

\$4,100,000 - 4238 Lindblade Drive, Los Angeles

MLS® #23254583

\$4,100,000

15 Bedroom, 4.00 Bathroom, 10,080 sqft
Residential Income on 0 Acres

N/A, Los Angeles,

PORTFOLIO SALE the offering is also being sold with 3739 Inglewood Blvd, 12625 Mitchell Ave, 12806 Matteson Ave, 12811 Matteson Ave & 12814 Pacific Ave- This desirable location is centrally located between Palms, Culver City and Venice. Situated in one of the trendiest neighborhoods in Los Angeles, the offering is within walking distance to an array of shopping, entertainment and dining options. This collection of uniquely and rarely traded assets is being offered for sale for the first time in over 5 decades. The Collection contains an excellent unit mix consisting of five studios, 48 1-bedroom & 15 2-bedroom units, which are very suitable for today's market. The Portfolio is priced attractively at only \$250,000 per unit & a 13.7 Gross Rent Multiplier. The properties have all been kept mostly in original condition and have deferred maintenance. All properties require mandatory compliance for earthquake seismic retrofit. Buyers shall assume all responsibility and liability to ensure that compliance will be met with Los Angeles Department of Building and Safety, as the ownership is selling the assets in their "AS-IS WHERE IS" condition. This is a brilliant opportunity for a savvy investor to acquire an ultra-prime west side location with significant value-add potential. The Ownership will consider offers on the entire Collection as a whole portfolio or may elect to sell them individually. Currently 5 units will be delivered vacant at the close of escrow. All units are separately metered for gas & electric. There is



ample parking available on site for each property and on-site laundry (washer/dryer) for each building.

Built in 1963

Additional Information

City	Los Angeles
County	Los Angeles
Zip	90066
MLS® #	23254583
Bedrooms	15
Bathrooms	4
Square Ft	10,080
Lot Size	0.32
Neighborhood	N/A
Levels	Multi/Split
HOA Dues	\$

Listing Details

Listing Agent	Michael Monempour
Provided By:	Kidder Mathews of California, Inc.

Based on information from California Regional Multiple Listing Service, Inc. as of May 3rd, 2024 at 1:35am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.