

Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

839 West 69th Street . Los Angeles South Figueroa Corridor , CA 90044

6.45% actual Cap Rate! New Price! Motivated seller!!! Bring all offers.Redevlopment Project. For more information please contact listing agent Armin Soleimani Text or Call |310.666.2246 arminsoleimani@gmail.com

Listing Info

Listing ID: 1517
Sold

For Sale

\$660,000

Posted: 09/23/2018 8:31 pm | On HOMEiZ: 2041 days | Updated: 4 years ago | Views: 2827

Listing Presented by

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$660000
Last Sold Price	\$660000
Last Sold Date	02/28/2020
Total Lot Size	7,152.00 Sq. Ft.
Asking Price per Sq. Ft.	\$373

Total Building Size Sq. Ft.	1770
Commission Split %	Contact Listing agent%
Cap Rate %	6.25%
Gross Annual Income	\$0
Net Operating Income	\$41250
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$8250

Property Location & Description

Listing Headline	6.45% actual Cap Rate! New Price! Motivated seller!!! Bring all offers.Redevlopment Project. For more information please contact listing agent Armin Soleimani Text or Call 310.666.2246 arminsoleimani@gmail.com
Rent control	Rent Control
Property Description	Motivated seller!!! Cash cow! Actual cap 6.45%+ with more potential upside. This property is located close to everything! Schools, parks, transit and freeways! This well kept 4 unit building situated on a large lot!; the said lot is zoned LARD2 and a Tier 2 TOC zoned area. The extra long driveway takes you to the spacious backyard and 3 car garage. 2 of the units were recently renovated [new kitchen, laminate flooring, paint and more]. All units have established tenants and will be delivered 100% occupied. Good paying tenants! Definitely, a must see for investors looking for passive income. Close to the 110 freeway, USC, Downtown Los Angeles and more!
Location Description	Close to the 110 freeway, USC, Downtown Los Angeles and more!

No. of Units	4
Price per Unit	\$165000
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 2 \$1777 2. 1 \$1144 3. 1 \$863 4. 5.	
APN / Parcel ID	6013-008-006
Zoning	LARD2
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1929

Overall Property Condition	Very good
Highlights	Motivated seller!
	All units have established tenants and will be delivered 100% occupied
	Actual cap 6.25%+ with more potential upside.

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street Assigned Parking
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Investment Overview

Type of use	Developer
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Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	Don't Know
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No

Appliances energy efficient	No
Roof	No

Neighborhood lifestyle

Lifestyle	Urban Core
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More information

MLS URL of this listing to link to your own site or brokerage site	https://globalplatinumla.com/
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