

Active • Triplex

\$749,900

44817 Redwood Ave • Lancaster 93534

17 days on the market

**3 units • \$249,967/unit • 2,800 sqft • 7,503 sqft lot • \$267.82/sqft •
Built in 1963**

Listing ID: SR25073211

Take 14 N freeway. Exit on Avenue I. Head east. Right on Redwood Avenue.



TRIPLEX PROPERTY with an 8.0% CAP RATE 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). Landlord pays for water & trash. The back unit, (2 beds, 1 bath) is currently vacant. Tenants pay for electricity, and gas. Subject property features NEW EXTERIOR PAINT, and the vacant unit offers NEW INTERIOR PAINT, NEW CARPET, TILE COUNTERS in the kitchen, and NEW LAMINATE FLOORING in the kitchen. There is also a detached carport for tenants. Tenants are on a month-to-month lease.

Facts & Features

- Listed On 04/14/2025
- Original List Price of \$749,900
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- \$1,543 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 8
- \$66600 Gross Scheduled Income
- \$60000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
- Floor: Carpet, Laminate
- Appliances: Gas Range
- Other Interior Features: Tile Counters

Exterior

- Lot Features: Desert Back, Desert Front, Lot 6500-9999, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,400
- 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	\$1,850	\$1,850	\$1,850

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

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

Israel Sanchez

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Century 21 Doug Anderson

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Lancaster, 93534

CUSTOMER FULL: Residential Income LISTING ID: SR25073211

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