

Residential For Sale | Home | Duplex/Triplex/Fourplex

965 West 47th Street . South Los Angeles , CA 90037

For sale cash-producing (4) FOUR UNIT residential property in the heart of Los Angeles. CAP RATE (Pro Forma) 9.23 % GRM (Pro Forma) 8.71For more information and to submit an offer, contact the listing agent, arminsoleimani@gmail.com 310 666-2246

2803 sq. ft.

Posted: 02/16/2022 7:33 am | On HOMEiZ: 803 days | Updated: 1 year ago | Views: 1022 | Saved to favorites: 2

Listing Info

Listing ID: 3054
Off market

For Sale

\$895,000

Listing Presented by

Location Map

Property Type

Property status	Off market
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Property Price

Asking Price	\$895000
Last Sold Price	\$465000
Last Sold Date	05/16/2019
Total Finished Sq. Ft.	2803

Total Lot size	6,682 Sq. Ft.
Price per Sq. Ft.	\$319
No. of Units	4 units (Fourplex)
Unit #1 Total sq. ft.	\$1,350 Rent beds:: 1 baths:: 1
Unit #2 Total sq. ft.	\$500 Rent beds:: 1 baths:: 1
Unit #3 Total sq. ft.	\$500 Rent beds:: 1 baths:: 1
Unit #4 Total sq. ft.	\$1,075 Rent beds:: 3 baths:: 2
Year built	1907
Overall Property Condition	Good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$11188
HOA dues - \$ per month	\$ No HOA dues
Commission Split %	2.5%

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

Property Location & Description

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Property Description	Consists of 3 separate buildings totaling 2,802 square feet. The said improvements sit on a 6,682 square foot lot. The said lot is zoned RD-3, TOC (Tier 3) lot. There is alley access from the rear to the garages that can be converted into ADU's. All units are separately metered for gas and electricity.
Location Description	The property is within walking distance of schools and public transit. Minutes to exposition Park, Downtown Los Angeles and USC.

Property Information

Community Features	Sidewalks Street Lighting
View	None

Building and Construction

Basement	None
Exterior	Stucco Wood products
# of Stories	1
Additions to home Structural	No Data
Basement sq. ft.	

Room Features

Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Gas

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	On-street
# of Covered Parkings	No Data
Garage sq. ft.	None

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

Open house

Date	
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