



Expected on Market	
Area	1505 Inglewood North
Subdivision	
Sold Price/SqFt	\$230.05
Vacancy	3%
Total Bedrooms	11
Total Bathrooms	13.00
MLS#	19-476736
APN	4021-026-005

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	2.00	No	\$1,625.00	\$1,625.00	\$2,195.00
Unit 2	1	2	2.00	No	\$1,600.00	\$1,600.00	\$2,195.00
Unit 3	1	3	2.00	No	\$2,400.00	\$2,400.00	\$2,750.00
Unit 4	1	2	2.00	No	\$1,950.00	\$1,950.00	\$2,195.00
Unit 5	1	2	2.00	No	\$1,600.00	\$1,600.00	\$2,195.00
Unit 6	1	1	1.00	No	\$1,500.00	\$1,500.00	\$1,650.00
Unit 7	1	1	1.00	No	\$1,425.00	\$1,425.00	\$1,650.00

Directions: 1 block north of Manchester Blvd, north west of the Inglewood Forum

Remarks: Sweet North Inglewood 2 story apartment building. All 2 bed 2 bath units have fireplaces and large balconies and one 1bed 1 bath unit has a fireplace. Large 3 bed 2 ba owner's unit. Units and entire building are very well maintained by current owner and most of the units are upgraded. Community laundry room with coin op washer/dryer. Subterranean parking for 12 cars. One street north of Manchester Blvd near the Inglewood Forum Every window has been replaced by the owner. All electric building. Building sold off market and in MLS for comparable purposes.

Agent Remarks: Sold off market, in MLS for comparable purposes

Income Details		Structure Info		Contract Info		DOM 1
Scheduled or Actual	Actual	Type of Units	wd/frm stuco	List Date	06-10-2019	
Rent Control %		Year Built/Source	1969	List Price	\$2,200,000	
GOI	\$146,700	Stories	2	Orig List Price	\$2,200,000	
Total Expense	\$0	Buildings	1	Status Date	06-11-2019	
NOI	\$0	Security		Sale Type	Standard	
Gross Income	\$146,700	Sewer		CSO	2.5%	
Cap Rate	4.33	Style		Listing Type	Exclusive Right	
GRM	15.00	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	06-11-2019	
Addl Parcel	No	Tax Mello Roos		Sold Date	06-11-2019	
Rent Control		Mgmt. Co. Name		Sold Price	\$2,200,000	
Land Type		Mgmt. Co. Phone		Sold Price/SqFt	\$230.05	
Parking Type	Subterranean, Subterranean, Side by Side	Oth. Mgmt. Co. Name		Sale Terms	Cash	
Total Parking	14	Oth. Mgmt. Co. Phone		SP/LP	100.00%	
Covered Parking						
Uncovered Parking						

Interior Features		Exterior Features	
AC/Cooling	None	Construction	
Heating	Radiant	Exterior Constr	
Equip/Appl	Range/Oven	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Fence	

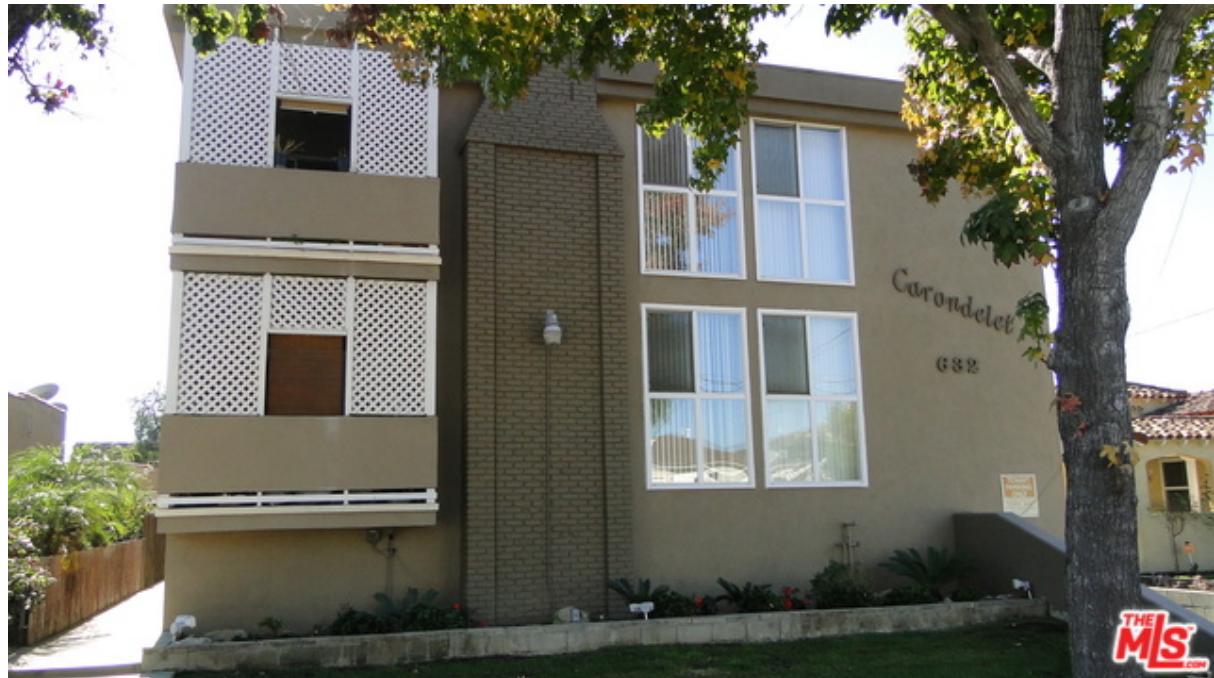
Derrick Ruiz
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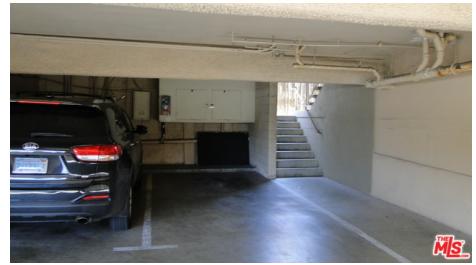
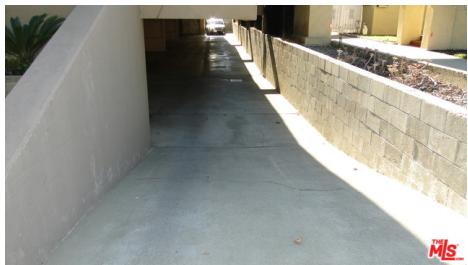
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