



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

# 7714 Rosewood Avenue . Fairfax , CA 90036

## 8 Units | Fairfax District

### Listing Info

Listing ID: 1783  
**Sold**

Posted: 05/06/2019 12:12 pm | On HOMEiZ: 1788 days | Updated: 4 years ago | Views: 1351

**For Sale**

## Location Map

**\$3,186,000**



## Property Type

**Listing Presented by**

Property status	Sold
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## Property Price

Asking Price	\$3186000
Last Sold Price	\$3186000
Last Sold Date	05/02/2019
Total Lot Size	7,170.00 Sq. Ft.
Asking Price per Sq. Ft.	\$526
Total Building Size Sq. Ft.	6054
Commission Split %	N/A%
Cap Rate %	3.92%

Gross Annual Income	\$0
Net Operating Income	\$124891
Gross Rent Multiplier	16.41
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$39825

## Property Location & Description

Listing Headline	8 Units   Fairfax District
Rent control	Rent Control
Property Description	Seven of the eight units have been professionally upgraded with new kitchens, bathrooms, hardwood floors, stainless steel appliances, antique lighting, in-unit washers & dryers and much more. The building itself has been upgraded with new electrical, copper plumbing, main line water service, drought resistant landscaping, common area spaces.
Location Description	Eight units located in Prime Los Angeles.
No. of Units	8
Price per Unit	\$398250

Units Mix	
No.	
Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
8	
\$1800	
2.	
3.	
4.	
5.	
APN / Parcel ID	5527-027-037
Zoning	LARD1.5
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1926
Overall Property Condition	Very good

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	On-street Assigned Parking
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## Investment Overview

Type of use	Investor
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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

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