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| | |
|-----------------|----------------------|
| Area | 1505 Inglewood North |
| Subdivision | |
| Sold Price/SqFt | \$338.39 |
| Vacancy | 0 |
| Total Bedrooms | 7 |
| Total Bathrooms | 7.00 |
| MLS# | 19-478416 |
| APN | 4002-017-023 |

| Type | # of Units | Bedrooms | Baths | Furnished | Rent | Actual Rent | Projected Rent |
|--------|------------|----------|-------|-----------|------------|-------------|----------------|
| Unit 1 | 1 | 2 | 2.00 | No | \$1,875.00 | \$1,875.00 | \$2,250.00 |
| Unit 2 | 1 | 0 | 1.00 | No | \$1,050.00 | \$1,050.00 | \$1,100.00 |
| Unit 3 | 1 | 1 | 1.00 | No | \$1,450.00 | \$1,450.00 | \$1,495.00 |
| Unit 4 | 1 | 2 | 1.00 | No | \$1,775.00 | \$1,775.00 | \$1,995.00 |
| Unit 5 | 1 | 1 | 1.00 | No | \$1,250.00 | \$1,250.00 | \$1,495.00 |
| Unit 6 | 1 | 1 | 1.00 | No | \$1,450.00 | \$1,450.00 | \$1,495.00 |

Directions: North of Centinela Blvd and West of La Brea.

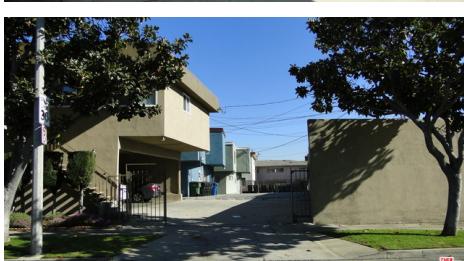
Remarks: This two story apartment building is in the best part of North West Inglewood 1 block north of Centinela Blvd adjacent to the old Ladera Heights 90056 neighborhood. Property is very well maintained with many recent upgrades. There are 3 tuck under parking spots and a 4 car detached covered carport in the rear. Please call agent for more information. Units # 2,4 and 5 are section 8 tenants. Seller has recently replaced all of the windows in the building. PROPERTY SOLD OFF MARKET IN THE MLS FOR COMPARABLE PURPOSES.

Agent Remarks: PROPERTY SOLD OFF MARKET IN THE MLS FOR COMPARABLE PURPOSES. SOLD ALL CASH.

| Income Details | | Structure Info | Contract Info | DOM 0 |
|---------------------|--|-----------------------|--------------------|-------------|
| Scheduled or Actual | Actual | Type of Units | wd frm stuco | |
| Rent Control % | | Year Built/Source | 1964 | |
| GOI | \$107,700 | Stories | 2 | |
| Total Expense | \$0 | Buildings | 1 | |
| NOI | \$0 | Security | | |
| Gross Income | \$107,700 | Sewer | | |
| Cap Rate | | Style | | |
| GRM | 15.32 | Prop Condition | | |
| Actual AGR | | View | | |
| Actual GAI | | Water | | |
| Land/Parking Info | | Community/Development | Sale/Sold Info | |
| Zoning | INP1YY | Complex/Assoc Name | Contract Date | 06-13-2019 |
| Addl Parcel | | Tax Mello Roos | Sold Date | 06-14-2019 |
| Rent Control | | Mgmt. Co. Name | Sold Price | \$1,650,000 |
| Land Type | | Mgmt. Co. Phone | Sold Price/SqFt | \$338.39 |
| Parking Type | Carport Attached, Carport Detached, Garage - 2 Car | Oth. Mgmt. Co. Name | Sale Terms | Cash |
| Total Parking | 7 | Oth. Mgmt. Co. Phone | SP/LP | 100.00% |
| Covered Parking | | | Concessions Amount | |
| Uncovered Parking | | | | |

| Interior Features | | Exterior Features | |
|---|-----------------------------------|--|----------------------------------|
| AC/Cooling | None | Construction | |
| Heating | Wall Gas | Exterior Constr | |
| Equip/Appn | Range/Oven | Pool | |
| Flooring | | Roofing | |
| Laundry | | Spa | |
| Laundry Equip | | Fence | |
| Derrick Ruiz eXp Realty of Greater Los Angeles DRE#: 02188471 Seller's Agent1 CALDRE#: 00919713 | | Mona Flaura Pinnacle Estate Properties, Inc. DRE#: 00905345 Buyer's Agent1 CALDRE#: 01200014 | |
| Phone / Cell | p: 424-240-9319 / c: 310-308-3174 | Phone / Cell | c: 818-621-9445 |
| Email | derrick.ruiz@eXpRealty.com | Email | socalrealtormonaflaura@gmail.com |
| Office Phone | 888-652-1314 | Office Phone | 818-933-3100 |

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 © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713





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