

Fixer Upper For Sale | Home | Duplex/Triplex/Fourplex

1040 Beacon Avenue . Westlake , CA 90015

Global Platinum Properties is proud to present this once-in-a-lifetime opportunity in Westlake, just blocks from DTLA. CAP RATE (CURRENT) 9.2 The said offering consists of 4 Fixer-Units (75% Vacant) and preliminary plans to add 3 ADUs. For more information contact the listing agent , arminsoleimani@gmail.com 310 666-2246

Listing Info

Listing ID: 3098
Off market

For Sale

\$1,495,000

Listing Presented by

6236 sq. ft.

Posted: 04/25/2022 9:18 am | On HOMEiZ: 738 days | Updated: 8 months ago | Views: 1356 | Saved to favorites: 2

Location Map

Property Type

Property status	Off market
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Property Price

Asking Price	\$1495000
Last Sold Price	\$ N/A
Total Finished Sq. Ft.	6236

Total Lot size	8,002 Sq. Ft.
Price per Sq. Ft.	\$240
No. of Units	4 (Fourplrx)
Unit #1 Total sq. ft.	beds:: 2 baths:: 2
Unit #2 Total sq. ft.	beds:: 3 baths:: 2
Unit #3 Total sq. ft.	beds:: 3 baths:: 2
Unit #4 Total sq. ft.	beds:: 3 baths:: 2
Year built	1912
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$18688
HOA dues - \$ per month	\$ No HOA dues
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	Don't Know

Hard Money Loan	Yes
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Property Location & Description

Listing Headline	Global Platinum Properties is proud to present this once-in-a-lifetime opportunity in Westlake, just blocks from DTLA. CAP RATE (CURRENT) 9.2 The said offering consists of 4 Fixer-Units (75% Vacant) and preliminary plans to add 3 ADUs. For more information contact the listing agent , arminsoleimani@gmail.com 310 666-2246
Property Description	Global Platinum Properties is proud to present this once-in-a-lifetime opportunity in Westlake, just blocks from DTLA. The said offering consists of 4 Fixer-Units (75% Vacant) and preliminary plans to add 3 ADUs. The said improvements sit on a large 8,001 SF, R-3 Lot with alley access., This is a great value, priced at only 299k/door for mostly vacant with a huge upside to 9.2 % Cap Rate and 9.2 GRM after renovations with 10% Cap Rate and 8.5 GRM on the pro-forma. Individually metered for Gas & Electricity (Electrical updated in 2005).
Location Description	. Excellent location minutes from Koreatown, DTLA,Crypto.com Arena, and LA Live.

Property Condition

Roof	
Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Electricity	
Needs repair	Yes

Estimate amount repair to your knowledge	\$ Don't Know
Plumbing	
Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Foundation	
Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Foundation problem	
Kitchen	
Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Remodeling needed	Don't Know
Bathrooms	
Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Remodeling needed	Don't Know

Pool	
Needs repair	No
Estimate amount repair to your knowledge	\$ Don't Know
Repair needed	
Air condition	
Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Repair needed	Don't Know
Floor	
Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Remodeling needed	Don't Know
Walls	
Needs repair	Yes
Estimate amount repair to your knowledge	\$
Repair needed	
Paint	

Needs repair	Yes
Estimate amount repair to your knowledge	\$ Don't Know
Repair needed	

Property Information

View	None
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Building and Construction

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

Room Features

Total # of rooms	18
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Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	None

Sewer

Type of Sewer	Sewer System (Public)
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Parking

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Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	No Data
Garage sq. ft.	0

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 #	22-149251
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Open house

Date	
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