

Closed •

List / Sold: **\$699,000/\$718,000** ↑

2598 2600 E Carson St • Carson 90810

8 days on the market

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

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.

Facts & Features

- Sold On 08/30/2022
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- \$44976 Gross Scheduled Income
- \$38331 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Ceramic Counters, Granite Counters

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)
- Fencing: Chain Link, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,645
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$765
- Maintenance:
- Workman's Comp:
- Professional Management: 4500
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

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
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 140 - East Carson area
- Los Angeles County
- Parcel # 7316011009

Erick Claudio

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

E Real Estate Corp.

State License #: 01915767
30605 Cartier Dr
rancho Palos Verdes, 90275

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