



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

623 West 58th Street . South Los Angeles , CA 90037

For sale 4-Plex income-property investment in a hot Los Angeles, location. For more information please contact the listing agent, arminsoleimani@gmail.com 310.666.2246 & 818.524.0706

Listing Info

Listing ID: 2325
Sold

For Sale

\$575,000

Posted: 06/17/2020 8:19 am | On HOMEiZ: 1410 days | Updated: 3 years ago | Views: 858

Listing Presented by

Location Map



Property Type

Property status	Sold
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Property Price

Asking Price	\$575000
Last Sold Price	\$575000
Last Sold Date	08/06/2020
Total Lot Size	4,475.00 Sq. Ft.
Asking Price per Sq. Ft.	\$240

Total Building Size Sq. Ft.	2400
Commission Split %	Contact Listing Agent%
Cap Rate %	4.46 %
Gross Annual Income	\$0
Net Operating Income	\$25645
Gross Rent Multiplier	15.37
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$4341

Property Location & Description

Listing Headline	For sale 4-Plex income-property investment in a hot Los Angeles, location.For more information please contact the listing agent, arminsoleimani@gmail.com 310.666.2246 & 818.524.0706
Rent control	Non Rent Control
Property Description	Income-property investment. The said property consists of a 2,400 SF, 4-Unit residential dwelling that sits on a 4,478 SF, R-2, TOC (Tier 2) lot. All 4 units are individually metered for gas and power. (* * 1 Unit VACANT * *). There is a detached garage with 4X 1-car garages.

Location Description	The said property is in the heart of the thriving Slauson-Vermont neighborhood in the HOT 90037 zip code. Just South of Exposition Park, USC and the Coliseum). This neighborhood in the center of many existing and proposed Metro transit projects. There are planned regional connectors along both, Slauson and Vermont Blvd. 58th St is perched just North of the Harbor Subdivision Transit Corridor. This area is master-planned for Stations that will connect to Downtown Los Angeles, Long Beach, San Pedro, and LAX. Just West of the freeway and minutes to Downtown Los Angeles.
No. of Units	4
Price per Unit	\$143750
Units Mix	
No. Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
4	
\$500	
2.	
3.	
4.	
5.	
APN / Parcel ID	500-1018-022

Zoning	LAR2
Occupancy %	75%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1922
Overall Property Condition	Good
Highlights	Upside in development. LAR2, Lot TOC, Tier 2
	Detached 4 car garage.
	Individually metered for gas and power.

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Garage - Attached Off-street On-street Assigned Parking
# of Covered Parkings	4

Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No

How old is your 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

More information

MLS URL of this listing to link to your own site or brokerage site	https://globalplatinumla.com/listings
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