

251 41st Place

Los Angeles CA, 90037

\$1,495,995



Units	Bd/ Bt	CAP	GRM	GOI
6	11/7	8.5%	9.15	\$163,896

Prime Investment Opportunity – High-Performing

This property is a **high-revenue-generating cash cow**, boasting a **cap rate of over 7%**, making it an exceptional investment.

- **Extensive Exterior Upgrades**: The building has been significantly improved with **new stucco, fresh paint, a new electrical panel, and a fully inspected and repaired roof**, ensuring long-term durability and reduced maintenance costs.
- **Modernized Interior**: Every unit has been **extensively remodeled**, featuring **updated electrical systems, new piping, renovated kitchens and bathrooms, and upgraded flooring**, enhancing tenant appeal and rental value.
- **High Revenue & Strong Returns**: With its **fully upgraded condition, modern amenities, all units rented and high demand**, this property delivers **consistent rental income**, making it a **lucrative, low-maintenance investment** for serious investors.



LISTING AGENT

Fred Bastanfar

Mobil: 310-486-1224

DRE 01738433

Joe Solamany

Mobil : 310-666-7822

DRE 01301571

Keller Williams



Summery

Price	\$1,495,000	Building Size	3,609
GOI	\$163,896	Lot size	6,750
Total Expenses	\$34,827	Stories	2
NOI	\$127,430	Year Built	1955/2025
Cap Rate	8.5 %	No units	6
GRM	9.15	Building type	Stucco
Market GOI	\$190,200	Upgrades	Yes
Market NOI	\$155,373	APN	5111021017
Market Cap Rate	9.98%	Unit Mix :	1x 3Bd, 4X 2Bd 1X single
Market GRM	7.89	ADU	2025

Property Highlights

- **High Revenue Potential:** With its upgraded condition and desirable features, the property generates strong rental income, making it a lucrative investment opportunity. The combination of low maintenance costs and high tenant demand ensures consistent and profitable returns.
- **Extensive Exterior Upgrades :** The building underwent significant renovations, including the replacement of old stucco with new stucco and fresh paint, enhancing its appearance and durability. A new electrical panel was installed for improved safety and efficiency, while the roof was thoroughly inspected and repaired to ensure long-term structural integrity.
- **Modernized Interior:** All units have been extensively remodeled, featuring updated electrical systems, new piping, renovated kitchens and bathrooms, and upgraded flooring. These enhancements provide a modern and comfortable living environment for tenants.

Financial

Rent Income

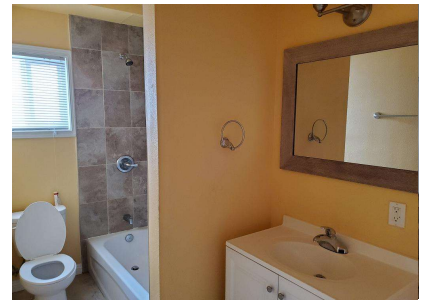
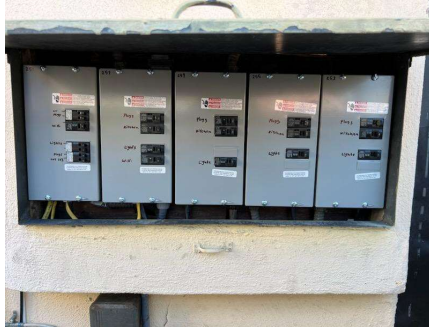
Unit #	Br	Ba	Monthly
1	3	2	\$3,481
2	2	1	\$2,380
3	2	1	\$1,990
4	2	1	\$2,084
5	2	1	\$2,023
6 **	0	1	\$1,700
6	11	7	\$13,658

** Unit Number 6 is vacant estimated rent

Expenses

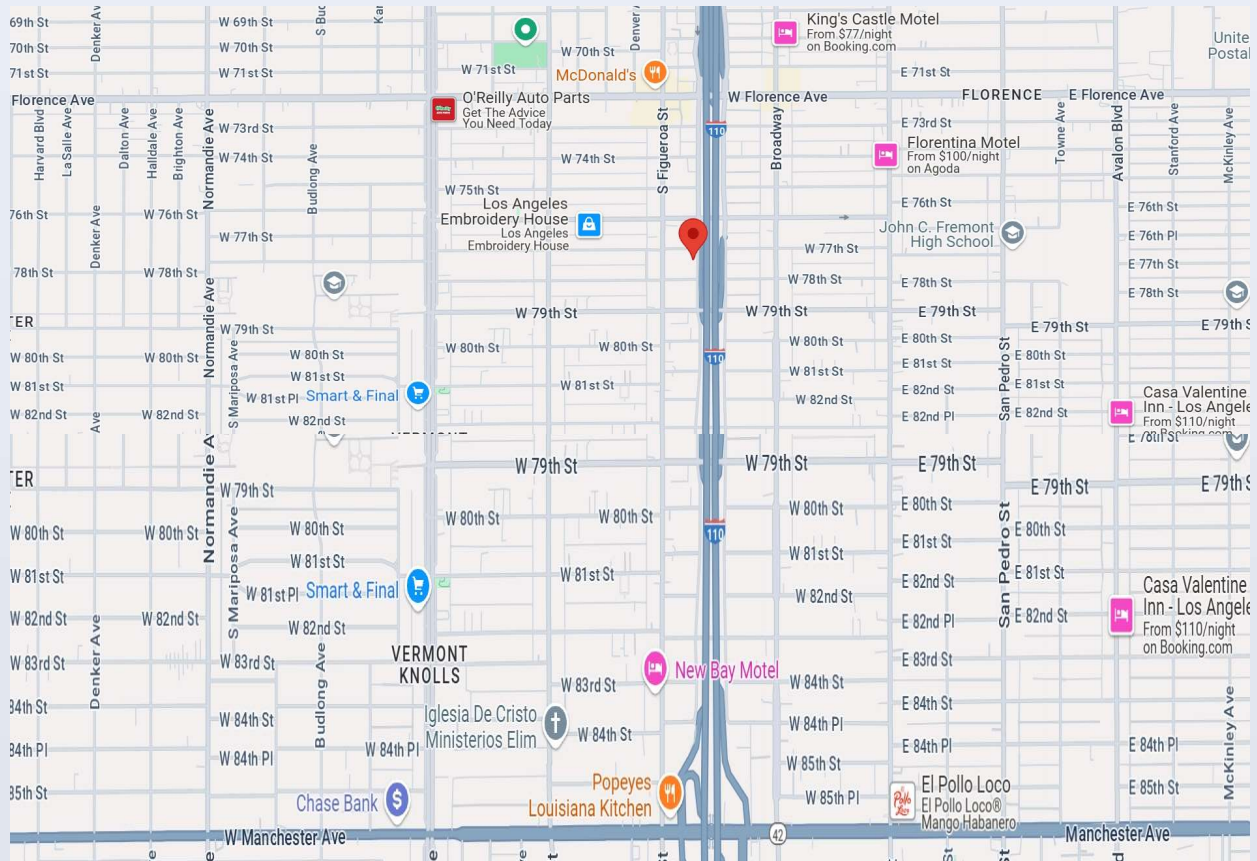
Type	Monthly	Yearly	% Income
Insurance	\$ 488	\$ 5,847	3.56%
Landscaping	\$ 80	\$ 960	0.58%
Maintenance	\$ 180	\$ 2,160	1.31%
Rubbish	Tenants	Tenants	0.00%
Taxes	\$ 1520	\$ 18,239	11.12%
Utilities	\$ 415	\$ 4,980	3.03%
Pest Control	\$ 80	\$ 960	0.58%
License	\$ 60	\$ 720	0.43%
Supply	\$ 75	\$ 900	0.54%
Total :	\$ 2,897	\$ 37,766	21.21%
Per Net Sq. Ft.:	\$ 0.61	\$7.38	
Per Unit:	\$ 482.33	\$5,794	

Pictures



Location

E Ga
Avalon Blvd
E Floren
Los
otobase
CO
hesterAv
I
Avalon Blvd
E 9



3771 Mountain Vista Dr.

Seattle, WA, 98111

\$915,000



Renovated in 2009, perfectly blending elegance with functional living space. Excellent floor plan with 3 beds up and 1 on main. Open living, kitchen & dining w/ huge fireplace & Sound views. Spacious kitchen featuring high quality stainless steel appliances and fixtures.

Located in a friendly neighborhood with lots of sunlight, large backyard that is perfect for entertaining, master suite with 8 x 13' bathroom (including heated floor, two sinks, jacuzzi, door to outside, and more), original oak cabinetry in kitchen.

Boasting a corner lot and great access to schools. This gorgeous modern home features all new basics from plumbing and electrical to energy efficient LED lighting throughout, along with quartz counters & custom cabinets in the kitchen, 10' ceilings on the main floor, 9' ceilings on the lower, yard with a great trees, a high efficiency furnace & a tankless water heater. A new foundation was installed to accommodate the addition of a basement or expansion. The new warm, natural detailing throughout makes this stunning home ready for move-in.



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