

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

# 1309 South Mesa Street . San Pedro , CA 90731

**Potential of 150% rental upside! Coming Soon - 7 Units in San Pedro, California. For more information contact the listing agent Armin Soleimani arminsoleimani@gmail.com 310 666-2246**

## Listing Info

Listing ID: 2650  
**Sold**

For Sale

**\$995,000**

Posted: 03/06/2021 5:25 pm | On HOMEiZ: 1118 days | Updated: 2 years ago | Views: 1130 | Saved to favorites: 1

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
-----------------	------

## Property Price

Asking Price	\$995000
Last Sold Price	\$995000
Last Sold Date	08/24/2021
Total Lot Size	4,500.00 Sq. Ft.
Asking Price per Sq. Ft.	\$243

Cap Rate %	3.12%
Gross Annual Income	\$0
Net Operating Income	\$31044
Gross Rent Multiplier	17.71
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$12438

## Property Location & Description

Listing Headline	Potential of 150% rental upside! Coming Soon - 7 Units in San Pedro, California. For more information contact the listing agent Armin Soleimani arminsoleimani@gmail.com 310 666-2246
Rent control	Rent Control
Property Description	The subject property was built in 1912 and consists of 4,102 SF of living space situated on a 4,500 SF lot. The said offering features a unit mix consisting of (2) 2-bed/1-bath and (5) studio units. . With over 100% in upside rent potential, this property is an ideal value-add opportunity for any investor.
Location Description	The property is located within walking distance to the Main Channel Waterfront, S Pacific Ave Retail & Dining, and 22nd Street Park.
No. of Units	7
Price per Unit	\$142143

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent  
1.  
0+1 (Studio)  
4

\$561  
2.  
2+1  
2

\$817  
3.  
1+1  
1

\$806  
4.

5.

APN / Parcel ID	745-6015-028
-----------------	--------------

Zoning	LARD1.5
--------	---------

Occupancy %	100%
-------------	------

No. Stories	2
-------------	---

Year Built	1912
------------	------

Overall Property Condition	Good
----------------------------	------

Highlights	Priced at just over \$140k per door.
------------	--------------------------------------

	Priced at \$240 per square foot
--	---------------------------------

	Potential of 150% rental upside
--	---------------------------------

# Property Information

## Sewer

Type of Sewer	Sewer System (Public)
---------------	-----------------------

## Parking

Parking type	On-street Assigned Parking
# of Covered Parkings	10

## Investment Overview

## 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
-----------	------------

## More information

MLS URL of this  
listing to link to  
your own site or  
brokerage site

<http://www.globalmajorproperties.com/author/armin/>

Disclaimer: Any information relating to a property referenced on HOMEiZ.com comes from the listing provider who wishes to post a listing on HOMEiZ.com. The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. HOMEiZ does not verify the property information submitted in HOMEiZ.com and cannot guarantee the accuracy of the information. No warranties or representations are made of any kind. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

Copyright © 2016 HOMEiZ A Media Group LLC. All rights reserved. TOLL FREE 1-818-857-8255