



Residential For Sale | Home | Duplex/Triplex/Fourplex

1626 South La Brea Avenue . Mid City , CA 90019

For sale a newly 2021 constructed four Plex. Pro Forma CAP 5.07% Pro Forma GRM 13.72 .Consists of (4) Four Bedroom / 4 Bathroom units, all equipped with modern, high-end finishes, appliances, and amenities which will help the owner to achieve top of the market rents in one of the city's most desirable neighborhoods. The property will be delivered by 100% vacant. For more information contact the listing agent, Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com License CA: 02008898

Listing Info

Listing ID: 2693
Sold

For Sale

\$2,700,000

Listing Presented by

6400 sq. ft.

Posted: 04/12/2021 1:11 pm | On HOMEiZ: 1120 days | Updated: 3 years ago | Views: 719

Location Map



Property Type

Property status	Sold
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Property Price

Asking Price	\$2700000
Last Sold Price	\$ N/A
Total Finished Sq. Ft.	6400
Total Lot size	6,525 Sq. Ft.
Price per Sq. Ft.	\$422
No. of Units	4 (Fourplex)
Unit #1 Total sq. ft.	1600/4+4
Unit #2 Total sq. ft.	1600/4+4
Unit #3 Total sq. ft.	1600/4+4
Unit #4 Total sq. ft.	1600/4+4
Year built	2021
Overall Property Condition	Excellent
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$33750
HOA dues - \$ per month	\$ No HOA dues
Commission Split %	Contact listing agent%

Financing

This property can be financed

Conventional Loan	Yes
FHA Loan	No
VA Loan	No
Mello-Roos	No
USDA / RHS Loans	No
Hard Money Loan	Yes

Property Location & Description

Listing Headline	<p>For sale a newly 2021 constructed four Plex. Pro Forma CAP 5.07% Pro Forma GRM 13.72 .Consists of (4) Four Bedroom / 4 Bathroom units, all equipped with modern, high-end finishes, appliances, and amenities which will help the owner to achieve top of the market rents in one of the city's most desirable neighborhoods. The property will be delivered 100% vacant. For more information contact the listing agent, Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com License CA: 02008898</p>
Property Description	<p>a newly constructed four plex in the 90019 zip code of the West Adams Opportunity Zone. With a multitude of new construction housing, office, and retail projects, West Adams has gained a reputation for being one of the most hip, and up-and-coming neighborhoods in Los Angeles. With close proximity to Culver City, which has quickly emerged as one of L.A.s main hubs for tech, startups, and Amazons new 620 million expansion, the area has seen an influx of skilled workers coming to live and work which has been instrumental in catalyzing the areas gentrification process.</p>

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Condition	New Construction

Property Information

Community Features	Sidewalks Street Lighting
View	None

Building and Construction

Basement	None
Exterior	Stucco Wood products
# of Stories	3
Additions to home Structural	New Construction 2021 With Permit
Basement sq. ft.	

Room Features

Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Gas

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	8
Garage sq. ft.	None

Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	2021
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

Open house

Date

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