



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

2103 South Harcourt Avenue . Mid City , CA 90016

Global Platinum Properties is pleased to present this promising 5-Unit Multi-Family Property. NOT on MLS/off market.For Sale: Harcourt Apartments.FIRST TIME ON THE MARKET! 5 RESIDENTIAL UNITS FOR SALE.For more information please contact Listing agent : Armin Soleimani 310.666.2246 Email: ArminSoleimani@gmail.com or lapropertyhunter@gmail.com

Listing Info

Listing ID: 1794
Sold

For Sale

\$1,125,000

Listing Presented by

Posted: 05/10/2019 7:44 pm | On HOMEiZ: 1805 days | Updated: 3 years ago | Views: 2064

Location Map



Property Type

Property status	Sold
-----------------	------

Property Price

Asking Price	\$1125000
--------------	-----------

Last Sold Price	\$1125000
Last Sold Date	11/25/2019
Total Lot Size	6,372.00 Sq. Ft.
Asking Price per Sq. Ft.	\$277
Total Building Size Sq. Ft.	4058
Commission Split %	Contact listing agent%
Cap Rate %	1.05 %%
Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	50.22
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$14063

Property Location & Description

Listing Headline	Global Platinum Properties is pleased to present this promising 5-Unit Multi-Family Property. NOT on MLS/off market.For Sale: Harcourt Apartments.FIRST TIME ON THE MARKET! 5 RESIDENTIAL UNITS FOR SALE.For more information please contact Listing agent : Armin Soleimani 310.666.2246 Email: ArminSoleimani@gmail.com or lapropertyhunter@gmail.com
Rent control	Rent Control

Property Description	<p>FIRST TIME ON THE MARKET! 5 RESIDENTIAL UNITS FOR SALE. Global Platinum Properties is pleased to present this promising 5-Unit Multi-Family Property. The said property consists of two separate dwellings that amount to a total of 4,058 SF. The said improvements sit on an approximate 6,372 SF RD2-corner-lot. 2 of the 5 units are being delivered vacant with RTI plans that will allow you re-function the layout to a more favorable bed and bathroom count (See attached supplements). This presents an immediate value add opportunity with upside in rents. Each unit has a 1 car covered garage and 1 car uncovered (tandem) surface parking space. The other 3 units are being occupied by long term tenants. Each unit is individually metered for Gas & Electricity. Most of the roof was recently replaced. This property is perfect for someone that is looking for a solid property in an established Mid-City/West Adams Neighborhood.</p>
Location Description	<p>This property is minutes from the Growing Media Hub in Culver City where Large Leases has been signed by Amazon, HBO, Apple (1.5 Miles)! Laso, just minutes to Miracle Mile-, Downtown Los Angeles, Beverly Hills, and Hollywood. This area of Mid-City/West Adams is booming! Harcourt is a mild thoroughfare which underpasses the 10 freeway, giving easy access to and from the 10 freeway</p>
No. of Units	5
Price per Unit	\$225000

Units Mix
No.
Description
No. Units
Sq. Ft.
Avg. Mo. Rent
1.
1+1
2

\$770

2.
1
1

\$700

3.
2+1 Vacant
1

4.
3+2 Vacant
1

5.
1

APN / Parcel ID	5061018001
-----------------	------------

Zoning	LARD2
--------	-------

Occupancy %	50%
-------------	-----

Construction Type	Wood & Stucco
-------------------	---------------

No. Stories	2
-------------	---

Year Built	1945
------------	------

Overall Property Condition	Very good
----------------------------	-----------

Highlights	NUMBER OF BUILDINGS (2)
------------	--------------------------

	FIRST TIME ON THE MARKET
--	--------------------------

	NOI (CURRENT) \$14,194/ NOI (Pro Forma) \$123,910
	CAP RATE (Pro Forma) 9.18 %
	GRM (Pro Forma) 8.93
	2 Units will be delivered vacant with Fully Approved Plans to change Unit Mix to Maximize Rents

Property Information

Sewer

Type of Sewer	Sewer System (Public)
---------------	-----------------------

Parking

Parking type	On-street
--------------	-----------

Investment Overview

Type of use	Investor
-------------	----------

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
-----------	------------

More information

MLS URL of this listing to link to your own site or brokerage site	NOT IN MLS
--	------------

Disclaimer: Any information relating to a property referenced on HOMEiZ.com comes from the listing provider who wishes to post a listing on HOMEiZ.com. The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. HOMEiZ does not verify the property information submitted in HOMEiZ.com and cannot guarantee the accuracy of the information. No warranties or representations are made of any kind. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

Copyright © 2016 HOMEiZ A Media Group LLC. All rights reserved. TOLL FREE 1-818-857-8255