

# \$895,000 - 1380 22nd Street, Los Angeles

MLS® #25510149

## \$895,000

8 Bedroom, 4.00 Bathroom, 2,610 sqft  
Residential Income on 0 Acres

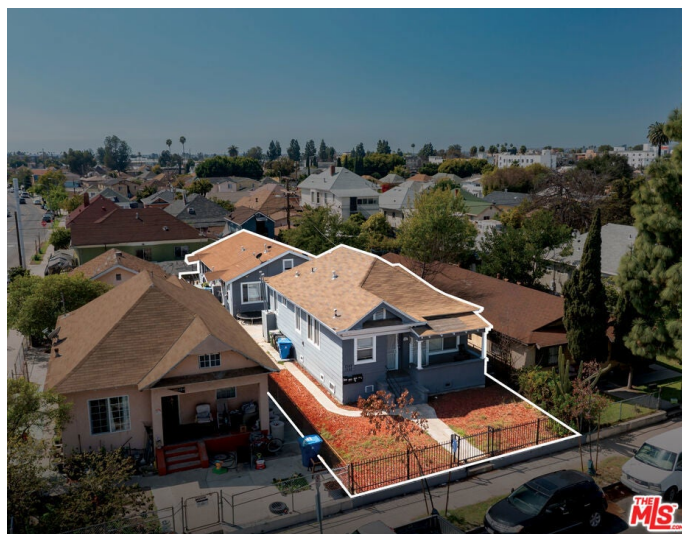
N/A, Los Angeles,

We are proud to present 1380 E 22nd Street, a four-unit property located in the heart of Downtown Los Angeles priced at a 7.38% CAP on current rents. All units will be delivered with tenants in place. Located south of the 10 freeway and east of the 110 freeway, this property is located just minutes away from Downtown Los Angeles, Chinatown, to the Crypto.com Arena, The Convention Center, LAFC, The Coliseum, USC, Natural History Museum as well as a number of other tenant amenities and conveniences. The property consists of two separate duplexes comprising 2,610 rentable square feet built in 1927 which is situated on a 5,705 square foot lot with alley access. The unit mix consists of (1) three-bedroom one bath, (2) two-bedroom two-bath and (1) one-bedroom one bath unit. Priced attractively at a 7.38% CAP Rate and at 9.32X Gross on current rents, this opportunity presents 35% upside in rents to operate at a 10.87% CAP Rate and a 6.91 GRM at market. All units are tenant occupied with all units having been renovated except for the one bedroom. Contact the listing broker for additional information.

Built in 1927

## Essential Information

MLS® #	25510149
Price	\$895,000



Bedrooms	8
Bathrooms	4.00
Square Footage	2,610
Acres	0.13
Year Built	1927
Type	Residential Income
Status	Closed
Listing Agent	Casey Lins
Listing Office	Kidder Mathews of California, Inc.

### **Community Information**

Address	1380 22nd Street
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

### **Amenities**

Parking	None
Garages	None

### **Interior**

# of Stories	1
Stories	One

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	59
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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