

Off (,, USD)



**Location** **California**  
<https://www.genclassifieds.com/x-709943-z>

\*\*\*Another Off-Market Property Posted Today, 2015 10/28\*\*\*

## QUICK-CLOSING-DISCOUNTED PROPERTIES:

Property Listed is one of our fast moving, wholesale properties, offered Off-Market. Generally for investors-but open and offered to any qualified buyer.

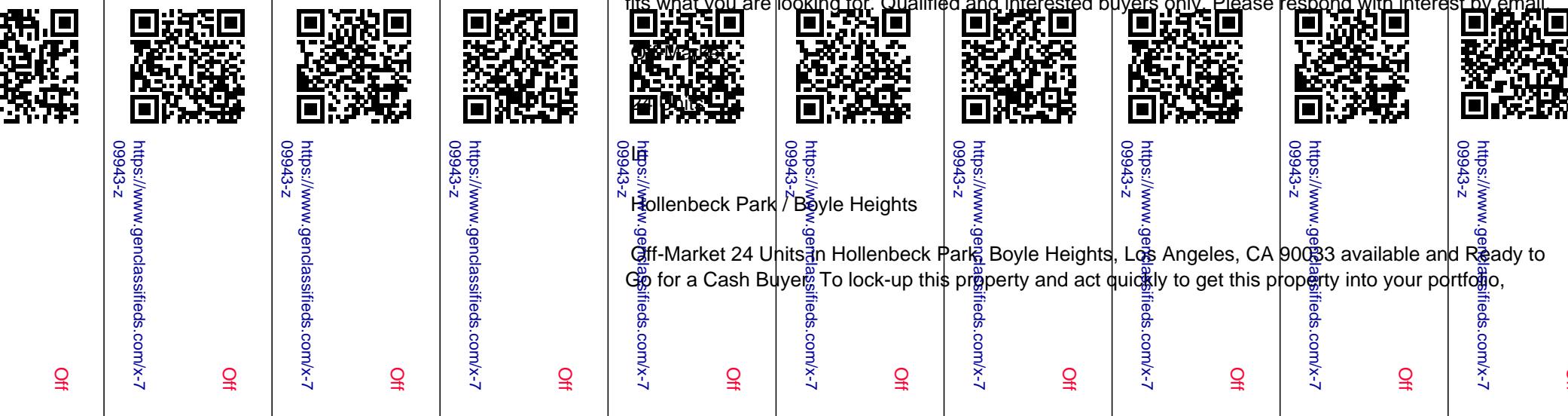
LISTED PROPERTY: Currently we are listing another one of our Southern California Properties in , the Hollenbeck Park / Boyle Heights Area of Los Angeles, California. See details below. Property is Offered Off-Market and listed as a discount property, quick close, sold as is, in the sought out, sought after Market of Southern California. Send a LOI and a POF right away to lock up this property before it gets away.

SELLER: Requesting a quick acting, quick closing, CASH Buyer-Looking for a great bargain investment property.

### IF INTERESED:

Please drive by the property to view the area and the property. If interested, act quickly. This property won't be on our Off-Market list for long. Please note that we can not hold or reserve the property. Due to the number of inquiries, we must receive a LOI and a POF from a serious buyer to hold the property and schedule a personal viewing of the property. Please do your due diligence to determine that this property

fits what you are looking for. Qualified and interested buyers only. Please respond with interest by email.



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please send LOI and POF as soon as possible. This will not last.

Off Market 24 unit Apartment facing the Hollenbeck Park in Boyle Heights! Buy and Hold for a 7% cap on actuals! Scrape and Develop Condos later. Zoned LAC2!

Property Description:

There are 23 units in the apartment. 5 have their own bathrooms.

18 rooms share 3 common bathrooms and 3 common kitchens.

2 of 7 on 1st floor, including manager

1 of 9 on the 2nd floor

2 of 7 on the 3rd floor

Rooms with their own bathroom (101A, 101C, 207, 305, 308)

I need to double check that 207 has a bathroom, but my notes reflect that.

Each room has a sink with hot and cold running water and a heater.

There are no fans in the rooms, no air conditioning units provided by owner.

Apartment pays for all utilities.

There is 1 vacancy (#303) in July. It was 100% filled in April and May.

One tenant has given notice for August (#209).

There is a fully executed offer, escrow is open, and its ready to ASSIGN to a Cash Buyer. Direct all responses to me by call/text/email.

OFF MARKET 24 UNITS!

photo streetview\_zps3xzb1nxa.jpg

2033 E. 4th Street, Los Angeles, CA 90033

Access Instructions: Appointment Only. Call/Text/Email Me.

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ONLY: \$1,194,800 (Fees Included)

Occupancy: 95%

Gross Income: \$152,880

ATE: 40%

NOI: \$91,728

Cap Rate: 7%

GRM: 8.5

Christian Simon  
Orange County Southern California