

Brett Freeman, Abbot Kinney Real Estate

310.435.6266

STATUS: Active

ADDRESS: 12603 WASHINGTON PL , LOS ANGELES 90066

LP: \$1,025,000



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OPEN HOUSE: [04/30/2010 \(5:00AM-5:15AM\)](#)

RESIDENTIAL INCOME

APN: 4235-006-016

NUM UNITS: 6

APX SF: 5,460/VN

YB: 1953

RC: 100

CONST:

NUM STO: 2

ZONE: LAR3

ASSED IMP VAL:

DOM: 0

ADP:

APX LSZ: 6,577/VN

APX LDM:

GI: \$82,476

GOI: 82476

AOE:

ATE: \$0

NOI: \$0

ASSED TOT VAL:

AREA: (13) Palms - Mar Vista

STYLE:

POOL: No

GRM: 12.42

CAP:

INS:

ELEC:

GAS:

MLS#: 10-446269

MAP: [672/C5](#)

CVD PKG: 6

TRASH:

SCHED/ACT: Actual

TAXES:

GRDN:

MAINT:

MGR:

ASSED LND VAL:

LD: 04/29/2010

SP: 0

SD:

NUM PKG: 6

WATER:

VAC: 0

MGMNT:

POOL EXP:

ELEV:

LT: ER

Type	Number of Units	Bedrooms	Baths	Furnished(y/n)	Revenue
Unit 1	1	2	1.00	No	\$1,016
Unit 2	1	2	1.00	No	\$1,072
Unit 3	1	2	1.00	No	\$1,210
Unit 4	1	2	1.00	No	\$1,145
Unit 5	1	1	1.00	No	\$1,012
Unit 6	1	1	1.00	No	\$1,018
Unit 7	1	0	0.00	No	\$200
Unit 8	1	0	0.00	No	\$200

DIRECTIONS: Exit 405 at Washington Blvd which exits on Sawtelle. Head North to Washington Pl and west on Wash Pl

REMARKS: Terrific 6 unit investment property near the beach. Long time tenants never a vacancy. The exterior has been recently remodeled and landscaped to drought tolerant that doesn't even require a gardener. Copper plumbing, new electric panels, new paint, new windows. Separately metered for gas and electric. Unit 7 is a rented garage and unit 8 is income from laundry room. This is a great bread and butter investment. Big upside in rents. Owner will consider financing with substantial down payment.

AIR: None

ROOF: Composition

WATERFRONT:

SEWER:

EQUIP: Garbage Disposal

OWNER PAYS: Water

SPA:

HEAT: Wall

FIN: Cash To New Loan, Owner May Carry

DISC: LA/Owner Related

TYPE: apt

TENANT PAYS: Electric, Gas

OCC/SHOW: Accepted Offer

LP: \$1,025,000

OLP: \$1,025,000

DOM: 0

LD: 04/29/2010

CD:

SP:

SD:

SSP:

WD:

BLOG Y/N: Yes

AVM Y/N: Yes

LA1: Brett Freeman

LA2:

LA1 EMAIL: brett@abbotkinneyrealestate.com

LO1: Abbot Kinney Real Estate

LO2:

CSO: 2.5%

LT: ER

LBA:

BAC: Yes

LA1 CELL: 310-435-6266

LA2 CELL:

LA2 EMAIL:

LO1#: 310-396-2600

LO2#:

LS: No

EO: No

LA1 OTHER:

LA2 OTHER:

LA1 FAX#: 310-396-0062

LA2 FAX#:

PROBATE: No

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 © 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Brett Freeman DRE# 01324784