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

737 West 77th Street . South Los Angeles , CA 90044

Price reduction! Was \$775,000 now \$749,500.Actual 6% Cap! Motivated Seller! LOCATION! LOCATION! AND CASH FLOW!!!

This fourplex is low maintenance with established tenants in place.For more information please contact the listing agent Armin Soleimani Cell: 310.666.2246 Email: ArminSoleimani@gmail.com

Listing Info

Listing ID: 2356

Sold

For Sale

\$745,000

Listing Presented by

Posted: 07/23/2020 7:09 pm | On HOMEiZ: 1374 days | Updated: 3 years ago | Views: 1567

Location Map

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Property Type

Property status	Sold
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Property Price

Asking Price	\$745000
Last Sold Price	\$745000

Last Sold Date	12/11/2020
Total Lot Size	7,001.00 Sq. Ft.
Asking Price per Sq. Ft.	\$278
Total Building Size Sq. Ft.	2677
Commission Split %	Contact Listing Agent%
Cap Rate %	6.00%
Gross Annual Income	\$0
Net Operating Income	\$44700
Gross Rent Multiplier	13.03
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$5625

Property Location & Description

Listing Headline	Price reduction! Was \$775,000 now \$749,500.Actual 6% Cap! Motivated Seller! LOCATION! LOCATION! AND CASH FLOW!!! This fourplex is low maintenance with established tenants in place.For more information please contact the listing agent Armin Soleimani Cell: 310.666.2246 Email: ArminSoleimani@gmail.com
Rent control	Non Rent Control

Property Description	The subject consist of 4 attached residential units that sit on an R3, 7,000 SF lot (Located in a Tier 1 TOC)! . All 4 units will be delivered occupied (Great tenants!). All numbers all actual, not pro-forma. Each unit comprises 2 bedrooms and 1 bathroom (Assessors records show 1 bed + 1 Bath per unit, buyer to conduct their own due diligence). Each unit has a private backyard and common front yard. All are separately metered for gas and power. 4 X 1 car garages, accessible from the alley.
Location Description	The subject consist of 4 attached residential units that sit on an R3, 7,000 SF lot (Located in a Tier 1 TOC)! . All 4 units will be delivered occupied (Great tenants!). All numbers all actual, not pro-forma. Each unit comprises 2 bedrooms and 1 bathroom (Assessors records show 1 bed + 1 Bath per unit, buyer to conduct their own due diligence). Each unit has a private backyard and common front yard. All are separately metered for gas and power. 4 X 1 car garages, accessible from the alley.
No. of Units	4
Price per Unit	\$186250

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

1.
1+1
4

\$1240
2.

3.

4.

5.

APN / Parcel ID 6020019023

Zoning LAR3

Occupancy % 100%

Construction Type Wood & Stucco

No. Stories 1

Year Built 1950

Overall Property Condition Very good

Highlights Located on quiet residential street, R3 Lot.

Upside in rents; value add oppurtunity.

	4 car garage.
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Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street Assigned Parking
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# of Covered Parkings	4
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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	https://globalplatinumla.com/
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