

\$4,250,000 - 1301 Mansfield Avenue, Los Angeles

MLS® #25539531

\$4,250,000

3 Bedroom, 3.00 Bathroom, 14,668 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

First time on the market in over 40 years, 1301 N. Mansfield presents a timeless mid-century apartment complex with thoughtful modern upgrades, located in a prime Hollywood location (corner of Fountain and Mansfield). Located just west of Highland Ave, 1301 N. Mansfield offers investors an opportunity to acquire a well-maintained 19-unit complex situated between the local hotspots and employment epicenters of West Hollywood (0.5 miles from Santa Monica & La Brea) and the greater Hollywood Media District (0.6 mile from Hollywood & Highland). Offered at \$223K per unit, the financials are just as appealing as the location. Current rents yield a 5.45% CAP, and with approx. 26% rental upside, investors can achieve a 7.73% CAP and 8.75 GRM once stabilized. The unit mix includes (6) 2-bed/1.5-bath, (11) 1-bed/1-bath, and (2) studios. Please note, 2 units will be delivered vacant. Interiors feature oversized windows, private balconies, and an open-style floor plan. Units average approx. 800 SF, offering ample space, charm, and natural light. Major capital improvements include, electric appliances, a new roof, copper repipe, soft-story retrofit, and SB-721 compliant balconies (buyer to verify). Capital improvements include electric appliances, copper repipe, soft-story retrofit, and SB-721-compliant balconies (buyer to verify). 1301 N. Mansfield combines strong in-place fundamentals, significant upside, and unbeatable proximity to LA's top-tier cultural, entertainment, and employment hubs.



Built in 1966

Essential Information

MLS® #	25539531
Price	\$4,250,000
Bedrooms	3
Bathrooms	3.00
Square Footage	14,668
Acres	0.28
Year Built	1966
Type	Residential Income
Style	Mid-Century Modern
Status	Closed
Listing Agent	Kenny Stevens
Listing Office	Compass

Community Information

Address	1301 Mansfield Avenue
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90028

Amenities

Parking Spaces	21
Parking	Covered, Gated
Garages	Covered, Gated
View	None
Security	Gated Community, Key Card Entry

Interior

Appliances	Refrigerator
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	May 15th, 2025
Days on Market	39
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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