



Dual-Home Investment Opportunity in Reseda

7435-7437 Balcom Avenue, Reseda, CA 91335

\$1,075,000

🛏 Bedrooms: 6

🚿 Bathrooms: 0

EXTRAS:

- Living Space: 2,007 sq ft
- Lot Size: 6,154 sq ft

Property Description

Unlock the Potential: Two Homes on One Lot at 7435 & 7437 Balcom Ave!

Discover a prime investment opportunity or the perfect setup for multigenerational living in the heart of Reseda! This unique property offers not just one, but two fully equipped homes on a single lot.

The main home at 7435 Balcom Ave features a spacious 3 bedrooms, 2 bathrooms, and 1,107 sq ft of comfortable living space. Currently occupied by performing tenants, this home is already generating steady rental income—a smart choice for those looking to invest.

The newly upgraded ADU at 7437 Balcom Ave adds an extra 3 bedrooms and 2 bathrooms in 900 sq ft of modern living. With a private side yard and backyard, this unit will be delivered vacant, giving you the flexibility to move right in or lease it out for top rental value.

This property is perfect for first-time homebuyers, real estate investors, or anyone looking to take advantage of a DSCR loan. Live in one home and rent out the other, or generate income from both! Whether you're looking for a multigenerational living setup, a rental property to expand your portfolio, or a home with income potential, this property offers it all.

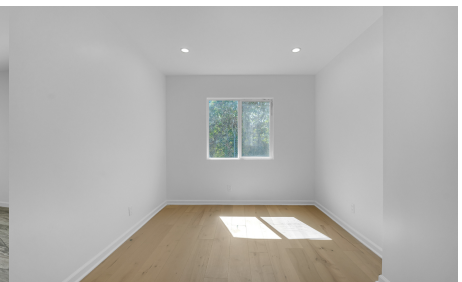
Don't miss your chance to own this incredible dual-living opportunity in one of Reseda's most sought-after neighborhoods. Act fast



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