

Residential For Sale | Home | Duplex/Triplex/Fourplex

# 8994 McNerney Avenue . South Gate , CA 90280

**This is the perfect opportunity for an investor or owner-user. For sale 4 units Cash flowing at a 5.5% Cap Rate and 12.9 GRM. Listed by Armin Soleimani •DRE #01846872 For more information and submitting an offer contact the listing agent Armin Soleimani arminsoleimani@gmail.com (310) 666-2246**

2065 sq. ft.

## Listing Info

Listing ID: 3350  
**Sold**

For Sale

**\$1,195,000**

Listing Presented  
by

Posted: 04/13/2023 1:56 pm | On HOMEiZ: 379 days | Updated: 1 month ago | Views: 723

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$1195000
Last Sold Price	\$1185000
Last Sold Date	01/24/2024

Total Finished Sq. Ft.	2065
Total Lot size	3,903 Sq. Ft.
Price per Sq. Ft.	\$579
No. of Units	(4) Fourplex
Unit #1 Total sq. ft.	No Data beds:: 1 baths:: 1
Unit #2 Total sq. ft.	No Data beds:: 1 baths:: 1
Unit #3 Total sq. ft.	No Data beds:: 1 baths:: 1
Unit #4 Total sq. ft.	No Data beds:: 1 baths:: 1
Year built	1948
Overall Property Condition	Very good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$14938
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

Listing Headline	This is the perfect opportunity for an investor or owner-user. For sale 4 units Cash flowing at a 5.5% Cap Rate and 12.9 GRM. Listed by Armin Soleimani •DRE #01846872 For more information and submitting an offer contact the listing agent Armin Soleimani arminsoleimani@gmail.com (310) 666-2246
Property Description	This is the perfect opportunity for an investor or owner-user, with a 5.5%Cap Rate and 12.9 GRM from Day 1. The 4-Unit property has been completely stripped down to the studs, renovated with permits, and includes a brand new roof, electrical system, copper plumbing, windows, cabinets, flooring, lighting fixtures, bathrooms, and kitchens. Plus washer/dryer hookups in all units as well as water heaters and HVAC systems.
Location Description	Its located in South Gate which is an excellent up-and-coming area close to schools, restaurants, shopping centers, and entertainment options - just blocks from Azalea Shopping Center which hosts Walmart, Starbucks Altain-N-Out Fridays Wingstop, and more. It's great to have access to the 710, and 105 freeways which will take you easily to Downtown LA or the beach!

## 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	
Basement sq. ft.	
Roof	Other

## Room Features

## Utilities

Cooling System	Central
Heating System	Forced air

## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Off-street
# of Covered Parkings	4
Garage sq. ft.	None

## Energy Efficiency

Energy Star Certified	Don't Know
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 #	23-254139
MLS URL of this listing to link to your own site or brokerage site	<a href="https://cloud.creop.com/open/listing/INVBVPGZ">https://cloud.creop.com/open/listing/INVBVPGZ</a>

## Open house

Date	
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