

\$739,000 - 1311 Exposition Boulevard, Los Angeles

MLS® #OC25088514

\$739,000

4 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

****Exceptional Investment Opportunity!****

Discover a fantastic chance to own a beautifully updated duplex in the vibrant heart of Los Angeles. When both units are rented there is a potential of a 6.7% cap rate This income-producing property features two freshly remodeled 2-bedroom, 1-bath units, each boasting a new roof and stylish vinyl flooring. Both bathrooms have been thoughtfully upgraded with new vanities, toilets, lighting fixtures, tile flooring, and modern mirrors. The main living areas are equipped with ceiling fans, dual-pane windows, and efficient wall/window air conditioning units for comfort. The kitchens are a chef's delight, showcasing quartz countertops, gas oven ranges, and contemporary white cabinetry, along with convenient in-unit laundry facilities. These meticulously renovated units are perfect for first-time investors seeking strong rental income in a desirable neighborhood or savvy investors looking to occupy one unit while renting out the other. Ideally situated near the University of Southern California, shopping, dining, Exposition Park, and the LA Coliseum, this duplex offers both convenience and potential. Don't miss out on this incredible investment opportunity!



Built in 1915

Essential Information

MLS® #	OC25088514
Price	\$739,000
Bedrooms	4
Bathrooms	2.00
Acres	0.05
Year Built	1915
Type	Residential Income
Sub-Type	Duplex
Style	Traditional
Status	Closed
Listing Agent	Lily Campbell
Listing Office	First Team Real Estate

Community Information

Address	1311 Exposition Boulevard
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90018

Amenities

Utilities	Sewer Connected, Electricity Connected, Natural Gas Connected, Water Connected
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Walkstreet
Windows	Double Pane Windows
Roof	Composition
Foundation	Raised

Interior

Interior	Vinyl
Interior Features	Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Ceiling Fan(s), Quartz Counters
Appliances	Gas Range, Gas Water Heater, Water Heater

Heating	None
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	April 21st, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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