

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

# 1443 Wilmington Boulevard . Wilmington , CA 90744

**For sale Renovated 8-unit apartment building with upside priced at only 186k/door in Wilmington. For more information please contact the listing agent, Armin Soleimani arminsoleimani@gmail.com 310 666-2246**

## Listing Info

Listing ID: 2522  
Available

For Sale

**\$1,495,000**

Posted: 11/18/2020 1:54 pm | On HOMEiZ: 155 days | Updated: 2 weeks ago | Views: 406

**Listing Presented by**

## Location Map

## Property Type

Property status	Available
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## Property Price

Asking Price	\$1495000
Last Sold Price	\$700000
Last Sold Date	11/06/2019
Total Lot Size	5,829.00 Sq. Ft.
Asking Price per Sq. Ft.	\$451

Total Building Size Sq. Ft.	3316
Commission Split %	Contact listing agent%
Cap Rate %	5.61%
Gross Annual Income	\$0
Net Operating Income	\$83870
Gross Rent Multiplier	13.03
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$18688

## Property Location & Description

Listing Headline	For sale Renovated 8-unit apartment building with upside priced at only 186k/door in Wilmington. For more information please contact the listing agent, Armin Soleimani arminsoleimani@gmail.com 310 666-2246
Rent control	Rent Control
Property Description	Renovated 2020. There are 4 fully renovated units, 3 of which can be delivered vacant. This property cash flows day one at 5.5% Cap Rate and 12.9 GRM with almost 50% upside to 9% Cap Rate and 8.8 GRM. There's a laundry room and 8 parking spaces for all units. There's potential to add 2 detached ADUs in the back to reduce price to only 149k/door. Potential to add 2 ADUS at the rear of the property
Location Description	Excellent West Wilmington location near 110 FWY, public transit, schools, and shopping!
No. of Units	8
Price per Unit	\$186875

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent  
1.  
1+1  
8

\$1191  
2.

3.

4.

5.

APN / Parcel ID	7414-025-033
Zoning	LARD1.5
Occupancy %	50%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1965
Overall Property Condition	Very good
Highlights	Renovated 2020
	4 fully renovated units 3 of which can be delivered vacant

	Llaundry room
	Potential to add 2 detached ADUs in the back to reduce price to only 149k/door

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	8

## Investment Overview

Type of use	Investor
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### Energy Efficiency

Energy Star Certified	Don't Know
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
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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	<a href="http://www.globalmajorproperties.com/author/armin/">http://www.globalmajorproperties.com/author/armin/</a>
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