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

Property Type

Property status	Sold

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

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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 united 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.
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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.

Property Information

Sewer

Type of Sewer	Sewer System (Public)

Parking

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

Investment Overview

Type of use	Investor

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

More information

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