

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

1325 Amherst Avenue . West Los Angeles , CA 90025

For sale 9 units in prime west Los Angeles location. 33% upside in rent. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423

Listing Info

Listing ID: 3038
Sold

For Sale

\$4,300,000

Posted: 02/06/2022 5:38 pm | On HOMEiZ: 820 days | Updated: 2 years ago | Views: 453

Listing Presented by

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$4300000
Last Sold Price	\$4300000
Last Sold Date	02/07/2022
Total Lot Size	7,376.00 Sq. Ft.
Asking Price per Sq. Ft.	\$551

Total Building Size Sq. Ft.	7800
Commission Split %	Contact listing agent%
Cap Rate %	3.17%
Gross Annual Income	\$0
Net Operating Income	\$136310
Gross Rent Multiplier	18.55
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$53750

Property Location & Description

Listing Headline	For sale 9 units in prime west Los Angeles location.33% upside in rent. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423
Rent control	Rent Control
Property Description	Very well maintained apartment building.
Location Description	Prime west Los Angeles location.
No. of Units	9
Price per Unit	\$477778

Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 1+1 2 2. 2+1 2 3. 2+2 4 4. 5.	
APN / Parcel ID	No Data
Zoning	LARD1.5
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1964
Overall Property Condition	Very good
Highlights	Good unit mix
	11 onsite parking

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	11

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	Historic
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More information

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

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