

632 MANCHESTER TER
INGLEWOOD, CA 90301

7
of Units

9,563/VN
Sqft

7,295/VN
Lot Size

Income
SP \$2,200,000

\$
Sold



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 One street north of Manchester Blvd near the Inglewood Forum Every window has been replaced by the owner.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	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$146,700
Total Expense	\$0
NOI	\$0
Gross Income	\$146,700
Cap Rate	4.33
GRM	15.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	wd/frm stucco
Year Built/Source	1969
Stories	2
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 1
List Date	06-10-2019	
List Price	\$2,200,000	
Orig List Price	\$2,200,000	
Status Date	06-11-2019	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is	

Land/Parking Info	
Zoning	INR3YY
Addl Parcel	No
Rent Control	
Land Type	
Parking Type	Subterranean, Subterr Side by Side
Total Parking	14
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Sale/Sold Info	
Contract Date	06-11-2019
Sold Date	06-11-2019
Sold Price	\$2,200,000
Sold Price/SqFt	\$230.05
Sale Terms	Cash
SP/LP	100.00%

Interior Features	
AC/Cooling	None
Heating	Radiant
Equip/Appl	Range/Oven
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

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