

1480 W 46TH ST
LOS ANGELES, CA 90062

2
of Units

2,340/VN
Sqft

6,346/AS
Lot Size

Income
LP \$399,000 ↓

\$
Active



Area	34 Los Angeles Southwest
Subdivision	
Price Per Sqft	\$170.51
Vacancy	100
Total Bedrooms	4
Total Bathrooms	2.00
MLS#	15-942697
APN	5016-012-004

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$0.00	\$0.00	\$2,500.00
Unit 2	1	1	1.00	No	\$0.00	\$0.00	\$1,200.00

Directions: Just West of Normandie and North of Manchester Ave.

Remarks: PROBATE SALE subject to Court Confirmation and overbidding in Court. To be delivered VACANT at COE. Property sold As Is and Where Is. Property needs work. Buyer to conduct their own investigations. 2 separate garages and backyard. Lot of potential. The main house is huge 2 stories, with lots of storage space, and loft.

Agent Remarks: PROBATE SALE subject to Court Confirmation and overbidding in Court. To be delivered VACANT at COE. Please contact William Park at 310-357-3292 or Ricardo Martinez and 213-364-0308, if you have any questions.

Showing Remarks: Showing by appointment only.

Income Details	
Scheduled or Actual	Scheduled
Rent Control %	100
GOI	\$44,400
Total Expense	\$9,024
NOI	\$35,376
Gross Income	\$44,400
Cap Rate	8.90
GRM	8.98
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Duplex
Year Built/Source	1909
Stories	0
Buildings	2
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 356
List Date	09-22-2015	
List Price	\$399,000	
Orig List Price	\$499,000	
Status Date	09-22-2015	
Change Date/Type	06-20-2016/Back On Market	
Sale Type	Probate	
Court Approval	Yes	
CSO	2.50%	
Listing Type	Probate	
Disclosure	Court Approval Required, Probate	

Land/Parking Info	
Zoning	LAR1
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Covered Parking, Driveway
Total Parking	6
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Appointment w/List. Office, Appointment Only, Drive By
Lockbox Location	
Lockbox Type	Combo-See Remarks
Occupant Type	
Gate Code	

Interior Features	
AC/Cooling	Wall/Window
Heating	Floor Furnace, Wall
Equip/Apppl	Ceiling Fan, Garbage Disposal
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

Vineendra Jain	
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