



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

1254-1260 North Citrus Avenue . Central LA , CA 90038

8 Units apartment building| Hollywood, CA.
For more information please contact the listing agents.Aida Memary Marcus & Millichap 818-212-2678
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Listing Info

Listing ID: 1919
Sold

For Sale

\$4,000,000

Listing Presented by

Posted: 08/30/2019 11:44 am | On HOMEiZ: 1722 days | Updated: 4 years ago | Views: 1120

Location Map



Property Type

Property status	Sold
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Property Price

Asking Price	\$4000000
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Last Sold Price	\$4000000
Total Lot Size	8,690.00 Sq. Ft.
Asking Price per Sq. Ft.	\$656
Total Building Size Sq. Ft.	6098
Commission Split %	Contact listing agent%
Cap Rate %	3.61%
Gross Annual Income	\$0
Net Operating Income	\$144400
Gross Rent Multiplier	18.34
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$50000

Property Location & Description

Listing Headline	8 Units apartment building Hollywood, CA. For more information please contact the listing agents.Aida Memary Marcus & Millichap 818-212-2678 Aida.Memary@marcusmillichap.com Filip Niculete Marcus & Millichap 818-212-2748 Filip.Niculete@marcusmillichap.com Glen Scher Marcus & Millichap 818-212-2808 Glen.Scher@marcusmillichap.com
Rent control	Rent Control
Property Description	Two 4-unit buildings, side by side, on two separate parcels, 4 units per parcel.

Location Description	In the heart of Hollywood with views of the Hollywood sign.
No. of Units	8
Price per Unit	\$500000
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 2. 3. 4. 5.	
APN / Parcel ID	5532-006-022 5532-006-023
Zoning	LAR3
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1922
Overall Property Condition	Very good

Highlights	7 Out of 8 Units renovated in 2018.
	Major Renovations Completed in 2018 Which Include New Roof, Plumbing, Windows, Electrical, Extensively Remodeled Units.

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street
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Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	Don't Know
How old is you cooling and heating system?	Don't Know
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	Don't Know
Natural daylight	Don't Know
Appliances energy efficient	Don't Know
Roof	Don't Know

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	NOT IN MLS
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