



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

# 1819 Normandie Avenue . Mid City , CA 90006

**Cash-flowing Triplex in the heart of Harvard Heights in Los Angeles. The offering consists of two separate buildings totaling 3,388 square feet of living space. The said buildings sit on a 4,556 square foot lot which is zoned R2 and qualifies for TOC Tier 1 benefits. The property will be delivered fully tenant occupied. For more information please contact the listing agent, arminsoleimani@gmail.com (310) 666-2246**

## Listing Info

Listing ID: 2851  
Off market

For Sale

**\$998,000**

Listing Presented by

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## Location Map



## Property Type

Property status	Off market
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## Property Price

Asking Price	\$998000
Last Sold Price	\$820000

Last Sold Date	06/29/2018
Total Lot Size	5,171.00 Sq. Ft.
Asking Price per Sq. Ft.	\$295
Total Building Size Sq. Ft.	3388
Commission Split %	2.25%
Cap Rate %	5.14%
Gross Annual Income	\$0
Net Operating Income	\$51297
Gross Rent Multiplier	14.71
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$12475

## Property Location & Description

Listing Headline	Cash-flowing Triplex in the heart of Harvard Heights in Los Angeles. The offering consists of two separate buildings totaling 3,388 square feet of living space. The said buildings sit on a 4,556 square foot lot which is zoned R2 and qualifies for TOC Tier 1 benefits. The property will be delivered fully tenant occupied. For more information please contact the listing agent, arminsoleimani@gmail.com (310) 666-2246
Rent control	Non Rent Control

Property Description	Cash-flowing Triplex in the heart of Harvard Heights in Los Angeles. The offering consists of two separate buildings totaling 3,388 square feet of living space. The said buildings sit on a 4,556 square foot lot which is zoned R2 and qualifies for TOC Tier 1 benefits. The property will be delivered fully tenant occupied, all tenants have paid through the pandemic.
Location Description	Located just 2 miles east of Downtown LA, 2 miles north of USC. Centrally located in proximity to public transit, shopping, trendy dining, and excellent schools. This is a great fit for anyone looking for a stabilized asset or a safe 1031-exchange replacement.
No. of Units	3 (Triplex)
Price per Unit	\$375000

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent  
1.  
1+1  
1

\$1850  
2.  
2+1  
1

\$2200  
3.  
3+1  
1

\$2750  
4.

5.

APN / Parcel ID	5075-027-019
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Zoning	R2
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Occupancy %	100%
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Construction Type	Wood & Stucco
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No. Stories	2
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Year Built	1915
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Overall Property Condition	Good
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Highlights	Zoned R2 and qualifies for TOC Tier 1 benefits.
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# Property Information

## 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
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

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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/>

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