

\$799,888 - 3172 Fairmount Street,

MLS® #CV24048715

\$799,888

5 Bedroom, 0.00 Bathroom,
Residential Income on 0 Acres

West City Terrace/ N Boyle Heights, , CA

Close to so many Hot spots in Los Angeles, this Fully Occupied Triplex with a Highly Desirable CAP RATE of 5.675% nests at the Top of a Hill with a view of Downtown Los Angeles and the Hollywood sign. West City Terrace/North Boyle Heights/below i10 freeway in a gem of a neighborhood. This INCOME INVESTMENT OFFERS 3 fully occupied units. There is a bonus unoccupied basement below the house that used to be a **4th Unit and can possibly be converted back to (4 UNITS). This **TWO ON A LOT** TRIPLEX ** generates a Gross Scheduled income of \$59,400.00 and has a NOI (NET OPERATING INCOME) of \$45,400.00 with expenses that include Water \$2,100, Insurance \$1,900, and New Taxes totaling(\$10,000) = \$14,000 EXPENSES) BENEFITS of SECTION 8: Guaranteed Payments, Lower Vacancy Rates, Steady Income, Long-Term Stability. PAID ON TIME. 5 BED | 3 BATHS ON Title. 2 Beds in main house, 2, 1 bed 1 baths in duplex each unit has washer dryer hookup.



Additional Information

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| County | Los Angeles |
| Zip | 90063 |
| MLS® # | CV24048715 |
| Bedrooms | 5 |
| Lot Size | 0.11 |

Neighborhood LOS ANGELES (90063)

Listing Details

Provided By: EXP REALTY OF CALIFORNIA INC

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