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

2333 West Imperial Highway . Inglewood , CA 90303

A Fixer upper of 5 unit Multifamily. ALL UNITS TO BE DELIVERED VACANT.PRICED TO SELL. EXCELLENT INVESTMENT!!! LOOK NO MORE.

For more information please contact the listing agent, Armin Soleimani Cell: 310.666.2246 ArminSoleimani@gmail.com

Listing Info

Listing ID: 2426

Sold

For Sale

\$1,495,000

Posted: 09/10/2020 3:55 pm | On HOMEiZ: 1326 days | Updated: 3 years ago | Views: 1246 | Saved to favorites: 3

Listing Presented by

Location Map

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Property Type

Property status	Sold
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Property Price

Asking Price	\$1495000
Last Sold Price	\$1495000
Last Sold Date	02/16/2021
Total Lot Size	5,999.00 Sq. Ft.

Asking Price per Sq. Ft.	\$322
Total Building Size Sq. Ft.	4645
Commission Split %	Contact listing agent%
Cap Rate %	9%
Gross Annual Income	\$0
Net Operating Income	\$134550
Gross Rent Multiplier	8.80
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$18688

Property Location & Description

Listing Headline	A Fixer upper of 5 unit Multifamily. ALL UNITS TO BE DELIVERED VACANT.PRICED TO SELL. EXCELLENT INVESTMENT!!! LOOK NO MORE.For more information please contact the listing agent, Armin Soleimani Cell: 310.666.2246 ArminSoleimani@gmail.com
Rent control	Rent Control

Property Description	A fixer upper. 5 units vacant.PRICED TO SELL. 100% Vacant 5-unit building + 2 potential ADU. Fixer with good bones in RED HOT INGLEWOOD! Huge upsides to 9% cap and 8 GRM after renovations. Excellent unit mix with the potential of splitting the larger front unit to an ADU (6th unit), and converting a portion of the garages to another ADU (7th unit)! Total sqft. (per assessors) is 4,645 sqft. situated on a 5,999 sqft. -lot, zoned INR3YY! Individually metered for Gas & Electricity and includes 6 Garages for all 5 units.
Location Description	The subject property is located in the City of Inglewood. The property is situated south of W. 108th Street, North of the 105 Freeway, West of S. Van Ness Avenue and East of Crenshaw Boulevard.Located in a big rental market! Centrally located near SoFi Stadium, The Forum, shopping, dining, Tesla/SpaceX & 105/405 Freeway access. Approx. within 5 miles from Los Angeles International Airport & Beach Cities!
No. of Units	5
Price per Unit	\$299000

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

1.
1+1
3

2.
2+1
1

3.
2+2
1

4.

5.

APN / Parcel ID	4029-008-020
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Zoning	INR3YY
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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	2
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Year Built	1956
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Overall Property Condition	Fair
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Highlights	ALL UNITS TO BE DELIVERED VACANT
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	STRONG RENTAL DEMAND MARKET
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	SEPARATELY METERED FOR GAS & ELECTRICITY
	ON-SITE GARAGE PARKING
	CLOSE PROXIMITY TO RAMS STADIUM & FORUM
	6 garages for all 5 units

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	5

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 Pioneer
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More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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