



Classic Spanish triplex located in the popular Fairfax district, a short distance to many attractions. The downstairs 3br/2ba flat would make an ideal home for an owner-occupant looking to combine income property. Two 2br/1ba units upstairs. 4-car garage in back, with 3 uncovered spots (7 total). Laundry room. Building has 4,446 total sq. feet on lot of 6,372 sq. feet. Units are very large, with classic period details, 10-foot beamed ceilings, and hardwood floors. Offers reviewed 1/13/19 and not before.



Units	Bed/Ba	Rents	Projected
1	3+2	\$2,784	\$3995
2	2+1	\$2,126	\$3250
3	2+1	\$2,130	\$3250
TOTAL RENTS		\$7,040 per mo \$84,480 annual	\$10,495 per mo \$125,940annual

Derrick Ruiz - Apartment Broker And Expert

(310)308-3174 eXp Realty of California Inc - 00919713 www.DerrickRuiz.com

429 N GENESEE AVE
LOS ANGELES, CA 90036

3
of Units

4,446/VN
Sqft

6,372/VN
Lot Size

Income
LP \$1,899,000

\$
Active



Area	19 Beverly Center-Miracle Mile
Subdivision	
List Price Per Sqft	\$427.13
Vacancy	0
Total Bedrooms	7
Total Bathrooms	4.00
MLS#	19-419328
APN	5527-028-008

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$2,784.00	\$2,784.00	\$3,750.00
Unit 2	1	2	1.00	No	\$2,126.00	\$2,126.00	\$2,750.00
Unit 3	1	2	1.00	No	\$2,130.00	\$2,130.00	\$2,750.00

Directions: South of Melrose, North of Beverly, east of Fairfax, west of La Brea

Remarks: Welcome to this classic Spanish style 2 story mid-century triplex, situated in the popular Fairfax Village neighborhood of Los Angeles. The property is zoned RD1.5 and located in a Tier 2 Transit Oriented Community. There is a 4-car detached garage in back, along with 3 uncovered parking spots. A laundry room with a washer/dryer adjoins the garage. The units are very large, with hardwood floors, high beamed ceilings, and classic period details for homes of this vintage; two have formal dining rooms. The 3-bedroom-plus-den/2-bath unit downstairs historically was--and would make--an excellent owner-occupied residence. (A basement is accessible from this bottom unit.) The top floor consists of two light, bright, and spacious 2-bedroom/1-bath units, both with tile bathrooms and rear balconies. The Fairfax Village neighborhood is very popular with tenants. The Grove, Farmers Market, Melrose Avenue, Fairfax High School, and many popular bars, restaurants, and coffee shops are all close by

Agent Remarks: Offers will be reviewed after Jan 13, 2019 and not before. Please do not walk on the property unless accompanied by the listing agent. Except as specifically arranged with potential owner-occupants, inside inspection with an accepted offer only. This is an AS-IS, trust sale (no court confirmation required). Cash or cash to new loan only (no seller-financing). see website at www.429NorthGenesee.com.

Showing Remarks: Please call listing agent

Income Details	
Scheduled or Actual	Actual
Rent Control %	100
GOI	\$0
Total Expense	\$0
NOI	\$0
Gross Income	\$84,480
Cap Rate	
GRM	22.47
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	2 story
Year Built/Source	1936
Stories	0
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 0
List Date	01-04-2019	
List Price	\$1,899,000	
Orig List Price	\$1,899,000	
Status Date	01-04-2019	
Change Date/Type	01-04-2019/New Listing	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	Trust/Conservatorship	

Land/Parking Info	
Zoning	LARD1.5
Addl Parcel	No
Rent Control	Yes
Land Type	
Parking Type	Detached, Garage - 4+ Car
Total Parking	7
Covered Parking	
Uncovered Parking	3

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	Call LA 1
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

Interior Features	
AC/Cooling	None
Heating	Wall Gas
Equip/Appl	Range/Oven
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

Derrick Ruiz eXp Realty of California Inc LA1 CALDRE#: 00919713	
Phone / Cell	p: 424-240-9319 / c: 310-308-3174
Email	derrick.ruiz@eXpRealty.com
Office Phone	888-584-9427

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. VESTAPLUS™ Copyright © 2019 by The MLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713