

HUGE UPSIDE RENTAL POTENTIAL - 4 UNITS IN LOS ANGELES

3619 Carlota Blvd., Los Angeles, CA 90031



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EXECUTIVE SUMMARY

The Growth Investment Group is proud to offer for sale, 3619 Carlota Blvd in Los Angeles, a property that is perfect for the first time apartment investor or an owner/user. The property is a 4-plex, laid out like two separate duplexes built in 1959 totaling 2,473 SF. The structures sit on a manageable 4,420 SF lot with ample parking and some green space for the tenants to enjoy.

This property presents excellent upside rental potential for the savvy investor who is able to renovate the units and obtain about a 50% rental upside for the building. Each of the units is currently getting much lower than the market rate. The property is located in Highland Park, which is one of the most promising up and coming neighborhoods in Los Angeles! Property values have skyrocketed in this market, and are expected to continue increasing in the coming years.

Exclusively Represented By:

Justin McCardle

Senior Associate -

Dir 909.486.2069

justin@GrowthInvestmentGroup.com

License No. 01895720

THE OFFERING

Price:	\$750,000
Price per Unit:	\$187,500
Price per Sq Ft:	\$303.27
Year Built:	1959
APN:	5446-027-023
Building Area:	2,473 sq.ft.
Lot Size:	4,420 sq.ft.
Zoning:	LARD 1.5
Number of Units:	4-units
Unit Mix:	4 X 2 Bed + 1 Bath
Parking:	8-spaces

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INVESTMENT HIGHLIGHTS

- Significant upside rental potential (Subject to rent control)
- Excellent unit density
- Manageable lot size
- Central location in Los Angeles
- Good unit mix: all 2 bedroom/ 1 bathroom

PROPERTY HIGHLIGHTS

- Low maintenance lot
- Two separate buildings mean tenants only share floor/ ceiling with neighbor
- Ample parking on the premises
- Great freeway access makes this location ideal for commuters
- Individually metered for gas and electricity.



EXCLUSIVELY LISTED BY:

Justin McCardle

Senior Associate -
Dir 909.486.2069
justin@GrowthInvestmentGroup.com
License No. 01895720

Jag Singh

Vice President
Dir 626.331.1234
jsingh@growthinvestmentgroup.com
License No. 01886951

Han Widjaja Chen, CCIM

President
Dir 626.594.4900
Han.Chen@GrowthInvestmentGroup.com
Broker License No. 01749321

Rosalina Tjandra

Senior Associate
Dir 626.589.8564
rtjandra@GrowthInvestmentGroup.com
License No. 01246962

Michael Knudsen

Director of Net Leased Investments
Dir 626.241.1955
mike.knudsen@GrowthInvestmentGroup.com
License No. 01840490

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