

217 E HAZEL ST
INGLEWOOD, CA 90302

8
of Units

8,910/VN
Sqft

10,511/VN
Lot Size

Income
SP \$3,100,000

\$
Sold



| Expected on Market | |
|--------------------|----------------------|
| Area | 1505 Inglewood North |
| Subdivision | |
| Sold Price/SqFt | \$347.92 |
| Vacancy | 3 |
| Total Bedrooms | 14 |
| Total Bathrooms | 14.00 |
| MLS# | 19-514504 |
| APN | 4016-017-009 |

| Type | # of Units | Bedrooms | Baths | Furnished | Rent | Actual Rent | Projected Rent |
|--------|------------|----------|-------|-----------|------------|-------------|----------------|
| Unit 1 | 1 | 3 | 2.00 | No | \$3,092.00 | \$3,092.00 | \$3,250.00 |
| Unit 2 | 1 | 2 | 1.50 | No | \$2,095.00 | \$2,095.00 | \$2,395.00 |
| Unit 3 | 1 | 2 | 1.50 | No | \$2,100.00 | \$2,100.00 | \$2,395.00 |
| Unit 4 | 1 | 2 | 1.50 | No | \$2,100.00 | \$2,100.00 | \$2,395.00 |
| Unit 5 | 1 | 2 | 1.50 | No | \$1,945.00 | \$1,945.00 | \$2,395.00 |
| Unit 6 | 1 | 2 | 1.50 | No | \$2,095.00 | \$2,095.00 | \$2,395.00 |
| Unit 7 | 1 | 1 | 1.00 | No | \$1,745.00 | \$1,745.00 | \$1,995.00 |
| Unit 8 | 1 | 1 | 1.00 | No | \$1,727.00 | \$1,727.00 | \$1,995.00 |

Directions: 1/2 block north of Centinela Blvd

Remarks: Sweet 2 story North Inglewood mid-century apartment building. Most units completely remodeled with new bathrooms and custom kitchens. The 2 bedroom units are 2 story townhouse style units. The front unit is a huge owner's type unit with inside laundry, a roof patio, real wood burning fireplace, large dining room, and a chef's kitchen. 11 total parking spots. Common laundry room. Building has been painted and is in great condition. Great investment for the savvy owner looking for a building that is done.

Agent Remarks: Inside with accepted offer. Seller prefers buyer to assume \$1,850,000 loan at 4.7%. Seller has a valid California Real Estate License.

Showing Remarks: Inside with accepted offer.

| Income Details | | Structure Info | | Contract Info | | DOM 57 |
|---------------------|-----------|-------------------|-------------|-----------------|-----------------|--------|
| Scheduled or Actual | Actual | Type of Units | wdFrmStucco | List Date | 09-25-2019 | |
| Rent Control % | | Year Built/Source | 1964 | List Price | \$3,099,000 | |
| GOI | \$202,788 | Stories | 2 | Orig List Price | \$3,099,000 | |
| Total Expense | \$0 | Buildings | 1 | Status Date | 11-21-2019 | |
| NOI | \$0 | Security | | Sale Type | Standard | |
| Gross Income | \$202,788 | Sewer | | CSO | 2% | |
| Cap Rate | | Style | | Listing Type | Exclusive Right | |
| GRM | 15.28 | Prop Condition | | Disclosure | As Is | |
| Actual AGR | | View | | | | |
| Actual GAI | | Water | | | | |

| Land/Parking Info | | Community/Development | | Sale/Sold Info | |
|-------------------|------------------------------------|-----------------------|--|-----------------|------------------|
| Zoning | INR3YY | Complex/Assoc Name | | Contract Date | 09-30-2019 |
| Addl Parcel | No | Tax Mello Roos | | Sold Date | 11-21-2019 |
| Rent Control | | Mgmt. Co. Name | | Sold Price | \$3,100,000 |
| Land Type | | Mgmt. Co. Phone | | Sold Price/SqFt | \$347.92 |
| Parking Type | Carport Attached, Carport Detached | Oth. Mgmt. Co. Name | | Sale Terms | Cash to New Loan |
| Total Parking | 11 | Oth. Mgmt. Co. Phone | | SP/LP | 100.03% |
| Covered Parking | | | | | |
| Uncovered Parking | | | | | |

| Interior Features | | Exterior Features | |
|-------------------|--------------------------|-------------------|--|
| AC/Cooling | None | Construction | |
| Heating | Wall Gas | Exterior Constr | |
| Equip/Appl | Range/Oven, Refrigerator | Pool | |
| Flooring | | Roofing | |
| Laundry | | Spa | |
| Laundry Equip | | Fence | |

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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