

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

# 1125 Lodi Place . Los Angeles , CA 90038

**Massive \$700K Price Reduction on Prime Hollywood Luxury Apartments. For sale 8 units apartment building in prime Hollywood Los Angeles, California. For more information on this listing please contact the listing agents, Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc. •310-666-2246 (agent) •arminsoleimani@gmail.com (agent) Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc.**

## Listing Info

Listing ID: 3421  
Price reduced

For Sale

**\$3,100,000**

Listing Presented by

Posted: 10/06/2023 1:11 pm | On HOMEiZ: 216 days | Updated: 3 weeks ago | Views: 479

## Location Map

## Property Type

Property status	Price reduced
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## Property Price

Asking Price	\$3100000
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Last Sold Price	\$ N/A
Total Lot Size	6,766.00 Sq. Ft.
Asking Price per Sq. Ft.	\$595
Total Building Size Sq. Ft.	5212
Commission Split %	2.5%
Cap Rate %	5.00%
Gross Annual Income	\$0
Net Operating Income	\$155000
Gross Rent Multiplier	5.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$38750

## Property Location & Description

Listing Headline	Massive \$700K Price Reduction on Prime Hollywood Luxury Apartments. For sale 8 units apartment building in prime Hollywood Los Angeles, California. For more information on this listing please contact the listing agents, Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc. •310-666-2246 (agent) •arminsoleimani@gmail.com (agent) Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc.
Rent control	Rent Control

Property Description	8-unit building with 7 fully renovated vacancies in Prime Hollywood cash flowing at an incredible Current Cap Rate of 5% and 14.1 GRM from day 1! The vacancies have been completely remodeled from the studs with permits and boast a high-end aesthetic with new modern cabinets, flooring, recessed lighting, new bathrooms, new Mini Split AC systems, stainless steel appliances, washer/dryer inside, as well as major exterior capital improvements. The unit mix provides unparalleled versatility, including 2 spacious (2bed/3bath) units ideal for families, as well as 6 modern (1bed/1bath) units perfect for individuals seeking comfort and style. Each unit is individually metered for gas and electricity, ensuring convenience and efficiency. Additionally, the major systems have been updated including electrical, plumbing, HVAC, etc
Location Description	The property is located in the heart of the Hollywood entertainment industry just minutes away from Netflix studios, Paramount Studios, and Netflix Corporate office. Located just steps away from the world-famous Sunset Blvd, the property offers close proximity to neighborhood attractions, restaurants, bars, and shops such as the Hollywood Walk of Fame, Highlight Room, TAO, Bar-Lis, Dream Hotel, Thompson Hotel, and many more popping up all around the area.
No. of Units	8
Price per Unit	\$387500

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

1.  
1+1  
6

2.  
2+3  
2

3.

4.

5.

APN / Parcel ID	5534-007-017
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Zoning	LARD1.5
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Occupancy %	100%
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Construction Type	Wood & Stucco
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No. Stories	2
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Year Built	1953
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Overall Property Condition	Very good
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Highlights	8 Unit building with 7 fully renovated vacancies with permits in Prime Hollywood area
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	Excellent unit mix consisted of 2 large (2bed/3bath) and 6 (1bed/1bath) units
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	Amazing Current Cap Rate of 5% and 14.1 GRM
	Individually metered for Gas & Electricity

## Property Information

### Sewer

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

Parking type	Off-street Assigned Parking
# of Covered Parkings	8

## Investment Overview

Type of use	Investor
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### Energy Efficiency

Energy Star Certified	No
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 URL of this listing to link to your own site or brokerage site	
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