

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

1701 S BONNIE BRAE ST

LOS ANGELES, CA 90006 7 UNITS

CAMERON SAMIMI

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CalDRE #02035763

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PROPERTY INFORMATION



1701 S Bonnie Brae St – Los Angeles, CA 90006

THE OFFERING



This updated **7-unit multifamily** at **1701 S Bonnie Brae St** offers a **strong mix** of **(3) 1-Bed/1-Bath, (2) 2-Bed/1-Bath,** and **(2) 2-Bed/2-Bath units** delivered fully occupied and **generating immediate income** at **10.64 GRM** and **6.51% Cap rate**, with renovated interiors across a prime urban lot. Ideal for both owner-users and investors seeking cash flow and scalable value-add in vibrant Pico-Union.

Renovated units feature modern upgrades, including luxury vinyl plank flooring, updated kitchens, remodeled bathrooms, ceiling fans, fresh paint, and living room fireplaces. The property offers pet-friendly appeal, air conditioning, included refrigerators, and optional assigned parking. **Excellent value-add potential** through **29% rental upside** to stabilize at **8.25 GRM** and **8.87% Cap rate**, with opportunities to optimize rents amid strong LA multifamily demand and low vacancy trends. **Current Management is offering to continue a 3% Fee for NEW Owners!!**

Situated in the Pico-Union/Westlake location with easy access to I-10/110 Freeways, Downtown LA, USC, Koreatown, and employment hubs like Sony, Apple, HBO, Google, and Meta, this property blends turnkey income with future appreciation in one of Los Angeles's most accessible rental markets. 1701 S Bonnie Brae St delivers immediate yields and long-term hold potential.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	1701 S Bonnie Brae St Los Angeles, CA 90006
Total Units	7
Total Building Sqft.	5,037 SF
Total Lot Size	6,380 SF
Year Built	1902
Zoning	LARD1.5
APN	5135-010-008



INVESTMENT HIGHLIGHTS

- Immediate income, operating at a **10.64 GRM** and **6.51% Cap rate**.
- Ideal for owner-users entering the LA multifamily market or investors scaling a value-add portfolio.
- **Desirable unit mix:** (3) 1-Bed/1-Bath, (2) 2-Bed/1-Bath, (2) 2-Bed/2-Bath.
- Approx. **29% rental upside**, with projected stabilization at **8.25 GRM** and **8.87% Cap rate**.
- **Desirable location**, minutes to major employment centers (Culver City, DTLA, Koreatown tech and media offices) and key freeways, supporting long-term renter demand.

PROPERTY PHOTOS



PROPERTY PHOTOS

PROPERTY PHOTOS - EXTERIOR

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FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
A	2	1	650 SF	\$2,095	\$3.22	\$2,395	\$3.68
B	2	2	1,000 SF	\$2,595	\$2.60	\$2,600	\$2.60
C	1	1	350 SF	\$1,550	\$4.43	\$1,850	\$5.29
D	2	1	612 SF	\$1,026	\$1.68	\$2,395	\$3.91
1701 #3	1	1	750 SF	\$935	\$1.25	\$1,850	\$2.47
1304 17th	1	1	875 SF	\$1,363	\$1.56	\$1,850	\$2.11
1703 1/2	2	2	1,100 SF	\$2,495	\$2.27	\$2,600	\$2.36
TOTALS			5,337 SF	\$12,059	\$17.01	\$15,540	\$22.42

FINANCIAL ANALYSIS

INCOME & EXPENSES

EXPENSES SUMMARY

New Taxes (New Estimated): 1.20%	\$19,500
Repairs & Maintenance (\$500/unit):	\$3,500
Insurance (\$1.29/SF):	\$6,300
Utilities (\$1000/unit):	\$7,000
Landscaping & Gardening (\$75/mo):	\$900
Property Management (3%):	\$4,580
Trash Manager 1304 17th	\$600
OPERATING EXPENSES	\$42,380

Property Address			Annualized Operating Data		Current Rents		Market Rents			
List Price:		\$1,625,000	Scheduled Gross Income:		\$152,685		\$197,040			
Down Payment:	40.0%	\$650,000	Vacancy Rate Reserve:		\$4,581	3%	*1	\$9,852	5%	*1
Number of units:		7	Gross Operating Income:		\$148,105			\$187,188		
Cost per Unit:		\$232,143	Expenses:		\$42,377	28%	*1	\$43,107	22%	*1
Current GRM:		10.64	Net Operating Income:		\$105,728			\$144,081		
Market GRM:		8.25	Loan Payments:		\$69,023			\$69,023		
Current CAP:		6.51%	Pre Tax Cash Flows:		\$36,705	5.65%	*2	\$75,057	11.55%	*2
Market CAP:		8.87%	Principal Reduction:		\$12,312			\$12,312		
Year Built / Age:		1902	Total Return Before Taxes:		\$49,017	7.54%	*2	\$87,369	13.44%	*2
Approx. Lot Size:		6,380								
Approx. Gross RSF:		5,037	*1 As a percent of Scheduled Gross Income							
Cost per Net RSF:		\$322.61	*2 As a percent of Down Payment							

Proposed Financing				Scheduled Income						
First Loan Amount:	\$975,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	5.85%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$5,752	DCR:	1.53	1	2+1		\$2,095	\$2,095	\$2,395	\$2,395
				1	2+2		\$2,595	\$2,595	\$2,600	\$2,600
Annualized Expenses				1	1+1		\$1,550	\$1,550	\$1,850	\$1,850
*Estimated				1	2+1		\$997	\$1,026	\$2,395	\$2,395
New Taxes (New Estimated): \$19,500				1	1+1		\$907	\$935	\$1,850	\$1,850
Maintenance (\$500/unit): \$3,500				1	1+1		\$1,323	\$1,363	\$1,850	\$1,850
Insurance (\$1.25/SF): \$6,296				1	2+2		\$2,495	\$2,495	\$2,600	\$2,600
Utilities (\$1000/unit/year): \$7,000										
Landscaping (\$75/mo): \$900										
Property Management (3%): \$4,581										
Trash Manager 1304 17th \$600				Total Scheduled Rent:			\$12,059	\$15,540		
				RUBS			\$480	\$480		
				Laundry				\$200		
				Garages			\$185	\$200		
Total Expenses: \$42,377				Monthly Scheduled Gross Income:			\$12,724	\$16,420		
Expenses as %/SGI 27.75%				Annualized Scheduled Gross Income:			\$152,685	\$197,040		
Per Net Sq. Ft: \$8.41				Utilities Paid by Tenant:			Gas & Electric			
Per Unit \$6,054										

SALES COMPARABLES



SALES COMPARABLES SALE COMPS

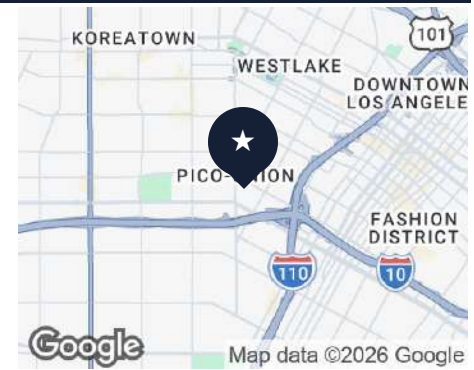


1701 S BONNIE BRAE ST

1701 S Bonnie Brae St, Los Angeles, CA 90006

Subject Property

Price:	\$1,625,000	Bldg Size:	5,037 SF
Lot Size:	6,380 SF	No. Units:	7
Cap Rate:	6.43%	Year Built:	1902
Price/SF:	\$322.61	Price/Unit:	\$232,143

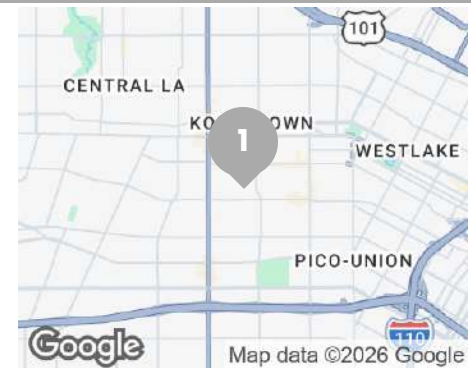


946 S KINGSLEY DRIVE

Los Angeles, CA 90006

Sold 12/16/2025

Price:	\$1,326	Bldg Size:	5,168 SF
Lot Size:	257,352,480 SF	No. Units:	6
Cap Rate:	7.25%	Year Built:	1961
Price/SF:	\$0.26	Price/Unit:	\$221

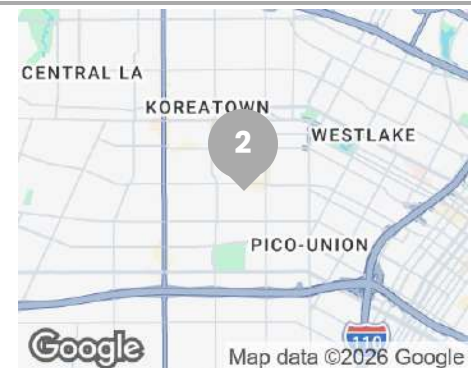


1038 DEWEY AVE

Los Angeles, CA 90006

Sold 11/21/2025

Price:	\$2,130,000	Bldg Size:	5,216 SF
Lot Size:	257,352,480 SF	No. Units:	6
Cap Rate:	5.26%	Year Built:	1989
Price/SF:	\$408.36	Price/Unit:	\$355,000



SALES COMPARABLES SALE COMPS

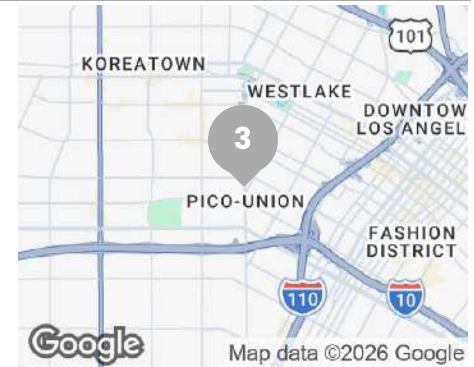
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1337 S HOOVER ST
Los Angeles, CA 90006

Sold 10/28/2025

Price:	\$10,598,000	Bldg Size:	65,664 SF
Lot Size:	80,888 SF	No. Units:	72
Cap Rate:	5.52%	Year Built:	1967
Price/SF:	\$161.40	Price/Unit:	\$147,194



917 S KENMORE AVE
Los Angeles, CA 90006

Sold 10/15/2025

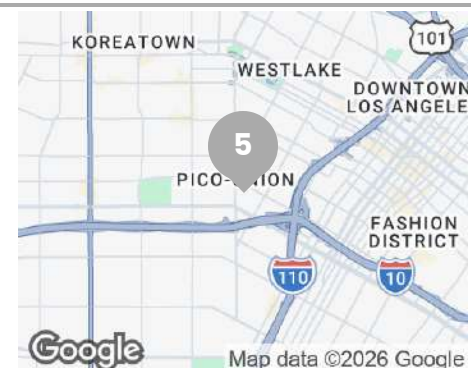
Price:	\$2,060,000	Bldg Size:	8,564 SF
Lot Size:	6,411 SF	No. Units:	12
Cap Rate:	6.31%	Year Built:	1963
Price/SF:	\$240.54	Price/Unit:	\$171,667



1707 S BONNIE BRAE ST
Los Angeles, CA 90006

Sold 10/9/2025

Price:	\$1,450,000	Bldg Size:	6,354 SF
Lot Size:	6,383 SF	No. Units:	5
Cap Rate:	6.50%	Year Built:	1924
Price/SF:	\$228.20	Price/Unit:	\$290,000



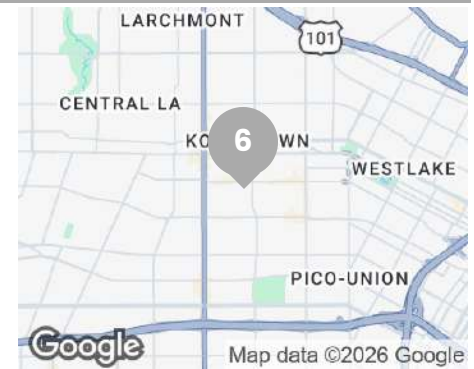
SALES COMPARABLES SALE COMPS



843 S ARDMORE
Los Angeles, CA 90005

Sold 7/25/2025

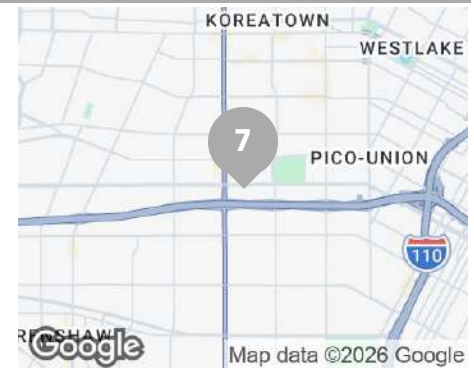
Price:	\$3,550,000	Bldg Size:	8,100 SF
Lot Size:	6,764 SF	No. Units:	15
Cap Rate:	5.49%	Year Built:	1989
Price/SF:	\$438.27	Price/Unit:	\$236,667



1922 S HOBART BLVD
Los Angeles, CA 90018

Sold 7/25/2025

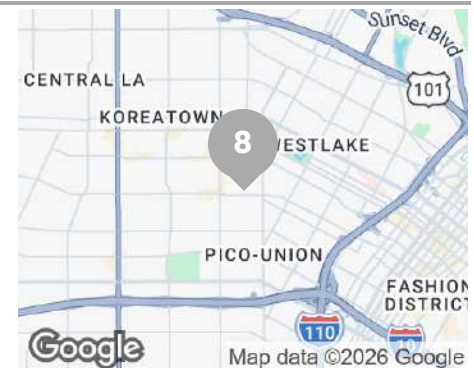
Price:	\$2,430,000	Bldg Size:	13,115 SF
Lot Size:	13,838 SF	No. Units:	16
Cap Rate:	6.51%	Year Built:	1970
Price/SF:	\$185.28	Price/Unit:	\$151,875



976 ELDEN AVE
Los Angeles, CA 90006

Sold 7/1/2025

Price:	\$4,500,000	Bldg Size:	17,544 SF
Lot Size:	745,093,800 SF	No. Units:	20
Cap Rate:	4.98%	Year Built:	1990
Price/SF:	\$256.50	Price/Unit:	\$225,000



SALES COMPARABLES SALE COMPS

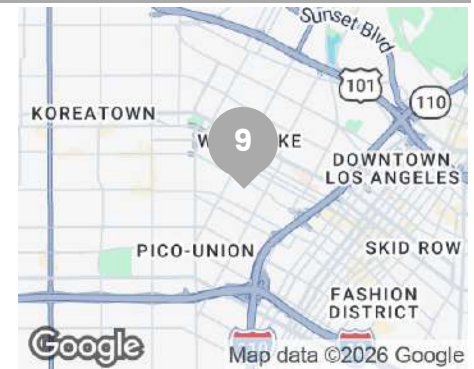


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830 S BONNIE BRAE ST
Los Angeles, CA 90057

Sold 3/19/2025

Price:	\$2,600,000	Bldg Size:	12,895 SF
No. Units:	20	Cap Rate:	7.25%
Year Built:	1962	Price/SF:	\$201.63
Price/Unit:	\$130,000		



10

1609 OAK ST
Los Angeles, CA 90015

Sold 1/31/2025

Price:	\$800,000	Bldg Size:	9,798 SF
No. Units:	6	Cap Rate:	6.50%
Year Built:	1923	Price/SF:	\$81.65
Price/Unit:	\$133,333		



11

1416-1426 W PICO BLVD
Los Angeles, CA 90015

Sold 9/25/2024

Price:	\$2,780,000	Bldg Size:	13,592 SF
No. Units:	8	Year Built:	1914
Price/SF:	\$204.53	Price/Unit:	\$347,500



SALES COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
946 S Kingsley Dr	\$1,326,000	6	1961	5,168	5,908	8.96	7.25%	\$256.58	\$221,000	12/16/25	(6)2+1
1038 Dewey Ave	\$2,130,000	6	1989	5,216	5,908	12.36	5.26%	\$408.36	\$355,000	11/21/25	(4)1+1,(2)2+1
1337 S Hoover St	\$10,598,000	72	1967	65,664	80,888	9.74	6.67%	\$161.40	\$147,194	10/28/25	(12)1+1,(60)2+1
917 S Kenmore Ave	\$2,060,000	12	1963	8,564	6,411	10.30	6.31%	\$240.54	\$171,667	10/15/25	(8)1+1,(4)studio
1707 S Bonnie Brae St	\$1,450,000	5	1924	4,249	6,383	10.00	6.50%	\$341.26	\$290,000	10/09/25	(5)3+1
843 S Ardmore Ave	\$3,550,000	15	1989	8,100	6,764	11.83	5.49%	\$438.27	\$236,667	7/25/25	(9)1+1,(6)2+1
1922 S Hobart Blvd	\$2,430,000	16	1970	13,115	13,838	9.99	6.51%	\$185.28	\$151,875	7/25/25	(16)Studios
976 Elden Ave	\$4,500,000	20	1990	17,544	17,105	13.04	4.98%	\$256.50	\$225,000	07/01/25	(20) Studio
830 S Bonnie Brae St	\$2,600,000	20	1962	11,125	15,001	8.97	7.25%	\$233.71	\$130,000	3/19/25	(17)1+1,(3)Studio
1232 S Kenmore Ave	\$850,000	5	1913	3,828	5,909	9.48	6.86%	\$222.05	\$170,000	2/27/25	(3)1+1,(1)2+1,(1)3+1
1216 S Bonnie Brae St	\$2,450,000	12	1949	5,589	5,626	8.45	7.69%	\$438.36	\$204,167	1/31/25	(12)1+1
1609 Oak St	\$800,000	6	1923	4,745	5,518	10.00	6.50%	\$168.60	\$133,333	1/31/25	(4)1+1,(2)0+1
1416-1426 W Pico Blvd	\$2,780,000	8	1914	13,592	16,369	N/A	N/A	\$204.53	\$347,500	9/25/24	(8)studios
Average						10.26	6.44%	\$273.50	\$214,108		
1701 S Bonnie Brae St	\$1,625,000	7	1902	5,037	6,380	10.64	6.51%	\$322.61	\$232,143	N/A	(2) 2+2, (2) 2+1, (3) 1+1

LEASE COMPARABLES



LEASE COMPARABLES

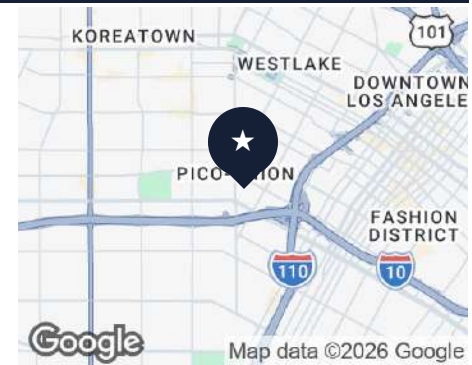
LEASE COMPS



1701 S BONNIE BRAE ST

1701 S Bonnie Brae St, Los Angeles, CA 90006

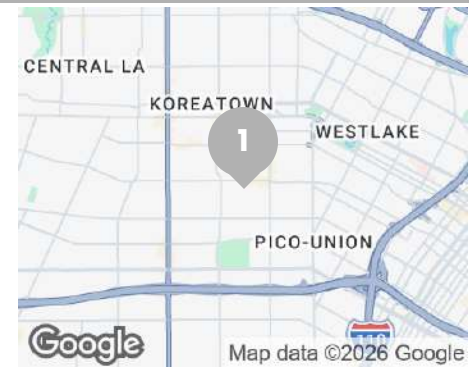
UNIT TYPE:	RENT:	MARKET RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$1,561	\$2,395.00	631 SF	\$2.47
2 br / 2 ba	\$2,545	\$2,600.00	1,050 SF	\$2.42
1 br / 1 ba	\$1,282	\$1,850.00	658 SF	\$1.95



1037 DEWEY AVE

Los Angeles, CA 90006

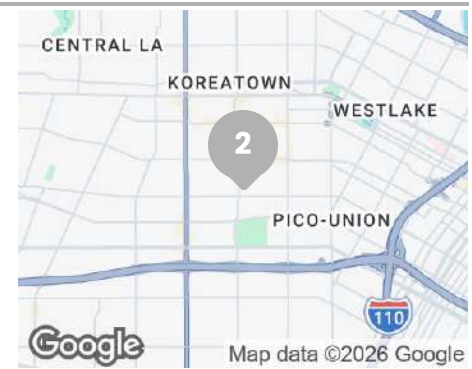
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,950	520 SF	\$3.75



1231 S MARIPOSA AVE

Los Angeles, CA 90006

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$2,500	1,060 SF	\$2.36



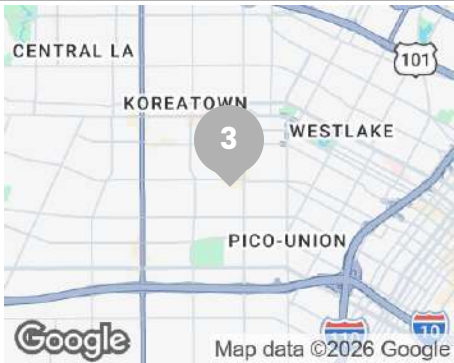
LEASE COMPARABLES

LEASE COMPS



1025 S BERENDO ST
Los Angeles, CA 90006

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / . 2 ba	\$2,800	992 SF	\$2.82
2 br / 2 ba	\$2,900	1,014 SF	\$2.86



LOCATION OVERVIEW



1701 S Bonnie Brae St – Los Angeles, CA 90006

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy

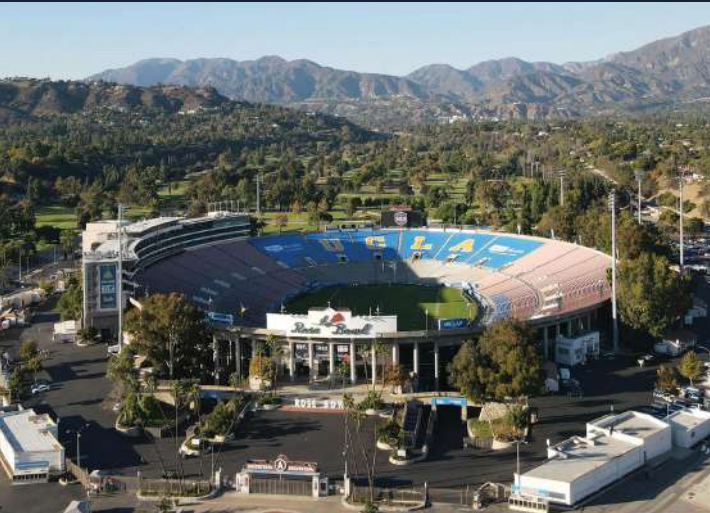


950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



100

Over 100 colleges and universities,
including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county
economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



CENTRAL TO EMPLOYMENT CENTERS

Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.

Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.

Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.

Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.

Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.

Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County’s position as one of the world’s leading cultural and economic centers.



ECONOMIC
IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE
INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

EXCLUSIVELY MARKETING BY

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