

# \$1,250,000 - 300 E 55th Street, Los Angeles

MLS® #SB25272472

---

## \$1,250,000

8 Bedroom, 7.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

300 E 55th St, Los Angeles, CA 90011 is a well-kept 7-unit apartment building in a rapidly improving South LA pocket. Priced at \$1,250,000, the property delivers a 6.52% current cap rate and 9.41 GRM, with 43% rental upside. At pro forma rents, the building stabilizes at an excellent 10.66% cap rate and 6.57 GRM, offering strong day-one income with meaningful room for growth.

Built in 1950, the asset sits on a 5,851 SF lot with 4,222 SF of building area, consisting of oversized one-bedroom units and a two-bedroom unit. Several units are Section 8, providing stable, consistent collections. The property also features a 3-car garage structure that is already a shell, offering a clear opportunity for conversion into an ADU (buyer to verify). This gives investors an additional, straightforward path to increase income and boost long-term returns.

With solid in-place performance, strong rental upside, and on-site ADU potential, 300 E 55th St is a rare sub-\$2M asset positioned for both immediate cash flow and long-term value creation in one of LA's most active rental markets.

Built in 1950

## Essential Information

MLS® #

SB25272472



|                |   |
|----------------|---|
| Price          | \$1,250,000                             |
| Bedrooms       | 8                                       |
| Bathrooms      | 7.00                                    |
| Acres          | 0.13                                    |
| Year Built     | 1950                                    |
| Type           | Residential Income                      |
| Sub-Type       | Apartment                               |
| Status         | Closed                                  |
| Listing Agent  | Aaron Jacobson                          |
| Listing Office | Lyon Stahl Investment Real Estate, Inc. |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 300 E 55th Street   |
| Area        | C42 - Downtown L.A. |
| Subdivision | N/A                 |
| City        | Los Angeles         |
| County      | Los Angeles         |
| Zip Code    | 90011               |

### **Amenities**

|                |      |
|----------------|------|
| Parking Spaces | 9    |
| # of Garages   | 3    |
| Pool           | None |

### **Exterior**

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

### **Interior**

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

### **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | December 8th, 2025 |
| Days on Market  | 57                 |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

Based on information from California Regional Multiple Listing Service, Inc. as of April 6th, 2026 at 4:49am PDT. 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.