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CNE, PSA, CBR, CLHMS, SRES, SRS, PMC

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12747 MITCHELL AVE
LOS ANGELES, CA 90066

5
of Units

3,062/AS
Sqft

7,099/AS
Lot Size

Income
LP \$2,075,000 ↓

\$
Active



Area	13 Palms - Mar Vista
Subdivision	
List Price Per Sqft	\$677.66
Vacancy	0
Total Bedrooms	6
Total Bathrooms	5.00
MLS#	18-331148
APN	4236-019-024

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$2,862.25	\$34,347.00	\$34,347.00
Unit 2	1	1	1.00	No	\$1,434.69	\$17,216.00	\$17,216.00
Unit 3	1	1	1.00	No	\$1,168.22	\$14,019.00	\$14,019.00
Unit 4	1	1	1.00	No	\$978.97	\$11,748.00	\$11,748.00
Unit 5	1	1	1.00	No	\$976.76	\$11,721.00	\$11,721.00

Directions: North of Washington Blvd, South of Venice Blvd, West of Wade and East of Beethoven

Remarks: Five unit property consisting of one 2 BR house and four 1 BR units. No vacancies and well located with easy access to the beach, shopping and transportation. Easy to manage as is and hold for continued appreciation or develop now into apartments or condominiums. The property continues to increase in value because of the relatively low rents and desirable location.

Agent Remarks: Lot is zoned R-3 with a 15' alley. Check with CoLA to determine the number of units that may be constructed on the property. Sale is subject to buyer cooperating with seller's 1031 exchange. Seller has an assumable loan to credit worthy buyer of approximately \$800,000 with Chase Bank. Any offer submitted to be on the CAR RIPA form and to include verification of funds and recent credit history.

Showing Remarks: Absolutely no showings prior to an accepted offer. Please do not go on the property or disturb any of the tenants.

Income Details		Structure Info		Contract Info		DOM 70
Scheduled or Actual	Actual	Type of Units	House + apts	List Date	04-08-2018	
Rent Control %	100	Year Built/Source	1962	List Price	\$2,075,000	
GOI	\$89,051	Stories	1	Orig List Price	\$2,095,000	
Total Expense	\$27,641	Buildings	2	Status Date	04-08-2018	
NOI	\$61,410	Security		Change Date/Type	06-13-2018/Price Change	
Gross Income	\$89,051	Sewer		Sale Type	Standard	
Cap Rate		Style		CSO	2.0%	
GRM	23.30	Prop Condition		Listing Type	Exclusive Right	
Actual AGR		View		Disclosure	As Is, CC and R, Owner Has R.E. License, Owner Is Listing Agent	
Actual GAI		Water				

Land/Parking Info		Community/Development		Showing Info	
Zoning	LAR3	Complex/Assoc Name		Contact Name	Listing Agent
Addl Parcel	No	Tax Mello Roos		Contact Phone	Listing Agent
Rent Control	Yes	Mgmt. Co. Name		Occupancy/Show	Accepted Offer, Call LA 1, Do Not Contact Occupant, Drive By
Land Type	Fee	Mgmt. Co. Phone		Lockbox Location	
Parking Type	Uncovered	Oth. Mgmt. Co. Name		Lockbox Type	
Total Parking	6	Oth. Mgmt. Co. Phone		Occupant Type	
Covered Parking				Gate Code	
Uncovered Parking	6				

Interior Features		Exterior Features	
AC/Cooling	None	Construction	
Heating	Wall Gas	Exterior Constr	
Equip/Apppl	Built-Ins, Cable, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Vented Exhaust Fan, Washer	Pool	
Flooring		Roofing	
Laundry		Spa	
Laundry Equip		Fence	

Lawrence Klein		Laura Klein		Esther P Klein	
Klein Real Estate		Klein Real Estate		Klein Real Estate	
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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. MLSPLUS™ Copyright © 2018 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Laura Klein CalBRE# 01435968