

2204 Crenshaw Blvd
Los Angeles, CA 90016

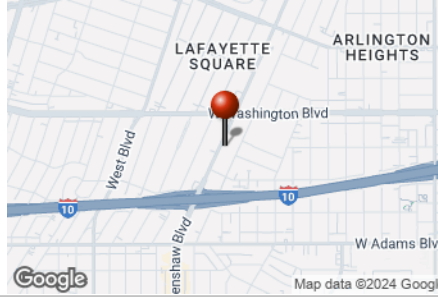
2
of Units

2,862/Vendor
Enhanced
Sqft

7,743 Lot Size
Vendor
Enhanced

Income
LP \$1,190,000 ↓

\$
Active



Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$415.79
Vacancy	0
Total Bedrooms	6
Total Bathrooms	6.00
MLS#	24-438909
APN	5060-005-011

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$2,800.00	\$2,800.00	\$3,200.00
Unit 2	2	3	2.00	No	\$2,800.00	\$2,800.00	\$3,200.00

Directions: On Crenshaw Blvd between Washing Blvd to the north and 23rd ST to the south.

Remarks: Well-kept 2-unit property that is easy to maintain. Superb opportunity for investors and owner-users. There is enough space in the back lot to build an ADU to add asset value. Two units will be delivered vacant at COE. The vacant unit offers an increase in rental income or a unit for the owner to occupy and collect rent from the other unit. Great location offering convenient access to 1-10 freeway and proximity to Koreatown and Downtown to enjoy various venues of popular eateries, highly regarded restaurants, entertainment, shopping centers, market, and other necessities. Once the escrow is closed, both units will be vacated.

Agent Remarks: ***1. DISCLAIMER: PROPERTY SHALL BE SOLD IN ITS CURRENT" AS-IS "CONDOTION. SELLER AND LISTING AGENT DO NOT GUARANTEE THE ACCURACY OF ANY & INFORMATION PER MLS. LISTED INFORMATION IS DEEMED TO BE RELIABLE BUT THE BUYER AND/OR SELLING AGENT SHALL VERIFY ALL INFORMATION THROUGH DUE DILIGENCE FOR THEIR OWN SATISFATION. ***2: COMMUNICATION: please direct all inquiries to LA1 via phone or email and send documents and files, including offers with POF & pre-approval to jenniferoh4678@gmail.com. ***3: SHOWINGS: please refer to Showing Remarks. Showing will be in accordance with the order of the C.A.R. guidelines and the health department.

Showing Remarks: Call Stella Kim at (213) 503 8070. Tenant occupied. Do not disturb tenants. Submit offers subject to inspection.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$67,200
Total Expense	\$16,068
NOI	\$51,132
Gross Income	\$67,200
Cap Rate	
GRM	67200.00
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	APT
Year Built/Source	1912/Vendor Enhanced
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 42
List Date	09-11-2024	
List Price	\$1,190,000	
Orig List Price	\$1,190,000	
Status Date	09-11-2024	
Change Date/Type	10-04-2024/Price Change	
Sale Type	Standard	
Listing Type	Exclusive Right	
Disclosure	As Is	
Seller Concessions?	Maybe	

Land/Parking Info	
Zoning	LAR3
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Driveway
Total Parking	4
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	Yes
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Showing Info	
Contact Name	Stella Kim
Contact Phone	213-503-8070
Occupancy/Show	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

Interior Features	
AC/Cooling	Ceiling Fan, Wall/Window
Heating	Wall
Equip/Apppl	Alarm System, Antenna, Cable, Dishwasher, Dryer, Garbage Disposal, Gas Dryer Hookup, Hood Fan
Flooring	
Laundry	In Unit
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

Jennifer Oh	
Max Mega Group DRE#: 02088571	
Seller's Agent1 CALDRE#: 01951084	
Phone / Cell	p: 213-434-4678 / c: 213-434-4678
Email	jenniferoh4678@gmail.com
Office Phone	323-692-9900

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 © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: MiJeong Kim CALDRE# 01887660

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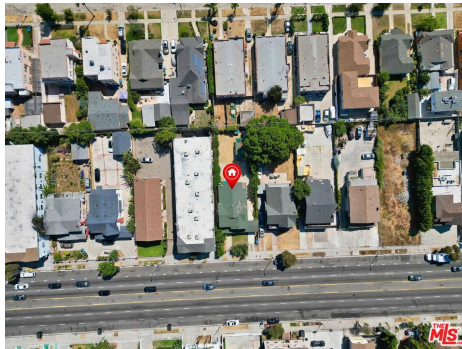
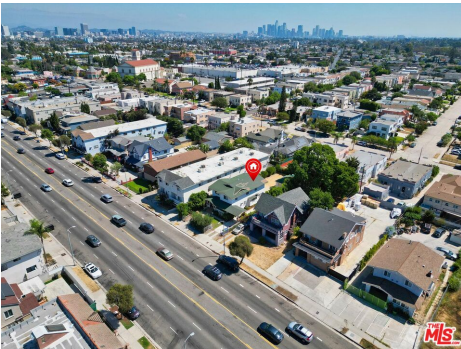
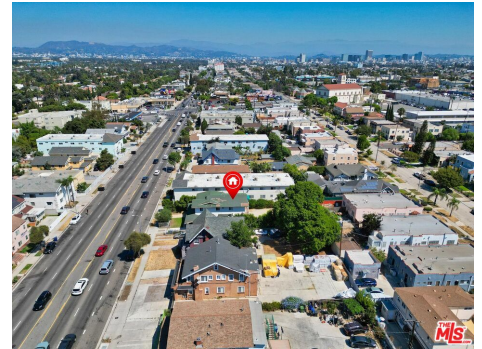
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