

4271 ROSEWOOD AVENUE, LOS ANGELES, CA 90004



OFF MARKET NEW CONSTRUCTION FOUR UNIT

OFFERED AT: **\$2,175,000**

APN:	5520-009-027
# of Units:	4
Year Built:	2018
Gross Living Area (GLA):	4,504
Gross Building Area (GBA):	5,381
Lot Size (SF):	5,985
Zoning:	R3-1
List Price:	\$2,175,000
Annual Gross Rent Income	\$154,200
Net Operating Income	\$111,439
GRM:	14.1
Cap Rate:	15.12%
Price per SF (GBA):	\$404.20
Price per SF (GLA):	\$482.90
Price per Unit:	\$543,750
Covered Parking:	4
Uncovered Parking:	4
Laundry:	Private Each Unit
Tenant Meters (water/gas/electric):	4
Owner/Common Meters: (water/electric)	1
Floors:	3

5.12% CAP RATE / 14.1 GRM
CONSTRUCTION COMPLETE



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Streetlamp Partners, LLC is a managing partner in this development.
All marketing information provided by Civest Realty Services, DRE #01020312.