

\$995,000 - 1035 60th Place, Los Angeles

MLS® #SB25055230

\$995,000

6 Bedroom, 5.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

1035 W 60th PI is a fully renovated, 4-plex with Approved plans for a 2-Bed/1-Bath ADU to be delivered fully vacant in one of Los Angeles's fastest-growing neighborhoods. All four 1-Bed/1-Bath units have been modernized and are move-in ready, providing immediate income potential. The property also features brand-new subpanels, ensuring upgraded electrical infrastructure for future tenants.

Adding even more value, the property comes with approved plans for a 2-Bed/1-Bath ADU, allowing an investor to start construction immediately. Once leased, the property will operate at an impressive 7.13% cap rate before even factoring in the ADU. After construction, it projects a 8.58% cap rate and a 8.93 GRM (including build costs), making this an exceptional investment.

Whether you're an investor or owner-user, this 4+1 unit asset is primed for strong cash flow from day one, with the added potential to increase equity through ADU development. Prime Location: Situated in a booming submarket, 1035 W 60th PI is just minutes from USC, Downtown LA, SoFi Stadium, and more, ensuring strong rental demand and long-term appreciation. Don't miss this opportunity to own a high-yield, value-packed multifamily property in a rapidly transforming area!



THE SF REFLECTED REPRESENTS THE
ADU CONVERSION

Built in 1928

Essential Information

| | |
|----------------|---|
| MLS® # | SB25055230 |
| Price | \$995,000 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Acres | 0.13 |
| Year Built | 1928 |
| Type | Residential Income |
| Sub-Type | Quadruplex |
| Status | Closed |
| Listing Agent | Aaron Jacobson |
| Listing Office | Lyon Stahl Investment Real Estate, Inc. |

Community Information

| | |
|-------------|-----------------------------|
| Address | 1035 60th Place |
| Area | C34 - Los Angeles Southwest |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90044 |

Amenities

| | |
|----------------|------|
| Parking Spaces | 4 |
| Pool | None |

Exterior

| | |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

Interior

| | |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 30 |

| | |
|-----------------|------|
| Zoning | LAR2 |
| Short Sale | N |
| RE / Bank Owned | N |

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