

# \$1,395,000 - 1162 43rd Place, Los Angeles

MLS® #PW24235975

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## \$1,395,000

12 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Great cash flow property with huge upside too. 11.8% cash on cash return with current rents. 8.3% cap rate. Many upgrades over the years including, Newer roof on both buildings, Copper water pipes, Vinyl windows, new external stairs to top unit in the back building. Possible conversion of garages currently used for storage to ADU to make 7 or 8 units, check with city for allowances. Located in a strong rental area in South Central Area with a great unit mix of five 3 Bdrm and 1 Bath units. Walkable score of 83. Property is separate metered for Gas and Electric and consists of two buildings, a 4-plex up front and duplex along with a 4 car garage in the back. Front 4 units have been converted to 3 bedrooms but third bedroom can easily be used as a living room as well, Buyer to verify permits for all changes and improvements. Market rents shown are for Section 8 approved 2 bedroom units. Garages currently used for storage.

Built in 1954

## Essential Information

MLS® #	PW24235975
Price	\$1,395,000
Bedrooms	12
Bathrooms	6.00
Acres	0.16
Year Built	1954
Type	Residential Income



Sub-Type	Apartment
Status	Closed
Listing Agent	Richard Bell
Listing Office	Bell Realty Group

### **Community Information**

Address	1162 43rd Place
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	None
# of Garages	4
Garages	None
Pool	None

### **Exterior**

Lot Description	SixToTenUnitsAcre
Roof	Flat

### **Interior**

Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	168
Zoning	LAC2
Short Sale	N
RE / Bank Owned	N

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