

\$1,595,000 - 2309 Hauser Boulevard, Los Angeles

MLS® #SR25102593

\$1,595,000

12 Bedroom, 8.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

We are proud to present a cash flowing 4 unit building north of the 10 freeway in Mid City / West Adams! Each unit is spacious and consists of 3 bedrooms and 2 baths. One 3 bedroom / 2 bath unit will be delivered VACANT and a buyer can immediately realize monthly rental income of \$3,400 for that unit! Outstanding annual income of appx. \$132,948, GRM of 11.9, and cap rate of 6.1% when vacant unit is rented! 3 of the 4 units have in-unit washer/dryers and there is also a community laundry room for tenants' convenience. Capital improvements include a new roof in 2017 and interior remodeling of 3 units (including the vacant unit) with new kitchens, bathrooms, and flooring. Separately metered for gas and electric and building includes 4 uncovered parking spaces in a back parking lot. Situated in a bustling and highly desired rental market, the building is centrally located minutes away from the LACMA, La Brea Tar Pits, Petersen Museum, and a short drive from Culver City, Beverly Hills, and Downtown LA.

Built in 1965

Essential Information

MLS® #	SR25102593
Price	\$1,595,000
Bedrooms	12
Bathrooms	8.00



Acres	0.12
Year Built	1965
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Anie Mayelian
Listing Office	Keller Williams Realty Calabasas

Community Information

Address	2309 Hauser Boulevard
Area	C17 - Mid-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90016

Amenities

Parking Spaces	4
Parking	Uncovered
Garages	Uncovered
Pool	None

Exterior

Lot Description	Landscaped
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Interior

# of Stories	2
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Additional Information

Date Listed	May 8th, 2025
Days on Market	146
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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