

**Bridgette Harabedian**

I'm here to Serve You and your Friends. Referrals are Greatly appreciated!

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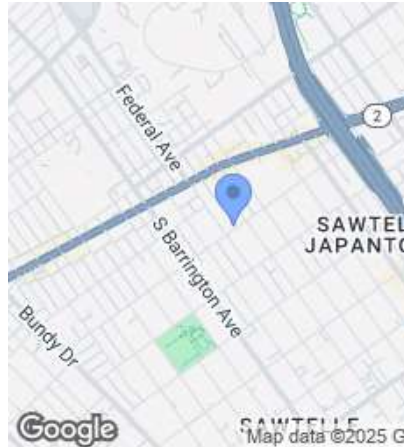
Office: 818-709-7907 Ext 301

State Lic: 01226640

**11565 Iowa Ave, Los Angeles 90025****WLA - West Los Angeles**STATUS: **Active**LISTING ID: **SR25114750**PARCEL #: **4261013022**LIST PRICE: **\$1,900,000**LIST CONTRACT: **05/20/25**PROP TYPE: **Commercial Sale**PROP SUB TYPE: **Multi Family**LIST \$ ORIGINAL: **\$1,900,000**

SELLER WILL CONSIDER

CONCESSIONS IN OFFER:

SQFT(SRC): **2,192**SQFT LOT: **2,784**ACRES: **0.064**

BUSINESS NAME:

BUSINESS TYPE:

YEAR ESTABLISHED:

YEAR BUILT: **1928**SLC: **Standard**LEVELS: **2**

CURRENT USE:

MONTHLY RENT:

RENT MIN - MAX \$/SF/YR:

NUMBER OF UNITS: **3**ENTRY LEVEL: **1**BUILDING STATUS: **Existing**

OCCUPANCY:

BUILDING \$/PER SQFT: **\$866.79**

LAND \$/PER SQFT:

DAYS ACTIVE IN MLS: **64**COUNTY: **Los Angeles**

PARCEL MASTER:

INVEST?: **A/C:Yes**FENCE: **HEAT:Yes****DESCRIPTION**

**Exceptional and Rare Three Unit property in Santa Monica in close proximity to Wilshire district and Beverly Hills. This is a fully rented and perfect opportunity for a long term investment. The duplex have been renovated inside and out with high quality & modern touches including laminate floors, Quartz countertops and marble vanities, recessed lightings, double paned windows and top of the line appliances, washer and dryer inside each unit makes this property very UNIQUE. The original duplex offers a two bedrooms and one bathrooms each and the recently Built ADU has Two bedroom and two bath. The free standing unit has cozy patio like front porch plus a BBQ area in the back.**

BUSINESS URL:

**BUILDING DETAILS**

FEATURES:

HEATING: **Central**LAUNDRY: **Dryer Included, Washer Included**

CLEARANCE:

INDUSTRIAL TYPE:

OFFICE CLASS:

ROOFING:

SECURITY:

CONSTRUCTION:

LOT: **0-1 Unit/Acre, Rectangular Lot****UTILITIES**

ELECTRICITY:

AMPERAGE:

VOLTS:

UTILITIES:

WATER: **Public****BUSINESS DETAILS**

OWNERSHIP:

DAYS / HOURS OPEN:

FULLTIME EMPLOYEES:

LEASE EXPIRES:

EQUIPMENT VALUE:

SPECIAL LICENSES:

PART TIME EMPLOYEES

ACTUAL RENT:

INVENTORY VALUE:

YEARS CURRENT OWNER:

HOURS OWNER WORKS:

LEASEABLE SQFT:

MONTHLY NNN:

PARKING TOTAL:

**SQUARE FOOTAGE**

CONDO SQFT:

HIGH TECH FLEX SQFT:

RETAIL SQFT:

TOTAL SQFT:

INDUSTRIAL SQFT:

INDUSTRIAL MIN/MAX:

DIVISIBLE SQFT:

LAND \$/PER ACRE:

OFFICE SQFT:

OFFICE MIN/MAX:

RESIDENTIAL SQFT:

**PARKING**

PARKING TOTAL:  
UNCOVERED:

CARPORT:  
PARKING RATIO:

LAND

LAND USE:  
LOT SIZE DIM.:  
TOPOGRAPHY:

BUILDER NAME:  
ZONING:  
SURVEY TYPE:

PARK NAME:  
PHASE:

TERMS

LEASE RENEW OPTION?:  
LISTING TERMS: **Cash, Cash to New Loan**  
EXISTING LEASE TYPE:  
INCLUSIONS:  
EXCLUSIONS:

LEASE ASSIGNABLE?:  
FINANCIAL RMKS:  
CLOSE DATE:

MIN. DOWN AMOUNT:  
OWNERSHIP TYPE:  
BAC:

OWNER / TENANT

OWNERS NAME:  
OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS:

# of UNITS LEASED: **3**  
ANCHORS / CO-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE: **\$0**

**ANNUAL EXPENSE INFORMATION**

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE: **\$4,000**  
ELECTRICITY: **\$0.00**  
WATER/SEWER: **\$0**  
TRASH: **\$0**

PROFESSIONAL MANAGER:  
RESIDENTIAL MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER: **\$16,000**  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

**ANNUAL OPERATING INFORMATION**  
GROSS SCHEDULED RENTS: **\$119,940**  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE: **\$20,000**  
NET OPERATING INCOME: **\$119,940**

**INVESTMENT INFORMATION**

ACCOUNTING:  
OPERATING EXPENSES: **\$0**

GROSS OPERATING INCOME:  
NET OPERATING INCOME: **\$119,940**

VACANCY ALLOWANCE RATE:  
CAP RATE:

**TAXES**

TAX RATE:  
TAX OTHER ASSESSMENT: • \$303 (Estimated)

TAX ANNUAL \$:

TAX YEAR:

UNITS

TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1	2	2		\$3,395	
2	1	2	2		\$3,400	
3	1	2	1		\$3,200	

PHOTOS