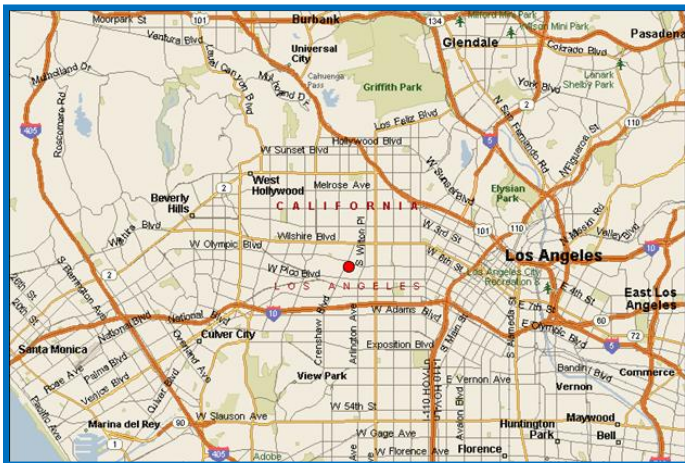


Offering Memorandum – 6 Residential Units (2Bd/1Ba Each) Excellent Mid Wilshire - Country Club Location

4011-4015 Country Club Drive
Los Angeles, CA 90019



Price: \$1,200,000.00
Year Built: 1924
Lot Size: 5,240 sq.ft. (per Assessor)
Imp Size: 3,304 sq.ft. (per Assessor)
APN: 5081-005-031 **Zoning:** LAR3
Unit Mix: 6 – 2Bd/1Ba Units

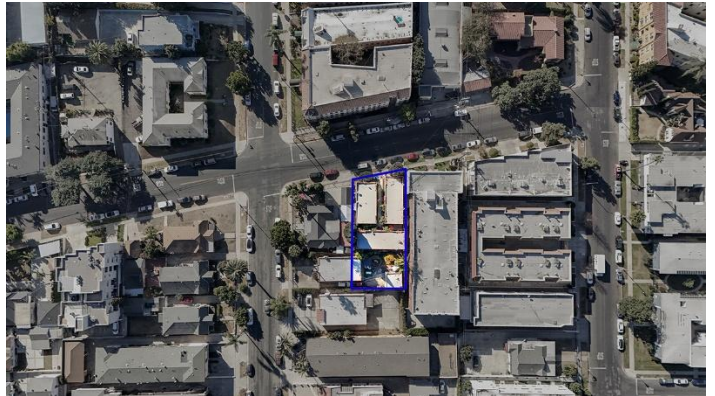
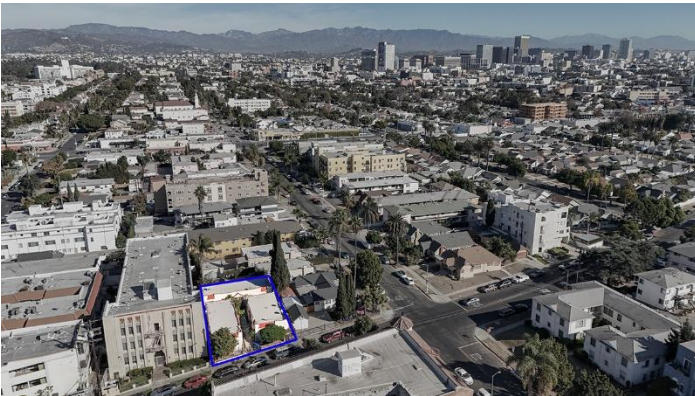
Notes:

- Interior Inspection with accepted offer
- Property Offered in its "As-Is, Where-Is" Condition; Buyer to rely on their own investigation and due diligence
- Below Market Rents
- Bread & Butter Units
- Do Not Disturb Tenants

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through ACLee Commercial Real Estate Services, Inc

4011-4015 Country Club Dr offers an excellent opportunity to purchase a 6 residential units in a high demand Mid Wilshire neighborhood. Easy access to Crenshaw Blvd or Olympic Blvd for public transportation. Amazing location - close to Koreatown, Downtown Los Angeles, Beverly Hills, Century City, etc. Easy access to the 10 Freeway. Property features three buildings – Each building has 2 Units each. Investment has strong in-place income and additional upside.

Buyer to rely on their own due diligence and investigation. Do not disturb Tenants



ACLee Commercial Real Estate Services, Inc DRE 02241114

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 DRE: 01046440
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aclee.aig@sbcglobal.net

123 Astronaut ES Onizuka St, Unit 311
 Los Angeles, CA 90012

Unit	Description	Mon Rent	Performa
4011	2Bd/1 Ba	\$ 1,537	\$ 1,950
4011 1/2	2Bd/1 Ba	\$ 1,525	\$ 1,950
4013	2Bd/1 Ba	\$ 1,362	\$ 1,950
4013 1/2	2Bd/1 Ba	\$ 1,560	\$ 1,950
4015	2Bd/1 Ba	\$ 1,449	\$ 1,950
4015 1/2	2Bd/1 Ba	\$ 1,676	\$ 1,950
Totals:		\$ 9,109	\$11,700

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