



1800 N Santa Fe Ave, Compton, CA 90221

\$899,000

Est. \$4,675/mo [Get a custom quote](#)

3

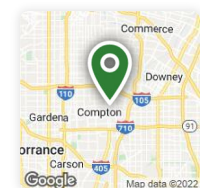
Beds

3

Baths

2,646

Sq Ft



About This Home

Great investment opportunity for all you investors or business/owner operators! With a 6.7% Cap Rate, this property is made up of 1 commercial space, a separate 1 bed/1 bath unit and a 2 bed/1 bath house. Renovated in 2018, this is a great retail/flex space has brand new HVAC, Electrical,

[Continue reading](#) ▾

Listed by Javier Hernandez • DRE #01994660 • Premier Real Estate Broker, Inc.

Listed by Abraham Hernandez • DRE #01773826 • Premier Real Estate Broker, Inc.

Redfin last checked: [2 minutes ago](#) | Last updated Mar 18, 2022. • Source: TheMLS #21-793390

Home Facts

Status

Pending

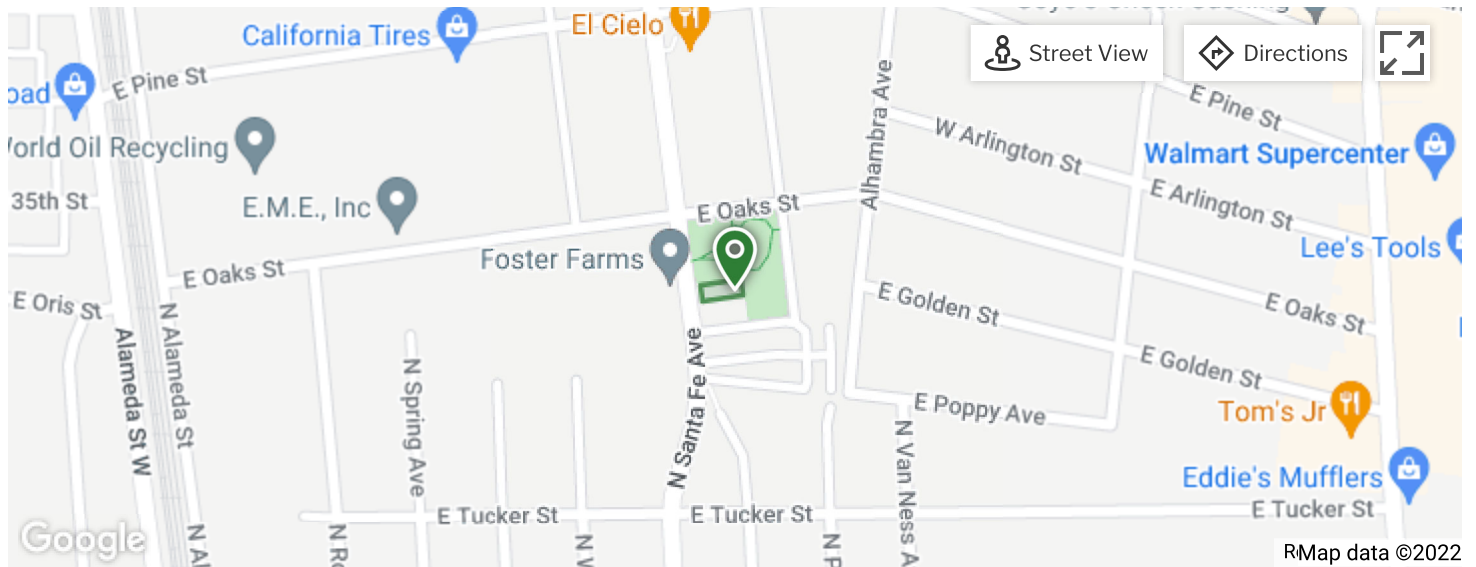
Time on Redfin

167 days

Property Type	Residential Income
Year Built	1950
Style	Contemporary
Community	Compton N of Rosecrans, E of Central
Lot Size	6,501 Sq. Ft.
MLS#	21-793390

Price Insights

Est. Mo. Payment	\$4,675
Redfin Estimate	\$875,532
Price/Sq.Ft.	\$340
Buyer's Agent Commission	2.5%



Payment Calculator

\$4,675 per month i

[Find a Lender](#)

- Principal and Interest \$3,574
- Property Taxes \$936
- Homeowners' Insurance \$165

Down Payment	Home Price	Loan Details	...
20%	\$899,000	30 yr,	
(\$179,800)		4.335%	

%

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\$0

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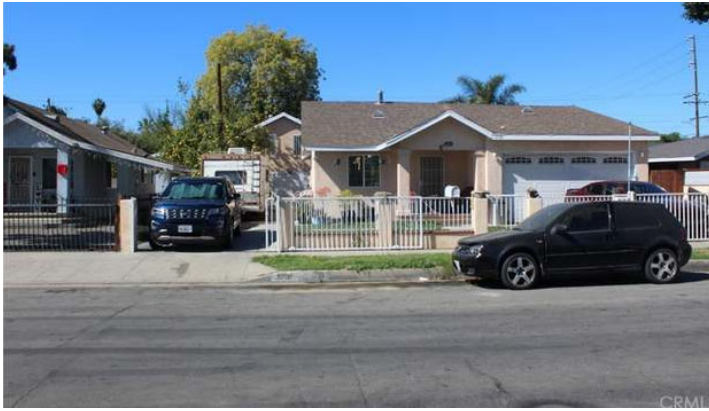
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by Similar Homes





\$789,999

4 Beds 3 Baths 2,431 Sq. Ft.

12109 Wilson Ave, Lynwood, CA 90262

Garage



\$899,000

2 Beds 2 Baths 3,753 Sq. Ft.

9622 Long Beach Blvd, South Gate, CA 90280

Parking

Property Details for 1800 N Santa Fe Ave

Interior Features

Bathroom Information

- Low Flow Toilet(s)

Kitchen Information

- Built-Ins
- Counter Top

Laundry Information

- Laundry in Unit

Interior Features

- 220V Throughout
- Windows: Double Pane Windows

Fireplace Information

- In Bath, In Den, In Dining Area, Electric, Exterior, In Family Room, Free Standing, Gas Fireplace, In Kitchen, In Living Room

Flooring Information

- Stained Concrete Floors, Ceramic Tile Floors, Hardwood Floors, Laminate Floors

Equipment

- Built-Ins, Gas Dryer Hookup, Gas Or Electric Dryer Hookup

Heating & Cooling

- Central Cooling
- Central Heat

Parking / Garage, School / Neighborhood, Utilities, Lease / Rent Details

Garage

- None

Community Information

- # of Units in Complex (Total): 3
- Athletic Court: None

Utility Information

- Sewer: In Street
- Water: District/Public

Lease Information

- Tenant Pays: Gas, Electric, Cable TV, Exterior Maint, Gardener, Janitorial

Exterior Features

Building Information

- Detached/No Common Walls
- ADA Compliance: True
- Accessibility: 2+ Access Exits, DisabilityAccess
- Exterior Construction: Stucco

Exterior Features

- Patio Features: None

Pool Information

- Fenced Pool

Multi-Unit Information

Multi-Unit Income

- Actual Annual Gross Rent: \$73,200

- Actual Gross Annual Income: \$73,200
- Gross Income: 73200
- Gross Operating Income: \$73,200
- Net Operating Income: \$59,800

Multi-Unit Expenses

- Insurance Expense: \$1,200
- Water Expense: \$1,800
- Total Annual Expense: \$13,400
- Tax Expense: \$10,400

Multi-Unit Other Financial Information

- Cap Rate: 6.7
- Gross Rent Multiplier: 12.5
- Scheduled Actual: Actual

Multi-Unit Information

- Owner Pays: Water, Other
- Tenant Pays: Gas, Electric, Cable TV, Exterior Maint, Gardener, Janitorial
- Unit Type Type: 1, 2, 3
- Type Of Units: 3
- # of Buildings: 2
- Has Water Heaters: True

Unit 1 Information

- # of Beds: 0
- # of Baths: 1.00
- Rent: \$3,200
- Projected Rent: \$3,200
- Actual Rent: \$3,200
- # of Units: 1

Unit 2 Information

- # of Beds: 1
- # of Baths: 1.00
- Rent: \$1,100
- Projected Rent: \$1,300

- Actual Rent: \$1,100
- # of Units: 1

Unit 3 Information

- # of Beds: 2
- # of Baths: 1.00
- Rent: \$1,800
- Projected Rent: \$2,000
- Actual Rent: \$1,800
- # of Units: 1

Taxes / Assessments

Assessment Information

- Assessed Total Value: \$37,649
- Assessed Land Value: \$15,697
- Assessed Land %: 41.69
- Assessed Improvement Value: \$21,952
- Assessed Improvement %: 58.31
- Assessor Parcel Number: 6167-025-030

Tax Information

- No Mello-Roos Tax

Property / Lot Details

Property Information

- Property Type: Residential Income
- Property Condition: New Construction, Updated/Remodeled, Repair Cosmetic, Repairs Major, Additions/Alter

Land Information

- Other Structures: Shed

Lot Information

- Lot Size (Sq. Ft.): 6,501
- Lot Size (Acres): 0.1492
- Zoning: COCL*
- Lot Location: City

Lot Location: City

- Lot Description: Fenced, Sidewalks, Single Lot, Street Asphalt, Street Lighting, Utilities Other, Value In Land

Property Features

- Alley: False

Location Details, Documents & Disclosures

Location Information

- Directions: Located on Santa Fe Ave

Documents & Disclosures

- Disclosures: City Inspection Required

Listing Information

Listing Information

- Possession: Close Of Escrow

Buyer's Agent Commission i

- 2.5%

Details provided by TheMLS and may not match the public record. [Learn more.](#)

File & Tax History for 1800 N Santa Fe Ave

Sale History Tax History

Today

○ Mar 18, 2022 Date	Pending TheMLS #21-793390	— Price
○ Mar 9, 2022 Date	Relisted (Active) TheMLS #21-793390	— Price
○ Mar 8, 2022 Date	Pending TheMLS #21-793390	— Price

- Feb 27, 2022
Date

Contingent (Backup Offers Accepted)
TheMLS #21-793390

—
Price
- Feb 21, 2022
Date

Price Changed
TheMLS #21-793390

\$899,000
Price
- Jan 12, 2022
Date

Relisted (Active)
TheMLS #21-793390

—
Price
- Oct 8, 2021
Date

Listed (Active)
TheMLS #21-793390

\$975,000
Price

Jul, 2019

- Jul 31, 2019
Date

Delisted (Expired)
CRMLS #RS19038472

—
Price
- Jul 2, 2019
Date

Relisted (Active)
CRMLS #RS19038472

—
Price
- Jul 1, 2019
Date

Price Changed
CRMLS #RS19038472

*
Price
- Jul 1, 2019
Date

Delisted (Hold Do Not Show)
CRMLS #RS19038472

—
Price
- Feb 19, 2019
Date

Listed (Active)
CRMLS #RS19038472

*
Price

[See all property history](#) ▾

Schools

GreatSchools Summary Rating

3/10

Foster Elementary

Public, K-5 • Serves this home

637

Students

0.8mi

Distance



2 reviews

5/10	<p>Whaley Middle Public, 6-8 • Serves this home</p>	<p>582 Students</p>	<p>1.5mi Distance</p>	<p>★★★★☆ 17 reviews</p>
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3/10	<p>Dominguez High Public, 9-12 • Serves this home</p>	<p>1787 Students</p>	<p>2.2mi Distance</p>	<p>★★★★☆ 18 reviews</p>
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School data is provided by [GreatSchools](#), a nonprofit organization. Redfin recommends buyers use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves. [Learn more about GreatSchools' rating system.](#)

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

Schools don't impact everyone equally. [Learn more about the achievement gap.](#)

Round This Home

Transportation in 90221



73 /100

Very Walkable
Walk Score®



57 /100

Bikeable
Bike Score®



Places Nearby

4 groceries, 18 restaurants, 0 parks



Activity for 1800 N Santa Fe Ave

 484 Views	 16 Favorites	 4 X-Outs	 0 Redfin Tours
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Public Facts for 1800 N Santa Fe Ave

Beds	—
Baths	—
Finished Sq. Ft.	—
Unfinished Sq. Ft.	—
Total Sq. Ft.	—
Stories	—
Lot Size	—
Style	Other
Year Built	—
Year Renovated	—
County	Los Angeles County
APN	—

Home facts updated by county records on Feb 22, 2017.

Climate Risk

About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

Flood Risk Provided by First Street Foundation



Environmental Risks Provided by ClimateCheck



Storm Risk

Relatively Low - 13 storms expected in 2050



Drought Risk

Extreme - Water stress expected to be 61% in 2050



Heat Risk

Relatively Low - 25 hot days expected in 2050



Fire Risk

Relatively Low - 0% of land expected to burn in 2050



Climate risk data is provided for informational purposes only by Flood Factor™ and ClimateCheck®.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

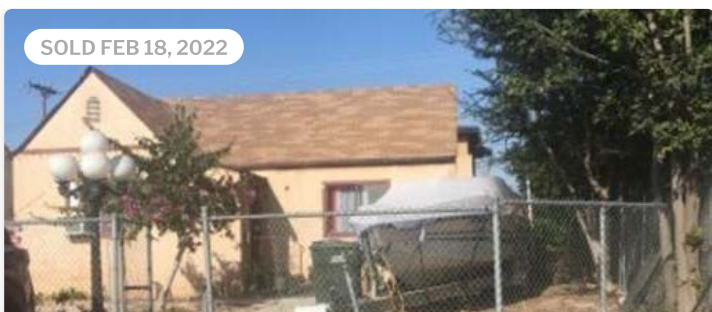
Questions or feedback about this data? Get help at floodfactor.com and climatecheck.com

Redfin Estimate for 1800 N Santa Fe Ave

\$875,532

-\$23K under list price of \$899K

Redfin Estimate based on recent home sales. [View estimate history.](#)





\$970,000 Sold Price

A

6 Beds 3 Baths 3,027 Sq. Ft.

20425 Raymond Ave, Torrance, CA 90502

— \$20/sq ft

↑ larger lot

↓ 25 years older



\$1,849,000

B

— Beds — Baths — Sq. Ft.

1116 Fiat St, Torrance, CA 90502

↑ larger lot

[View comparables on map](#) ▾

Track this home's value and get nearby sales activity [Claim This Home](#)

Market Insights for 1800 N Santa Fe Ave

Based on homes from MLS and/or public records

[Redfin](#) > [California](#) > [Compton](#) > [90221](#)

Multi-Family Home Sales (Last 30 days)

Southeast La Neighborhood

\$835K

Median List Price

40

Median Days on Mkt.

76

Listed Homes

\$387

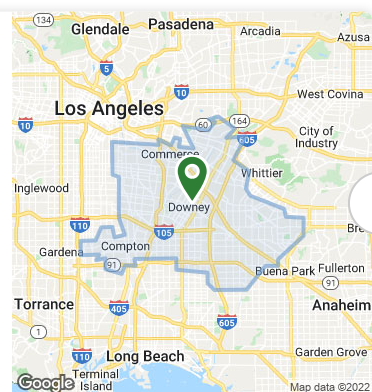
Median \$ / Sq. Ft.

99.3%

Median Sale-to-List

26

Sold Homes



Market Competition in Southeast La

Calculated over the last 3 months

66

Somewhat Competitive

Redfin Compete Score™

- 0
- Some homes get multiple offers.
- The average homes sell for about **4%** above list price and go pending in around **28 days**.
- Hot homes can sell for about **8%** above list price and go pending in around **10 days**.

Compare to nearby Neighborhoods



What It Takes to Win an Offer near [Southeast La](#)

~\$1.5M Offer 5 Weeks Ago

5 Beds, 4 Baths, ~3,000 Sq. Ft. Condo

Winning Offer

0%	47	5	—
Over List Price	Days on Market	Competing Offers	Down Payment

[Danielle Cardona](#)
Redfin Agent

[More Offer Insights](#)

Recommended For You

Based on homes you've looked at.

\$1,189,000

3 Beds 2 Baths 2,013 Sq. Ft.

9325 Buell St, Downey, CA 90241

OPEN SAT, 1PM TO 4PM

\$1,195,000

3 Beds 1 Bath 1,220 Sq. Ft.

604 N Frederic St, Burbank, CA 91505

OPEN SAT, 11AM TO 1PM HOT HOME

\$750,000

5 Beds 3 Baths 3,463 Sq. Ft.

6950 Antique St, San Bernardino, CA 92407

3D WALKTHROUGH

\$7,000,000

11 Beds 11.5 Baths — Sq. Ft.

1908 Bath St, Santa Barbara, CA 93101

OPEN SAT, 1PM TO 3PM

\$965,000

2 Beds 1 Bath 1,093 Sq. Ft.

915 San Pascual St, Santa Barbara, CA 93101

Nearby Similar Homes

Homes similar to this home are listed between \$425K to \$970K at an average of \$400 per square foot.

\$789,999

4 Beds 3 Baths 2,431 Sq. Ft.

12109 Wilson Ave, Lynwood, CA 90262

Garage

\$899,000

2 Beds 2 Baths 3,753 Sq. Ft.

9622 Long Beach Blvd, South Gate, CA 90280

Parking

\$875,000

6 Beds 2 Baths 2,286 Sq. Ft.

8963 Dearborn Ave, South Gate, CA 90280

\$699,999

4 Beds 2 Baths 1,600 Sq. Ft.

11808 State St, Lynwood, CA 90262

\$829,000

4 Beds 4 Baths 2,856 Sq. Ft.

413 S Acacia Ave, Compton, CA 90220

Parking

\$799,900

5 Beds 2 Baths 2,022 Sq. Ft.

3257 Carlin Ave, Lynwood, CA 90262

Garage

[View More Homes](#)

Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$575K to \$970K at an average of \$355 per square foot.

SOLD OCT 5, 2021

\$678,000 Last Sold Price

4 Beds 3 Baths 1,912 Sq. Ft.

3158 Louise St, Lynwood, CA 90262

SOLD FEB 22, 2022

\$810,000 Last Sold Price

6 Beds 3 Baths 2,486 Sq. Ft.

10822 Croesus Ave, Los Angeles, CA 90059

Garage

Parking

Granite Countertops

Walk-In Closet

Spa

SOLD OCT 5, 2021

\$575,000 Last Sold Price

4 Beds 2 Baths 1,514 Sq. Ft.

908 W 152nd St, Compton, CA 90220

Yard

Garage

[View More Recently Sold Homes](#)

More Real Estate Resources

New Listings in 90221

[12824 S Castlegate Ave](#)

[1702 N Long Beach Blvd](#)

[515 E Oaks St](#)

[1680 S Tartar Ln #25](#)

[12618 S Manette Pl](#)

[1301 E Marcelle St](#)

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[North Long Beach](#) homes for sale

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Frequently Asked Questions for 1800 N Santa Fe Ave

What is 1800 N Santa Fe Ave?



When was this home

How many photos are available for this home?



How competitive is

How much is this home worth?



What comparable h

How long has this home been listed on Redfin?



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