

\$3,895,000 - 648 30th Street, Los Angeles

MLS® #25518147

\$3,895,000

17 Bedroom, 17.00 Bathroom, 5,100 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Premier Student Housing Investment Near USC Fully Permitted 17-Bed/17-Bath Property. This fully permitted five-unit student housing investment is located in the highly desirable DPS Patrol Zone, just a short walk from the University of Southern California (USC). Designed and constructed by one of the top student housing operators near USC, the property delivers best-in-class off-campus living with modern amenities and high-end finishes. The property spans approximately 5,100 rentable square feet on a 4,700 square foot lot and consists of two separate structures. The front building, fully updated in 2023, includes four units, each with three bedrooms and three bathrooms. The rear structure located 3004 Shrine is a newly constructed five-bedroom, five-bathroom ADU completed in 2023, offering a low-maintenance addition to the property. Both structures feature high-quality finishes, including new flooring, updated plumbing and electrical systems, quartz countertops, stainless steel kitchen appliances, tiled showers with glass enclosures, and in-unit washer and dryers. This investment is fully occupied by USC students. All units leased for the 2025-2026 academic year except the ADU (applications under review), with parental guarantees on leases providing additional security. Tenants are responsible for all utilities, including water, gas, electricity, and trash, further enhancing the property's strong operating fundamentals. With historically high occupancy rates and



consistent demand for student housing in this prime location, this asset presents a low-risk, high-growth opportunity for investors.

Built in 1908

Essential Information

MLS® #	25518147
Price	\$3,895,000
Bedrooms	17
Bathrooms	17.00
Square Footage	5,100
Acres	0.11
Year Built	1908
Type	Residential Income
Style	Traditional
Status	Closed
Listing Agent	Christopher Furstenberg
Listing Office	Nourmand & Associates-HW

Community Information

Address	648 30th Street
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90007

Amenities

Parking	None
Garages	None
Pool	None

Interior

Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Multi/Split

Additional Information

Date Listed	April 7th, 2025
Days on Market	109
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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