

# Hamptons

INTERNATIONAL



**8624 S Main St, Southeast Los Angeles, CA 90003**

**6 B**

**£660,000**

**(\$875,000)**

## Property details



### Key features

- **Cooling: No A/C**
- **Sewer: Public**
- **Water: City Water**

### Attributes

 **Private parking**

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6 

## Description

Rare Duplex Opportunity with Both Units Delivered Vacant. This is a unique chance to choose your own tenants at market rent or move in with extended family. The property features substantial rental income potential and no rent control. Both units will be delivered vacant, which is incredibly rare in Los Angeles due to local rent control laws and just cause evictions. Potential rental income is \$7,500 per month at \$3,750 per unit. The estimated rent exceeds the mortgage payment by almost \$2,000, with 25% down. Boasting an exceptional Gross Rent Multiplier of just 9.7, which is well below the area average of about 16, this deal offers incredible value. Both units are newly remodeled with fresh paint, laminate wood flooring, quartz countertops, and dedicated in-unit washer-and-dryer hookups. Parking is easy with four spaces total, featuring two tandem spots per unit. Enjoy low maintenance overhead thanks to excellent unit separation, limited common areas, separate gas and electric meters, and newer construction built to modern building codes. Prospective buyers are advised to verify all information, including financing terms and the property's non-rent-control RSO status. The property is sold as is. Some photos are virtually staged.





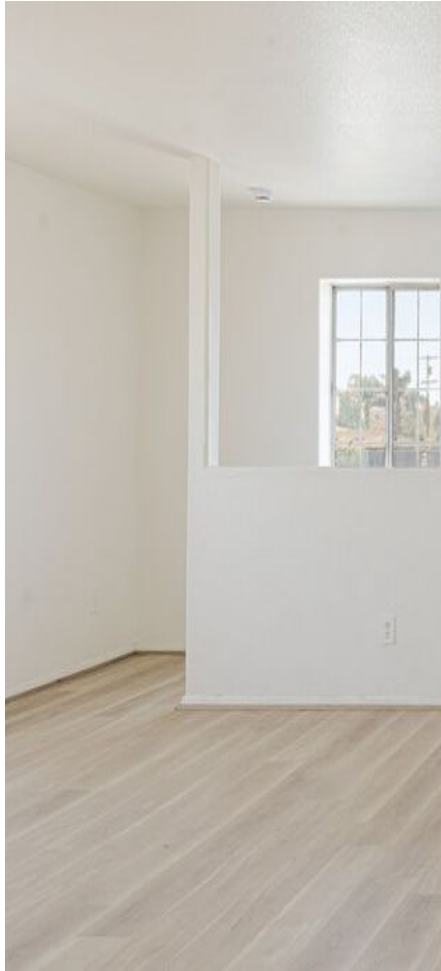








TOP UNIT



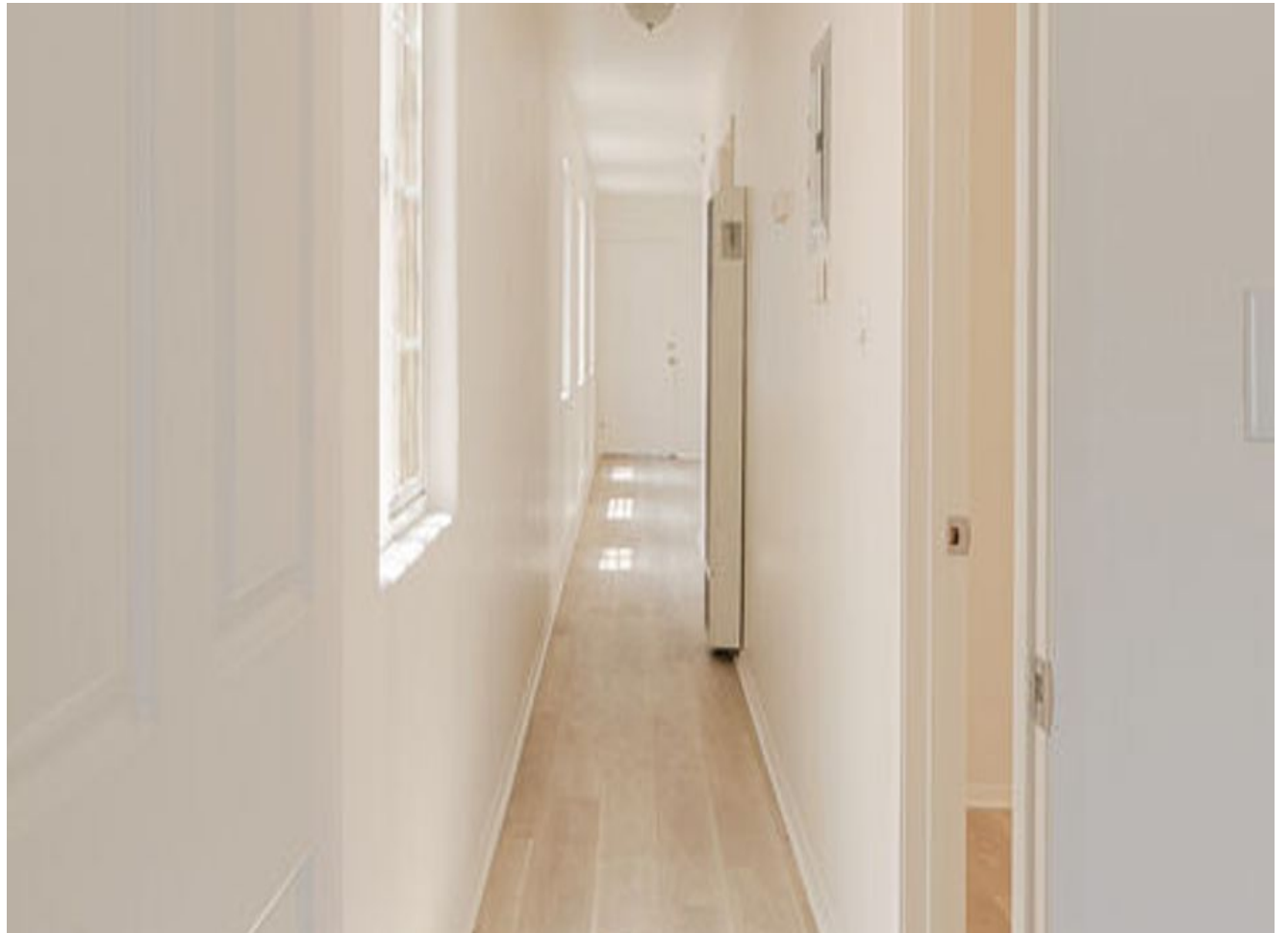










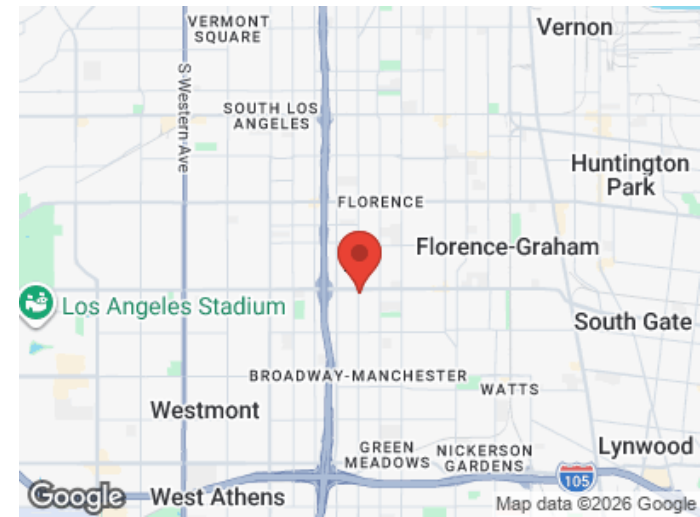
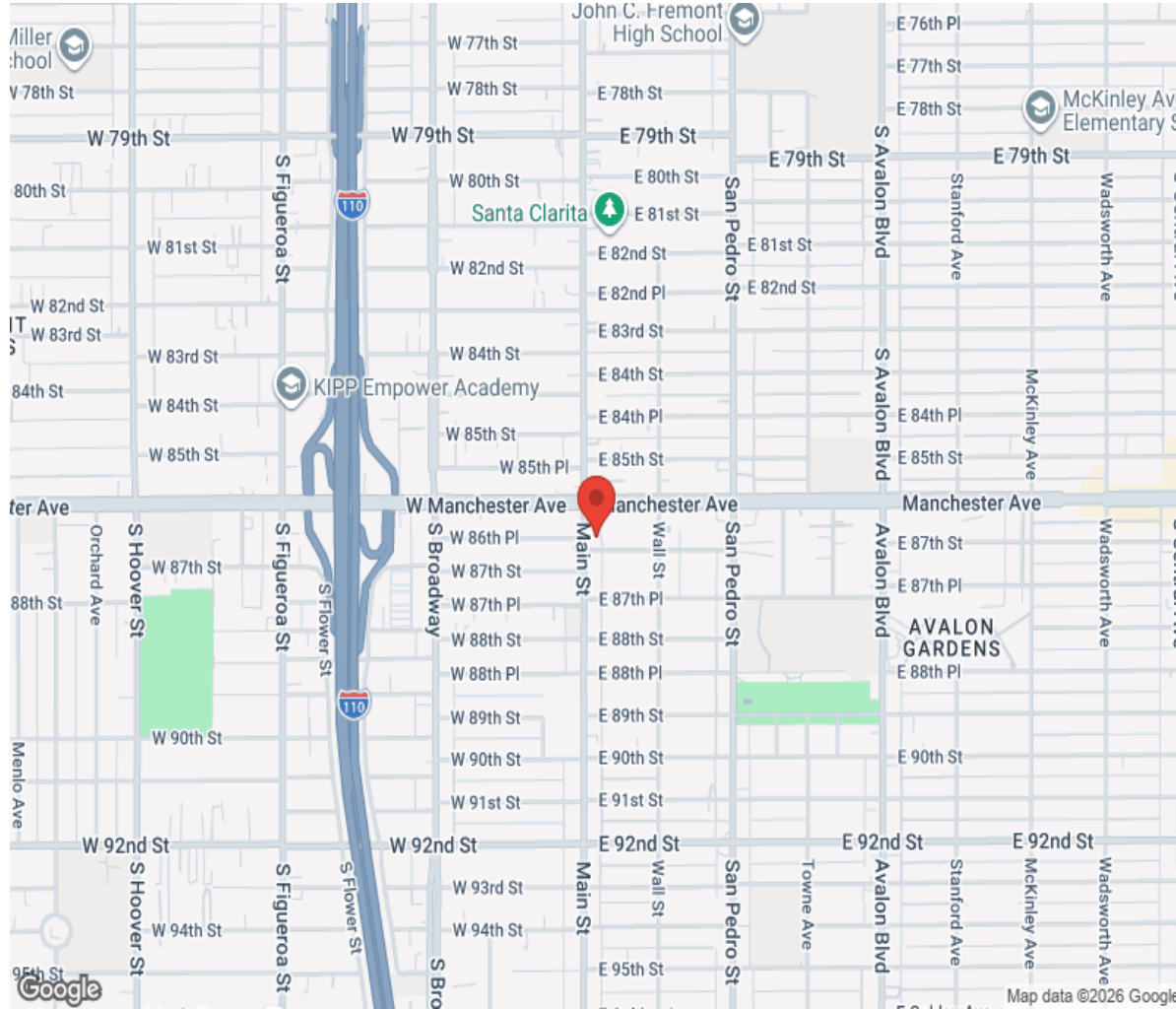








# Location



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