

\$1,528,000 - 1707 Bonnie Brae Street # 1, Los Angeles

MLS® #SB25089362

\$1,528,000

15 Bedroom, 5.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

First time on the MLS in over 21 years!
Highest in place Cap Rate in town and a beautiful building. 1707 S Bonnie Brae is a large 5-Unit apartment building comprised of (4) 3-Bed/1-Bath units and a detached house that operates as a 3-Bed/1-Bath. 6 on-site Parking Spaces. Current in place 7.01% cap rate and 9.64 GRM, with upside to a 8.45% CAP and 8.19 GRM. This asset is ideal for any investor to cash flow on this beautiful asset. Built in 1924, this unique property is a 4 unit apartment totaling 4,525 sq.ft, plus a large detached home of 1,829 sq.ft! Priced at only \$240.64/Sq.Ft! All units have major appliances, hardwood floors, in-unit washer/dryers. This property has Sedona styled paving stones in Motor Courtyard and walkways. Drought tolerant landscaping with Palm Trees, Juniper Vines and White Rose Garden. This property exudes character and is always rented with students, families, and young professionals who love this place!Â

1707 Bonnie Brae is located just minutes from USC, Downtown LA, Gilbert Lindsay Park, Exposition Park, Lucas Museum, Art's District, The Reef, BMO Stadium, LA Live and billions of dollars worth of development pouring into the neighborhood.

Built in 1924

Essential Information



MLS® #	SB25089362
Price	\$1,528,000
Bedrooms	15
Bathrooms	5.00
Acres	0.15
Year Built	1924
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Cameron Samimi
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	1707 Bonnie Brae Street # 1
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90006

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	April 22nd, 2025
Days on Market	124
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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