

# **\$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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