

**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**



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		Structure Info		Contract Info		DOM 1
Scheduled or Actual	Actual	Type of Units	Garden	List Date	07-22-2020	
Rent Control %		Year Built/Source	1925/Vendor Enhanced	List Price	\$2,200,000	
GOI	\$197,204	Stories	2	Orig List Price	\$2,200,000	
Total Expense	\$0	Buildings	1	Status Date	07-23-2020	
NOI	\$0	Security	None	Sale Type	Standard	
Gross Income	\$203,304	Sewer	In Street Paid	CSO	2%	
Cap Rate		Style	Mid-Century	Listing Type	Open	
GRM	10.80	Prop Condition	Fixer	Disclosure	None	
Actual AGR		View	City, City Lights, Hills			
Actual GAI		Water	Public			

Land/Parking Info		Community/Development		Sale/Sold Info	
Zoning	LAR3	Complex/Assoc Name		Contract Date	07-23-2020
Addl Parcel	No	Tax Mello Roos		Sold Date	07-23-2020
Rent Control	Yes	Mgmt. Co. Name		Sold Price	\$2,200,000
Land Type		Mgmt. Co. Phone		Sold Price/SqFt	\$313.66
Parking Type	None	Oth. Mgmt. Co. Name		Sale Terms	
Total Parking	0	Oth. Mgmt. Co. Phone		SP/LP	100.00%
Covered Parking	0				
Uncovered Parking					

Interior Features		Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall Gas	Exterior Constr	Stucco
Equip/Appl	Refrigerator, Range/Oven	Pool	None
Flooring	Hardwood	Roofing	Composition Shingle
Laundry	Community	Spa	None
Laundry Equip	Own	Fence	

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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



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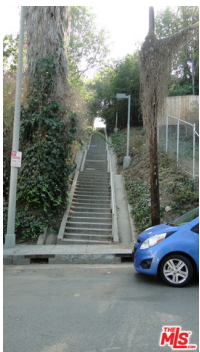
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