

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

# 542 West 76th Street . South Los Angeles , CA 90044

**For sale 6 units located at 542 West 76th Street in the 90044 zip code of Los Angeles. For more information contact the listing agent, Jordan Epstein 818-212-2799  
Jordan.Epstein@marcusmillichap.com**

## Listing Info

Listing ID: 3163  
**Sold**

For Sale

**\$1,325,000**

Posted: 07/07/2022 3:04 pm | On HOMEiZ: 666 days | Updated: 1 year ago | Views: 340

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$1325000
Last Sold Price	\$1325000
Last Sold Date	07/08/2022
Total Lot Size	7,000.00 Sq. Ft.
Asking Price per Sq. Ft.	\$321

Total Building Size Sq. Ft.	4128
Commission Split %	2.0%
Cap Rate %	4.60%
Gross Annual Income	\$0
Net Operating Income	\$60950
Gross Rent Multiplier	12.56
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$16563

## Property Location & Description

Listing Headline	For sale 6 units located at 542 West 76th Street in the 90044 zip code of Los Angeles. For more information contact the listing agent, Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com
Rent control	Rent Control
Property Description	The subject property sits on a 7,000 square foot parcel and consists entirely of 2 Bedroom / 1 Bathroom units. Two of the six units have been recently renovated and rented for significantly more than what they were being rented for previously. This would be a great model for the next investor to follow as a great way to increase income and add value to the property. Another value-add strategy the new investor could consider would be to allocate the space behind the structure for an ADU, which are now being widely approved by the city and come with far less hurdles during the permitting process

Location Description	The subject property resides within close proximity to the I-110 Freeway, offering tenants the ability to easily access nightlife, dining, entertainment, and so much more of what the city has to offer. With proper strategy and sound execution, 542 West 76th Street could become a cash flow machine with the potential to appreciate significantly over time.
No. of Units	6
Price per Unit	\$220833
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent	<ol style="list-style-type: none"> <li>1.</li> <li>2+1</li> <li>6</li> <li>2.</li> <li>3.</li> <li>4.</li> <li>5.</li> </ol>
APN / Parcel ID	6020-020-005
Zoning	LARD1.5
Occupancy %	100%
Construction Type	Wood & Stucco

No. Stories	2
Year Built	1957
Overall Property Condition	Good
Highlights	Built in 1957
	2 of 6 Units Recently Renovated
	Great Opportunity for ADUs
	Well Maintained Property
	Easy Access to the I-110 Freeway

## 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	12

## Investment Overview

Type of use	Investor
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### Energy Efficiency

Energy Star Certified	No
How old is your 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 URL of this listing to link to your own site or brokerage site	
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