



Residential For Sale | Home | Duplex/Triplex/Fourplex

1618 West 46th Street . Los Angeles , 90062

Investment Opportunity Near The University of Southern California!!! Double Your Return!!!

3346 sq. ft.

Posted: 06/14/2017 1:33 pm | On HOMEiZ: 2508 days | Updated: 6 years ago | Views: 2756

Location Map



Property Type

Property status	Available
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Property Price

Asking Price	\$698000
Total Finished Sq. Ft.	3346
Total Lot size	5613
Price per Sq. Ft.	\$209
No. of Units	3
Unit #1 Total sq. ft.	1646 beds:: 3 baths:: 1
Unit #2 Total sq. ft.	850 beds:: 1 baths:: 1

Listing Info

Listing ID: 458
Available

For Sale

\$698,000

Listing Presented
by

Unit #3 Total sq. ft.	850 beds:: 1 baths:: 1
Unit #4 Total sq. ft.	0 beds:: 0 baths:: 1
Year built	1922
Overall Property Condition	Very good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$8725
HOA dues - \$ per month	\$0
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	Don't Know
Hard Money Loan	Yes

Property Location & Description

Listing Headline	Investment Opportunity Near The University of Southern California!!! Double Your Return!!!
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Property Description	<p>Terrific investment opportunity!!! Here's a great chance for an investor to own a multifamily property near USC & also DOUBLE THEIR CAP. This pride of ownership property has been well maintained & includes many updates. These include updated kitchens, granite counters, new electrical panels inside & out, drought tolerant landscaping, recent retrofitting & all copper plumbing. The building features a great unit mix with one 3 Bed / 1 Bath & two 1 Bed / 1 Bath units. ONE UNIT WILL BE DELIVERED VACANT (Optional owner occupy)!!! The two lower units have their own porch, while the upper unit has it's own covered deck. All three units have their own laundry hook-ups. The property also offers off-street parking, a storage shed (extra rental income), an outdoor entertaining area, fenced & gated front / back yard & many plants, including fruit trees. DETAILED MARKETING PACKAGE (includes additional interior images, accurate expenses, and financial breakdown) AVAILABLE UPON REQUEST. SOLD "AS IS" THIS IS A STANDARD SALE. PROPERTY SOLD "AS IS"CAP RATES AND EXPENSES WERE CALCULATED WITH A 5% MANAGEMENT COST INCLUDED. THIS COST WOULD ONLY APPLY TO INVESTORS WHO CHOOSE TO HAVE EXTERNAL MANAGEMENT FOR THE PROPERTY. THEREFORE CAPS WOULD RANGE BETWEEN 3.4 -3.7 AND PF CAPS FROM 5.9 - 7.4...For further information, or to request a detailed Marketing Package, contact SJ Van Der Berg @ Cell:(310) 248-0533 Office: (323) 446-3831 Email: sj.vanderberg@vaultbrokerage.com...TENANT OCCUPIED. PLEASE DO NOT DISTURB OR ACCESS PROPERTY. SHOWINGS PROVIDED WITH AN ACCEPTED OFFER / PROOF OF FUNDS, SUBJECT TO INTERIOR INSPECTION.... ALL OFFERS DUE 6/29/17 @ 2:00PM</p>
Location Description	<p>From the 110N FWY, take the W. Vernon Ave exit. Turn left on W. Vernon Ave and follow it down to S. Western Ave. Take a left on S. Western Ave. and follow it down two blocks then turn left on W. 46th Street. The property will be located on your right. From the 10E FWY, exit onto S. Western and follow it down to W. 46th Street. Turn Left on 46th.</p>

Property Information

Amenities	Gated entry Near transportation Storage Garden
Community Features	Curbs Sidewalks Street Lighting
Outdoor Amenities	Balcony/patio Deck Fenced yard Garden Porch
View	City

Building and Construction

Architectural style	Craftsman
Basement	None
Exterior	Stucco
# of Stories	2
Roof	Composition

Room Features

Appliances	Dishwasher Garbage disposal Microwave Range / Oven Refrigerator
Floor Covering	Carpet Tile
Rooms	Family room Laundry room

Indoor Amenities	Ceiling fans
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Utilities

Cooling System	Ceiling Fan
Heating System	Wall Gas
Heating Method	Gas

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Carport Off-street
# of Covered Parkings	1 Covered, 1 Uncovered

Energy Efficiency

Windows single-pane?	Yes
Natural daylight	Yes
Appliances energy efficient	Don't Know
Roof	Yes

Neighborhood lifestyle

Lifestyle	Young Single upwardly College Students Urban Core
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More information

MLS Listing #	17-241394
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Open house

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