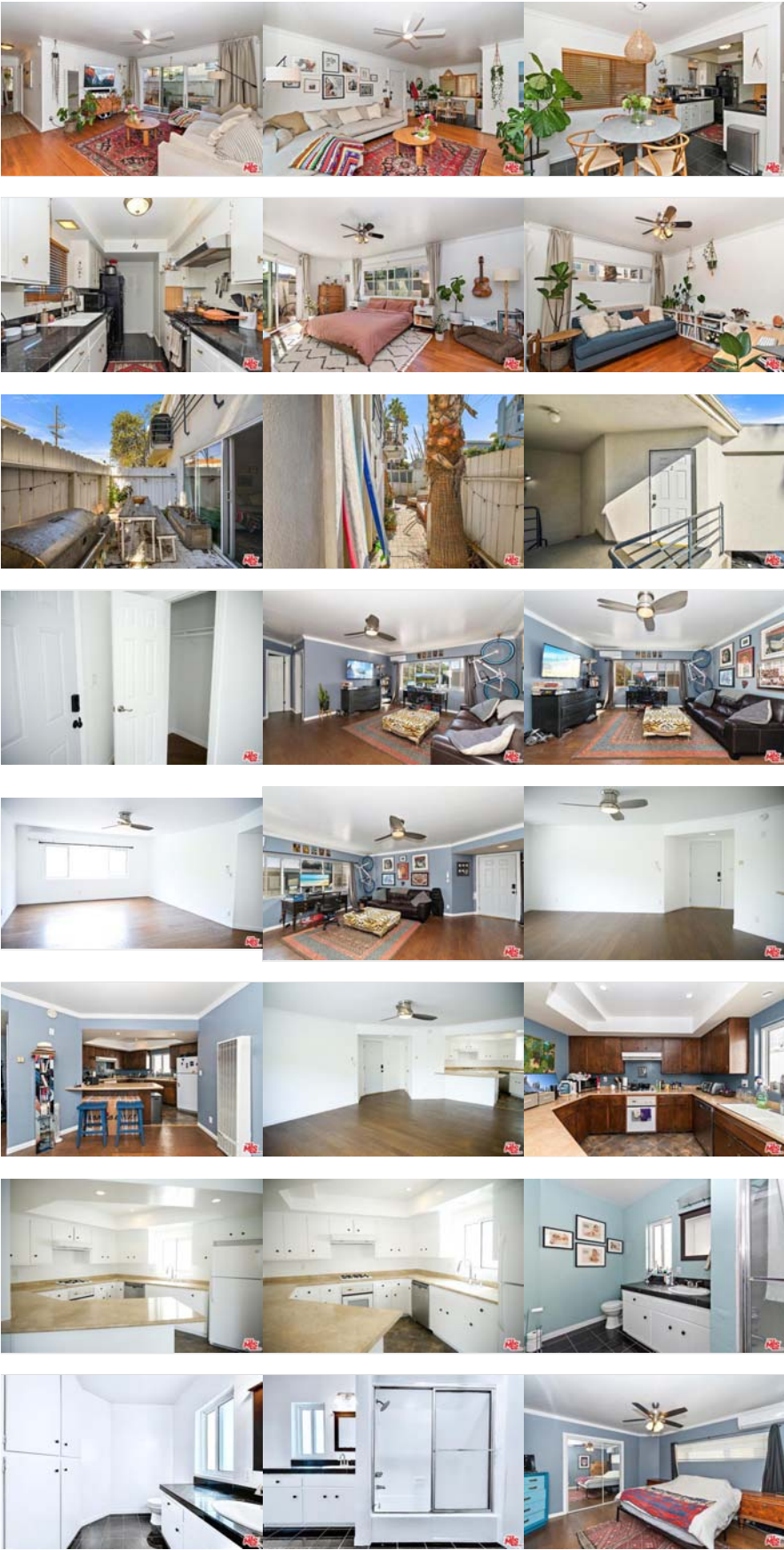
State License #: 01019397
Cell Phone: 714-742-3700

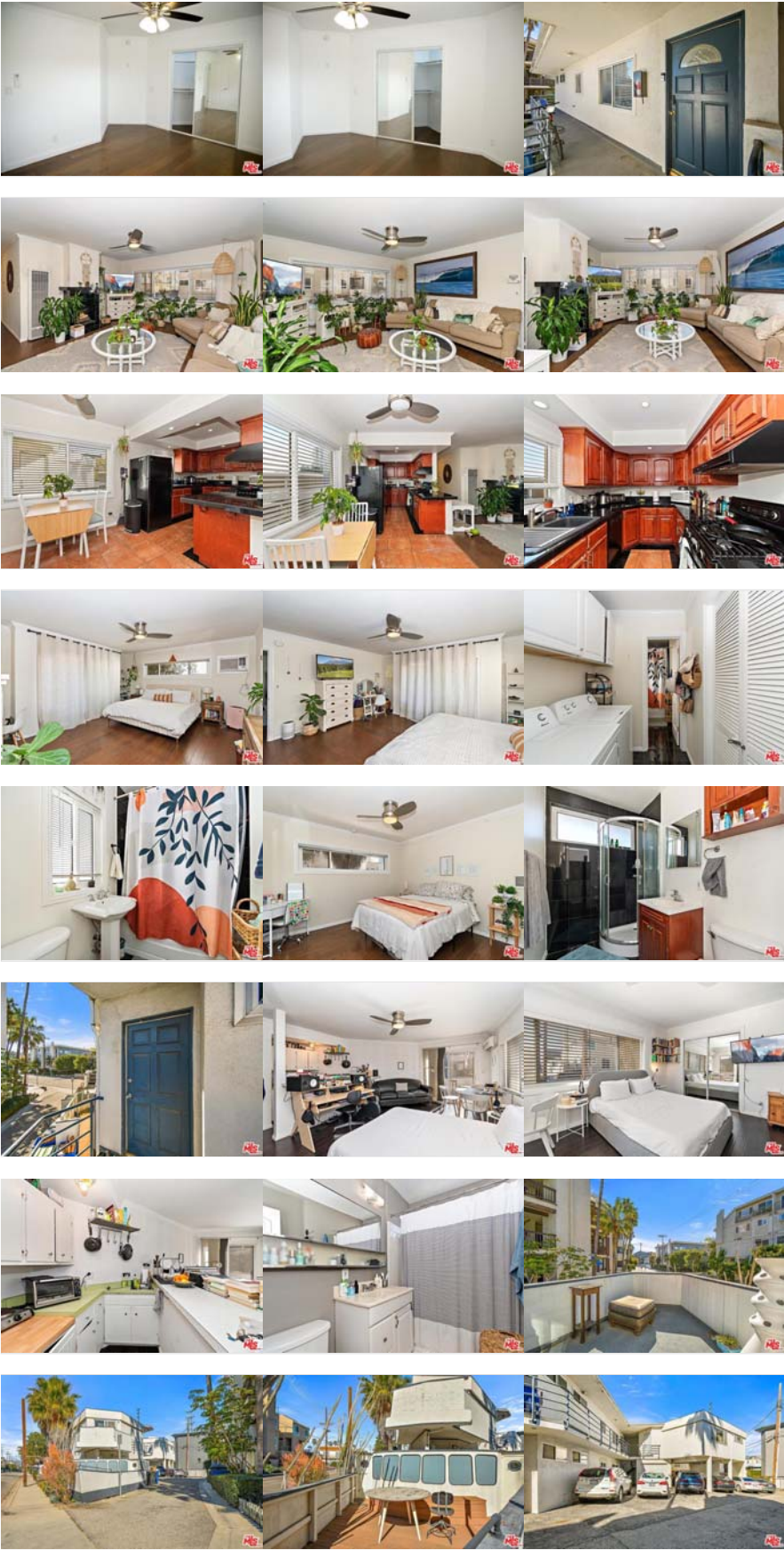
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23240327

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Closed •

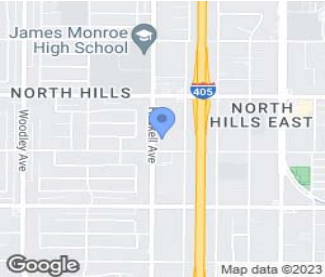
List / Sold:

\$1,499,990/\$1,570,000 ⬆

18 days on the market

Listing ID: 23288095

8924 Haskell Ave • North Hills 91343
3 units • \$499,997/unit • 3,934 sqft • 28,703 sqft lot • \$399.08/sqft •
Built in 1951
405N exit Nordoff, turn left; Haskell left



What an unusual property! This unique property offers 4 bedrooms and 3 bath, in the main house. 2 bed / 2 bath ADU. Property has a total of 6 bedrooms (possibly up to 8 bedrooms), and 5 bathrooms, with 3 kitchens, all on this 28,000 sq.ft. lot. Pool House has it's own kitchen and bathroom. New Electrical Panels throughout main house, and other dwellings. This home also has a beautiful pool, with solar heating. Privately gated with lots of additional parking and storage including, if inclined, potential income on 2 or more RV spaces, or just park your own. Perfect SB-9 property, and additional ADU options are a possibility on this great piece of land. This could be a great income property, family compound, or community home. Original owner relocating out of state. This large piece of property features several income options. For more information, please call agent to discuss. Great potential cash-flow/investment opportunity. "Marvelous 1031 Exchange Replacement Property" ask our 1031 Exchange Expert why?

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$1,499,990
- 3 Buildings
- 17 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air, Dual, Electric
- Heating: Solar, Central, Natural Gas
- Laundry: Washer Included, Dryer Included, Individual Room, Inside
- Cap Rate: 3.46
- \$70133 Net Operating Income

Interior

- Rooms: Guest/Maid's Quarters, Living Room, Office, Den,
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop
- Floor: Wood, Tile
- Other Interior Features: Ceiling Fan(s), Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,080
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,400	\$2,400	\$28,800
2:	1	2	2		Unfurnished	\$3,500	\$3,500	\$42,000
3:	1	1	1		Unfurnished	\$1,500	\$1,500	\$18,000
4:	1	1	1		Unfurnished	\$1,800	\$1,800	\$21,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- NOH - North Hills area
- Los Angeles County
- Parcel # 2672008019

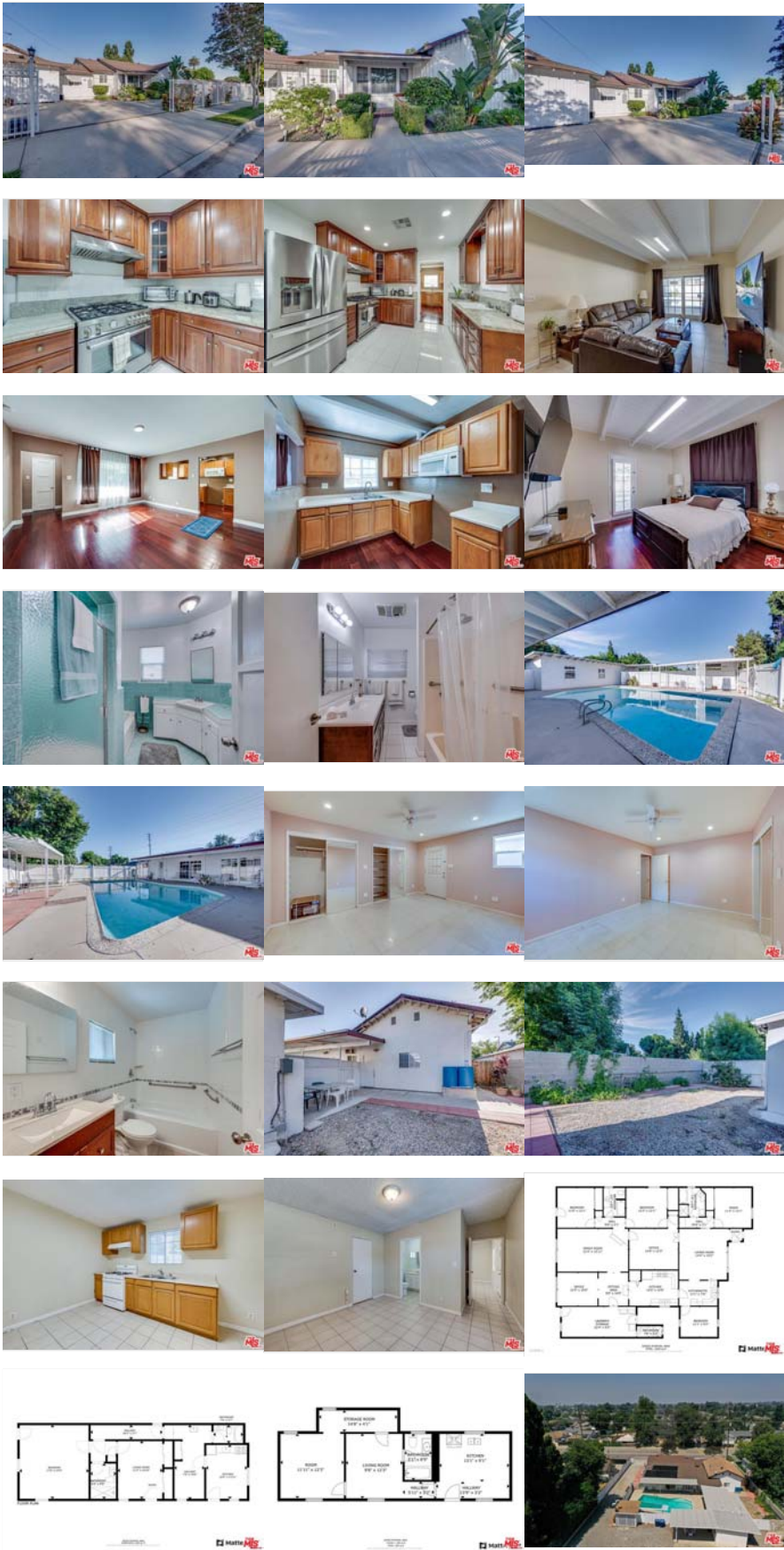
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23288095

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Closed • Duplex

List / Sold: \$949,000/\$880,000 ↓

5419 S Harcourt Ave • Park Hills Heights 90043

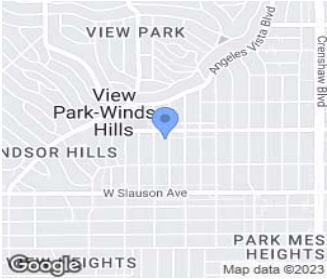
105 days on the market

3 units • \$316,333/unit • 1,836 sqft • 6,913 sqft lot • \$479.30/sqft •

Built in 1924

Listing ID: IN23034942

54th st & Slauson



Duplex + 1 unit above the Garage for sale. All units are (1 BDR / 1 Ba) Each. Located in a very Desirable residential Street. Unit above the garage is currently vacant. Close to school, shopping & freeways.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$949,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- 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: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- 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	1	Unfurnished	\$1,060	\$1,060	\$1,495
2:	1	1	1	1	Unfurnished	\$1,060	\$1,060	\$1,495
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,495

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5007013004

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: IN23034942

Printed: 09/10/2023 5:54:02 AM

Closed •

List / Sold:

\$1,299,000/\$1,299,000 ↓

38 days on the market

Listing ID: 23278251

314 N Market St • Inglewood 90302
4 units • \$324,750/unit • 3,898 sqft • 5,272 sqft lot • \$333.25/sqft •
Built in 1960
Exit the 10 freeway off of La Brea, East on Beach Avenue, take North Market , to 314 N Market St.



This is the ideal investment property, a 4 multi-family unit with great potential for rental income. The property consists of 8 bedrooms, 5 bathrooms, and a living room in each unit. With 4 parking spaces and a garage, this quadruplex has plenty of space for everyone to park, and there is also a laundry unit on the property, so there is something for everyone. It is located in Inglewood, just a short distance from Sofi Stadium, The Forum, and Crenshaw/LAX Transit. This is one of the most outstanding multi-family properties in a spectacular part of Inglewood. Property "Sale is subject to court confirmation and overbidding" then we are ready to close. The perfect income property, it would be a mistake not to grasp this opportunity and capitalize on all this potential. Property would be sold ** AS IS **

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: One
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01836728
- 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	\$2,000	\$2,000	\$3,000
2:	2	2	1		Unfurnished	\$2,050	\$2,050	\$2,500
3:	3	2	1		Unfurnished	\$1,350	\$1,350	\$2,400
4:	4	1	1		Unfurnished	\$1,050	\$1,050	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016027010

Michael Lembeck

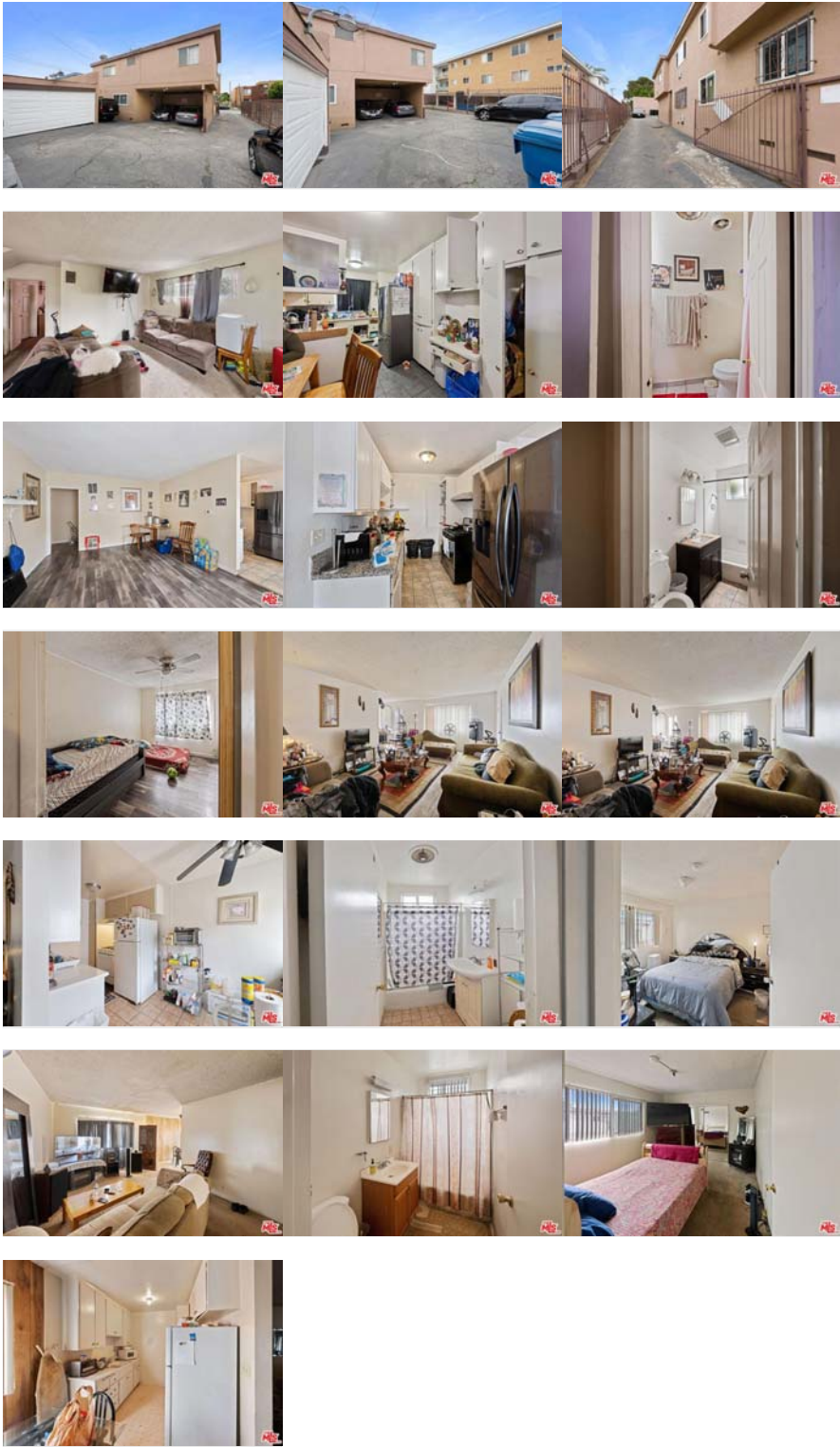
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,295,000/\$1,375,000

20 days on the market

Listing ID: 23281189

25406 - 25408 Cypress St • Lomita 90717
4 units • \$323,750/unit • 3,840 sqft • 10,335 sqft lot • \$358.07/sqft •
Built in 1964
North of Pacific Coast Highway, West of Narbonne Avenue, East of Pennsylvania Avenue, South of 250th Street



Highly Desirable Lomita Location - Just a Few Blocks from Rolling Hills Plaza | All 2-Bedroom/1.5-Bathroom Units | Large 10,335-Square Foot Lot | Desirable Opportunity to Add Up to 2 ADUs (Accessory Dwelling Units) | Total of 5 Garages | No Local Rent Control - Defaults to AB 1482 | Tremendous Value-Add Opportunity - Approximately 58% in Rental Upside | 7.65% Pro-Forma Cap Rate & 10.01 Pro-Forma GRM | Residential Asset - Perfect Owner-User Opportunity | Close Proximity to Torrance Crossroads, Palos Verdes, Rolling Hills Estates, Redondo Beach & the Pacific Ocean

Facts & Features

- Sold On 09/07/2023
 - Original List Price of \$1,295,000
 - 2 Buildings
 - 5 Total parking spaces
- Cap Rate: 4.13
 - \$53448 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,859
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02081496
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,600	\$1,600	\$2,695
2:	1	2	1		Unfurnished	\$1,650	\$1,650	\$2,695
3:	1	2	1		Unfurnished	\$1,875	\$1,875	\$2,695
4:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,695
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 121 - Lomita area
 - Los Angeles County
 - Parcel # 7373012021

Michael Lembeck

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

Re/Max Property Connection

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

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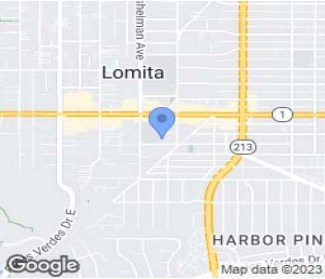
List / Sold:
\$1,350,000/\$1,450,000 📈

20 days on the market

Listing ID: 23281213

1929 - 1931 259th PI • Lomita 90717
4 units • \$337,500/unit • 3,894 sqft • 10,502 sqft lot • \$372.37/sqft •
Built in 1950

South of Pacific Coast Highway, West of Western Avenue, East of Eshelman Avenue, North of 262nd Street



Highly Desirable Lomita Location - South of Pacific Coast Highway | Outstanding Unit Mix of 2-Bedroom & 3-Bedroom Units | Large 10,502-Square Foot Lot | Desirable Opportunity to Add Up to 2 ADUs (Accessory Dwelling Units) | Garage Parking | No Local Rent Control - Defaults to AB 1482 | Tremendous Value-Add Opportunity - Approximately 62% in Rental Upside | 7.51% Pro-Forma Cap Rate & 10.14 Pro-Forma GRM | Residential Asset - Perfect Owner-User Opportunity | Close Proximity to Rolling Hills Plaza, Torrance Crossroads, Palos Verdes, Rolling Hills Estates, Redondo Beach & the Pacific Ocean

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$1,350,000
- 3 Buildings
- 8 Total parking spaces
- 4 Total carport spaces
- Cap Rate: 3.9
- \$52635 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$26,344
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,630	\$1,630	\$2,650
2:	1	2	1		Unfurnished	\$1,525	\$1,525	\$2,695
3:	1	3	1		Unfurnished	\$1,975	\$1,975	\$3,050
4:	1	2	1		Unfurnished	\$1,725	\$1,725	\$2,695
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 121 - Lomita area
- Los Angeles County
- Parcel # 7553012021

Michael Lembeck

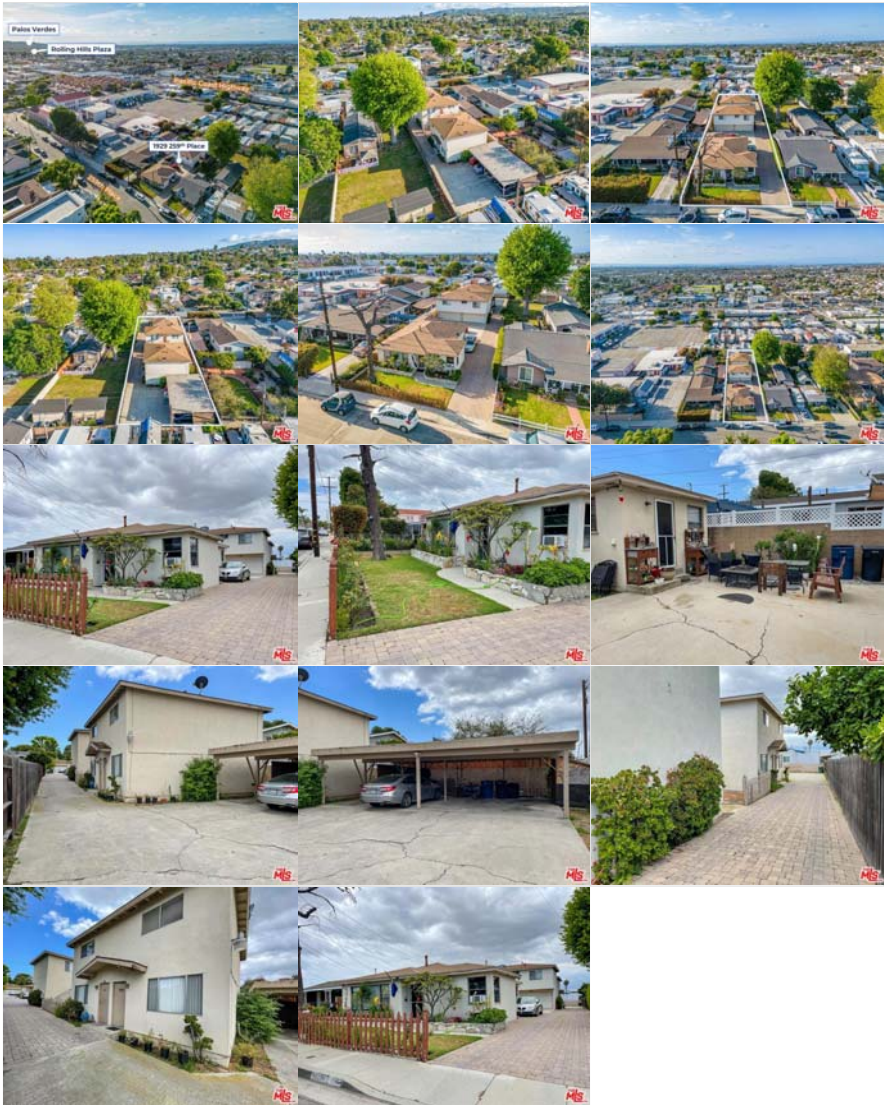
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23281213

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Closed • [Quadruplex](#)

List / Sold: **\$885,000/\$885,000**
0 days on the market
Listing ID: SB23167145

1627 W 228th St • Torrance 90501
4 units • \$221,250/unit • 2,600 sqft • 7,201 sqft lot • \$340.38/sqft •
Built in 1956
East of Western Ave



Well-maintained property. All 1 bedroom 1 Bath units. entered for comps purpose

Facts & Features

- Sold On 09/06/2023
 - Original List Price of \$885,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$924 (Estimated)
- \$53112 Gross Scheduled Income
 - \$37136 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,976
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,106	\$4,426	\$1,850

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 122 - Harbor Gateway area
 - Los Angeles County
 - Parcel # 7347016024

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23167145

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Closed • Single Family Residence

320 W 214th St • Carson 90745
4 units • \$525,000/unit • 7,042 sqft • 20,416 sqft lot • \$287.28/sqft •
Built in 1990
East of the 110, 1 block north of W Carson St

List / Sold:
\$2,100,000/\$2,023,000 ↓
13 days on the market
Listing ID: PW23146358



Excellent opportunity to purchase four desirable homes on a 20,416 SF lot! This is a quiet pocket of Carson with good proximity to the 110 Fwy, the Beach Cities, and Long Beach. Each home is nicely landscaped with a private yard, a 2-car garage, and additional guest parking. The front house (320) has a spacious layout with 3 bedrooms, 3 bathrooms, a den, and a private front / rear yard. The second home, 322, is a 4-bedroom two-story house, built in 1990, and was recently updated (see virtual tour walk-through). 324 and 324 1/2 are also 4-bedroom 2-story homes built in 1990 with a similar layout. All 4 homes have their own utilities (including water meters) that the tenants pay for. See supplement section for OM, floor plans and survey. Single-family homes in the neighborhood sell for between \$750k - \$1M! This asset offers a buyer the best of both worlds - a single family style configuration combined with all the benefits of an investment property.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$2,100,000
- 4 Buildings
- Levels: One, Two
- 14 Total parking spaces
- Heating: Central
- \$3,139 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.12
- \$150900 Gross Scheduled Income
- \$107563 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up
- Other Interior Features: High Ceilings

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,810
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02212948
- Gardener:
- Licenses: 171
- Insurance: \$2,835
- Maintenance: \$2,959
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$767
- Other Expense Description: Gate

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,340	\$2,340	\$2,800
2:	1	4	3	2	Unfurnished	\$3,800	\$3,800	\$3,800
3:	1	4	3	2	Unfurnished	\$3,800	\$3,800	\$3,800
4:	1	4	3	2	Unfurnished	\$2,635	\$2,635	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 136 - Central Carson area
- Los Angeles County
- Parcel # 7343009007

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

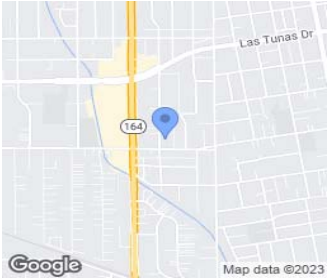
List / Sold:

\$2,388,888/\$2,290,000 ↓

15 days on the market

Listing ID: CV23112143

5516 Sultana Ave • Temple City 91780
4 units • **\$597,222/unit** • **4,428 sqft** • **15,317 sqft lot** • **\$517.16/sqft** •
Built in 1980
Cross Street: Broadway



This RARE Multi-Family 4-Units on a Large Lot is centrally located in the heart of Temple City with Great Temple City Schools! R3 Zoning! Great Potential! It is situated in a desirable quiet neighborhood! This Property offers an ideal unit mix of one 3 Beds 2 Baths Front Unit with its own attached garage and three 2 Beds 2 Baths Units with three detached garages. Each garage has 2 parking spaces. Most units have been newly remodeled including Newer Kitchens, Newer Laminate Floor & Newer Painting throughout. Very decent and quality tenants always pay rents on time even in the pandemic period. Convenient to everywhere including Schools, Shopping and Dining. LOCATION, LOCATION AND LOCATION!! GREAT Investment or 1031 Exchange Opportunity! Sold AS IS Condition.

Facts & Features

- Sold On 09/07/2023
- Original List Price of \$2,388,888
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Individual Room, Outside, Washer Included
- \$110100 Gross Scheduled Income
- \$78195 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom, Master Suite
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: Granite Counters, Open Floorplan, Wired for Data

Exterior

- Lot Features: Front Yard, Garden, Lot 10000-19999 Sqft, Paved, Value In Land, Yard
- Fencing: Good Condition, Privacy, Wrought Iron
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$31,905
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,912
- Cable TV: 02185725
- Gardener:
- Licenses:
- Insurance: \$2,289
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,508
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,775	\$2,775	\$3,200
2:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,400
3:	1	2	2	2	Unfurnished	\$2,100	\$2,100	\$2,400
4:	1	2	2	2	Unfurnished	\$2,100	\$2,100	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 661 - Temple City area
- Los Angeles County
- Parcel # 5387026010

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23112143

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Closed • **Quadruplex**

List / Sold: **\$988,800/\$862,500** ↓

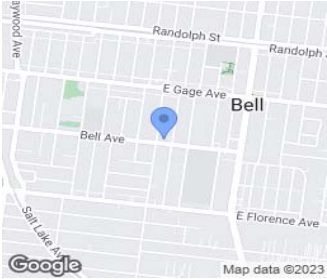
4215 Bell Ave • Bell 90201

26 days on the market

4 units • **\$247,200/unit** • **2,105 sqft** • **6,300 sqft lot** • **\$409.74/sqft** • **Built in 1948**

Listing ID: DW23100419

South of Gage Avenue and East of Otis Avenue



Welcome to 4215 Bell Avenue!! 4 units, each unit features 1 bedroom and 1-bathroom. Two units have been remodeled/updated with in the last 4 years. Tile in all 4 units, except one that has carpet and tile. Exterior of property has been recently painted. Two, 2 car garages with a total of 4 parking spots. Water main and sewer line have been recently replaced. Well maintained. Centrally located to transportation and shopping.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$988,800
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,124 (Estimated)
- \$55800 Gross Scheduled Income
- \$47359 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,441
- Electric: \$789.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$2,292
- Cable TV: 01472111
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$2,450
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$2,450
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$2,450
4:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$2,450

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6325011017

Michael Lembeck

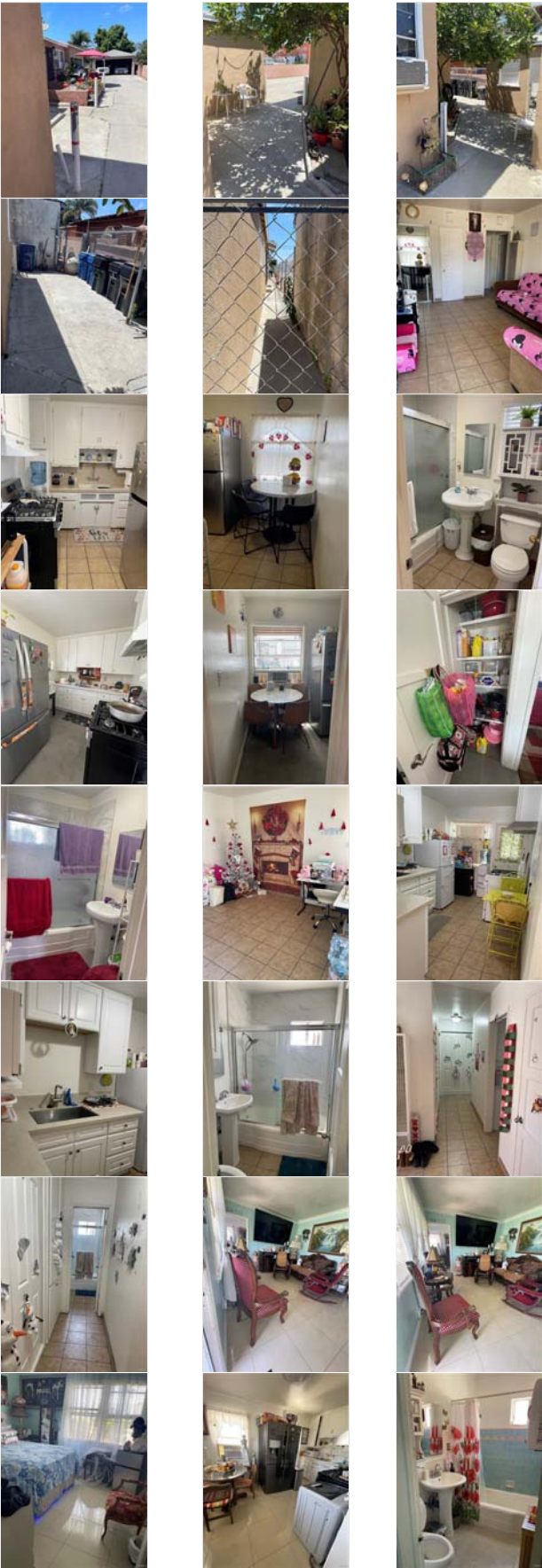
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23100419

Printed: 09/10/2023 5:54:03 AM

Closed • **Quadruplex**

List / Sold: **\$950,000/\$900,000** ↓

745 W 78th St • Los Angeles 90044

69 days on the market

4 units • **\$237,500/unit** • **2,639 sqft** • **7,315 sqft lot** • **\$341.04/sqft** •

Listing ID: SR23079526

Built in 1941

From the 110 Exit Florence and head West, Head south onto Hoover. Destination on 78th and Hoover



Vinco Vinco Realty Group (VVRG) is pleased to present 745 W 78TH ST, a four (4) Unit multi-family investment opportunity in the heart of South Los Angeles. This four (4) unit investment opportunity comprises of all sizable 650 square-foot 1 Bedroom / 1-bathroom units with private entry points. This multi-family investment offers a 7,315-square-foot lot and a 2,639-square-foot building. In the rear of the building, the lot has Four garages to accommodate one parking space per tenant. This opportunity offers significant value-add by Stabilizing rents to market conditions. The four garages facing Hoover and the alley allow for a private entry point for a future ADU conversion.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$950,000
- 2 Buildings
- 4 Total parking spaces
- \$605 (Estimated)
- Cap Rate: 5.05
- \$72048 Gross Scheduled Income
- \$47939 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,055
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01961809
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$5,704	\$6,004	\$7,700

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%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6020018024

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





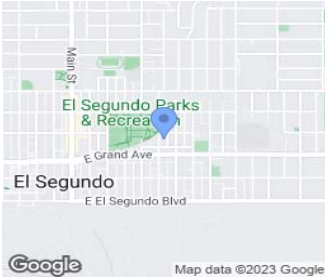
CUSTOMER FULL: Residential Income LISTING ID: SR23079526

Printed: 09/10/2023 5:54:03 AM

Closed • Commercial/Residential

336 Penn St • El Segundo 90245
5 units • \$700,000/unit • 6,044 sqft • 5,721 sqft lot • \$509.06/sqft •
Built in 1987
Grand to Penn Street

List / Sold:
\$3,500,000/\$3,076,750 ↓
28 days on the market
Listing ID: SB23089126



Prime 5 unit building located in the heart of the coastal community of El Segundo. This investment opportunity checks all of the boxes: Located next to Recreation Park, all 2 bedroom, 2 bathroom units with open kitchens, fireplaces and balconies, walk to downtown, quiet neighborhood, lots of parking (10- 1 car garages), newer building (1987 built), onsite laundry, No Local Rent Control - Defaults to AB 1482. Recently upgraded on the exterior, this Cape Cod Style property screams the California Beach Life. All units are in great shape with one of the units just having completed a remodel with upside potential for the 4 additional units. Located in a very quiet location close to downtown El Segundo, all major freeways, LAX and Manhattan Beach. Award winning schools. You will not find a better building in all of the South Bay. This is a very unique offering.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$3,500,000
- 1 Buildings
- 10 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- \$159600 Gross Scheduled Income
- \$93000 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01929140
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$3,200
2:	1	2	2	2	Unfurnished	\$2,800	\$2,800	\$3,200
3:	1	2	2	2	Unfurnished	\$2,800	\$2,800	\$3,200
4:	1	2	2	2	Unfurnished	\$3,200	\$3,200	\$3,200
5:	1	2	2	2	Unfurnished	\$2,300	\$2,300	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4135016004

Michael Lembeck

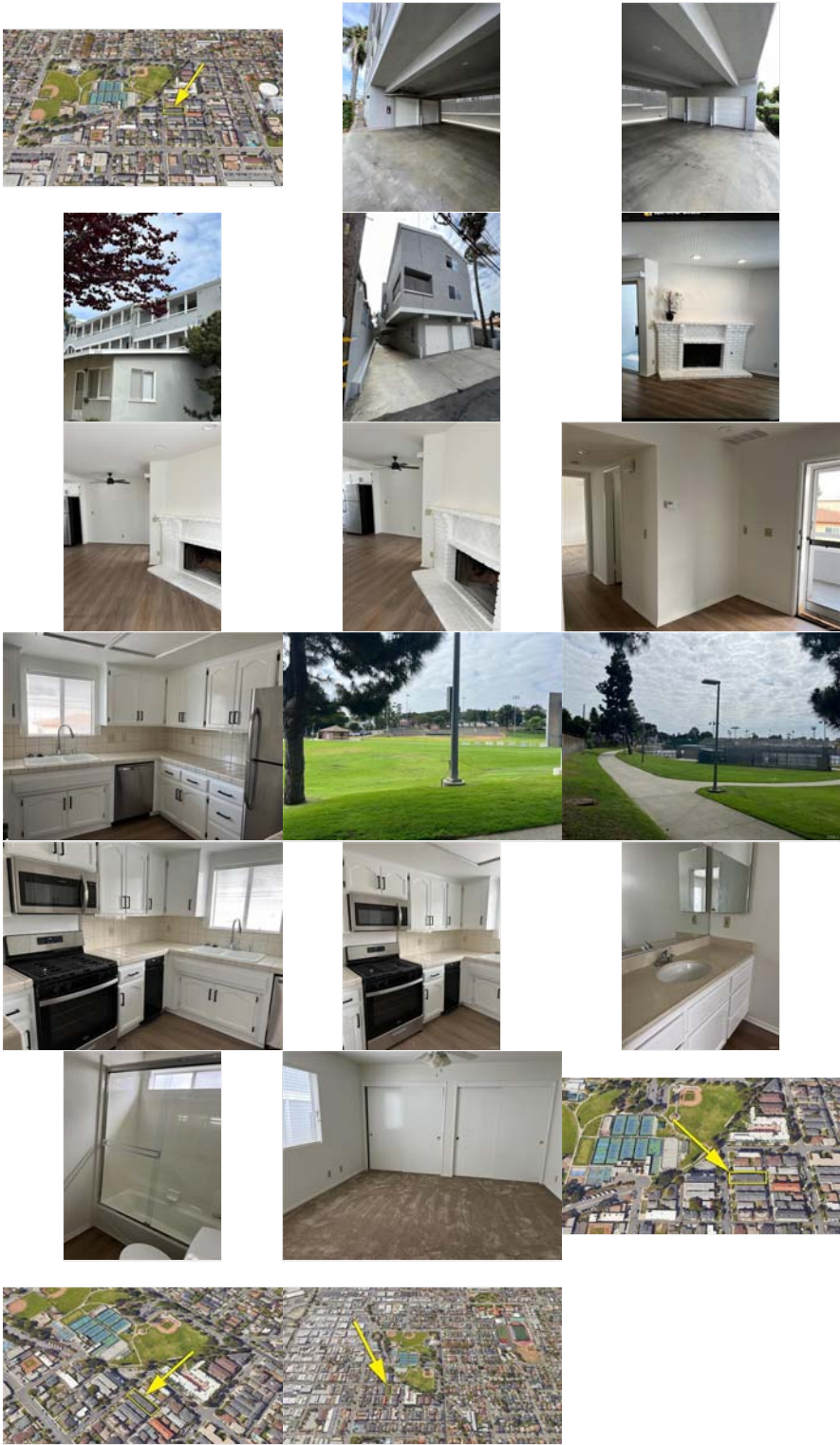
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





Closed • Apartment

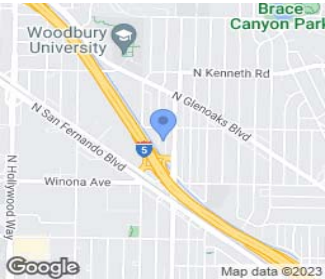
List / Sold:

\$1,600,000/\$1,520,000 ↓

2660 N Frederic St • Burbank 91504
5 units • \$320,000/unit • 3,480 sqft • 5,871 sqft lot • \$436.78/sqft •
Built in 1952

157 days on the market
Listing ID: SR23020786

North on Buena Vista St, Left on Glenoaks Blvd, Left on Frederic St.



We are proud to exclusively present the opportunity to acquire this 5-unit apartment investment property, located at 2660 N Frederic St in the city of Burbank. The building was constructed in 1952. The total building rentable space is 3480 sq ft. The unit mix consists of (1) two-bedroom one-bath unit and (4) one-bedroom one-bath units. On a lot size of 5,871 sq ft (0.1348 acres) in BUR4* zone. The units are separately metered for gas and electricity, individual hot water heaters in each unit. The property has 5 parking spaces with assigned individual enclosed single-car garage. The facility offers a community laundry room. Great Value-add opportunity for an operator/owner user or an excellent investment opportunity with an upside in rents. In a prime location of Burbank, near the Burbank Hills by Woodbury University, and within walking distance to the Empire Center, shops, and dining. The property is in close proximity to several major employers like, the Walt Disney Studios, Warner Brothers, Nickelodeon, and the Burbank Studios. As well as a short drive to, IKEA, TESLA, Home Depot, and the Hollywood Burbank Airport. DRIVE BY ONLY! PLEASE DO NOT WALK THE PROPERTY, DO NOT DISTURB RESIDENTS

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$1,725,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$785 (Estimated)
- Laundry: Common Area, Community
- Cap Rate: 3.9
- \$89364 Gross Scheduled Income
- \$62475 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,208
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,521
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,889
- Maintenance:
- Workman's Comp:
- Professional Management: 867
- Water/Sewer: \$1,460
- Other Expense: \$1,500
- Other Expense Description: Repl Res

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,100
2:	1	1	1	1	Unfurnished	\$1,900	\$1,900	\$2,100
3:	1	1	1	1	Unfurnished	\$917	\$917	\$1,500
4:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$2,100
5:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2473021018

Michael Lembeck

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

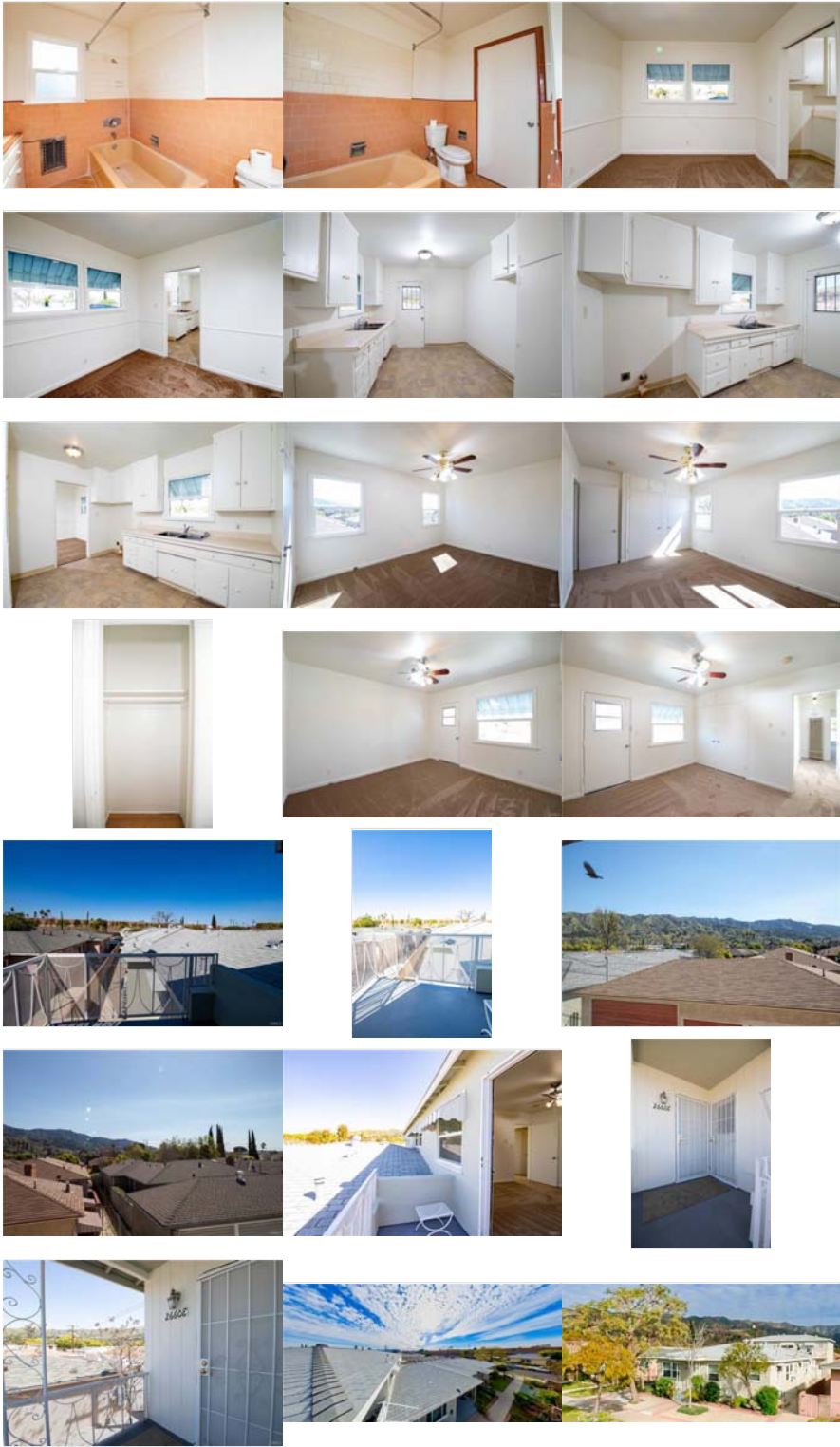
Re/Max Property Connection

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

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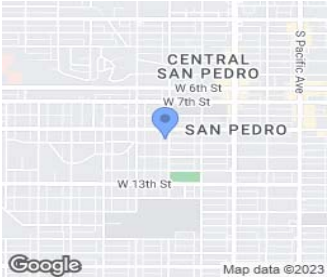




Closed •

914 W 10th St • San Pedro 90731
7 units • \$267,857/unit • 5,540 sqft • 11,564 sqft lot • \$330.32/sqft •
Built in 1930
S Meyler St and W 10th St

List / Sold:
\$1,875,000/\$1,830,000 ↓
44 days on the market
Listing ID: 23278077



We are pleased to present this one of a kind architectural masterpiece. This 7 unit multifamily compound consist of 2 standalone houses (a 4 bedroom and 3 bedroom) , four 1 bedroom units, and a studio. The property sits on a corner lot just over 11,500 sqft with access from the alley, Meyler St, and 10th St. The property is located in the Vista Del Oro Neighborhood in San Pedro , one of the most sought after neighborhoods and is unlike any other multifamily property listed for sale. Unlike traditional two story walk up apartment buildings, this property boast lush courtyards, private entrances for each unit, and potential room to redevelop or expand units. The property has estimated 45% upside in rents and is perfect for a new investor or seasoned investor.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$2,000,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.06
- \$94819 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,824
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	1	1		Unfurnished	\$1,795	\$1,795	\$2,000
3:	1	1	1		Unfurnished	\$1,357	\$1,357	\$2,000
4:	1	1	1		Unfurnished	\$1,650	\$1,650	\$2,000
5:	1	4	1		Unfurnished	\$2,595	\$2,595	\$3,000
6:	1	3	1		Unfurnished	\$2,100	\$2,100	\$3,000
7:	1	0	1		Unfurnished	\$1,295	\$1,295	\$1,650
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458007018

Michael Lembeck

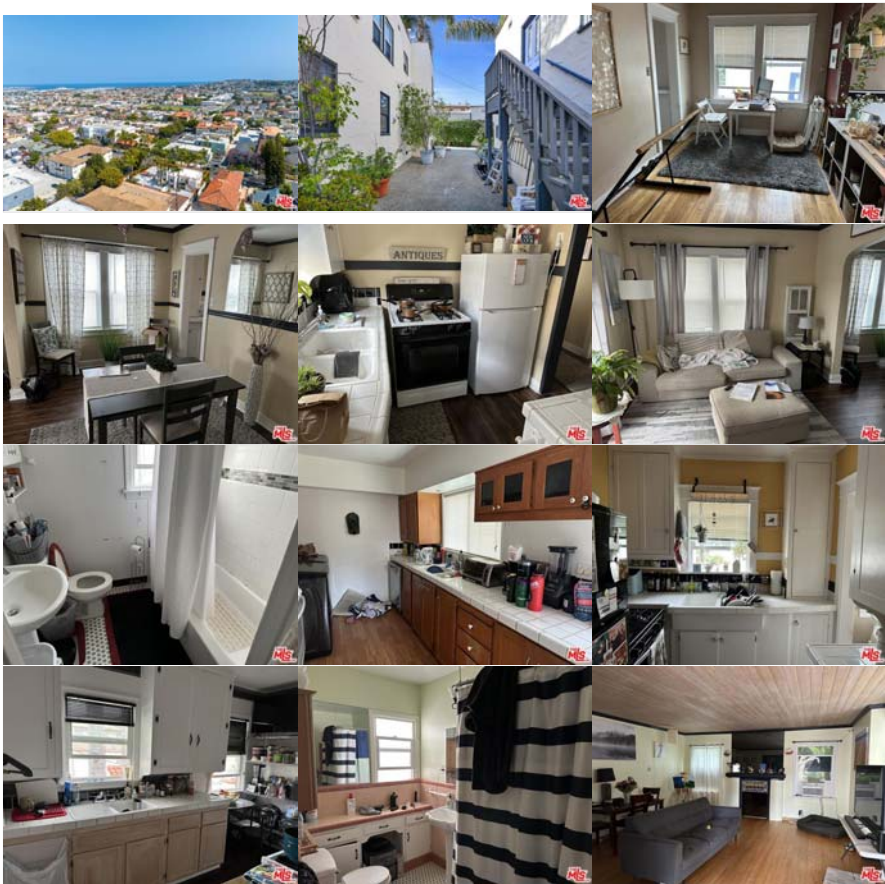
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23278077

Printed: 09/10/2023 5:54:03 AM

Closed •

List / Sold:

\$2,168,888/\$2,023,000 ↓

11 days on the market

Listing ID: 23293691

157 S Bandy Ave • West Covina 91790
7 units • \$309,841/unit • 5,308 sqft • 7,079 sqft lot • \$381.12/sqft •
Built in 1961

This great investment opportunity is located on South Bandy Avenue, between East Walnut Creek Parkway and East Dalewood Street. The subject property's street runs parallel with South Glendora Avenue which is where "The Lakes Mall" Shopping Center is located. Conveniently located within blocks to the 10 Freeway.



We are pleased to present this great investment opportunity that is available for sale for the first time in 15 years! A 7 unit apartment in the high demand rental area of West Covina. This property consists of spacious 1, 2 and 3 bedroom units and is situated within a short distance to many shopping and dining at the Plaza West Covina. With many recent upgrades in select units, this cash-flowing investment brings in a 4.68% Cap Rate on current rents yet still has value add opportunity that any investor can take advantage of. All units are separately metered for gas and electricity with separate water heaters for each unit. The tenants enjoy the convenience of having an on-site laundry room with the property having secured entry and on-site parking. The property is only subject to statewide AB1482 rent ordinance which is currently at 8.8%. The quick access to the 10 freeway and nearby amenities, this location scores an 85 Walk Score giving it a Very Walkable Area. Call now for more details.

Facts & Features

- Sold On 09/08/2023
- Original List Price of \$2,168,888
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 2 Total carport spaces
- Heating: Fireplace(s)
- Laundry: Individual Room
- Cap Rate: 4.68
- \$101470 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$47,895
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01444805
- 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	\$2,750	\$2,750	\$2,750
2:	1	2	1		Unfurnished	\$1,740	\$1,740	\$2,500
3:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,650
4:	1	2	1		Unfurnished	\$2,452	\$2,452	\$2,500
5:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,500
6:	1	1	1		Unfurnished	\$1,425	\$1,425	\$1,650
7:	1	1	1		Unfurnished	\$1,125	\$1,125	\$1,650

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%
- 669 - West Covina area
- Los Angeles County
- Parcel # 8476010005

Michael Lembeck

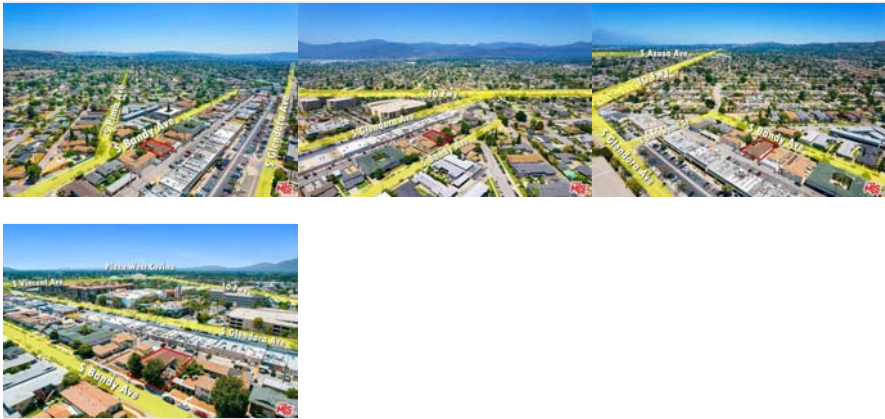
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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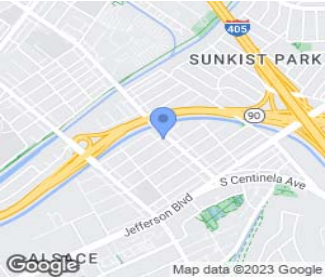
CUSTOMER FULL: Residential Income LISTING ID: 23293691

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Closed • Apartment

12006 Hammack St • Culver City 90230
7 units • **\$300,000/unit** • **5,946 sqft** • **7,398 sqft lot** • **\$327.95/sqft** •
Built in 1959
Off of Inglewood and Jefferson

List / Sold:
\$2,100,000/\$1,950,000 ↓
105 days on the market
Listing ID: SB23049847



12006-12012 Hammack St, Culver City is trophy asset, in an A+ location, with over 100% upside in rental income! Once units are rented for market, the property will operate at a 10.21% CAP and 7.69 GRM. This is the perfect opportunity for any investor looking for strong upside in one of the nicest neighborhoods on the Westside of Los Angeles. The property is comprised of two separate buildings, a fourplex and triplex, on one lot. The unit mix is comprised of (7) spacious 2Bed+1Bath units, with (1) unit being currently tenant ready. There are 8 parking spots on site, with plenty of street parking. The subject property is located just minutes from Downtown Culver City and Playa Vista, making it any renters ideal location to live. Many large tech companies have made home in local neighborhoods including Apple, HBO, Google, Sony, and Facebook.

Facts & Features

- Sold On 09/05/2023
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 3.85
- \$135240 Gross Scheduled Income
- \$80929 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,254
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01231306
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,087	\$1,087	\$3,250
2:	1	2	1		Unfurnished	\$1,155	\$1,155	\$3,250
3:	1	2	1		Unfurnished	\$1,845	\$1,845	\$3,250
4:	1	2	1		Unfurnished	\$1,096	\$1,096	\$3,250
5:	1	2	1		Unfurnished	\$3,250	\$3,250	\$3,250
6:	1	2	1		Unfurnished	\$1,087	\$1,087	\$3,250
7:	1	2	1		Unfurnished	\$1,750	\$1,750	\$3,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4220010033

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB23049847

Printed: 09/10/2023 5:54:03 AM

Closed •

List / Sold:

\$1,350,000/\$1,175,000 ↓

44 days on the market

Listing ID: 23272741

14700 Hubbard St • Sylmar 91342
7 units • \$192,857/unit • 6,452 sqft • 10,243 sqft lot • \$182.11/sqft •
Built in 1955
Just south of San Fernando Rd. and north of the 5 Fwy



SEE MARKETING PACKAGE IN DOCS. Major Value Add Opportunity. Approximately 109% rental upside. Priced at under \$210 per square foot. 14700 Hubbard Street is a seven (7) unit apartment building constructed in 1955. The unit mix consists of one (1) 1bed+1bath unit and six (6) 2bed+1bath units. The property is a two-story, 6,452 square foot garden-style walk-up building with frame and stucco construction situated on a 10,243 square foot lot. All the units have large open floor plans that provide an investor the opportunity to complete their own renovation plan and significantly increase rents. Unit features include large bedrooms, spacious living room areas, separate dining areas adjacent to the kitchens, and ample storage and closet space. Some of the units have updated laminate flooring in the living areas and stainless appliances in the kitchens. Downstairs units feature front patios and upstairs units feature large balconies. All units have individual hot water heaters. The utility costs at the property are uniquely low as units are separately metered for water and sewer, in addition to the standard separately metered gas and electricity. The landlord does pay for trash. Parking is provided onsite with seven (7) spaces, including six (6) tuck-under spaces. The property is also surrounded by ample street parking, which could allow an investor to consider converting a portion the tuck-under parking area into accessory dwelling units. The laundry room adjacent to the parking area is not currently in use but an investor can re-open if desired. The soft story retrofit requirement has also been completed at the property.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 4.03
- \$54434 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$34,997
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$873	\$873	\$1,975
2:	6	2	1		Unfurnished	\$1,135	\$6,810	\$2,350
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- SYL - Sylmar area
- Los Angeles County
- Parcel # 2612013005

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$4,795,000/\$4,500,000 ↓

76 days on the market

Listing ID: 23282603

1242 N Mentor Ave • Pasadena 91104
18 units • \$266,389/unit • 10,840 sqft • 21,384 sqft lot • \$415.13/sqft •
Built in 1962
North of the 210 freeway in Northern Pasadena, nearby to Altadena, CA



Facts & Features

- Sold On 09/06/2023
- Original List Price of \$5,400,000
- 2 Buildings
- Cap Rate: 4.28
- \$204987 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$131,539
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,175	\$2,338	\$3,600
2:	12	1	1		Unfurnished	\$1,628	\$19,539	\$24,600
3:	4	2	1		Unfurnished	\$1,810	\$9,800	\$7,240
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5740002032

Michael Lembeck

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

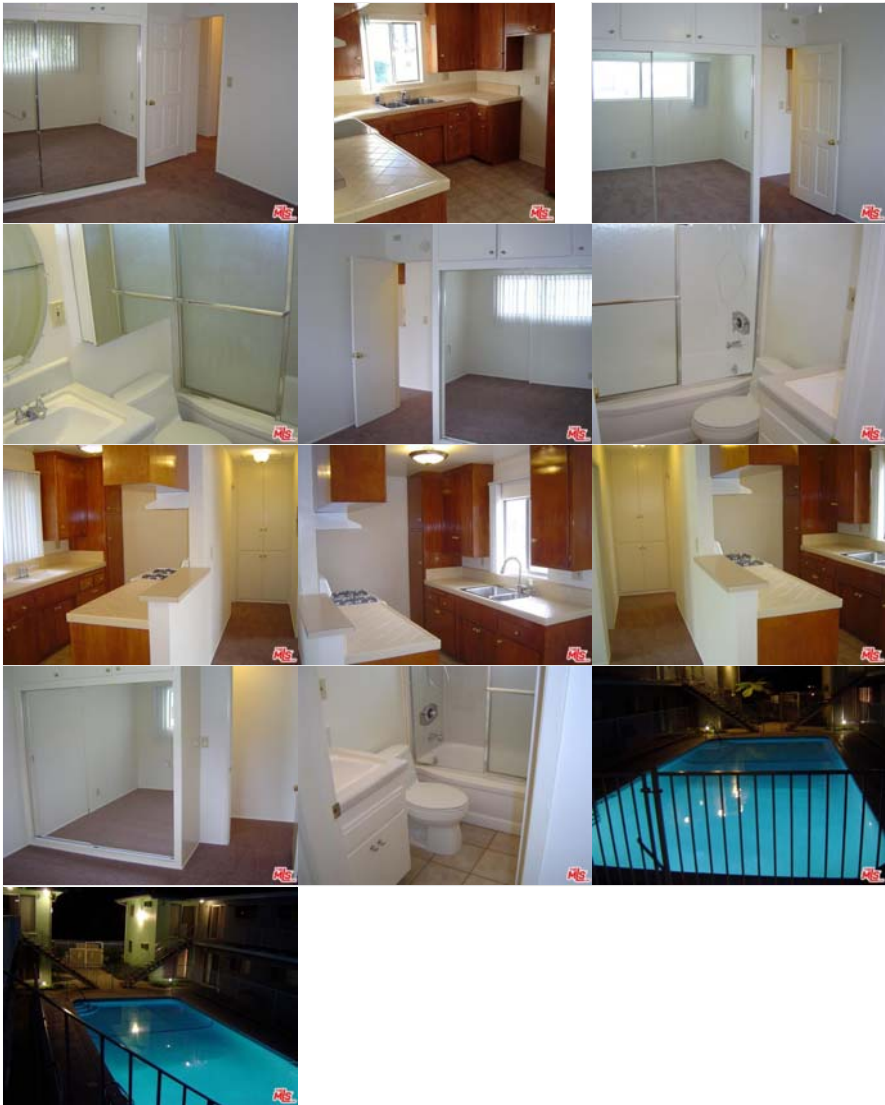
Re/Max Property Connection

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

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Closed • Apartment

List / Sold:

\$4,995,000/\$4,800,000 ↓

30 days on the market

7315 Norwalk Blvd • Whittier 90606
18 units • \$277,500/unit • 16,236 sqft • 2,078 sqft lot • \$295.64/sqft •
Built in 1962
Contact Agent

Listing ID: PW23090370



The Norwalk Apartments in Whittier represent an excellent investment opportunity for any investor looking for upside potential in a growing real estate market. The property boasts a 5.1% Cap Rate and 12.69 GRM on current income, indicating strong cash flow. The building contains large 1, 2, and 3-bedrooms and has undergone recent exterior improvements, such as a new carport roof and asphalt, have been completed, ensuring that the property is well-maintained and visually appealing. The building is fully electric, with individual meters and water heaters, ensuring low utility costs for tenants and the landlord. Based on market rents, the property has an approximate 7% Cap Rate and 10 GRM, indicating significant upside potential for increased cash flow. Additionally, 5 units have undergone high-end unit turns, further adding to the property's value by justifying the market rent. Overall, the Norwalk Apartments represent a sound investment with significant potential for growth and strong current cash flow.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$4,995,000
- 1 Buildings
- 0 Total parking spaces
- \$5,894 (Estimated)
- Laundry: Common Area
- \$393699 Gross Scheduled Income
- \$252518 Net Operating Income
- 18 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$129,370
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01114703
- 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:	10	1	1	0	Unfurnished	\$1,535	\$15,350	\$1,950
2:	4	2	1	0	Unfurnished	\$1,971	\$7,884	\$2,395
3:	4	3	2	0	Unfurnished	\$2,338	\$9,352	\$2,800

Of Units With:

- Separate Electric: 18
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8176007036

Michael Lembeck

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

Re/Max Property Connection

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

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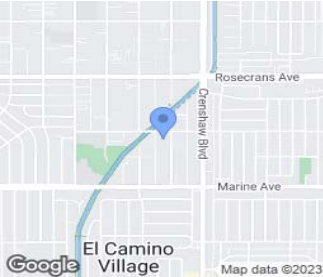
CUSTOMER FULL: Residential Income LISTING ID: PW23090370

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Closed • Commercial/Residential

List / Sold:
\$8,000,000/\$7,050,000 ↓
91 days on the market
Listing ID: SB23084338

14715 Chadron Ave • Gardena 90249
32 units • **\$250,000/unit** • **20,480 sqft** • **31,240 sqft lot** • **\$344.24/sqft** •
Built in 1959
Chadron and W 147th in between Rosecrans and Marine.



We are pleased to present 14715-14719 Chadron Ave, Gardena. This turn-key asset consists of 32 units with (16) 2-bed/1-bath units and (16) 1-bed/1-bath units. One of the 1-bedroom units can be delivered vacant at closing. All of the units have been renovated with new floors, kitchens, bathrooms, and stainless steel appliances. The building has extensive capital improvements including new landscaping, exterior renovations, copper plumbing, electrical upgrades, new water heaters, and a newer roof. There are two laundry rooms on-site generating additional monthly income, along with 32 covered parking spaces in the rear. Situated on a large 31,240 SF lot, the 20,480 SF building is currently operating at a 5.42% CAP rate and 11 GRM based on actual 2022 and T12 financials. Located less than a mile from El Camino College with easy freeway access, this is an ideal opportunity for a yield-focused investor seeking growth, stability, and a hedge against inflation.

Facts & Features

- Sold On 09/06/2023
- Original List Price of \$8,995,000
- 2 Buildings
- 32 Total parking spaces
- 32 Total carport spaces
- \$9,037 (Assessor)
- Laundry: Common Area, Dryer Included, Washer Included
- Cap Rate: 5.42
- \$727092 Gross Scheduled Income
- \$433481 Net Operating Income
- 32 electric meters available
- 32 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$257,257
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses: 5429
- Insurance: \$14,334
- Maintenance: \$21,269
- Workman's Comp:
- Professional Management: 31360
- Water/Sewer: \$0
- Other Expense: \$56,608
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$1,995	\$9,975	\$2,200
2:	5	2	1	0	Unfurnished	\$2,095	\$3,840	\$2,200
3:	2	2	1	0	Unfurnished	\$1,920	\$6,285	\$2,200
4:	2	2	1	0	Unfurnished	\$1,950	\$3,900	\$2,200
5:	1	2	1	0	Unfurnished	\$1,975	\$1,975	\$2,200
6:	1	2	1	0	Unfurnished	\$1,830	\$1,830	\$2,200
7:	1	2	1	0	Unfurnished	\$2,025	\$2,025	\$2,200
8:	6	1	1	0	Unfurnished	\$1,735	\$20,820	\$1,735
9:	3	1	1	0	Unfurnished	\$1,675	\$5,025	\$1,735
10:	7	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,735

Of Units With:

- Separate Electric: 32
- Gas Meters: 32
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 111 - Bodger Park/El Camino area
- Los Angeles County
- Parcel # 4071015018

Michael Lembeck

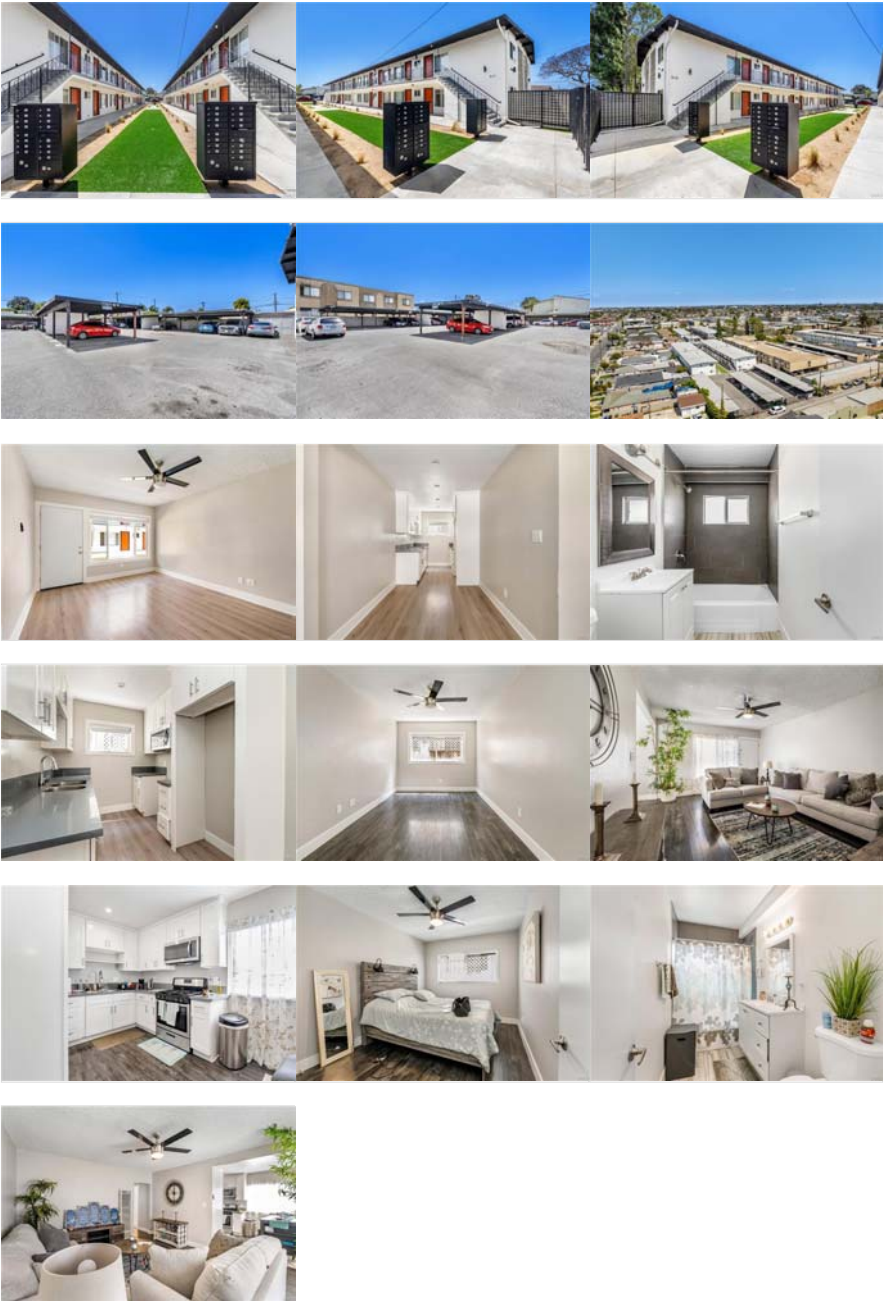
State License #: 01019397
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