



William Elkins IV

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2040 W 31ST ST
LOS ANGELES, CA 90018

2
of Units

2,200/TC
Sqft

5,200/VN
Lot Size

Income
SP \$403,000 **\$ Sold**



Expected on Market	
Area	16 Mid Los Angeles
Subdivision	
Sold Price/SqFt	\$183.18
Vacancy	3
Total Bedrooms	3
Total Bathrooms	2.00
MLS#	13-722969
APN	5053-007-016

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.00	No	\$0.00	\$0.00	\$0.00
Unit 2	1	1	1.00		\$721.00		

Directions: 10W: Exit Normandie towards Western Ave. Turn left onto Western, turn right onto W. 31st St. House is on the left.

Remarks: BEAUTIFUL REMODELED DUPLEX! Gorgeous 3BD./2BTH. Single Family Residence in the front and separate unit in the back. Live in the house and collect rent from the existing tenant to lower your mortgage. Back unit has 1BD./1Bth. and a den. The house was totally renovated and turned into an ABSOLUTE JEWEL! It has BREATHTAKING laminate floors that sets the presence for the exquisitely large family and dining room, which are ideal for entertaining. The kitchen is to die for! It has marvelous marble and tile. The bedrooms are extremely sizable with beautiful carpet. This will not last! Seller will entertain all SERIOUS offers but ESPECIALLY ones between \$399k-\$430k. Lets go to escrow now & get your buyer a house for their Christmas present!

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$31,672
Total Expense	\$6,134
NOI	\$25,272
Gross Income	\$31,672
Cap Rate	
GRM	13.80
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Duplex
Year Built/Source	1924
Stories	1
Buildings	1
Security	
Sewer	
Style	
Prop Condition	
View	No
Water	

Contract Info		DOM 34
List Date	12-04-2013	
List Price	\$399,000	
Orig List Price	\$399,000	
Status Date	02-21-2014	
Sale Type	Standard	

Land/Parking Info	
Zoning	LAR1
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Driveway, Garage - 1 Car
Total Parking	2
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	

Sale/Sold Info	
Contract Date	01-07-2014
Sold Date	02-21-2014
Sold Price	\$403,000
Sold Price/SqFt	\$183.18
Sale Terms	
SP/LP	101.00%

Interior Features	
AC/Cooling	Other
Heating	Other
Equip/Appl	Other
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: William Elkins CALDRE# 01734054

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