

**Active • Triplex****\$729,900****44817 Redwood • Lancaster 93534****5 days active in MLS****3 units • \$243,300/unit • 2,800 sqft • 7,484 sqft lot • \$260.68/sqft •  
Built in 1963****Listing ID: SR26000154****Take 14 N freeway. Exit on Avenue I. Head east. Right on Redwood Avenue.**

\*\*\*TRIPLEX PROPERTY\*\*\*...Located in West Lancaster. Subject property offers 3 units which consists of 1 unit (3 bedrooms, 1 bathroom), 2 unit (2 bedrooms, 1 bathroom), and 3 unit (2 bedrooms, 1 bathroom). Subject property features NEW EXTERIOR PAINT, and a chain link fence for security. Landlord pays for water & trash. All units are currently occupied. Tenants pay for electricity, and gas. The rear unit offers NEW INTERIOR PAINT, NEW CARPET, TILE COUNTERS TOPS in the kitchen, and NEW LAMINATE FLOORING in the kitchen as well. There is also a detached carport for tenants. TENANTS ARE SECTION 8, AND ARE ON A MONTH-MONTH LEASE. SECTION 8 leases will be transferred to the new owner during escrow.

## Facts & Features

- Listed On 01/01/2026
- Original List Price of \$729,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$1,543 (Estimated)
- SellerConsiderConcessionYN: Yes
- Laundry: See Remarks
- \$66600 Gross Scheduled Income
- \$60000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

## Interior

- Floor: Carpet

## Exterior

- Lot Features: Desert Back, Desert Front, Lot 6500-9999, Rectangular Lot, No Landscaping
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
3:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$1,895

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

## **Additional Information**

- Standard sale

- LAC - Lancaster area
- Los Angeles County
- Parcel # 3138016018

### **Israel Sanchez**

State License #: 01854308  
Direct Ph: 661.470.3763

### **Century 21 Doug Anderson**

State License #: 02077224  
1727 W. Avenue K  
Lancaster, 93534

CUSTOMER FULL: Residential Income    LISTING ID: SR26000154

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