

# \$1,799,000 - 2625 San Marino Street, Los Angeles

MLS® #DW25179978

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## \$1,799,000

8 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Fully Renovated, Turnkey 4-Unit Investment in  
Prime Koreatown!

Discover your next perfect, hassle-free investment in one of Los Angeles's™ most sought-after neighborhoods. This fully modernized four-unit multifamily property has been upgraded from top to bottom—no detail overlooked—making it an ideal addition to any portfolio.

Each spacious apartment offers 2 bedrooms, 1 bathroom, with 2 dens, storage room, and laundry room and approximately 1,170 sq ft of beautifully updated living space. Complete renovations include:

-Infrastructure Upgrades: New sewer lines, updated plumbing fixtures, and full electrical modernization (wiring, subpanels, switches, outlets, and lighting).

-Modern Comforts: In-unit washer/dryer hookups, new dishwashers hookups, and energy-efficient 3-zone mini-split HVAC systems.

-Stylish Finishes: New doors, blinds, drywall, fresh paint, white shaker kitchen cabinets with quartz countertops, premium stainless-steel appliances, and new durable flooring.

-Bathroom Refresh: Contemporary vanities, new toilets, and modern fixtures.

-Exterior Enhancements: Motorized, remote-controlled driveway security gate, roof repairs, termite fumigation of building &



carport, and meticulously detailed windows with new wheels and parts.

Property Highlights:

- Covered carport with a total of 8 off-street parking spaces (2 per unit).
- Lush, mature landscaping including banana and avocado trees.
- \$138,600 annual rental income.
- Attractive around 6% cap rate and 13.7 GRM.
- Tenants pay 100% of utilities; each apartment has its own electrical meter, gas meter, and water heater.
- Prime location with a Walk Score of 95 and Transit Score of 82.

Additional Information:

Photos are virtually staged with furniture. No furniture comes with the sale. Do not disturb tenants. Showings will be conducted with an accepted offer. The listing agent holds a co-ownership interest in the property.

Built in 1916

**Essential Information**

MLS® #	DW25179978
Price	\$1,799,000
Bedrooms	8
Bathrooms	4.00
Acres	0.16
Year Built	1916
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Ryan Smagacz
Listing Office	Real Broker

**Community Information**

Address 2625 San Marino Street

Area	C17 - Mid-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90006

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	8
Parking	Assigned, Detached Carport
Garages	Assigned, Detached Carport
Pool	None

### **Exterior**

Lot Description	TwoToFiveUnitsAcre, Garden, Landscaped, Near Public Transit
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### **Interior**

Appliances	Dryer, Washer
Heating	Ductless, High Efficiency
Cooling	Ductless, Electric, Heat Pump, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom, Bath, Den, Electric, Kitchen, Outside
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	25
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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