

\$1,200,000 - 731 Jefferson Boulevard, Los Angeles

MLS® #25506847

\$1,200,000

7 Bedroom, 7.00 Bathroom, 3,200 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

This exceptional investment opportunity offers an impressive 8.35% cap rate making it a turnkey, high-yield asset in one of Los Angeles' most dynamic rental markets.

Located at 731 E. Jefferson Blvd. Los Angeles, this professionally managed and well-maintained property features seven units all individually metered for gas and electricity allowing tenants to cover their own utilities. The property consists of seven 1 bed +1 bath units in 3,200 square feet of livable space on a 5,428 square foot lot. 2 Units Delivered vacant. Half the units have been remodeled. Building amenities include gated secured entry and on-site large parking court. Conveniently positioned near major employment hubs, this property provides tenants with easy access to Los Angeles International Airport (LAX), Downtown LA, the West Side, and the South Bay, making it an attractive option for working professionals. Additionally, it's close to some of LA's top attractions, including SoFi Stadium, USC, BMO Stadium, LA Memorial Coliseum, Exposition Park, the Lucas Museum of Narrative Art, the Natural History Museum, the California Science Center, and the Kia Forum all within a short commute. Residents also benefit from excellent transportation options, with quick access to major freeways such as the I-110, I-5, and I-405, as well as public transit options just minutes away, providing seamless connectivity throughout Greater Los Angeles and the South Bay. This property offers strong cash flow, modernized units, and



an unbeatable location, making it a prime addition to any savvy investor's portfolio. Can be sold as a package with 432 W. 107th. (Also 7 units offered at a high CAP).

Built in 1955

Essential Information

MLS® #	25506847
Price	\$1,200,000
Bedrooms	7
Bathrooms	7.00
Square Footage	3,200
Acres	0.12
Year Built	1955
Type	Residential Income
Style	Contemporary
Status	Closed
Listing Agent	Danny Mahelka
Listing Office	Coldwell Banker Realty

Community Information

Address	731 Jefferson Boulevard
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

Amenities

Parking Spaces	7
Parking	Controlled Entrance, Gated
Garages	Controlled Entrance, Gated
Pool	None
Security	Gated Community

Exterior

Exterior	Stucco
Construction	Stucco

Interior

Appliances	Gas Cooktop, Disposal, Gas Oven
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Multi/Split

Additional Information

Date Listed	March 24th, 2025
Days on Market	53
Zoning	LAM1
Short Sale	N
RE / Bank Owned	N

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