

EXCLUSIVE LISTING!

4665 Huntington Dr N, Los Angeles

Two 4-plex properties in El Sereno, can be purchased together or separately



SUMMARY

Subject Property:	4665 Huntington Dr N Los Angeles, CA 90032
Price:	\$700,000
Price per Unit:	\$175,000
Number of Units:	4
Year Built:	1955
Total Building Area:	2,020 SF
Total Lot Size:	4,200 SF
Zoning / Parking:	{Q}C4-1XL / 4
APN:	5213-012-037
Unit Mix:	3 x 1B + 1B 1 x 2B + 1B

Investment & Property Highlights

- 8 units total, with side by side 4 units buildings. Can be purchased together or separate
- Perfect buildings for owner occupant, extended family, or a first-time investment
- Significant upside in rents with +/- 90% upside!
- Nice unit mix: 3 – 1 bedrooms units and 1- 2 bedroom unit in each building.
- Opportunity to acquire with residential financing and lock in 30-year financing
- Individually metered for Gas / Electricity
- Great El Sereno location, proximity to Monterey Hills and Highland Park
- One of the oldest and hottest neighborhoods in LA!



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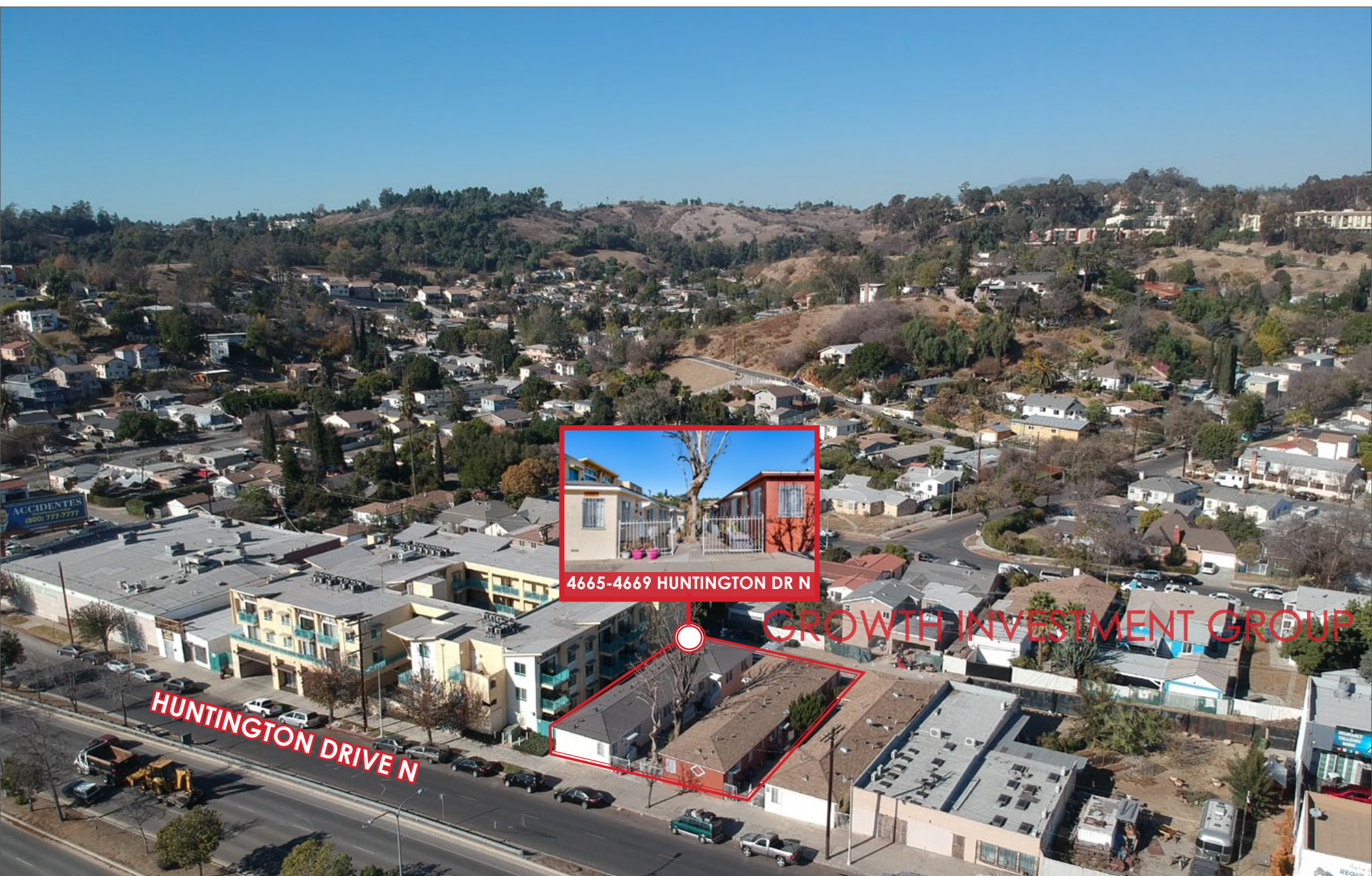
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GROWTH INVESTMENT GROUP



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