

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: 477 days | Updated: 9 months ago | Views: 787 | Saved to favorites: 1

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## Location Map

## Property Type

Property status	Sold
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## 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)
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## Parking

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

## Investment Overview

### Energy Efficiency

Energy Star Certified	No
How old is your 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
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### More information

MLS URL of this listing to link to your own site or brokerage site <http://www.globalmajorproperties.com/author/armin/>

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