

**Beverlywood Triplex**  
**\$1,799,000**



3358 Bagley Ave L.A. 90034

[www.3358BagleyAve.com](http://www.3358BagleyAve.com)

 (310)308-3174    Derrick Ruiz - Broker    dre 00919713    eXp Realty

3358 BAGLEY AVE L.A. CA 90034



**\$1,799,000**

South Beverlywood Triplex with a 1929 Spanish style 2+1 SFR and a 1996 built 2 story duplex. Each duplex unit is 2 bed and 2 bath.



The property is on a large 7,533 square foot corner lot and it is completely gated for privacy. Public records show the SFR at 984 square feet and the duplex at 1,720 square feet.



The front SFR has a covered 2-car covered carport with an automatic gate for access. The rear duplex has a 2-car covered carport plus one uncovered spot with an automatic gate for access. Five total parking spots. There is a fence and mature landscaping separating the SFR from the duplex for privacy. The SFR has a decent sized grassy backyard plus patio space for entertaining.



The lot is zoned R3 with a Tier 3 TOC rating on Zimas so property may be a potential multifamily development opportunity for the right builder.



# 3358 BAGLEY AVE L.A. CA 90034



**\$1,799,000**

All the units are individually metered for gas & electricity keeping the operating expenses low for the incoming owner.

The front SFR has hardwood floors, a laundry room, and a mini split AC unit. The rear duplex has central air and heat and a separate shared laundry room.

Rents are approximately 42% under market rent, plenty of room for future rent increase with tenant turnover. Tenants all month to month.

Property is centrally located just minutes from Century City, Beverly Hills, Santa Monica, and Venice Beach. Perfect for a 1031 exchange or owner users who are looking for their own private gated compound.

3358 Bagley 2+1 - \$3,020  
9331 Harlow Ave 2+2 - \$1,842  
9333 Harlow Ave 2+2 - \$1,775  
Monthly rents - \$6,637  
Annual Rents - \$79,644



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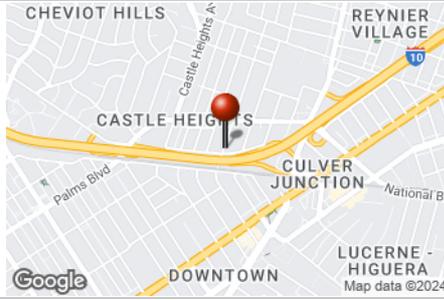
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**3358 Bagley Ave**  
Los Angeles, CA 90034

**3** # of Units  
**2,704/Vendor Enhanced** Sqft  
**7,536 Lot Size** Vendor Enhanced

Income  
**LP \$1,799,000** **\$ Active**



<b>Area</b>	9 Beverlywood Vicinity
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$665.31
<b>Vacancy</b>	0
<b>Total Bedrooms</b>	6
<b>Total Bathrooms</b>	5.00
<b>MLS#</b>	24-391207
<b>APN</b>	4311-024-028

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	1.00	No	\$3,020.00	\$3,020.00	\$4,500.00
Unit 2	1	2	2.00	No	\$1,842.00	\$1,842.00	\$2,995.00
Unit 3	1	2	2.00	No	\$1,775.00	\$1,775.00	\$2,995.00

**Directions:** Located between National Blvd and Harlow Ave just north of the Santa Monica freeway.

**Remarks:** Sweet south Beverlywood triplex consisting of a vintage two bedroom one bath Spanish style single family home and a newer 1996 built, two story duplex. This is no run of the mill triplex, this is a secured gated compound with a private separate house that could be good for an owner user. The SFR is under L.A. RSO. The Duplex is not under L.A. RSO and may be under AB 1482 and rents can be raised up to 10% per year (buyer to verify). This property is on a large 7,533 square foot corner lot and it is completely gated for privacy. The front SFR has a covered 2-car covered carport with an automatic gate for access. The rear duplex has a 2-car covered carport plus one uncovered spot with an automatic gate for access. Five total parking spots. There is a fence and mature landscaping separating the SFR from the duplex for privacy. The SFR has a decent sized grassy backyard plus patio space for entertaining. Public records show the SFR at 984 square feet and the duplex at 1,720 square feet. The lot is zoned R3 with a Tier 3 TOC rating on Zimas so property may be a potential multifamily development opportunity for the right builder. No low income tenants. The front SFR has hardwood floors, a laundry room, and a mini split AC unit. The rear duplex has central air and heat and a separate shared laundry room. Rents are approximately 42% under market rent, plenty of room for future rent increase with tenant turnover. Tenants are all month to month and all are current on their rents. Property delivered with current tenants. Separately metered, tenants pay ALL utilities, electric, gas, and water/sewer bill. Property is centrally located just minutes from Century City, Beverly Hills, Santa Monica, and Venice Beach. Perfect for a 1031 exchange or owner users who are looking for a home with income. Seller cashing out, no 1031 exchange requirements. Note: The SFR address is 3358 Bagley Ave and the duplex addresses are 9331 and 9333 Harlow Ave. Please call agent for more information.

**Agent Remarks:** Inside with an accepted offer. Please call listing agent for more info. Property listed under the upcoming NAR MLS rule changes. Buyers agents please call me. Thank you.

Income Details	
<b>Scheduled or Actual</b>	Actual
<b>Rent Control %</b>	
<b>GOI</b>	\$0
<b>Total Expense</b>	\$0
<b>NOI</b>	\$0
<b>Gross Income</b>	\$79,644
<b>Cap Rate</b>	
<b>GRM</b>	22.50
<b>Actual AGR</b>	\$79,644
<b>Actual GAI</b>	

Structure Info	
<b>Type of Units</b>	House + Apt
<b>Year Built/Source</b>	1921/Vendor Enhanced
<b>Stories</b>	1
<b>Buildings</b>	2
<b>Security</b>	Gated
<b>Sewer</b>	In Connected and Paid
<b>Style</b>	Spanish
<b>Prop Condition</b>	Updated/Remodeled
<b>View</b>	No
<b>Water</b>	District/Public

Contract Info		DOM 6
<b>List Date</b>	05-14-2024	
<b>List Price</b>	\$1,799,000	
<b>Orig List Price</b>	\$1,799,000	
<b>Status Date</b>	05-14-2024	
<b>Change Date/Type</b>	05-15-2024/New Listing	
<b>Sale Type</b>	Standard	
<b>CSO</b>	0%	
<b>Listing Type</b>	Exclusive Right	
<b>Disclosure</b>	As Is, Rent Control	

Land/Parking Info	
<b>Zoning</b>	LAR3
<b>Addl Parcel</b>	No
<b>Rent Control</b>	Yes
<b>Land Type</b>	
<b>Parking Type</b>	Carport Attached, Carport Detached
<b>Total Parking</b>	5
<b>Covered Parking</b>	4
<b>Uncovered Parking</b>	1

Community/Development	
<b>Complex/Assoc Name</b>	
<b>Tax Mello Roos</b>	No
<b>Mgmt. Co. Name</b>	
<b>Mgmt. Co. Phone</b>	
<b>Oth. Mgmt. Co. Name</b>	
<b>Oth. Mgmt. Co. Phone</b>	

Showing Info	
<b>Contact Name</b>	
<b>Contact Phone</b>	
<b>Occupancy/Show</b>	
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Occupant Type</b>	Tenant
<b>Gate Code</b>	

Interior Features	
<b>AC/Cooling</b>	None
<b>Heating</b>	Wall
<b>Equip/Appl</b>	Washer, Refrigerator, Range/Oven, Gas Dryer Hookup, Dryer
<b>Flooring</b>	
<b>Laundry</b>	In Unit
<b>Laundry Equip</b>	

Exterior Features	
<b>Construction</b>	
<b>Exterior Constr</b>	Stucco
<b>Pool</b>	None
<b>Roofing</b>	Asphalt Shingle, Flat Roof
<b>Spa</b>	None
<b>Fence</b>	

Derrick Ruiz  
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Seller's Agent1 CALDRE#: 00919713

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**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 © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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