

Elham Khani

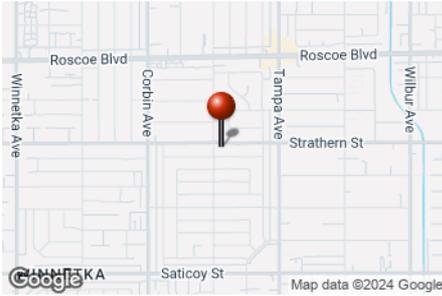
Coldwell Banker Realty

310.467.5906

19442 Strathern St
Reseda, CA 91335

3 # of Units	3,825/Builder Sqft	8,943 Lot Size Vendor Enhanced
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Income
LP \$2,299,999 \$ Active



Area	59 Reseda
Subdivision	
List Price Per Sqft	\$601.31
Vacancy	3
Total Bedrooms	7
Total Bathrooms	7.00
MLS#	24-455033
APN	2105-013-023
OPEN HOUSE	10/22/2024 (11:00AM-2:00PM) 10/27/2024 (2:00PM-5:00PM)

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	3.00	No	\$0.00	\$0.00	\$4,500.00

Directions: Between Roscoe and Saticoy. Between Tampa and Corbin

Remarks: Discover an exquisite, upscale property in the highly sought-after area of Reseda. Perfect for various uses, you can enjoy living in the main house and rent the other two units, multifamily housing, student housing, fraternity/sorority house, elderly /assisted living, nursing care, hospice care, or sober living. This versatile property includes three units. The main house fully remodeled 2024 offers 3 bedrooms and 2 bathrooms, filled with natural light and featuring an open floor plan with large windows. It has beautiful flooring, a high-end kitchen with stainless steel appliances, quartz countertops, and a large island. The master suite includes a walk-in closet and en-suite bath with a shower over the tub. The second bedroom is near a full bath, and the third has its bathroom. The property boasts a backyard with a pool, totaling 1,625 sqft. The second and third units: These brand-new units are 2-bedroom, 2-bathroom feature solar panels, recessed lighting, waterproof laminate floors, and a shaker cabinets kitchen with quartz countertops and stainless-steel appliances master bedroom with an en-suite bath, and a second bedroom near a full bathroom. While there's no garage, it offers gated parking and ample street parking, with a secure gated entrance for added peace of mind. Ideal for modern, convenient living! All units have their washer and dryer. Units two and three each are 1100 sqft. Totaling 3,825 Sqft

Agent Remarks: Broker/agent does not guarantee the accuracy of square footage, lot size, ordinances, zoning, rent control, permits, use code, schools, and or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyers are advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Showing Remarks: Easy to show

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	
GOI	\$134,400
Total Expense	\$37,200
NOI	\$97,200
Gross Income	\$134,400
Cap Rate	4.20
GRM	134400.00
Actual AGR	
Actual GAI	\$134,400
Gross Equity	
Owner Pays	
Actual Rent Total	
Financial Info As Of	
Tenant Pays	
Vacancy Allowance \$	
Vacancy Allowance %	3.00
Lease Mo/Yr Terms	

Structure Info	
Type of Units	modern
Year Built/Source	1953/Vendor Enhanced
Stories	2
Buildings	2
Security	Automatic Gate, Carbon Monoxide Detector(s), Exterior Security Lights, Fire and Smoke Detection System, Gated, Fire Sprinklers, Smoke Detector
Sewer	
Style	
Property Cond	
View	
Water	
Price Per Unit	
Type of Business	
Water Heaters	Yes
Direction Faces	
ADA Compliance	
Additions/Alterations	Yes
Building Permit	Yes
Personal Prop \$	
Personal Prop %	
Water Heater Feat	
Levels	One Level

Contract Info		DOM 1
List Date	10-20-2024	
List Price	\$2,299,999	
Orig List Price	\$2,299,999	
Status Date	10-20-2024	
Change Date/Type	10-21-2024/New Listing	
Sale Type	Standard	
Listing Type	Exclusive Agency	
Disclosure	As Is	
Seller Concessions?	Yes	
Scope Of Service	Full Service	

Accessory Dwelling Unit #1			
Attached	Yes	Bedrooms	2
Type	Standard	Bathrooms	2
Occupied	No	Year Built	2024
Separate Address	Yes	Year Built/Src	Builder
Parking	Yes	Living Area	1,100 sq. ft.
Rented	No	Living Area/Src	Builder
Rent Amount		Gas Meter	
Rent Until Date		Water Meter	Shared
Entry Level		Electric Meter	Separate
Levels	One	Access Type	Separate
Kitchen Features	Range,Refrigerator,Sink,See Remarks		

Accessory Dwelling Unit #2			
Attached	Yes	Bedrooms	2
Type	Standard	Bathrooms	2
Occupied	No	Year Built	2024
Separate Address	Yes	Year Built/Src	Builder
Parking	Yes	Living Area	1,100 sq. ft.
Rented	No	Living Area/Src	Builder
Rent Amount		Gas Meter	
Rent Until Date		Water Meter	Shared
Entry Level		Electric Meter	Separate
Levels	One	Access Type	Separate
Kitchen Features	Range,Refrigerator,See Remarks,Sink		

Land/Lot Info	
Zoning	LARS
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	74x120/VN/4963
Lot Acreage	0.205
Alley	
Paved	
Price Per Acre	
Lot Descr.	
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Assigned, Driveway, Uncovered, Driveway - Concrete, Direct Entrance
Total Spaces	4
Covered Spaces	0
Uncovered Spaces	4
Garage Spaces	
Carport Spaces	
Garage Structures	

Interior Features	
AC/Cooling	Air Conditioning
Heating	Central
Equip/Apppl	Built-Ins, Garbage Disposal, Dryer, Dishwasher, Hood Fan, Microwave, Washer, Solar Panels, Refrigerator, Range/Oven
Flooring	Laminate
Laundry	In Unit
Laundry Equip	
Rooms	Walk-In Closet, Two Masters, Dining Area, Master Bedroom
Interior Features	
Kitchen Features	
Bathroom Features	2 Master Baths, Remodeled
Bedroom Features	WalkInCloset, Master Bedroom
Common Walls	
Cooking Appliances	Built-In Electric, Built-In Gas, Built-Ins, Microwave, Range, Range Hood
Disability Access	
220-Volt Location	
TV Services	

Exterior Features	
Construction	
Exterior Constr	
Pool	In Ground
Roofing	
Spa	
Foundation Details	
Other Struc Feat	High Ceilings (9 Feet+)
Other Structures	None
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

Unit(s) Details		Tax and Assessed Info		Location	
# w/Carpet		Tax New		County	Los Angeles
# w/Dishwasher	3	Tax Percent		Country	UNITED STATES OF AMERICA
# w/Disposal	3	Tax Rate		Map	
# w/Drapes		Tax Rate Year		Cross Streets	
# w/Elec Meter	3	Tax Total		School District	
# w/Gas Meter	1	Assessed Improvement Value	\$70,903	Water District	
# Leased		Assessed Imporvement %	39.42	Waterfront	
# w/Patio		Assessed Land Value	\$108,943	Alt St. Name	
# w/Range	3	Assessed Land %	60.58		
# w/Refrigerator	3	Assessed Total Value	\$179,846		
# w/Garages		Transfer Taxes (Y/N)			
# w/Wall AC					
# w/Water Meter	1				

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	Solar
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	Seller Owned
Lease Amount (Monthly)	
Lease Term	

Showing Info		Showing Info		Sale/Sold Info	
Contact Name	Ellie Khani	Lockbox Location	Call Seller's Agent	Contract Date	
Contact Phone	310-467-5906	Lockbox Type		Sold Date	
Occupancy/Show		Occupant Type	Vacant	Sold Price	
		Gate Code		Sold Price/SqFt	
				Sale Terms	
				SP/LP	

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