

# **\$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 Pl 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'™ 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 Pl 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
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**Interior**

# of Stories	1
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**Additional Information**

Date Listed	March 12th, 2025
Days on Market	30

Zoning LAR2

Short Sale N

RE / Bank Owned N

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