

March 13, 2026

FOR SALE
BRONSON AVE APARTMENTS

1945-1947 S BRONSON AVE, LOS ANGELES, CA 90018



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
INVESTMENT SERVICES

PRESENTED BY:

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PROPERTY INFORMATION



MULTIFAMILY FOR SALE

BRONSON AVE APARTMENTS

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,095,000
NUMBER OF UNITS:	2
COST PER UNIT:	\$547,500
YEAR BUILT:	1923
LOT SIZE:	6,502 SF
BUILDING SF:	3,344
COST PER SQUARE FOOT:	\$327.45
APN #:	5060-006-018
ZONING:	LARD2-1-0-CPIO

PROPERTY OVERVIEW

Up/Down duplex in very good condition located in Mid-City Los Angeles. Ample parking provided with a 3-car garage for prospective owner/tenants. This is an ideal owner/user opportunity or can be held for investment purposes. Building was built in 1923, with great floor plans and unit mix. Both units are 2 bedroom / 1 bath each with large living and dining rooms. Each unit has a spacious hallway area with big bedrooms, great closet spaces, front and rear entrances and laundry hookups. The downstairs unit has an additional room that can be characterized as a sun porch (which is a large out door balcony in the upstairs unit). Classically styled with an American South West feel.

LOCATION OVERVIEW

Mid-city Los Angeles, south of Washington Blvd and east of Crenshaw Blvd. This residential street runs north/south. Close to all that Los Angeles has to offer. DTLA is east, Hollywood is to the north, Beverly Hills and West Los Angeles are to the west. Property enjoys immediate access to the 10 Freeway and it is located in an area that is right in the heart of one of the strongest employment clusters in all of the United States.

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Reasons To Buy / Market Description



REASONS TO BUY

This classic 1920s-era duplex offers generous living space and a compelling alternative to a traditional single-family home. In nearby neighborhoods, the cost of a single-family residence exceeds the per-unit price of this investment, making it an attractive value opportunity. For larger families, this property also presents the option to eventually occupy both units, helping to reduce overall housing expenses. Buyers can benefit from mortgage interest deductions that lower their adjusted gross income, along with the advantage of building equity through the automatic principal reduction feature included in each mortgage payment.

MARKET DESCRIPTION

The mid-city area of Los Angeles offers convenience for residents by way of reduced traveling time and distance to employment, dining, shopping and entertainment. Mid-city Los Angeles is located within a wide range of job options being in the heart of one of the most concentrated employment clusters in all of the United States. Employment within the City of Los Angeles, includes banking, law, education, engineering, real estate development, high-tech, produce distribution, apparel, software, manufacturing, entertainment, construction trades, insurance, retail, food preparation, automotive service and more. This is all surrounded by the beauty that the state of California is known for & the best weather in the entire country.

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Complete Highlights



PROPERTY HIGHLIGHTS

- Building currently has one vacant unit
- Recent renovations include kitchen upgrades and improvement
- Apartments are loaded with charm and great natural light
- Many individual improvements have been made by the existing ownership
- Seller states roof replaced in 2014
- Seller states copper plumbing upgrade completed in 2025

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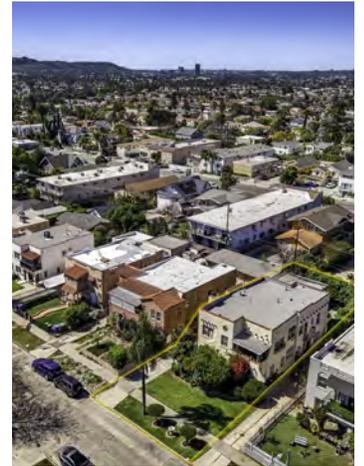
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Additional Photos



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FINANCIAL ANALYSIS



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Income & Expenses (When Fully Occupied)

INCOME SUMMARY		PER SF
Gross Income	\$65,784	\$19.67
EXPENSE SUMMARY		
Property Taxes	\$13,750	\$4.11
Insurance	\$2,500	\$0.75
Utilities	\$2,200	\$0.66
Landscaping	\$1,680	\$0.50
Miscellaneous	\$3,000	\$0.90
Maintenance	\$5,000	\$1.50
Gross Expenses	\$28,130	\$8.41
Net Operating Income	\$37,654	\$11.26

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Financial Summary

INVESTMENT OVERVIEW (WHEN FULLY OCCUPIED)

Price	\$1,095,000
Price per SF	\$327
Price per Unit	\$547,500
GRM	16.65
CAP Rate	3.44%
Cash-on-Cash Return (yr 1)	3.44%
Total Return (yr 1)	\$37,654

OPERATING DATA (WHEN FULLY OCCUPIED)

Gross Scheduled Income	\$65,784
Total Scheduled Income	\$65,784
Gross Income	\$65,784
Operating Expenses	\$28,130
Net Operating Income	\$37,654
Pre-Tax Cash Flow	\$37,654

FINANCING DATA

Down Payment	\$1,095,000
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Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
1945	2	1	1,672			\$2,850	\$1.70
1947	2	1	1,672	\$2,482	\$1.48	\$2,850	\$1.70

Totals/Averages			3,344	\$2,482	\$0.74	\$5,700	\$1.70
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COUNT	% TOTAL	SIZE (SF)
2	100.0	1,672
2	100%	3,344

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LOCATION INFORMATION

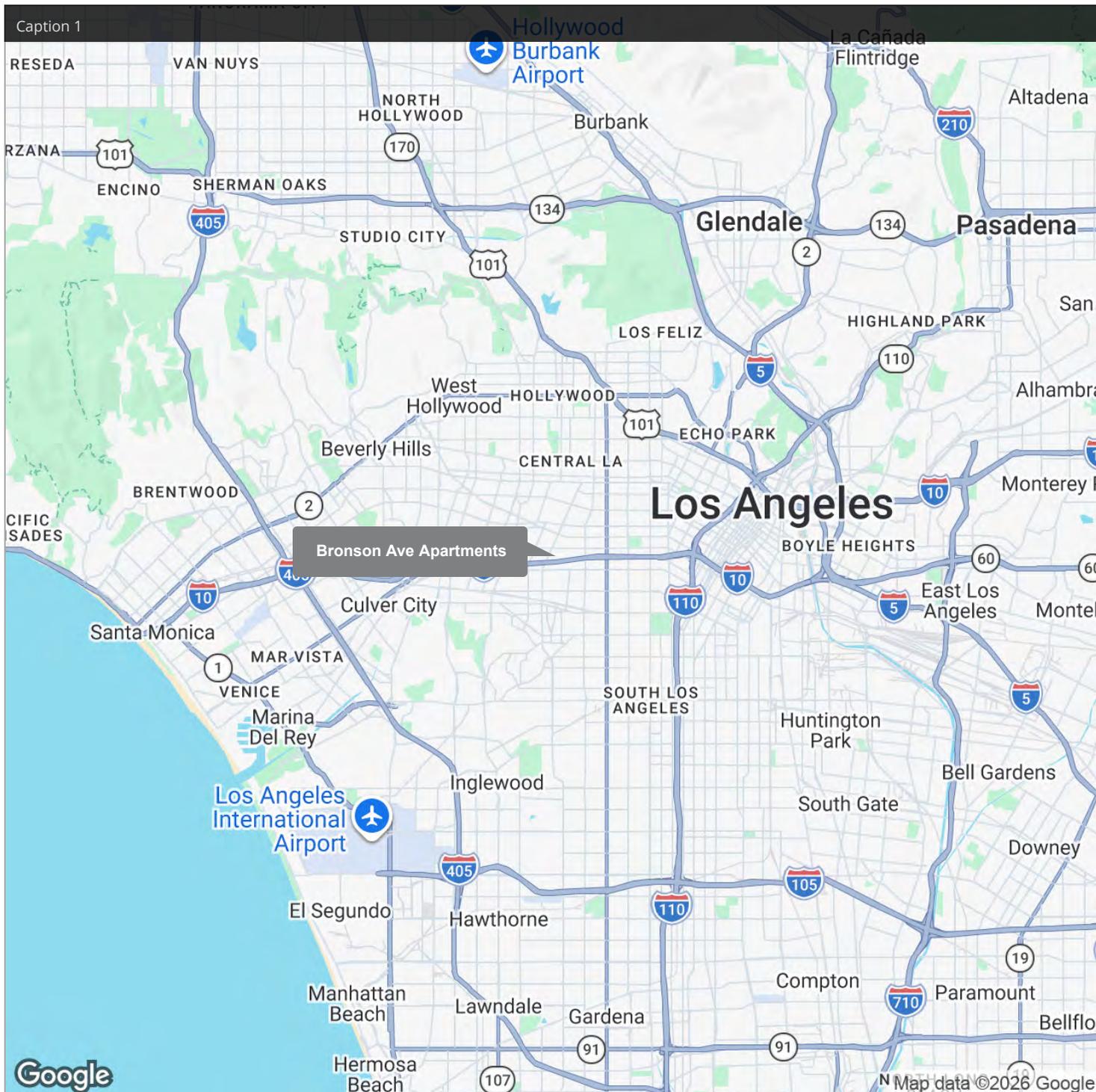


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Regional Map



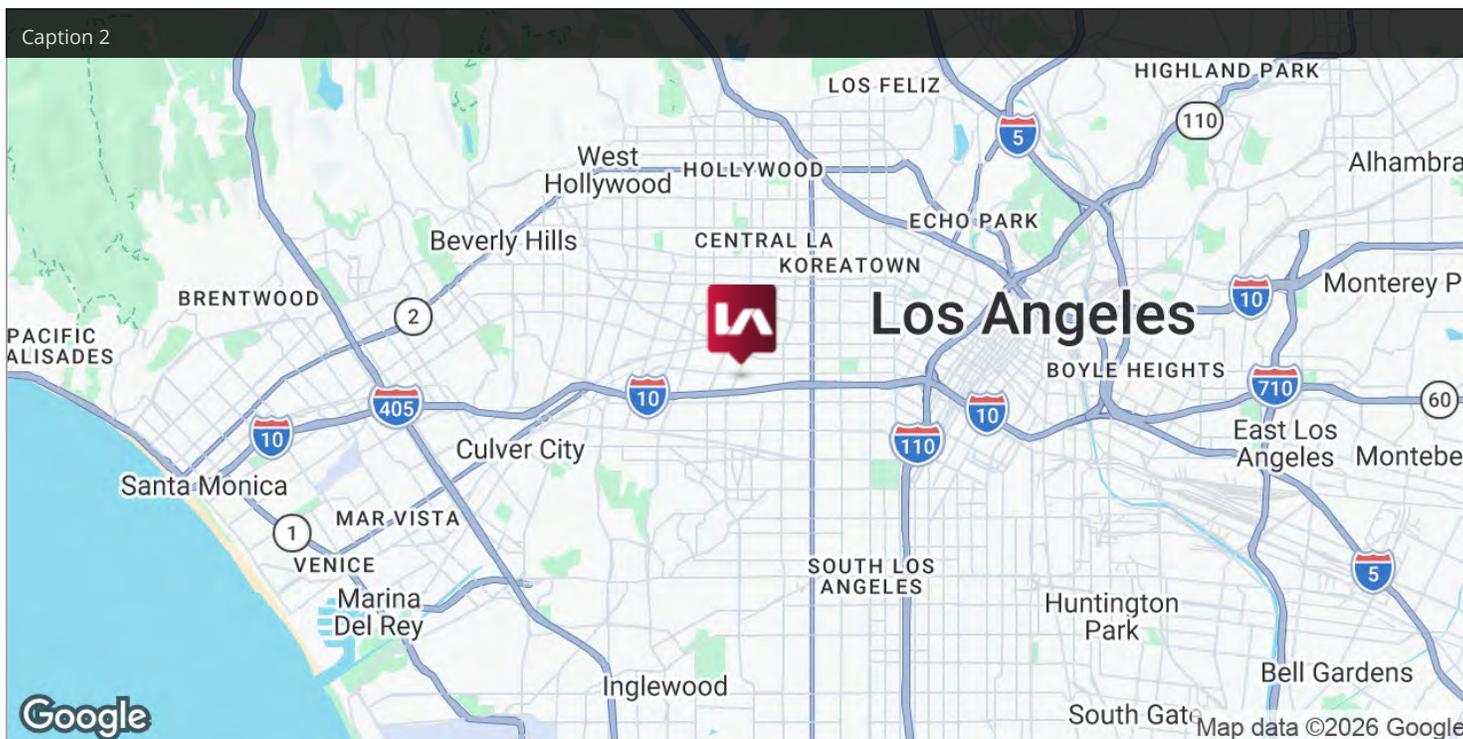
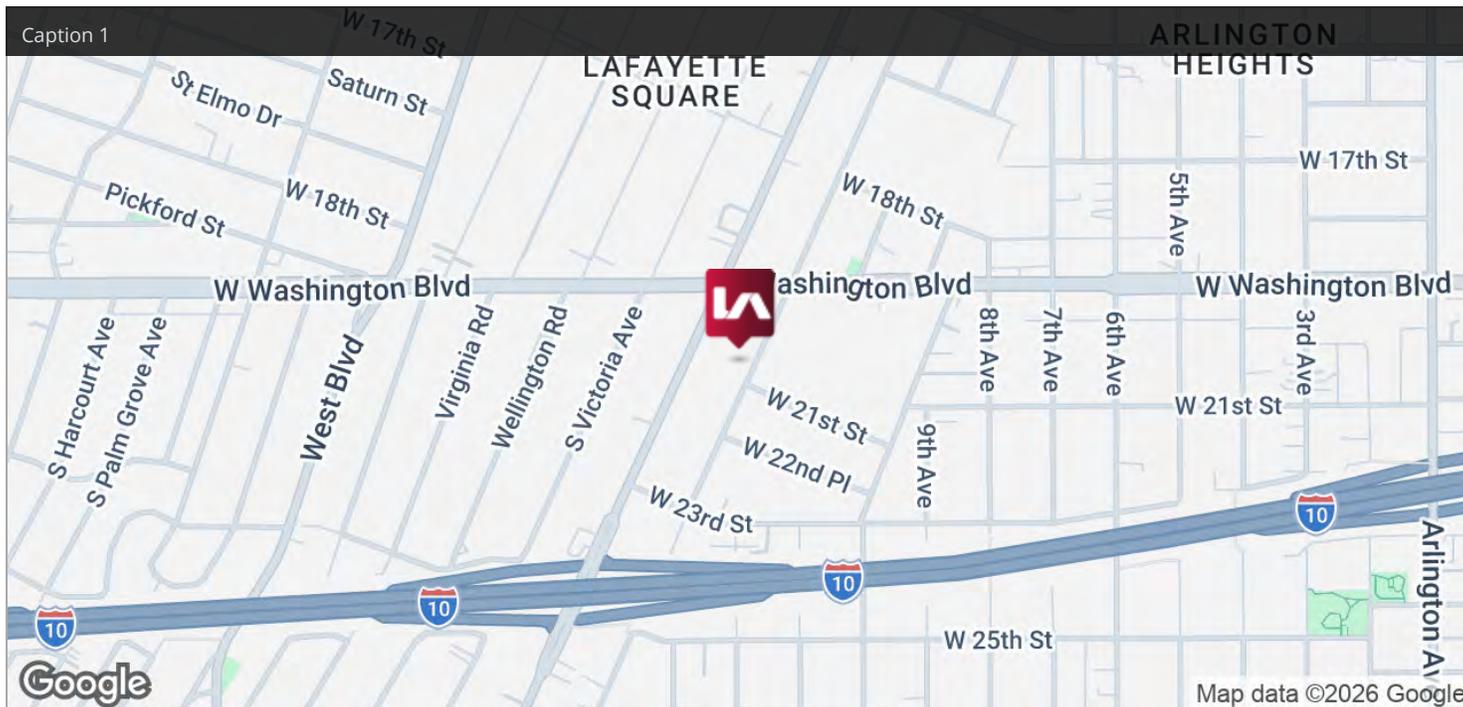
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Location Maps



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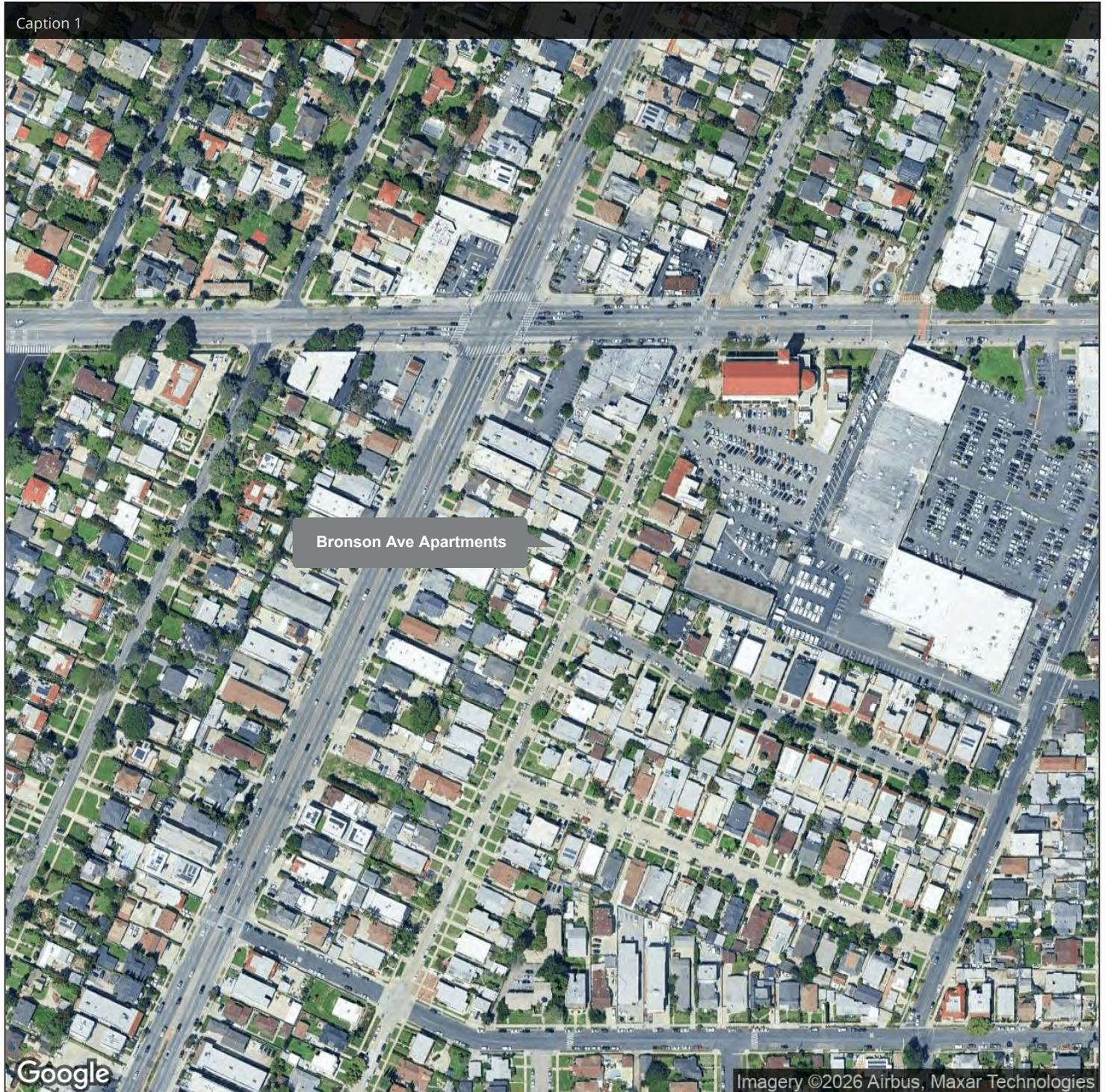
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Aerial Map



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DEMOGRAPHICS

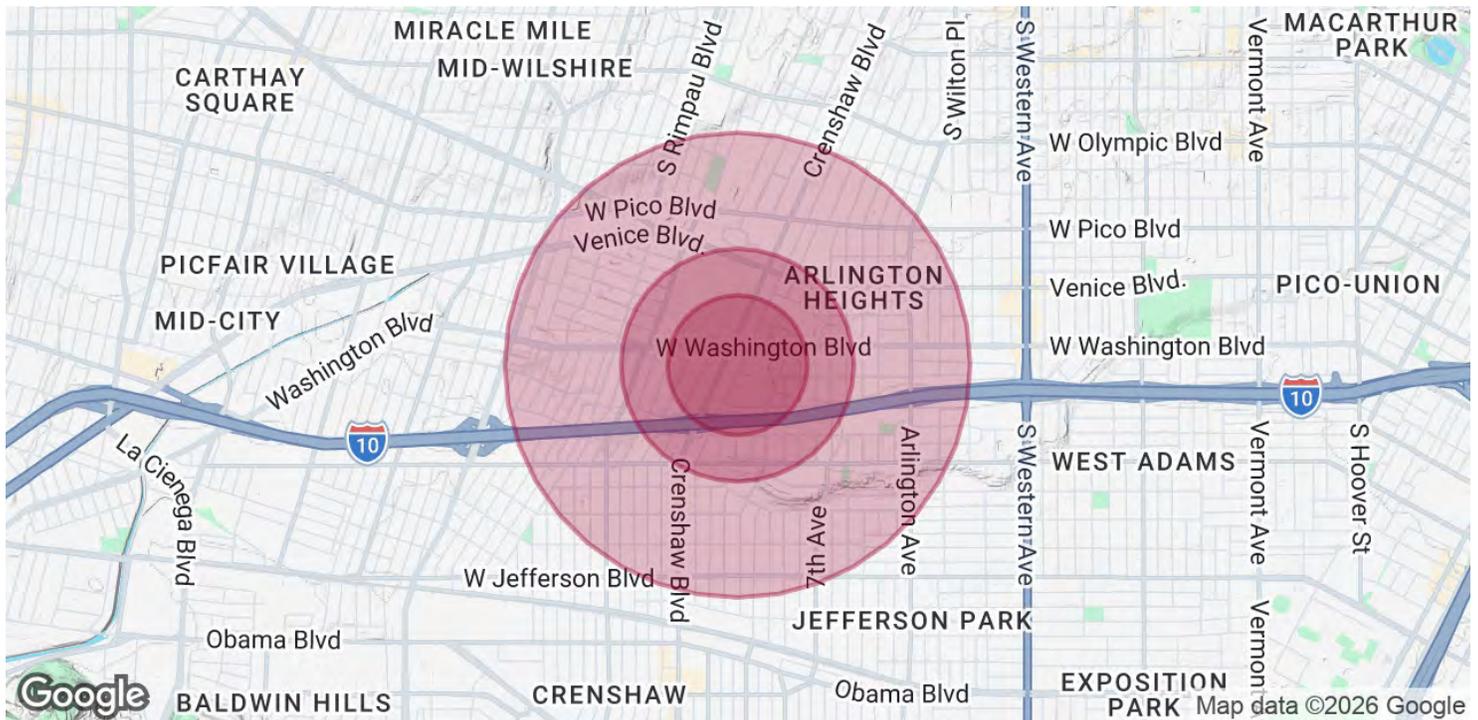


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,438	11,305	50,108
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,197	4,059	17,918
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$96,517	\$87,351	\$83,460
Average House Value	\$1,315,986	\$1,308,916	\$1,248,729

Demographics data derived from AlphaMap

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