



Residential For Sale | Home | Duplex/Triplex/Fourplex

# 609 West 62nd Street . South Los Angeles , CA 90044

**Triplex For Sale in the heart of South Los Angeles. For more information contact the listing agents 310-666-2246 (agent) •arminsoleimani@gmail.com (agent) Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc.**

## Listing Info

Listing ID: 3436  
**Sold**

For Sale

**\$675,000**

1377 sq. ft.

**Listing Presented by**

Posted: 03/04/2024 6:22 am | On HOMEiZ: 69 days | Updated: 1 week ago | Views: 215

## Location Map



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$675000
Last Sold Price	\$675000
Last Sold Date	04/22/2024
Total Finished Sq. Ft.	1377

Total Lot size	5,400 Sq. Ft.
Price per Sq. Ft.	\$490
No. of Units	Multi-family (2-4 unit) 3 units
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:: 2 baths:: 1
Unit #4 Total sq. ft.	No data beds:: 0
Year built	1922
Overall Property Condition	Good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$8438
HOA dues - \$ per month	\$ No HOA dues
Commission Split %	2.5%

## Financing

This property can be financed	
Conventional Loan	Yes
FHA Loan	Yes
VA Loan	Don't Know
Mello-Roos	Don't Know

USDA / RHS Loans	No
Hard Money Loan	Yes

## Property Location & Description

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Property Description	Situated on a 5,400-square-foot lot, the subject property comprises three units with a total area of 1,377 square feet. The expansive surface parking available adds convenience and accessibility for residents and their guests alike. What sets this triplex apart is that one of the units will be delivered vacant upon the close of escrow, providing an excellent opportunity for potential buyers to make immediate use or capitalize on rental income prospects. With all units fully occupied, investors can expect an impressive 6.97% Cap Rate and 10.31 FRM ensuring a solid return on investment and long-term stability.
Location Description	In the heart of South Los Angeles.

## Property Information

Community Features	Sidewalks Street Lighting
View	None

## Building and Construction

Basement	None
Exterior	Wood products
# of Stories	1

Additions to home Structural	No Data
Basement sq. ft.	

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

## Energy Efficiency

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

Roof	No
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## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS Listing #	TheMLS #24-363367
MLS URL of this listing to link to your own site or brokerage site	<a href="https://gppla.com/">https://gppla.com/</a>

## Open house

Date	10/04/2023
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