

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.

Posted: 04/13/2023 1:56 pm | On HOMEiZ: 605 days | Updated: 9 months ago | Views: 938

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

Listing Info

Listing ID: 3350
Sold

For Sale

\$1,195,000

Listing Presented by

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 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 Listing #	23-254139
MLS URL of this listing to link to your own site or brokerage site	https://cloud.creop.com/open/listing/INVBVPGZ

Open house

Date	
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