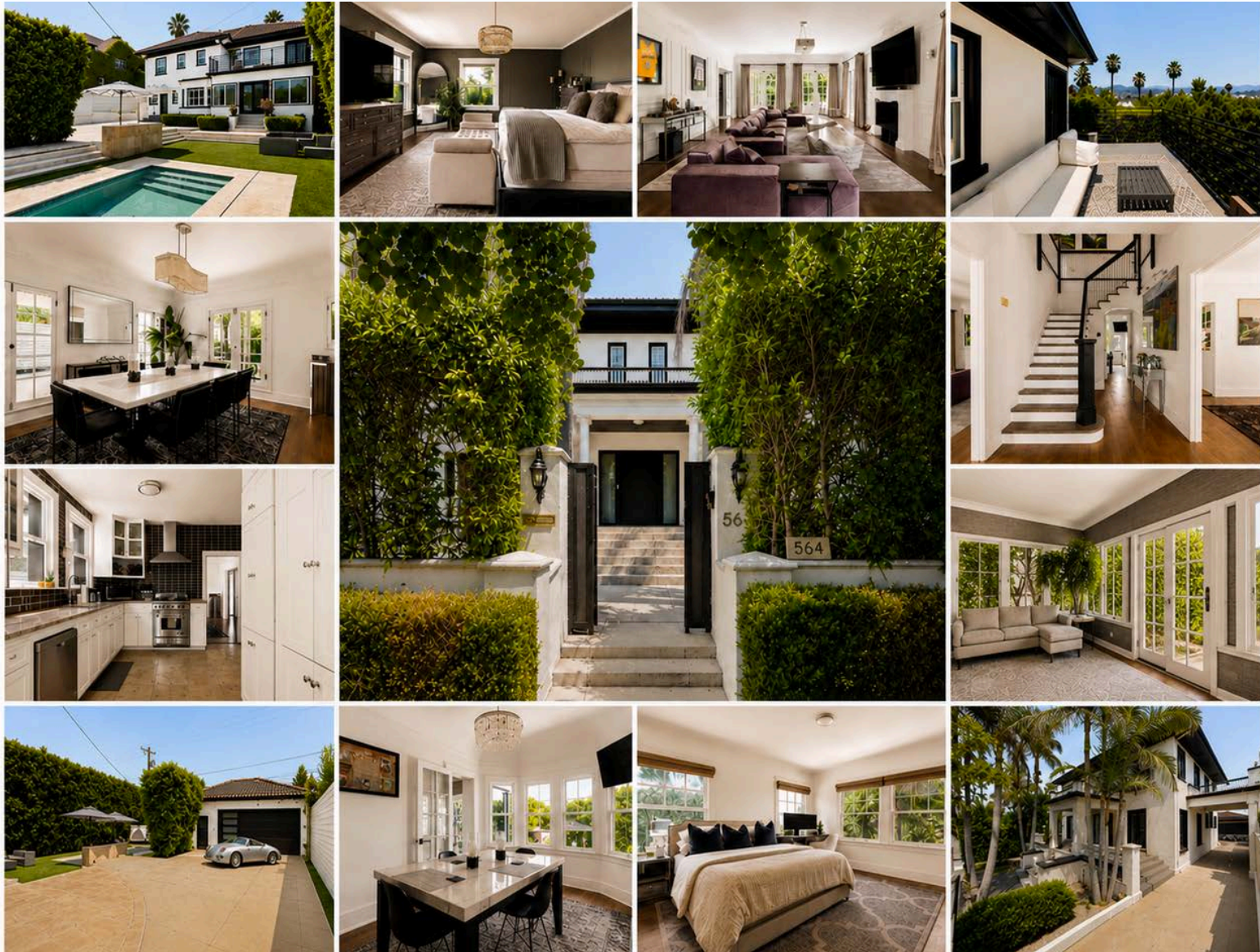


564 NORTH NORMANDIE AVENUE

LIVE FOR TODAY



RESIDENT
GROUP



CREATION
REALTY CORPORATION

564 NORTH NORMANDIE AVENUE

BUILD FOR TOMORROW



RESIDENT
GROUP



CREATION
REALTY CORPORATION

EXECUTIVE SUMMARY

Gorgeous Live-In Estate or Multifamily Development Opportunity at Nexus of Melrose Hill, Larchmont and East Hollywood

Creation Realty Corporation and Resident Group are proud to present 564 N Normandie Avenue, a rare opportunity to acquire a thoughtfully maintained residential property with both immediate livability and long-term redevelopment potential in one of Central Los Angeles' most dynamic evolving neighborhoods.

Currently improved with a gorgeous single-family residence, the property offers a warm and inviting living environment with mature landscaping, abundant natural light, and the flexibility to occupy, lease, or hold while pursuing a future development strategy. Whether enjoyed as a residence today or thoughtfully repositioned over time, the property presents a compelling blend of character, utility, and long-term upside.

Situated near Melrose Hill, East Hollywood, Virgil Village, and Larchmont, the property benefits from proximity to some of Los Angeles' most vibrant dining, cultural, and employment corridors, while remaining centrally connected to Hollywood, Koreatown, Downtown Los Angeles, and Mid-Wilshire. The surrounding neighborhood continues to experience meaningful residential and commercial investment driven by strong housing demand, walkability, and transit accessibility.

From a development perspective, the site is zoned R3-1 and located within a TOC Tier 3 area, and may qualify for incentives available under Executive Directive 1 (ED1) and AB 1287, potentially allowing for increased density, reduced parking requirements, and accelerated entitlement processing, subject to Buyer verification and applicable governmental approvals.

Preliminary massing studies suggest the potential for a six-story multifamily development, subject to unit mix, design efficiency, and applicable approvals. 564 N Normandie Avenue represents a rare opportunity to acquire an asset offering both present-day charm and meaningful future potential in one of Los Angeles' most active and supply-constrained housing markets.

A property that can be enjoyed today, with a vision toward tomorrow.



PROPERTY HIGHLIGHTS



- **Dual-Use Opportunity with Immediate Livability and Future Upside:** The property can be utilized today as a functional residence while offering a clear path toward future multifamily redevelopment, allowing a buyer to control timing and execute based on market conditions.
- **Multifamily Zoning Supporting Scalable Density:** Situated on an LAR3-zoned lot, the site supports approximately 10 units by right, with the ability to meaningfully increase density through incentive-based programs, creating a strong foundation for redevelopment.
- **Positioned for Higher-Density Housing Strategies:** The property can be underwritten as a 6-story mixed-income multifamily development in the range of approximately 23 units, or alternatively as a 100% affordable housing project utilizing ED1 with the potential to reach approximately 49 to 57 units, subject to design and buyer verification.
- **ED1 Eligibility Enhances Development Potential:** Because the site is not located in a single-family zone, it may qualify for ED1 streamlined approvals, creating a pathway to accelerate timelines and increase project scale relative to traditional entitlement processes.
- **Central Los Angeles Infill Location:** Located in a highly accessible Mid-Wilshire neighborhood, the property benefits from proximity to major employment centers, transit corridors, and surrounding residential density, supporting both end-user appeal and long-term rental demand.
- **Strong Land Value with Long-Term Redevelopment Optionality:** The site offers intrinsic land value that is not dependent on its current use, providing a long-term redevelopment opportunity in a supply-constrained infill market where new housing sites are increasingly limited.
- **Alignment with Ongoing Housing Demand Trends:** The ability to deliver either mixed-income or affordable housing aligns with continued demand for new housing supply in central Los Angeles, positioning the property within one of the most active development segments in the market.

PROPERTY DETAILS

BUILDING SIZE	±3,134 SQ FT	YEAR BUILT	1920
LOT SIZE	±8,699.2 SQ FT	CONSTRUCTION	Wood Frame
APN	5520-011-024	FRONTAGE	58' x 150'
ZONING	LAR3		

All information is preliminary and subject to Buyer verification. Broker and Seller make no representations or warranties regarding zoning, density, approvals, unit count, or development feasibility.

DEVELOPMENT POTENTIAL

564 N Normandie Avenue offers exceptional entitlement flexibility and development upside through a combination of local zoning and state housing incentive programs. The site's R3-1 zoning, TOC Tier 3 designation, and ED1 eligibility position it for increased density, reduced parking requirements, and an expedited approval timeline.

- Under the Mixed-Income Housing Incentive Program (MIIP), preliminary massing studies support a ~23-unit, 6-story multifamily development, leveraging density bonus incentives and efficient unit configurations.
- For developers pursuing a 100% affordable ED1 strategy, the site may support a ~49-57 unit, 6-story project with no parking, assuming average unit sizes of approximately 500 SF and a unit mix primarily consisting of one-bedroom and compact layouts.
- AB 1287 provides the ability to stack additional density bonuses (up to ~70%), further enhancing unit yield when combined with TOC Tier 3 and ED1, creating meaningful upside beyond traditional by-right development.
- The site's configuration supports a clean, efficient building footprint, ideal for modern multifamily design emphasizing circulation efficiency, rentable square footage, and construction feasibility.
- Alternate development strategies, including fewer, larger units or hybrid affordability structures, remain viable depending on market positioning, financing, and execution strategy.
- In addition to primary development potential, state ADU provisions may allow for supplemental unit count under certain redevelopment or adaptive reuse scenarios.
- All development scenarios are subject to buyer verification, architectural design, and municipal approval.

Disclaimer: The renderings pictured herein are AI-generated conceptual illustrations provided for marketing and illustrative purposes only. They do not represent approved plans, entitlements, or a guaranteed development outcome. All zoning parameters, development metrics, and entitlement feasibility are subject to independent verification by the buyer and approval by the City of Los Angeles.



LOCATION HIGHLIGHTS

CENTRAL LOS ANGELES, REIMAGINED

Positioned between Melrose Hill, Larchmont, and East Hollywood, 564 N Normandie sits within one of Los Angeles' most quietly evolving residential corridors, a neighborhood defined by historic homes, layered architecture, creative energy, and proximity to the city's cultural core.

Tree-lined streets and classic early Los Angeles residences give the area a distinctly residential feel, while some of the city's most vibrant dining, café, and nightlife destinations remain just moments away.

From morning coffee in Larchmont Village to late-night dinners in Koreatown, the property offers a uniquely connected urban lifestyle with seamless access to Hollywood, Mid-Wilshire, Downtown Los Angeles, and beyond.

NEARBY NEIGHBORHOODS

Larchmont Village

Walkable cafés, neighborhood retail, and one of Los Angeles' most enduring village-style corridors.

Melrose Hill & East Hollywood

Historic residential streets, emerging creative energy, and a growing collection of thoughtfully designed housing and hospitality projects.

Koreatown

One of Los Angeles' most dynamic dining and cultural districts, known for its energy, accessibility, and late-night vibrancy.



IN THE PRESS



— EXCLUSIVE —
LA's hottest neighborhood was once one of its worst — built from nothing into a walkable art and dining destination

CALIFORNIA POST



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