

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

## 844 West 52nd Street . South Los Angeles , CA 90037

**Prime Income Opportunity! For sale 5 units plus one unit ADU potential Apartment building Los Angeles, Ca. For more information contact the listing agent, Armin Soleimani (310) 666-2246 arminsoleimani@gmail.com**

### Listing Info

Listing ID: 3060  
Off market

For Sale

**\$1,750,000**

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### Location Map

### Property Type

Property status	Off market
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### Property Price

Asking Price	\$1750000
Last Sold Price	\$1075000
Last Sold Date	03/21/2018
Total Lot Size	6,799.00 Sq. Ft.

Asking Price per Sq. Ft.	\$342
Total Building Size Sq. Ft.	5110
Commission Split %	2.5%
Cap Rate %	4.05%
Gross Annual Income	\$0
Net Operating Income	\$70875
Gross Rent Multiplier	17.38
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$21875

## Property Location & Description

Listing Headline	Prime Income Opportunity! For sale 5 units plus one unit ADU potential Apartment building Los Angeles, Ca. For more information contact the listing agent, Armin Soleimani (310) 666-2246 arminsoleimani@gmail.com
Rent control	Rent Control
Property Description	This property is for the investor looking for a strong, safe position while still maintaining the opportunity for upside in monthly rents. 844 W 52nd St., is a hold property that will provide great financials to just about any portfolio. The property is nestled amongst other multi-family properties all the while being on a quiet street in a quaint South Los Angeles residential neighborhood. The property consists of 5 2-bedroom, 1 bath units that includes two gated points of entry in the front and rear.

Location Description	Located near Vermont Square and the South Figueroa Corridor, this property offers investors the opportunity for a great marketing campaign in order to attract new tenants to this area. 844 W 52nd St., is central to the hustle and bustle of the Los Angeles area being located only 10 minutes south of Downtown. Though tenants have the opportunity to experience great food, entertainment, and nightlife in Downtown, the subject property is located in a quiet, residential neighborhood perfect for raising a family. Just across the street is 52nd St., Elementary School providing great convenience for families with elementary school children. The property is conveniently situated near the 110 freeway providing tenants easy access to major points of interest such as USC, the Coliseum, Exposition Park, and Banc of California Stadium.
No. of Units	5
Price per Unit	\$350000

Units Mix	
No.	
Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
2+1	
5	
\$1399	
2.	
3.	
4.	
5.	
APN / Parcel ID	5001-003-011
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1966
Overall Property Condition	Good

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	10

## 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
Windows single-pane?	No
Natural daylight	Yes
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

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MLS URL of this listing to link to your own site or brokerage site	MLS # 22-123829
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