

# \$1,250,000 - 1047 E 33rd Street, Los Angeles

MLS® #25599399

**\$1,250,000**

10 Bedroom, 8.00 Bathroom, 4,615 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present 1047 E 33rd Street, an 8-unit apartment building located just south of Downtown Los Angeles. The property features two brand-new ADUs and six on-site parking spaces, offering investors a rare combination of modern upgrades and reliable tenant demand in a dense infill location. Priced at just \$156,250 per unit and \$270 per square foot, the building delivers immediate income at a 6.55% in-place cap rate and 8.67 GRM, with pro forma rents supporting a 13.70% cap rate and 5.25 GRM. Several units remain below market, presenting over 40% upside potential through organic turnover or a cash-for-keys program, while the two new ADUs and secure parking provide long-term competitive advantages in tenant retention and investment stability. The mix of singles, one-bedrooms, and two-bedrooms appeals broadly to USC students, young professionals, and families seeking proximity to Downtown employment centers, Exposition Park, and major transit lines. In addition, the property qualifies for 100% bonus depreciation under the One Big Beautiful Bill Act, creating meaningful tax shelter opportunities in the early years of ownership. With its low entry basis, diversified unit mix, and substantial rental upside, 1047 E 33rd Street represents a compelling acquisition opportunity in one of Los Angeles' most resilient rental markets.



Built in 1925

## Essential Information

MLS® #	25599399
Price	\$1,250,000
Bedrooms	10
Bathrooms	8.00
Square Footage	4,615
Acres	0.17
Year Built	1925
Type	Residential Income
Status	Closed
Listing Agent	Benjamin Lee
Listing Office	Marcus & Millichap

## Community Information

Address	1047 E 33rd Street
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

## Amenities

Parking Spaces	6
Parking	Driveway
Garages	Driveway
Security	Carbon Monoxide Detector(s), Fire Detection System, Gated Community, Key Card Entry, Smoke Detector(s), Window Bars

## Interior

Appliances	Dishwasher, Refrigerator, Dryer, Washer, Disposal
Heating	Central
# of Stories	2
Stories	Two

## Additional Information

Date Listed	September 22nd, 2025
Days on Market	32
Zoning	LARD2
Short Sale	N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 19th, 2026 at 9:15am 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.