

\$749,000 - 1109 Exposition Boulevard, Los Angeles

MLS® #25549149

\$749,000

5 Bedroom, 2.00 Bathroom, 1,057 sqft
Residential on 0 Acres

N/A, Los Angeles,

We are pleased to present a rare opportunity to acquire a vacant, rent-ready student housing single-family residence located just one block from the University of Southern California (USC) in the highly sought-after DPS Patrol Zone. This 5-bedroom, 2-bathroom home offers approximately 1,057 square feet of rentable space on a 2,667 square foot lot zoned LARD2, making it ideal for student housing or co-living arrangements. Given its proximity to USC and the USC Village, this property presents significant income potential, with market rents projected at approximately \$1,200 per bedroom. The investment is attractively priced at an 8% cap rate, offering strong returns with minimal operating expenses, as tenants are responsible for covering all utilities including water, trash, gas, and electricity. In addition to its premium location near campus, the property is just a short walk from the Metro Expo Line, providing convenient access to both Downtown Los Angeles and the Westside. It is also located near Exposition Park, home to major cultural and sports destinations including the LA Memorial Coliseum, BMO Stadium (home of LAFC), and the upcoming George Lucas Museum of Narrative Art. With Exposition Park set to host key events for the 2028 Los Angeles Olympics, this area continues to grow in both prominence and investment appeal. This is an excellent opportunity to own a well-positioned, high-demand rental property in one of Los Angeles' most dynamic and rapidly



developing neighborhoods.

Built in 1912

Essential Information

MLS® #	25549149
Price	\$749,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Davis Saadian
Listing Office	Keller Williams Hollywood Hills

Community Information

Address	1109 Exposition Boulevard
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90007

Amenities

Parking Spaces	2
View	None
Pool	None

Interior

Interior	Wood
Appliances	Refrigerator, Dryer, Washer
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	June 6th, 2025
Days on Market	27
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 27th, 2025 at 7:51am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.