

\$750,000 - 722 79th Street, Los Angeles

MLS® #SB25165097

\$750,000

8 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

722 W 79th St is a value-add 4-unit apartment building located in the heart of a rapidly growing pocket of Los Angeles. The property offers an ideal unit mix of four (4) 2-Bed/1-Bath units with over 130% rental upside.

Aggressively priced at \$230/SF, many comparable 4-plexes in the area are trading above \$350/SF post-renovation. An investor has the potential to reposition the asset and exit at a valuation north of \$1.1M. This property also works well as a long term hold, with a pro forma cap rate of 12.02% based on conservative market rents. Sitting on a 7,056 SF lot, the oversized 3,226 SF building offers ample space and potential for value creation. Located just minutes from USC, Downtown LA, Exposition Park, BMO Stadium, the Arts District, Lucas Museum, LA Live, and more, 722 W 79th St stands to benefit from the billions of dollars in development transforming the surrounding area.



Built in 1921

Essential Information

MLS® #	SB25165097
Price	\$750,000
Bedrooms	8
Bathrooms	4.00
Acres	0.16
Year Built	1921
Type	Residential Income

Sub-Type	Quadruplex
Status	Closed
Listing Agent	Aaron Jacobson
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	722 79th Street
Area	C36 - Metropolitan Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90044

Amenities

Pool	None
------	------

Exterior

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

Interior

# of Stories	2
--------------	---

Additional Information

Date Listed	July 22nd, 2025
Days on Market	33
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 18th, 2026 at 4:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.