

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

# 1116 North Spaulding Avenue . Central LA , CA 90046

**For sale 10 units apartment building in Los Angeles, California. For more information on this listing please contact the listing agent, Kenny Stevens  
kenny@kennystevensteam.com (310) 968-7005**

## Listing Info

Listing ID: 3272  
**Sold**

For Sale

**\$3,200,000**

Posted: 12/26/2022 8:18 pm | On HOMEiZ: 426 days | Updated: 1 year ago | Views: 275

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$3200000
Last Sold Price	\$3200000
Last Sold Date	12/02/2022
Total Lot Size	0.15 Acres
Asking Price per Sq. Ft.	\$421

Total Building Size Sq. Ft.	7600
Commission Split %	Contact listing agent%
Cap Rate %	4.41%
Gross Annual Income	\$0
Net Operating Income	\$141120
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$40000

## Property Location & Description

Listing Headline	For sale 10 units apartment building in Los Angeles, California. For more information on this listing please contact the listing agent, Kenny Stevens kenny@kennystevensteam.com (310) 968-7005
Rent control	Rent Control
Property Description	10 value-add units in a prime pocket of WeHo. Minutes from several neighborhood hubs including La Brea, Fairfax Ave, and Santa Monica Blvd.
Location Description	Located just north of Santa Monica Blvd & Fairfax Ave and offering significant rental upside, this "diamond in the rough" is located in the heart of a highly-coveted and super-walkable neighborhood.
No. of Units	10
Price per Unit	\$320000

Units Mix  
 No.  
 Description  
 No. Units  
 Sq. Ft.  
 Avg. Mo. Rent

1.  
1+1  
8
2.  
2+2  
2
- 3.
- 4.
- 5.

APN / Parcel ID	5530-011-015
Zoning	WDR2
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1965
Overall Property Condition	Good
Highlights	Significant value-add opportunity, current rents are approx. 53% below market compared to renovated units in the area

Great unit mix, featuring (2) 2-Bdrm and 2-Bath units & (8) 1-Bdrm units

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	On-street
# of Covered Parkings	No Data

## 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

## More information

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

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