# Closed •

# List / Sold: \$699,000/\$718,000

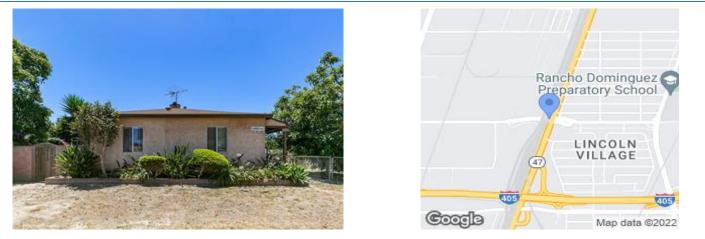
8 days on the market

2 units • \$349,500/unit • 1,488 sqft • 7,745 sqft lot • \$482.53/sqft • Built in 1944

2598 2600 E Carson St • Carson 90810

#### Listing ID: RS22150981

Going North on 405, exit Alameda, make a right(North), east on Carson St.



Welcome to 2598 and 2600 E. Carson St. Featuring 2 units with 2 bed 1 bath each. As you enter each unit you will find a nice layout, good sized kitchen and living room. Great size backyard with a detached 2 car garage with alley access. There are multiple possibilities for these units. Live in one rent the other or rent both of them out for great rental income and grow your portfolio. Located just minutes away from schools, parks, and shopping centers. Easy access to freeways. Don't miss out on this great opportunity.

- Sold On 08/30/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)

### Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate

### Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Rectangular Lot, Park Nearby, Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke

Detector(s)

### Annual Expenses

- Total Operating Expense: \$6,645
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- Gardener:
- Licenses:

## **Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA				
1:	1	2	1	0	Unfurnished	\$1,750	\$21,000	\$2,200				
2:	1	2	1	2	Unfurnished	\$1,998	\$23,976	\$2,200				
# Of Units With:												
Separate Electric: 2				• Dra	Drapes:							
Gas Meters: 2					Patio:							
Water Meters: 2					<ul> <li>Ran</li> </ul>	Ranges: 2						
Carpet:					<ul> <li>Refi</li> </ul>	Refrigerator:						

- Maintenance: • Workman's Comp:
- Professional Management: 4500

• \$44976 Gross Scheduled Income

• Appliances: Gas Range, Gas Water Heater

• Fencing: Chain Link, Good Condition

• Other Interior Features: Ceramic Counters, Granite Counters

• \$38331 Net Operating Income

• 2 electric meters available

• 2 water meters available

• 2 gas meters available

- Water/Sewer: \$780
- Other Expense:

• Insurance: \$765

- Other Expense Description:

Sewer: Public Sewer

- Dishwasher:
- Disposal:

### **Additional Information**

- Standard sale
- Rent Controlled

## **Erick Claudio**

State License #: 02000236 Cell Phone: 323-571-1124

#### Click arrow to display photos









• Wall AC:

- 140 East Carson area
- Los Angeles CountyParcel # 7316011009

E Real Estate Corp. State License #: 01915767 30605 Cartier Dr rancho Palos Verdes, 90275









CUSTOMER FULL: Residential Income LISTING ID: RS22150981

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