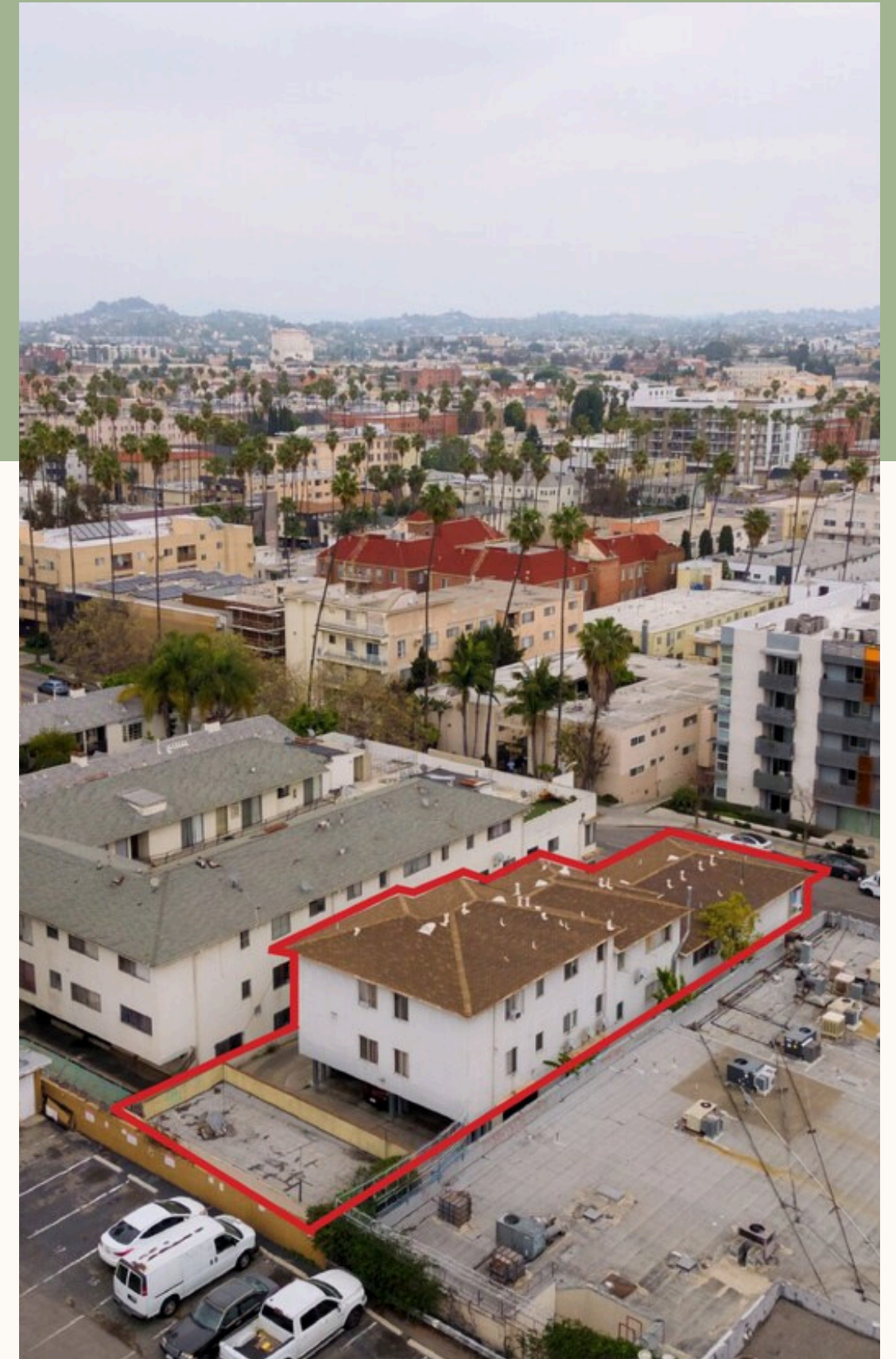
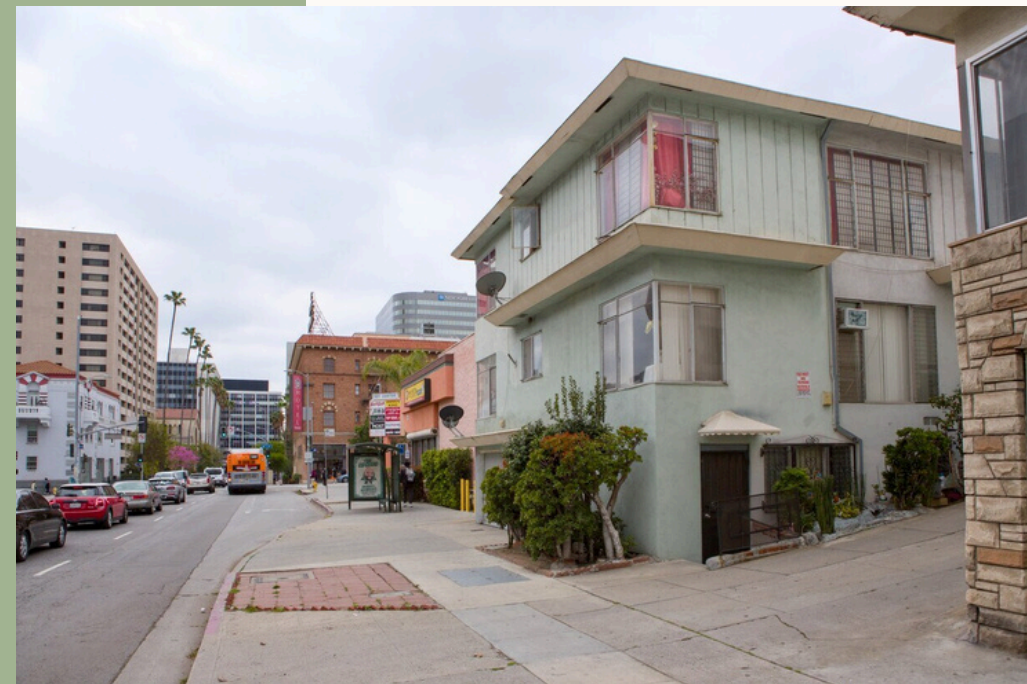


541 Normandie Ave

| Sale Price | Monthly Income | Units | Cost Per Unit |
|----------------|----------------|-------|---------------|
| \$1,950,000.00 | \$13,313.80 | 12 | \$162,500 |

Located in the heart of Koreatown, 541 Normandie Ave sits in one of Los Angeles' fastest-growing rental markets, offering strong tenant demand, walkable amenities, and steady appreciation potential. The property also presents excellent potential to add an ADU, further increasing rental income and overall property value.



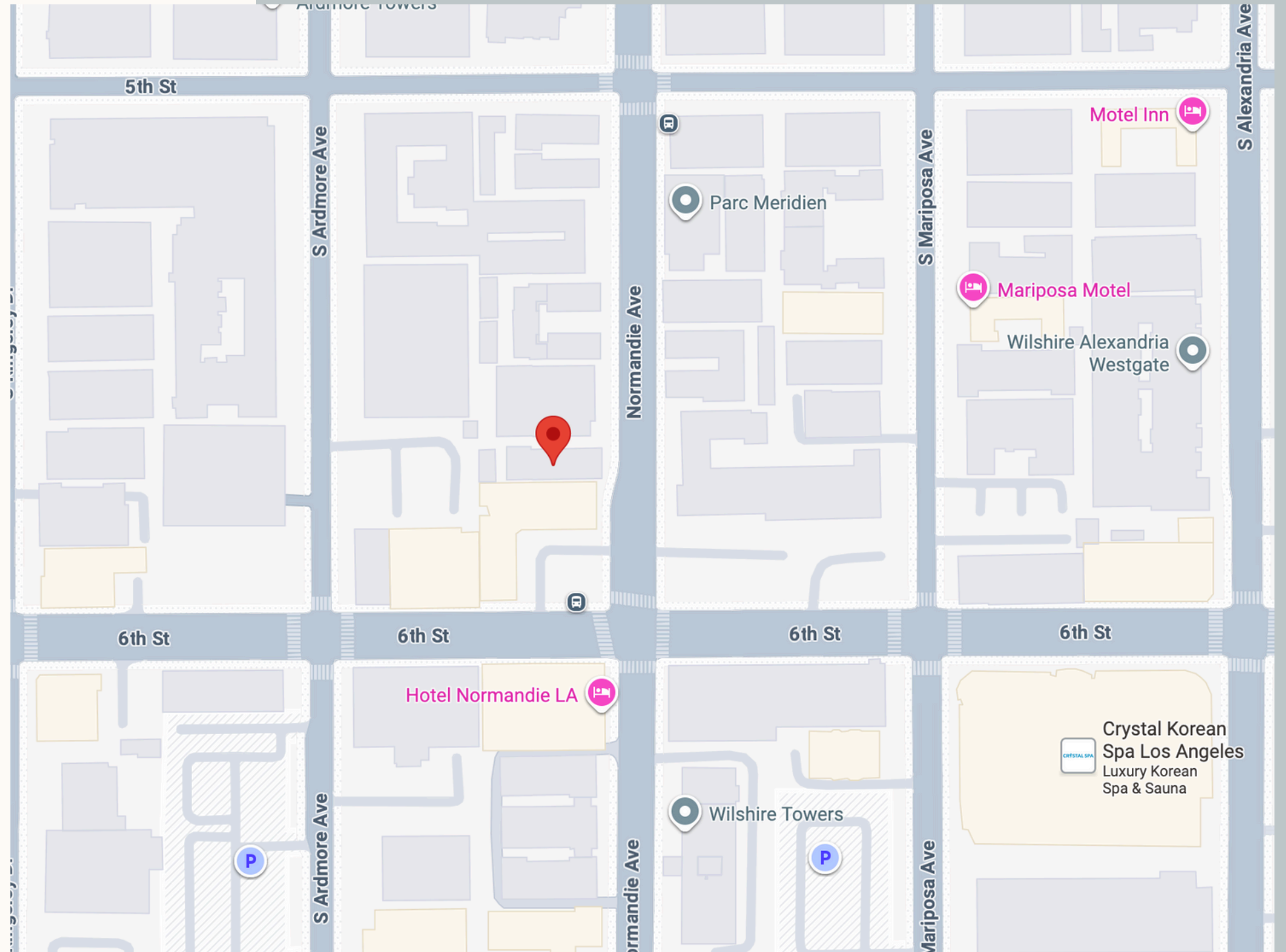
Location

Directions

541 Normandie Ave
Los Angeles, CA 90020

Office Phone

310-467-6320



Contact Us

Keyvan Moradian

310-467-6320

Keyvan@Moradianenterprises.com





Keyvan Moradian

3520 Overland
Los Angeles CA



ADDRESS: 541 Normandie Ave
Los Angeles, CA 90020

LIST PRICE: \$1,950,000

INVESTMENT SUMMARY

| | | |
|-------------------------|------------|-----------|
| Down Payment: | \$487,500 | 25% |
| Year Built: | 1955 | |
| Parking: | 12 | |
| Units: | 12 | |
| Appx. Lot Size: | 11,064 | |
| Appx. Bldg NRSF: | 7,834 | SQ. FT. |
| Cost per NRSF: | \$248.91 | |
| Cost per Unit: | \$162,500 | |
| Expense / NRSF: | \$4,107.50 | |
| Expense / Unit: | \$4,108 | |
| | Current | Pro Forma |
| GRM: | 12.21 | 6.66 |
| CAP: | 5.67% | 12.49% |
| ROI: | 6.16% | 66.45% |

INVESTMENT HIGHLIGHTS

Separately Metered for Electricity and Trash

| SCHEDULED INCOME | | | | CURRENT | | PRO FORMA | |
|------------------------------|------|-------|------------|--------------|----------------|-----------|----------------|
| Units | Beds | Baths | Units S.F. | Rent Average | Monthly Income | Rent | Monthly Income |
| 8 | 1 | 1.00 | 1,000 | \$1,289.77 | \$10,318.15 | \$2,400 | \$19,200.00 |
| 4 | 0 | 1.00 | 700 | \$748.91 | \$2,995.65 | \$1,300 | \$5,200.00 |
| Total Scheduled Rent: | | | | | \$13,313.80 | | \$24,400.00 |
| Laundry Income: | | | | | NA | | NA |
| Monthly Gross Income: | | | | | \$13,313.80 | | \$24,400.00 |
| Annual Gross Income: | | | | | \$159,765.60 | | \$292,800.00 |

ANNUAL INCOME

| | CURRENT | | | PRO FORMA | | |
|-----------------------------------|------------|--------|----|------------|--------|--|
| Scheduled Gross Income: | \$159,766 | | | \$292,800 | | |
| Less Vacancy Reserve Rate: | \$0 | 0.00% | * | \$0 | 3.00% | |
| Gross Operating Income: | \$159,766 | | | \$292,800 | | |
| Less Expenses: | (\$49,290) | 30.85% | * | (\$49,290) | 16.83% | |
| Net Operating Income: | \$110,476 | | | \$243,510 | | |
| Less Debt Service: | \$80,438 | | | \$80,438 | | |
| Pre-Tax Cash Flow: | \$30,038 | 6.16% | ** | \$323,948 | 66.45% | |
| Plus Principal Reduction: | | | | | | |
| Total Return Before Taxes: | \$30,038 | 6.16% | ** | \$323,948 | 66.45% | |

* As a percent of Scheduled Gross Income.

** As a percent of Down Payment.

ESTIMATED ANNUAL EXPENSE

| ITEM | AMOUNT |
|----------------------------------|------------|
| Taxes: | \$23,790 |
| Insurance: | \$7,500 |
| Utilities: | \$6,000 |
| Repair & Maintenance: | \$2,500 |
| Management: | \$5,000 |
| Pest Control: | \$500 |
| Trash: | \$4,000 |
| TOTAL EXPENSES: | \$49,290 |
| Expense / NRSF: | \$4,107.50 |
| Expense / Unit: | \$4,107.50 |

FINANCING INFORMATION

| | | | |
|----------------------|-------------|-------------------------|-------------------------|
| Price: | \$1,950,000 | Terms: | 10 Years Amortized |
| Down Payment: | \$487,500 | Interest Rate: | 5.50% Fixed for 5 years |
| Loan Amount: | \$1,462,500 | Monthly Payment: | \$6,703.13 |

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

Rent Roll

Properties: 8144 Sepulveda PI Panorama City, CA 91402

Units: Active

As of: 10/16/2025

Include Non-Revenue Units: No

| Unit | Tenant | Status | Rent | Bed Count |
|---|--------|------------------------|--------------------|-----------|
| 8144 Sepulveda PI Panorama City, CA 91402 | | | | |
| 1 | | Current | \$1,075.80 | 1 |
| 2 | | Current | \$1,116.00 | 1 |
| 3 | | Current | \$1,196.40 | 1 |
| 4 | | Current | \$1,075.80 | 1 |
| 5 | | Current | \$1,219.45 | 1 |
| 6 | | Current | \$1,699.40 | 1 |
| 7 | | Current | \$1,602.55 | 0 |
| 8 | | Current | \$1,235.90 | 1 |
| 9 | | Current | \$507.00 | 0 |
| 10 | | Current | \$1,699.40 | 1 |
| 11 | | Current | \$316.10 | 0 |
| 12 | | Current | \$570.00 | 0 |
| Total 12 Units | | 100.0% Occupied | \$13,313.80 | |
| Total 12 Units | | 100.0% Occupied | \$13,313.80 | |