

# **\$1,175,000 - 227 Bonnie Brae Street, Los Angeles**

MLS® #OC25041643

**\$1,175,000**

0 Bedroom, 8.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Located in Westlake, 227 S. Bonnie Brae offers an ideal opportunity to acquire a value-add, cash flowing 8-unit property. The property is currently operating at a 5.26% Cap Rate and 10.5 GRM with tons of upside in rental income!

Built in 1956, the Bonnie Brae apartments have been well maintained by ownership. Four of the units have been renovated with new flooring, cabinets, fixtures, and bathrooms, allowing management to achieve top of the market rent at \$1,595/month for multiple units. All units are Studios measuring roughly 345 Sq.Ft. There is roughly 31% upside remaining in monthly rents.

The property sits on a massive lot, totaling just under 7,300 Sq.Ft, which allows for an incredible opportunity for ADU's or redevelopment. The rear lot is currently being used for roughly (12) total parking spaces and is zoned R3.

Surrounded by numerous modern developments, the Bonnie Brae apartments are only minutes away from Crypto.Com Arena, LA Live, the LA Metro Station, the booming Echo Park, BMO Stadium, as well as the 101/110 Freeways.

Built in 1956



## **Essential Information**

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Price \$1,175,000

Bathrooms	8.00
Acres	0.17
Year Built	1956
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Parker Boehle
Listing Office	NorthMarq Realty Services, Inc

## Community Information

Address	227 Bonnie Brae Street
Area	KREA - Koreatown
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90057

## Amenities

Pool	None
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## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

# of Stories	2
Stories	Two

## Additional Information

Date Listed	February 25th, 2025
Days on Market	133
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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