

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

# 12100 Valley Spring Lane . Studio City , CA 91604

**For sale 20 units located at 12100 Valley Spring Lane in prime Studio City, California. For more information please contact the listing agent, Jonathan Erster 818-212-2724 Jonathan.Erster@marcusmillichap.com**

## Listing Info

Listing ID: 2285  
**Sold**

**For Sale**

**\$7,900,000**

Posted: 05/12/2020 8:03 pm | On HOMEiZ: 1449 days | Updated: 3 years ago | Views: 710

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$7900000
Last Sold Price	\$7900000
Last Sold Date	05/12/2020
Total Lot Size	13,164.00 Sq. Ft.
Asking Price per Sq. Ft.	\$387

Total Building Size Sq. Ft.	20392
Commission Split %	Contact listing agent%
Cap Rate %	4.42%
Gross Annual Income	\$0
Net Operating Income	\$349180
Gross Rent Multiplier	14.03
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$59645

## Property Location & Description

Listing Headline	For sale 20 units located at 12100 Valley Spring Lane in prime Studio City, California. For more information please contact the listing agent, Jonathan Erster 818-212-2724 Jonathan.Erster@marcusmillichap.com
Rent control	Rent Control
Property Description	Built in 1965, the offering consists of 10- one bed / one bath, 8- two bed / two bath and 2- three bed / two bath units.
Location Description	Property locate in prime Studio City, California.
No. of Units	20
Price per Unit	\$395000

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

1.  
1+1  
10  
683  
\$1729

2.  
2+2  
8  
1031  
\$2186

3.  
3+2  
2  
1335  
\$2631

4.

5.

APN / Parcel ID	236-7014-036
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Zoning	LAR4
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Occupancy %	100%
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Construction Type	Wood & Stucco
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No. Stories	3
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Year Built	1965
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Overall Property Condition	Good
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Highlights	Built in 1965 with 11 of 20 Units Renovated.
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	Estimated 21% Upside in Rents.
	Seismic Retrofit Complete.
	Prime Studio City Location.

## 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 Assigned Parking
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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
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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	20560474
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