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CLOSING CASE STUDY

Kian Maronde Closes a Boyle Heights Duplex Sale, Delivering a Turnkey Owner-User Opportunity

Kian Maronde is proud to announce the sale of a duplex at 2728 Malabar in Boyle Heights, Los Angeles. This multifamily investment property sold for $630,000, offering a unique owner-user opportunity in a strong rental market.

One unit was delivered vacant, allowing the Buyer to move into the property while using rental income from the second unit to help offset the mortgage. The Seller successfully cashed out after years of ownership and relocated to Mexico to enjoy retirement.

Originally built in 1926 and on the market for the first time in 44 years, the property offers a streamlined mix of two spacious two-bedroom, one-bathroom units of roughly 1,200 square feet each, along with on-site parking and outdoor common areas. The building is well maintained, featuring newly installed copper piping and a roof replaced within the past two years — a largely turnkey asset with minimal deferred maintenance.

Situated in one of Los Angeles's oldest and most culturally rich neighborhoods just north of East Cesar E. Chavez Avenue, the property sits within walking distance of local staples such as El Tepeyac Café, Cielo Market, the Malabar Library, and Wabash Recreation Center. Adjacent to the Arts District and Downtown, this rapidly evolving rental market keeps residents close to the region's major employment centers.

ADDRESS:
2728 Malabar St
Los Angeles, CA 90033

BUYER PROFILE:
Los Angeles Owner-User Buyer

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