

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

Price reduced

For Sale

**\$1,099,000**

Listing Presented by

Posted: 08/13/2021 10:20 am | On HOMEiZ: 318 days | Updated: 1 week ago | Views: 613 | Saved to favorites: 3

## Location Map

## Property Type

Property status	Price reduced
-----------------	---------------

## Property Price

Asking Price	\$1099000
--------------	-----------

Last Sold Price	\$820000
-----------------	----------

Last Sold Date	06/29/2018
Total Lot Size	5,171.00 Sq. Ft.
Asking Price per Sq. Ft.	\$324
Total Building Size Sq. Ft.	3388
Commission Split %	2.25%
Cap Rate %	5.14%
Gross Annual Income	\$0
Net Operating Income	\$56489
Gross Rent Multiplier	14.71
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$13738

## Property Location & Description

Listing Headline	<p>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</p>
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
Zoning	R2
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1915
Overall Property Condition	Good
Highlights	Zoned R2 and qualifies for TOC Tier 1 benefits.

# Property Information

## Sewer

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

## Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	No Data

## Investment Overview

Type of use	Investor
-------------	----------

## 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

## 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