

# **\$780,000 - 9614 Graham Avenue, Los Angeles**

MLS® #GD24183696

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## **\$780,000**

7 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

This property offers a fantastic investment opportunity with a total of 7 bedrooms and 4 bathrooms, all in great condition. While it requires basic cosmetic repairs such as fresh paint, landscaping, and fixture updates, the potential is substantial.

The front unit features 4 bedrooms and 2 bathrooms, while the back unit, located above a 2-car garage, includes 3 bedrooms and 2 bathrooms. The property provides 5 parking spaces—3 carports and 2 separate garage spaces. There are two main entrances: one on the right, leading to the back unit, and one on the left, for the front unit. The two units are detached and do not share a wall, offering residents peace and privacy.

A shared laundry room is conveniently located upstairs, next to the back unit, and easily accessible for both units. Each unit has the potential to be rented for \$3,000 or more, making this property ideal for investors targeting one of Los Angeles' last affordable neighborhoods.

This property is perfect for investors, whether you're looking to make your first real estate investment or expand your portfolio. It's also ideal for house hacking or implementing the BRRRR (Buy, Renovate, Refinance, Rent) strategy. The property is eligible for FHA financing due to its size.



Upon entering, youâ€™ll find a large front yard and a smaller yet spacious back yard. The front unit has two entrancesâ€”one at the front and another near the back of the house. Thereâ€™s also potential to convert one of the carports into an additional bonus room, further increasing the property's value.

This property can be delivered vacant, though it is currently tenant-occupied. Agents will assist with tenant relocation, making this an excellent opportunity for investors looking to renovate and revitalize the property.

Donâ€™t miss out on this incredible investment opportunity.

Built in 1950

**Essential Information**

MLS® #	GD24183696
Price	\$780,000
Bedrooms	7
Bathrooms	4.00
Acres	0.15
Year Built	1950
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Yefree Montoya
Listing Office	Las Casas Realty, Inc.

**Community Information**

Address	9614 Graham Avenue
Area	C36 - Metropolitan Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90002

**Amenities**

Parking Spaces	8
# of Garages	2
Pool	None

## Exterior

Lot Description	Rectangular Lot
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## Interior

Heating	Central
# of Stories	2
Stories	Two

## Additional Information

Date Listed	September 4th, 2024
Days on Market	141
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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