

# EXCLUSIVE LISTING

## 1234 W 37th Dr, Los Angeles

5 Bedroom USC Student Housing a block away from USC and within USC Patrol Zone. Consistent and High Demand for Student Housing, nearby many New Student Housing Constructions, Higher Density RD2 Zoning. Attractive CAP Rate.



### SUMMARY

Subject Property:	1234 W 37th Dr, Los Angeles, CA
Price:	<del>\$1,180,000</del> \$1,080,000
CAP Rate/GRM:	5.5% / 14.29
Year Built/Renovated:	1920 / 2020-2025
Building Area:	1,450 SF
Lot Size:	3,879 SF
APN#:	5040-013-020
Unit Type:	5B + 4.5B

### Investment & Property Highlights

- Prime Location for USC Student Housing, A block away from USC Campus
- Within USC Patrol Zone, Walk to USC
- A block away from LA Coliseum complex
- Walk to a plethora of Amenities: LA Coliseum, Natural History Museum, California Science Center, Metro Line Station (Expo/Vermont), Dining, Shopping, etc.
- Guaranteed demand for Student Housing rentals in the foreseeable future
- MANY nearby New Constructions for student housing rentals will push the rental rates in the area thus increasing the value of subject property
- Easy to Rent and Easy to Manage
- Superb access to FWY 110 and FWY 10



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NEWER STUDENT HOUSING

CALIFORNIA SCIENCE CENTER

LA COLISEUM

NEWER STUDENT HOUSING

USC

NEW DEVELOPMENT

GROWTH INVESTMENT GROUP

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**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



NATURAL HISTORY MUSEUM



BMO STADIUM



LA COLISEUM



USC

NEWER STUDENT HOUSING

NEW DEVELOPMENT



1234 W 37TH DR

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