

Residential For Sale | Home | Duplex/Triplex/Fourplex

324 West 51st Street . South Los Angeles , CA 90037

RTI Permits for ADUs. For sale 4 units located in Los Angeles, California. Units will be delivered vacant. For more information contact the listing agent, Jordan Epstein 818-212-2799

Jordan.Epstein@marcusmillichap.com

3916 sq. ft.

Posted: 11/03/2021 6:25 am | On HOMEiZ: 905 days | Updated: 2 years ago | Views: 693

Listing Info

Listing ID: 2942
Sold

For Sale

\$1,095,000

Listing Presented by

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$1095000
Last Sold Price	\$1095000
Last Sold Date	11/04/2021
Total Finished Sq. Ft.	3916

Total Lot size	5,508 Sq. Ft.
Price per Sq. Ft.	\$280
No. of Units	fourplex (4) units
Unit #1 Total sq. ft.	N/A beds:: 1 baths:: 1
Unit #2 Total sq. ft.	N/A beds:: 1 baths:: 1
Unit #3 Total sq. ft.	N/A beds:: 1 baths:: 1
Unit #4 Total sq. ft.	N/A beds:: 1 baths:: 1
Year built	1922
Overall Property Condition	Good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$13688
Commission Split %	Contact Listing agent %

Financing

This property can be financed	
Conventional Loan	Yes
FHA Loan	No
VA Loan	No
Mello-Roos	No
USDA / RHS Loans	No

Hard Money Loan	Yes
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Property Location & Description

Listing Headline	RTI Permits for ADUs. For sale 4 units locate in Los Angeles, California. Units will be delivered vacant. For more information contact the listing agent, Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com
Property Description	The offering comes complete with RTI plans that permit the new investor to upgrade the units from 1 Bedroom / 1 Bathroom to (2) 3 Bedroom / 1 Bathroom, and (2) 3 Bedroom / 1.5 Bathroom units. Additionally, the deal will be delivered with RTI plans that permits the new investor to add two (2) detached, 641.5 square foot ADU's behind the existing structure which would bring the total unit count to six (6) and with a total square footage of 5,200. The addition of the ADU's combined with the unit conversions will heavily increase the property's value and allow the new investor to collect significantly higher rents than what would have been possible before.
Location Description	Close to 110 freeway.

Property Information

Community Features	Sidewalks Street Lighting
View	None

Building and Construction

Basement	None
Exterior	Wood products
# of Stories	2
Additions to home Structural	No Data

Room Features

Total # of rooms	8
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Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Electric

Sewer

Type of Sewer	Sewer System (Public)
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Parking

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

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
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Neighborhood lifestyle

Lifestyle	Urban Pioneer
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More information

MLS Listing #	Not in MLS
MLS URL of this listing to link to your own site or brokerage site	

Open house

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