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Commercial Activity Report - June 2026 - Apartment

Site Address	City / State	Land Use	#Units	Sale Date	Sale Price	Seller	1st Owner
4710 LIVE OAK ST	CUDAHY CA	Apartment house (5+ units)	6	05/20/2026	$1,455,000	GINNY E MOORE	MENDOZA, JOSE A
1117 LOMA AVE	LONG BEACH CA	Apartment house (5+ units)	6	05/12/2026	$1,350,000	STANLEY W WILKOSZ; MICHELE M WILKOSZ	OCEAN CITY PROPERTIES II LIVING TRUST,
1109 LOMA AVE	LONG BEACH CA	Apartment house (5+ units)	5	05/12/2026	$1,350,000	STANLEY W WILKOSZ; MICHELE M WILKOSZ	OCEAN CITY PROPERTIES II LIVING TRUST,
614 W 60TH ST	LOS ANGELES CA	Apartment house (5+ units)	5	05/27/2026	$730,000	JUAN M VEGA; ELODIA S VEGA	GOMEZ, EVELYN AZENETH RICARIO
3414 E 1ST ST	LONG BEACH CA	Apartment house (5+ units)	5	05/27/2026	$1,850,000	GAFT PROPERTIES LLC	SHADI & HAMID TRUST,
917 E 40TH PL	LOS ANGELES CA	Apartment house (5+ units)	7	05/19/2026	$950,000	WEST RIDGE RENTALS LLC	GONZALEZ, JUAN MANUEL
15551 CORNUTA AVE	BELLFLOWER CA	Apartment house (5+ units)	10	05/26/2026	$4,000,000	CHERYL MAE FEESE; ALBERT KEITH FEESE CHERYL MAE FEESE RLT	VATHA 530 S HARBOR LLC,
3200 W 135TH ST	HAWTHORNE CA	Apartment house (5+ units)	6	05/29/2026	$860,000	LAWRENCE THOMAS BOUCHEZ; FRANCES MARIE BOUCHEZ	3J SOUTH BAY 25 LLC,
532 W 77TH ST	LOS ANGELES CA	Apartment house (5+ units)	5	05/12/2026	$1,250,000	CHRISTOPHER VILLEGAS	MORANTE, JENNIFER SUSAN
412 E 16TH ST	LONG BEACH CA	Apartment house (5+ units)	7	05/07/2026	$1,066,000	HANSEO UNIVERSITY INC	MAKAAN INVESTMENTS LLC,
435 W 11TH ST	LONG BEACH CA	Apartment house (5+ units)	9	05/13/2026	$1,890,000	EVIL WOODY LLC	TREP FUND 1 LLC,
721 E 7TH ST	LONG BEACH CA	Apartment house (5+ units)	16	05/19/2026	$2,450,000	737 E FIFTH STREET LLC	THE MACRAE RALPHS FAMILY TRUST,
3100 GRIFFITH PARK BLVD	LOS ANGELES CA	Apartment house (5+ units)	6	04/30/2026	$825,000	LORETTA BRADLEY; MICHAEL BRADLEY AND LORETTA BRADLEY FMTR	MOORE, CATHERINE
2233 W AVENUE 33	LOS ANGELES CA	Apartment house (5+ units)	7	05/29/2026	$549,000	CAROLINE JOY BASTARACHE; CAROLINE JOY BASTARACHE LIVING TRUST	VINGIANO, ALISON
2800 FAIRMOUNT ST	LOS ANGELES CA	Apartment house (5+ units)	5	06/01/2026	$1,410,000	CASA DE OROSTEIN LLC	WILLIAM AND JILL KRCSGER FAMILY TRUST,
4401 WESTDALE AVE	LOS ANGELES CA	Apartment house (5+ units)	5	06/01/2026	$1,085,000	THE PATRICIA BLACKMAN TRUST; PATRICIA M BLACKMAN	4401 WESTDALE LLC,
6841 WOODLEY AVE	VAN NUYS CA	Apartment house (5+ units)	5	05/07/2026	$38,550,000	WOODLEY EXTRA SPACE 1 LLC	BVDSS LAKE BALBOA OWNER LLC,
6839 WOODLEY AVE	VAN NUYS CA	Apartment house (5+ units)	5	05/07/2026	$38,550,000	GREGG BUSKETT	BVDSS LAKE BALBOA OWNER LLC,
3365 WASHINGTON AVE	EL MONTE CA	Apartment house (5+ units)	11	05/05/2026	$3,300,000	MOHAMAD TAVAKKOLI; FARIBA TAVAKKOLI	FERDOWS LLC,
6921 SHERMAN WAY	BELL CA	Apartment house (5+ units)	6	06/02/2026	$1,485,000		INTERIANO, JOSE MENENDEZ
3537 SISKIYOU ST	LOS ANGELES CA	Apartment house (5+ units)	5	05/19/2026	$690,000	KALPAKOFF FAMILY TRUST; STEVEN E KALPAKOFF	GUSTAVO A TORRES & CAROL A TORRES LIV TR,
1129 W 95TH ST	LOS ANGELES CA	Apartment house (5+ units)	5	05/13/2026	$760,000	COKO LLC	KINGDOM BUILDERS PROPERTIES LLC,
10404 S MAIN ST	LOS ANGELES CA	Apartment house (5+ units)	8	05/05/2026	$890,000	SOLA REAL ESTATE FUND I LLC	ELEVATE TNP LLC,
592 W 12TH ST	SAN PEDRO CA	Apartment house (5+ units)	6	05/27/2026	$710,000	ROBERT M SISLER; SISLER TRUST	BOULOS, NAGUIB

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2206 OAK ST	SANTA MONICA CA	Apartment house (5+ units)	6	04/30/2026	$2,100,000	THE MARGARETHE PIETSCH TRUST; DEANNA J ECKMAN	MENOMINEE WIGWAM ASSOCIATES LLC,
2401 20TH ST	SANTA MONICA CA	Apartment house (5+ units)	5	05/06/2026	$1,500,000	2401 RESIDENCES LLC	3J ST THERESA 25 LLC,
1713 W 150TH ST	GARDENA CA	Apartment house (5+ units)	5	05/26/2026	$1,450,000	CHI HONG CHIANG; HUI CHUAN WANG	150TH NO 1713 LLC,
1459 S WOOSTER ST	LOS ANGELES CA	Apartment house (5+ units)	5	05/21/2026	$1,712,500	1459 S WOOSTER LLC	1461 WOOSTER LLC,
2030 HOLLY DR	LOS ANGELES CA	Apartment house (5+ units)	18	05/22/2026	$4,105,000	BRAUSTONE II LLC	VNICE LLC,
406 E ROSECRANS AVE	COMPTON CA	Apartment house (5+ units)	8	05/13/2026	$1,300,000	WILLIAM HARRIS	MOLO PROPERTY MANAGE LLC,
16840 PASSAGE AVE	PARAMOUNT CA	Apartment house (5+ units)	5	05/08/2026	$1,575,000	BONNY J MCCONNELL; THE BONNY J MCCONNELL REVOCABLE TRUST	JOSE LANDAZURI & ELISA LANDAZURI LIV TR,
2718 MUSGROVE AVE	EL MONTE CA	Apartment house (5+ units)	5	05/28/2026	$1,100,000	LUONG DINH VU; THUY DOAN	TRAN, CUONG CHI
2354 VALWOOD AVE	EL MONTE CA	Apartment house (5+ units)	6	05/08/2026	$2,200,000	ROBERT C GAYL; THE GAYL FAMILY 1992 TRUST B	PRAK, KHAN
902 S MARENGO AVE	PASADENA CA	Apartment house (5+ units)	6	06/01/2026	$1,890,000	2008 VICTOR S LEE TRUST; VICTOR S LEE	JON REALTY INC,
301 N HUDSON AVE	PASADENA CA	Apartment house (5+ units)	5	05/19/2026	$1,325,000	FONG KAN MAK; THE ERNEST M & FONG KAN MAK FAMILY TR	MATAVAKKOLI APTS 2 LLC,
8748 CEDAR ST	BELLFLOWER CA	Apartment house (5+ units)	5	05/28/2026	$1,100,000	FRANCES HARDIN; DECLARATION OF TRUST	CHALLENGERS49 LLC,
1339 E WESLEY DR	LONG BEACH CA	Apartment house (5+ units)	5	06/01/2026	$1,220,000	CHINNAVUTH DE MONTEIRO & SOPHIE LAY REVO; SOPHIE LAY	ART REALTY INC,
1111 W ALHAMBRA RD	ALHAMBRA CA	Apartment house (5+ units)	5	05/29/2026	$1,480,000	SUWATTANA WONGTAREO	LIN, ANNIE
448 MILFORD ST	GLENDALE CA	Apartment house (5+ units)	5	05/08/2026	$1,315,000	J CANDICE HARDING; THE J CANDICE HARDING FAMILY TRUST	LIVING GRAND LLC,
533 W 75TH ST	LOS ANGELES CA	Apartment house (5+ units)	7	05/29/2026	$500,000	CHRISTOPHER J RICHTER	SBC PROVIDED LLC,
4310 RUSSELL AVE	LOS ANGELES CA	Apartment house (5+ units)	33	05/28/2026	$539,000	WILLOW RUSSELL LLC	WILLOW RUSSELL LLC,
1850 GARDENIA AVE	LONG BEACH CA	Apartment house (5+ units)	17	05/05/2026	$3,200,000	THE GARDENIA APARTMENTS LLC	1850 GARDENIA LLC,
1545 OBISPO AVE	LONG BEACH CA	Apartment house (5+ units)	8	05/19/2026	$2,200,000	NAKG LLC	NRK PROPERTY LLC,
812 E HYDE PARK BLVD	INGLEWOOD CA	Apartment house (5+ units)	12	05/28/2026	$3,250,000	DNA PROPERTIES INC	JR HYDE PARK BLVD LLC,
1232 S BRONSON AVE	LOS ANGELES CA	Apartment house (5+ units)	16	05/13/2026	$3,050,000	CLINTON FINANCIAL LLC	1232 BRONSON LLC,
1263 PRINCETON ST	SANTA MONICA CA	Apartment house (5+ units)	5	05/08/2026	$662,500	MARILYN D WEDIG; WEDIG HAFF TRUST	DINGMAN FAMILY TRUST,
1135 W 105TH ST	LOS ANGELES CA	Apartment house (5+ units)	6	05/14/2026	$1,037,500	1135 W 105TH STREET LLC	AMERICAN DREAM COME TRUE LLC,
12128 RAMONA AVE	HAWTHORNE CA	Apartment house (5+ units)	7	05/27/2026	$1,850,000	TINA S FUCCI; MICHAEL L FUCCI AND TINA S FUCCI REV TR	2226 VOORHEES LLC,
3723 INGLEWOOD BLVD	LOS ANGELES CA	Apartment house (5+ units)	10	05/15/2026	$4,900,000	THE FLECK FAMILY TRUST; BRETT BARENHOLTZ	SEV PROPERTIES LLC,
6200 HOLLENBECK ST	HUNTINGTON PARK CA	Apartment house (5+ units)	8	05/26/2026	$950,000	OCTAVIO GONZALEZ	BAKS MANAGEMENT LLC,

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4810 N VINCENT AVE	COVINA CA	Apartment house (5+ units)	38	05/14/2026	$8,200,000	HAVENST VINCENT LLC	DIBA LLC,
16920 CHATSWORTH ST	GRANADA HILLS CA	Apartment house (5+ units)	58	05/13/2026	$12,700,000	THE SL REVOCABLE TRUST; HAYK BARSEGHYAN	CASTLEWOOD TERRACE LP,
140 E SPRING ST	LONG BEACH CA	Apartment house (5+ units)	20	05/08/2026	$3,600,000	PAMELA JANKOWSKI SOLIG	NEW CENTURY PROPERTY 22 LLC,
844 W MARTIN LUTHER KING JR BLVD	LOS ANGELES CA	Apartment house (5+ units)	12	05/20/2026	$2,616,000	FULL MOON MANAGEMENT LLC	NEW MLK LLC,
7451 HOLLYWOOD BLVD	LOS ANGELES CA	Apartment house (5+ units)	12	06/02/2026	$2,850,000	VISTA HOLLYWOOD LLC	MARCHANA HOLLYWOOD LLC,
1439 REXFORD DR	LOS ANGELES CA	Apartment house (5+ units)	5	05/06/2026	$2,500,000	KSY INDUSTRIES LLC	GEOFFREY REXFORD 826 LLC,
13548 BURBANK BLVD	SHERMAN OAKS CA	Apartment house (5+ units)	5	05/29/2026	$1,200,000	GARY JONES; MONICA IBANEZ JONES	SEVEN ARROW PROPERTIES LLC,
319 W ALMOND ST	COMPTON CA	Apartment house (5+ units)	5	05/11/2026	$859,000	ALEJANDRO M SALAZAR; MARY CARMEN SALAZAR	AGUIRRE, JAVIER TAFOYA
901 S SHERBOURNE DR	LOS ANGELES CA	Apartment house (5+ units)	17	05/21/2026	$6,610,000	LEONARD H MANDEL; BEATRICE SHELDEN MANDEL	SHERBOURNE LIVING LLC,
359 E 56TH ST	LOS ANGELES CA	Apartment house (5+ units)	6	05/18/2026	$860,000	VICTORIA PROPERTIES LLC	THE PARVIZ TORKIAN SURVIVORS TRUST,
1036 W 95TH ST	LOS ANGELES CA	Apartment house (5+ units)	9	05/27/2026	$1,180,000	CHARLES GOUDEAU; THE CHARLES GOUDEAU TRUST	1036 95TH MANAGEMENT LLC,
6034 FULTON AVE	VAN NUYS CA	Apartment house (5+ units)	12	05/28/2026	$2,910,000	CLYDE C BERKUS; BERKUS TRUST	THE DIMASHKIEH FAMILY TRUST,
11104 KLINGERMAN ST	EL MONTE CA	Apartment house (5+ units)	5	06/01/2026	$1,160,000	THE TRINH PROPERTIES LLC	MUZE PROPERTY LLC,
803 E HYDE PARK BLVD	INGLEWOOD CA	Apartment house (5+ units)	6	05/28/2026	$3,800,000	AMUSEMENT INDUSTRY INC	JR HYDE PARK BLVD LLC,
708 N ISABEL ST	GLENDALE CA	Apartment house (5+ units)	8	05/06/2026	$2,000,000	FISH ENTERPRISES	ISABEL PROPERTIES LLC,
824 MAPLE ST	SANTA MONICA CA	Apartment house (5+ units)	6	05/07/2026	$2,525,000	TERESA M DONNELLY; DONNELLY PROPERTY TRUST	NOZIK, SAMUEL
1900 FULLERTON RD	ROWLAND HEIGHTS CA	Apartment house (5+ units)	126	05/27/2026	$25,004,500		ROWLAND APARTMENTS LLC,
1626 PINE AVE	LONG BEACH CA	Apartment house (5+ units)	14	05/14/2026	$2,610,000	MICHAEL FITZGERALD; CORY MEREDITH	GE PINE LLC,
4005 URSULA AVE	LOS ANGELES CA	Apartment house (5+ units)	20	05/20/2026	$2,650,000	BALDWIN HILLS MULTIFAMILY LLC	4005 URSULA LP,
150 SAINT JOSEPH AVE	LONG BEACH CA	Apartment house (5+ units)	5	06/01/2026	$1,850,000	JOHN L EILERS; NANCY L EILERS	GAFT PROPERTIES LLC,
500 S WESTMORELAND AVE	LOS ANGELES CA	Apartment house (5+ units)	54	05/20/2026	$6,700,000	500 S WESTMORELAND AVE ASSOCIATES LP	SP 500 WESTMORELAND LLC,
1820 9TH ST	SANTA MONICA CA	Apartment house (5+ units)	6	05/18/2026	$4,998,000	1826 9TH STREET	SAWALICH PROPERTY INVESTMENTS LLC,
3936 MONTCLAIR ST	LOS ANGELES CA	Apartment house (5+ units)	8	05/27/2026	$1,000,000	SINGLETARY FAMILY TRUST; YOLANDA MCDANIEL	ADC EQUITIES LLC,
1037 S HOLT AVE	LOS ANGELES CA	Apartment house (5+ units)	6	05/08/2026	$2,060,000	ANDREW D TAFF; REBECA E TAFF	THE HUG FAMILY TRUST,
1141 W 105TH ST	LOS ANGELES CA	Apartment house (5+ units)	8	05/13/2026	$1,037,500	1141 W 105TH STREET LLC	AMERICAN DREAM COME TRUE LLC,

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251 W VALLEY BLVD	SAN GABRIEL CA	Apartment house (5+ units)	9	05/13/2026	$2,550,000	JENIFER SIOU; THE JENIFER SIOU 2017 TRUST	THE TWO LLC,
231 JUSTIN AVE	GLENDALE CA	Apartment house (5+ units)	8	05/29/2026	$2,365,000	HJELMSTROM FIRST AMENDED TRUST; DAWN MILLER	231 JUSTIN LLC,
453 E ORANGE GROVE AVE	BURBANK CA	Apartment house (5+ units)	5	05/08/2026	$3,800,000	453 B ORANGE GROVE LLC	GLENWOOD HOLDINGS LLC,
1149 E 1ST ST	LONG BEACH CA	Apartment house (5+ units)	12	05/13/2026	$3,325,000	BUMPAS FAMILY TRUST; PATRICIA LYNN TAYLOR	DARIN A JAEGER TRUST,
1425 N HAYWORTH AVE	WEST HOLLYWOOD CA	Apartment house (5+ units)	11	05/20/2026	$2,820,000	CATHERINE MARY CELARDO; KENNETH LEE CAPPELLA	DAVID J BAILEY LIVING TRUST,
1057 EUCLID AVE	LONG BEACH CA	Apartment house (5+ units)	6	05/29/2026	$1,789,000	1057 EUCLID INVESTORS LLC	1057 EUCLID LLC,
2844 ARDMORE AVE	SOUTH GATE CA	Apartment house (5+ units)	10	05/08/2026	$1,900,000	CELESTE MEJIA DE ZAMORA; CELESTE MEJIA DE ZAMORA TRUST	URBAN STREET VENTURES INC,
1139 E 68TH ST	LOS ANGELES CA	Apartment house (5+ units)	10	05/15/2026	$735,000	MO FOUNDATION HOLDINGS LLC	68TH STREET ADVENTURES LLC,
846 W MARTIN LUTHER KING JR BLVD	LOS ANGELES CA	Apartment house (5+ units)	12	05/20/2026	$2,616,000	FULL MOON MANAGEMENT LLC	NEW MLK LLC,
540 N CATALINA AVE	PASADENA CA	Apartment house (5+ units)	6	05/22/2026	$2,945,000	THE GO FAMILY TRUST; ARNOLD L GO	AMBC OAK LLC,
5497 ORANGE AVE	LONG BEACH CA	Apartment house (5+ units)	5	05/15/2026	$1,030,000	WILLIAMMICHAEL DANIEL PALMER; LEFFLER FAMILY TRUST	MICHEL, ANA
610 E HYDE PARK BLVD	INGLEWOOD CA	Apartment house (5+ units)	12	05/28/2026	$2,725,000	WESTLAND PROPERTIES THIRTEEN LLC	JR HYDE PARK BLVD LLC,
5905 WHITNALL HWY	NORTH HOLLYWOOD CA	Apartment house (5+ units)	7	05/07/2026	$1,475,000	TIGRAN ARAKELYAN; MAKRUHI ARAKELYAN	BETTERLIVING HOUSING LLC,
7366 W MANCHESTER AVE	LOS ANGELES CA	Apartment house (5+ units)	8	05/28/2026	$2,625,000	NATIONAL MANOR LLC	7366W MANCHESTER AVE 39 LLC,
18350 NAPA ST	NORTHRIDGE CA	Apartment house (5+ units)	34	05/08/2026	$5,249,500		18350 NAPA LLC,
240 S DOHENY DR	BEVERLY HILLS CA	Apartment house (5+ units)	22	05/27/2026	$7,850,000	RUTH BRANDT SPITZER; THE RUTH BRANDT SPITZER TRUST	240 SOUTH DOHENY LLC,
5227 EAGLE DALE AVE	LOS ANGELES CA	Apartment house (5+ units)	5	05/27/2026	$2,515,000	MU & PM LLC	331 MCHENRY HOLDINGS LLC,
811 E HYDE PARK BLVD	INGLEWOOD CA	Apartment house (5+ units)	6	05/28/2026	$3,800,000	AMUSEMENT INDUSTRY INC	JR HYDE PARK BLVD LLC,
1512 S BEDFORD ST	LOS ANGELES CA	Apartment house (5+ units)	5	05/27/2026	$1,720,000	RONALD S WIENER; DEBORAH E STONE	1512 BEDFORD ST LLC,
200 E DRYDEN ST	GLENDALE CA	Apartment house (5+ units)	12	05/22/2026	$3,300,000	R A PHILLIPS CO LLC	RAGTIME ENTERPRISES,
11610 OXFORD AVE	HAWTHORNE CA	Apartment house (5+ units)	8	05/27/2026	$2,000,000	YUJIRO AKATSU	JS CO LTD,
24411 NEWHALL AVE	SANTA CLARITA CA	Apartment house (5+ units)	30	05/13/2026	$9,100,000	DAVID BACK; MONIKA DRAGGOO TRUST	MUSTANGRE4 LLC,
12325 CHANDLER BLVD	VALLEY VILLAGE CA	Apartment house (5+ units)	33	05/21/2026	$8,275,000	PREMIER APARTMENTS LLC	KARKA 12325 CHANDLER BIVD LLC,
7360 W MANCHESTER AVE	LOS ANGELES CA	Apartment house (5+ units)	8	05/28/2026	$2,625,000	NATIONAL MANOR LLC	7360W MANCHESTER AVE 38 LLC,
1246 E HARVARD ST	GLENDALE CA	Apartment house (5+ units)	6	05/21/2026	$1,350,000		1246 E HARVARD LLC,

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2134 W EL SEGUNDO BLVD	GARDENA CA	Apartment house (5+ units)	20	05/15/2026	$3,800,000	TENAN FAMILY TRUST; LORI TENAN	MG PROPERTIES 19 LLC,
2202 MATHEWS AVE	REDONDO BEACH CA	Apartment house (5+ units)	6	05/27/2026	$1,800,000	2202 MATHEWS ST LLC	SCWC PARTNERS LLC,
7454 CANBY AVE	RESEDA CA	Apartment house (5+ units)	9	05/21/2026	$1,550,000	YEFIM FALKINSTEIN; ELENA FALKINSTEIN	VILLEGAS, JIMMY EDUARDO
427 N MARGUERITA AVE	ALHAMBRA CA	Apartment house (5+ units)	6	05/19/2026	$700,000	TAISE FAMILY TRUST; LYNN TAISE	CHOW, JEFFREY WING LI
1232 W 29TH ST	LOS ANGELES CA	Apartment house (5+ units)	20	05/08/2026	$3,525,000	LA BAKER PROPERTIES LLC	GREENSHIFT PARADIGM ATOMICA LLC,
1225 W 168TH ST	GARDENA CA	Apartment house (5+ units)	6	05/22/2026	$2,210,000	MIJA JUNG; YASUTARO HAYASHI	ENTITY RESIDENTIAL LLC,
3709 S BENTLEY AVE	LOS ANGELES CA	Apartment house (5+ units)	8	05/08/2026	$1,900,000	TOMBRIDGE INCORPORATED	MLND PROPERTIES LLC,
5535 CARLTON WAY	LOS ANGELES CA	Apartment house (5+ units)	36	05/22/2026	$7,600,000	5535 CARLTON WAY PARTNERS LP	CKF HOLDEO LLC,
1905 CAMINO DE LA COSTA	REDONDO BEACH CA	Apartment house (5+ units)	12	05/29/2026	$5,285,000	RASMUSSEN FAMILY TRUST; JOHANNA M RASMUSSEN	HERMOSA REDONDO LP,
3039 W VERNON AVE	LOS ANGELES CA	Apartment house (5+ units)	8	05/06/2026	$1,100,000	EARTHA M SCOTT; EARTHA M MCGREW	3039 VERNON MANAGEMENT LLC,
51 THORNTON AVE	VENICE CA	Apartment house (5+ units)	8	05/19/2026	$2,225,000	VINCE NISHISAKA	51 THORNTON MGRT GROUG LLC,
1421 S SHENANDOAH ST	LOS ANGELES CA	Apartment house (5+ units)	6	05/13/2026	$1,765,000	JODI MONTGOMERY; MIRIAM GONZALEZ BAUER TRUST	REMODA PROPERTIES LLC,
14912 WYANDOTTE ST	VAN NUYS CA	Apartment house (5+ units)	10	05/26/2026	$4,650,000	WYANDOTTE APARTMENTS LLC	14912 WYANDOTTE LLC,
645 SCOTT PL	GLENDORA CA	Apartment house (5+ units)	6	05/27/2026	$1,742,000	645 SCOTT PLACE LLC	RIVERCREST CAPITAL LLC,
635 N BEACHWOOD DR APT 4	LOS ANGELES CA	Apartment house (5+ units)	6	05/07/2026	$1,625,000	OM BEACHWOOD LLC	BARDA, MOSHE
321 S OXFORD AVE	LOS ANGELES CA	Apartment house (5+ units)	38	05/18/2026	$900,000	LEE RESTATED REVOCABLE TRUST; JUDY LEE EYUPOGLU	HAN, RICHARD D
1210 HOFFMAN AVE	LONG BEACH CA	Apartment house (5+ units)	10	05/29/2026	$1,490,000	3000 COAT HIGHWAY LLC	1210 HOFFMAN AVENUE LLC,
732 W DRYDEN ST	GLENDALE CA	Apartment house (5+ units)	6	05/11/2026	$2,615,000	HENRY HSIEN CHUNG HAO; CAROL HWEI HSIEN HAO	OLIVIA MERIDIAN CREST HOLDINGS LLC,
2466 LANCASTER AVE	LOS ANGELES CA	Apartment house (5+ units)	6	05/14/2026	$1,230,000	JAIME L MERCADO; ALEXANDER MERCADO	SHIRAGA, SHARON
6640 DARBY AVE APT 19	RESEDA CA	Apartment house (5+ units)	18	05/28/2026	$3,420,000	VIA FLORENCE LLC	DARBY & DARBY LLC,
807 E HYDE PARK BLVD	INGLEWOOD CA	Apartment house (5+ units)	6	05/28/2026	$3,800,000	AMUSEMENT INDUSTRY INC	JR HYDE PARK BLVD LLC,
14317 HAYNES ST	VAN NUYS CA	Apartment house (5+ units)	7	05/19/2026	$1,675,000	HAYNES EQUITY LLC	MANN HOLDINGS 5 LLC,
11355 LAMBERT AVE	EL MONTE CA	Apartment house (5+ units)	29	05/29/2026	$5,510,000	RRY PROPERTIES C LLC	GROUP XIII PROPERTIES LP,
8551 HOLLOWAY DR	WEST HOLLYWOOD CA	Apartment house (5+ units)	11	05/29/2026	$6,750,000	MHB ENTERPRISES LLC	HOLLOWAY APARTNENTS LLC,
1542 E BROADWAY	GLENDALE CA	Apartment house (5+ units)	8	05/13/2026	$2,090,000	MEGAN LILLY; MEGAN LILLY REVOCABLE LIVING TRUST	1542 E BROADWAY LLC,
1000 WESTMOUNT DR	WEST HOLLYWOOD CA	Boarding House, Rooming House, Apt Hotel, Transient Lodgings, Hostel	113	05/28/2026	$36,975,000	CHAMBER MAID L P	CHAMBERMAID XYZ LLC,

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12045 HART ST	NORTH HOLLYWOOD CA	Apartment house (5+ units)	6	05/22/2026	$1,075,000		HASHUNIT PROPERTY INVESTMENTS LLC,
1239 W 30TH ST	LOS ANGELES CA	Apartment house (5+ units)	6	05/11/2026	$3,230,000	OSM USC HOUSING LLC	SUNSHINE DENTAL INC RETIREMENT TRUST,
3775 BEETHOVEN ST	LOS ANGELES CA	Apartment house (5+ units)	42	05/12/2026	$17,100,000		MDNI 3775 BEETHOVEN LLC,
1075 E SOUTH ST	LONG BEACH CA	Apartment house (5+ units)	18	05/14/2026	$4,345,000	1075 E SOUTH ST LLC	LAGATTA FAMILY TRUST,
3209 BARTDON AVE	INGLEWOOD CA	Apartment house (5+ units)	6	05/20/2026	$1,010,000	ALCUS BIRCH; CATHERINE BIRCH	3J SOUTHBAY 25 LLC,
530 N CATALINA AVE	PASADENA CA	Apartment house (5+ units)	6	05/22/2026	$2,945,000	THE GO FAMILY TRUST; ARNOLD L GO	AMBC OAK LLC,
321 W HILL ST	LONG BEACH CA	Apartment house (5+ units)	6	05/15/2026	$1,700,000	MICHAEL A MORTENSEN; TERESA M MORTENSEN	THE FERN TAYLOR FAMILY TRUST,
276 S SIERRA MADRE BLVD	PASADENA CA	Apartment house (5+ units)	22	05/05/2026	$5,500,000	ERACLIS APARTMENTS LLC	IVY SQUARE LLC,
1921 W 8TH ST	LOS ANGELES CA	Apartment house (5+ units)	8	06/02/2026	$1,300,000	MARY CLINTON CHARITABLE REMAINDER TRUST; MARY J CLINTON	DUARTE, JUAN DIEGO DUARTE
1118 9TH ST	SANTA MONICA CA	Apartment house (5+ units)	10	05/14/2026	$2,801,500	PAN WESTERN MANAGEMENT LLC	BILET PROPERTIES LLC,
936 CENTENNIAL ST	LOS ANGELES CA	Apartment house (5+ units)	8	05/15/2026	$2,185,000	ROBERT MING CHEW; KEVIN LOY CHEW	CENTENNIAL AVE INVESTMENTS LLC,
6945 HINDS AVE	NORTH HOLLYWOOD CA	Apartment house (5+ units)	10	05/14/2026	$1,880,000	BETA LP	LAUREL SUITES ARMINITA LLC,
7516 S WESTERN AVE	LOS ANGELES CA	Apartment house (5+ units)	6	05/20/2026	$1,300,000	7516 WESTERN INVESTMENT LLC	GOMEZ, RUY A
1045 S CLOVERDALE AVE	LOS ANGELES CA	Apartment house (5+ units)	8	05/12/2026	$1,675,000	FRANCIS E GARTLAN; LUCY F GARTLAN	1045 S CLOVERDALE AVE LLC,
6842 FULTON AVE	NORTH HOLLYWOOD CA	Apartment house (5+ units)	24	05/20/2026	$3,300,000	THE FULTON PARTNERSHIP L P	FULTON LA LLC,
7200 HOLLYWOOD BLVD	LOS ANGELES CA	Apartment house (5+ units)	44	06/02/2026	$7,500,000	LARI HOLLYWOOD LANAI LLC	MARCHANA HOLLYWOOD LLC,
7407 HOLLYWOOD BLVD	LOS ANGELES CA	Apartment house (5+ units)	6	06/02/2026	$1,250,000	HOLLY VISTA LLC	MARCHANA HOLLYWOOD LLC,
3725 INGLEWOOD BLVD	LOS ANGELES CA	Apartment house (5+ units)	10	05/15/2026	$4,900,000	THE FLECK FAMILY TRUST; BRETT BARENHOLTZ	SEV PROPERTIES LLC,
8561 HOLLOWAY DR	WEST HOLLYWOOD CA	Apartment house (5+ units)	11	05/29/2026	$6,750,000	MHB ENTERPRISES LLC	HOLLOWAY APARTNENTS LLC,
5830 LA MIRADA AVE	LOS ANGELES CA	Apartment house (5+ units)	10	06/02/2026	$1,475,000	MCP MIRADA LLC	LASAKENE LLC,
2334 VALLEY ST	LOS ANGELES CA	Apartment house (5+ units)	8	05/22/2026	$858,000	FREDERICK H LEEDS; THE FREDERICK H LEEDS INTERVIVOS TRUST	NISAN EMUNAH VENTURES LLC,
600 W MINES AVE	MONTEBELLO CA	Apartment house (5+ units)	6	05/22/2026	$1,700,000	600 W MINES AVE LLC	MENASSIAN, SEVAN
806 E HYDE PARK BLVD	INGLEWOOD CA	Apartment house (5+ units)	10	05/28/2026	$2,600,000	AMUSEMENT INDUSTRY INC	JR HYDE PARK BLVD LLC,
316 S DOHENY DR	BEVERLY HILLS CA	Apartment house (5+ units)	6	05/21/2026	$2,254,000	GOETZ DOHENY APARTMENT LLC	316 S DOHENY DR LLC,

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8811 BURTON WAY	WEST HOLLYWOOD CA	Apartment house (5+ units)	78	05/28/2026	$47,000,000	THE EZRALOW COMPANY LLC	88 ELEVEN APARTMENTS LLC,
1513 HUNTINGTON DR	SOUTH PASADENA CA	Apartment house (5+ units)	14	05/19/2026	$4,450,000	SCOTT ALFRED SCHROEDER; BIRGITTA MCALEVEY	HIGHLAND HUNTINGTON LLC,
4051 W 4TH ST	LOS ANGELES CA	Apartment house (5+ units)	8	05/26/2026	$1,500,000	JOHN J PURCELL; JOHN J PURCELL TRUST	THE CHOI FAMILY TRUST,
4540 NATICK AVE	SHERMAN OAKS CA	Apartment house (5+ units)	36	05/18/2026	$12,100,000	ROBERT S CORRY; NATHALIE MARCELLE CORRY	J & M INVESTMENT GROUP LLC,
9160 HUNTINGTON DR	SAN GABRIEL CA	Apartment house (5+ units)	20	05/15/2026	$9,700,000	HUNTINGTON 9160 COMPLEX LLC	GOLDEN HUNTINGTON LLC,
11175 HUSTON ST	NORTH HOLLYWOOD CA	Apartment house (5+ units)	40	05/15/2026	$7,201,000	WILLIAM DENNIS DUGGAN; DUGGAN LIVING TRUST	THOMAS LP,
555 CHERRY AVE	LONG BEACH CA	Apartment house (5+ units)	9	05/11/2026	$2,085,000	THAMES MICHAEL MALCOLM; THE FUMIKO MALCOLM REVOCABLE TRUST	ACB PROPERTIES LLC,
423 N GARFIELD AVE	PASADENA CA	Apartment house (5+ units)	12	05/13/2026	$950,000	MLC GARFIELD LLC	GFA ARIA LLC,
1010 S BEDFORD ST	LOS ANGELES CA	Apartment house (5+ units)	12	05/22/2026	$3,650,000	NMK 1010 S BEDFORD STREET LLC	EXPOSITION DEVELOPMENTS LLC,
646 N MADISON AVE	LOS ANGELES CA	Apartment house (5+ units)	9	05/21/2026	$2,300,000	SALLI HARRIS; HARRIS COMMUNITY PROPERTY TRUST	646 N MADISON LLC,
14718 SYLVAN ST	VAN NUYS CA	Apartment house (5+ units)	8	05/18/2026	$1,800,000	GERARDO GONZALEZ GONZALEZ; THE GERARDO GONZALEZ GONZALEZ TRUST	NVN SYLVAN LLC,
136 N PASS AVE	BURBANK CA	Apartment house (5+ units)	5	05/28/2026	$1,610,000	AMY WALKER DAVIS; WAILCER FAMILY TRUST B	136 N PASS LLC,
7000 ETIWANDA AVE	RESEDA CA	Apartment house (5+ units)	33	05/22/2026	$4,850,000		TMG 1 LLC,
5942 WILLOUGHBY AVE	LOS ANGELES CA	Apartment house (5+ units)	6	05/05/2026	$1,350,000	GEORGE ZERMENO; MELISSA ZERMENO WYMAN	5942 WILLOUGHBY AVENUE LLC,
210 CALIFORNIA AVE APT 1	SANTA MONICA CA	Apartment house (5+ units)	10	05/28/2026	$4,999,500	ARIMA LLC	CALIFORNIA INCLINE 210 LLC,
232 N AVENUE 54	LOS ANGELES CA	Apartment house (5+ units)	6	05/15/2026	$1,100,000	AVENUE FIFTY FOUR LLC	NEAL HOWARD COLLIER & TRACY LEAL COLLIER,
629 E ELK AVE	GLENDALE CA	Apartment house (5+ units)	14	05/05/2026	$4,825,000	1201 S MUIRFIELD LLC	TIAREH PROPERTIES LLC,
1691 COLLEGE VIEW DR	MONTEREY PARK CA	Apartment house (5+ units)	6	05/15/2026	$1,350,000		GARCIA, GUSTAVO
842 ALAMITOS AVE	LONG BEACH CA	Apartment house (5+ units)	12	05/29/2026	$1,750,000	3000 COAST HIGHWAY LLC	CHARLES AND PHILOMENA MEANDREW LIV TR,
6206 BECK AVE	NORTH HOLLYWOOD CA	Apartment house (5+ units)	6	05/22/2026	$1,005,000	MAI THI DAO; PETER VU	11711 MONARCH STREET LLC,
342 E LANCASTER BLVD	LANCASTER CA	Apartment house (5+ units)	6	05/29/2026	$790,000	MOHILL HOLDINGS LP	GROUP XIII PROPERTIES LP,
1115 W 111TH ST	LOS ANGELES CA	Apartment house (5+ units)	6	05/04/2026	$1,180,000	B&G; REALTY LLC	MOJICA, HUMBERTO
212 E TAMARACK AVE APT 11	INGLEWOOD CA	Apartment house (5+ units)	12	05/04/2026	$3,090,000	212 TAMARACK MANAGEMENT LLC	ALREHMAN GARDENS LLC,
1630 HILTS AVE	LOS ANGELES CA	Apartment house (5+ units)	12	05/15/2026	$5,292,000	1630 HILTS AVENUE LLC	CALANDEV LLC,

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615 E MAGNOLIA BLVD	BURBANK CA	Apartment house (5+ units)	11	05/12/2026	$3,000,000	SAN JOSE CLUB LLC	DAG CAPITAL LLC,
4205 BELL AVE	BELL CA	Apartment house (5+ units)	8	06/01/2026	$1,500,000	BELL COMMUNITY HOUSING AUTHORITY	GOLDSTAR ENTERPRISES INC,
1655 CARMONA AVE	LOS ANGELES CA	Apartment house (5+ units)	6	05/14/2026	$1,100,000		1655 CARMONA MANAGEMENT LLC,
2204 W 26TH PL	LOS ANGELES CA	Apartment house (5+ units)	5	06/01/2026	$1,050,000	LANCO EXCHANGE INC	HAMLIN, JRRI V
1173 N MAYFAIR AVE	ANAHEIM CA	Multi-Family Dwellings (Generic, any combination 2+)	6	05/04/2026	$1,750,000	NAREN M SHAH; USHA N SHAH	CASTILLO, NICOLAS T
2262 W COLCHESTER DR	ANAHEIM CA	Apartment house (5+ units)	5	05/08/2026	$3,025,000		CENTRIC INVESTMENT MANAGEMENT LLC,
2258 W COLCHESTER DR	ANAHEIM CA	Apartment house (5+ units)	5	05/08/2026	$3,025,000	JAMES S BOWER	CENTRIC INVESTMENT MANAGEMENT LLC,
637 N ANNA DR	ANAHEIM CA	Apartment house (5+ units)	6	05/13/2026	$1,186,000	RICHARD A MONTANO; MONTANO TRUST	THE RUS IONITA FAMILY TRUST,
3671 FARQUHAR AVE	LOS ALAMITOS CA	Apartment house (5+ units)	5	05/12/2026	$2,240,000	MICKIE J PARKHOUSE; MICKIE J PARKHOUSE REVOCABLE TRUST	TRUST OF SUZANNE MARIE MATHERLY,
222 ARCH ST	LAGUNA BEACH CA	Apartment house (5+ units)	12	05/12/2026	$10,425,000	8608 FOOTHILL BLVD LLC	MODERN DEVELOPMENT COMPANY,
1402 MINNIE ST	SANTA ANA CA	Apartment house (5+ units)	10	05/15/2026	$2,250,000	BIJAN FAVAKEHI; SOUZAN SHARAREH	DAKC HOLDING LLC,
1635 SEAL WAY	SEAL BEACH CA	Multi-Family Dwellings (Generic, any combination 2+)	7	05/22/2026	$4,800,000	WILLIAM LITTLE	GEOMANIA LLC,
3221 W BALL RD	ANAHEIM CA	Apartment house (5+ units)	12	05/26/2026	$4,055,000	3221 W BALL ROAD LLC	BRUCE RESIDENTIAL PROPERTIES LLC,
5791 KINGMAN AVE	BUENA PARK CA	Multi-Family Dwellings (Generic, any combination 2+)	10	06/03/2026	$3,325,000	STEVE NGUYEN; MICHELLE NGUYEN	FIGHT ON TWO LLC,
12102 PRESTON ST	GRAND TERRACE CA	Apartment house (5+ units)	6	05/04/2026	$1,065,000	ROBINSON LIVING TRUST; ODELL R ROBINSON SR	NABATI, ALI
1400 CHAFFEE ST	UPLAND CA	Apartment house (100+ units)	186	05/05/2026	$17,770,000	UPLAND VILLAGE GREEN	WH UPLAND 186 LLC,
618 WILDROSE LN	CRESTLINE CA	Multi-Family Dwellings (Generic, any combination 2+)	6	05/06/2026	$1,330,000	VITA ABBONDANTE PROPERTY DEVELOPERS INC	SOTO, DIEGO ANGUIANO
209 E GRACE ST	BARSTOW CA	Apartment house (5+ units)	16	05/08/2026	$1,450,000	LBBG HOLDINGS INC	MARK HOMER PROPERTY TRUST,
555 W 25TH ST	SAN BERNARDINO CA	Multi-Family Dwellings (Generic, any combination 2+)	8	05/18/2026	$1,550,000	VIRAJ SB LLC	NEWAGE TRUST,
660 F ST	CHULA VISTA CA	Apartment house (5+ units)	40	05/12/2026	$10,000,000	QUINN E WHITING OKEEFE; PATRICIA M WHITING OKEEFE	660 F STREET LLC,
4772-80 NIAGARA AVE	SAN DIEGO CA	Apartment house (5+ units)	5	05/13/2026	$4,650,000	WHITE SISTERS LLC	4766 NIAGARA AVE LLC,
4766-70 NIAGARA AVE	SAN DIEGO CA	Apartment house (5+ units)	5	05/13/2026	$4,650,000	WHITE SISTERS LLC	4766 NIAGARA AVE LLC,
4674 BANCROFT ST	SAN DIEGO CA	Apartment house (5+ units)	9	05/13/2026	$2,355,000	ZARATE HOLDINGS LLC	JOSEPH DEAN LE LIVING TRUST,
3034-50 CANON ST	SAN DIEGO CA	Apartment house (5+ units)	17	05/13/2026	$6,100,000	CENTRAL VALLEY INVESTORS II LLC	AZI CANON ST 3034 LP,

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2202-16 E ST	SAN DIEGO CA	Apartment house (5+ units)	8	05/14/2026	$1,907,500	STEPHANIE RANUM	SNAPP BARBIER TRUST,
3719 MARLBOROUGH AVE	SAN DIEGO CA	Apartment house (5+ units)	7	05/11/2026	$1,700,000	AEON CITY HEIGHTS PORTFOLIO I LLC	GOMEZ AMUEDO DORANTES TRUST,
3843 38TH ST	SAN DIEGO CA	Apartment house (5+ units)	7	05/11/2026	$2,100,000	AEON CITY HEIGHTS PORTFOLIO I LLC	GOMEZ AMUEDO DORANTES TRUST,
594 GRAVES AVE	EL CAJON CA	Apartment house (5+ units)	10	05/18/2026	$2,770,000	DEBORAH FREEMAN	ODESH, GANDY
1318 S PACIFIC ST	OCEANSIDE CA	Apartment house (5+ units)	6	05/18/2026	$2,597,000	GFT COASTAL PROPERTIES LLC	OCEANSIDE PACIFIC LLC,
1906-44 K ST	SAN DIEGO CA	Apartment house (5+ units)	30	05/19/2026	$4,900,000	GREGORY A LIBEAU & SHIRLEY L LIBEU LIVIN; SHIRLEY L LIBEU	K STREET LLC,
4540-48 55TH ST	SAN DIEGO CA	Apartment house (5+ units)	5	05/22/2026	$1,015,000	KENNETH A VAN PELT; ELIZABETH P VAN PELT	T&L; FISCHER FAMILY TRUST,
4585 FELTON ST	SAN DIEGO CA	Apartment house (5+ units)	7	05/26/2026	$2,341,000	STANLEY LEVENSON; THE LEVENSON LIVING TRUST	FELTON PARK LLC,
628-32 W WASHINGTON AVE	EL CAJON CA	Apartment house (5+ units)	5	05/26/2026	$1,325,000	DOROTHY A KOPECKY; DOROTHY A KOPECKY TRUST	GARDEN PROPERTIES LP,
2265-71 CURLEW ST	SAN DIEGO CA	Apartment house (5+ units)	8	05/26/2026	$3,648,000	KATZ FAMILY LTD PARTNERSHIP	MAZIS FAMILY TRUST,
3135 IVY ST	SAN DIEGO CA	Apartment house (5+ units)	9	05/26/2026	$3,667,000	PFEIFFER PROPERTIES LLC	MAZIS FAMILY TRUST,
402-14 E ARBOR DR	SAN DIEGO CA	Apartment house (5+ units)	6	05/26/2026	$4,921,500	DIANE MCMANAMON; THOMAS & DIANE MCNAMAON 2008 TRUST A	MAZIS FAMILY TRUST,
1721-85 LOGAN AVE	SAN DIEGO CA	Apartment house (5+ units)	85	05/27/2026	$3,607,500	REDEVELOPMENT AGENCY OF THE CITY OF SAN	1755 LOGAN LP,
7240 EL CAJON BLVD	SAN DIEGO CA	Apartment house (5+ units)	28	05/28/2026	$6,680,000	ELY ENTERPRISES EAST LLC	7240 EL CAJON LLC,
200-5 E PARK AVE # 1-5	SAN YSIDRO CA	Apartment house (5+ units)	5	05/28/2026	$1,200,000	YOLANDA JIMENEZ AGHELI; YOLANDA JIMENEZ AGHELI TRUST	200 EAST PARK AVE LLC,
500 N CLEMENTINE ST	OCEANSIDE CA	Apartment house (5+ units)	12	05/29/2026	$4,225,000	CLEMENTINE PARTINERS GROUP LLC	CARCIONE FAMILY PARTNERS LLC,
6801 EMBARCADERO LN	CARLSBAD CA	Apartment house (5+ units)	12	06/04/2026	$3,434,000	OTAY MESA INNOVATIVE DR LLC	6801 EMBARCADERO LANE LP,
441 TREMONT ST # 1-7	CHULA VISTA CA	Apartment house (5+ units)	7	06/03/2026	$1,800,000	1K VENTURES LLC	CAVANAUGH REVOCABLE LIVING TRUST,