

\$2,649,000 - 3744 Delmas Terrace, Los Angeles

MLS® #25577225

\$2,649,000

9 Bedroom, 13.00 Bathroom, 7,624 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

NO LA CITY RENT CONTROL. Other LA, State, County rental housing rules/regs may apply. Buyer to undertake all due diligence in that regard; Broker/Agents make no representations concerning same. Located on a cul-de-sac in Palms, this 9-unit, non-rent control multifamily property offers tenants the best of both worlds: a residential setting on a quiet street offering the conveniences of Downtown Culver City and other nearby retail centers. Key landmarks, including Culver City Hall, Sony Pictures Studios, Apple, Amazon and other top employment centers are within close proximity. Built on an approximately 7,317 square foot lot, the property consists of (4) two bedroom/two bathroom units, (1) one bedroom/one bathroom unit, and (4) studios, totaling over 7,600 square feet of living space. Depending on the unit, amenities include dens, lofts and balconies. The building also features off-street parking with space for up to 9 cars, and on-site laundry. Potential ADU conversion of garage space(s) to be researched if desired; no guarantee or representations made re same. Moments to the freeways and multiple Metro E Line stations, such as Palms and Culver City stations, providing easy light rail access to Santa Monica, Downtown Los Angeles and all points in between. Generating \$228,714 a year with approximately \$96,037 a year in expenses (expenses include Property Tax at 1.25% of List Price), this property is not just a great investment -- priced at a 5% cap, it is a



golden opportunity for your portfolio with strong upside in rents.

Built in 1984

Essential Information

MLS® #	25577225
Price	\$2,649,000
Bedrooms	9
Bathrooms	13.00
Square Footage	7,624
Acres	0.17
Year Built	1984
Type	Residential Income
Style	Contemporary
Status	Closed
Listing Agent	Peter Maurice
Listing Office	Rodeo Realty

Community Information

Address	3744 Delmas Terrace
Area	C09 - Beverlywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

Amenities

Parking Spaces	9
Parking	Assigned, Attached Carport
Garages	Assigned, Attached Carport
View	City Lights
Pool	None

Exterior

Exterior	Stucco
Windows	Drapes
Roof	Composition, Shingle
Construction	Stucco

Foundation	Raised
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Interior

Interior Features	High Ceilings, Utility Room, Loft
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer, Range
Heating	Wall Furnace
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two, Multi/Split

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 11th, 2025
Days on Market	18
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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