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David Bramante

Marcus & Millichap | Real Estate Investment Services

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STATUS: [Active](#) **ADDRESS:** [1451 West Court Street, LOS ANGELES, CA 90026](#) **LP:** [\\$425,000](#)



[Add'l Photos](#)



[Larger Map](#) [Aerial Map](#) [Plat Map](#)

RESIDENTIAL INCOME	DOM: 0	AREA: (999) Out of Area	MLS#: S09124566MR	LD: 11/24/2009
APN: 5160-003-010	ADP:	STYLE:	MAP: 634/D1	SP:
NUM UNITS: 5	APX LSZ: 6,621	POOL:	CVD PKG:	SD:
APX SF: 3,106	APX LDM:	GRM: 8.72	TRASH:	NUM PKG:
YB: 1921	GI: \$0	CAP: 8.05	SCHED/ACT:	WATER:
RC:	GOI:	INS:	TAXES:	VAC:
CONST:	AOE:	ELEC:	GRDN:	MGMNT:
NUM STO:	ATE: \$	GAS:	MAINT:	POOL EXP:
ZONE:	NOI: \$34,209		MGR:	ELEV:
ASSED IMP VAL:	ASSED TOT VAL:		ASSED LND VAL:	LT: ERS/

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	3	1	1.00		\$744
Unit 2	1	2	1.00		\$1,000
Unit 3	1	2	1.00		\$829

DIRECTIONS:

REMARKS: We are pleased to present 1451 West Court Street in Los Angeles, California. The building is located in the Los Angeles neighborhood of Echo Park, which is adjacent to Downtown Los Angeles and has been the site of widespread gentrification over the past few years. The property itself is made up of two structures. One is a two-bedroom/one-bathroom detached dwelling and the other is a four-unit apartment building made up of one two-bedroom/one-bathroom unit and three one-bedroom/one-bathroom units. The only utility expense the owner covers is the general water bill, helping to keep overall expenses much lower than is often experienced with buildings in this area and vintage. The property is located in close proximity to the Echo Park Pool and Boys & Girls Club of Echo Park. The building is being offered with a very strong cash flow and should be a simple and strong asset going forward. This is an opportunity to own real estate in an up and coming market at a strong rate of return.

AIR:	HEAT:
ROOF:	FIN: Cash To New Loan
WATERFRONT:	DISC:
SEWER:	TYPE:
EQUIP:	TENANT PAYS:
OWNER PAYS:	OCC/SHOW: Call LA 1
SPA:	

LP: \$425,000	DOM: 0	SP:	SSP:	OLP: \$425,000
LD: 11/24/2009	CD:	SD:	WD:	

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 © 2009 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: David Bramante DRE# 01511588

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