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

# 1726 Menlo Avenue . Los Angeles , CA 90006

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For sale 5 units new 2022 construction at true 6% cap. For more information contact the listing agents Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc. 310.666.2246 (agent) •ziuroiluj@gmail.com (agent) Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc.

Listing Info

Listing ID: 3399 Available

For Sale

\$3,199,000

Listing Presented by

Posted: 08/13/2023 5:18 am | On HOMEiZ: 271 days | Updated: 3 weeks ago | Views: 560

## Location Map

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## Property Type

Property status	Available
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## Property Price

Asking Price	\$3199000
Last Sold Price	\$ N/A
Total Lot Size	6,119.00 Sq. Ft.
Asking Price per Sq. Ft.	\$366

Total Building Size Sq. Ft.	8750
Commission Split %	Contact listing agent%
Cap Rate %	6%
Gross Annual Income	\$0
Net Operating Income	\$191940
Gross Rent Multiplier	14.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$39988

## Property Location & Description

Listing Headline	For sale 5 units new 2022 construction at true 6% cap. For more information contact the listing agents Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc. 310.666.2246 (agent) •ziuroiluj@gmail.com (agent) Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc.
Rent control	Non Rent Control

Property Description	<p>The Menlo-5 is an upscale, newly built collection of 4 units &amp; 1 ADU situated in the heart of “Pico-Union” Los Angeles. All spaces are draped in quality finishes and full amenities – the architectural design guarantees a great living experience and great returns. No expense and no detail was left behind when designing the units and all units include Oversized windows, porcelain bathroom coverings, flat panel cabinets, sleek black hardware, large wood-inspired floor planks, high ceilings, central AC, in-unit washer and dryer, assigned parking spaces and the list goes on... Built using low-impact standards, water-efficient scaping and individual utility meters keep the expenses low. The combination of new construction, smart design, and great location bring stability and peace of mind to investors in search of a haven for their money during these volatile economic times.</p>
Location Description	<p>Conveniently located North of (USC) University Village, Koreatown-Adjacent, and West of Downtown LA makes this collection is perfect for Master Leasing, Co-Living, and large family residences. This new development represents the luxury and vibrant lifestyle that incoming students, graduate students, and working professionals are pursuing.</p>
No. of Units	5
Price per Unit	\$639800

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent  
1.  
1+1  
1

\$2250  
2.  
3+3  
2

\$3900  
3.  
4+4  
2

\$4450  
4.

5.

APN / Parcel ID 505-6021-016

Zoning LARD1.5

Occupancy % 75%

Construction Type Wood & Stucco

No. Stories 2

Year Built 2022

Overall Property Condition Excellent

Highlights Excellent investment opportunity, true 6% Cap

	Conveniently located North of (USC) University Village, Korea town Adjacent, and West of Downtown LA
	Additional for a potential 6th unit (Junior ADU).
	Perfect for Co-Living, Student housing, and large families.
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## Property Information

### Sewer

Type of Sewer	Septic Tank System
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### Parking

Parking type	Off-street Assigned Parking
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## Investment Overview

### Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	1 Year
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	Yes
Appliances energy efficient	No

Roof	No
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## 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	Not in MLS
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