



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

1821 Normandie Avenue . Mid City , CA 90018

Tour the property today November 5th, from 6Pm - to 7Pm.Rent Upside! For sale 3 units in West of Downtown Los Angeles, California .Submarket Korea town. For more information contact the listing agent, Armin Soleimani arminsoleimani@gmail.com 310 666-2246

Listing Info

Listing ID: 2913
Off market

For Sale

\$1,099,000

Posted: 10/18/2021 1:51 pm | On HOMEiZ: 930 days | Updated: 1 year ago | Views: 1030 | Saved to favorites: 1

Listing Presented by

Location Map



Property Type

Property status	Off market
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Property Price

Asking Price	\$1099000
Last Sold Price	\$ N/A
Total Lot Size	5,171.00 Sq. Ft.
Asking Price per Sq. Ft.	\$324

Total Building Size Sq. Ft.	3388
Commission Split %	Contact listing agent%
Cap Rate %	5.22%
Gross Annual Income	\$0
Net Operating Income	\$57368
Gross Rent Multiplier	14.53
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$13738

Property Location & Description

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Rent control	Non Rent Control
Property Description	Owner-User-Triplex just West of Downtown LA. Live in 1 and rent the 2 others, 1 unit will be delivered vacant. 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 with occupied units, all tenants have paid through the pandemic and are current on their rents. This is a great fit for anyone looking for a stabilized asset or a safe 1031-exchange.

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.
No. of Units	3 (Triplex)
Price per Unit	\$375000
Units Mix	
No. Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
1	
\$1400	
2.	
2+1	
1	
\$1850	
3.	
3+1	
1	
\$3200	
4.	
5.	
APN / Parcel ID	No Data
Zoning	R2
Occupancy %	70%
Construction Type	Wood & Stucco
No. Stories	2

Year Built	1915
Overall Property Condition	Very good

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street
# of Covered Parkings	6

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	http://www.globalmajorproperties.com/author/armin/
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