



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

961 West 47th Street . South Los Angeles , CA 90037

For sale 4 Units in Los Angeles, Ca. For more information , please contact the listing agent, Casey Picard 626-376-9224

Listing Info

Listing ID: 2390
Sold

For Sale

Posted: 08/14/2020 6:07 am | On HOMEiZ: 1353 days | Updated: 3 years ago | Views: 516

\$1,035,000

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$1035000
Last Sold Price	\$1035000
Last Sold Date	08/13/2020
Total Lot Size	6,683.00 Sq. Ft.
Asking Price per Sq. Ft.	\$307
Total Building Size Sq. Ft.	3372

Commission Split %	Contact Listing Agent%
Cap Rate %	No Data%
Gross Annual Income	\$126600
Net Operating Income	\$0
Gross Rent Multiplier	8.00
Operating Expenses	\$24968
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$12938

Property Location & Description

Listing Headline	For sale 4 Units in Los Angeles, Ca. For more information , please contact the listing agent, Casey Picard 626-376-9224
Rent control	Non Rent Control
Property Description	Fully vacant quadraplex offers a true COVID-19 hedge with "ready-to-issue" plans for a legal ADU. The asset offers an amazing unit mix with (4) - 2 Bed / 1 Bath and RTI plans for a (1) - 3 Bed / 2 Bath ADU. This asset offers huge cash flows for a potential Buyer with an all-in cap rate of 8.91% inclusive of a capital expenditure allowance of \$130,000. By capturing Section 8 rents, a potential Buyer will have the opportunity to cash-flow over 11.75%.
Location Description	Located on West 47th Street in Los Angeles, California.
No. of Units	4
Price per Unit	\$258750

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

1.
2+1
4

2.
3+2
1

3.

4.

5.

Zoning	No Data
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Occupancy %	0%
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Vacant	Yes
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Construction Type	Wood & Stucco
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No. Stories	1
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Year Built	1913
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Overall Property Condition	Good
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Highlights	Fully vacant Quadraplex with RTI plans for legal fifth unit with ADU
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	Utilize residential financing with a legal five unit (Buyer to verify)
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	Amazing value-add opportunity with a post renovation 8.91% cap rate using comparable max Section 8 rents in the area
	Great Unit mix of (4) - 2 Bed / 1 Bath & (1) - 3 Bed / 2 Bath ADU
	Three separate structures on one lot

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	On-street
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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

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	820002394
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