

# \$974,900 - 8618 Graham, Los Angeles

MLS® #DW25250344

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## \$974,900

8 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

NEW CONSTRUCTION!!!! NEW MODERN 2 STORY DUPLEX . AMAZING 10 % CAP RETURN IF YOU RENT BOTH UNITS... EACH UNIT COMES WITH 4 SPACIOUS BEDROOMS AND 3 BATHS. 2 MASTER SUITES, INSIDE LAUNDRY, LAMINATED FLOORS THRU OUT, AC/MINI SPLITS, ALL ELECTRICAL UNITS, BUILT IN APPLIANCES. PAID OFF SOLAR PANELS TO HELP FOR THAT ELECTRICITY BILL. THESE UNITS HAVE A POTENTIAL TO BE BREAD AND BUTTTER WITH EXTRA MONTHLY INCOME AS EACH UNIT CAN BE RENTED FOR \$ 4,500 A MONTH. GREAT LOCATION, BORDER LINE SOUTH GATE, WALKING DISTANCE TO METRO STATION. 20 MINUTES FROM LAX, SOFI STADIUM AND DOWNTOWN!.....FHA READY , SUBMIT ALL OFFERS

Built in 2025

## Essential Information

MLS® #	DW25250344
Price	\$974,900
Bedrooms	8
Bathrooms	6.00
Acres	0.08
Year Built	2025
Type	Residential Income
Sub-Type	Duplex



Status	Closed
Listing Agent	Christopher Cervantes
Listing Office	Jani Realty & Investments

### **Community Information**

Address	8618 Graham
Area	C23 - Metropolitan
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90002

### **Amenities**

Parking Spaces	3
Pool	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre
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### **Interior**

# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	October 30th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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