



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

13312 Woodbridge Street . Sherman Oaks , CA 91423

5 Units | Sherman Oaks.For more information please contact listing agents. **Glen Scher (818) 212-2808 Filip Nicule (818) 212-2748**

Listing Info

Listing ID: 1998
Sold

For Sale

Posted: 10/18/2019 12:25 pm | On HOMEiZ: 1653 days | Updated: 4 years ago | Views: 768

\$1,425,000

Location Map

Listing Presented by



Property Type

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

Property Price

Asking Price	\$1425000
Last Sold Price	\$1445000
Total Lot Size	6,599.00 Sq. Ft.
Asking Price per Sq. Ft.	\$397
Total Building Size Sq. Ft.	3585

Commission Split %	Contact listing agent%
Cap Rate %	3.66%
Gross Annual Income	\$0
Net Operating Income	\$52155
Gross Rent Multiplier	15.97
Annual Property Tax Rate for this property	0.793%
Property tax total amount	\$11300

Property Location & Description

Listing Headline	5 Units Sherman Oaks.For more information please contact listing agents. Glen Scher (818) 212-2808 Filip Nicule (818) 212-2748
Rent control	Rent Control
Property Description	5 unit apartment building located at 13312 Woodbridge Street in Sherman Oaks, California.
Location Description	Located just steps away from Ventura Boulevard, and it is only a couple blocks away from Studio City, making this property ideally located next to all the dining, shopping, entertainment and nightlife the area has to offer.
No. of Units	5
Price per Unit	\$285000

Units Mix
No.
Description
No. Units
Sq. Ft.
Avg. Mo. Rent

1.
0+1
1

2.
1+1
1

3.
2+1
2

4.
2+2
1

5.

APN / Parcel ID	2360-011-025
-----------------	--------------

Zoning	LAR3
--------	------

Occupancy %	100%
-------------	------

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

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

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

Overall Property Condition	Good
----------------------------	------

Highlights	47% upside in rents
------------	---------------------

	Steps away from Ventura Blvd
--	------------------------------

	Prime Sherman Oaks Location
--	-----------------------------

Property Information

Sewer

Parking

Parking type	On-street Assigned Parking
# of Covered Parkings	6

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	https://www.laaa.com/13312-woodbridge-st
--	---

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