



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

# 4009 South Muirfield Road . Central LA , CA

**For sale 10 units located at 4009 S Muirfield Road in Los Angeles, Ca. For more information please contact the listing agent, Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com**

## Listing Info

Listing ID: 2113  
**Sold**

For Sale

**\$2,300,000**

Posted: 12/23/2019 4:54 pm | On HOMEiZ: 1595 days | Updated: 4 years ago | Views: 957

**Listing Presented by**

## Location Map



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2300000
Last Sold Price	\$2300000
Last Sold Date	12/20/2019
Total Lot Size	0.36 Acres
Asking Price per Sq. Ft.	\$233

Total Building Size Sq. Ft.	9884
Commission Split %	Contact listing agent%
Cap Rate %	4.56%
Gross Annual Income	\$0
Net Operating Income	\$104880
Gross Rent Multiplier	14.45
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$17365

## Property Location & Description

Listing Headline	For sale 10 units located at 4009 S Muirfield Road in Los Angeles, Ca.For more information please contact the listing agent, Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com
Rent control	Rent Control
Property Description	Built in 1948, the offering sits on a large 15,728 SF corner lot with 9,884 SF of building area and is comprised of 3- one bedroom / one bathroom, 5- two bedroom / one bathroom, 2- three bedroom / one bathroom units.
Location Description	The property is ideally located in the fast changing, up-and-coming area of Baldwin Village. The Offering is adjacent to the brand new Kaiser Permanente facility which has led to an influx of jobs and skilled workers.
No. of Units	10
Price per Unit	\$230000

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

1.  
1+1  
3

\$893  
2.  
2+1  
5

\$1250  
3.  
3+1  
2

\$2000  
4.

5.

Occupancy %	100%
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Construction Type	Wood & Stucco
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No. Stories	2
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Year Built	1948
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Overall Property Condition	Good
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Highlights	Significant upside in rents on a large corner lot.
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	On-Site garage & surface parking, featuring large units and alley access.
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	Alley Access
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	Proximate to the Crenshaw Plaza
	Huge Value Add Opportunity
	Renovated 2016

## Property Information

### Sewer

### Parking

Parking type	Garage - Attached Off-street
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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?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

### Neighborhood lifestyle

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Lifestyle	Urban Pioneer
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## More information

MLS URL of this listing to link to your own site or brokerage site	19-532654
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