



SOUTH PARK GROUP

\$3,350,000



FOR SALE

1044 N. Bonnie Brae
Los Angeles, CA 90026

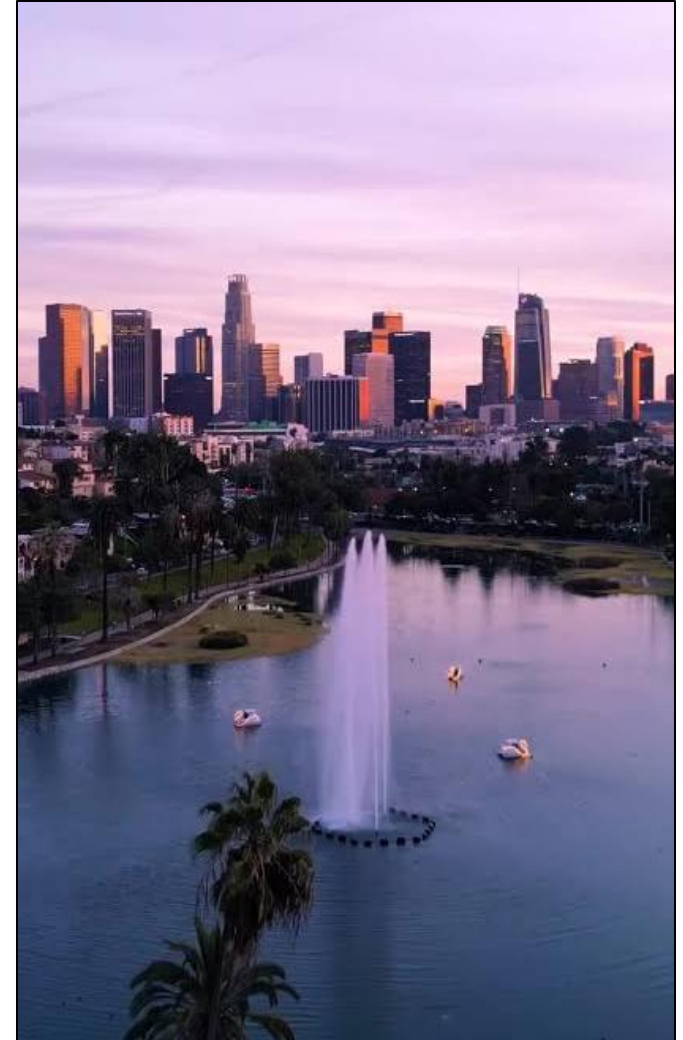
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LISTING DETAILS

1044 N. Bonnie Brae Street, Los Angeles, CA 90026

Total Units	16 Units
Unit Breakdown	(13) Studios, (2) 1-Beds, (1) 3-Beds
Total Building Size	8,751 SF
Lot Size	7,626 SF
Sub-Market	Echo Park
Zoning	R3-1VL-CDO
APN	5404-002-015
Offering Price	\$3,350,000
Price per Unit	\$209,375
Price per Sqft.	\$383
Gross Rental Multiplier (GRM)	10.42
Net Operating Income (NOI)	\$205,588
Cap Rate	6.14%



THE OFFERING



1044 N. Bonnie Brae is a 16-unit multifamily gem tucked into the heart of Echo Park — and it's hitting the market for the first time since 2014. The offering pairs a 15-unit multifamily building fronting Bonnie Brae Street with a charming, separate 3-bedroom single-family residence on Park Avenue, close enough to catch views of Echo Park Lake.

Spread across a 7,626 SF lot, all 16 units enjoy a coveted address — situated the lotus beds and paddle boats of Echo Park Lake and the vibrant energy of Sunset Blvd, with its beloved shops, restaurants, and nightlife just steps away. This prime location, paired with easy access to Downtown LA and the eastside's most sought-after destinations, sets the stage for enduring rental demand and long-term upside.



For investors looking to grow their portfolio in one of Los Angeles' most dynamic and in-demand rental markets, this is a rare chance to own a piece of Echo Park.

Investment Highlights:

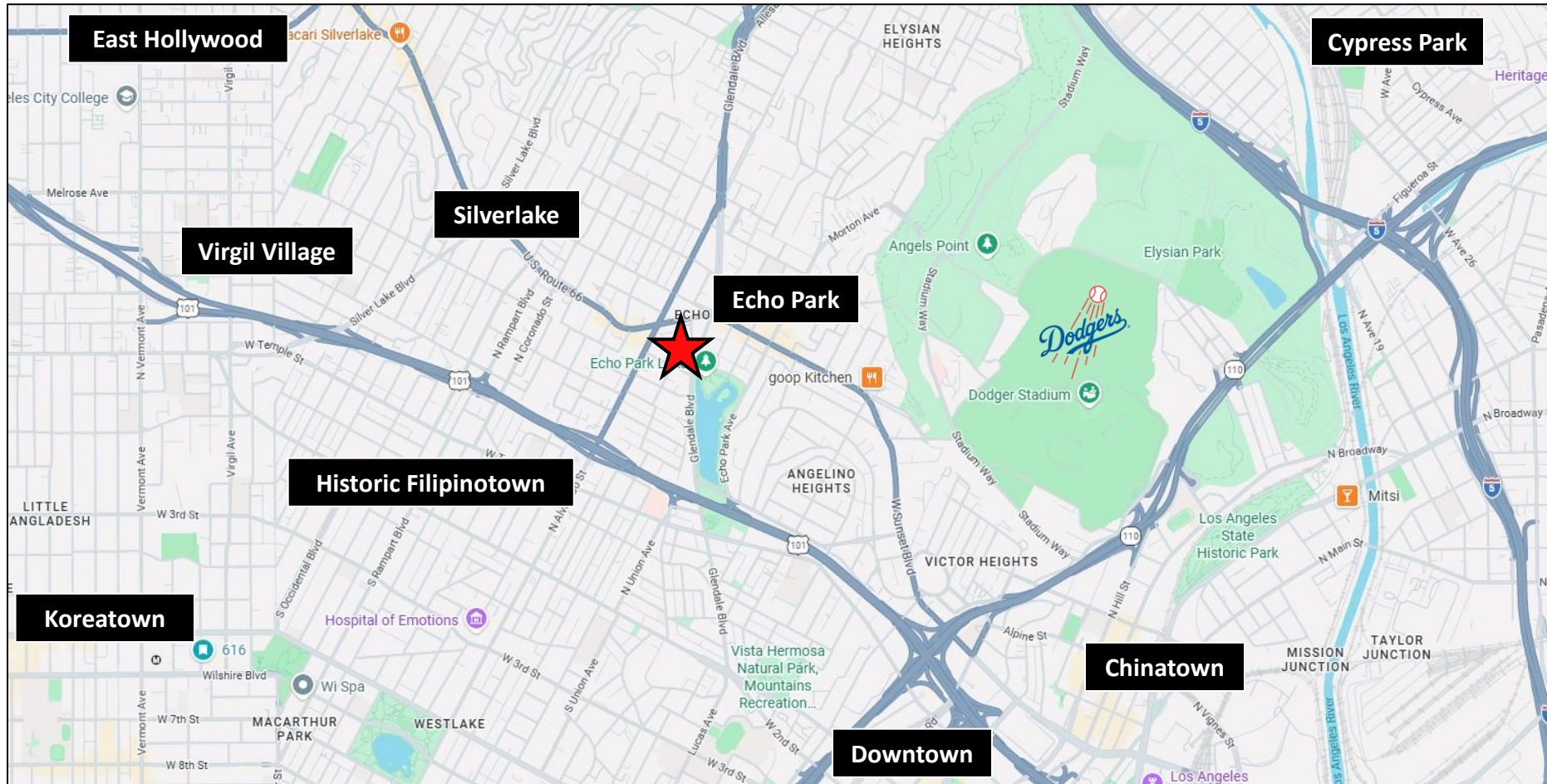
- Attractively priced at \$209,375 per unit
- Standalone SFR with potential to be split from primary lot
- Significant rental upside potential for the savvy investor
- Professionally managed and upgraded by current owner
- Perfectly located in the heart of Echo Park

Buyer to investigate and verify all information related to the bed/bath count, square footage, permits, rent control, and potential uses

PROPERTY PHOTOS



NEIGHBORHOOD OVERVIEW



Google Maps

SATELLITE VIEW



POTENTIAL LOT SPLIT

With the detached single-family residence on Park Avenue also included in the sale, the new owner may have the ability to execute a lot split to separate it from the existing 7,626 square foot lot. Doing so would immediately add value given that single-family homes in Echo Park are typically sold for a premium, above the \$383/sqft. list price. Splitting the parcels could allow each asset to be financed, managed, and eventually exited independently—unlocking liquidity options that aren't available while the SFR is tied to the multifamily building. This flexibility can be especially attractive to buyers who want to hold the 15-unit income property long-term while monetizing the house separately.



Buyer to independently investigate and verify potential costs and feasibility of proposed lot split

FINANCIAL DATA

Projected Operating Expenses

Repairs & Maintenance	\$15,000
Property Taxes	\$41,875
Insurance	\$20,000
Utilities	\$33,000
Property Management (4%)	\$13,076
Landscaping & Pest Control	\$3,100
City Fees	\$1,200
Total Operating Expenses	\$127,251

Projected Returns

Gross Scheduled Rent	\$326,910
Utility Reimbursement	\$19,020
Laundry Income	\$3,254
Vacancy Loss (5%)	(\$16,346)
Effective Gross Income	\$332,839
Total Operating Expenses	(\$127,251)
Net Operating Income	\$205,588

Rent Roll

Unit #	Type	Rent	Utility Reimb.
101	Studio	\$1,550	\$155
102	1-Bedroom	\$1,530	-
103	Studio	\$1,575	\$115
104	Studio	\$713	-
105	Studio	\$1,776	\$115
106	Studio	\$1,560	\$155
201	Studio	\$1,700	\$155
202	Studio	\$1,700	\$155
203	Studio	\$1,564	-
204	Studio	\$1,337	-
205	Studio	\$1,680	\$155
206	Studio	\$1,700	\$155
207	Studio	\$1,550	\$155
208	Studio	\$1,837	\$115
209 (Vacant)	1-Bedroom	\$1,750*	\$155
1930 Park Ave.	3-Bedroom	\$3,720	-

Monthly Gross Revenue **\$27,242** **\$1,585**

Annual Gross Revenue **\$326,910** **\$19,020**

**Assumes market rent*



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