

# \$556,000 - 1018 57th Street, Los Angeles

MLS® #SR25226845

## \$556,000

2 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Investor Goldmine in South LA – R2 Zoning  
+ SB 9 Opportunity!

This oversized 5,434 sq. ft. LAR2 lot is a rare gem with massive development flexibility. Zoned R2, it allows up to 2 primary units by right, plus 1 full-size ADU (up to 1,200 sq. ft. and 1 Junior ADU – delivering up to 4 legal rental units without needing a variance. But it gets even better:

SB 9 Eligible: Qualifies for lot split under California’s SB 9 law. That means you could split into two parcels, build a duplex on each, and add ADUs – up to 8 units total.  
Development Summary:

- Current Zoning: LAR2 (Residential – 2 Units by right)

- Lot Size: 5,434 sq. ft.

- Unit Potential (without SB9): 1 duplex  
+ 1 ADU + 1 JADU = 4 units

- Unit Potential (with SB9 split): 2  
duplexes + ADUs = up to 8 units

- Frontage & depth: Flat, rectangular lot  
with alley access = builder-friendly

?? Investment Snapshot:

- Average Rent (2-bed units in area):  
\$2,200–\$2,500/month

- Full 4-unit config projected gross  
income: \$105,000–\$115,000/yr

- 8-unit SB 9 config potential:  
\$200,000+/yr gross rents

- Cap rate potential (renovated new  
build 4–8 unit): 6–8%+ depending on cost  
basis and construction type

- ADU cost per unit: Est.



\$120â€“\$200/sq. ft. (stick-built or prefab)

?? Local Market Insight:

Investors are aggressively repositioning nearby properties with the same lot size and zoning â€” converting SFRs into income-generating 4-plexes and 6-plexes. Recent comps in 90011 show similar properties selling post-development for \$900kâ€“\$1.25M+, especially if delivered fully leased.

Why This Lot Stands Out:

- â€¢ Zoned R2 w/ flexible multi-unit build options

- â€¢ SB 9 eligible â€” split the lot, double the density

- â€¢ 4â€“8 unit potential = high cash flow, big resale margin

- â€¢ Flat, buildable lot near USC, DTLA, Expo Line

Final Word:

Whether youâ€™re a seasoned developer or first-time investor, this is your rare chance to acquire a multifamily development site with strong ROI, clear entitlement path, and tons of upside in South LAâ€™s hottest pocket.

Built in 1906

## Essential Information

MLS® #	SR25226845
Price	\$556,000
Bedrooms	2
Bathrooms	2.00
Acres	0.12
Year Built	1906
Type	Residential Income
Sub-Type	Duplex
Style	Craftsman
Status	Closed
Listing Agent	Helen Johnson
Listing Office	Dynamic Realty& Investments

## Community Information

Address	1018 57th Street
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Door-Single
# of Garages	2
Garages	Driveway, Garage, Door-Single
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Drywall
Lot Description	ZeroToOneUnitAcre, Landscaped, Near Park, Paved, Near Public Transit
Windows	Wood Frames
Roof	Composition
Construction	Stucco, Drywall
Foundation	Raised

## Interior

Heating	Natural Gas
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	September 26th, 2025
Days on Market	6
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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