

\$2,100,000 - 1445 Calumet Avenue, Los Angeles

MLS® #24433023

\$2,100,000

0 Bedroom, 1.00 Bathroom, 3,144 sqft

Residential Income on 0 Acres

Angelino Heights, Los Angeles,

This private, charming, turnkey investment, with current cap rate of 5.6% and annual NOI over \$118,000/yr. could be yours. Sheltered behind a tall privacy hedge in the Angelino Heights HPOZ, sits 7 individual, well-maintained Craftsman single family bungalows, each with their own private patios and outdoor space. These units were fully renovated with permits in 2003 and converted into open concept studios; with vaulted ceilings, exposed beams and wood floors and windows. Because of its location in prime Echo Park, and its proximity to high-end amenities (newly renovated Echo Park lake, Lassen's, and multiple bars and restaurants), these units rent quickly. Well-maintained but with upside potential if you add laundry to each unit. Permit history, general and sewer inspections, and rent rolls available for viewing. Recent termite clearance provided. Motivated seller.



Built in 1922

Essential Information

| | |
|----------------|--------------------|
| MLS® # | 24433023 |
| Price | \$2,100,000 |
| Bathrooms | 1.00 |
| Square Footage | 3,144 |
| Acres | 0.15 |
| Year Built | 1922 |
| Type | Residential Income |
| Style | Bungalow |

| | |
|----------------|--------------------------------|
| Status | Closed |
| Listing Agent | Emily Johnson |
| Listing Office | Sotheby's International Realty |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1445 Calumet Avenue |
| Area | C21 - Silver Lake - Echo Park |
| Subdivision | Angelino Heights |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90026 |

Amenities

| | |
|----------|-----------------|
| Parking | None |
| Garages | None |
| Has Pool | Yes |
| Pool | Fenced |
| Security | Gated Community |

Interior

| | |
|-------------------|--------------------------------------|
| Interior | Wood |
| Interior Features | Cathedral Ceiling(s), Ceiling Fan(s) |
| Appliances | Dishwasher, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|---------------------|
| Date Listed | September 9th, 2024 |
| Days on Market | 156 |
| Zoning | LAR2 |
| Short Sale | N |
| RE / Bank Owned | N |

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