



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

1111 12th Street . Wilshire Montana , CA 90403

For sale 7 units located North of Wilshire in prime Santa Monica ,CA. For more information please contact the listing agent, Aida Memary 818-212-2678

Listing Info

Listing ID: 2155
Sold

For Sale

Posted: 01/23/2020 1:11 pm | On HOMEiZ: 1565 days | Updated: 4 years ago | Views: 849

\$2,750,000

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$2750000
Last Sold Price	\$2750000
Last Sold Date	01/22/2020
Total Lot Size	0.17 Acres
Asking Price per Sq. Ft.	\$845

Total Building Size Sq. Ft.	3254
Commission Split %	Contact listing agent%
Cap Rate %	3.27%
Gross Annual Income	\$0
Net Operating Income	\$89925
Gross Rent Multiplier	19.27
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$20763

Property Location & Description

Listing Headline	For sale 7 units located North of Wilshire in prime Santa Monica ,CA. For more information please contact the listing agent, Aida Memary 818-212-2678
Rent control	Rent Control
Property Description	7 units bungalow style apartment is built in the 1920's and sits on 7,523 square feet of land with 3,254 square feet of building area. The offering boasts an excellent unit mix of five 1-bed/1-bath units, one 2-bed/1-bath unit and one studio/1-bath unit.
Location Description	Prime location Santa Monica. Close to all shopping.The property is located within 1 mile of the ocean. Tenants can walk or bike to the beach, Santa Monica Pier, 3rd Street Promenade, Santa Monica College, The Metro Expo Line, Silicon Beach, and World Class Dining & Entertainment. Malibu, Brentwood, West Los Angeles, Venice and Mar Vista are the neighboring cities. With a walk score of 90, the property is in an exceptional location.
No. of Units	7

Price per Unit	\$392857
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 0+1 (studios) 1 2. 1+1 5 3. 2+1 1 4. 5.	
Zoning	SMR2
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1920
Overall Property Condition	Good
Highlights	Prime Wilshire-Montana Location in Santa Monica
	Desirable Unit Mix of Studios, 1BRs and 2BRs
	7 Bungalow Units Located North of Wilshire

	Great Value-Add Potential; Rents are Well Below Market
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Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Garage - Attached On-street
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# of Covered Parkings	5
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Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No
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How old is you cooling and heating system?	No Data
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Efficiency rating	N/A
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R-value	N/A
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Windows single-pane?	No
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Natural daylight	No
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Appliances energy efficient	No
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Roof	No
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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	19-445174
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