



Duane Wellhoefer
President

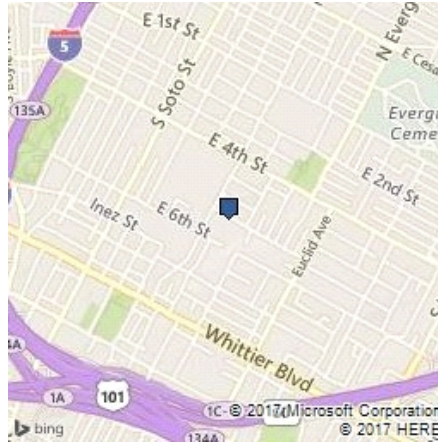
Cell: 949-246-1992
Fax: 888-837-9887
Duane@Premiermoneysource.com
CalBRE: 01855406

2724 Lanfranco St, Los Angeles 90033

STATUS: Pending

LIST PRICE: \$625,000

Cross Streets: 4th St. and Mott



BED / BATH: 4/3,0,0,0
SQFT(src): 2,281 (A)
PRICE PER SQFT: \$274.00
LOT(src): 0.255/11,105 (A)
GARAGE: 2
YEAR BUILT(src): 1952 (ASR)
PROP SUB TYPE: COMRES (A)
DOM / CDOM: [57/57](#)
SLC: Standard
PARCEL #: [5185017012](#)
LISTING ID: CV16113761
LIST \$ ORIGINAL: \$625,000

DESCRIPTION

3 unit triplex--investors dream located in the heart of Boyle Heights. Rent-roll \$3500-\$4000 (Agent to verify). All offers are subject to interior inspection. First unit is: 1/1 Second unit is: 1/1 Third unit is: 2/1 but has a converted room making it a 3/1

EXCLUSIONS:

INCLUSIONS: Adjacent vacant land lot SF-6322 (APN 5185-017-011)

AREA: BOYH - Boyle Heights
SUBDIVISION: /
COUNTY: Los Angeles
SENIOR COMMUNITY?: No
CERTIFIED 433A?:
MAIN LEVEL BEDROOMS:
MAIN LEVEL BATHROOMS:

LEVELS: One
BASEMENT SQFT:
COMMON WALLS: 1 common wall
PARKING:
HORSE:

ROOM TYPE: All Bedrooms Down
EATING AREA:

COOLING: Wall Window
HEATING: Wall Heater
VIEW: None
WATERFRONT:
POOL: None
LAUNDRY:

INTERIOR

INTERIOR:
ACCESSIBILITY:
KITCHEN FEATURES:

APPLIANCES:
FLOORING:
BATHROOM FEATURES:

ENTRY LOC/ENTRY LVL: /
FIREPLACE: None

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
FENCING:

LOT: Value In Land, Lot 10000-19999 Sqft
SEWER:

PATIO/PORCH:
SPA:

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW:

ROOF:
FOUNDATION DTLS:
PROP COND:

CONSTR MTLS:
STRUCT. COND:
OTHER STRUCT:
NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?:
UNCOVERED SPACES:

PARKING TOTAL: 2
REMOTES:

GARAGE SPACES: 2
RV PARK DIM:

CARPORTR SPACES:

GREEN

GREEN BLDG VERIFICATION TYPE:
GREEN ENERGY GEN:

GREEN VERIFICATION BODY:
GREEN ENERGY EFF:

GREEN VERIFICATION YR:
GREEN SUSTAIN:

GREEN VERI. RATING:
GREEN WTR CONSERV:

WALK SCORE:

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
COMMUNITY: Suburban

HOA NAME:
HOA NAME 2:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:

OF UNITS:
UNITS IN COMMUNITY: 3
STORIES TOTAL:

LAND

LAND LEASE?: No
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
PARCEL #: [5185017012](#)
ADDITIONAL APN(S): 5185-017-011

LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES: Sewer Connected
ELECTRIC:
WATER SOURCE: Public
LOT SIZE DIM:
ASSESSMENTS: Unknown

TAX LOT: 7
TAX BLOCK:
TAX TRACT #: 2116
ZONING:

SCHOOL

HIGH SCHOOL DISTRICT: Los Angeles Unified

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: 2.250%
BAC RMRKS:
DUAL/VARI COMP?: Yes
LEASE CONSIDERED?: No
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: Yes

TERMS: Conventional, Cash, Cash to New Loan, Submit
LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
VOW, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

DATES

LIST CONTRACT DATE: 05/27/16
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 03/10/17
MOD TIMESTAMP: 03/10/17
EXPIRED DATE:
PURCH CONTRACT DATE: 07/25/16
ENDING DATE: 01/31/17

CONTINGENCY:

PRIVATE REMARKS: Email all offers to: anthony@alouis1.com

SHOWING INFORMATION

SHOW CONTACT TYPE: Occupant
SHOW CONTACT NAME:
SHOW CONTACT PH:

SHOW INSTRUCTIONS: Please Call Alfonso Rivera 323-413-1773 for all showings
Appointment Only, Call Occupant, Do Not Contact Occupants, BEWARE OF DOG

LOCK BOX LOCATION: No Key Safe
LOCK BOX TYPE: None

OCCUPANT TYPE: Tenant
OWNER'S NAME:

DIRECTIONS: Cross Streets: 4th St. and Mott

AGENT / OFFICE

LA: ([C16186](#)) [ANTHONY TAVERA](#)
CoLA:
LO: ([1818](#)) [A. LOUIS & CO.](#)
LO PHONE: 626-339-0711
CoLO:
CoLO PHONE:

LA State License: [01454045](#)
CoLA State License:
LO State License:
LO FAX: 626-227-0516
CoLO State License:
CoLO FAX:

CONTACT PRIORITY

1. OTHER: 323-413-1773/626-536-2802
2. LA CELL: 626-536-2802
3. LA EMAIL: anthony@alouis1.com

COMPARABLE INFORMATION

CLOSE PRICE:

LIST PRICE: \$625,000
LIST \$ ORIGINAL:
PURCH CONTRACT DATE: 07/25/16
DOM/CDOM: [57/57](#)

BA: ()
BO:
BA State License:

CoBA: ()
CoBO:
CoBA State License:

BUYER FINANCING:

CONCESSIONS \$: \$0
CONCESSION CMTS: NA.
END DATE: 01/31/17



©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Search Criteria

Property Type is 'Residential'
City is 'Los Angeles'
Street Number Numeric is 2724
Selected 1 of 37 results.