

# **\$2,999,000 - 2404 S Cochran Avenue, Los Angeles**

MLS® #BB25194297

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## **\$2,999,000**

16 Bedroom, 19.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

2404 S Cochran Ave is a brand-new, non-rent controlled, FULLY LEASED fourplex in the heart of West Adams—one of Los Angeles's™ most vibrant and sought-after neighborhoods. Nestled on a charming tree-lined street just moments from the trendy Highly Likely Café, this stunning property will generate over \$227k in annual rent and a real 5.94% cap rate, offering an exceptional return on investment. With housing availability at an all-time low, this new construction fourplex offers investors a rare opportunity to own a property with consistent rental demand. Given the increased need for quality housing, this is an investment that stands strong in today's™ market.

The fourplex (triplex + ADU "in name only") consists of three spacious 4-bedroom townhomes and one 3-bedroom unit, all thoughtfully designed to maximize space and functionality. Each unit is separately metered for utilities, ensuring minimal operating costs, and the property is backed by a 1-year builder's™ warranty for peace of mind. Modern, open-concept layouts feature high-end designer finishes, stainless-steel appliances, abundant natural light, and large windows that enhance the living experience. Additional highlights include expansive living areas, large front and rear-facing balconies, and sleek contemporary designs tailored to meet the demands of today's™ renters.



Positioned in the thriving West Adams neighborhood, the property guarantees high tenant demand and strong long-term appreciation. With its low-maintenance design, upscale units, and unbeatable location, 2404 S Cochran Ave is an exceptional opportunity for investors looking to secure a premium property in a fast-growing market.

Built in 2025

**Essential Information**

MLS® #	BB25194297
Price	\$2,999,000
Bedrooms	16
Bathrooms	19.00
Acres	0.13
Year Built	2025
Type	Residential Income
Sub-Type	Quadruplex
Style	Modern
Status	Closed
Listing Agent	Cheyenne Womack
Listing Office	Myunits.com Inc.

**Community Information**

Address	2404 S Cochran Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90016

**Amenities**

Parking Spaces	8
View	Neighborhood
Pool	None

**Exterior**

Lot Description	Street Level, Landscaped, Level
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## Interior

Interior	Tile, Laminate
Interior Features	Open Floorplan, Recessed Lighting, Balcony
Appliances	Dishwasher, Freezer, Disposal, Microwave, Refrigerator, Dryer, Electric Oven, Electric Range, Washer
Heating	Central
Cooling	Central Air
# of Stories	3
Stories	Three Or More

## Additional Information

Date Listed	August 28th, 2025
Days on Market	30
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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