

Cross Property 360 Property View

4711 Beverly Boulevard, Los Angeles, CA 90004

Listing

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STATUS: Pending

LIST PRICE: \$2,100,000

Melrose to Western (s) to Beverly (w)



OF UNITS TOTAL: 10
 SQFT(src): 8,706
 PRICE PER SQFT: \$241.21
 LOT(src): 7,003/0.1608 (A)
 LEVELS:
 YEAR BLT(src): 1963 (ASR)
 DOM / CDOM: 17/17
 SLC: Standard
 TOTAL OP. EXP: \$52,301.00
 NET OP. INCOME: \$142,915
 PARCEL #: 5522033010
 LISTING ID: SB19119058

Recent: 06/08/2019 : PEND : A->P

DESCRIPTION

EXCLUSIONS:

INCLUSIONS:

AREA: C16 - Mid Los Angeles
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: \$2,100,000
 SUB TYPE: (A)
 CMN WALLS: 2+ Common Walls
 PARKING:
 # OF BUILDINGS TOTAL: 1
 RENT CONTROL?: Yes
 PROPERTY ATTACHED?: Yes

ROOM TYPE: Living Room
 UTILITIES: Cable Available, Sewer Connected
 ELECTRIC:
 WATER: Public

COOLING: None
 HEATING: Wall Furnace, Natural Gas
 VIEW:
 WATERFRONT:
 LAUNDRY: Community, In Garage
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$199,200
 VACANCY ALLOWANCE \$/:%: \$3,984/2
 GROSS OPERATING INCOME: \$195,216
 NET OPERATING INCOME: \$142,915
 OPERATING EXPENSE \$/:%: \$52,301/
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME: \$792
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$52,301
 ELECTRIC: \$1,968
 GAS: \$2,417
 LICENSES: \$678
 NEW TAXES: \$26,250

FURNITURE REPLACEMENT:
 TRASH: \$0
 CABLE TV:
 GARDENER:
 INSURANCE: \$3,957

MAINTENANCE: \$6,714
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT: \$0
 WATER/SEWER: \$9,533

OTHER EXPENSE: \$531
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	1	1	1	Unfurnished	\$927	\$927	\$1,625	10
2:	1	2	1	1	Unfurnished	\$1,121	\$1,121	\$1,800	GAS METERS: 19

3:	1	1	1	1	Unfurnished	\$983	\$983	\$1,625	WATER METERS: 1
4:	1	1	1	1	Unfurnished	\$758	\$758	\$1,625	
5:	1	2	1	1	Unfurnished	\$1,256	\$1,256	\$1,800	
6:	1	1	1	1	Unfurnished	\$1,597	\$1,597	\$1,625	
7:	1	1	1	1	Unfurnished	\$1,097	\$1,097	\$1,625	
8:	1	1	1	1	Unfurnished	\$983	\$983	\$1,625	
9:	1	1	1	1	Unfurnished	\$1,538	\$1,538	\$1,625	
10:	1	1	1	1	Unfurnished	\$855	\$855	\$1,625	

INTERIOR

INTERIOR: **Tile Counters** APPLIANCES: **Gas Range** ENTRY/LEVEL: / SQFT STUDIO AVG:
 ACCESSIBILITY: **32 Inch Or More** FLOORING: **Carpet, Vinyl** FIREPLACE: **None** SQFT 1 BED AVG: **851**
Wide Doors SQFT 2 BED AVG: **949**
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR: SECURITY: **Smoke** LOT: **16-20 Units/Acre,** FENCING: **Stucco Wall**
 DIRECTION FACES: **South** Detector(s) **Back Yard** SPA:
 SEWER: **Public Sewer** POOL: **None**

BUILDING

BUILDER NAME: ARCH STYLE: **Contemporary** ROOF: **Composition** CONSTR MTRLS: **Drywall**
 BUILDER MODEL: DOORS: **Sliding Doors** FOUNDATION DTLS: **Walls**
 WINDOWS: **Blinds** **Concrete Perimeter,** OTHER STRUCTURES:
Raised NEW CONSTRUCTION YN: **No**
 PROP CONDITION:

GARAGE AND PARKING

UNCOVERED SPACES: PARKING TOTAL: **10** GARAGE SPACES: **10** CARPORT SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE: GREEN VERIFICATION BODY: GREEN VERIFICATION YR: GREEN VERI. RATING:
 GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
 WALKSCORE:

POWER PRODUCTION

POWER PROD TYPE: POWER PROD SIZE: POWER PROD YR INSTALL: POWER PROD ANNUAL:
 POWER PROD ANNUAL STATUS:

COMMUNITY

HOA DUES 1: HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:
 HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **2**
 COMMUNITY: **Sidewalks**
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:

LAND

LAND LEASE?: **No** ELEVATION: TAX LOT: **10** TAX BLOCK: **8**
 COMMON INTEREST: **Community** ASSESSMENTS: LOT SIZE DIM: TAX TRACT #: **5522**
Apartment ZONING: **LAR3**
 LAND LEASE AMOUNT: PARCEL #: **5522033010**
 LAND LEASE AMT FREQ: ADDITIONAL PARCEL(S): **No**

LISTING

BAC: **2.5%**
 BAC REMARKS:
 DUAL/VARI. RATE?: **No**
 CURRENT FINANCING:
 POSSESSION: **Close Of Escrow**
 FINANCIAL INFO AS OF:
 CONTINGENCY LIST: **Standard Contract**
Contingencies
 CONTINGENCY:
 PRIVATE REMARKS:

LIST TERMS: **Cash, Cash to New Loan**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES: **Property Report, Rent**
Control
 INTERNET, AVM?/COMM?: **Yes/Yes**
 INTERNET?/ADDRESS?: **Yes/Yes**

DATES

LIST CONTRACT DATE: **05/22/19**
 ON MARKET DATE: **05/22/19**
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: **06/08/19**
 MOD TIMESTAMP: **06/08/19**
 EXPIRED DATE:
 PURCH CONTRACT DATE: **06/08/19**
 ENDING DATE:

SHOWING INFORMATION

SHOW CONTACT TYPE: **See Remarks** LOCK BOX LOCATION: OWNER'S NAME:
 SHOW CONTACT NAME: LOCK BOX DESCRIPTION:
 SHOW CONTACT PHONE:
 SHOWING INSTRUCTIONS: **Subject to interior inspection**

DRIVING DIRECTIONS: Melrose to Western (s) to Beverly (w)

AGENT / OFFICE

LA: **(SBLISJAC) Jack Bliss**
CoLA:
LO: **(S4110) J & P Realty**
LO PHONE: **310-320-4921**
CoLO:
CoLO PHONE:

LA State License: **00479584**
CoLA State License:
LO State License: **00953389**
LO FAX: **310-328-8867**
CoLO State License:
CoLO FAX:
Offers Email: **JackIBliss@hotmail.com**

CONTACT PRIORITY

1.LA CELL: **310-418-7528**
2.LA DIRECT: **310-320-4921**
3.LA PAGER:
4.LA FAX: **310-328-8867**
5.LA VOICEMAIL:
6.LA EMAIL: **JackIBliss@hotmail.com**

COMPARABLE INFORMATION

CLOSE PRICE:
LIST PRICE: **\$2,100,000**
LIST \$ ORIGINAL:
PURCH CONTRACT DT:
06/08/19
DOM/CDOM: **17/17**

BA: ()
BO:
BA State License:
BO State License:

CoBA: ()
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING:
CONCESSIONS \$:
CONCESSION CMTS:
ENDING DATE:

ESTIMATED SELLING INFORMATION

BUYER AGENT: **CLW-C123866**
BA State License: **02002291**

BUYER OFFICE: **Silverwood Properties**
BO State License:

EST. COE/ENDING DATE: **09/05/19**



AGENT FULL: Residential Income LISTING ID: SB19119058 Printed by Habib Nassaney, State Lic: 000000000 on 06/10/2019 12:30:56 PM

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