

GoldenBee Properties

STATUS: Sold **ADDRESS:** 117 ROSEMONT AVE , LOS ANGELES ,CA 90026 **DOC(S):** 1 **SP:** \$865,000



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RESIDENTIAL INCOME	DOM/CDOM: 100/100	AREA: (21) Silver Lake - Echo Park	MLS#: 13-714151	LD: 10/23/2013
APN: 5157-011-011	ADP:	STYLE:	MAP: 634/C1	SP: \$865,000
NUM UNITS: 1	APX LSZ: 8,001/VN	POOL: No	CVD PKG:	SD: 01/31/2014
SUB:	APX SF: 5,200/OT	APX LDM:	TRASH:	NUM PKG: 4
YB: 1927	GI: \$68,460	GRM: 13.50	SCHED/ACT: Actual	WATER:
RC:	GOI: \$68,460	CAP: 5.50	TAXES:	VAC: 0%
CONST:	AOE:	INS:	GRDN:	MGMNT:
NUM STO: 2	ATE: \$17,321	ELEC:	MAINT:	POOL EXP:
ZONE: LAR3	NOI: \$51,139	GAS:	MGR:	ELEV:
ASSED IMP	ASSED TOT VAL:		ASSED LND	LT: EA
VAL: \$188,657.00			VAL: \$610,365	

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	4	1	1.00	No	\$650
Unit 2	4	1	1.00	No	\$776

DIRECTIONS: 101 south to Alvarado, south on Alvarado, west on Beverly Blvd and north on Rosemont Ave.
REMARKS: This 8-unit complex is an investor's dream with tons of upside potential. Located in a highly desirable area close to Downtown, Silver Lake and Echo Park. The complex consists of four individual 1/1 bungalows and a four-plex all behind a secured gate. Complex is always rented and has had many updates including copper plumbing and foundation reinforcements. Projected annual rent at 9.6 GRM.

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AIR: Wall Unit(s)	HEAT: Wall Gas
ROOF:	FIN:
WATERFRONT:	DISC: As Is
SEWER:	TYPE: Bungalow
EQUIP: Range/Oven,Refrigerator	TENANT PAYS: Electric,Gas
OWNER PAYS:	OCC/SHOW: Subject To Inspection
SPA:	SALE TYPE: Standard
LAND TYPE:	

LP: \$925,000	DOM: 100	LD: 10/23/2013	SP: \$865,000	SSP:	BLOG Y/N: Yes	LP/SF: \$177.88
OLP: \$925,000	CDOM: 100	CD: 11/14/2013	SD: 01/31/2014	WD:	AVM Y/N: Yes	SP/SF: \$166.35

LA1: Isaac Berneman	DRE: 00532290	LA2:	DRE: N/A
PH: 888-721-2228	CELL: 310-880-9651	FAX: 888-522-6534	FAX:
LO1: Isaac Berneman	PH: 323-935-1555	LO2:	PH:
info@goldenbeerealty.com			

SA1: David Berneman	DRE: 01912734	SA2:	DRE: N/A
PH: 888-721-2228	CELL: 888-721-2228	FAX: 888-522-6534	FAX:
SO1: Golden Bee Realty	PH: 888-721-2228	SO2:	PH:
david@goldenbeerealty.com			

CSO: 2.0% **LT:** EA **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:**

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. Copyright © 2014 by TheMLS.com. Information deemed reliable but not guaranteed. Presented by: Isaac Berneman CalBRE# 00532290