

\$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.



\$120–\$200/sq. ft. (stick-built or prefab)

?? Local Market Insight:

Investors are aggressively repositioning nearby properties with the same lot size and zoning — converting SFRs into income-generating 4-plexes and 6-plexes.

Recent comps in 90011 show similar properties selling post-development for \$900k–\$1.25M+, especially if delivered fully leased.

Why This Lot Stands Out:

↳ Zoned R2 w/ flexible multi-unit build options

↳ SB 9 eligible — split the lot, double the density

↳ 8 unit potential = high cash flow, big resale margin

↳ Flat, buildable lot near USC, DTLA, Expo Line

Final Word:

Whether you'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 LA'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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