

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

# 2032 South Shenandoah Street . Mid City , CA 90034

**For sale 7 units apartment building in IN PICO-ROBERTSON Los Angeles, CA. If you are interested in learning more about this deal contact the listing agent, Max Berger (818) 321-4972 Max@KennyStevensTeam.com**

## Listing Info

Listing ID: 2897  
**Sold**

For Sale

**\$2,500,000**

Posted: 10/07/2021 8:31 pm | On HOMEiZ: 934 days | Updated: 2 years ago | Views: 390

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2500000
Last Sold Price	\$2500000
Last Sold Date	10/05/2021
Total Lot Size	8,543.00 Sq. Ft.
Asking Price per Sq. Ft.	\$349

Total Building Size Sq. Ft.	7159
Commission Split %	2.0%
Cap Rate %	0%
Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$31250

## Property Location & Description

Listing Headline	For sale 7 units apartment building in IN PICO-ROBERTSON Los Angeles, CA. If you are interested in learning more about this deal contact the listing agent, Max Berger (818) 321-4972 Max@KennyStevensTeam.com
Rent control	Non Rent Control
Property Description	Offers 25% upside in rents. Excellent unit mix.
Location Description	Located in the heart of the family-friendly neighborhood of Pico-Robertson just 1 mile South of Pico Blvd. and Robertson Blvd.
No. of Units	7
Price per Unit	\$357143

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent  
1.  
2+1  
4

\$2550  
2.  
2+2  
1

\$2550  
3.  
3+2  
1

\$1771  
4.  
4+2  
1

\$2875  
5.

APN / Parcel ID	4302-022-007
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Zoning	LARD1.5
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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	1953
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Overall Property Condition	Good
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Highlights	Excellent unit mix
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	Value-add opportunity, current rents are approx. 27% below market value for nicely remodeled units in the area
	Roof is less than 5 years old
	12 parking spaces, NO SEISMIC RETROFITTING REQUIRED
	Each bright and spacious unit averages approx. 1,000 SF
	Separately metered for gas and electricity

## 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	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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