

\$3,150,000 - 2038 Holt Avenue, Los Angeles

MLS® #25533713

\$3,150,000

8 Bedroom, 7.00 Bathroom, 12,456 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

This well maintained property represents the best value in La Cienega Heights. At \$196 per unit and 11.5 times Gross, it is clearly the "Best in Class". There is (1) 3BR/2BA, (4) 2BR/2BA, (4) 2BR/1BA, (6)1BR/1BA and (1) Studio. The LA County Assessors list the property as 15 units, but it is operating as 16. The units are huge with a courtyard style layout and a pool. It has been in the family for 51 years, and managed professionally for decades. The property just benefitted from installation of brand new electrical service last year (by permit), and it has been retrofitted for EQ. There are 15 tuck-under parking spaces and a gated entry for security and convenience. It is 3 blocks from Kaiser West LA, and walking distance from Culver City Arts District, HBO, Amazon, Apple, and the Culver Steps. The rental upside is approximately 75%, resulting in a Pro-forma cap rate of 10.08%!! The property is being sold in conjunction with 2314 Corning, and be purchased together or separately. Don't miss this rare bargain!



Built in 1961

Essential Information

MLS® # 25533713

Price \$3,150,000

Bedrooms 8

Bathrooms 7.00

Square Footage	12,456
Acres	0.29
Year Built	1961
Type	Residential Income
Status	Closed
Listing Agent	Keith Moret
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	2038 Holt Avenue
Area	C09 - Beverlywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

Amenities

Parking Spaces	15
Parking	Assigned, Covered
Garages	Assigned, Covered
Security	Gated Community

Interior

Appliances	Refrigerator
Heating	Natural Gas, Wall Furnace
# of Stories	2
Stories	Two

Additional Information

Date Listed	May 1st, 2025
Days on Market	15
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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