



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

4535 Murietta Avenue . Sherman Oaks , CA 91423

**For sale 13 units apartment building in Sherman Oaks, CA. For more information please contact the listing agent, Glen Scher 818-212-2808
Glen.Scher@marcusmillichap.com**

Listing Info

Listing ID: 2161
Sold

For Sale

\$4,500,000

Posted: 02/05/2020 11:13 am | On HOMEiZ: 1548 days | Updated: 4 years ago | Views: 1135

Listing Presented by

Location Map



Property Type

Property status	Sold
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Property Price

Asking Price	\$4500000
Last Sold Price	\$4500000
Last Sold Date	02/04/2020
Total Lot Size	0.31 Acres
Asking Price per Sq. Ft.	\$375

Total Building Size Sq. Ft.	12002
Commission Split %	Contact listing agent%
Cap Rate %	4.31%
Gross Annual Income	\$0
Net Operating Income	\$193950
Gross Rent Multiplier	15.24
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$33975

Property Location & Description

Listing Headline	For sale 13 units apartment building in Sherman Oaks, CA. For more information please contact the listing agent, Glen Scher 818-212-2808 Glen.Scher@marcusmillichap.com
Rent control	Rent Control
Property Description	Built in 1965, the offering consists of 3-One bedroom / One bathroom, 8- Two bedroom / Two bathroom and 1- Two bedroom / One bathroom units. The Property has undergone significant renovations and upgrades within the past year and a half including 5 completely turned over units, completion of seismic retrofit work, repaint of the entire property, upgraded all exterior lighting, complete re-landscaping, upgraded roof, etc. With a Walk Score of 81. A turn key property with no retrofit work necessary and significant upside, this investment presents an investor with immediate upside potential without the headache of a huge looming expense.

Location Description	The Property is well situated proximate to major freeways, less than a mile from The Westfield Fashion Square, all business corridors and dining & entertainment.
No. of Units	13
Price per Unit	\$346154
Units Mix	
No. Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
3	
2.	
2+2	
9	
3.	
2+2 Owner unit	
1	
4.	
5.	
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1965
Overall Property Condition	Very good

Highlights	No Deferred Maintenance / Turn Key
	All Seismic Retrofitting Work Complete
	Over 20% Upside in Rents
	Great Unit Mix w/ Mostly 2 Bed / 2 Bath Units
	Sparkling Pool

Property Information

Amenities	Pool
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Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street
# of Covered Parkings	8

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

Lifestyle	Urban Core
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More information

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