



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

# 1445 South Cloverdale Avenue . Mid City , CA 90019

**100% Vacant 9 Units + 2 ADUs in Prime Mid City. For more information contcat the listing agent, ziuroiluj@gmail.com 310 666-2246 Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc. Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc.**

**Listing Info**

Listing ID: 2582  
**Sold**

**For Sale**

**\$3,500,000**

**Listing Presented by**

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## Location Map



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$3500000
Last Sold Price	\$3500000
Last Sold Date	12/29/2021

Total Lot Size	6,849.00 Sq. Ft.
Asking Price per Sq. Ft.	\$506
Total Building Size Sq. Ft.	6914
Commission Split %	Contact listing agent%
Cap Rate %	7.0%
Gross Annual Income	\$0
Net Operating Income	\$245000
Gross Rent Multiplier	11.00
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$43750

## Property Location & Description

Listing Headline	100% Vacant 9 Units + 2 ADUs in Prime Mid City. For more information contcat the listing agent, ziuroiluj@gmail.com 310 666-2246 Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc. Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc.
Rent control	Rent Control
Property Description	Once in a lifetime 100% Vacant 9 Units + 2 Potential ADUs in Prime Mid City priced at only 363k/door for vacant units. Value add opportunity with a huge upside to 7% Cap Rate and 11.1 GRM after renovations. Excellent location minutes from Beverly Hills, Culver City, and West Adams. Potential to create 2 attached 400 SF 1 Bed 1 Bath ADUs in the front carport and reduce soft-story cost. Individually metered for Gas & Electricity.

Location Description	Excellent location minutes from Beverly Hills, Culver City, and West Adams.
No. of Units	11
Price per Unit	\$318182
Units Mix	
No.	
Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
4	
\$2123	
2.	
2+1	
6	
\$2995	
3.	
3+2	
1	
\$3495	
4.	
5.	
APN / Parcel ID	5070-012-048
Zoning	LARD1.5
Occupancy %	0%
Vacant	Yes
Construction Type	Wood & Stucco

No. Stories	2
Year Built	1963
Overall Property Condition	Fair
Highlights	Value add opportunity with a huge upside to 7.2% Cap Rate and 10.8 GRM after renovations
	Excellent location minutes from Beverly Hills, Culver City, and West Adams
	Potential to create 2 detached 1,200 SF 3 Bed 3 Bath ADUs & 2 attached 400 SF 1 Bed 1 Bath ADUs
	Individually metered for Gas & Electricity

## Property Information

Amenities	Gated entry
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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	No Data

## Investment Overview

Type of use	Investor
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## Energy Efficiency

Energy Star Certified	No
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How old is your cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	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	<a href="http://www.globalmajorproperties.com/author/armin/">http://www.globalmajorproperties.com/author/armin/</a>
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