

\$1,150,000 - 423 82nd Street, Los Angeles

MLS® #SB25070559

\$1,150,000

12 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

423 E 82nd Street is a fully renovated 4-unit property in one of Los Angeles's™ fastest-growing neighborhoods. Featuring an excellent unit mix of four (4) spacious 3-bed/1-bath units, this asset is ideal for both owner-users and investors seeking strong cash flow. With one unit delivered tenant ready, an owner-user can live in one unit while renting out the other three.

Current rents are leased above \$2,700/month, making this one of the highest-income-producing 4-plexes in the neighborhood. Priced at an 8.27% cap rate, this property is a true cash cow with proven rental income. All occupied units are leased through Section 8 vouchers, ensuring stable, government-subsidized income.

The property also features four covered parking spaces and potential for ADU additions (buyer to verify). By adding just one additional unit, projected returns increase to a 9.09% cap rate. Located in a rapidly developing submarket, 423 E 82nd St 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 transforming neighborhood!

Built in 1966

Essential Information

MLS® #	SB25070559
Price	\$1,150,000
Bedrooms	12
Bathrooms	4.00
Acres	0.12
Year Built	1966
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Aaron Jacobson
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	423 82nd Street
Area	C37 - Metropolitan South
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90003

Amenities

Parking Spaces	4
# of Garages	4
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

# of Stories	2
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Additional Information

Date Listed	April 1st, 2025
Days on Market	23
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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