



## Properties for Sale

1 5742 La Mirada Ave, Los Angeles, CA 90038



### Property Details

Price	\$1,150,000
No. Units	2
Building Size	2,574 SF
Total Lot Size	0.17 AC
Property Type	Multifamily
Property Sub-type	Apartments
Cap Rate	4.18%
No. Stories	2
Building Class	C
Year Built	1921
Tax ID/APN	5536-005-021
Status	Active

### Property Notes

### Sale Notes

5742 La Mirada Avenue is a charming craftsman style duplex situated on a 7,500 Square Foot LAR3 lot conveniently located near Fountain Avenue and Van Ness Avenue. The 2,574 Square Foot property is composed of (1) three bedroom-two bath unit that is approximately 1,867 Square Feet, and (1) one bedroom-one bath unit that is approximately 707 Square Feet. The subject property has been extensively remodeled and features hardwood floors, renovated kitchens, recessed lighting, driveway security gate enclosing the 3 parking spaces, and much more. The front home even has its own roof top deck! 5742 La Mirada is separately metered for gas and electricity, and each unit has its own hot water heater. 5742 La Mirada is an excellent opportunity for an owner-user or as an investment property. It provides strong rental income and requires minimal maintenance, providing an easy transition for a new property owner. The subject property is located in the city of Los Angeles and is subject to rent control. 5742 La Mirada is deemed very walkable with a walk score of 85 out of 100 and most errands can be accomplished on foot. It is conveniently located to the 101 Freeway and just north of Santa Monica Blvd near many employment, dining, shopping, and nightlife options.

### Highlights

Great location near Fountain & Van Ness

One 3+2, one 1+1

Parking for each unit

Well maintained

Strong rental income

Separately metered for gas & elec w/ sep h2o heaters

### Photos









### Property Details

Price	\$698,000
No. Units	3
Building Size	3,346 SF
Total Lot Size	0.13 AC
Property Type	Multifamily
Property Sub-type	Apartments
Cap Rate	3.40%
No. Stories	2
Building Class	B
Year Built	1922
Zoning Description	LAR1
Tax ID/APN	5016-014-021
Status	Active

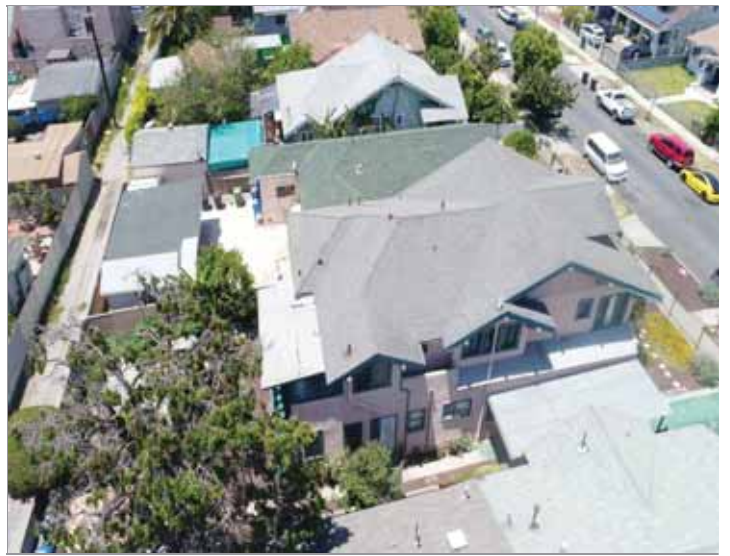
### Property Notes

### Sale Notes

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. THE THREE BED / ONE BATH CAN BE DELIVERED VACANT @ THE CLOSE OF ESCROW. (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 THIRD PARTY MANAGEMENT. Located near The University of Southern California and Downtown Los Angeles. 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.

### Photos





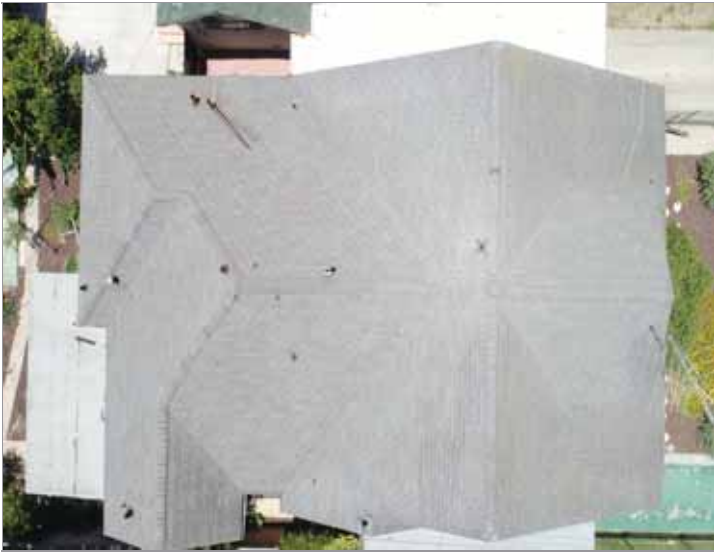






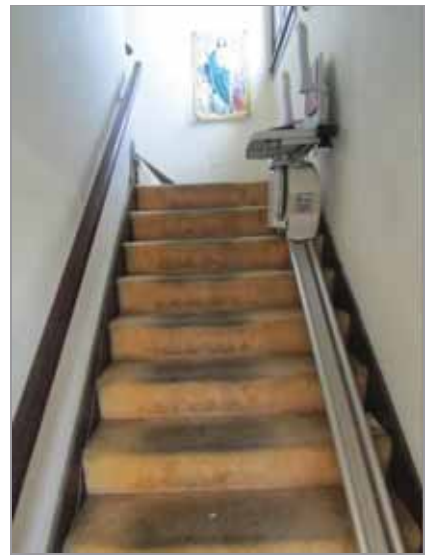


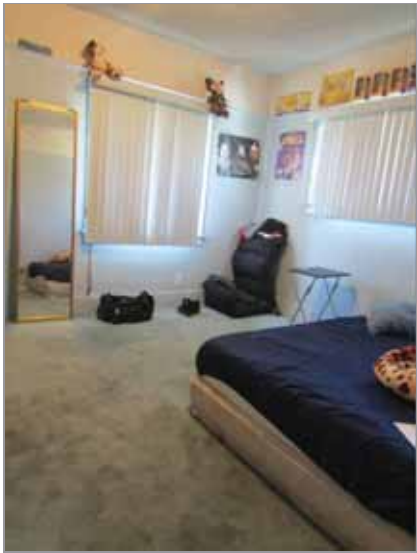














**Property Details**

Price	\$1,100,000
No. Units	6
Building Size	4,200 SF
Total Lot Size	0.17 AC
Property Type	Multifamily
Property Sub-type	Apartments
Cap Rate	4.05%
No. Stories	2
Building Class	B
Year Built	1957
Zoning Description	LAR3
Tax ID/APN	2237-019-011
Status	Active

Property Notes

**Sale Notes**

14108 Gilmore has six units totaling 4,200 sf on a 7,499 sf lot. The property is comprised of of four 1+1 and two 2+1 units. There are three, 2-car garages located in the rear of the property. 14108 Gilmore is just a 5-minute drive from The Sherman Oaks Galleria, offering a wide selection of retail shopping, restaurants, and grocery stores. Ventura Blvd is just minutes away with all its restaurants and shopping centers, while the METROLINK Orange Line offers easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and Downtown LA. Furthermore, the subject property is also very close to neighborhood staples such as Costco, LA Fitness, and Van Nuys High School.

**Highlights**

Value-add potential - 50% upside in the rents      Strong rental market

**Photos**







**Property Details**

Price	\$1,000,000
No. Units	4
Building Size	1,824 SF
Total Lot Size	0.17 AC
Property Type	Multifamily
Property Sub-type	Apartments
Cap Rate	4.00%
No. Stories	2
Building Class	C
Year Built	1938
Zoning Description	LAR1
Tax ID/APN	5691-005-018
Status	Active

Property Notes

**Sale Notes**

127-1329 Las Flores Drive, Los Angeles, CA 90041127-1329 Las Flores Drive, Los Angeles, CA 90041

Photos





**Property Details**

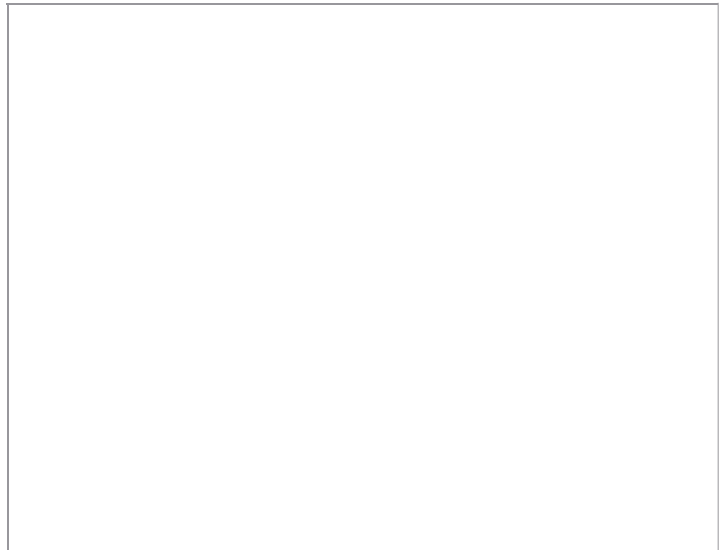
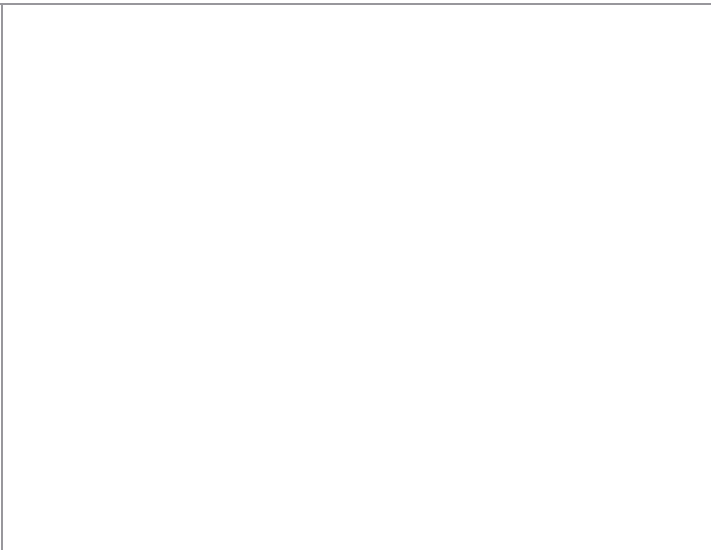
Price	\$1,250,000
No. Units	4
Building Size	2,076 SF
Total Lot Size	0.17 AC
Property Type	Multifamily
Property Sub-type	Apartments
Cap Rate	3.50%
No. Stories	2
Building Class	C
Year Built	1950
Zoning Description	LAR3
Tax ID/APN	5081-009-012
Status	Active

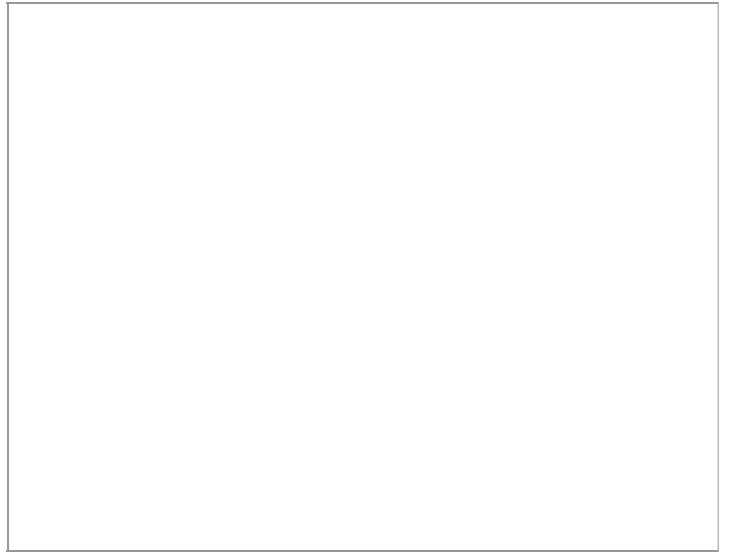
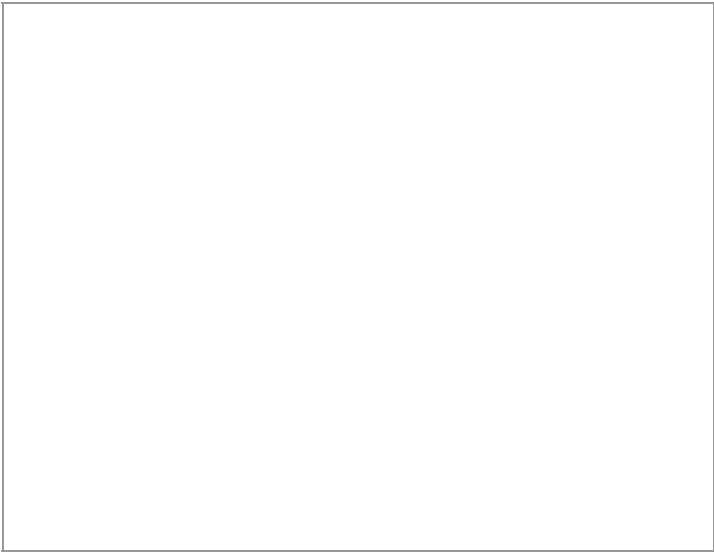
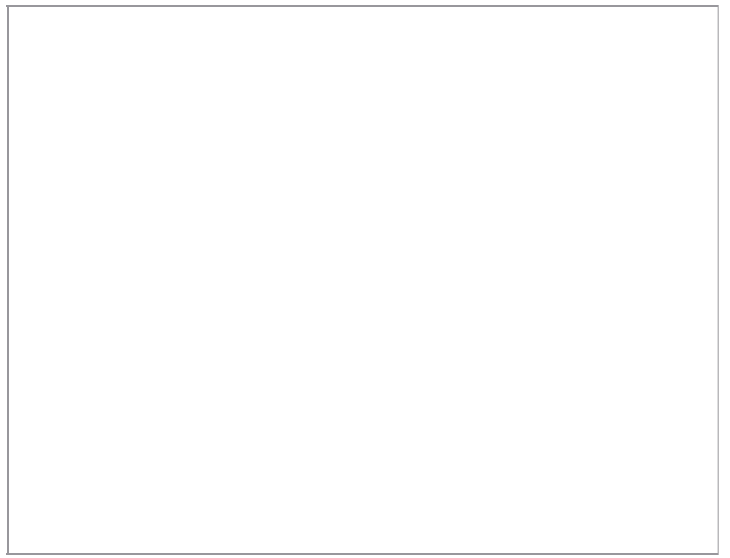
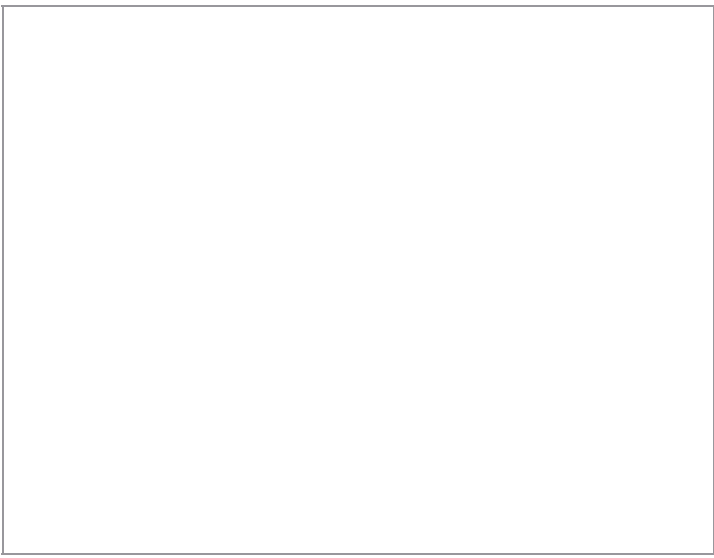
Property Notes

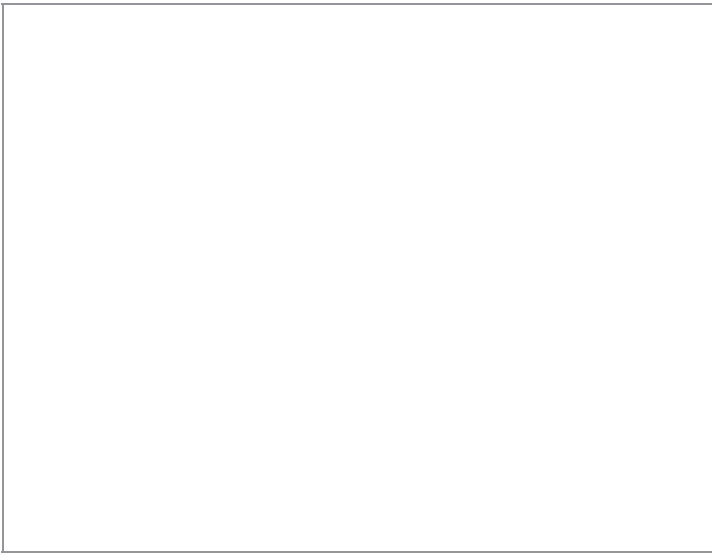
**Sale Notes**

Perfect investment opportunity in Country Club Park..The Very well known area surrounded by million dollars homes adjacent to Mid-Wilshire...The property consists of four units R3 lot with 7,573 square feet, possibilities are endless could add on or new Development ... Property features 3 units 1-bedroom 1-bath, 1 unit is 2-bedrooms 1-bath with plenty extra space on the back....Each unit with its own gas and electrical meters...Centrally located to public transportation and very accessible to Major Streets and Freeway, just minutes from USC University, Downtown LA and LA LIVE. ....A Must See to any investor looking for the RIGHT DEAL...Drive by only...Please do not go direct...DRIVE BY ONLY.Mid-Wilshire /Hancock Park Area

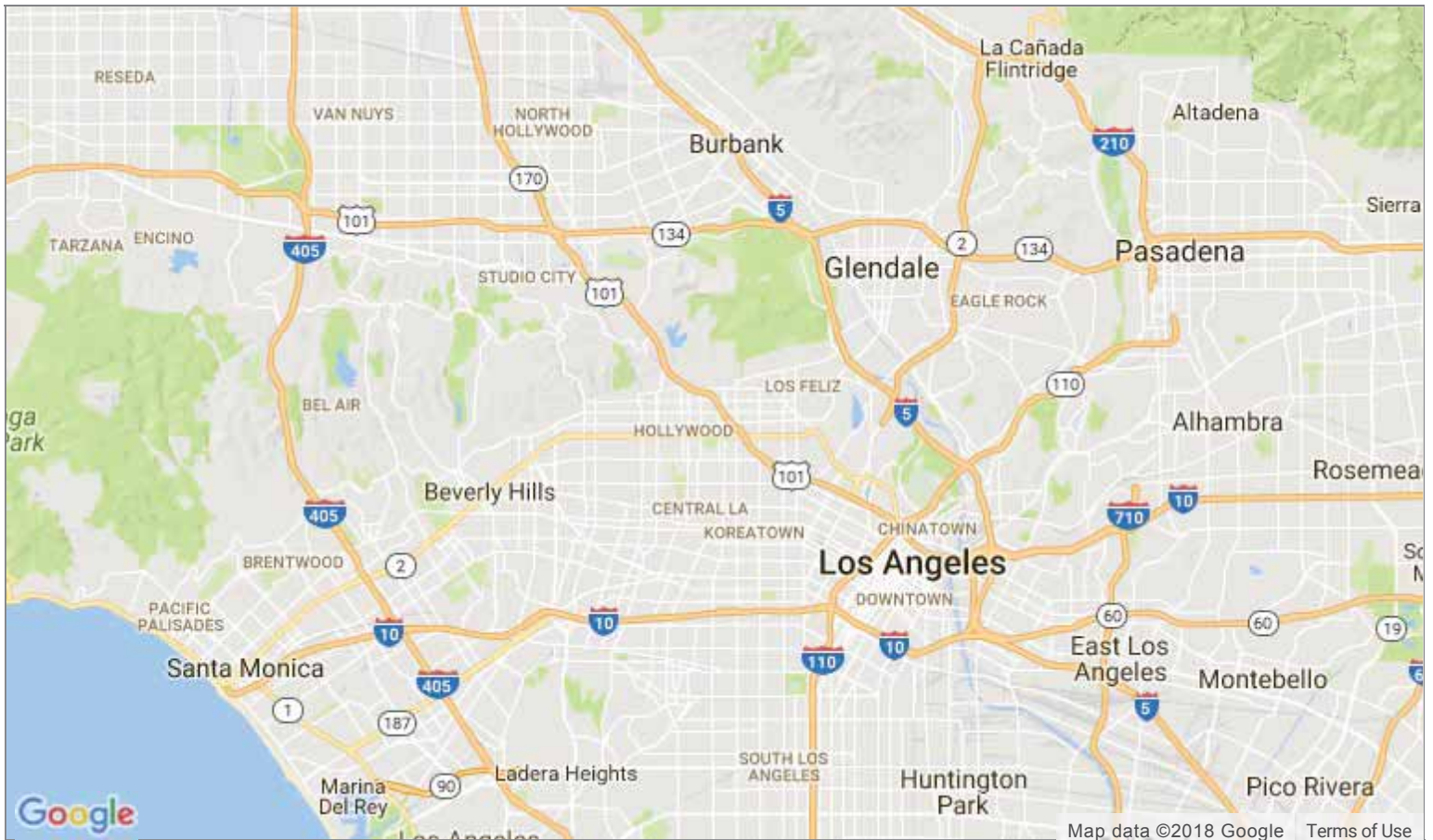
**Photos**







## Map



**1** 5742 La Mirada Ave  
Los Angeles, CA 90038

**2** 1618 W 46th St  
Los Angeles, CA 90062

**3** 14108 Gilmore St  
Van Nuys, CA 91401

**4** 1327 Las Flores Dr  
Los Angeles, CA 90041

**5** 3814 Country Club Dr  
Los Angeles, CA 90019