

Residential For Sale | Home | Duplex/Triplex/Fourplex

145 East 36th Place . South Los Angeles , CA 90011

ACTUAL 6.6% CAP! Incredible 4-unit Investment or Owner-User opportunity cash flowing and 11.1 GRM. For more information contact the listing agents, Listed by Julio Ruiz

•DRE #01911261 • Global Platinum Properties, Inc. •818-524-0706 (agent)

•ziuroiluj@gmail.com (agent) Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc.

Listing Info

Listing ID: 3371

Sold

For Sale

\$1,150,000

Listing Presented by

2524 sq. ft.

Posted: 05/26/2023 1:42 am | On HOMEiZ: 339 days | Updated: 8 months ago | Views: 444

Location Map

Property Type

Property status	Sold
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Property Price

Asking Price	\$1150000
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Last Sold Price	\$1150000
Last Sold Date	07/24/2023
Total Finished Sq. Ft.	2524
Total Lot size	6,250 Sq. Ft.
Price per Sq. Ft.	\$456
No. of Units	Fourplex (4)
Unit #1 Total sq. ft.	No Data beds:: 3 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	1901
Overall Property Condition	Very good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$14375
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	ACTUAL 6.6% CAP! Incredible 4-unit Investment or Owner-User opportunity cash flowing and 11.1 GRM. For more information contact the listing agents, Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc. •818-524-0706 (agent) •ziuroiluj@gmail.com (agent) Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc.
Property Description	ncredible 4-unit Investment or Owner-User opportunity cash flowing at an amazing 6.6% Cap Rate and 11.1 GRM from Day 1 just minutes from USC and DTLA! Vacant & Renovated 5 Bed 2 Bath house downstairs plus 3 renovated (1 Bed/1 Bath) units upstairs. Large 6,250 SF Lot with ~10 tandem parking spaces in the back. Additional upside to 7.8% Cap Rate and 9.7 GRM on proforma. All utilities are individually metered for gas & electricity. There are plans to add 2 large Detached ADUs in the back for further upside.
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Property Information

Community Features	Street Lighting
View	None

Building and Construction

Exterior	Wood products
# of Stories	2
Additions to home Structural	
Basement sq. ft.	

Room Features

Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Electric

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street
# of Covered Parkings	No Data
Garage sq. ft.	None

Energy Efficiency

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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 Listing #	23-270949
MLS URL of this listing to link to your own site or brokerage site	https://offmarketexperts.com/

Open house

Date	
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