

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	SB24065702	S	103 E Tamarack AVE	ING	101	STD	2	\$45,600		\$645,000↓	\$518.49	1244	1927/ASR	7,684/0.1764	N	0	09/13/24	105/105	
2	SB24120368	S	18432 Mansel AVE	REDO	153	TRUS	2	\$84,600		\$1,440,000↓	\$540.14	2666	1964/ASR	6,002/0.1378	N	3	09/11/24	35/35	
3	24416397	S	3838 W Avenue 41	LA	623	STD	2		2	\$1,125,000↓	\$890.03	1264/A	1929/ASR	4,792/0.11			09/13/24	34/34	
4	OC24155321	S	1025 Linden AVE	GD	626	STD	2	\$0		\$1,200,000↑		0	1925/PUB	7,866/0.1806	N	2	09/10/24	14/14	
5	24421909	S	621 Milo TER	LA	632	STD	2			\$985,000↑	\$597.69	1648	1930	4,813/0.1105	N	4	09/10/24	40/40	
6	24388407	S	241 N San Marino AVE	SGAB	654	PRO	2			\$1,003,000↑	\$389.97	2572	1947	9,435/0.2166			09/13/24	87/87	
7	DW24116228	S	5654 Pickering AVE	WH	670	STD	2	\$0		\$1,150,000↓	\$477.18	2410	1929/ASR	6,995/0.1606	N	2	09/09/24	41/41	
8	IV24117050	S	4706 W 118th ST	HAWT	699	STD	2	\$9,000		\$880,000↑	\$465.12	1892	1947/PUB	5,032/0.1155	N	0	09/09/24	16/16	
9	CV24139492	S	2740 Wabash AVE	LA	BOYH	STD	2	\$0		\$620,000↓	\$559.57	1108	1913/ASR	5,919/0.1359	N	0	09/13/24	46/46	
10	PW24149073	S	1517 N Eastern AVE	LA	BOYH	STD	2	\$84,000		\$995,000	\$491.12	2026	1940/ASR	4,793/0.11	N	2	09/10/24	18/18	
11	PW24134665	S	2229 Shoredale AVE	LA	671	STD	2	\$78,000		\$1,290,000↓	\$500.39	2578	1940/ASR	8,037/0.1845	N	4	09/11/24	37/279	
12	24408581	S	6039 W 86th PL	LA	C29	STD	2			\$1,015,000↓	\$574.75	1766	1944	6,052/0.1389		2	09/13/24	21/21	
13	DW23185696	S	135 W 62nd ST	LA	C34	STD	2	\$17,892		\$550,000↓	\$308.82	1781	1923/ASR	5,125/0.1177	N	0	09/13/24	220/220	
14	SB24087189	S	447 W 84th ST	LA	C37	STD,TRUS	2	\$0		\$675,000↓	\$396.59	1702	1924/ASR	6,791/0.1559	N	2	09/10/24	54/54	
15	SR24190024	S	732 E 52nd St.	LA	C42	STD	2	\$0		\$455,000↑	\$270.51	1682	1905/ASR	5,223/0.1199	N	0	09/10/24	0/0	
16	24435569	S	602 W 53rd ST	LA	C42	STD	2			\$1,285,000	\$386.93	3321	2024/BLD	5,441/0.1249			09/10/24	0/	
17	24394342	S	5334 Cleon AVE	NHLW	NHO	STD	2			\$1,050,000↓	\$504.81	2080	1948	6,038/0.1386			09/11/24	72/72	
18	24413245	S	4515 Ambrose AVE	LA	637	STD	3			\$1,300,000↑	\$447.20	2907/A	1921/ASR	5,614/0.1289	N		09/10/24	57/57	
19	CV24158193	S	640 W Riggin ST	MP	641	STD	3	\$61,860		\$1,135,000↓	\$464.78	2442	1948/ASR	6,941/0.1593	N	3	09/12/24	12/12	
20	WS24151405	S	432 N Breed ST	LA	BOYH	STD	3	\$0		\$737,000↑	\$303.29	2430	1921/ASR	6,255/0.1436	N	2	09/13/24	5/5	
21	24381913	S	12214 W Sunset BLVD	LA	C06	STD	3			\$1,625,000↓	\$463.23	3508	1951	7,247/0.1664	N		09/11/24	120/120	
22	24426681	S	1322 N Alexandria AVE	LA	C20	STD	3			\$1,250,000↓	\$386.52	3234	1923	6,878/0.1579			09/11/24	23/23	
23	SB24116107	S	1801 W 39th ST	LA	C23	STD	3	\$94,200		\$975,000↓	\$387.52	2516	1922/ASR	5,303/0.1217	N	2	09/12/24	64/64	
24	SR24144250	S	1207 W Gage AVE	LA	C23	STD	3	\$0		\$1,230,000↓	\$479.91	2563	1922/ASR	6,231/0.143	N	0	09/11/24	17/17	
25	SR24076672	S	45144 Elm AVE	LNCR	LAC	STD	3	\$0		\$315,000↓	\$143.18	2200	1949/ASR	8,859/0.2034	N	3	09/13/24	91/91	
26	24400289	S	13416 Van Nuys BLVD	PAC	PAC	STD	3			\$900,000↓	\$362.03	2486/A	1949/ASR	8,623/0.198			09/10/24	90/90	
27	24414107	S	6728 Lindley AVE	RES	RES	STD	3		5	\$2,450,000	\$492.17	4978	1948	16,988/0.39			09/10/24	19/19	
28	AR24149490	S	2464 New AVE	RSMD	651	STD	4	\$55,800		\$1,360,000↓	\$365.59	3720	1960/ASR	8,789/0.2018	N	0	09/09/24	19/19	
29	24418033	S	1139 N Detroit ST	WHO	C10	REO	4			\$1,500,000↑	\$758.34	1978	1953	6,386/0.1466			09/12/24	52/52	
30	24422857	S	833 Westmount DR	WHO	C10	STD	4			\$1,860,000↑	\$723.17	2572/A	1936/ASR	6,966/0.1599		0	09/13/24	40/40	
31	24397843	S	4244 Jackson AVE	CULV	C28	STD	4			\$2,333,500↓	\$505.41	4617/A	1966/ASR	6,783/0.1557	N		09/13/24	91/91	
32	24412851	S	8823 S Figueroa ST	LA	C36	STD	4		7	\$1,425,000↓	\$262.72	5424/A	2003/ASR	6,214/0.1427		8	09/12/24	29/29	
33	24350769	S	9305 Maie AVE	LA	C37	STD	4			\$770,000↓	\$357.81	2152	1925	9,040/0.2075			09/10/24	234/358	
34	PW24006462	S	172 W Martin Luther King Junior Boulev	LA	C42	STD	4	\$59,436	6	\$670,000↓	\$203.03	3300	1924/ASR	6,011/0.138	N	0	09/09/24	145/145	
35	SR24078777	S	17436 Kingsbury ST	GH	GH	STD	4	\$128,928	5	\$1,760,000↓	\$365.75	4812	1927/ASR	21,456/0.4926	N	4	09/09/24	101/101	
36	PW24162297	S	9234 Somerset BLVD	BF	RJ	STD,TRUS	4	\$104,400		\$1,450,000↑	\$425.72	3406	1955/ASR	19,393/0.4452	N	0	09/12/24	8/8	
37	24415049	S	9239 Firth BLVD	LA	C37	REO	5			\$1,711,000↑	\$278.03	6154/E	2023/OTH	9,184/0.2108			09/10/24	15/15	
38	GD24159391	S	1129 Linden AVE	GD	626	STD	6	\$147,468		\$2,595,000	\$458.16	5664	1984/ASR	6,737/0.1547	N	12	09/09/24	17/17	
39	WS24109988	S	166 N Mar Vista AVE	PAS	648	STD	6	\$0		\$1,693,440↑	\$355.91	4758	1960/ASR	10,341/0.2374	N	0	09/13/24	30/30	
40	24415471	S	909 N San Vicente BLVD	WHO	C10	STD	7		5	\$3,159,700↓	\$424.06	7451/A	1990/ASR	6,631/0.1522			09/13/24	77/77	
41	24402343	S	5439 Carlin ST	LA	C16	STD	8		5	\$1,415,000↓	\$248.94	5684	1930	9,658/0.2217			09/13/24	95/95	
42	DW24072821	S	11016 Avalon BLVD	LA	C37	STD	8	\$78,000		\$814,000↓	\$174.53	4664	1957/ASR	6,006/0.1379	N	0	09/13/24	60/60	
43	DW24072547	S	11010 Avalon BLVD	LA	C37	STD	8	\$78,000		\$814,000↓	\$174.53	4664	1956/ASR	6,005/0.1379	N	0	09/13/24	61/61	
44	24405999	S	12610 Caswell AVE	LA	C13	STD	9		5	\$2,395,000↓	\$386.73	6193/A	1964/ASR	7,116/0.1634	N		09/09/24	56/56	
45	SB24088351	S	1223 Anaheim ST	HC	124	STD	48	\$1,042,601	5	\$10,200,000↓	\$195.28	52233	1954/PUB	82,111/1.885	N	0	09/12/24	43/43	

Closed • **Duplex**

List / Sold: **\$674,000/\$645,000** ↓

103 E Tamarack Ave • **Inglewood 90301**

105 days on the market

2 units • **\$337,000/unit** • **1,244 sqft** • **7,684 sqft lot** • **\$518.49/sqft** •

Listing ID: SB24065702

Built in 1927

La Brea Ave to Tamarack



Exceptional Investment Opportunity!! Whether you're seeking to expand your real estate portfolio or capitalize on the thriving rental market near SOFI Stadium, this duplex offers an unparalleled opportunity. The combination of location, current income, future income potential, and future development possibilities make it a lucrative investment for savvy investors. This property consists of two distinct homes, ideal for accommodating multiple tenants or generating dual rental income. The first unit features a cozy 1 bedroom and 1 bathroom layout, while the second unit offers a more spacious 2 bedroom and 1 bathroom configuration. Each unit has it's own outdoor laundry hook up areas. Situated on a large 7,684 square foot lot, this property provides ample space for potential expansion or outdoor amenities. Zoned INCSYY, this may provide other development/business future opportunities in addition to it's current multifamily income use. The alley access enhances convenience for residents and offers additional parking options. Both units are currently rented, providing immediate income for investors. The stable rental history and proximity to SOFI Stadium, The Forum and future home of Clippers Arena ensure strong demand for tenants seeking a convenient and vibrant lifestyle.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$522 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
- \$45600 Gross Scheduled Income
- \$40224 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Appliances: Disposal, Gas Range, Gas Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,376
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$576
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,900
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4021032007

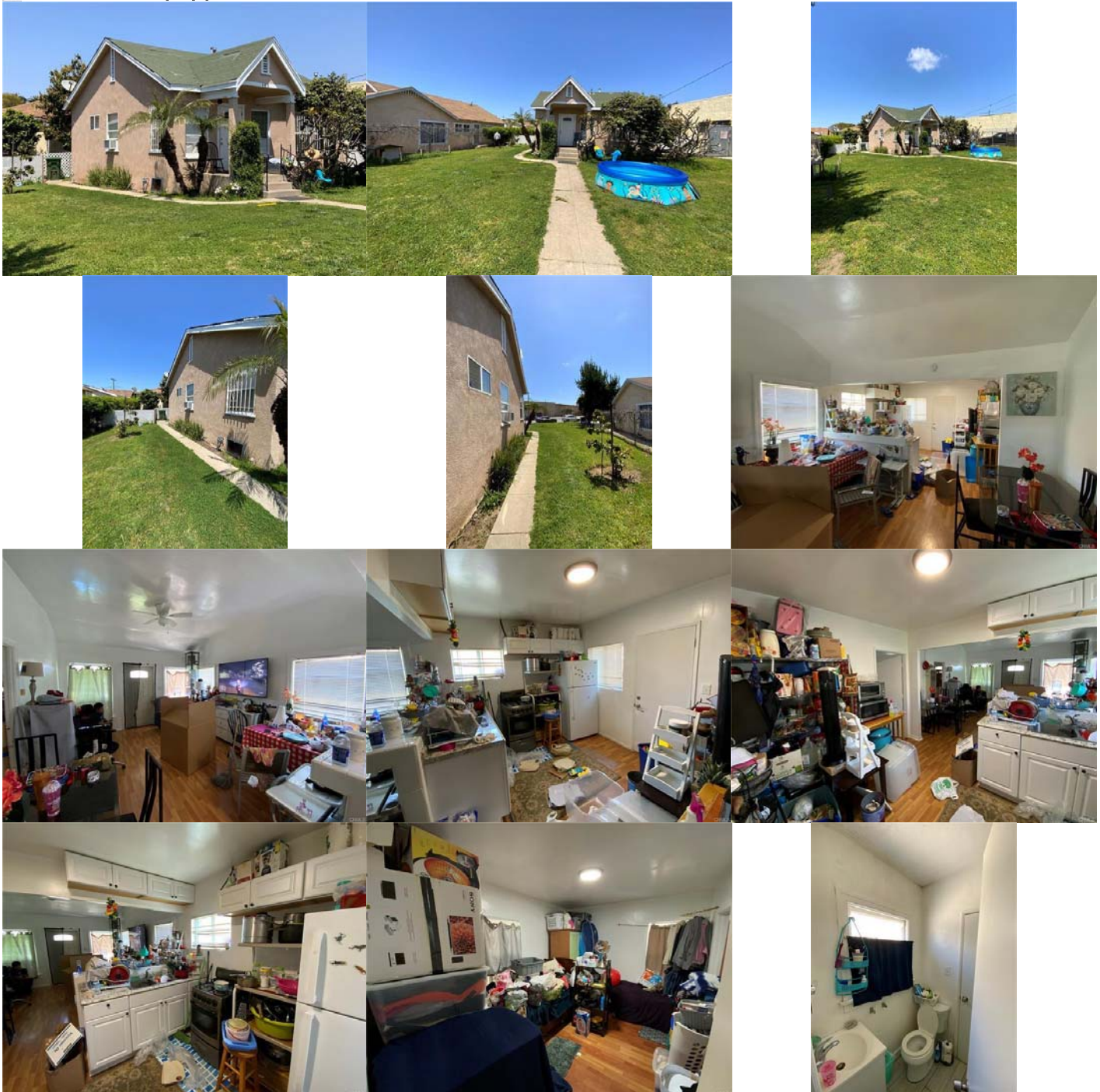
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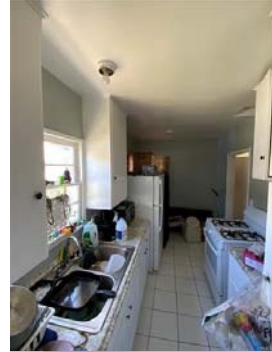
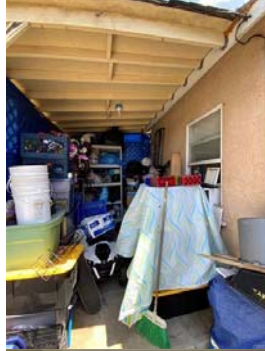
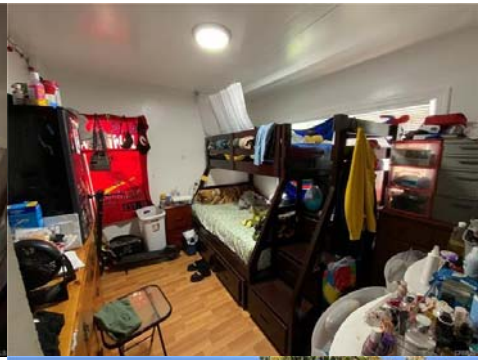
State License #: 01019397
Cell Phone: 714-742-3700

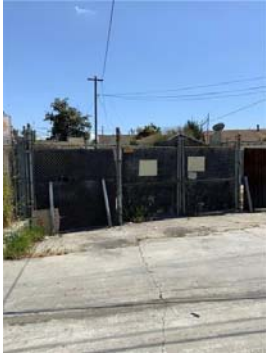
Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold:

\$1,440,000/\$1,440,000 ↓

35 days on the market

Listing ID: SB24120368

18432 Mansel Ave • Redondo Beach 90278

2 units • \$720,000/unit • 2,666 sqft • 6,002 sqft lot • \$540.14/sqft • Built in 1964

Mansel & 182nd St.



Get ready to be amazed by this newly priced duplex! This property offers spacious interiors, a private backyard, and plenty of off-street parking. Recent upgrades, including a new roof and fully paid-for solar panels, add extra value. Each unit features a fantastic layout with a large, modern kitchen, a roomy interior laundry closet, and stylish vinyl flooring. The front unit has been freshly renovated, boasting new interior paint, window blinds, upgraded hardware and fixtures, and trendy ceiling fans. With both water heaters replaced and a clean-out valve added, this property is a remarkable investment or owner-occupied opportunity.

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$1,475,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$583 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: In Closet, Inside
- \$84600 Gross Scheduled Income
- \$81214 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,386
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,486
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:

- Dishwasher: 2
- Disposal:

- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- 153 - N Redondo Bch/El Nido area
- Los Angeles County
- Parcel # 4083006039

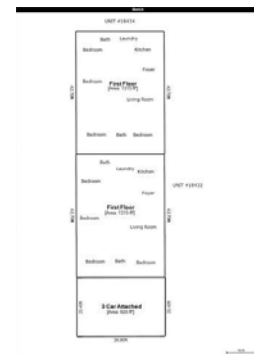
Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$1,149,000/\$1,125,000 ↓

3838 W Avenue 41 • Los Angeles 90065

34 days on the market

2 units • \$574,500/unit • 1,264 sqft • 4,792 sqft lot • \$890.03/sqft •
Built in 1929

Listing ID: 24416397

Google Maps



Located in vibrant Glassell Park, this winsome duplex is awaiting its next owner. Here find the rare opportunity to purchase an income property with one unit vacant, and the other unit occupied by an existing tenant paying market-value rent. The current owner has lovingly maintained the property, and enhanced it with the addition of mature, drought-tolerant landscaping, inviting bees, butterflies and hummingbirds. Both of the one bedroom and full bath units is its own abode, each consisting of naturally lit living rooms (complete with gas fireplaces!), full kitchens, breakfast nooks and laundry areas. The vacant Unit 3838 features a luscious private yard with a custom fountain, gas firepit, hot tub, and lounge area. Cafe lights and up lighting throughout make it the perfect place to unwind and entertain. The garage has been transformed into a studio space, ideal for an artist enclave or home office. Unit 3842 has its own separate secluded backyard, complemented by a fruiting banana tree, fire pit, and storage locker. In close proximity to many popular restaurants, like Bub and Grandma's, Wife and the Somm and Dunsmoor, in addition to being a stone's throw to nearby Eagle Rock, and Occidental College. This very special, and truly beautiful, duplex is not to miss!

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Fireplace(s)
- SellerConsiderConcessionYN: Yes
- Laundry: Dryer Included, Washer Included
- Cap Rate: 2.3
- \$25940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Barbecue, Dishwasher, Gas Cooktop, Microwave, Refrigerator

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$10,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02035381
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$3,000
2:	1	1	1		Unfurnished	\$2,995	\$2,995	\$2,995

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

- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5473007012

Michael Lembeck

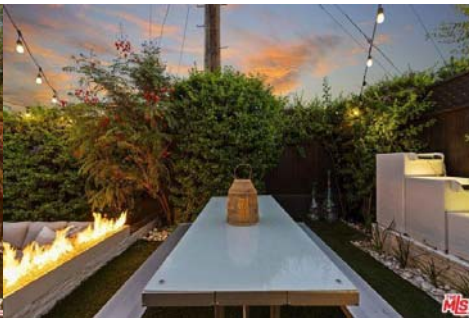
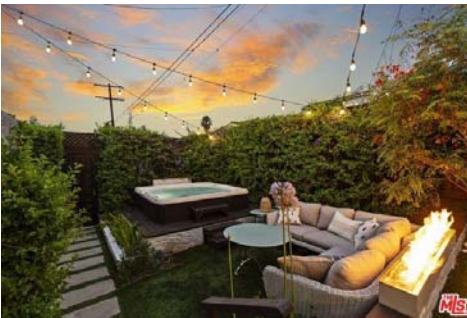
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Closed • Duplex

List / Sold:

\$1,065,000/\$1,200,000 ↑

14 days on the market

Listing ID: OC24155321

1025 Linden Ave • Glendale 91201

2 units • \$532,500/unit • 0 sqft • 7,866 sqft lot • No \$/Sqft data •
Built in 1925

Linden



Duplex in an amazing area of Glendale! Front house is vacant, it is a 2bed/1bath with bonus room that could be used as an office or 3rd bed/no closet, and it has a private driveway to a detached 2 car garage. Back unit is a 1bed/1bath with driveway parking through alley access. Tenant is paying \$1,982/mo through 1/16/2025. This is an amazing opportunity to purchase this investment property to occupy the front unit or rent it out and hold long term in your portfolio! Call your Realtor today to schedule a tour and make an offer!

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$1,065,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$274 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Range, Microwave

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968355
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,982	\$1,982	\$2,000
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5624005011

Michael Lembeck

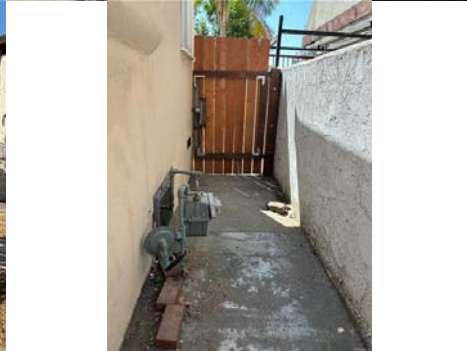
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Closed •

List / Sold: **\$950,000/\$985,000** ↑

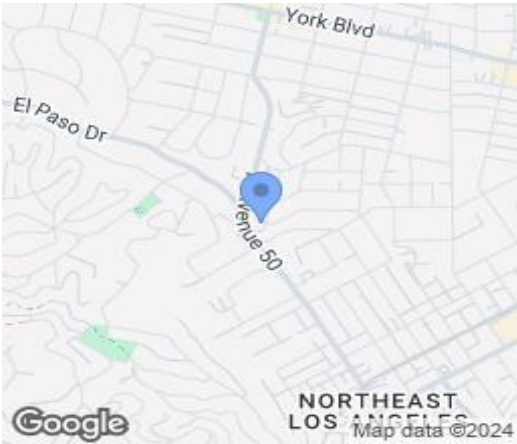
621 Milo Ter • Los Angeles 90042

40 days on the market

2 units • \$475,000/unit • 1,648 sqft • 4,813 sqft lot • \$597.69/sqft • Built in 1930

Listing ID: 24421909

Off of Ave 50, make a right on Milo Terrace and property is on your left.



This charming, 100% Vacant Spanish style duplex is perched above the street and features fantastic hillside views and easy, breezy vibes that are so cherished in Northeast LA. Each unit is a 1 bedroom and 1 bath home of appx 824 SF. The units have formal dining rooms, laundry rooms and back doors, arched doorways and windows, original built ins and fixtures, original doorknobs, hardwood floors, art deco tile, and more. Both units are currently vacant and ready for tasteful restoration. The units are separately metered for gas, electricity, and even have separate water meters, so the landlord will pay zero utilities. Located just off Avenue 50, which is one of the main streets that connects York Blvd and Figueroa St, the property is less than 2 blocks from where Ave 50 meets El Paso. Nearby favorites include Carla's Fresh Market, Gloria's Cuisine LA, La Tropicana Market, Lumen Coffee, York Park, Cafe de Leche, Highland Cafe, and more OG spots and new favorites.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- SellerConsiderConcessionYN: Yes
- Laundry: Individual Room, Stackable
- \$49089 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,911
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01889629
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,750
2:	1	1	1		Unfurnished	\$0	\$0	\$2,750

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5477027046

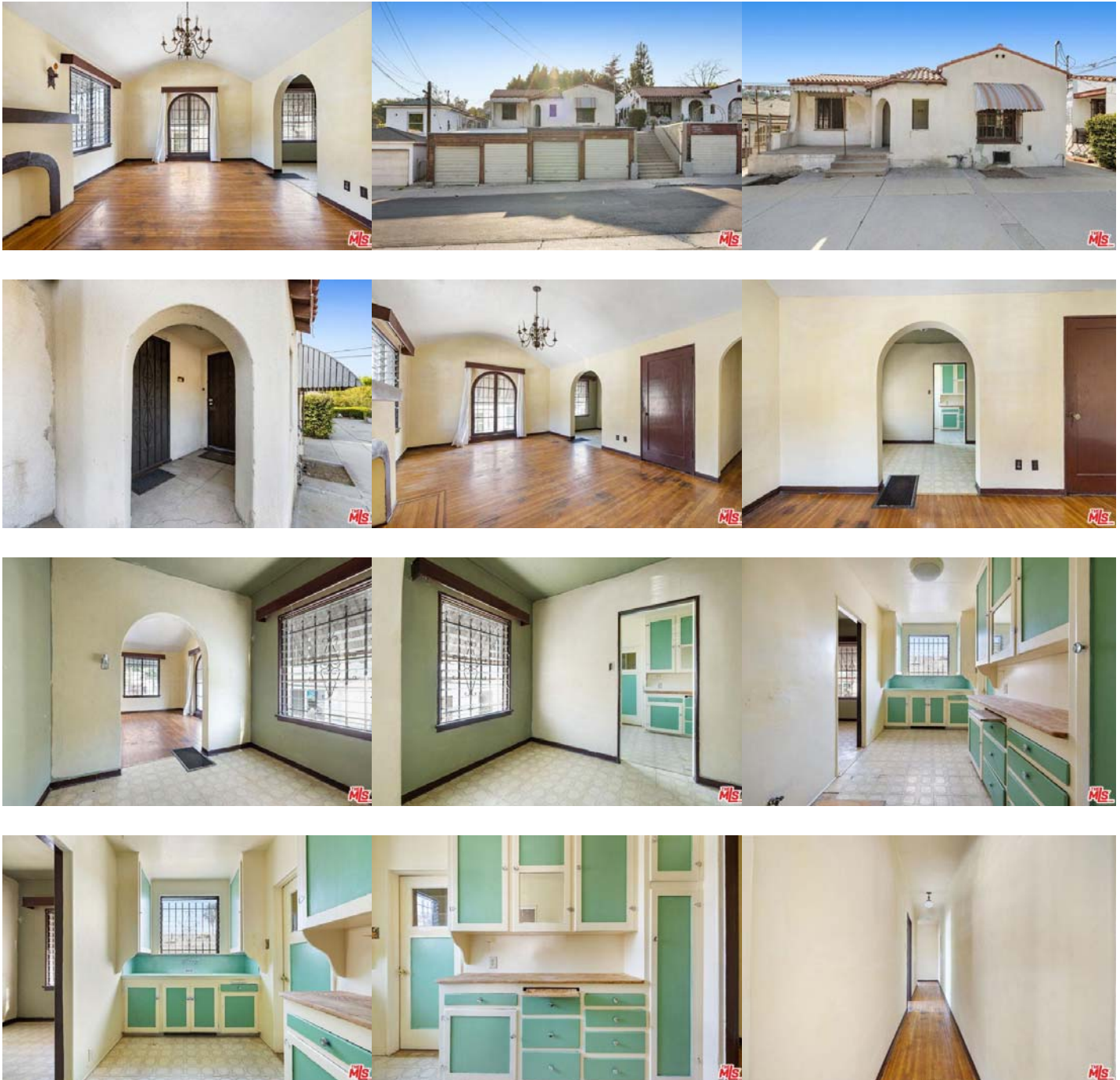
Michael Lembeck

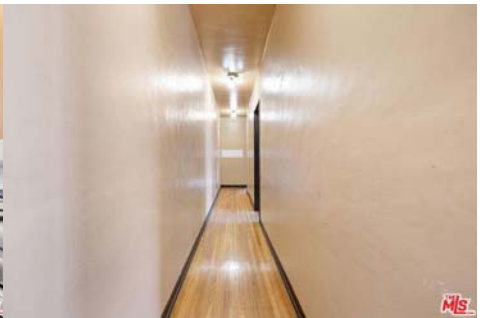
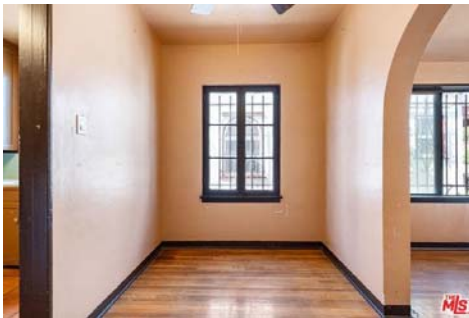
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24421909

Printed: 09/15/2024 9:20:27 AM

Closed •

List / Sold:

\$1,053,650/\$1,003,000 ↑

87 days on the market

Listing ID: 24388407

241 N San Marino Ave • San Gabriel 91775

2 units • \$526,825/unit • 2,572 sqft • 9,435 sqft lot • \$389.97/sqft •
Built in 1947

In between Las Tunas Dr and Longden Dr



Probate Sale! Estate of Theles Hutchings. This Multi-Family built in 1947 features +/-2,572 Sq Ft of living space, +/-9,448 Sq Ft lot, APN: 5363-027-021. This property is a Duplex. The assessors records indicate there are two bedrooms and two baths. However based on the floor plan each unit has two bedrooms and one bath. Buyer to rely on their own information. This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$859,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.000%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5363027021

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold:

\$1,200,000/\$1,150,000 ↓

41 days on the market

Listing ID: DW24116228

5654 Pickering Ave • Whittier 90601

2 units • \$600,000/unit • 2,410 sqft • 6,995 sqft lot • \$477.18/sqft •
Built in 1929

go east on Beverly turn left on pickering ave



Wow ! stunning home enter through the front arched doorway into the magnificent living room , high coved ceilings, and large windows overlooking the neighborhood and downtown LA in the distance. This remodeled home which offers a practical blend of space, comfort, and functionality . It accommodates a variety of living needs with a 3 bed 3bath which include a finished basement .The bottom level studio is spacious and may serve as a separate quarter for additional income, or be a part of the home to host family & friends. It currently offers a full new kitchen, new bathroom, office space, and plenty of storage. Original charm is preserved with the restoration of the original windows maintaining the aesthetic of the home. Lighting upgrades have been made with functionality in mind. The house has been fully remodeled.Activity seekers will enjoy the close proximity to many hiking trails and uptown Whittier shopping and restaurants.If you're looking for a home that has character look no further stop by.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$787 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- 1 electric meters available
- 1 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: 01986798
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$4,000
2:	1	0	1	2	Unfurnished	\$0	\$0	\$1,800

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 670 - Whittier area
- Los Angeles County
- Parcel # 8134033001

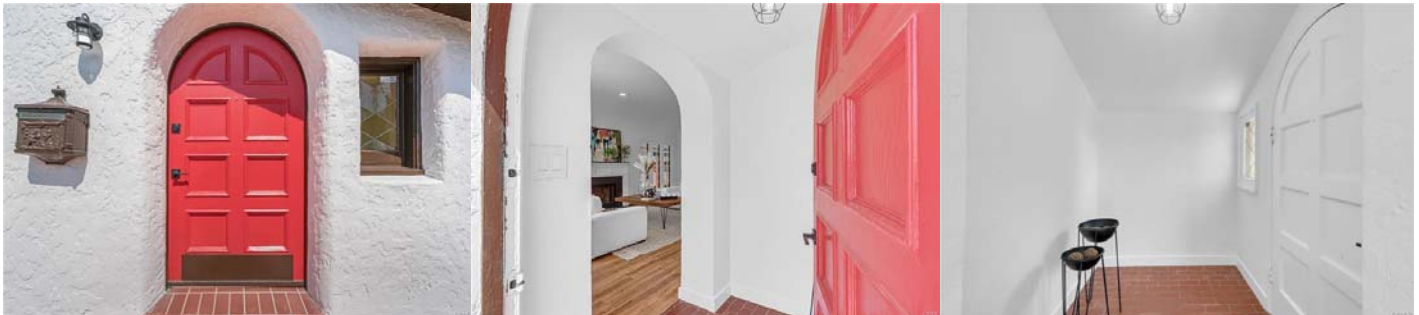
Michael Lembeck

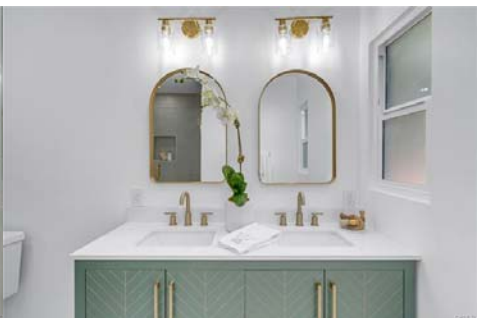
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CUSTOMER FULL: Residential Income LISTING ID: DW24116228

Printed: 09/15/2024 9:20:28 AM

Closed • **Duplex**

List / Sold: **\$849,900/\$880,000** ↑

4706 W 118th St • Hawthorne 90250

16 days on the market

**2 units • \$424,950/unit • 1,892 sqft • 5,032 sqft lot • \$465.12/sqft •
Built in 1947**

Listing ID: IV24117050

From 105FWY West exit Hawthorne make left and on 118th St make right, will be on your left hand side



Back On The Market!! Welcome to this stunning duplex located in the heart of Hawthorne, just five miles from the pristine sands of Manhattan Beach. This versatile property boasts a beautifully converted garage now serving as a Modern Accessory Dwelling Unit (ADU), complete with two spacious bedrooms, two full bathrooms, and a convenient in-unit laundry room. The main duplex features abundant natural light, and an open floor plan for comfortable living. The ADU offers a private, self-contained living space ideal for guests, extended family, or rental income. Enjoy the coastal lifestyle with easy access to the beach, local dining, shopping, and excellent schools. This property is a rare find, blending functionality, style, and location. Don't miss your chance to own this exceptional home in one of Hawthorne's most desirable neighborhoods.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$849,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$619 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$9000 Gross Scheduled Income
- \$3470 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$3,000.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 4044027005

Michael Lembeck

State License #: 01019397

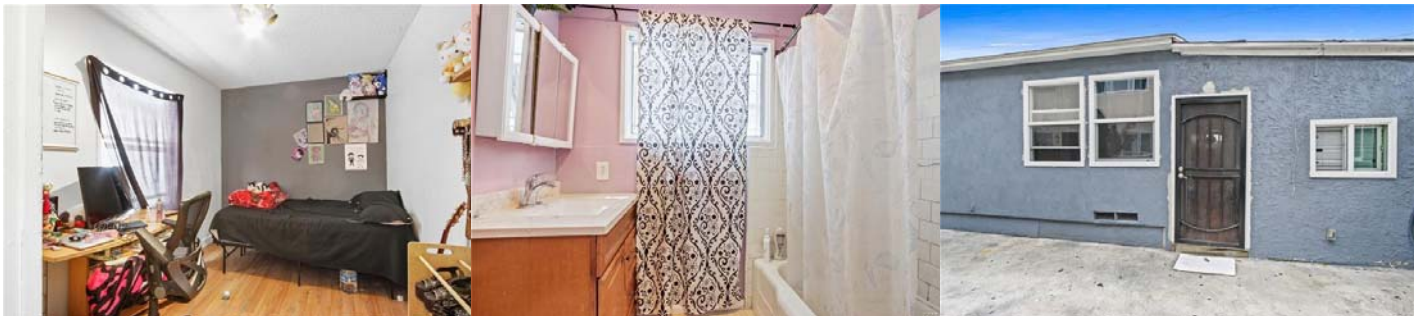
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

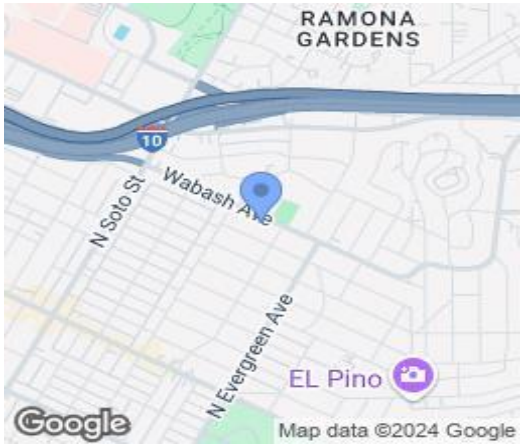
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*** ATTENTION INVESTORS/BUILDERS OPPORTUNITY *** *** LOCATION-LOCATION-LOCATION *** 2 units in East Los Angeles are currently available for sale, presenting a lucrative opportunity for investors or builders. The property allows for the construction of up to 30 apartment units, (ED1- 100% Affordable Housing Project) making it an attractive investment for those looking to capitalize on the expanding real estate market in the area. This could be a promising venture for those interested in expanding their property portfolio or embarking on a new development project. Front Unit is 2 bedroom 1 Bath plus an extra room that can be used as a 3rd bedroom and Back unit is a 2 bedroom 1 bath. This property is located only about 3.4 miles away from Downtown Los Angeles.!!! Very close to Major Freeways such as 10 FWY, 5 FWY, 101 FWY, 110 FWY and 60 FWY.!! Don't miss this great opportunity and act quick before it's too late.!!!

Facts & Features

- Sold On 09/13/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$335 (Estimated)
 - SellerConsiderConcessionYN:
- 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Level, Near Public Transit
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02174581
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5177013021

Michael Lembeck

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

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State License #: 01875823
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Newport Beach, 92660

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Closed

• Duplex

1517 N Eastern Ave

• Los Angeles 90063

2 units • \$497,500/unit • 2,026 sqft • 4,793 sqft lot • \$491.12/sqft •

Built in 1940

South of 10 Fwy at Eastern Avenue

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

18 days on the market

Listing ID: PW24149073



Look no further! This inviting duplex nestled in City Terrace effortlessly blends classic architecture with contemporary updates. This meticulously renovated property presents a compelling opportunity for both homeowners and investors. Step inside to discover spacious interiors illuminated by abundant natural light and enhanced by recessed lighting and a modern aesthetic. The kitchen features soft-closing cabinets, sleek quartz countertops, and stainless steel appliances, ensuring both style and functionality. Each unit offers three bedrooms and a full bath, providing comfortable accommodations for all. Outside, the generous backyard includes a covered patio overlooking the backyard, perfect for enjoying Southern California's delightful weather. A detached two-car garage with beautiful epoxy finish adds convenience and provides additional parking. Recent upgrades such as a new roof, updated windows, and electrical improvements ensure the property's modern comfort and efficiency. Located near the 10 and 710 freeways, this duplex offers easy access to Downtown LA, Pasadena, Long Beach, as well as educational institutions like Cal State LA and USC Keck. Whether you're seeking a stylish residence or a savvy investment, this property stands out as an exceptional choice in the vibrant community of City Terrace.

Facts & Features

- Sold On 09/10/2024
 - Original List Price of \$995,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$1,154 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
 - \$84000 Gross Scheduled Income
 - \$82560 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01898399
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 2
 - Carpet:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5226014013

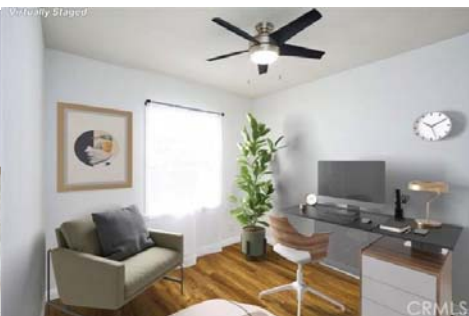
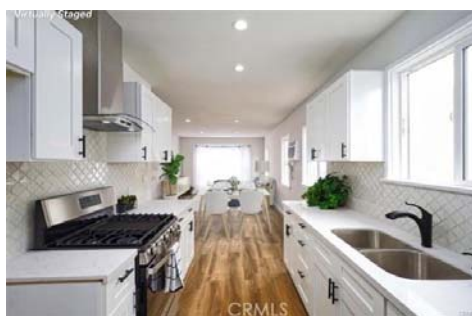
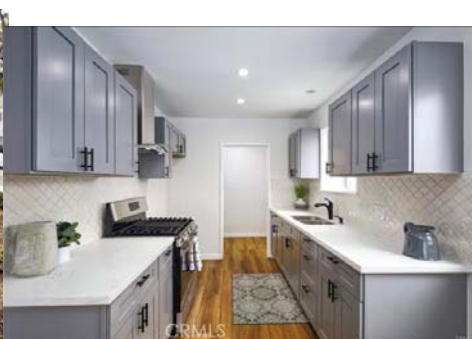
Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Duplex

List / Sold:

\$1,349,000/\$1,290,000 ↓

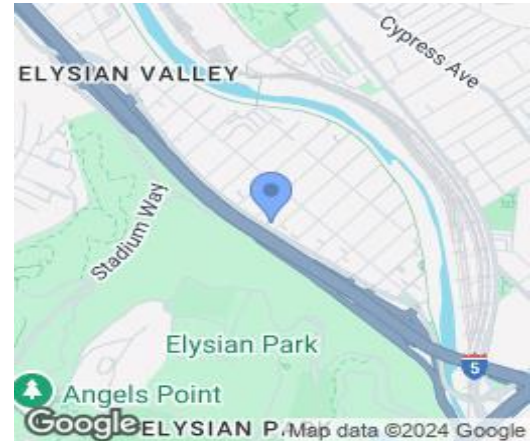
2229 Shoredale Ave • Los Angeles 90031

37 days on the market

2 units • \$674,500/unit • 2,578 sqft • 8,037 sqft lot • \$500.39/sqft •
Built in 1940

Listing ID: PW24134665

5 to Riverside Dr to Shoredale



2 detached HOMES on ONE big lot! Bring your toolbox and pickup truck for these two homes with tons of potential! This unique opportunity is found on a lot of over 8,000 sqft (one of the largest lots in the neighborhood) and is looking for the right buyer with a big imagination. You decide: sell as TICs, tear down, remodel, update, add one or more ADUs or maybe split the lot (buyer to verify) or some combination thereof. Both homes included in the sale: 2229 Shoredale – Charming ~928 sqft 2 bedroom, 1 bath single story bungalow built in 1940, sits on raised foundation with in-unit washer/dryer hookups. 2225 Shoredale – More modern ~1650 sqft 3 bedroom, 2.5 baths two story home that was built in 1989 and has A/C and direct access 2 car garage with washer dryer hookups. Each home is separately metered for gas, electric AND water. Additionally, each home features a driveway with ample room to park, plus a 2 car garage and private fenced yard space. You won't easily find another opportunity like this anytime soon, especially in a high demand neighborhood like Frogtown! (Income and expenses are estimated)

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Inside, Washer Hookup
- \$78000 Gross Scheduled Income
- \$58500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen

Exterior

- Lot Features: Flag Lot, Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00656371
- Gardener:
- Licenses: 200
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5445027050

Michael Lembeck

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

Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: PW24134665

Printed: 09/15/2024 9:20:29 AM

Closed •

List / Sold:

\$1,100,000/\$1,015,000 ↓

6039 W 86th Pl • Los Angeles 90045

21 days on the market

**2 units • \$550,000/unit • 1,766 sqft • 6,052 sqft lot • \$574.75/sqft •
Built in 1944**

Listing ID: 24408581

South of Manchester between Kittyhawk Ave and Wiley Post Ave.



Single level duplex with 2 car detached garage close to LAX, Sofi Stadium, Westchester Park & Golf Driving Range, LMU, as well as to shopping centers along Sepulveda Blvd and Howard Hughes Shopping Center. Both units are 2 bedroom - 1 bath. Great starter property for the first time buyer or add value by adding ADU or 2nd story. This property has easy access to Marina del Rey, Playa Vista, El Segundo, and 405 Fwy. Seller is open to negotiating with buyer and tenants to vacate at least 1 of the units (potentially both). ****GENERAL & SEWER INSPECTION WAS COMPLETED ON 7/10/24. BUYER'S THAT SUBMIT AN OFFER WILL BE SENT INSPECTION REPORTS & DD ITEMS TO COME BACK BEST AND FINAL NON CONTINGENT BY TUESDAY 7/16 AT 3PM*****

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- \$27401 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Lawn

Annual Expenses

- Total Operating Expense: \$21,487
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C29 - Westchester area
- Los Angeles County
- Parcel # 4123014004

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed

• Duplex

135 W 62nd St • Los Angeles 90003

2 units • \$300,000/unit • 1,781 sqft • 5,125 sqft lot • \$308.82/sqft • Built in 1923

110 fwy N. Exit E. Gage Ave. Left on to Broadway then make a right on 62nd ST.

List / Sold: \$599,999/\$550,000

220 days on the market

Listing ID: DW23185696



Welcome to this exceptional Residential Income Duplex nestled in the heart of South Los Angeles, California. This well-maintained property offers an excellent opportunity for investors seeking dual rental income in a prime location. With a front unit boasting 2 bedrooms and 1 bathroom and a rear unit featuring 1 bedroom and 1 bathroom, this duplex is a perfect blend of functionality and versatility. Separate meters for utilities, making it easy to manage expenses. Convenient off-street parking for both units. Secure and gated property for added safety and privacy. Conveniently located with access to public transportation, schools, shopping, and entertainment. Don't miss out on this chance to own a versatile income-generating property in one of Los Angeles' sought-after neighborhoods. Whether you're an experienced investor or just starting in real estate, this duplex promises excellent potential. Schedule a viewing today and explore the possibilities of this South Los Angeles gem.

Facts & Features

- Sold On 09/13/2024
 - Original List Price of \$649,999
 - 2 Buildings
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$17892 Gross Scheduled Income
 - \$14052 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,840
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01870291
 - Gardener:
 - Licenses:
- Insurance: \$1,440
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$840	\$840	\$2,500
2:	1	1	1	0	Unfurnished	\$651	\$651	\$1,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6005019027

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Act Fast! Prime Investment Opportunity! This is a rare chance to own a prime location duplex priced to sell quickly! This property, back on the market through no fault of the seller, is positioned near the 110 and 405 freeways and the iconic Sofi Stadium. Featuring two spacious 2-bed, 1-bath units, each with ample parking, a shared driveway, and two garages with laundry hookups, this is an investor's dream. With a nearly 7,000 sqft lot, the potential for expansion is tremendous. Upgrade to 3-bed, 2-bath units and watch your investment value increase! Perfectly situated near LAX, the upcoming Intuit Dome, and downtown LA, this duplex offers unparalleled convenience and opportunity. Time is of the essence – don't let this incredible investment slip away! Contact us now to secure this unbeatable deal before it's gone!

Facts & Features

- Sold On 09/10/2024
 - Original List Price of \$700,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - \$358 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, In Kitchen
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,762
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01901202
 - Gardener:
 - Licenses:
- Insurance: \$574
 - Maintenance: \$3,348
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 1.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6032033001

Michael Lembeck

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Newport Beach, 92660

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SOLD BEFORE PROCESSING

Facts & Features

- Sold On 09/10/2024
 - Original List Price of \$400,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$0 (Other)
 - SellerConsiderConcessionYN:
- 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Tear Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01428775
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5103003006

Michael Lembeck
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SR24190024

Printed: 09/15/2024 9:20:31 AM

Closed •

List / Sold:

\$1,285,000/\$1,285,000

602 W 53rd St • Los Angeles 90037

2 units • \$642,500/unit • 3,321 sqft • 5,441 sqft lot • \$386.93/sqft •
Built in 2024

Between Figs & Vermont

0 days on the market

Listing ID: 24435569



PROPERTY SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$1,285,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 02243250 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

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

Of Units With:

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

Additional Information

- | | |
|-----------------|----------------------------|
| • Standard sale | • C42 - Downtown L.A. area |
| | • Los Angeles County |
| | • Parcel # 5001025024 |

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Closed •

List / Sold:

\$1,195,000/\$1,050,000 ↓

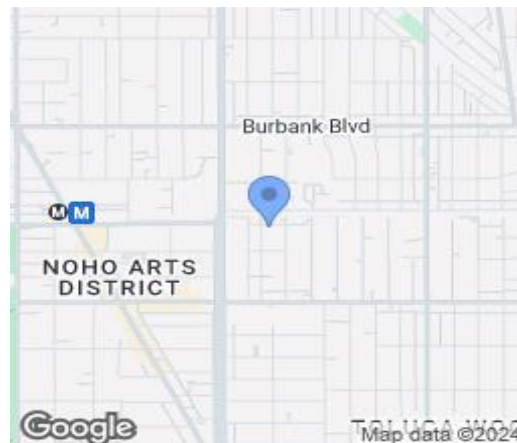
72 days on the market

Listing ID: 24394342

5334 Cleon Ave • North Hollywood 91601

**2 units • \$597,500/unit • 2,080 sqft • 6,038 sqft lot • \$504.81/sqft •
Built in 1948**

SOUTH OF BURBANK NEXT TO VINELAND, CORNER DUPLEX ON CHANDLER AND CLEON.



R3! This property presents a unique opportunity for developers and investors. With amazing potential for up to 40 units, the possibility are vast. Alternatively, buyers can enjoy the property as an owner-user and take advantage of the space by adding ADU and Junior ADU. Both units have been remodeled. Whether your are looking to expand your real estate portfolio or seeking a place for additional rental income

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:
- Laundry: Community

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200140
- 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	\$0
2:	2	2	1		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County

• Parcel # 2416007015

Michael Lembeck

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Newport Beach, 92660

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Closed •

List / Sold:

\$1,199,000/\$1,300,000 ↑

57 days on the market

Listing ID: 24413245

4515 Ambrose Ave • Los Angeles 90027

**3 units • \$399,667/unit • 2,907 sqft • 5,614 sqft lot • \$447.20/sqft •
Built in 1921**

Off of Hillhurst Ave., South of Los Feliz Blvd, between Avocado and Finley.



Great Opportunity to enter into ownership of an income property in a high demand neighborhood. A complete analysis of SOLD Triplexes for the last 6 months in Los Feliz shows that the lowest sold comparable (similar sq ft and lot size) recorded for substantially more than the list price of this of this property. Sought after area with immediate access to Hillhurst shopping and eateries and an easy stroll to the buzz of activity on Vermont Ave. Light and airy interior with dedicated garage parking in back of units. One unit has bonus area to be used as office or craft room. A quick ambling distance to the recreation of Griffith Park and the main thoroughfare of Los Feliz Blvd. Potential for a hard asset in a locale where inventory is consistently low and the demand for available leases increases significantly year to year.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$4963 Net Operating Income

Interior

- Rooms: Bonus Room, Den, Living Room
- Appliances: Disposal, Oven, Range
- Other Interior Features: Beamed Ceilings

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- 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	\$4,300
2:	1	1	1		Unfurnished	\$1,485	\$1,485	\$3,200
3:	1	2	1		Unfurnished	\$1,278	\$1,278	\$3,200

Of Units With:

- Separate Electric:
- Gas Meters:
- Drapes:
- Patio:

- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5590003033

Michael Lembeck

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Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$1,195,000/\$1,135,000 ↓

12 days on the market

Listing ID: CV24158193

640 W Riggin St • Monterey Park 91754

**3 units • \$398,333/unit • 2,442 sqft • 6,941 sqft lot • \$464.78/sqft •
Built in 1948**

North of CA-60, East of I-710; Near the Intersection of Gerhart Ave & W Riggin St



We are pleased to exclusively offer for sale this 3 Unit multi-family property for sale in the prime rental location of Monterey Park. Strategically positioned within walking distance to Atlantic Square, residents enjoy easy access to a variety of restaurants and shopping outlets, along with proximity to the metro station, ensuring convenient transportation options. The subject property features a desirable unit mix of two 2-Bedroom/1-Bathroom units and one single-story 1-Bedroom/1-Bathroom unit. The property encompasses 2,442 rental square feet on a 6,941 square foot lot. Tenants are afforded an array of attractive amenities including garage parking, interior laundry hookups, and a shared picnic area, enhancing the quality of life and rental appeal. Each unit is responsible for their electricity and gas, optimizing cost efficiency for the owner. The property has been updated to copper plumbing as well. With a significant potential for a 20+% increase in rental income, this property stands out as an exceptional investment with promising upside in a dynamic rental market. Perfect for investors seeking a property in a high-demand area with strong growth potential and tenant amenities that drive competitive rental rates.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$752 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$61860 Gross Scheduled Income
- \$37819 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,185
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$780
- Cable TV: 01071264
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,195
2:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$2,195
3:	1	1	1	1	Unfurnished	\$1,480	\$1,480	\$1,945

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5266007009

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Great investment opportunity on a triplex in the heart of Los Angeles (Boyle Heights area). Front unit is a duplex with 2bed/1bath in each unit. There is a separate detached 1bed/1bath unit in the back. There is also a detached two car garage. Each unit has it's own separate address, and separate meter. This home is in need of upgrades, and holds many great potentials for investors. Property is located within walking distance to bus stops, schools, stores, and easily accessible to freeways.

Facts & Features

- Sold On 09/13/2024
 - Original List Price of \$709,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$466 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Primary Bedroom
- Appliances: None
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard
- Fencing: None
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02187306
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5175009010

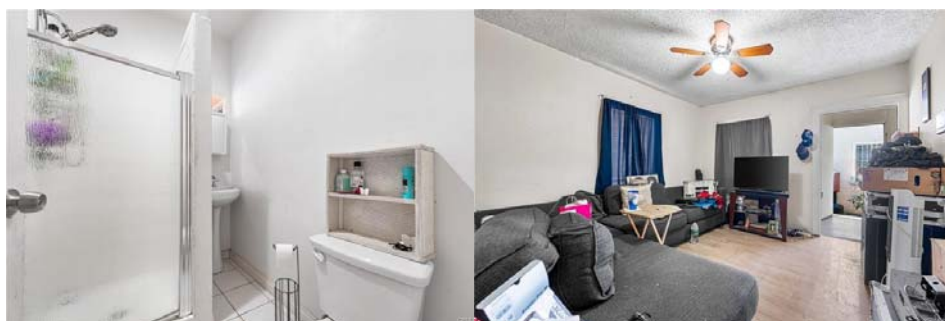
Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$2,095,000/\$1,625,000 ↓

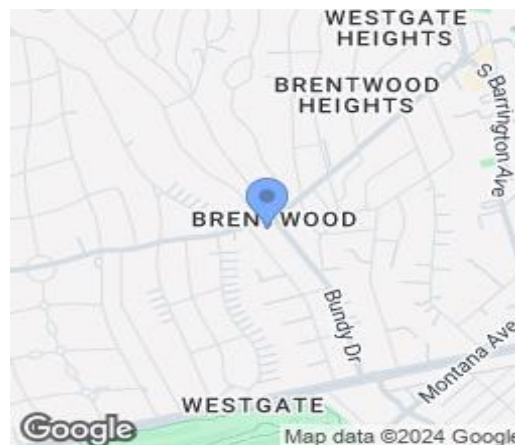
120 days on the market

Listing ID: 24381913

12214 W Sunset Blvd • Los Angeles 90049

3 units • \$698,333/unit • 3,508 sqft • 7,247 sqft lot • \$463.23/sqft • Built in 1951

Sunset / Kenter - W of Bundy, N of San Vicente



Charming Triplex in Prime Brentwood! An amazing opportunity to acquire this clean, well-maintained triplex in desirable Brentwood, great for investor or owner occupant! There are 3 units - all with 2 bedrooms (2 with 1.5 baths and 1 with 1 bath). The front unit has been remodeled with beautiful finishes and each unit has own washer/dryer in unit. Lovely fenced yard with garden and community patio to rear of the building, and 3 covered parking spaces. Please park on S Gretna Green Way for showings.

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- 3 gas meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,119	\$0	\$0
2:	2	2	1		Unfurnished	\$0	\$0	\$3,099
3:	3	2	1		Unfurnished	\$2,861	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale

- C06 - Brentwood area
- Los Angeles County
- Parcel # 4404010017

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

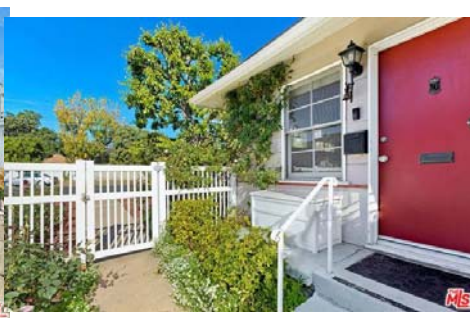
Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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Closed •

List / Sold:

\$1,300,000/\$1,250,000 ↓

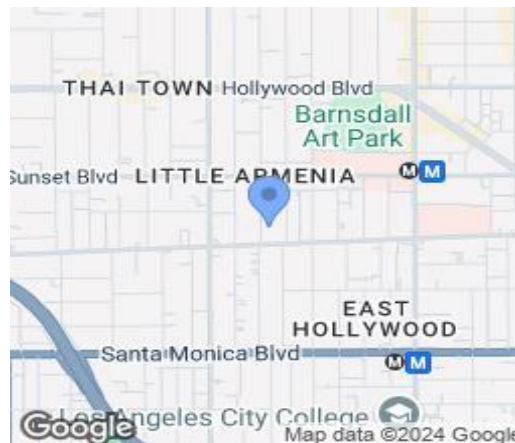
23 days on the market

Listing ID: 24426681

1322 N Alexandria Ave • Los Angeles 90027

**3 units • \$433,333/unit • 3,234 sqft • 6,878 sqft lot • \$386.52/sqft •
Built in 1923**

Alexandria, between Sunset and Fountain.



This property offers exceptional flexibility, whether you're looking to remodel and enjoy it as an owner-user or generate substantial income. Alternatively, this LAR2 lot could be the perfect opportunity you've been waiting for to build on! If you choose to keep the existing structure, it provides a peaceful home with the option for a separate home office or studio rental, along with an additional structure for even more rental income. Located in one of LA's vibrant neighborhoods, this 1923-built Craftsman-style triplex is a true gem you shouldn't miss! Each unit is vacant and ready for you to remodel, move into, or lease. Beyond the gated front lawn, you'll discover the primary residence with spacious living areas, a cheerful kitchen, and three comfortable bedrooms - two upstairs with a half bath and one on the main level sharing a full bath. The main house is equipped with central AC for your comfort. The backyard features an outdoor fireplace, perfect for cozy gatherings. Additionally, the property boasts an oversized garage with an incredible amount of storage space! This triplex is in a prime location, close to Hollywood, Thai Town, Griffith Park, freeways, Glendale, and Central LA, putting shopping, dining, and other conveniences within easy reach. Don't miss your chance to seize this gem before it slips away - the opportunities are endless!

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01907838
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$5,500
2:	2	1	1		Unfurnished	\$0	\$0	\$2,100
3:	3	0	1		Unfurnished	\$0	\$0	\$1,400

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5543023007

Michael Lembeck

State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: 24426681

Printed: 09/15/2024 9:20:34 AM

Closed • **Single Family Residence**

List / Sold: **\$1,149,000/\$975,000** ↓

1801 W 39th St • Los Angeles 90062

64 days on the market

3 units • \$383,000/unit • 2,516 sqft • 5,303 sqft lot • \$387.52/sqft • Built in 1922

Listing ID: SB24116107

Arlington Ave and 39th St



Exquisite Corner Residence with Two Detached Income Properties Welcome to a truly exceptional find nestled in the historic heart of Los Angeles! This expansive corner property not only features a spacious main home but also boasts two detached income properties, offering unmatched income potential and versatility. Upon entering the main residence, you'll be greeted by the elegance of a three-bedroom, one-bathroom layout adorned with timeless hardwood floors throughout. The spacious living room, centered around a cozy fireplace, sets the stage for gatherings and relaxation, while the adjacent dining room provides the perfect backdrop for hosting large family dinners and creating cherished memories. The main home features three generously sized bedrooms, offering ample space for a growing family or accommodating guests. The kitchen is a true culinary haven, boasting an impressive size and equipped to handle the preparation for large family meals with ease. Adjacent to the kitchen, a spacious bonus service porch offers versatility as either an office space or a convenient laundry room. This rare find also showcases coved ceilings and ample storage/closet space, ensuring both comfort and practicality. Let's not forget the front porch that is designed for sunset relaxation or morning coffees with the family where you will experience true tranquility greeted by an amazing avocado tree. Adding to the allure of this property are two detached one-bedroom, one-bathroom apartment units, each with private entrances and elegantly remodeled interiors. These units present an incredible opportunity for additional income or flexible living arrangements, catering perfectly to savvy investors or multi-generational families. Convenience meets luxury with three garages providing ample parking and storage options. Outside, a lush backyard awaits, complete with a beautiful garden and a meyer lemon tree, offering a serene retreat for relaxation or outdoor entertaining. Situated in a historic part of Los Angeles, this property embodies the perfect blend of charm, character, and potential. With its rare combination of size, income potential, and prime location, this home is certain to captivate discerning buyers. Don't let this extraordinary opportunity slip away – schedule a showing today before it's too late! Please note: The main home AND both of the apartments will be delivered vacant and have upgraded copper plumbing throughout.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$429 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup
- \$94200 Gross Scheduled Income
- \$87500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,700
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance: \$6,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$5,000
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,750
3:	1	1	0	1	Unfurnished	\$0	\$0	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C23 - Metropolitan area
 - Los Angeles County
 - Parcel # 5035022001

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24116107

Printed: 09/15/2024 9:20:34 AM

Closed • Triplex

List / Sold:

\$1,249,000/\$1,230,000 ↓

17 days on the market

Listing ID: SR24144250

1207 W Gage Ave • Los Angeles 90044

3 units • \$416,333/unit • 2,563 sqft • 6,231 sqft lot • \$479.91/sqft •
Built in 1922

South on Normandie Ave, East on w Gage Ave



We are pleased to present this vacant 3-unit property located in the heart of South Los Angeles. The completely renovated property consists of: Unit 1207 a 4-bedroom, 2-bath unit, approximately 1,122 SF, Unit 1205 a 2-bedroom, 1 bath unit, approximately 702 SF, and Unit 1209 a 3-bedroom, 1 bath detached accessory dwelling unit, approximately 749 SF. Each unit is equipped with a brand-new ductless mini-split system, double-pane windows, tankless water heaters, washer/dryer hook-ups. All units feature white shaker cabinets, quartz countertops, ceiling fans, and luxury waterproof flooring. Each unit has its own separate gas and electric meters. There is a long driveway that leads to a concrete/gravel pad which can accommodate up to 6 cars. Potential gross rents up to \$10,000/Month, achieving a high cap rate. It's conveniently located near public transportation and major freeways.

Facts & Features

- Sold On 09/11/2024
- Original List Price of \$1,249,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$355 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Kitchen, Laundry
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523891
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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

- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6003028016

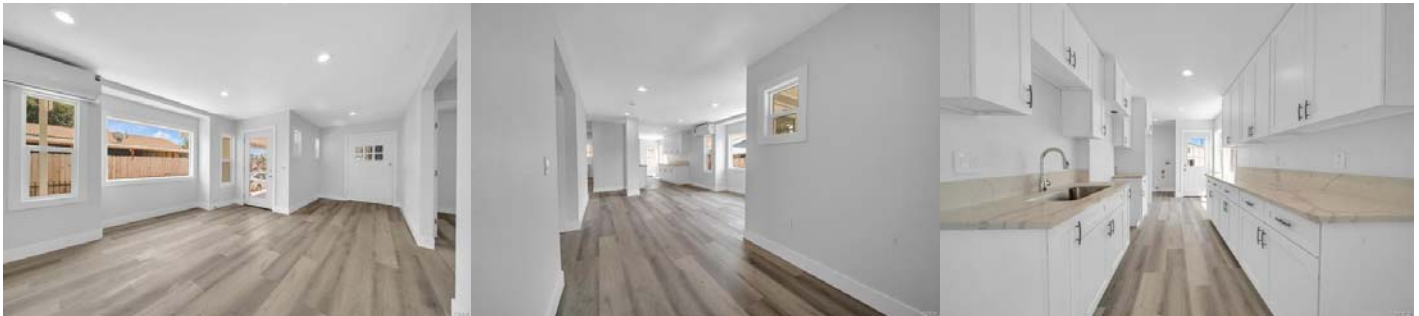
Michael Lembeck

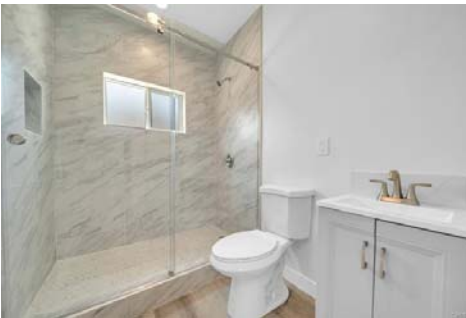
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Newport Beach, 92660

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Closed • Duplex

List / Sold: **\$315,000/\$315,000** ↓

45144 Elm Ave • Lancaster 93534

91 days on the market

3 units • **\$105,000/unit** • **2,200 sqft** • **8,859 sqft lot** • **\$143.18/sqft** •
Built in 1949

Listing ID: SR24076672

Ave I to Elm go South to property



Centrally located. Front house is set up as a 2 bedroom and one bathroom. Garage of house has been converted to a separate studio apartment. In addition, there is a one bedroom and one bathroom unit over the detached 3 car garage. Close to all amenities and walking distance to the park and senior center. Offers so many opportunities with some TLC

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$375,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$1,228 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01940274
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- LAC - Lancaster area
- Los Angeles County

• Parcel # 3134001006

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4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income **LISTING ID:** SR24076672

Printed: 09/15/2024 9:20:35 AM

Closed •

List / Sold: **\$1,149,000/\$900,000** ↓

13416 Van Nuys Blvd • Pacoima 91331

90 days on the market

**3 units • \$383,000/unit • 2,486 sqft • 8,623 sqft lot • \$362.03/sqft •
Built in 1949**

Listing ID: 24400289

East of the 5 Fwy and South of the 118 Fwy



Rare opportunity for a mixed use development. Currently retail store in front and 2 apartments in the rear. Property will be delivered vacant.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$1,149,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- 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	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$0
3:	1	0	0		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2620007004

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Closed •

List / Sold:

\$2,450,000/\$2,450,000

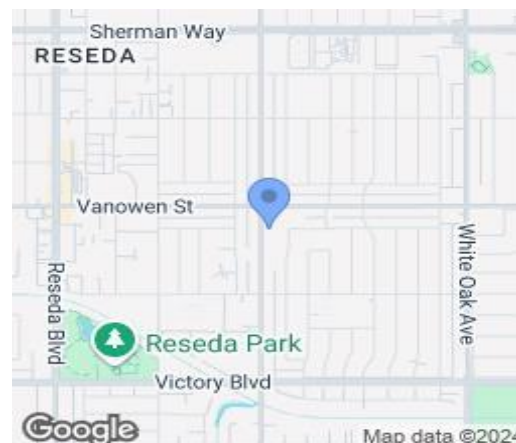
19 days on the market

Listing ID: 24414107

6728 Lindley Ave • Reseda 91335

**3 units • \$816,667/unit • 4,978 sqft • 16,988 sqft lot • \$492.17/sqft •
Built in 1948**

Between Victory Blvd and Vanowen BLVD



Discover an exquisite, upscale property in the highly sought-after area of Reseda, adjacent to Encino. Perfect for various uses, You can enjoy living in the main house and rent the other two units, multifamily housing, student housing, fraternity/sorority house, elderly care/assisted living, nursing care, hospice care, or sober living. This versatile property, fully rebuilt in 2022, includes three units, each with handicap accessibility. The main house features an open-concept floor plan with high ceilings, a gourmet kitchen with stainless steel appliances, a washer and dryer hookup, and wooden floors. It comprises 3 bedrooms, an office, and 4 bathrooms, totaling 2,925sqft. The second unit offers 2 bedrooms and 2 bathrooms over 868 sqft . The third unit includes 3 bedrooms and 3 bathrooms with a private backyard, encompassing 1,184 sqft. Overall, the property boasts 4,978 sqft of living space, with the potential to add an additional 1,200 sqft unit. Most rooms are en-suite. The expansive yard features beautiful grounds, a lovely patio, and a swimming pool. This private, gated home previously rented for \$13,500 + NNN. Perfect for multi-generational families, this property offers luxury and versatility. Click the link below to access videos and pictures: <https://show.tours/NnWNIIYF3bMNVn1L43zz>

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$2,450,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central, Heat Pump
- SellerConsiderConcessionYN:
- Laundry:
- Cap Rate: 5.41
- \$132775 Net Operating Income
- 1 water meters available

Interior

- Rooms: Center Hall, Dressing Area, Guest/Maid's Quarters, Living Room, Primary Bathroom, Two Primaries, Walk-In Closet
- Floor: Laminate
- Appliances: Built-In, Convection Oven, Dishwasher, Disposal, Gas Range, Microwave, Range, Refrigerator, Vented Exhaust Fan

Exterior

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

Annual Expenses

- Total Operating Expense: \$38,825
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4		Unfurnished	\$0	\$0	\$7,000
2:	2	3	3		Unfurnished	\$0	\$0	\$4,000
3:	3	2	2		Unfurnished	\$0	\$0	\$3,300

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- RES - Reseda area
 - Los Angeles County
 - Parcel # 2122028015

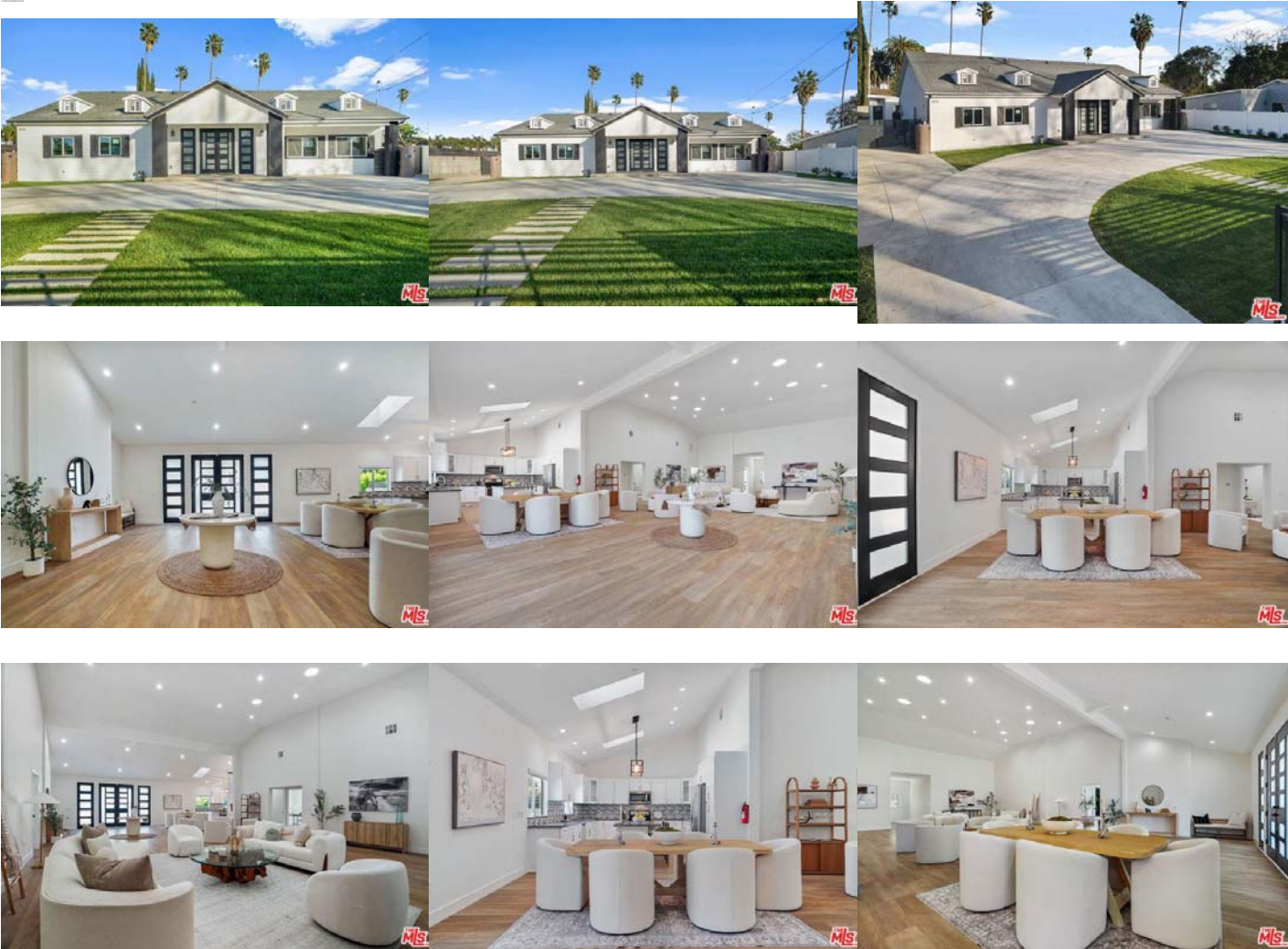
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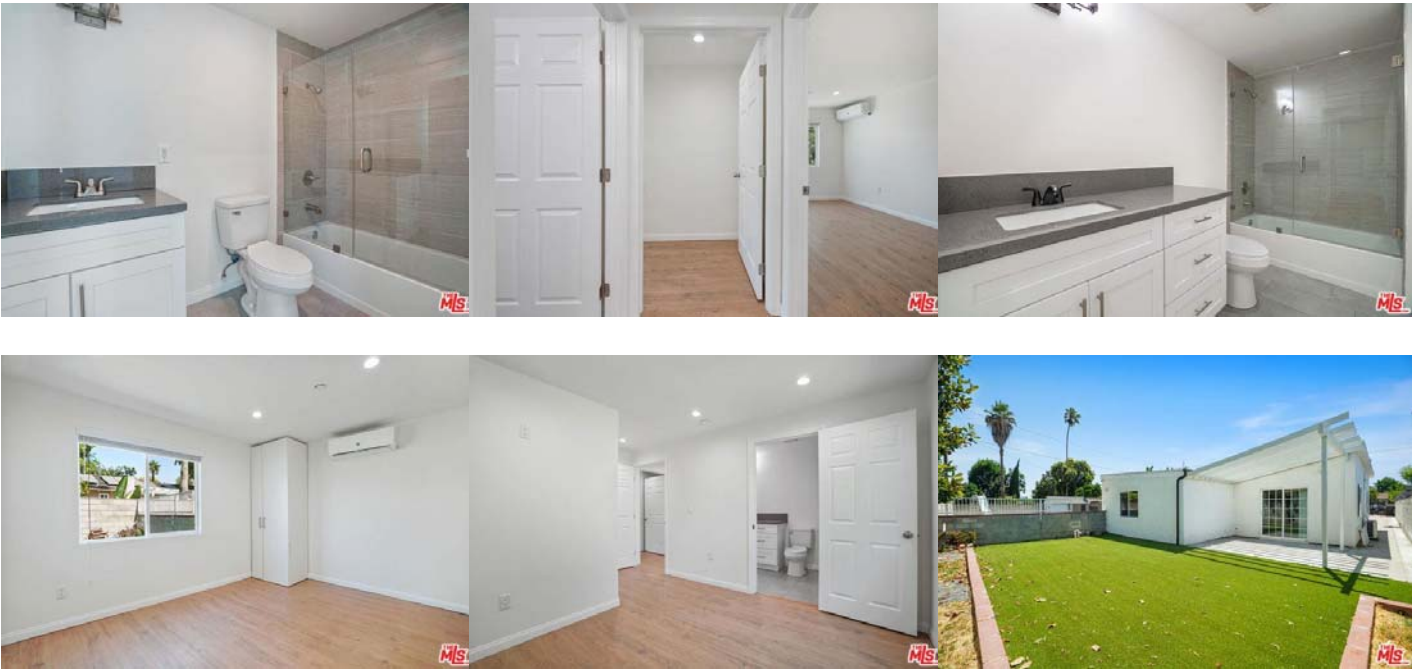












CUSTOMER FULL: Residential Income LISTING ID: 24414107

Printed: 09/15/2024 9:20:36 AM

Closed • [Quadruplex](#)

List / Sold:

\$1,450,000/\$1,360,000 ↓

2464 New Ave • Rosemead 91770

19 days on the market

4 units • **\$362,500/unit** • **3,720 sqft** • **8,789 sqft lot** • **\$365.59/sqft** •
Built in 1960

Listing ID: AR24149490

S/ Garvey, N/ Graves



Conveniently located 4 unit apartment with long term tenants. Hard to find, good parking and lot size with lots of potential.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 5 Total carport spaces
- \$1,263 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$55800 Gross Scheduled Income
- \$40148.2 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,080
- Electric: \$355.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,254
- Cable TV: 00848332
- Gardener:
- Licenses:
- Insurance: \$3,546
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,484
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,200
2:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,200
3:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,200
4:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area

- Los Angeles County
- Parcel # 5285011026

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CUSTOMER FULL: Residential Income **LISTING ID:** AR24149490

Printed: 09/15/2024 9:20:36 AM

Closed •

List / Sold:

\$1,495,000/\$1,500,000 ↑

52 days on the market

Listing ID: 24418033

1139 N Detroit St • West Hollywood 90046

**4 units • \$373,750/unit • 1,978 sqft • 6,386 sqft lot • \$758.34/sqft •
Built in 1953**

North of Santa Monica Blvd, West of La Brea



Attention developers, 1139 N. Detroit offers 6,384 sq. ft. of development land Zoned WDR3C in prime West Hollywood. Featuring plans to build a 5 unit building with subterranean parking, rooftop deck, and landscaping. Sell each condo unit individually and make a huge return or just rent out the units for huge cash flow. Building is just one block north of Santa Monica Blvd and has a walk score of 92! This pedestrian-friendly location just a block from the corner of La Brea and Santa Monica Blvd with a host of restaurants, shopping and night life. If developing is not your preference, can also just rent out each unit for market prices at an attractive price point.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Washer Included
- \$70000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$30,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5531009007

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4340 Von Karman Ave, #200
Newport Beach, 92660

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5 UNIT APARTMENTS

1139 N DETROIT ST. WEST HOLLYWOOD, CA 90046

1

PROJECT INFORMATION

2

PLOT PLAN

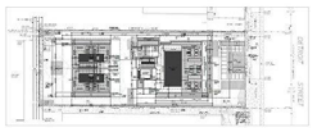
PROJECT DESCRIPTION

5 UNIT APARTMENTS

1139 N DETROIT ST. WEST HOLLYWOOD, CA 90046

3

PLOT PLAN



ZONING PLANNING PROJECT DATA

PROJECT ADDRESS: 1139 N DETROIT ST. WEST HOLLYWOOD, CA 90046

PROJECT AREA: 1139 N DETROIT ST. WEST HOLLYWOOD, CA 90046

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Closed •

List / Sold:

\$1,699,000/\$1,860,000 ↑

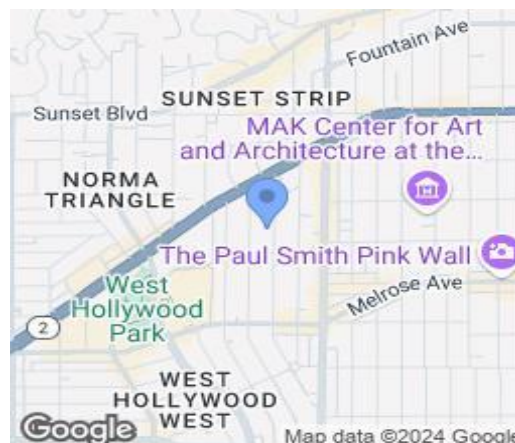
833 Westmount Dr • West Hollywood 90069

40 days on the market

**4 units • \$424,750/unit • 2,572 sqft • 6,966 sqft lot • \$723.17/sqft •
Built in 1936**

Listing ID: 24422857

West of La Cienega, North of Melrose, South of Santa Monica Blvd, East of San Vicente



Hidden behind manicured hedges this unique fourplex is the perfect compound that one would be lucky to own. The property consists of 2 structures each with 2 units which gives each resident a feel for single family living in one of the best Los Angeles locations in the heart of trendy, walkable West Hollywood. The first structure has 2 units side by side and the back has an upper and lower unit. The back lower unit, what feels like an owner's unit, has an enormous backyard for California living at its best. The front unit has a nice sized hedged-in front yard and the unit behind has a private patio with the most gorgeous roses. Each unit has 1 bed 1 bath totaling 4 beds and 4 baths 2572 sq ft on a 6966 sq ft lot on central tree lined West Hollywood block. The units are nicely remodeled inline with timeless finishes. 3 out of the 4 units come with on site parking. Located in the coveted Tri-West area you are walking distance to Soho House, Sweat Yoga, Trader Joes, Zinc Cafe, Urth Cafe and too many other designer clothing shops and cafes to name! This WeHo gem has everything you need right around the corner!! This property is perfect for someone who wants to live in one unit while receiving income from tenants or an investor looking to lock in this location with add-on value and tremendous upside.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- SellerConsiderConcessionYN:
- \$73521 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$44,190
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,800	\$2,800	\$3,000
2:	1	1	1		Unfurnished	\$2,650	\$2,650	\$3,000
3:	1	1	1		Unfurnished	\$1,668	\$1,668	\$3,000

4:111

Unfurnished

\$2,995

\$2,995

\$2,995

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 4337007066

Michael Lembeck

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

Citivest Realty Services, Inc

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

 Click arrow to display photos





Closed •

List / Sold:

\$2,450,000/\$2,333,500 ↓

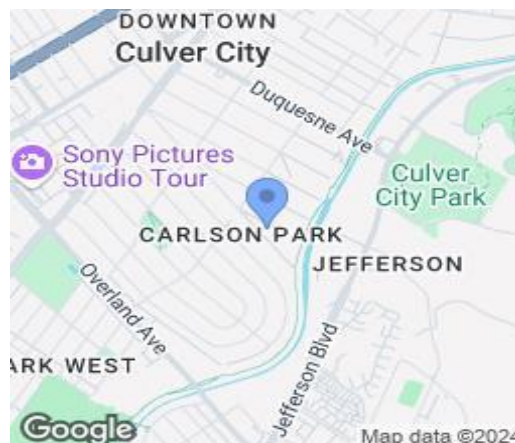
91 days on the market

Listing ID: 24397843

4244 Jackson Ave • Culver City 90232

**4 units • \$612,500/unit • 4,617 sqft • 6,783 sqft lot • \$505.41/sqft •
Built in 1966**

South of Braddock, East of Overland Avenue



Nestled in the heart of the highly sought-after Carlson Park, this meticulously maintained fourplex presents an exceptional opportunity. The property features two expansive townhomes and two well-appointed three-bedroom units, each thoughtfully designed for comfort and style. Modern amenities and generous living spaces are complemented by an impressive street-to-street lot, private garage parking, and a gated central courtyard. The rear two-story townhome unit has been recently renovated, boasting a contemporary kitchen, updated baths, and new flooring. Each of the interior units offers three spacious bedrooms and two baths, perfect for versatile living arrangements. Ideal for both investors and homeowners seeking rental income, this property combines unparalleled convenience with an outstanding location. Enjoy close proximity to Downtown Culver City, renowned for its vibrant dining scene, nightlife, and tech giants like Apple and Tiktok. This rare offering in a prime Culver City neighborhood is not to be missed! All 4 units are currently tenant occupied. The property can only be shown to pre-qualified, lender-approved buyers with an accepted written offer. DRIVE BY ONLY. PLEASE DO NOT DISTURB TENANTS OR WALK ON PREMISES. Remodeled Townhouse style unit is reflected in photographs. Interior 3bed/2bath units have not been renovated. Projection of rents for interior units based on rents after remodel.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Individual Room, Inside, Washer Included
- \$115299.84 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,814
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- 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	\$3,700	\$3,700	\$3,700
2:	1	2	2		Unfurnished	\$3,307	\$3,307	\$3,550

3:	1	3	2	Unfurnished	\$2,593	\$2,593	\$4,500
4:	1	3	2	Unfurnished	\$2,593	\$2,593	\$4,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C28 - Culver City area
 - Los Angeles County
 - Parcel # 4207027003

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24397843

Printed: 09/15/2024 9:20:37 AM

Closed •

List / Sold:

\$1,500,000/\$1,425,000 ↓

8823 S Figueroa St • Los Angeles 90003

29 days on the market

4 units • \$375,000/unit • 5,424 sqft • 6,214 sqft lot • \$262.72/sqft •
Built in 2003

Listing ID: 24412851

Corner of Figueroa and 88th St



2003 CONSTRUCTION- NO LA RENT CONTROL | 2 VACANCIES! | LARGE 3 BED, 2.5 BATH TOWNHOUSE UNITS. This modern 4-unit apartment building was constructed in 2003, and has NO LA City Rent Control. Spanning a total building size of 5,424 sqft on a 6,214 sqft lot, each of the four townhouse-style units features three spacious bedrooms and two and a half bathrooms. Two of these units are currently vacant, offering immediate occupancy or rental potential. Each unit is allocated four parking spaces, including a two-car garage and a carport, totaling sixteen parking spaces for the entire property. The LAC2 zoning adds another layer of value to this versatile investment. This property boasts several modern conveniences, including central air conditioning, all copper plumbing, and a newer roof, ensuring long-term durability and tenant comfort. Each unit is separately metered for utilities, providing a hassle-free management experience. The gated entrance enhances security and privacy, while washer and dryer hookups in every unit add a layer of convenience for tenants. This property is especially attractive for Section 8 voucher holders, allowing savvy investors to command high rents. Currently, the property operates at a 6.68% Cap Rate and a 9.90 GRM, highlighting its strong investment potential. Don't miss out on this rare opportunity to own a well-maintained, high-potential property in a desirable area of South Los Angeles. Please do not disturb the tenants. Drive-by only.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- 8 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Stackable
- Cap Rate: 6.68
- \$100157 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$46,810
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- 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	\$2,356	\$2,356	\$3,915

2:	1	3	2	Unfurnished	\$3,915	\$3,915	\$3,915
3:	1	3	2	Unfurnished	\$3,915	\$3,915	\$3,915
4:	1	3	2	Unfurnished	\$2,440	\$2,440	\$3,915

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6038006025

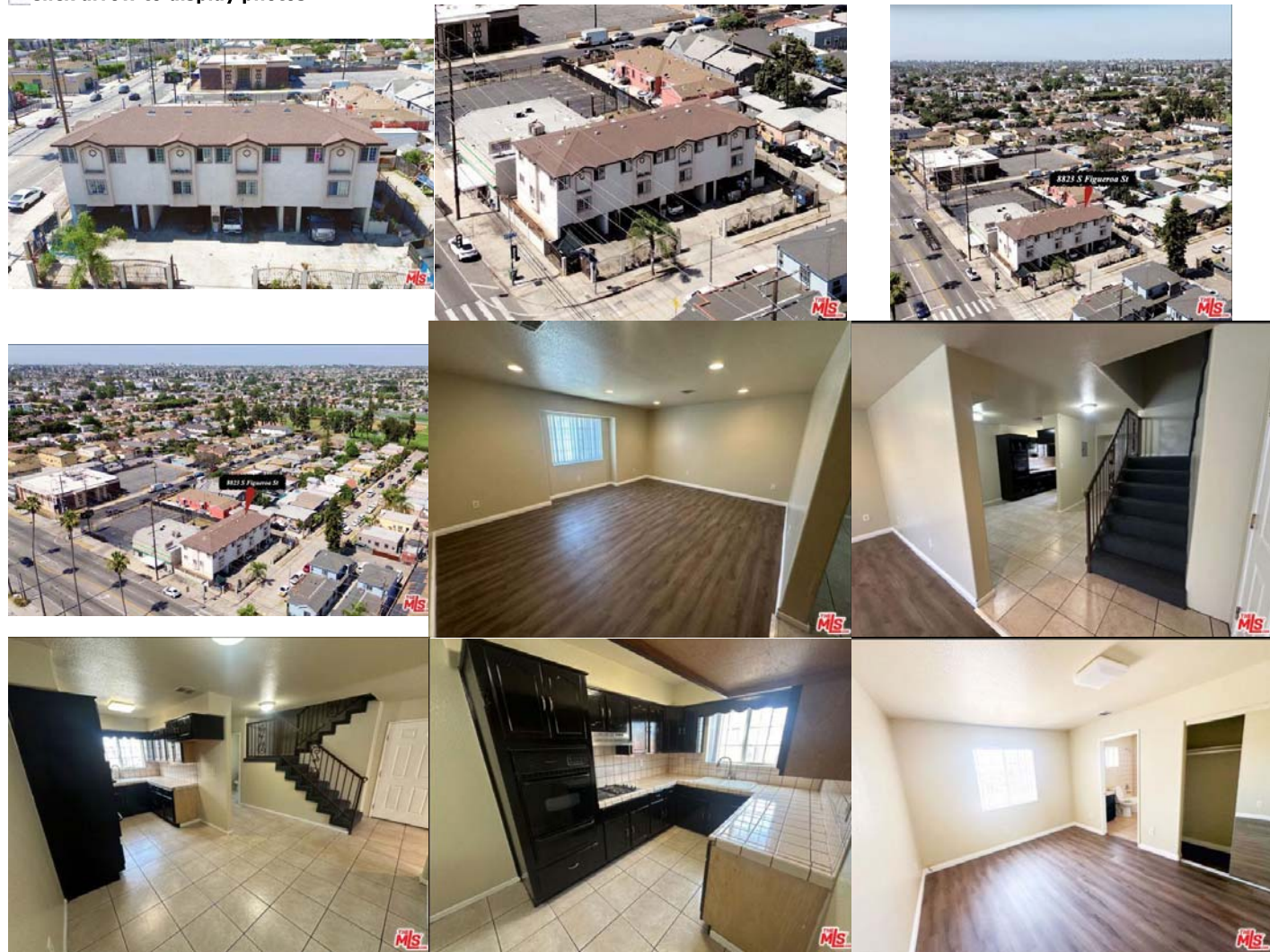
Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24412851

Printed: 09/15/2024 9:20:37 AM

Closed •

List / Sold: **\$769,000/\$770,000** ↓

9305 Maie Ave • Los Angeles 90002

234 days on the market

4 units • \$192,250/unit • 2,152 sqft • 9,040 sqft lot • \$357.81/sqft • Built in 1925

Listing ID: 24350769

E 91st & E 97th



BACK ON THE MARKET! AT NO FAULT OF SELLER, BUYER FAILED TO PERFORM! Welcome to this charming (3)1 bedroom (1)2 bedroom all 1-bath, 4 units, zoned LAR2, situated on a generous 9,040sqft lot, near shops, restaurants, freeways, DTLA and more. Each unit includes inside laundry, assigned parking, gas and electric meters, cooper plumbing throughout and new roofs. The owner is responsible for water only making this a positive cash flowing property. **VA loan of approximately \$715,000 with a very attractive fixed rate and below market of 2.25% is assumable upon another Veteran approved buyer. All units are tenant occupied, month to month, paying on time and will not be delivered vacant at the close of escrow. Buyers will be responsible for relocating occupants per City of LA LAHD requirements. Don't miss out on the chance to acquire a property with great income potential and the option to add and/or expand more rental structure. Sold as-is.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$799,000
- 4 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$1,050
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02125608
- 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	\$1,275	\$1,275	\$2,300
2:	1	1	1		Unfurnished	\$1,400	\$1,400	\$1,800
3:	1	1	1		Unfurnished	\$1,002	\$1,002	\$1,800
4:	1	1	1		Unfurnished	\$1,028	\$1,028	\$1,800
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					

12: 0
13: 0

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6048022044

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Seize this rare chance to own a lucrative 4-plex priced at \$750,000, just 1.3 miles from USC. With approximately 3,300 square feet, this property boasts an excellent unit mix featuring (3) 2-bed/1-bath and (1) 1-bed/1-bath units. Convenience is key, with four parking spaces and close proximity to Downtown Los Angeles. Ideal for first-time investors, this property is a "starter pack" offering the perfect opportunity to use a 5% down Fannie Mae loan. Additionally, its proximity to BMO Stadium (LAFC Stadium) adds to its allure. Anticipate a substantial annual gross rent of \$59,436, making this 4-plex an outstanding investment choice. LAC2 flexible zoning could allow for unique development opportunity in the future, while taking advantage of the TOC program. Don't miss out on this gem in a prime location!

Facts & Features

- Sold On 09/09/2024
 - Original List Price of \$825,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Cap Rate: 5.5
 - \$59436 Gross Scheduled Income
 - \$36344 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,092
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01921212
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance: \$4,800
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$4,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,292	\$1,292	\$2,150
2:	1	2	1	0	Unfurnished	\$1,420	\$1,420	\$2,750
3:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$2,750
4:	1	1	1	0	Unfurnished	\$891	\$891	\$2,150

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5111024013

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24006462

Printed: 09/15/2024 9:20:37 AM

Closed • Single Family Residence

List / Sold:

\$1,885,000/\$1,760,000 ↓

101 days on the market

Listing ID: SR24078777

17436 Kingsbury St • Granada Hills 91344
4 units • \$471,250/unit • 4,812 sqft • 21,456 sqft lot • \$365.75/sqft •
Built in 1927
South of Chatsworth/ E of Zelzah



Welcome to an exceptional opportunity to own three distinctive homes within a gated enclave in the heart of Granada Hills, nestled on a sprawling 21,449 sq.ft. lot. Each residence boasts its own address, separate meters, and private yards, offering a sense of individuality and space. Starting with 17436 Kingsbury, discover a charming 3-bedroom, 2-bathroom abode spanning approximately 1,892 sq.ft., complete with laundry hookups and a detached 2-car garage. Next, 17428 Kingsbury presents a cozy 2-bedroom, 1-bathroom retreat spanning approximately 1,008 sq.ft., featuring upgraded wood floors and a welcoming fireplace in the living room. Continuing the tour, 17432 Kingsbury offers a spacious layout with 3 bedrooms, 2.5 bathrooms, and approximately 1,400 sq.ft. of living space. This residence boasts two master suites, one adorned with a fireplace, along with an attached garage, laundry hookups, and a separate yard for outdoor gatherings. Lastly, 17432 1/2 Kingsbury offers a private haven with one bedroom, one bathroom, and approximately 512 sq.ft. of upgraded living space, complemented by a sizable private yard. This expansive lot presents limitless possibilities for buyers and investors alike, with the potential to subdivide and expand, or build separate ADU's. Ideal for assisted elderly living. Seize this rare opportunity to own a slice of Granada Hills paradise, offering comfort, convenience, and endless potential.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$2,199,999
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$859 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Inside
- Cap Rate: 5.49
- \$128928 Gross Scheduled Income
- \$116348 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Lot 20000-39999 Sqft, Near Public Transit, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,580
- Electric: \$0.00
- Gas: \$5,400
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$4,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$12,580
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	1	1	0	Unfurnished	\$1,740	\$1,658	\$1,895
2:	1	2	1	0	Unfurnished	\$2,550	\$2,550	\$3,000
3:	1	3	3	2	Unfurnished	\$3,650	\$3,650	\$3,900
4:	1	3	2	2	Unfurnished	\$3,001	\$2,886	\$3,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- GH - Granada Hills area
 - Los Angeles County
 - Parcel # 2733021074

Michael Lembeck

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Newport Beach, 92660

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Closed • **Quadruplex**

List / Sold:

\$1,400,000/\$1,450,000 ↑

8 days on the market

Listing ID: PW24162297

9234 Somerset Blvd • Bellflower 90706

4 units • **\$350,000/unit** • **3,406 sqft** • **19,393 sqft lot** • **\$425.72/sqft** •
Built in 1955

Lakewood/ Somerset



Discover this exceptional investment opportunity featuring four well-maintained units, each offering two bedrooms. Situated on a spacious lot of nearly half an acre, this property provides ample room for tenants to enjoy their private yards, enhancing the appeal and livability of each unit. A long driveway ensures easy access to all units, and each one benefits from dedicated parking spaces, adding convenience and security for residents. This property's thoughtful layout and generous lot size make it an attractive option for investors seeking stable rental income with the potential for future appreciation. Centrally located to shopping and easy freeway access.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$1,400,000
- 4 Buildings
- 0 Total parking spaces
- \$1,482 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- \$104400 Gross Scheduled Income
- \$104400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,800
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,800
3:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$3,000
4:	1	2	1	0	Unfurnished	\$2,650	\$2,650	\$2,800

Of Units With:

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

Additional Information

- Standard, Trust sale

- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6271015022

Michael Lembeck

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Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: PW24162297

Printed: 09/15/2024 9:20:37 AM

Closed •

List / Sold:

\$1,499,999/\$1,711,000 ↑

9239 Firth Blvd • Los Angeles 90002

15 days on the market

5 units • \$300,000/unit • 6,154 sqft • 9,184 sqft lot • \$278.03/sqft •
Built in 2023

Listing ID: 24415049

From Firestone Blvd., drive S. on Compton Ave., pass E 92nd St., Compton Ave. becomes Firth Blvd. The subject property is on the right side of the street.



This fantastic investment opportunity is unfinished construction and is situated in a prime location on a large flat lot. The property consists of two duplexes, each with two 3-bedroom / 2-bathroom downstairs and upstairs units as well as a single-family residence with 5 bedrooms and 3 bathrooms. Each unit is light and bright with lots of windows, high ceilings, and its own washer/dryer hookups. Currently there is no Certificate of Occupancy (CoO). The property is centrally located with access to schools, freeways, shopping, restaurants, and more. Buyer to verify square footage.

Facts & Features

- Sold On 09/10/2024
- Original List Price of \$1,499,999
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062910
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- C37 - Metropolitan South area

• Buyer Agency Compensation: 2.250%

• Los Angeles County
• Parcel # 6048001023

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$2,595,000/\$2,595,000

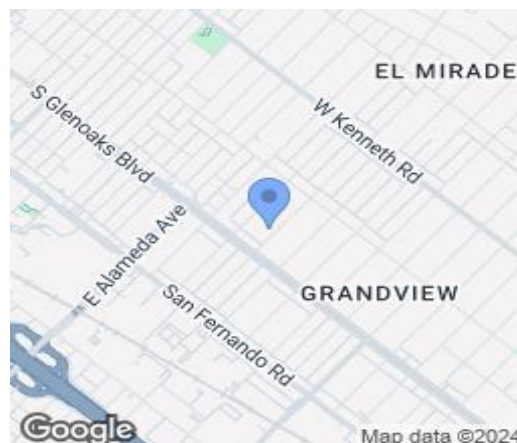
17 days on the market

Listing ID: GD24159391

1129 Linden Ave • Glendale 91201

6 units • \$432,500/unit • 5,664 sqft • 6,737 sqft lot • \$458.16/sqft • Built in 1984

In between W Glenoaks Blvd and Glenwood Rd



An excellent investment opportunity in Glendale! This multifamily property encompasses 5,664 square feet and features six townhouses, each with 2 bedrooms, 1.5 bathrooms, and its own laundry hookups. The townhouses offer central air conditioning and a 2-car attached garage. The family rooms are spacious and include access to a balcony. Each kitchen is stylish, featuring ample cabinet space and stainless steel appliances. The laundry areas are conveniently located in closets with additional storage. The bedrooms are generously sized and well-lit. Three of the units have been recently remodeled. With rents currently below market rates, this property presents numerous advantages for a discerning investor.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Three Or More
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$969 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$147468 Gross Scheduled Income
- \$129756 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Family Room, Kitchen, Laundry, Primary Bathroom, Primary Bedroom
- Floor: Wood
- Appliances: Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Storage, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$17,712
- Electric: \$4,560.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,252
- Cable TV: 02022654
- Gardener:
- Licenses:
- Insurance: \$9,000
- 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	\$1,525	\$1,525	\$2,700
2:	1	2	2	2	Unfurnished	\$2,515	\$2,515	\$2,600
3:	1	2	2	2	Unfurnished	\$1,525	\$1,525	\$2,600
4:	1	2	2	2	Unfurnished	\$1,525	\$1,525	\$2,600

5:	1	2	2	2	Unfurnished	\$2,565	\$2,565	\$2,600
6:	1	2	2	2	Unfurnished	\$2,634	\$2,634	\$2,700

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5621035023

Michael Lembeck

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Newport Beach, 92660

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Closed • **Apartment**

List / Sold:

\$1,650,000/\$1,693,440 ↑

30 days on the market

Listing ID: WS24109988

166 N Mar Vista Ave • **Pasadena 91106**

6 units • **\$275,000/unit** • **4,758 sqft** • **10,341 sqft lot** • **\$355.91/sqft** •
Built in 1960

N of Colorado Blvd, East of Lake



Wonderful investment opportunity. 6 unit property currently operating as a sober living facility. Property consists of 3 sperate buildings with a building square footage of 4,758. Property can be purchased together with Sober Living Facility Business.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$1,650,000
- 3 Buildings
- 0 Total parking spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01964500
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

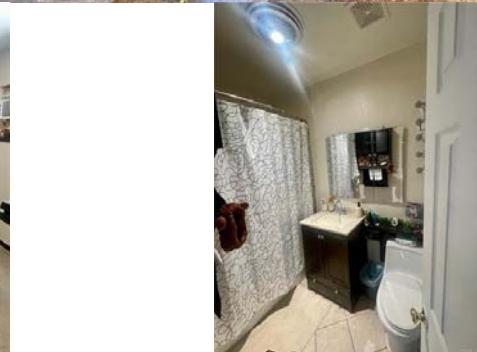
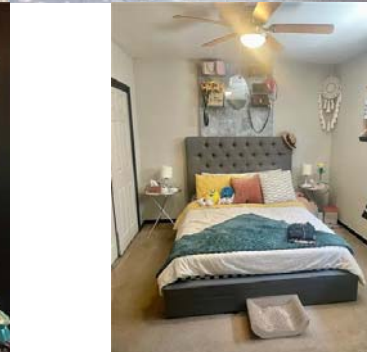
Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5738014010

Michael Lembeck
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Closed •

List / Sold:

\$3,500,000/\$3,159,700 ↓

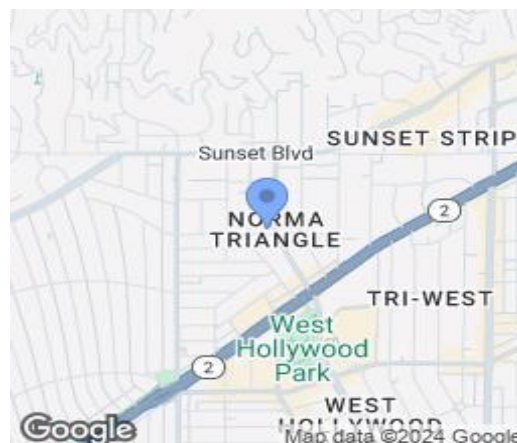
77 days on the market

Listing ID: 24415471

909 N San Vicente Blvd • West Hollywood 90069

7 units • \$500,000/unit • 7,451 sqft • 6,631 sqft lot • \$424.06/sqft •
Built in 1990

North of Santa Monica Blvd, On San Vicente Blvd



909 N San Vicente Blvd is a 7 Unit Apartment Building built in 1990. The property is located in an A+ West Hollywood Location just north of Santa Monica Blvd and East of Doheny Dr. The property offers an excellent unit mix comped of all 2 Bedroom / 2 Bathroom units, some of which offer Town House style Units. Built in 1990, the property is subject to AB - 1482, allowing 5% + CPI Rent Increases (Capped at 10%) Buyer to verify. Garage offers 14 Parking Spaces + 2 Guest Spaces. *Unit 103 is an affordable low income unit. Buyer to verify proforma rent for unit 103. Seller Financing Available

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Stackable
- Cap Rate: 4.64
- \$162472 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$84,677
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- 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	\$3,002	\$21,016	\$3,838

Of Units With:

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

Additional Information

- Standard sale

- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4340004021

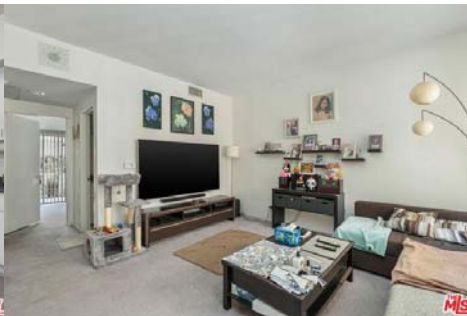
Michael Lembeck

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Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$1,449,000/\$1,415,000 ↓

95 days on the market

Listing ID: 24402343

5439 Carlin St • Los Angeles 90016

**8 units • \$181,125/unit • 5,684 sqft • 9,658 sqft lot • \$248.94/sqft •
Built in 1930**

Located South of Adams Blvd and East of Fairfax Ave



We are proud to present for sale, for the first time in over 30 years, a family-owned and managed apartment complex for nearly 3 decades; The Carlin Apartments. This investment property is comprised of 8 spacious units in a Prime West Adams Neighborhood of Los Angeles. The building is comprised of an attractive unit mix of FIVE (2 bed + 1 bath) and THREE (1 bed + 1 bath) units, all of which are spacious (building size of 5,684 SF) and gives the buyer an opportunity to invest in a growing location with rental upside potential nearing +/- 135%. The building has many recent capital improvements such as a completed soft-story retrofit (completed in December 2023) and is separately metered for gas and electricity. Some amenities include on-site covered parking (for select units) & additional income from the laundry room. With a Walkscore of 79, the building is located in the one of the best pockets in the city. Exceptional location, Culver City Adjacent, situated just South of Adams Blvd & East of La Cienega. The tenants enjoy being just minutes to the Culver City Arts District, Leimert Park, Beverly Grove and the West Side. Property is subject to City of Los Angeles' rent control ordinances. Please do not walk on the property, do not disturb or engage tenants regarding the property, all units are Occupied. Drive by only, tenants are not aware of the sale, direct all questions to agent. For more information and to obtain a full marketing package (including rent roll, income/expense breakdown), please call/text/email the agents/office. All showings are subject to accepted offer, include your Proof of Funds.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4.76
- \$68023 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$53,687
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01525011
- 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:	5	2	1		Unfurnished	\$1,118	\$5,588	\$15,260
2:	3	1	1		Unfurnished	\$1,314	\$3,941	\$7,221

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5043009018

Michael Lembeck

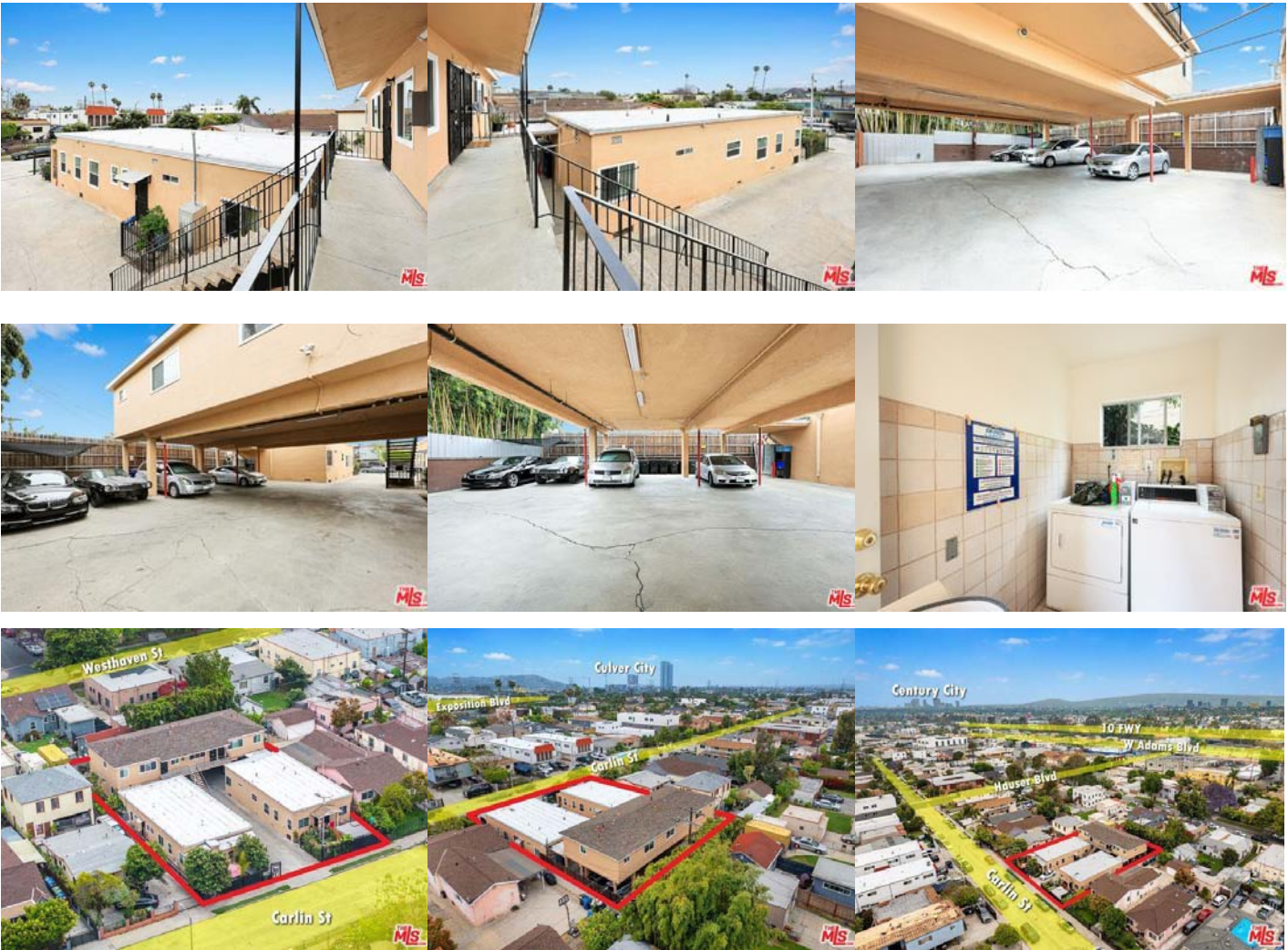
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed • Apartment

List / Sold: **\$899,999/\$814,000** ↓

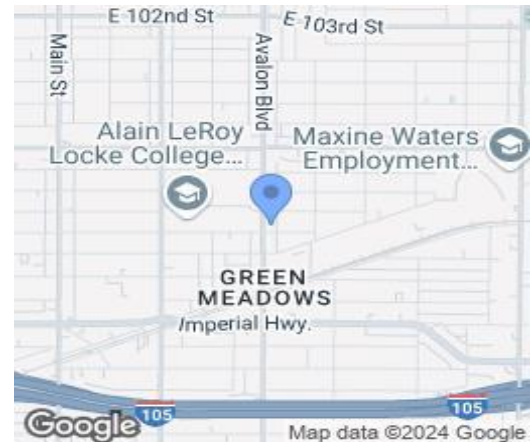
11016 Avalon Blvd • Los Angeles 90061

60 days on the market

8 units • **\$112,500/unit** • **4,664 sqft** • **6,006 sqft lot** • **\$174.53/sqft** •
Built in 1957

Listing ID: DW24072821

X cross street with 111th St



Amazing investment opportunity 2 parcels , could be sold together or could be sold separately . Two 8 units apartment building located on 2 parcels ,sharing a driveway, total of 16 units ,

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$985,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,087 (Assessor)
- SellerConsiderConcessionYN:
- \$78000 Gross Scheduled Income
- \$54600 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01297191
- 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:	8	2	1	0	Unfurnished	\$6,500	\$6,500	\$13,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6071005029

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed • Apartment

List / Sold: **\$899,999/\$814,000** ↓

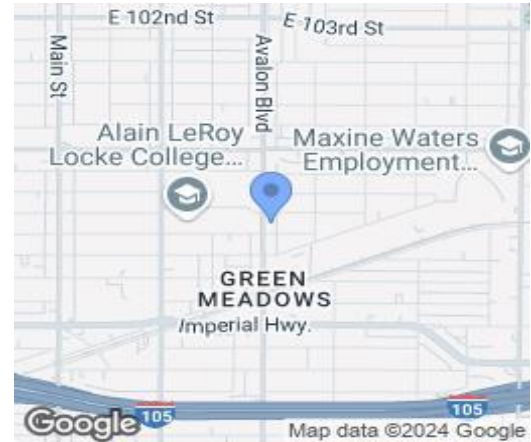
11010 Avalon Blvd • Los Angeles 90061

61 days on the market

8 units • **\$112,500/unit** • **4,664 sqft** • **6,005 sqft lot** • **\$174.53/sqft** •
Built in 1956

Listing ID: DW24072547

Cross street 110th and Avalon



Amazing investment opportunity. 2 parcels property with total of 16 units(6071-005-029 and subject property). They could be sold separately or together. Two 8 units apartments buildings priced at \$985,000 each,sharing the driveway,Each unit consists of 2bedroom/1 bathrooms on month to month rent. The property is surrounded by single family homes and small multi-family buildings,Lower price 8 units in the market. Hurry this investment property will no last.

Facts & Features

- Sold On 09/13/2024
- Original List Price of \$985,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$2,068 (Estimated)
- SellerConsiderConcessionYN:
- \$78000 Gross Scheduled Income
- \$54600 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 3120
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$6,500	\$6,500	\$13,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County

• Buyer Agency Compensation: 2%

• Parcel # 6071005030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income **LISTING ID:** DW24072547

Printed: 09/15/2024 9:20:39 AM

Closed •

List / Sold:

\$2,495,000/\$2,395,000 ↓

12610 Caswell Ave • Los Angeles 90066

56 days on the market

9 units • \$277,222/unit • 6,193 sqft • 7,116 sqft lot • \$386.73/sqft •
Built in 1964

Listing ID: 24405999

South of Venice Blvd, west of Centinela Ave, east of Wade Street



Classic mid-century 9-unit apartment building with strong rents and collection history. The building consists of seven -1bedroom 1bath & two -2bedroom 2bath apartments. Soft story retrofit work has been completed. Building offers laundry facilities and 9 parking spaces. Located in the Westside neighborhood of Mar Vista and situated within close proximity to the Silicon Beach tech hub, this area offers access to a vast pool of innovative companies and traditional employers as well as education institutions and government facilities. This creates strong demand for apartments to rent in the area on top of the already acute demand based on the existing housing supply imbalance. This location enjoys convenient access to Marina Del Rey, Playa Del Rey, Venice Beach and Santa Monica. It is close to other Westside communities like Westwood and UCLA, Culver City, Beverly Hills, and the general South Bay area of Los Angeles County. This is a legitimate target for investor capital seeking strong income as the pressure on occupancy expands based on the strong employment base in the area. Please contact the listing agent for more information. PLEASE do not disturb tenants or walk on the property.

Facts & Features

- Sold On 09/09/2024
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: One
- 9 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- Cap Rate: 5
- \$124780 Net Operating Income

Interior

- Floor: Carpet, Laminate
- Appliances: Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$81,147
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02208853
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,050
2:	1	2	2		Unfurnished	\$1,617	\$1,617	\$2,500
3:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,050
4:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,050
5:	1	1	1		Unfurnished	\$2,200	\$2,200	\$2,200

6:	1	1	1	Unfurnished	\$1,737	\$1,737	\$2,050
7:	1	1	1	Unfurnished	\$1,925	\$1,925	\$2,050
8:	1	2	2	Unfurnished	\$2,066	\$2,066	\$2,500
9:	1	1	1	Unfurnished	\$1,925	\$1,925	\$2,050

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4235005002

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CUSTOMER FULL: Residential Income LISTING ID: 24405999

Printed: 09/15/2024 9:20:39 AM

Closed • Apartment

List / Sold:

\$10,950,000/\$10,200,000 ↓

43 days on the market

Listing ID: SB24088351

1223 Anaheim St • Harbor City 90710

48 units • \$228,125/unit • 52,233 sqft • 82,111 sqft lot • \$195.28/sqft •
Built in 1954

Anaheim



Price just reduced \$1,000,000! The Harbor View Apartments, located at 1223-1281 Anaheim Street in Harbor City, are a 48-unit multifamily complex is available for sale for the first time in 22 years. Current income is solid, and the investment boasts projected rental upside of approximately 40% +/-! The units themselves are all spacious 2 Bed / 1 Baths averaging about 1,000 square feet each. Units are all individually metered for gas and electricity, and there is a RUBS program implemented, helping reduce utility costs for ownership. Tenants will enjoy plenty of covered parking at the rear of the property (with small storage cubbies), onsite laundry, and attractively landscaped grounds. The property is comprised of twelve separate buildings across nearly two acres of land. While still being located in the South Bay, there is convenient freeway and transit access to most of Los Angeles! An asset of this size is rarely available for sale in the South Bay, and an astute investor will not want to miss their chance to own a reliable investment in a proven market.

Facts & Features

- Sold On 09/12/2024
- Original List Price of \$11,950,000
- 12 Buildings
- 0 Total parking spaces
- \$950 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.42
- \$1042601 Gross Scheduled Income
- \$593065 Net Operating Income
- 60 electric meters available
- 60 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$429,874
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$429,874
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	48	2	1	0	Unfurnished	\$81,925	\$81,925	\$115,200

Of Units With:

- Separate Electric: 60
- Gas Meters: 60
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7411023025

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