

Cross Property Customer 1 Line

Table with columns: Listing ID, St# St Name, City, Area, SLC, Units, GSI, Cap, L/C Price, \$/Soft, Sft, YrBuilt, Lsqft/Ac, G. It lists 67 property listings with their respective details.

**Closed** • Duplex

List / Sold: **\$500,000/\$635,000** ↑

**10702 S Grevillea Ave** • Inglewood 90304

**7 days on the market**

**2 units** • \$250,000/unit • **1,571 sqft** • **9,668 sqft lot** • **\$404.20/sqft** • **Built in 1921**

**Listing ID: AR20235870**

**From Hawthorne Blvd, go west on Lennox to Grevillea and head north.**



Two homes on LARGE R3 lot. Buyer to inquire with County of LA regarding how many units can be built. Current tenants have been in the property for many years and rents are way below market. This incredible opportunity is less than one mile from revolutionary SoFi Stadium. Per the Los Angeles Times, "The 300-acre complex, to be called Hollywood Park, is slated to develop in future years, more than 1.5 million square feet of retail, restaurant and office space (including the almost-complete NFL Network headquarters and studios), at least 2,500 townhomes and apartments and a hotel." "More than just a stadium, it's a porous, indoor-outdoor, year-round complex featuring, yes, a 70,000-seat stadium and lots of parking, but also a 2.5-acre public plaza, an adjacent 6,000-seat performance space and a layered landscape filled with hills, trees, places to pause and sit and eat — all connected to a vibrant 25-acre community park surrounding a 5.5-acre lake." Don't miss this once-in-a-while opportunity to be part of an amazing growth story. Also close to LAX, freeway access, and less than ten minutes to the beach. Seller prefers tenants stay with the property. The units show years of deferred maintenance. Listing agent has NOT seen the inside of the homes and is not making any claims regarding income or expenses. Seller has not provided accurate records for income/expenses yet. \*\* Any field noted "See Remarks" means listing agent doesn't know.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$500,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lot 6500-9999
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$6,250
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- 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	\$1,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 105 - Lennox area
- Los Angeles County
- Parcel # 4036019013

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed**

List / Sold: **\$949,500/\$920,325** ↓

**916 Cota Ave • Torrance 90501**

**17 days on the market**

**2 units • \$474,750/unit • 2,180 sqft • 4,801 sqft lot • \$422.17/sqft • Built in 1919**

**Listing ID: SB20229762**

**Go north on Cota from Torrance Bl. Second property on the right after Sierra St.**



Two separate units. Tax rolls show three units. Original front house was legally two units. Made into one house decades ago. California Craftsman bungalow from 1919 that is in very good shape for its age and has most of its original charm. Front house is 3 bedroom, 1 & 1/2 bath in 1410 square feet. The main bath has had the tub removed and is now just a large shower. Original south facing kitchen. Original fireplace. Original hutch/buffet in formal dining room. Large master bedroom with attached 1/2 bath that is large enough to put a shower in. Bonus room would make great office or playroom. Crown moldings and original window casings throughout main rooms. Huge laundry room was once kitchen of third unit. Original doors and door ways. House has been re-plumbed and the foundation has been recently retrofitted. Two car garage off alley and private driveway in front for one large vehicle or two smaller cars. Rear unit was built in 2007 above a three car garage. Large one bedroom with large versatile living area. Attached one car garage and downstairs foyer. Large kitchen with all the amenities. Rear unit has forced air heating. Both units have newer water heaters. Block wall fences on both sides were done in 2007. Front house has been used for decades as one house. Walk distance to Downtown Torrance Business District. Torrance School District with all area public schools being California Distinguished Schools.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$949,500
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room, Inside
- \$38400 Gross Scheduled Income
- \$25130 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard, Front Yard, Gentle Sloping
- Fencing: Block, Vinyl
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$13,270
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,950	\$1,950	\$3,000
2:	1	1	1	1	Unfurnished	\$1,250	\$1,250	\$1,750

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7354009013

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,148,000/\$1,117,500** ↓

20 days on the market

Listing ID: SB20211784

**Closed**

**1317 Engracia Ave** • Torrance 90501

2 units • \$574,000/unit • 2,042 sqft • 5,440 sqft lot • \$547.26/sqft • Built in 1922

Torrance Blvd to Arlington ave to Engracia Ave



Recently upgraded craftsman duplex! The attention to detail is absolutely amazing, bringing you back to a time period when quality and craftsmanship was the standard. The front craftsman house is perfect for owner users while you cashflow from the back unit. Or rent out both and turn this into a great investment property. More information to come when this property is listed as active. Get ready because this will sell quickly!

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,148,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: In Garage
- \$68400 Gross Scheduled Income
- \$13680 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$20,520
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01968431
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7355021034

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$910,000/\$930,299** ↑

**523 S Hidalgo Ave** • Alhambra 91801

**7 days on the market**

**2 units** • \$455,000/unit • **2,281 sqft** • **5,703 sqft lot** • **\$407.85/sqft** • **Built in 1960**

**Listing ID: SR20203863**

**RIGHT IN THE CORNER OF S HIDALGO AND E MISSION RD**



A CHARMING CORNER DUPLEX LOCATED IN THE BEAUTIFUL CITY OF ALHAMBRA (521 & 523 S. HIDALGO AVE) !!!! THIS UNITS ARE CONVENIENTLY LOCATED IN THE HEART OF THE CITY, CLOSE TO RESTAURANTS, MARKETS, MOVIE THEATERS ETC. SAVE \$\$MONEY\$\$ ON YOUR ELECTRIC BILL THIS PROPERTY INCLUDE A SOLAR PANEL SYSTEM. UNIT ONE: SHOWS 3 BED & 2 BATH ON TITLE, BUT THERE IS ONE MORE BEDROOM. FRONT UNIT WAS ALSO UPGRATED WITH WOOD FLOORS THROUGH LIVING ROOM, KITCHEN, HALLWAY AND BACK ROOM. UNIT TWO: 2 BED & 1 BATH. BUYER AND BUYER'S AGENT TO CONDUCT ALL INVESTIGATIONS AND SATISFY THEMSELVES.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$920,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5345019030

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**

List / Sold: **\$948,000/\$940,000** ↓

**712 N Olive Ave • Alhambra 91801**

**16 days on the market**

**2 units • \$474,000/unit • 2,802 sqft • 6,951 sqft lot • \$335.47/sqft • Built in 1924**

**Listing ID: CV20221175**

**Off North Atlantic Blvd**



Great retirement or investor opportunity! Live in one and rent out the other. Located on a beautiful tree-lined street, you'll enjoy the neatly landscaped homes as you stroll through the neighborhood.

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$948,000
- 2 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central, Floor Furnace, Wall Furnace
- Laundry: Inside, Outside
- \$48600 Gross Scheduled Income
- \$15788 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$15,788
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$896
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,544
- Other Expense: \$12,348
- Other Expense Description: Prop Tax

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,150	\$2,150	\$2,700
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,300

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5321026023

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed**

List / Sold: **\$919,000/\$990,000** ↑

**1527 Tonawanda Ave** • Los Angeles 90041

**23 days on the market**

**2 units** • \$459,500/unit • **1,584 sqft** • **7,500 sqft lot** • **\$625.00/sqft** • **Built in 1923**

**Listing ID: 20654988**

**E. of York, N. on Tonawanda Ave.**



Stunning Duplex in Eagle Rock beaming with original charm & thoughtfully updated with modern amenities & tasteful design, Separate step up entries with gorgeous deck balconies provides privacy to each unit, a 1br, 1ba & 2br 1ba. units with stunning tall view windows, custom finishes & Spanish details abound throughout with Beautiful Brazilian Cherry Wood Floors, Open cooks kitchen with lots of cabinets, Romantic Spanish tiled bathroom with dual sinks & an open floor plan laid out with perfect attention to detail. This property is equipped with newer copper plumbing, AC/Heat, newer electrical, newer "cool" tile roof, Fabulous entertainers backyard with new landscaping & a double detached garage with incredible potential for a possible ADU or redevelopment opportunity. A long RV driveway also provides easy access & plenty of off-street parking. Prime Location as Eagle Rock's neighborhood is known for its Vintage Shops, Coffeehouses, Southern Inspired Diners & home to Occidental College

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$919,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Inside

**Interior**

- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Microwave, Gas Oven, Gas Cooktop

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$1,900
2:	2	2	1		Unfurnished	\$2,100	\$2,100	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5474010006

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20654988

Printed: 01/11/2021 6:02:04 AM

**Closed** • **Single Family Residence**

List / Sold: **\$950,000/\$960,000** ↑

**662 W Lexington Dr** • Glendale 91203

**0 days on the market**

**2 units** • **\$475,000/unit** • **1,749 sqft** • **6,034 sqft lot** • **\$548.89/sqft** • **Built in 1922**

**Listing ID: CV20249132**

**From Pacific, head W on Lexington, on south side of street**



INVESTORS--Look no further! The potential on this place is limitless. Whether you buy it to live in the main house and rent the ADU or vice-versa, you can expect a nice income generator. With rental expectations of \$4000 for the main house and \$2000 for the ADU--you can't go wrong here. Low overhead with new energy efficient appliances, a radiant barrier roof to save on energy bills and all new interior, this home is perfect for someone starting out in the investment business or for anyone that has been in it for a long time. Newly remodeled and designer-appointed Home with ADU, this property features: New Radiant Barrier Roof, New Siding, New HVAC, New 500 sqft ADU (can be used for living space or an income property!), New siding on main house and ADU, New electrical, New plumbing, New custom cabinets in the kitchen & bathroom, New paint (Interior and Exterior), New energy-efficient windows, New landscaping front and back, New high-quality quartz countertops, New high-quality laminate and tile flooring, New driveway, New quartz backsplash, New and custom designed tile in the showers, New high-end and energy efficient appliances, New sod, New sprinkler system, New custom lighting, and so much more! A complete professional work product and with high-quality finishes. All work was inspected and approved by the City of Glendale.

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$66000 Gross Scheduled Income
- \$66000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room, Master Bathroom, Master Bedroom, Master Suite
- Floor: Laminate, Tile
- Appliances: Dishwasher, Electric Oven, Electric Range, ENERGY STAR Qualified Appliances, Range Hood, Tankless Water Heater

**Exterior**

- Lot Features: Front Yard, Landscaped, Lawn, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Lighting

**Annual Expenses**

- Total Operating Expense: \$8,253
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5638014028

**Michael Lembeck**

**Re/Max Property Connection**

1/11/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV20249132

Printed: 01/11/2021 6:02:04 AM

List / Sold:

**\$1,085,000/\$1,085,000** ↓

68 days on the market

Listing ID: 20632020

**Closed** •

**203 N AVENUE 49** • Los Angeles 90042

**2 units** • **\$542,500/unit** • **2,358 sqft** • **6,316 sqft lot** • **\$460.14/sqft** • **Built in 1983**

Use google maps or waze



Excellent income producing duplex built in 1983 (not under LA rent control ordinance) in a private & quiet end of cul-de-sac location within the desirable up-and-coming neighborhood of Highland Park! Great opportunity to either occupy one unit while collecting rent from the other, or for an investor looking for a low maintenance property with excellent cash flow & CAP rate! Each of the two spacious units features 3 beds & 2 baths, including a large master bedroom with walk-in closet and en-suite bathroom. Each unit comes with its own in-unit laundry hookups, separate 2 car garages and private outdoor spaces. 5 minute drive to downtown LA and close to freeways, schools and local stores. Short walk to the Southwest Museum Metro Station (Gold Line) making commute into downtown LA and other parts of LA a breeze!

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$1,099,900
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Stackable
- \$61617 Net Operating Income

**Interior**

- Appliances: Dishwasher, Disposal

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$14,463
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,090	\$3,090	\$3,200
2:	1	3	2		Unfurnished	\$3,250	\$0	\$3,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5467029028

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

1/11/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20632020

Printed: 01/11/2021 6:02:04 AM

**Closed** • Duplex

List / Sold: **\$759,000/\$730,000** ↓

**113 N Berkeley Ave** • Pasadena 91107

72 days on the market

**2 units** • \$379,500/unit • **1,332 sqft** • **5,665 sqft lot** • **\$548.05/sqft** • **Built in 1940**

Listing ID: **WS20194519**

**N/Colorado E/Allen**



Comfortable Duplex on a lovely tree lined street in a quiet convenient neighborhood close to shopping, Trader Joe's, Macy's, Cal Tech, Pasadena City College, and Lake Ave. Spacious units with one bedroom, one bathroom, kitchen, living room, dining area, utility room, and yard area. Each unit has a one-car garage. Long time tenants. Show on the outside, write offer subject to inspection. Provide pre-qualifying letter and proof of funds with offer.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$795,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s), Electric
- Heating: Floor Furnace, Wall Furnace
- Laundry: Individual Room, Washer Hookup
- \$29400 Gross Scheduled Income
- \$19100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Utility Room
- Floor: Carpet, Vinyl, Wood
- Appliances: Gas Range, Gas Water Heater, Refrigerator
- Other Interior Features: Tile Counters

**Exterior**

- Lot Features: Back Yard, Front Yard, Garden, Walkstreet, Yard
- Sewer: Public Sewer, Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$10,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02012912
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5746015047

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,895,000/\$1,790,000** ↓

48 days on the market

Listing ID: 20608258

**Closed** •

**1960 Walcott Way** • Los Angeles 90039

**2 units** • **\$947,500/unit** • **3,718 sqft** • **5,605 sqft lot** • **\$481.44/sqft** • **Built in 2020**

[Google Maps](#)



Welcome to this brand new architectural duplex in the hills of Elysian Heights. A perfect opportunity for an owner-user seeking extra rental income. The chic design and layout demand higher market rents making this a slam dunk investment. The side-by-side units have unobstructed views in all directions from throughout the interior to the private roof top decks making this an entertainers dream. Enter the main level to a light filled open floor plan with over-sized windows & large balconies. Retreat to the lower level bedrooms when time to wind down. Each 3 bedroom 2.5 bath unit features kitchens with quartz counters & stainless appliances. Master bedroom with en-suite bathroom, walk in closet and private balcony. Central hvac and laundry. Each unit has 2 car garage parking, a large bonus space below for future ADU extra income, and a grassy backyard. Tucked away in an architectural enclave at the crossroads of Silver lake, Echo Park, Atwater and Frogtown. Delivered Vacant. A must see!

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,995,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet
- \$107640 Net Operating Income

**Interior**

- Appliances: Dishwasher, Disposal, Refrigerator, Gas Range
- Other Interior Features: Recessed Lighting

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$30,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01401897
- 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	\$6,000
2:	1	3	2		Unfurnished	\$0	\$0	\$5,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5443028028



1/11/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20608258

Printed: 01/11/2021 6:02:04 AM

**Closed • Duplex**

List / Sold: **\$595,000/\$605,000** ↑

**319 E Avenue 28 • Lincoln Heights 90031**

62 days on the market

**2 units • \$297,500/unit • 1,906 sqft • 4,207 sqft lot • \$317.42/sqft • Built in 1915**

**Listing ID: CV20099075**

**N/ Broadway Between Pasadena Ave and Griffin Ave.**



Best price for very spacious units! Ready for investor or owner occupant that is ready to do some remodeling and customize with his/her special touch! Centrally located close to downtown, Dodger Stadium, Highland Park, USC Medical Center, Arts District, LA State Historic Park, etc. with easy access to 5,10, and 110 frwys! One unit partially refurbished in 2019 with new paint and flooring in kitchen and bathroom with new cabinetry and countertops, new wall heater. Other unit is a nice fixer for a handy or creative owner! Both units have aluminum windows throughout. Enjoy delicious home fruit trees (lemon, lime, orange, mango, guava and apple trees), shed for extra storage in rear, and drive way to fit two vehicles!

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$595,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Individual Room
- \$18000 Gross Scheduled Income
- \$17040 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Carpet

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$8,947
- Electric: \$960.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01080399
- Gardener:
- Licenses:
- Insurance: \$550
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5206004003

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**

List / Sold: **\$520,000/\$495,000** ↓

**894 Washington Ave • Pomona 91767**

**56 days on the market**

**2 units • \$260,000/unit • 1,327 sqft • 6,770 sqft lot • \$373.02/sqft • Built in 1946**

**Listing ID: CV20208912**

**Crossing Streets : N San Antonio Ave and E Holt Ave**



Great Location 2 units' income property in Pomona. Great investment property for investors or first-time homeowners. Live in one, rent the other to help pay the mortgage ... This Duplex is well maintained .....the first unit (894) 2 bedroom , 1 bath and Has 2 car garages and parking space tenant pay \$1,250; Bed and 1 Bath unit will be vacant the end of October.. The second unit (896) 1 bedroom, 1 bath and has 2 car garages and parking space tenant pay \$975. 2 SEPARATE ELECTRIC and 2 GAS METERS and one WATER METERS. The units have block fence all around and The front of the units have block fence and wrought iron fencing. There is a sliding gate to have access to the property and it provides plenty for parking.

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$540,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,250	\$0	\$1,750
2:	1	1	1	2	Unfurnished	\$975	\$975	\$1,300

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8320025004

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,595,000/\$1,572,000** ↓

3 days on the market

Listing ID: 20646070

**Closed** •

**8838 Alcott St** • Los Angeles 90035

2 units • \$797,500/unit • 2,675 sqft • 6,003 sqft lot • \$587.66/sqft • Built in 1931

South of Pico, West of Robertson



Great opportunity to own a charming 1930s duplex in the sought-after Pico-Robertson neighborhood. Both top and bottom units feature 2 bedrooms and 1 bathroom and are mirror images of each other. This duplex has "old world" charm, hardwood floors throughout, spacious living rooms with fireplaces, formal dining rooms, separate breakfast rooms, and in-unit laundry rooms. The lower unit comes tenant occupied and the upper unit will be delivered vacant. A large rear yard and 2 double garages compliment this wonderful property. There are 2 electric meters, 2 gas meters and 1 water meter. The Oil/Mineral rights are included in the sale.

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$1,595,000
- 1 Buildings
- Heating: Forced Air

**Interior**

- Rooms: Living Room

**Exterior**

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,164	\$2,164	\$3,500
2:	2	2	1		Unfurnished	\$0	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4305014037

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed**

List / Sold: **\$725,000/\$720,000** ↓

**620 E 73rd St • Los Angeles 90001**

**189 days on the market**

**2 units • \$362,500/unit • 3,346 sqft • 5,559 sqft lot • \$215.18/sqft • Built in 1992**

**Listing ID: PW20058377**

**East of Avalon Blvd.**



Large Duplex (Two houses on a lot). Recently remodeled front house is 4 bedrooms, 2 baths (1,482 sq. feet, Blt 1924). Larger Rear house is 4 bedroom, 3 baths 1,864 sq. feet, was built in 1992 and has a 2-car garage. (per public records).

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$760,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Inside
- \$59772 Gross Scheduled Income
- \$43032 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$16,740
- Electric: \$2,000.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$3,186
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,400
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,678	\$2,678	\$3,300
2:	1	4	3	2	Unfurnished	\$2,303	\$2,303	\$3,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 6023008006

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,100,000/\$1,080,000** ↓

10 days on the market

Listing ID: SR20241436

**Closed** •

**1955 Thurman Ave** • Los Angeles 90016

**2 units** • **\$550,000/unit** • **1,880 sqft** • **5,018 sqft lot** • **\$574.47/sqft** • **Built in 2020**

**VENICE + FAIRFAX**



Two houses in one lot, front house 2 bedroom + Den + 1 bath remodeled 5 years ago , granite counter top, tile in living room , kitchen, bathroom , laminated hardwood flooring in bedrooms and Den , laundry area/hook up , 880 sq ft RENTED \$2600 --  
 - Back house brand new 2020 build- nobody lived in it yet - 1000 sq ft - 2 bedrooms + 2 baths, 9 feet ceiling , quartz counter top in kitchen, stainless appliances, self closing shake cabinets, central HVAC , laundry room in unit, tank-less water heater , double panel windows, recessed lighting through out house , huge sliding door to backyard. Brand new gate, gated drive way , lots of closets, separate gas and electrical meter for front and back units, front unit rented and back unit is ready to move in

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 6
- \$67200 Gross Scheduled Income
- \$66400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Den
- Floor: Laminate, Tile
- Appliances: Dishwasher, Free-Standing Range, Gas Oven, Gas Range
- Other Interior Features: Granite Counters

**Exterior**

- Lot Features: Lawn, Level
- Fencing: Chain Link, Wood
- Sewer: Public Sewer, Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$14,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5064026025

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$1,249,000/\$1,225,000** ↓

17 days on the market

Listing ID: 20637248

**Closed** •

**1027 N Edgemont St** • Los Angeles 90029

**2 units** • \$624,500/unit • 2,630 sqft • 6,252 sqft lot • \$465.78/sqft • Built in 1919

Cross Streets Santa Monica Blvd & N Edgemont St



Constructed in 1919 this Large 4 bed / 3 bath Craftsman Home also comes with a separate 1 bed / 1 bath Guest Unit and an Endless Pool and Spa. The home has been recently and thoughtfully updated throughout but retains its original character & charm with original hardwood floors, abundant woodwork, and built-ins all returned to their original state. The home is hedged and gated for privacy and its ample yard space is chock full of lush plantings. The property also has a large two-car garage along with a motorized gate that provides access to the property. 1027 N Edgemont is a private sanctuary that is also only a short walk to great shops and restaurants and with new great shops and restaurants in the works, it makes 1027 N Edgemont the perfect home and investment.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,249,000
- 1 Buildings
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: Inside

**Interior**

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

**Exterior**

- Security Features: Automatic Gate

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$0	\$0	\$4,800
2:	1	1	1		Unfurnished	\$0	\$0	\$1,757
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5538012015

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

1/11/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 20637248

Printed: 01/11/2021 6:02:04 AM

**Closed**

List / Sold: **\$749,999/\$765,000** ↑

**1216 W 60th St** • Los Angeles 90044

**6 days on the market**

**2 units** • **\$375,000/unit** • **1,934 sqft** • **6,256 sqft lot** • **\$395.55/sqft** • **Built in 1938**

**Listing ID: SB20240668**

**60th Street between Normandie and Vermont**



Come see this pleasant Spanish style home with an open kitchen plan that is ready to welcome not only one but two families! This newly renovated duplex features eye-catching wintermint front doors, new stainless steel appliances, quartz countertops and modern black fixtures. Both units include 2 bedrooms, 1 bath, and indoor laundry rooms. 1216 unit has central AC. In the spacious backyard you will find lemon and orange trees and a detached garage with great storage space for a potential ADU. An amazing opportunity to live in one and rent out the other, rare opportunity to find a duplex. Don't miss this opportunity.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$749,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Appliances: Dishwasher, Gas Range
- Other Interior Features: Ceiling Fan(s), Crown Molding

**Exterior**

- Lot Features: Back Yard, Front Yard
- Sewer: None

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01742217
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	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
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6003016009

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$599,999/\$610,000** ↑

**139 E 109th St** • Los Angeles 90061

**3 days on the market**

**2 units** • **\$300,000/unit** • **1,980 sqft** • **5,401 sqft lot** • **\$308.08/sqft** • **Built in 1965**

**Listing ID: DW20207268**

**OFF OF MAIN ST**



Excellent starter home/s , excellent location closed to transportation and downtown, a two car garage that can be convert into a ADU. much more to appreciate, both units has a third bedroom , buyers must do their own inquiries with the city of Los Angeles Building and Safety

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$599,999
- 2 Buildings
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$36000 Gross Scheduled Income
- \$32581 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link, Fair Condition, Wood, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$3,419
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$980
- Cable TV: 01524271
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,689
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6073001023

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$453,000/\$453,000** ↑

**330 W 46TH St** • Los Angeles 90037

**3 days on the market**

**2 units** • **\$226,500/unit** • **1,663 sqft** • **No lot size data** • **\$272.40/sqft** • **Built in 1910**

**Listing ID: 20542998**

**South of Vernon, West of Main.**



Great investor opportunity. This sale requires court confirmation. Court date is scheduled for March 11th, 2020 at 8:30 AM ,Division 67. The opening overbid will be set at \$452,000. Viewing will take place on March 10th, 2020 from 12:00PM - 1 PM.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$390,000
- 1 Buildings
- \$2600 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01189469
- 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	6	3		Unfurnished	\$0	\$0	\$3,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Probate Listing sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5110009010

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$640,000/\$640,000**

**1209 E 34th St** • Los Angeles 90011

**0 days on the market**

**2 units** • **\$320,000/unit** • **2,044 sqft** • **4,804 sqft lot** • **\$313.11/sqft** • **Built in 1954**

**Listing ID: DW20250818**

**N of MLK, E of Central, S of Adams, W of Hooper Ave.**



Back on the Market, subject to cancellation of current escrow. Two freestanding units on one lot near DTLA. The front one story unit has 3 bedrooms, 2 bathrooms (VACANT). The second unit is on the upstairs of the rear structure and it is comprised of 3 bedrooms, 1 bath (RENTED). The rear structure has three individual 1 car garages. Great rental property with major upside potential and desirability, the property is near schools, public transport, shopping, entertainment, hospitals. Property is Sold in "as is" condition. Make us an offer.

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$640,000
- 2 Buildings
- 7 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$45600 Gross Scheduled Income
- \$36075 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$9,525
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$975
- Cable TV: 02021339
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$950
- 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	\$2,700
2:	1	3	1	1	Unfurnished	\$0	\$0	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5114027009

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**

List / Sold: **\$699,000/\$725,000** ↑

**670 S Gerhart Ave # 672 • East Los Angeles 90022**

**7 days on the market**

**2 units • \$349,500/unit • 1,730 sqft • 6,612 sqft lot • \$419.08/sqft • Built in 1955**

**Listing ID: SB20248976**

**S. Gerhart Ave and E Hubbard St**



670/672 S. Gerhart Ave. is a non-rent control attached duplex offering approximately 1,730 square feet of combined living space on an approximate 6,612 square foot lot. Gerhart offers an owner/user the opportunity to live in one unit and collect current market rent on the other and or the savvy investor a potential CAP rate of 5.55%+. The front unit is an oversized 1 bedroom 1 full bath with a very functional floor plan. The unit offers a rare eat in kitchen, laundry hook-ups, new carpet in bedroom, wood flooring in the common areas, tile floor in kitchen/bath, tons of natural light and freshly painted. The rear unit, which feels more like a detached home, has 2 bedrooms, 1 full bathroom with an eat in kitchen and a back porch with laundry hook-ups that lead directly to the rear yard. There is new carpet in both bedrooms, wood flooring in living and common areas and tile flooring in the kitchen and bathroom. The double wide driveway allows ample parking that ends with a detached garage + the lot features a front and rear yard to easily allocate private outdoor space for each unit! Gerhart is surrounded by the 60, 710 and 5 freeway; walking distances to big box retailers such as Target/Ross as well as major banks Wells Fargo/Chase and minutes away from the Citadel Outlets that offer over 130 retail stores to shop!

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup
- Cap Rate: 5.55
- \$51600 Gross Scheduled Income
- \$38817 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Concrete, Laminate, Tile
- Appliances: None

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$12,783
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$865
- Maintenance: \$600
- Workman's Comp:
- Professional Management: 1800
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6342025018

**Michael Lembeck**

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

**Re/Max Property Connection**

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





**Closed**

List / Sold: **\$955,000/\$905,000** ↓

**6009 Colfax Ave** • North Hollywood 91606

43 days on the market

2 units • \$477,500/unit • 1,620 sqft • 6,901 sqft lot • \$558.64/sqft • Built in 1940

Listing ID: 20628002

Colfax and Oxnard



TWO HOUSES ON A LOT. Both homes are beautifully updated two bedroom. Each home has stainless steel appliances, and hardwood floors, plus its own private yard. There is a two car garage and additional parking. This is a convenient location to freeway access, public transportation and local schools. 4 blocks from NoHo West and Trader Joe's. Each house is move-in ready. Live in one with income from the other. This fabulous opportunity won't last.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$955,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- \$51050 Net Operating Income

**Interior**

- Appliances: Dishwasher, Disposal, Microwave

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$8,950
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2334015059

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold: **\$1,435,000/\$1,435,000**

**Closed** • Duplex

**5826 Craner Ave** • North Hollywood 91601  
**2 units** • **\$717,500/unit** • **3,382 sqft** • **6,750 sqft lot** • **\$424.31/sqft** •  
**Built in 2020**  
**On Craner, Between Burbank and Oxnard**

**0 days on the market**  
**Listing ID: BB21004658**



Sold before processing. Neighboring property with matching floorplan located at 5820 Craner available for sale at \$1,435,000. Contact us for details

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,435,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.05
- \$96000 Gross Scheduled Income
- \$72517 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$20,603
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,353
- Maintenance: \$1,200
- 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	4	2	Unfurnished	\$0	\$0	\$4,500
2:	1	3	3	0	Unfurnished	\$0	\$0	\$3,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415002022

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$619,950/\$605,000** ↓

**18521 Bassett St • Reseda 91335**

**307 days on the market**

**2 units • \$309,975/unit • 1,232 sqft • 5,002 sqft lot • \$491.07/sqft • Built in 1948**

**Listing ID: SR20015396**

**West of Reseda North of Vanowen**



DOUBLE DETACHED GARAGE TOO !!! LEGAL DUPLEX AND WOW CHECK OUT THE INCOME !! FOR YOUR 1031 BUYERS !! What an amazing opportunity for an investor who wants a good return on their money. This Bassett property may only be 2 -- 1 bedroom 1 baths but take a look at the rents!!!!!! The front unit pays \$1,518.00 per month. What an awesome neighborhood of Reseda that's close to all. This duplex sits in an area that has been re-developing and you will see residential and residential income and bigger apartment buildings. This lot not only has the duplex but there is also a double detached garage which is very favorable in today's times. The back unit was totally upgraded two years ago. There is also a separate laundry room with washer dryer hookups. The front unit has a fenced yard. Again take a look at the income each month. Investors this would be perfect for added income with rent raises of 4 percent each new year. Currently the garage can be rented out for storage.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$699,950
- 1 Buildings
- 6 Total parking spaces
- Laundry: Individual Room
- \$39336 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01190835
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,518	\$1,518	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- RES - Reseda area
- Los Angeles County
- Parcel # 2126021022

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$829,000/\$885,000** ↑

**15445 Monte St** • Sylmar 91342

9 days on the market

**2 units** • \$414,500/unit • **1,892 sqft** • **17,107 sqft lot** • **\$467.76/sqft** • **Built in 1940**

Listing ID: SR20226312

Herrick ave and Monte St



This is the DEAL OF YOUR LIFETIME !!! Come and see this beautiful Horse Property Duplex located in a desirable neighborhood. The house located at 15516 Dorian Street has 3 beds + 1 baths, and the house located at 15445 Monte Drive has 1 bed + 1 bath. The 2 addresses run parallel and the lot is over 17,000 square footage. Both homes were remodeled on 2015 with new tile flooring on Kitchen and bathrooms, laminate wood flooring on living rooms and bedrooms. The house on Dorian St has new roof on 2015. Both homes are in good conditions. This property has a potential to build ADUs !!! Don't miss out on this GEM...!!!!

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$829,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$50760 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Floor: Laminate, Tile

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$604
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	6	Unfurnished	\$2,080	\$2,080	\$2,080
2:	1	3	1	6	Unfurnished	\$2,150	\$2,150	\$2,800

**# 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
- SYL - Sylmar area
- Los Angeles County
- Parcel # 2501017011

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$380,000/\$365,000** ↓

**1784 E 113th St** • Los Angeles 90059

7 days on the market

2 units • \$190,000/unit • 1 sqft • 3,431 sqft lot • No \$/Sqft data • Built in 1939

Listing ID: RS20197733

Imperial and Compton



Great for first time buyers, nice good looking duplex 1/1 separate gas and electricity meters

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$380,000
- 1 Buildings
- 0 Total parking spaces
- \$2400 Gross Scheduled Income
- \$2150 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: \$240
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$240
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- Rent Controlled
- WATT - Watts area
- Los Angeles County
- Parcel # 6069024022

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** •

List / Sold: **\$799,000/\$777,000** ↓

**5040 Topanga Canyon Blvd • Woodland Hills 91364**

**7 days on the market**

**2 units • \$399,500/unit • 1,327 sqft • 6,247 sqft lot • \$585.53/sqft • Built in 1953**

**Listing ID: SR20224065**

**South of Ventura Blvd**



Great investment or end user opportunity. Located south of the Blvd in desirable city of Woodland Hills. Front unit 1+1 occupied long term tenants and rear unit is 2+1 vacant with large backyard. Each unit has laminate flooring, washer/dryer hook-ups, separate gas and electric meters. Copper plumbing and new windows. Detached 2 car garage with ADU conversion opportunity, and long drive-way to accommodate multiple vehicles. Close to shops, restaurants, 101 FWY, and public transportation! Please do not disturb occupants.

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$799,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard, Front Yard, Walkstreet
- Sewer: Private Sewer

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- WHLL - Woodland Hills area
- Los Angeles County
- Parcel # 2169007003

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**

List / Sold: **\$975,000/\$975,000**

**22003 De La Osa St • Woodland Hills 91364**

**51 days on the market**

**2 units • \$487,500/unit • 1,530 sqft • 6,250 sqft lot • \$637.25/sqft • Built in 1951**

**Listing ID: BB20196627**

**Cross street is Topanga Canyon Blvd.**



One unit to be delivered vacant. California Bungalow, a beautiful two unit investment property, first time on the market in decades. Located in Topanga's surf community, close to shops, stores and restaurants. Each unit has two bedrooms, one bathroom, galley kitchen, dining area, and one of the units has its own fireplace. Each unit has HVAC. There is a shared two car garage, shared laundry room, and a nice yard area. Features include-HVAC for each unit, newer windows, copper plumbing, one fireplace, two car garage, laundry room, updated electrical panel. 1530 Sq. Ft. approx., 6249 Sq. Ft. Lot approx., Built 1951.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Kitchen, Living Room

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,872	\$1,872	\$2,500
2:	1	2	1	1	Unfurnished	\$1,832	\$1,832	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- WHLL - Woodland Hills area
- Los Angeles County
- Parcel # 2169008008

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed • Duplex**

List / Sold: **\$399,000/\$395,000** ↓

**1628 W 58th St • Los Angeles 90062**

**60 days on the market**

**2 units • \$199,500/unit • 1,375 sqft • 4,838 sqft lot • \$287.27/sqft • Built in 1923**

**Listing ID: PW20209527**

**Slauson / Western**



Great investment opportunity with tenants. The duplex offers 3 bedrooms 1 bathroom in the front unit and 4 bedrooms 2 bathrooms in the rear unit with a 2 car garage and extra long driveway with ample parking. This is a rare opportunity to own an income property in LA. Needs TLC. These units won't last!

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$449,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Garage
- \$29460 Gross Scheduled Income
- \$27060 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: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,211	\$1,211	\$2,200
2:	1	4	2	2	Unfurnished	\$1,244	\$1,244	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5003035007

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$650,000/\$695,000** ↑

**5215 Cecilia St** • Cudahy 90201

4 days on the market

2 units • \$325,000/unit • 1,463 sqft • 5,475 sqft lot • \$475.05/sqft • Built in 1948

Listing ID: DW20216144

CA-91 W 3 min (0.7 mi) Continue on CA-91 W. Take I-710 N to Imperial Hwy in South Gate. Take exit 12 from I-710 N 8 min (7.6 mi) Take Wright Rd and Atlantic Ave to Cecilia St/Cecilia St in Cudahy



Property has two independent units each with two bedrooms one bath. Each property has its own back yard and the back house has a front yard and a storage room at the back. Please do not go direct as property is tenant occupied. Property is on a quiet street, there is a community park that is quaint and well kept. Property will be delivered vacant AT COE+3 days. Please email PEAD to crwakoma@yahoo.com and book appointments.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: In Kitchen
- \$44400 Gross Scheduled Income
- \$39280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$14,473
- Electric: \$1,800.00
- Gas: \$1,308
- Furniture Replacement:
- Trash: \$780
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,020
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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	0	Unfurnished	\$1,850	\$1,850	\$2,200
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,200

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6224027015

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**

List / Sold: **\$695,000/\$720,000** ↑

**10436 San Jose Ave # 2 • South Gate 90280**

**18 days on the market**

**2 units • \$347,500/unit • 2,014 sqft • 6,536 sqft lot • \$357.50/sqft • Built in 1945**

**Listing ID: DW20166123**

**Cross Streets State Street, Martin Luther King, Long Beach Blvd.**



This is a Remarkable Opportunity to Own these Two Homes in One Lot. This Duplex Features 2 detached Units each with their Own Yard, Privacy, and Separate Electric and Gas Meters. Front Home Address is 10436 San Jose Avenue & the Second Address is 3155 Seminole Ave. The Main House offers 3 Bedrooms, 2 Baths, a Good Size Back Patio, a Spacious Front Yard with Fruit Trees, and a 2 Car Garage and Private Driveway. The Second House offers 2 Bedrooms and 1 Bath, Laundry Space, a 2 Car Carport, and an Individual Patio. Home is Centrally Located near Schools, Public Transportation, Parks, and Various Shopping Centers/Areas. Second Unit has Long Term and Reliable Tenants. Both units are Fully Detached, Separated by a Two-Car Garage making for Added Privacy and a Great Rental Property.

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, In Kitchen, Inside, Washer Hookup
- \$55200 Gross Scheduled Income
- \$54910 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Tile
- Appliances: Gas & Electric Range, Water Heater
- Other Interior Features: Unfurnished

**Exterior**

- Lot Features: 2-5 Units/Acre, Corner Lot, Garden, Lawn, Sprinkler System, Yard
- Fencing: None
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$260
- Electric: \$80.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$80
- Cable TV: 01099908
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6207025026

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**

List / Sold: **\$674,998/\$725,000** ↑

**7906 Friends Ave • Whittier 90602**

**11 days on the market**

**2 units • \$337,499/unit • 1,806 sqft • 7,525 sqft lot • \$401.44/sqft • Built in 1925**

**Listing ID: OC20217473**

**Major Cross streets: Painter Ave and Whittier BLVD**



Welcome to 7906 and 7908 Friends Ave.! This is a great investment opportunity in one of the most sought out areas and within walking distance to the infamous uptown Whittier. You can keep the tenants or possibly live in one and generate income from the second unit! The first unit has 1,054 sq. ft is a 2 bed, 1 bath, but could easily be turned back into its original 3 bedroom design. The outside was recently painted for fantastic curb appeal and the back unit has a newer roof. Some of the major features include a front covered porch area, hardwood floors and a separate laundry with 3 tandem parking spaces enough for a RV or boat including a garage make the front unit very desirable. The second unit is 752 sq. ft, 2 bed, 1 bath with a separate private driveway and entrance, so there is no need to disturb the front unit fantastic for rent or having a backhouse for another family member. The 2 garage may be considered for another building structure (ADU). 7906 & 7908 Friends Ave is in superior location within close proximity to shopping, entertainment, restaurants, fitness centers, senior recreation centers, theaters hospitals, and schools including the infamous Whittier College where President Nixon attended. Don't miss the opportunity to pick up a fantastic income property in an area poised for investment growth!

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$674,998
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Laundry: Individual Room
- \$44100 Gross Scheduled Income
- \$42900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Wood

**Exterior**

- Lot Features: Front Yard, Lawn, Lot 6500-9999, Near Public Transit, Park Nearby, Yard
- Fencing: Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	\$2,100	\$2,100	\$2,500
2:	1	2	1	0	Unfurnished	\$1,575	\$1,575	\$1,750

**# 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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8142037034

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed • Duplex**

List / Sold: **\$779,000/\$750,000** ↓

**2413 W Via Corona # 2 • Montebello 90640**

**157 days on the market**

**2 units • \$389,500/unit • 1,931 sqft • 6,628 sqft lot • \$388.40/sqft • Built in 1951**

**Listing ID: PW20069328**

**Beverly Blvd / Via Val Verde St**



Excellent opportunity and great investment! Located in a quiet neighborhood. This is a beautiful duplex on one lot. Newer roof on both units. Detached two car garage. The front unit has 2-bed 1-bath with a bonus room. Front unit newer paint and kitchen & dining area has new floors, rest of the house has hardwood floors. Close to Fwys, shopping, dining and Montebello Town Center. Walking distance to Montebello HS. Drive-by ONLY! TENANT OCCUPIED! Sold As-Is.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$779,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s), Electric
- Laundry: Electric Dryer Hookup, In Garage, Individual Room, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$9,456
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$783
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6343012004

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,598,000/\$1,530,000** ↓

186 days on the market

Listing ID: SB20077447

**Closed**

**848 Penn St** • El Segundo 90245

**3 units** • **\$532,667/unit** • **1,793 sqft** • **7,267 sqft lot** • **\$853.32/sqft** • **Built in 1943**

**Cross Streets: Maple Ave and Walnut Ave**



848-850-852 Penn St -Three well-maintained units with vintage charm and modern upgrades in a large lot. This triplex has hardwood floors throughout, double-pane windows, forced air heat with wall thermostats. Electric and gas are separately metered. 848 Penn St is one bedroom/ one bath unit. The kitchen and bathroom recently upgraded and has a fenced back patio area. 850 Penn St is one bedroom/ one bath unit with a fenced back patio area. 852 Penn St is two bedrooms/ one bathroom unit. The kitchen and bathroom recently upgraded and has covered patio and large, fenced, private backyard. (Can also be purchased together with the Triplex: 842 Penn St, MLS ID: SB20077442)

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$1,598,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,875	\$1,875	\$2,050
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$1,825
3:	1	2	1	0	Unfurnished	\$2,700	\$2,700	\$2,900

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4133015014

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

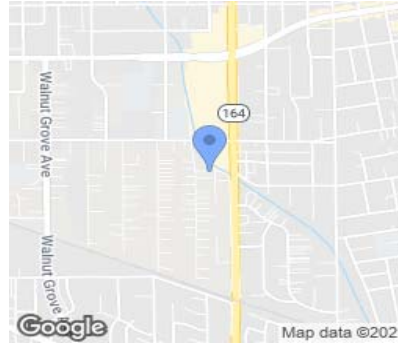
List / Sold: **\$949,000/\$950,000** ↑

**5330 Acacia St** • San Gabriel 91776

**100 days on the market**

**3 units** • \$316,333/unit • **2,334 sqft** • **13,706 sqft lot** • **\$407.03/sqft** • **Built in 1946**

**Listing ID: 320002990**



Lots of potential. Three two bedroom, one bath detached units with private garages and laundry. Front unit is being evicted with stipulation signed to be out January 31st. Middle unit vacant, back unit tenant occupied \$1400.00. Located on a quiet private driveway near transportation, markets and restaurants. On the private drive are six dwellings: this triplex, a newer home and a single family fixer (5336 Acacia MLS# 318004878) which is also listed for sale for \$599,000. This setting will be transformed as soon as new owners purchase. There is lots of upside potential here!

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$949,000
- 3 Buildings
- 3 Total parking spaces
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Floor: See Remarks

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01264629
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	2	1			\$0	\$1,300	\$0
2:	0	2	1		Unfurnished	\$0	\$0	\$0
3:	0	2	1		Unfurnished	\$0	\$1,400	\$0
4:	0	0	0			\$0	\$0	\$0
5:	0	0	0			\$0	\$0	\$0
6:	0	0	0			\$0	\$0	\$0
7:	0	0	0			\$0	\$0	\$0
8:	0	0	0			\$0	\$0	\$0
9:	0	0	0			\$0	\$0	\$0
10:	0	0	0			\$0	\$0	\$0
11:	0	0	0			\$0	\$0	\$0
12:	0	0	0			\$0	\$0	\$0
13:	0	0	0			\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5388024062

**Michael Lembeck**

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

**Re/Max Property Connection**

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





**Closed** • **Triplex**

List / Sold: **\$849,000/\$850,000** ↑

**2710 S Normandie Ave** • Los Angeles 90007

9 days on the market

**3 units** • **\$283,000/unit** • **2,928 sqft** • **6,012 sqft lot** • **\$290.30/sqft** • **Built in 1924**

**Listing ID: OC20202880**

**South of 10 Freeway off Normandie near Adams Blvd.**



2710 S. Normandie Ave is in the highly desirable Adams-Normandie neighborhood located in the City of Los Angeles, Ca within the USC DPS Patrol Zone. This well situated 3 unit property offers an investor and/or owner-occupier to acquire a quality investment in a strong student rental market. The subject property is comprised of two separate buildings with two units in the front and one unit in the rear. The unit mix consists of a large 4/2 in the front, a remodeled and vacant 1/1 upstairs, and detached 1/1 unit in the rear. There is also potential to convert a fourth unit downstairs. All other tenants are MTM. The building was built in 1924 with a total size of 2,928 SF, sitting on a large 6,012 SF lot zoned LA-R1.5. There is huge upside in the rents! Prime Location in Los Angeles near West Adams, USC, Expo Park, Downtown LA, Staples Center, LA Live, Metro Expo Line, 10/110 Freeways, Restaurants, & Shops.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$849,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, See Remarks, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

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

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- 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	\$1,750	\$21,000	\$3,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	0	Unfurnished	\$1,314	\$15,768	\$1,900

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054006003

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold: **\$2,300,000/\$2,300,000**

**Closed** •

**2151 S West View St • Los Angeles 90016**  
**3 units • \$766,667/unit • 5,983 sqft • 6,001 sqft lot • \$384.42/sqft •**  
**Built in 2020**  
**South of Washington Blvd**

**5 days on the market**

**Listing ID: 20658682**



Brand new 2020 Construction just completed in Mid City. The front 2 story single family home with 2 Car attached garage and rear 3 story 2 units with 2 car attached garage and direct access to the interior from all 3 units. The rear units could be 5br 5ba or 4br + Office. All units have central Air condition and central heating. All units comes with stainless steel refrigerator, stove, dish washer, microwave hood and washer and dryer. The rear units have private back yards with outdoor furniture and direct access from 1st floor bedroom/office/Den. All units are separately metered for water, gas and Electricity. The property is well priced for the location with a projected Cap rate of 6.29 and GRM of 12.95. The property is located with in 3 miles of Culver City Art's District, Up coming whole foods at cumulus project, metro rail, many near by restaurants and not far from DTLA. We strictly practice social distancing and wearing masks. THIS IS A NON RENT CONTROL BUILDING.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$2,300,000
- 2 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, In Garage, Stackable
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Rooms: Den, Office, Living Room, Master Bathroom
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Oven, Range Hood

**Exterior**

- Lot Features: Front Yard, Lawn

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01371866
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4		Unfurnished	\$4,800	\$0	\$4,800
2:	1	5	5		Unfurnished	\$5,000	\$0	\$5,000
3:	1	5	5		Unfurnished	\$5,000	\$0	\$5,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5062021011

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20658682

Printed: 01/11/2021 6:02:05 AM

List / Sold:

**\$1,100,000/\$1,050,000** ↓

17 days on the market

Listing ID: 20649186

**Closed** •

**5733 11Th Ave** • Los Angeles 90043

**3 units** • **\$366,667/unit** • **1,300 sqft** • **7,500 sqft lot** • **\$807.69/sqft** • **Built in 1922**

**Crenshaw & Slauson Area.**



New on market, and ready to go! This three unit income property comes w/ lots of potential. Front house is a large 2bd, 1.5ba. The living room w/ large bay window, decorative fireplace, hardwood flooring in the living room, and formal dining room. This home also features a den/or office, also a bonus room, that leads to out doors. This home also has (2) 1bd, 1ba detached units, upstairs in the rear. Two single car garages, with a long carport. Also includes a converted detached garage that can be used as ADU. This property actually, has the potential to have two ADU's. The seller is currently receiving rents for all units, including the converted garage. All units will be delivered vacant, at close of escrow. Huge lot w/plenty of room for entertaining. Great property for a large family! Great location! The seller is relocating, and ready to go! This could be the perfect Christmas gift for a large family! Call Lanette for more information.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- 3 electric meters available
- 3 gas meters available

**Interior**

- Rooms: Bonus Room
- Appliances: Disposal, Microwave

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02007164
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5006009016

**Michael Lembeck**

**Re/Max Property Connection**

1/11/2021

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 20649186

Printed: 01/11/2021 6:02:05 AM

**Closed**

List / Sold: **\$869,000/\$880,000** ↑

**1020 W 105Th St** • Los Angeles 90044

**15 days on the market**

**3 units** • \$289,667/unit • **2,800 sqft** • **7,363 sqft lot** • **\$314.29/sqft** • **Built in 1964**

**Listing ID: 20653958**

**West of Vermont and just South off Century Blvd.**



Perfect Opportunity for Owner User. Front house has its own private entrance and nicely landscaped rear yard...with parking in front driveway for 1 or 2 cars. Completely remodeled, Central heat and Air-conditioning, Remodeled Bathrooms, New Kitchen with custom cabinets, Quartz Counter Tops, New light fixtures, New windows. All appliances are negotiable and not included in price (make your offer). REAR Units 1022 & 1/2 is completely remodeled with new flooring, new bathrooms, new kitchen Large lot with 7 car parking in rear yard. UNIT 1022 is tenant occupied and is newly painted. This property is located within minutes of shopping, access to HWY and new SoFi stadium. Rams Stadium great income producing property. Buyer can live almost mortgage payment free with the great potential rent. 2 units are vacant and ready for owner or tenant occupied.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$849,900
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Inside, Stackable
- \$76200 Gross Scheduled Income
- \$66700 Net Operating Income

**Interior**

- Rooms: Living Room, Attic
- Floor: Laminate
- Appliances: Dishwasher, Microwave, Built-In
- Other Interior Features: Block Walls

**Exterior**

- Lot Features: Back Yard, Lawn, Landscaped
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Window Bars

**Annual Expenses**

- Total Operating Expense: \$9,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,000	\$0	\$3,000
2:	2	2	2		Unfurnished	\$2,050	\$0	\$2,050
3:	3	2	2		Unfurnished	\$1,950	\$1,900	\$1,950
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6060018001

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20653958

Printed: 01/11/2021 6:02:05 AM



**Closed**

List / Sold: **\$625,000/\$630,000** ↑

**122 W 110th St** • Los Angeles 90061

**0 days on the market**

**3 units** • \$208,333/unit • **2,093 sqft** • **5,322 sqft lot** • **\$301.00/sqft** • **Built in 1931**

**Listing ID: MB21003585**

**Main St / 110th St**



**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$625,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Inside
- \$31200 Gross Scheduled Income
- \$21163 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$10,037
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$850
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,700	\$1,700	\$2,600
2:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$1,300
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,300

**# 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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6074017009

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$685,000/\$685,000**

**115 E 31st St • Los Angeles 90011**

**235 days on the market**

**3 units • \$228,333/unit • 3,120 sqft • 6,283 sqft lot • \$219.55/sqft • Built in 1984**

**Listing ID: IV19252748**

**From W Washington Blvd Turn Right onto S Main St Turn Left onto E 31st St**



PROPERTY IS BEING SOLD AS-IS. THE SHORT SALE IS APPROVED BY LENDER (AT LIST PRICE). CASH OFFERS ONLY! UNIT A IS VACANT! Amazing Opportunity to Buy & Hold Units, in prime Downtown LA within close proximity to USC, new soccer stadium, Arts & Entertainment, Dining, Staples Center, newly-renovated LA Coliseum! The lot is zoned RD1.5 and is 6,283 sq ft! Hold for long term investment or develop and sell for a profit! Unit mix comprises of Two 2/1's and One 3/1, total building sq ft based on public records is 3,120 with 3+ parking spaces available. Rent control applies. Broker/Agent do not guarantee the accuracy of square footage, lot size, zoning, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. DO NOT DISTURB THE TENANTS. PLEASE DO NOT WALK THE PROPERTY WITHOUT PERMISSION.

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$685,000
- 3 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- \$29352 Gross Scheduled Income
- \$18756 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Security Features: 24 Hour Security, Carbon Monoxide Detector(s)
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$833
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01844438
- Gardener:
- Licenses:
- Insurance: \$633
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,230	\$1,230	\$1,230
2:	1	2	1	0	Unfurnished	\$1,332	\$1,332	\$1,332
3:	1	3	1	0	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- Short Sale sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128005040

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$495,000/\$530,000** ↑

**3322 Estrada St • East Los Angeles 90023**

**14 days on the market**

**3 units • \$165,000/unit • 1,456 sqft • 4,883 sqft lot • \$364.01/sqft • Built in 1923**

**Listing ID: DW20241087**



DUPLEX!! DUPLEX!!GREAT INVESTMENT OPPORTUNITY LIVE IN ONE AND RENT THE OTHER UNIT!! IS JUST PERFECT FOR FIRST TIME BUYERS. MINUTES AWAY FROM DOWNTOWN LA, DODGER STADIUM, STAPLE CENTER, CONVENTION CENTER, USC HEALTH SCIENCE CAMPUS AND MAJOR FWY 5, 60, 101 AND 10 FREEWAY WALKING DISTANCE TO RESTAURANTS AND SCHOOLS. FRONT UNIT 3 BEDROOMS/ 2BATH WITH LAUNDRY HOOK-UPS, BACK UNIT 1 BEDROOM/ WITH A EXTRA STUDIO ROOM THE CAN BE CONSIDER ANOTHER ROOM AND 1 BATH. LONG DRIVE WAY FOR 3-4 CARS SPACE. DETACHED 2 CAR GARAGE WITH ALLEY ACCES. ESCH UNIT HAS THEIR OWN POWER AND GAS METER WITH 1 SHARED WATER METER. DONT MISS OUT THIS OPPORTUNITY!!

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$495,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5190022013

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$625,000/\$612,500** ↓

**6248 S Wilton Ave** • Los Angeles 90047

**2 days on the market**

**3 units** • \$208,333/unit • sqft • 5,270 sqft lot • No \$/Sqft data •  
**Built in 1929**

**Listing ID: P1-2566**

**Cross Street: W Gage Ave;**



We are very pleased to present this great triplex to acquire. The property sits on a 5,270 square foot parcel with 2,378 square feet of rentable space. This is a great rental income for an investor or end user that would like to occupy and contribute to their mortgage. Each unit has 1 bedroom/1bathroom with an exception of one of the units having an extra den that is being used as a second bedroom. There is a community laundry room. All three units have their own separate meters. Current tenants are paying good rents with upside potential. Great investment opportunity!

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Community
- \$3150 Gross Scheduled Income
- \$3150 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Appliances: None

**Exterior**

- Lot Features: Sprinklers None

**Annual Expenses**

- Total Operating Expense: \$300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$20
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$650
- 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	2	Furnished	\$850	\$850	\$1,200
2:	1	1	1			\$1,100	\$1,100	
3:	2	1	1			\$1,200	\$1,200	
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# 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
- PHHT - Park Hills Heights area
- Los Angeles County

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,250,000/\$1,305,000** ↑

10 days on the market

Listing ID: 20662958

**Closed**

**5345 Keniston Ave Ave** • Los Angeles 90043

**3 units** • \$416,667/unit • **3,983 sqft** • **7,800 sqft lot** • \$327.64/sqft • **Built in 1947**

**Northwest Corner of 54th Street & Keniston Avenue.**



This NEWLY RENOVATED TRIPLEX is the perfect property for an investor or owner user. Comfortably situated on a corner lot in the desirable View Park/Windsor Hills neighborhood, this is a great investment opportunity you do not want to miss! The traditional 3 bed 2 bath single family home is 1,689 sq. ft. & has been updated with new electrical, plumbing, AC & heating systems, dual-paned windows, recessed lighting throughout & the original wood floors have been sanded & finished. The kitchen has all new appliances, cabinets, backsplash tile and new ceramic tile flooring. All bedrooms have been painted & include new floor molding. All bathrooms have been customized with tiled showers, ceramic tile flooring and new toilets. Each unit for the detached duplex is 2 beds, 1 bath, approx. 1,147 sq. ft. with in-unit laundry & 2-car garages. Both units have been renovated & the roof was partially replaced. All units are occupied. The seller resides in the front unit. Submit your offers!

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$1,250,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)

**Interior**

- Rooms: Master Bathroom
- Floor: Laminate, Wood, Carpet
- Appliances: Disposal, Refrigerator, Range, Oven
- Other Interior Features: Recessed Lighting

**Exterior**

- Lot Features: Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Fire and Smoke Detection System

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$0
2:	1	2	1		Unfurnished	\$2,300	\$2,300	\$3,500
3:	1	2	1		Unfurnished	\$2,500	\$2,500	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- PHHT - Park Hills Heights area

1/11/2021

Matrix

- Los Angeles County
- Parcel # 5007009001

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20662958

Printed: 01/11/2021 6:02:05 AM

**Closed**

List / Sold: **\$749,999/\$750,000** ↑

**210 N Sloan Ave • Compton 90221**

**288 days on the market**

**3 units • \$250,000/unit • 3,079 sqft • 7,224 sqft lot • \$243.59/sqft • Built in 1945**

**Listing ID: DW20054490**

**Rosecrans and Alameda Ave.**



**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$749,999
- 1 Buildings
- 2 Total parking spaces
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01201046
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,900
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,900
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,800

**# Of Units With:**

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

**Additional Information**

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6178019034

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed**

List / Sold: **\$435,000/\$435,000**

**123 E Maple St • Compton 90220**

**8 days on the market**

**3 units • \$145,000/unit • 840 sqft • 3,767 sqft lot • \$517.86/sqft • Built in 1949**

**Listing ID: SB20164445**

**Maple St and West of Alameda**



Remodeled units. Property consists of 3 studios fully remodeled. Great potential. Close to everything. Great for investor; just ready to collect rents. It has 3 parking spaces, gate with lock. 3 gas meters and 3 electrical meters. New roof, new kitchen cabinets, new bath. new windows and much more... This link is for assessor's information which describes 3 units <https://portal.assessor.lacounty.gov/parceldetail/6166002018>

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$435,000
- 1 Buildings
- 0 Total parking spaces
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6166002018

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**Closed** • **Quadruplex**

**\$1,295,000/\$1,100,000** ↓

**1870 W 218th St** • Torrance 90501

**118 days on the market**

**4 units** • **\$323,750/unit** • **2,288 sqft** • **9,606 sqft lot** • **\$480.77/sqft** • **Built in 1939**

**Listing ID: SB20120912**

**CARSON AND CRENSHAW BLVD**



BACK ON THE MAKET!!!! HUGE CORNER 9,605 SQFT LOT ( 69 X 139 ) HAS 4PLEX ACCESSIBLE ON THREE SIDES WITH THE ALLEY ACCESS. GREAT OPPORTUNITY FOR FUTURE DEVELOPMENT IN HIGH DEMAND AREA. FIVE ( 5 ) SINGLE CAR GARAGES DETACHED LOCATED NEAR THE ALLEY. WIDER STREET WITH PLENTY OF PARKING SPACES.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$1,349,000
- 3 Buildings
- Levels: One
- 5 Total parking spaces
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: None

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7357024009

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,200,000/\$1,100,000** ↓

44 days on the market

Listing ID: AR20185552

**Closed** • **Single Family Residence**

**461 E Colorado Ave** • Glendora 91740

**4 units** • **\$300,000/unit** • **2,713 sqft** • **7,162 sqft lot** • **\$405.46/sqft** • **Built in 1960**

**Glendora ave**



Nice Locational, Next to south hills, Walk to shops and school.

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Individual Room
- \$61944 Gross Scheduled Income
- \$46416 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Entry
- Floor: Laminate
- Appliances: Disposal
- Other Interior Features: Unfurnished

**Exterior**

- Lot Features: Front Yard
- Waterfront Features: Bay Front
- Fencing: None
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$15,772
- Electric: \$787.00
- Gas:
- Furniture Replacement:
- Trash: \$739
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,401
- Maintenance:
- Workman's Comp:
- Professional Management: 2839
- Water/Sewer: \$1,284
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,600
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$1,600
3:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,450
4:	1	1	1	1	Unfurnished	\$1,112	\$1,112	\$1,450

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8644002048

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$2,595,000/\$2,680,680** ↑

19 days on the market

Listing ID: 20635212

**Closed**

**1941 N Vermont Ave** • Los Angeles 90027

**4 units** • \$648,750/unit • 5,660 sqft • 9,018 sqft lot • \$473.62/sqft • Built in 1922

**Los Feliz Boulevard to Vermont - Between Los Feliz and Franklin**



This is an extremely rare opportunity to purchase and own a pride of ownership Spanish 4-plex in a premiere Los Feliz neighborhood. This special property is loaded with old world character + charm. 4 huge beautifully appointed 2 bdrm 1 ba units, each w/apprx 1415 sf, include dining rooms, cozy eat-in kitchens, Batchelder tiled fireplaces, office spaces, central a/c & heat, washers & dryers, w/ front and rear entrances. Room for possible 2nd bath addition. 5 lrg storage units + gated off street parking for 5. Major system upgrades include new roof in 2011, copper plumbing in all units in 2006, new wiring & breakers, + E/Q retrofitted. Walking distance to Hillhurst + Vermont shops & dining. Close to Griffith Park hiking, golf, tennis courts, The Greek theater, public transportation & good freeway access to downtown. Tenants will swoon over each of the tastefully remodeled units. An excellent opportunity for investors or owner users! \*Delivered vacant, this property is as good as it gets!

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$2,595,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$180000 Net Operating Income

**Interior**

- Rooms: Living Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop, Oven, Gas Oven, Microwave

**Exterior**

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5589027006

1/11/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20635212

Printed: 01/11/2021 6:02:05 AM

List / Sold:

**\$1,150,000/\$1,115,000** ↓

44 days on the market

Listing ID: 20642242

**Closed**

**1140 Sunvue Pl** • Los Angeles 90012

**4 units** • **\$287,500/unit** • **2,322 sqft** • **4,501 sqft lot** • **\$480.19/sqft** • **Built in 1963**

**West of Sunset Blvd off Boylston**



Dont miss the opportunity to own this stunning 4-plex in the heart of Echo Park. Located just blocks off Sunset Blvd, it provides great accessibility to downtown, Dodger Stadium and some of the best restaurants in LA. Whether youre a seasoned investor or looking to expand your portfolio, this mid-century apartment building offers an incredible value!

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Heating: Wall Furnace

**Interior**

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

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5405029005

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed**

List / Sold: **\$889,000/\$873,880** ↓

**2347 Angela St • Pomona 91766**

**11 days on the market**

**4 units • \$222,250/unit • 4,339 sqft • 7,159 sqft lot • \$201.40/sqft • Built in 1965**

**Listing ID: PW20243012**

**From 60 Fwy go North on Garey Ave. East on Olive St. South on Angela St.**



Large 4 units all with 3 bedrooms and 1 3/4 baths. Each comes with a single car garage. Property is centrally located with easy access to Orange, Los Angeles and Riverside Counties. Near shopping and public transportation. Community laundry room currently used for Owner's storage but can be a source of extra income.

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$889,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$62460 Gross Scheduled Income
- \$39038 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$21,549
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02077892
- Gardener:
- Licenses: 350
- Insurance: \$1,500
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,940
- Other Expense: \$1,975
- Other Expense Description: Reserves

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	3	2	3	Unfurnished	\$1,285	\$3,855	\$5,250
2:	1	3	2	1	Unfurnished	\$1,350	\$1,350	\$1,750

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 687 - Pomona area
- Los Angeles County
- Parcel # 8331024004

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,888,000/\$1,842,000** ↓

**Closed** •

242 days on the market

**2503 20TH St** • Santa Monica 90405

**4 units** • \$472,000/unit • 2,855 sqft • No lot size data • \$645.18/sqft •  
**Built in 1936**

Listing ID: 20553940

From West LA head west on Ocean Park. At 20th St turn right (north) building is on the right.



Best CAP rate in Santa Monica. Feel the cool ocean breeze on the warmest summer day from this high ROI property. 2 Bedroom, 1 bath detached Spanish detached home with 3-1 bedroom 1 bath well maintained with hardwood rentals in the rear of the property. 2 of the 1 bedroom units will be delivered unoccupied. Newer windows in two upstairs units in the back. Short distance to "hip" Ocean Park restaurants, gym, and public library. Buyer to perform own due diligence re Santa Monica rent control, square footage, and all financial data. Shared laundry room with laundry hookup in place which could add 1,500 in additional income per year. Great for owner user or as an investment property. All rents are current.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,900,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Wall Furnace
- \$99323 Net Operating Income
- 4 electric meters available
- 4 gas meters available

**Interior**

- Floor: Wood
- Appliances: Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$19,746
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$7,246
- Maintenance: \$600
- Workman's Comp:
- Professional Management: 2000
- Water/Sewer: \$2,923
- Other Expense: \$644
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,650	\$3,650	\$4,900
2:	1	1	1		Unfurnished	\$0	\$2,200	\$2,200
3:	1	1	1		Unfurnished	\$0	\$2,300	\$2,300
4:	1	1	1		Unfurnished	\$2,080	\$2,300	\$2,300
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4273019007

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,950,000/\$1,850,000** ↓

13 days on the market

Listing ID: 20655336

**Closed** •

**2251 28Th St** • Santa Monica 90405

4 units • \$487,500/unit • 3,253 sqft • 7,492 sqft lot • \$568.71/sqft • Built in 1948

28th St, South of Pico



Fully vacant investment opportunity in Santa Monica's Sunset Park. Rare opportunity to renovate or redevelop this 4-plex in prime Sunset Park. All units are vacant with garage parking in back. Unit above the garage is a 2 bedroom & 1 bathroom. Main building consists of 3 units each with one bedroom & one bathroom. Ideal location, walking distance to the Expo Line, Whole Foods, & Trader Joe's. Four vacant units!

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,950,000
- 2 Buildings
- Heating: Wall Furnace

**Interior**

- Rooms: Living Room
- Appliances: None

**Exterior**

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4270004004

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$3,495,000/\$3,400,000** ↓

128 days on the market

Listing ID: 20616312

**Closed**

**724 Ashland Ave** • Santa Monica 90405

**4 units** • **\$873,750/unit** • **3,898 sqft** • **5,493 sqft lot** • **\$872.24/sqft** • **Built in 1956**

North of Rose Ave, South of Ocean Park Blvd, East of 4th Ave, West of Lincoln Blvd



A modern, fully renovated quadruplex conveniently located in prime Santa Monica. Built in 1956 and repositioned in 2019/2020, the complex offers an incredible unit mix of (3) newly complete 3 Bed/2 Bath units and (1) 2 Bed/1 Bath unit (convertible to a 3 Bed/2 Bath like others). Designed by architect Michael Tersigni, each tailored home features wide plank white oak flooring, expansive windows, and custom LED lighting. Each kitchen is outfitted with Ceaserstone counters, Bertazzoni appliances, including dishwasher, and Moen hardware. Baths feature Duravit deep soaking tubs and rain showers. The property features a large patio/common area and ample parking & storage for all units. Located moments away from Santa Monica Beach/Pier, the Third St Promenade, and Venice, this meticulously maintained fourplex is a terrific trophy asset. Call us to tour today!

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$3,495,000
- 1 Buildings
- \$168564 Net Operating Income

**Interior**

- Appliances: Dishwasher, Microwave, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$66,291
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$5,000	\$5,000	\$5,000
2:	1	3	2		Unfurnished	\$4,900	\$4,900	\$4,900
3:	1	3	2		Unfurnished	\$5,235	\$5,235	\$5,235
4:	1	2	1		Unfurnished	\$4,000	\$4,000	\$5,235
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287030023

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed** • **Quadruplex**

List / Sold: **\$999,000/\$1,040,000** ↑

**1449 S Bronson Ave** • Los Angeles 90019

0 days on the market

**4 units** • **\$249,750/unit** • **3,672 sqft** • **6,294 sqft lot** • **\$283.22/sqft** • **Built in 1947**

**Listing ID: AR20197190**

**Venice & Crenshaw**



This Arlington Heights 4-Plex will be delivered with 2 units vacant at close of escrow. Four spacious 2 bedroom, 1 bath units with a welcoming floor plan, perfect for a first time investor or seasoned investor looking to build their portfolio. Live in 1 unit, and rent out the others! Close to shopping, public transportation, walking distance to Johnnie Cochran Jr Middle School. Minutes to Downtown LA, Exposition Park, Coliseum, & USC.

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$999,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$31200 Gross Scheduled Income
- \$27600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

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

**Exterior**

- Lot Features: Landscaped, Level with Street, Rectangular Lot, Yard
- Sewer: Public Sewer
- Security Features: Smoke Detector(s), Window Bars

**Annual Expenses**

- Total Operating Expense: \$16,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$650	\$7,800	\$26,400
2:	1	2	1	1	Unfurnished	\$650	\$7,800	\$26,400
3:	1	2	1	1	Unfurnished	\$0	\$0	\$26,400
4:	1	2	1	1	Unfurnished	\$0	\$0	\$26,400

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072004007

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,649,900/\$1,649,000** ↓

0 days on the market

Listing ID: IN20239569

**Closed** •

**1404 S Van Ness Ave** • Los Angeles 90019

4 units • \$412,475/unit • 5,000 sqft • 8,999 sqft lot • \$329.80/sqft • Built in 1922

1404 S. Van Ness Blvd. L.A



This is the opportunity you've been waiting for, a beautiful 4 unit property with all units available for you!!! These updated units are perfect for an owner occupant or an investor. Set your own rents at market rate!! 3 of the units have 2 bedrooms and 1 bathroom. These units feature spacious living rooms, dining rooms, large bedrooms, full baths, kitchen and a laundry room equipped with a utility sink. Unit 1406 is a 3 bedroom, 1 bath room unit. This unit also has spacious bedrooms, dining area, kitchen, full bath and a laundry room. Each unit has it's own 1 car garage as well. All of the units have new flooring, fresh paint and updated kitchens. Located in a fantastic neighborhood close to great restaurants, shopping, public transportation and freeways, you don't want to miss this one!

**Facts & Features**

- Sold On 01/04/2021
- Original List Price of \$1,649,900
- 1 Buildings
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard
- Sewer: Unknown

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5073002013

**Michael Lembeck**

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

**Re/Max Property Connection**

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



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

**Closed** •

**2238 S Carmelina Ave** • Los Angeles 90064  
**4 units** • **\$625,000/unit** • **2,456 sqft** • **6,250 sqft lot** • **\$1017.92/sqft** •  
**Built in 1953**  
**South of Olympic, West of Bundy**

**0 days on the market**

**Listing ID: 21677974**



Sold off market

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$2,500,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Community

**Interior**

- Appliances: Disposal

**Exterior**

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4259027011

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$1,250,000/\$1,200,000** ↓

77 days on the market

Listing ID: OC20153205

**Closed**

**10402 Santa Gertrudes Ave • Whittier 90603**

**4 units • \$312,500/unit • 4,319 sqft • 7,813 sqft lot • \$277.84/sqft • Built in 1984**

**Heading East on Whittier Blvd Turn right onto Santa Gertrudes towards Whittwood Mall; property is located on the left side across from Whittwood mall prior to hitting La Forge**



4 Unit property located in the Whittwood Neighborhood across the street from the Whittwood Mall. Walking distance from Grocery Stores, Target and a great variety of Restaurants. 2 Bed/1.5 Bath Townhome Style units in the front with living area, kitchen and 1/2 bath downstairs and 2 bed/1 bath upstairs and 2 Bed/ 2 Bath Non-Townhome Style units in the back upstairs. Stable long-term tenants with plenty of parking.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: Common Area
- \$74400 Gross Scheduled Income
- \$45942 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$24,738
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$1,700	\$1,700	\$1,900
2:	2	2	2	2	Unfurnished	\$1,400	\$1,400	\$1,600

**# 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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8231001018

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$3,995,000/\$3,900,000** ↓

153 days on the market

Listing ID: 20598448

**Closed** •

**823 N Martel Ave** • Los Angeles 90046

**5 units** • **\$799,000/unit** • **10,430 sqft** • **7,013 sqft lot** • **\$373.92/sqft** • **Built in 2004**

**North of Melrose Ave., West of La Brea Ave.**



Exclusively presenting, Martel Lofts, a rare opportunity to acquire an exquisitely constructed architectural 5-unit, income generating development in the highly coveted Melrose / Fairfax District, adjacent to notable restaurants, cafes, boutique designer shopping, and night life. The property was constructed in 2004, featuring 3 bed / 3.5 bath each, superb parking, contemporary design, high end finishes and loads of natural light via impressive large scale windows throughout. Additionally, one unit remains vacant, allowing the opportunity for owner use or growth potential for generating income. Co-listed with Chris Mara of Hilton & Hyland. Do not disturb tenants.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$4,850,000
- 1 Buildings
- Levels: Three Or More
- Cooling: Central Air
- Heating: Central
- \$172195 Net Operating Income

**Interior**

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Vented Exhaust Fan

**Exterior**

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Fire and Smoke Detection System, Fire Sprinkler System
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$106,001
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01906886
- 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	3		Unfurnished	\$3,500	\$3,500	\$4,800
2:	1	3	3		Unfurnished	\$0	\$0	\$4,000
3:	1	3	3		Unfurnished	\$3,600	\$3,600	\$4,800
4:	1	3	3		Unfurnished	\$4,200	\$4,200	\$4,800
5:	1	3	3		Unfurnished	\$5,000	\$5,000	\$5,500
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5526005005

1/11/2021

Matrix

**Michael Lembeck**

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

**Re/Max Property Connection**

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

CUSTOMER FULL: Residential Income LISTING ID: 20598448

Printed: 01/11/2021 6:02:06 AM

List / Sold:

**Closed**

**\$1,699,000/\$1,600,000** ↓

**1817 N Taft Ave** • Hollywood 90028

**31 days on the market**

**6 units** • \$283,167/unit • **5,166 sqft** • **7,594 sqft lot** • **\$309.72/sqft** • **Built in 1956**

**Listing ID: 320004126**

**See attached Marketing Brochure in the Upper Right hand corner upper Bar. Trust Sale AS IS**



Apt. Bldg. 2 story with Carport & Laundry room. Unit Mix is Three 2/1 & Three 1/1 Sold AS IS Trust Sale Bread & Butter Efficient & low maintenance structure. See attached Marketing Brochure in the Upper Right hand corner upper Bar.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Individual Room, Outside
- Cap Rate: 0
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Wood, Laminate, Vinyl, Tile
- Appliances: Water Heater Central, Water Heater

**Exterior**

- Lot Features: Sprinklers On Side, Paved, Corner Lot, Front Yard
- Sewer: Sewer Paid

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet: 6
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

**Additional Information**

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5586031008

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,295,000/\$1,305,000** ↑

16 days on the market

Listing ID: SR20218832

**Closed** • Apartment

**5726 Kester Ave** • Van Nuys 91411

**6 units** • \$215,833/unit • 5,206 sqft • 7,543 sqft lot • \$250.67/sqft • Built in 1956

On Kester and North of Burbank Blvd.



Excellent opportunity to own a 6-unit apartment complex in Van Nuys that has been in the same family for over 40 years. The lot size is 7,543 square feet with approximately 5,206 rentable square footage. The property consists of 4 two bedroom and 1 bath units and 2 one bedroom and one bath units. Additional features include 6 detached covered parking spaces and separate laundry room. The property has separate gas and electricity meters. Located in a great area of Van Nuys with close access to the freeway, and close to restaurants, shopping and Metrolink. Fabulous upside! Seller may carry 1st TD with 50% down payment.

**Facts & Features**

- Sold On 01/07/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- Cap Rate: 3.43
- \$82212 Gross Scheduled Income
- \$44464 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$37,682
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$3,365
- Maintenance: \$7,809
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$961	\$961	\$2,100
2:	1	1	1	1	Unfurnished	\$1,023	\$1,023	\$1,700
3:	1	2	1	1	Unfurnished	\$1,283	\$1,283	\$2,100
4:	1	2	1	1	Unfurnished	\$1,285	\$1,285	\$2,100
5:	1	1	1	1	Unfurnished	\$1,048	\$1,048	\$1,700
6:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,100

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2244013025

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$1,680,000/\$1,658,000** ↓

15 days on the market

Listing ID: WS20244968

**Closed** • Apartment

**843 N Angeleno Ave** • Azusa 91702

7 units • \$240,000/unit • 4,362 sqft • 7,432 sqft lot • \$380.10/sqft • Built in 1962

W Crescent Drive & N Angeleno Avenue



Casa 843 is located at 843 N Angeleno Avenue in Azusa, California. This +/- 4,362 sqft building is a 2-story, garden-style walk up with a pitched composition shingled roof on a concrete slab foundation. All units have been remodeled within the past 6 years to include new flooring, cabinets, counters, appliances and fixtures. The kitchens have tile flooring, granite or tile counters, gas stoves/ovens and newer cabinets. The Bathrooms have tile flooring and showers and the Bedrooms have carpet, vertical blinds and most have mirrored closets. All units have gas wall heaters and most units have wall A/C. Each unit is individually metered for gas, electric and hot water. The Owner pays water/sewer and trash. There are 7 parking spaces: 4 detached carports and 3 tuck-under spaces. There is a common area laundry room with machines leased from Bondy (verbal lease agreement). Most (not all) plumbing was replaced with copper and/or pex in 2015 & 2019; however, some galvanized plumbing remains. The carport roof was replaced in 2015, the exterior lighting has been upgraded and the landscaping and irrigation was reworked within the last 5 years. Also, the exterior building was painted in 2018 and the gutters were replaced.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$1,680,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.3
- \$115140 Gross Scheduled Income
- \$72301 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$39,385
- Electric: \$158.00
- Gas: \$413
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01100962
- Gardener:
- Licenses: 1292
- Insurance: \$2,239
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,607
- Other Expense: \$12,289
- Other Expense Description: Other

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$1,321	\$7,925	\$8,250
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,650

**# 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
- 607 - Azusa area
- Los Angeles County
- Parcel # 8605002185

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$2,295,000/\$2,190,000** ↓

16 days on the market

Listing ID: WS20245607

**Closed**

**248 S Hobart Blvd** • Los Angeles 90004

**8 units** • **\$286,875/unit** • **7,359 sqft** • **10,385 sqft lot** • **\$297.59/sqft** • **Built in 1928**

**East of Western, North on Hobart**



Great opportunity to acquire a character 8 unit apartment property in the heart of Koreatown/Wilshire Center. All 2 bedroom/1.25 bath Townhome Units. Individual water heaters, on-site laundry. Fully occupied. Walking distance to shopping and restaurants. First time on the market in over 25 years.

**Facts & Features**

- Sold On 01/06/2021
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Common Area
- Cap Rate: 3.78
- \$153888 Gross Scheduled Income
- \$86685 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$63,586
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$4,800
- Cable TV: 01929373
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management: 6011
- Water/Sewer: \$7,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	1	Unfurnished	\$1,950	\$5,850	\$1,975
2:	1	2	1	1	Unfurnished	\$1,326	\$1,326	\$1,975
3:	1	2	1	1	Unfurnished	\$1,429	\$1,429	\$1,975
4:	1	2	1	1	Unfurnished	\$1,490	\$1,490	\$1,975
5:	1	2	1	1	Unfurnished	\$1,359	\$1,359	\$1,975
6:	1	2	1	1	Unfurnished	\$1,370	\$1,370	\$1,975

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5517014017

**Michael Lembeck**

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

**Re/Max Property Connection**

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

List / Sold:

**\$5,150,000/\$4,850,000** ↓

222 days on the market

Listing ID: PW20056395

**Closed**

**1218 Agate St • Redondo Beach 90277**

**9 units • \$572,222/unit • 8,720 sqft • 11,212 sqft lot • \$556.19/sqft • Built in 1963**

**North of Prospect Ave, 2 Blocks From Dominguez Park**



This offering presents an excellent opportunity to acquire a turnkey asset in a sought-after, affluent rental market and capture potential upside. The property is a 1963 construction with three buildings and a desirable mix that consists of six two-bedroom/two-bath units, two two-bedroom/one-bath units, and one three-bedroom/two-and-one-half-bath unit. The units boast numerous amenities and upgrades, including new flooring, stainless steel appliances, walk-in closets with shelving, upgraded cabinetry, countertops and appliances, double-glazed windows, and private fenced patios. Unit G is currently undergoing a \$20,000 remodel. The property also offers secure access, on-site laundry, seven single-car garages, one two-car garage, and an attractively landscaped courtyard. 1218 Agate Street is well-located near the intersection of Anita Street and Prospect Avenue and just a five-minute walk from Dominguez Park / Redondo Beach Dog Park and Vons. This sought-after rental area boasts a median household income over \$112,000.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$5,550,000
- 3 Buildings
- 9 Total parking spaces
- Laundry: Community
- Cap Rate: 3.91
- \$298800 Gross Scheduled Income
- \$201190 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$91,313
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- 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	3	0	Unfurnished	\$3,750	\$3,750	\$3,800
2:	6	2	2	0	Unfurnished	\$2,750	\$16,500	\$2,750
3:	2	2	1	0	Unfurnished	\$2,325	\$4,650	\$2,550

**# Of Units With:**

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7502011084

**Michael Lembeck**

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

**Re/Max Property Connection**

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



List / Sold:

**\$1,300,000/\$1,000,000** ↓

0 days on the market

Listing ID: DW21003970

**Closed**

**431 E 29th St** • Los Angeles 90011

10 units • \$130,000/unit • 4,536 sqft • 6,251 sqft lot • \$220.46/sqft • Built in 1894

San Pedro & Mona



Good investment property. Sold in As-Is conditions It wont last. Close to DTLA, USC, STEPPLES CENTER

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$1,300,000
- 2 Buildings
- 0 Total parking spaces
- \$10008 Gross Scheduled Income
- \$76697 Net Operating Income
- 4 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01946520
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	12	10	0	Unfurnished	\$2,385	\$2,385	\$8,334

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5128008022

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** •

**\$11,400,000/\$10,765,000** ↓

21 days on the market

**1060 20Th St • Santa Monica 90403**  
**19 units • \$600,000/unit • 21,110 sqft • 19,802 sqft lot • \$509.95/sqft •**  
**Built in 1961**

Listing ID: 20629620

North of Wilshire Blvd, NW Corner of 20th Street & California Ave



For the first time on market in 40 years, we are proud to introduce Venta, a 19-unit apartment community and trophy asset in Prime Santa Monica. Sitting proudly on an almost half an acre corner at 20th & California Ave in the Wilshire-Montana corridor; you can't miss Venta's welcoming entry facade while cruising between the plush Ficus trees on the way to a shop or restaurant on Montana Ave. Upon entering the tastefully landscaped grounds, visitors are greeted by a freshly updated, open air courtyard. Inside, an excellent unit mix of expansive & naturally bright 2-bed/2-bath units accented by a large 3-bed/3-bath unit, four 1-bed/1-bath units, and two studio units. Many units feature patios/balconies, some renovated with upgraded wood flooring, granite countertops, and bathrooms. The building includes copper plumbing, units separately metered for electric, on-site laundry, 19 parking spaces, recent re-roofing of the main structure, and SM City seismic retrofit completed.

**Facts & Features**

- Sold On 01/05/2021
- Original List Price of \$11,400,000
- 3 Buildings
- Heating: Radiant
- Laundry: Community
- \$387009 Net Operating Income

**Interior**

- Floor: Wood
- Appliances: Disposal

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$227,793
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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	3		Unfurnished	\$4,219	\$4,219	\$4,750
2:	11	2	2		Unfurnished	\$2,882	\$31,707	\$37,545
3:	1	2	1		Unfurnished	\$2,688	\$2,688	\$3,200
4:	4	1	1		Unfurnished	\$2,577	\$10,308	\$10,400
5:	2	0	1		Unfurnished	\$1,823	\$3,646	\$3,790
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277025023

**Michael Lembeck**

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

**Re/Max Property Connection**

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





List / Sold:

**\$3,413,000/\$3,250,000** ↑

15 days on the market

Listing ID: 20638824

**Closed**

**1907 Nadeau St** • Los Angeles 90001

**22 units** • \$155,136/unit • **12,892 sqft** • **17,949 sqft lot** • \$252.09/sqft • **Built in 1957**

**North of Firestone Blvd, between Maie Ave & Alameda Street**



Court is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. 22-unit apartment building with great upside potential. All units are 2 bedrooms and 1 bathroom. Building square footage is 12,892 situated on a 17,949 square foot lot. Located in the Florence-Graham neighborhood of South Los Angeles. Probate sale, court confirmation is required.

**Facts & Features**

- Sold On 01/08/2021
- Original List Price of \$2,995,000
- 3 Buildings
- \$205896 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$51,132
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01990696
- 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:	21	2	1		Unfurnished	\$22,131	\$22,131	\$22,131
2:	1	2	1		Unfurnished	\$0	\$0	\$1,475
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Probate Listing sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6025021025

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