



Expected on Market	
Area	21 Silver Lake - Echo Park
Subdivision	
Sold Price/SqFt	\$313.66
Vacancy	3%
Total Bedrooms	10
Total Bathrooms	8.00
MLS#	20-608248
APN	5426-007-007

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$2,195.00	\$2,195.00	\$2,495.00
Unit 2	1	1	1.00	No	\$2,495.00	\$2,495.00	\$2,495.00
Unit 3	1	1	1.00	No	\$1,795.00	\$1,795.00	\$2,495.00
Unit 4	1	1	1.00	No	\$2,295.00	\$2,295.00	\$2,495.00
Unit 5	1	2	1.00	No	\$2,477.00	\$2,477.00	\$2,995.00
Unit 6	1	1	1.00	No	\$2,495.00	\$2,495.00	\$2,495.00
Unit 7	1	1	1.00	No	\$1,904.00	\$1,904.00	\$2,495.00
Unit 8	1	1	1.00	No	\$1,235.00	\$1,235.00	\$2,495.00

Directions: South of Sunset off of Descanso Dr

Remarks: 1920's classic old Hollywood vibe. 2 Story building with cool period details. Views of DTLA and Silver Lake Hills. Permits show building was originally 8 units but was legally converted to 7 units in the 60's by combining 2 units. No garages or parking, however tenants use the lot next door to park, total of 3 spots. There is a large laundry room with a master water heater. Tenants pay gas and electricity. Property needed some work, I would call it a fixer. Seller rents two uncovered spots for \$25 each spot.

Agent Remarks: Sold off market. Property entered in to MLS for comp purposes.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$197,204
Total Expense	\$0
NOI	\$0
Gross Income	\$203,304
Cap Rate	
GRM	10.80
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Garden
Year Built/Source	1925/Vendor Enhanced
Stories	2
Buildings	1
Security	None
Sewer	In Street Paid
Style	Mid-Century
Prop Condition	Fixer
View	City, City Lights, Hills
Water	Public

Contract Info	
List Date	07-22-2020
List Price	\$2,200,000
Orig List Price	\$2,200,000
Status Date	07-23-2020
Sale Type	Standard
CSO	2%
Listing Type	Open
Disclosure	None

Land/Parking Info	
Zoning	LAR3
Addl Parcel	No
Rent Control	Yes
Land Type	
Parking Type	None
Total Parking	0
Covered Parking	0
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	07-23-2020
Sold Date	07-23-2020
Sold Price	\$2,200,000
Sold Price/SqFt	\$313.66
Sale Terms	
SP/LP	100.00%

Interior Features	
AC/Cooling	None
Heating	Wall Gas
Equip/Appl	Refrigerator, Range/Oven
Flooring	Hardwood
Laundry	Community
Laundry Equip	Own

Exterior Features	
Construction	
Exterior Constr	Stucco
Pool	None
Roofing	Composition Shingle
Spa	None
Fence	

Derrick Ruiz eXp Realty of California Inc DRE#: 01878277 LA1 CALDRE#: 00919713
Phone / Cell
Email
Office Phone

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NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. 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

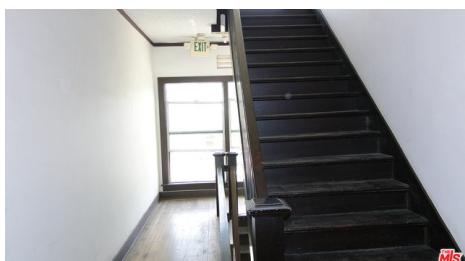
3315 Larissa Dr
Los Angeles, CA 90026

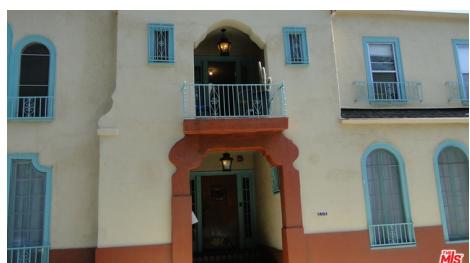
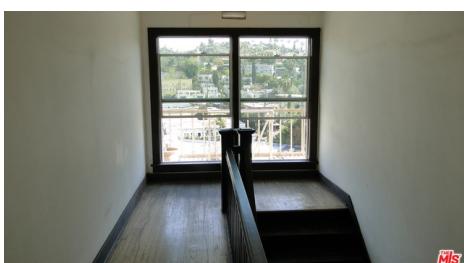
8
of Units

7,014/VN
Sqft

6,196/VN
Lot Size

Income
SP \$2,200,000
\$
Sold





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