

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

11700 Normandie Avenue . South Los Angeles , CA 90044

**For sale 6 units in Los Angeles , California.
For additional information regarding this transaction , please contact the listing agent,
Jordan Epstein 818-212-2799
Jordan.Epstein@marcusmillichap.com**

Listing Info

Listing ID: 2879
Sold

For Sale

\$1,486,500

Posted: 09/16/2021 4:16 pm | On HOMEiZ: 942 days | Updated: 2 years ago | Views: 442

Listing Presented by

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$1486500
Last Sold Price	\$1486500
Last Sold Date	09/17/2021
Total Lot Size	8,110.00 Sq. Ft.
Asking Price per Sq. Ft.	\$407

Total Building Size Sq. Ft.	3648
Commission Split %	2.0%
Cap Rate %	4.94%
Gross Annual Income	\$0
Net Operating Income	\$73433
Gross Rent Multiplier	12.86
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$18581

Property Location & Description

Listing Headline	For sale 6 units in Los Angeles , California. For additional information regarding this transaction , please contact the listing agent, Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com
Rent control	Rent Control
Property Description	6-unit multifamily investment property located at 11700 South Normandie Avenue in the 90044 zip code of Los Angeles. The 3,648 square foot subject property sits on a 8,112 square foot lot.
Location Description	close proximity to the 105 Freeway as well as multiple educational institutions such as Los Angeles Southwest College, Saint Frances X Cabrini Catholic School, and West Athens Elementary, making it a perfect living place for tenants with children, or those continuing their higher education.
No. of Units	6

Price per Unit	\$247750
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 2+1 1 2. 2+1 (Section 8) 5 3. 4. 5.	
APN / Parcel ID	6079-008-025
Zoning	LCR3YY
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1960
Overall Property Condition	Good
Highlights	Deferred Maintenance
	Mostly Section 8 Tenants
	All 2 Bedroom Units

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street
# of Covered Parkings	12

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

Lifestyle	Urban Core
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More information

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

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