

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

# 1245 South Catalina Street . Mid City , CA 90006

**For sale 4-Plex is new, fresh, modern, and perfect for any investor. For more information please contact the listing agent, Armin Soleimani arminsoleimani@gmail.com 310 666-2246**

## Listing Info

Listing ID: 2523  
**Sold**

**For Sale**

**\$2,410,000**

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## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2410000
Last Sold Price	\$2410000 N/A
Last Sold Date	05/13/2021
Total Lot Size	7,560.00 Sq. Ft.
Asking Price per Sq. Ft.	\$408

Total Building Size Sq. Ft.	5910
Commission Split %	Contact listing agent%
Cap Rate %	6.63%
Gross Annual Income	\$0
Net Operating Income	\$159783
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$30125
Condition	New Construction

## Property Location & Description

Listing Headline	For sale 4-Plex is new, fresh, modern, and perfect for any investor. For more information please contact the listing agent, Armin Soleimani arminsoleimani@gmail.com 310 666-2246
Rent control	Non Rent Control

Property Description	The 2(X) 3-story structures boast four separately metered and separately addressed townhome-style units (some with Views of DTLA). Fifth common area electric meter for easy management. All interiors have been finished to a high standard of design with gorgeous & modern kitchens with all stainless steel appliances included. The contemporary bathrooms feature individual styling with gorgeous tiles and fixtures throughout. There are eight parking spaces in total, (two per unit. ) Tankless water heaters, water recapture systems, in-unit washer & dryer, and gated yards
Location Description	Located near Downtown LA, K-Town, Hollywood, Fairfax & easy access to the West-Side. Easy access to the 101 and 110 freeways and major thoroughfares.
No. of Units	4
Price per Unit	\$602500

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

1.  
3+3.5  
1  
1652  
\$4500

2.  
3+3.5  
1  
1425  
\$4500

3.  
4+4  
1  
1547  
\$4500

4.  
4+4  
1  
1578  
\$4500

5.

Zoning

LAR3

Vacant

Yes

Construction  
Type

Wood & Stucco

No. Stories

3

Year Built

2020

Overall Property  
Condition

Excellent

Highlights

Separately metered

Separately addressed townhome-style units

	Great unit mix
	Large units
	Perfect for any investor
	WASHER/DRYER in unit

## Property Information

Amenities	Near transportation
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## 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	No
How old is you cooling and heating system?	1 Years
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	Yes

Natural daylight	Yes
Appliances energy efficient	Yes
Roof	Yes

## 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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