

# SILVER LAKE TRIPLEX

2802 ANGUS STREET, SILVER LAKE



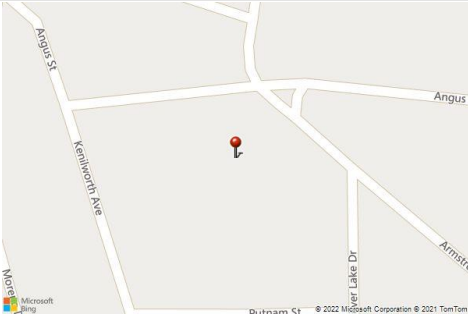
**\$2,395,000 | [2802AngusSt.com](https://2802AngusSt.com)**

Just moments from the reservoir, nightlife, shops and in the Ivanhoe Elementary zone, this Silver Lake Triplex is highly upgraded, well maintained and will always be a bread and butter investment. Consisting of four separate structures, the appx. 11,000sf lot compound includes a front 2-story duplex with 2 bedroom + 1 bathroom apartments, complete with vintage inspired kitchen and baths, laundry rooms, hardwood floors, newly installed HVAC, and covered parking adjacent to the units. The entire rear of the site, private and gated, encompasses a large, stand-alone one-story bungalow, handsomely remodeled with an open floor plan, crisp finishes, designer lighting, hardwood floors, updated kitchen with high end appliances, central HVAC, 2 hotel-like baths, and 2 spacious bedrooms. All this with multiple patios, fire pit, cedar hot tub and garden areas providing single family home ambiance. Completing the rear of the property is a large garage with 4 parking spaces (one currently finished as an office), a prime spot for a large ADU and yet more separate garden/patio areas (check with city regarding conversion rules).



PETER MAURICE 310.623.8819  
TREGG RUSTAD 310.623.8825

**MR MAURICE & RUSTAD**  
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| Expected on Market  |                            |
|---------------------|----------------------------|
| Area                | 21 Silver Lake - Echo Park |
| Subdivision         |                            |
| List Price Per Sqft | \$782.68                   |
| Vacancy             | 0                          |
| Total Bedrooms      | 6                          |
| Total Bathrooms     | 4.00                       |
| MLS#                | 22-180033                  |
| APN                 | 5439-025-003               |

| Type   | # of Units | Bedrooms | Baths | Furnished | Rent       | Actual Rent | Projected Rent |
|--------|------------|----------|-------|-----------|------------|-------------|----------------|
| Unit 1 | 1          | 2        | 1.00  | No        | \$2,900.00 | \$2,900.00  | \$0.00         |
| Unit 2 | 1          | 2        | 1.00  | No        | \$1,891.60 | \$1,891.60  | \$0.00         |
| Unit 3 | 1          | 2        | 2.00  | No        | \$5,700.00 | \$5,700.00  | \$0.00         |

**Directions:** At the intersection of W Silver Lake Dr and Angus St

**Remarks:** Just moments from the reservoir, nightlife, shops and in the Ivanhoe Elementary zone, this Silver Lake Triplex is highly upgraded, well maintained and will always be a bread and butter investment. Consisting of four separate structures, the appx. 11,000sf lot compound includes a front 2-story duplex with 2 bedroom + 1 bathroom apartments, complete with vintage inspired kitchen and baths, laundry rooms, hardwood floors, newly installed HVAC, and covered parking adjacent to the units. The entire rear of the site, private and gated, encompasses a large, stand-alone one-story bungalow, handsomely remodeled with an open floor plan, crisp finishes, designer lighting, hardwood floors, updated kitchen with high end appliances, central HVAC, 2 hotel-like baths, and 2 spacious bedrooms. All this with multiple patios, fire pit, cedar hot tub and garden areas providing single family home ambiance. Completing the rear of the property is a large garage with 4 parking spaces (one currently finished as an office), a prime spot for a large ADU and yet more separate garden/patio areas (check with city regarding conversion rules).

Income Details

|                     |           |
|---------------------|-----------|
| Scheduled or Actual | Actual    |
| Rent Control %      | 100       |
| GOI                 | \$125,899 |
| Total Expense       | \$0       |
| NOI                 | \$0       |
| Gross Income        | \$125,899 |
| Cap Rate            |           |
| GRM                 | 19.02     |
| Actual AGR          |           |
| Actual GAI          |           |

Structure Info

|                   |                   |
|-------------------|-------------------|
| Type of Units     | 2 Unit + hse      |
| Year Built/Source | 1937/Assessor     |
| Stories           | 2                 |
| Buildings         | 3                 |
| Security          |                   |
| Sewer             | In Street         |
| Style             | Traditional       |
| Prop Condition    | Updated/Remodeled |
| View              | No                |
| Water             | In Street         |

Contract Info

|                  |                        |
|------------------|------------------------|
| List Date        | 07-18-2022             |
| List Price       | \$2,395,000            |
| Orig List Price  | \$2,395,000            |
| Status Date      | 07-18-2022             |
| Change Date/Type | 07-18-2022/New Listing |
| Sale Type        | Standard               |
| CSO              | 2.5%                   |
| Listing Type     | Exclusive Right        |
| Disclosure       | As Is                  |

Land/Parking Info

|                   |                           |
|-------------------|---------------------------|
| Zoning            | LAR1                      |
| Addl Parcel       | No                        |
| Rent Control      | Yes                       |
| Land Type         |                           |
| Parking Type      | Carport, Community Garage |
| Total Parking     | 8                         |
| Covered Parking   | 6                         |
| Uncovered Parking | 2                         |

Community/Development

|                      |    |
|----------------------|----|
| Complex/Assoc Name   |    |
| Tax Mello Roos       | No |
| Mgmt. Co. Name       |    |
| Mgmt. Co. Phone      |    |
| Oth. Mgmt. Co. Name  |    |
| Oth. Mgmt. Co. Phone |    |

Showing Info

|                  |   |
|------------------|---|
| Contact Name     | David@MauriceRustad.com                 |
| Contact Phone    |   |
| Occupancy/Show   | Do Not Contact Occupant, Accepted Offer |
| Lockbox Location | No Key Safe                             |
| Lockbox Type     | No Key Safe                             |
| Occupant Type    | Tenant                                  |
| Gate Code        |   |

Interior Features

|               |  |
|---------------|--|
| AC/Cooling    | Air Conditioning, Wall Unit(s), Central  |
| Heating       | Central, Wall  |
| Equip/Appl    | Dishwasher, Dryer, Washer, Range/Oven, Refrigerator, Ceiling Fan, Garbage Disposal |
| Flooring      | Carpet, Hardwood   |
| Laundry       | In Unit  |
| Laundry Equip |  |

Exterior Features

|                 |                            |
|-----------------|----------------------------|
| Construction    |                            |
| Exterior Constr | Stucco, Wood               |
| Pool            | None                       |
| Roofing         | Flat Roof, Asphalt Shingle |
| Spa             | Private, Heated            |
| Fence           |                            |

Peter Maurice

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LA1 CALDRE#: 01129738

|              |                                   |
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