



USC STUDENT HOUSING INVESTMENT OPPORTUNITY

721 W 30TH ST - THE SPOT

Price Improvement!

\$6,950,000

721 W 30th St – The Spot
Los Angeles, CA 90007

7.2%
Proforma CAP

10
Proforma GRM

20
UNITS

25
BEDS



Property Highlights

- Steps from campus via the Hoover pedestrian mall
- Excellent unit mix
- Gated and non-gated on-site parking
- Direct access to The Row
- Fully occupied with USC students
- Potential occupancy up to 50 beds
- Buyer to verify addition of 6 ADUs

About The Property

A student housing asset positioned steps from USC with direct access to The Row. The Spot offers a practical mix of units, on-site parking, and existing student occupancy in a high-demand campus-adjacent corridor.

Property Details

PROPERTY	721 W 30TH ST – THE SPOT
CITY	LOS ANGELES, CA 90007
PRICE IMPROVEMENT!	\$6,950,000
UNITS	20
BEDROOMS	25
POTENTIAL OCCUPANCY	UP TO 50 BEDS

A fully occupied USC student housing asset with campus access, strong unit mix, and clear investor appeal.

CONTACT TOTAL REALTY GROUP FOR PRICING DETAILS AND PROPERTY INFORMATION

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