



744 RIDGELEY DR, LOS ANGELES



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## 5 (2BR + 2BA) & 2 (1BR + 1BA) UNITS

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Casey Real Estate Group is proud to present 744 Ridgeley Dr., a seven-unit multifamily opportunity located in the Miracle mile area, which happens to be one of Los Angeles' most dynamic and sought-after submarkets. During the past few years, this area has become a highly desirable location for both residents and investors due to its geographic position, ongoing revitalization, and strong rental demand.

The combination of location, zoning, and income potential positions 744 Ridgeley Dr as a solid acquisition for multifamily investors, and seasoned portfolio builders. This offering underscores the ongoing strength of Miracle Miler market and provides an opportunity to acquire a well-located asset.

This is a rare chance to own a beautifully upgraded, income-producing 7-unit property in one of Los Angeles' most desirable rental markets. This charming Miracle Mile property blends architectural character with thoughtful modern updates—perfect for investors seeking peace of mind and long-term value. This is a turnkey investment since all 7-units are fully renovated from top to bottom.

LOS ANGELES



- Property consists of (4) two bedrooms + two-bathroom units.
- Excellent Unit Mix - 5 (2BR + 2BA) & 2 (1BR + 1BA) Units
- Upstairs units are all two bedrooms with all long term 12+ month leases and unfurnished. All units are approximately 1,000 – 1,100 SF.
- Downstairs units are combinations of 2 two-bedroom units and 2 one-bedroom units. All of first floor units are midterm rental (1-12 months), fully furnished and available as corporate/Airbnb full-service rentals. 2-bedroom units are approximately 1,000 SF and the 1-bedroom units approximately 500 and 700 SF each.
- All units are beautifully renovated with in-unit laundry
- 7 total parking spaces available
- The façade is Classic French colonial Architecture and accent
- Year built 1937
- All units have been renovated in 2017
- Location is very accessible and walkable to all transit including proximity to the new metro location providing excellent Connectivity to local landmarks.
- Prime Location: In the heart of Miracle Mile, walking distance to The Grove, Farmers Market, Pan Pacific Park, and LA's best shopping, dining, and recreation.
- Property is LAR4 (please check with the city to confirm zoning).
- The property is subject to the City of Los Angeles Rent Stabilization Ordinance (RSO).
- The property currently generates approximately \$270,000 in annual gross income.

## Prime Turnkey Seven-Unit Miracle Mile Multifamily Asset

744 RIDGELEY DR, LOS ANGELES

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