

OFFERING MEMORANDUM  
**543 N Ardmore Ave**  
**Los Angeles, CA 90004**  
12 Units in East Hollywood



Exclusively Listed By:  
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An aerial photograph of a densely populated urban area, likely Los Angeles, with a semi-transparent dark overlay. The city is filled with various types of buildings, including residential houses and larger commercial or institutional structures. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The text is centered over the middle of the image.

# The Property

SITE SUMMARY

GALLERY

PROPERTY & DEAL HIGHLIGHTS

MAPS & AERIALS



# Executive Summary

543 N Ardmore Avenue is a 12 unit property that has been in the same family since it was built in 1958. The property features a desirable unit mix of 10 spacious (1Br+1Ba) units and 2 (2Br+2Ba). The property has seismic retrofitting and tuck under and carport parking with ADU potential (Buyer to verify). A new roof was installed in 2025.

**Offered at under 11.29 GRM on current rents and under \$250/SF, the property stands out as an excellent “value add” opportunity with appx. 56% upside in rents, NOT including ADU potential.**

The property is located just south of Melrose Avenue in the heart of East Hollywood. Exceptional access to LA City College, as well as major employment and lifestyle hubs, including post-production studios, creative office corridors, and media companies, and is only minutes from Paramount Studios. Its central location provides convenient connectivity to Hollywood, Koreatown, Silver Lake and DTLA, making it highly attractive to professionals in the entertainment, tech, and creative sectors! With a Walk Score of 86 (“Very Walkable”), tenants enjoy easy access to nearby restaurants, cafés, and the Metro B Line.

## OFFERED AT

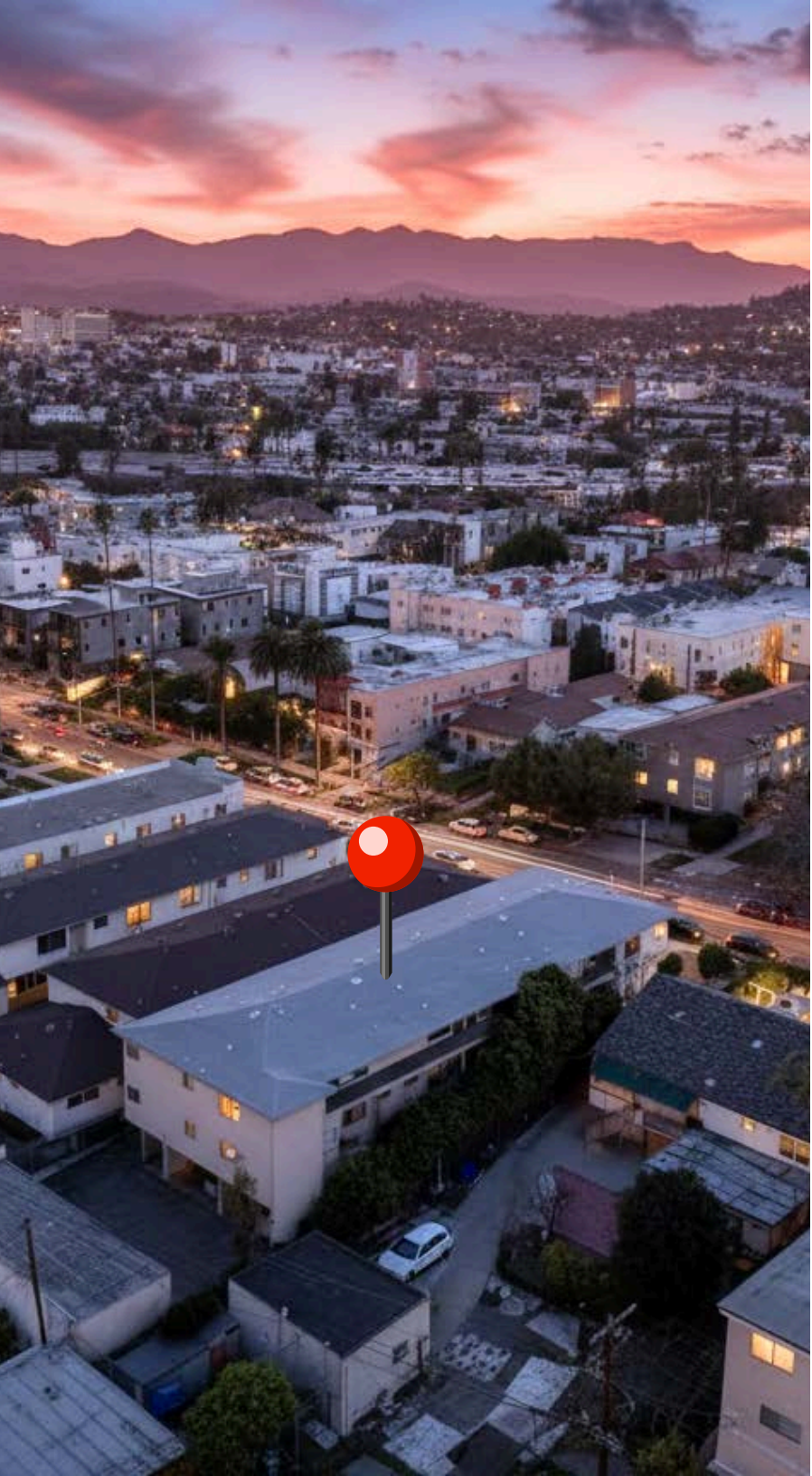
\$2,300,000

## PROPERTY HIGHLIGHTS

NUMBER OF UNITS	12
YEAR BUILT	1958
LOT SIZE	9,320 SF
BLDG SIZE	11,035 SF
\$/SF	\$246/SF







## SITE SUMMARY

### THE OFFERING

Address	543 N Ardmore Los Angeles, CA 90004
Property Type	Multifamily - 12 Units
Assessor's Parcel	5521-008-003

### SITE DESCRIPTION

Building Size	± 9,320 SF
Lot Size	± 11,035 SF
Year Built	1958
Zoning	LAR3
Parking	12 Parking Spaces
Meters	Seperate Gas Meters Separate Electric Meters Main Water Meter





Front of Property



Street View of Property Facing North



Street View of Property



Sidewalk View of Property





Soft Story Retrofitting & Foundation Work Done in 2018



5 Tuck Under Parking Spaces



6 Carports in Back & 1 Open Parking Used for Trash



Bottom Units and Tenant Mailboxes





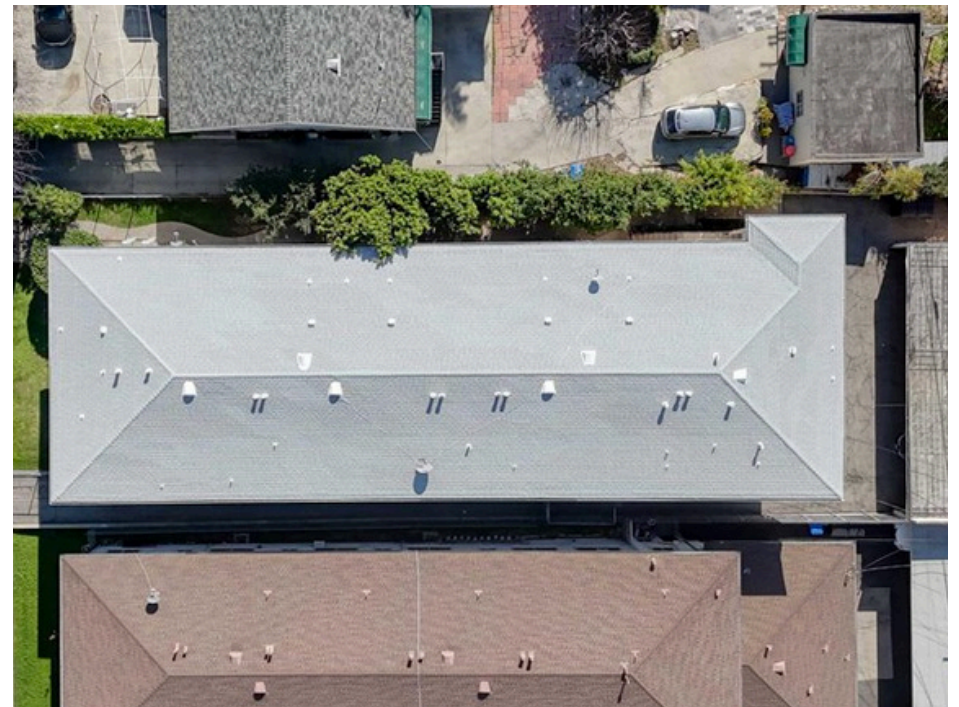
View from 2<sup>nd</sup> Story Facing West



View from 2<sup>nd</sup> Story Facing South East



Laundry Room with Leased Coin Op Machines



Brand New Roof Installed 2025



## Interior Photos Unit 4 (Taken Before Occupancy)



Front Door and Living Space



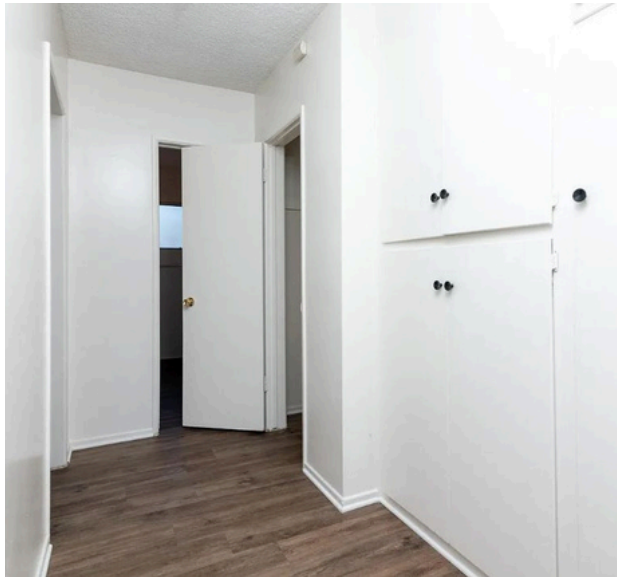
Wall AC and Window



Kitchen



Wall Heater, Built-in Desk, and Slide  
Door Closet in Bedroom

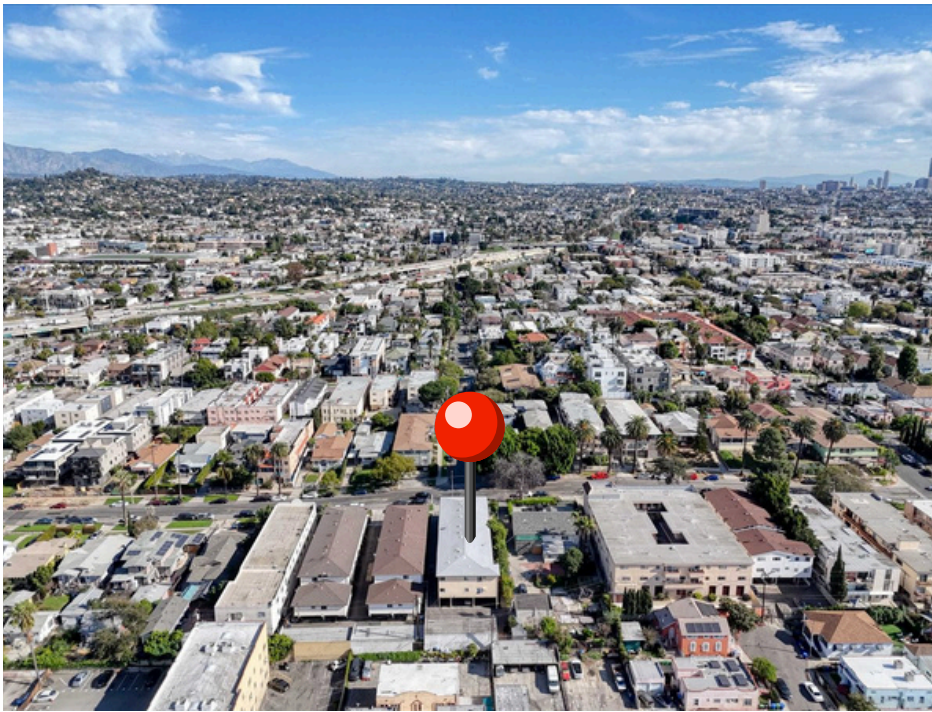


Hallway with Storage Space

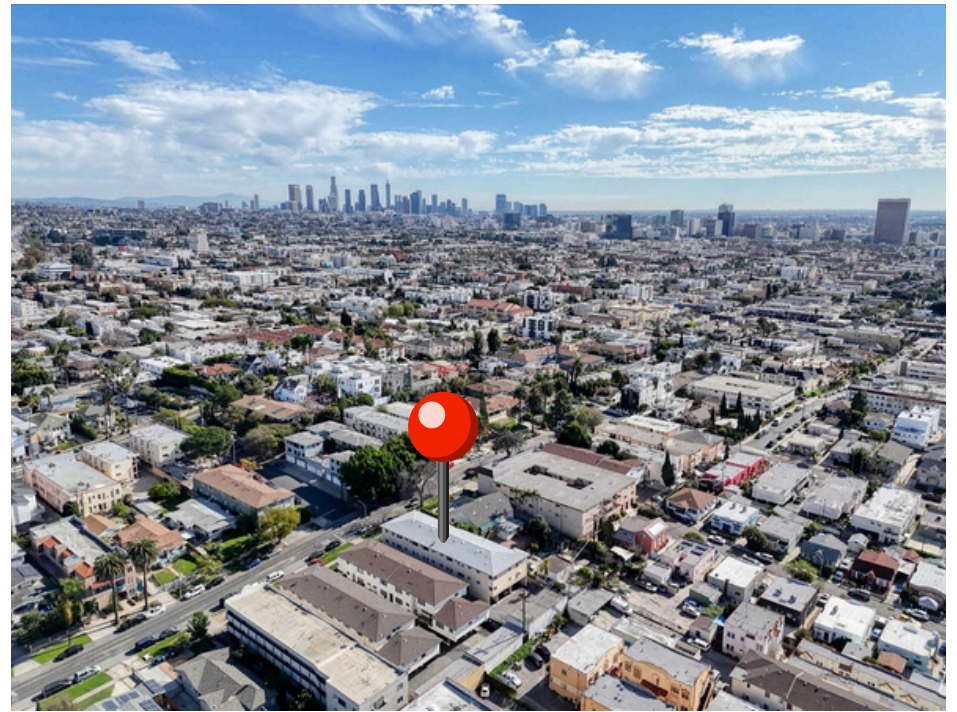


Bathroom

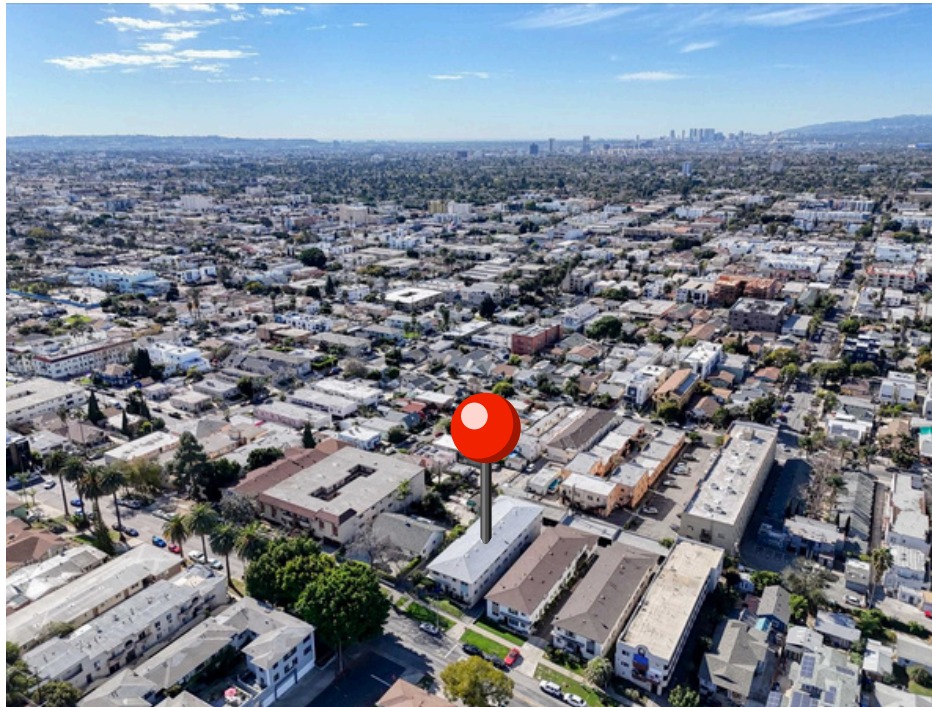




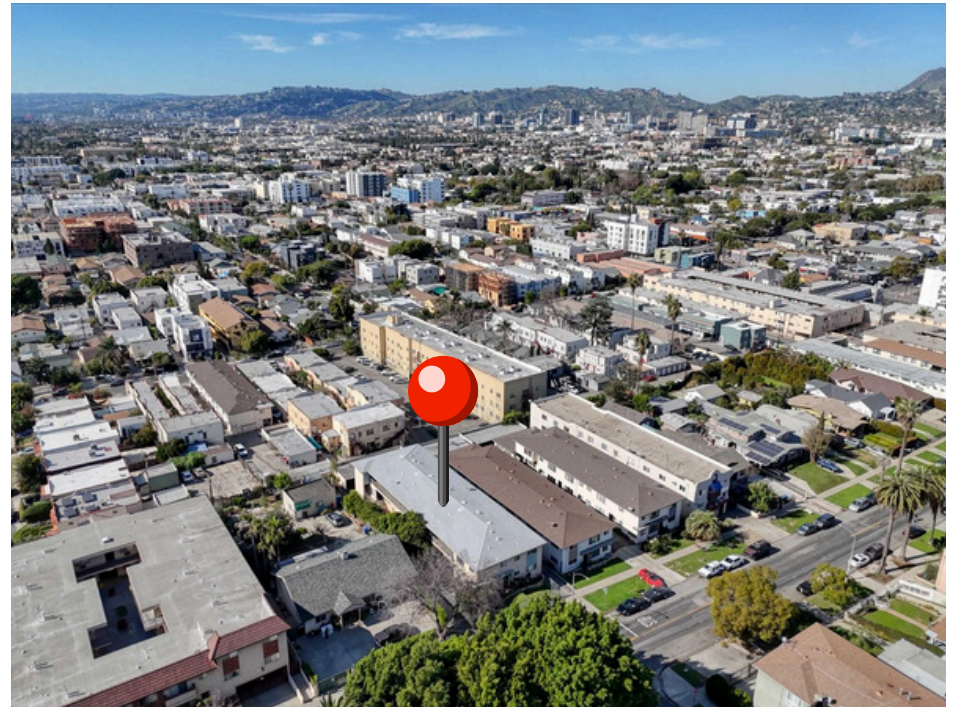
View Facing East



View Facing South East



View Facing West



View Facing North West



View Facing South

Downtown LA

Echo Park



Pico-Union

Koreatown

Normandie Ave

Ardmore Ave





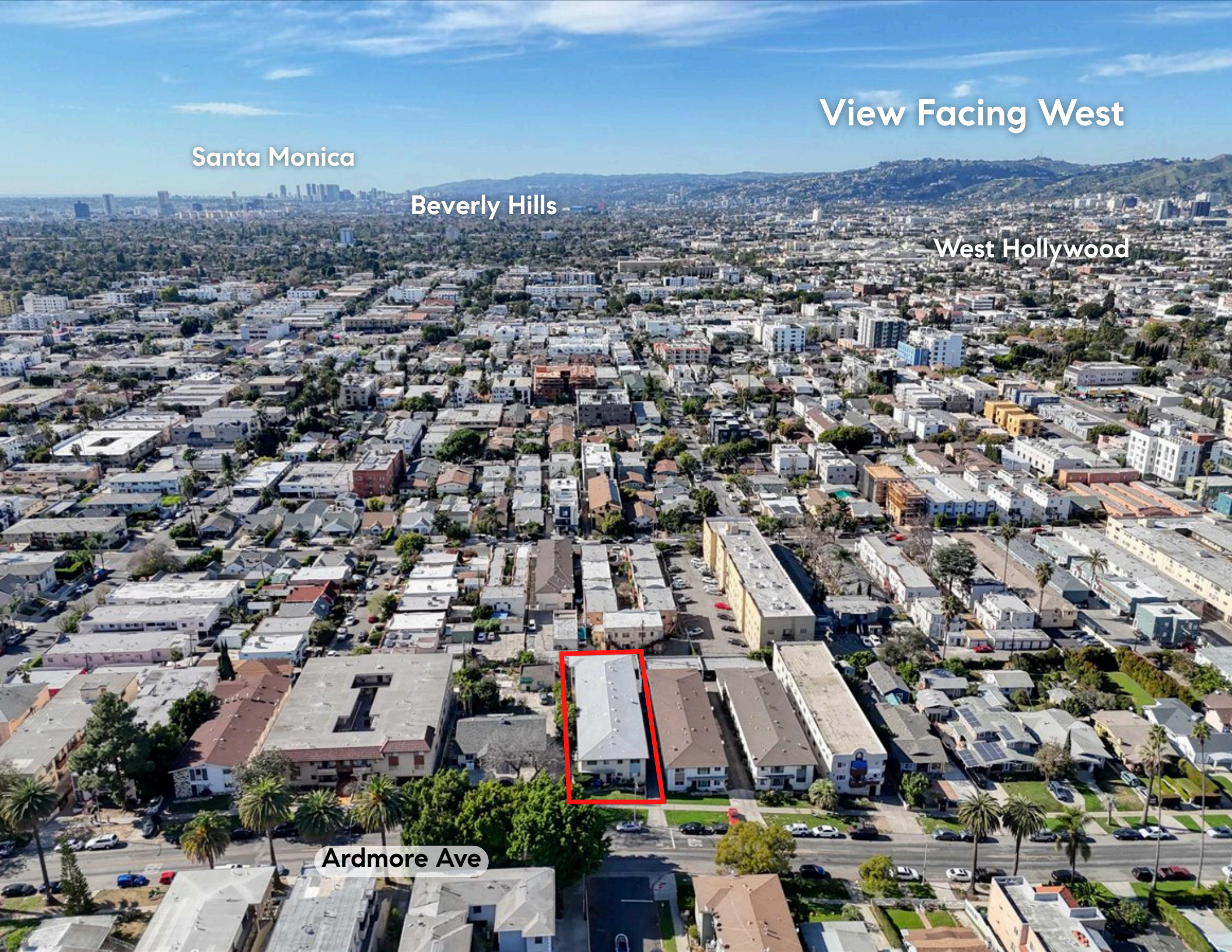
View Facing West

Santa Monica

Beverly Hills

West Hollywood

Ardmore Ave





View Facing North

Hollywood

Los Feliz



East Hollywood

Melrose Ave

Ardmore Ave





**Ardmore Ave**

**9,320 Bldg SF**  
**New Roof in 2025**  
**2 (2Br+2Ba) 10 (1Br+1Ba)**

**11,035 Lot SF**  
**12 Parking Spaces**





# Property & Deal Highlights

- Offered at under 11.29 GRM on current rents, the property stands out as an excellent “value add” opportunity with appx. 52% upside in rents, NOT including ADU potential.
- Buyer to investigate potential to add multiple ADU’s in parking area.
- 9 rents increased effective 2/1/2026.
- Property was originally built as all 1 Br apartments, and 2 units were legally converted to 2Br+2Ba’s in 1988.
- Near Melrose and Normandie, just blocks from LA City College, Melrose Hill, and Virgil Village. Easy access to the 101 freeway via Melrose.
- Rated ‘Very Walkable’ with a score of 86.
- 1 mile to Courage Bagels to the east and 1 mile to Paramount Studios to the west. Melrose & Western is home to new & trendy spots such as Ggiata Delicatessen, Cafe Telegrama, Cafe Organico, Chainsaw Cafe, Bar Etoile, and more.
- Spacious units averaging over 775 SF each.
- New roof installed in 2025 per Seller.
- Seismic retrofit and foundation bolting was completed in 2018.
- 5 tuck under parking spaces, 6 garages, and 1 open space (currently used for trash).





**Hollywood Hills**

**Franklin Hills**

**Hollywood**

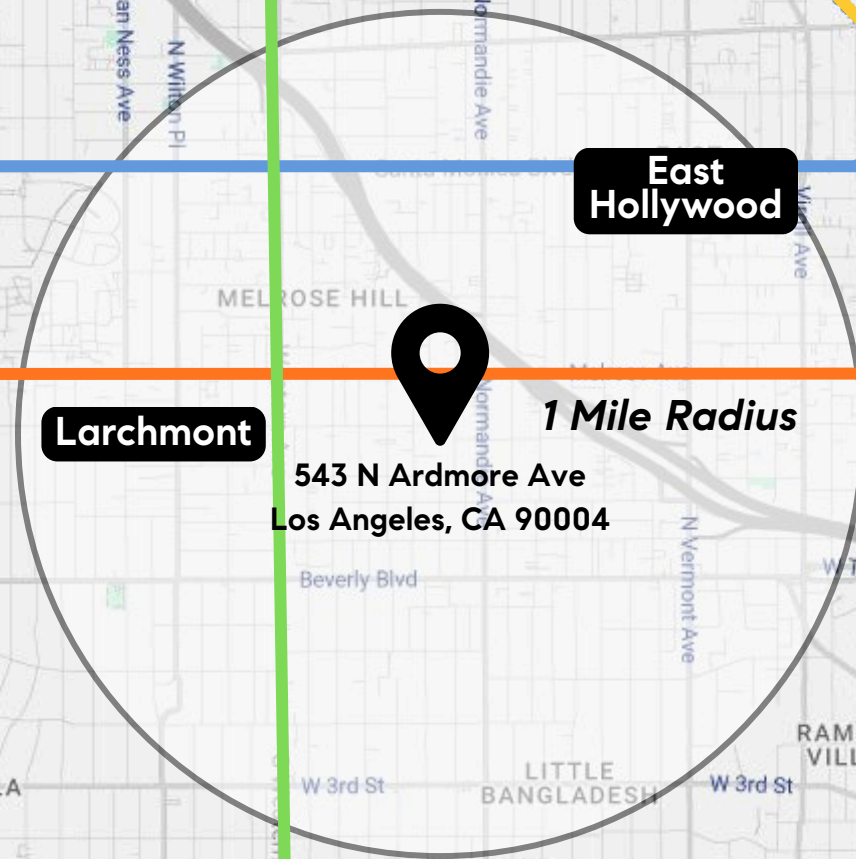
**East Hollywood**

**Larchmont**

**Silver Lake**

**Koreatown**

**Miracle Mile**



**1 Mile Radius**  
**543 N Ardmore Ave**  
**Los Angeles, CA 90004**

- **Melrose Ave**
- **Santa Monica Blvd**
- **Western Ave**
- **Sunset Blvd**
- **Hollywood Blvd**



A photograph of a two-story house at dusk. The house has a light-colored exterior and a dark roof. The windows are lit up, showing a warm yellow light. In the foreground, there is a dark metal fence and a concrete sidewalk. The sky is dark with some clouds, and the overall scene is dimly lit.

# Financial Overview

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY





## Pricing & Financials

### FINANCIAL SUMMARY

Price	\$2,300,000
Number of Units	12
Price Per Unit	\$191,667/Unit
Year Built	1958
Bldg SF	9,320 SF
Lot Size SF	11,035 SF
Price per SF	\$246/SF
GRM (Current)	11.29 GRM
CAP Rate (Current)	4.56%
GRM (ProForma)	7.82 GRM
CAP Rate (ProForma)	8.37%





## RENT ROLL

Unit	Type	Actual Rent	Appx Market Rent	Notes
1	2Br+2Ba	\$1,373.61	\$2,700	Rent Increased 2/1/2026
2	1Br+1Ba	\$1,645.00	\$1,900	Moved in 9/3/2025
3	1Br+1Ba	\$1,319.03	\$1,900	Rent Increased 2/1/2026
4	1Br+1Ba	\$1,586.51	\$1,900	Rent Increased 2/1/2026
5	1Br+1Ba	\$1,431.55	\$1,900	Rent Increased 2/1/2026
6	1Br+1Ba	\$1,595.00	\$1,900	Moved in 12/1/2025
7	2Br+2Ba	\$1,339.08	\$2,700	Rent Increased 2/1/2026
8	1Br+1Ba	\$1,236.59	\$1,900	Rent Increased 2/1/2026
9	1Br+1Ba	\$1,675.00	\$1,900	Moved in 8/15/2025
10	1Br+1Ba	\$1,595.09	\$1,900	Rent Increased 2/1/2026
11	1Br+1Ba	\$992.62	\$1,900	Rent Increased 2/1/2026
12	1Br+1Ba	\$1,082.85	\$1,900	Rent Increased 2/1/2026
Total		\$16,870.93/Month <b>\$202,451.16/Year</b>	\$24,400/Month <b>\$292,800/Year</b>	<b>**Permits from 1988 show four 1Br's were legally converted to 2Br's, but it appears only 2 were actually converted</b>



# Investment Summary

## ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$203,651	\$294,000
Laundry Income	\$100	\$100
TOTAL SCHEDULED GROSS INCOME	\$203,651	\$294,000
Vacancy/Collection	(\$6,110)	(\$8,820)
Effective Gross Income	\$197,542	\$285,180
Operating Expenses	(\$92,761)	(\$92,761)
NET OPERATING INCOME	\$104,781	\$192,419
Debt Service	(\$80,533)	(\$80,533)
Pre-Tax Cash Flow	(\$24,248)	(\$111,886)

## ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$28,750	1.250% of Purchase Price
Insurance	\$16,779	Est. \$1.80/SF
Maintenance & Repairs	\$8,146	4% of Scheduled Gross Income
Manager (off-site)	\$8,146	4% of Scheduled Gross Income
Manager (on-site)	N/A	
Misc. & Reserves	\$2,000	
Rubbish	\$9,410	
Utilities	\$16,902	
Gardner	\$1,320	
Pest Control	\$1,308	
TOTAL EXPENSES	\$92,761	





An aerial photograph of a densely populated urban neighborhood. The foreground and middle ground are filled with a variety of residential buildings, including single-story houses, multi-story apartment complexes, and commercial structures. The architecture is diverse, with some buildings featuring flat roofs and others with more complex designs. The streets are visible, showing a grid-like pattern. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The overall scene depicts a vibrant, established community.

# Market Overview

NEIGHBORHOOD



# NEIGHBORHOOD GUIDE

East Hollywood is a vibrant, centrally located Los Angeles neighborhood known for its rich cultural mix, anchored by Thai Town and Little Armenia, a strong local food scene, and a walkable, urban feel. It offers a blend of classic Craftsman homes, mid-century apartments, and newer multifamily development, with easy access to Hollywood, Los Feliz, Griffith Park, and major transit routes. Popular with renters, creatives, and investors alike, East Hollywood continues to see steady demand. The median home sales price is approximately \$900,000, though pricing varies widely by property type and location within the neighborhood.

## SHOPS

Nati Boutique

Village Heights

## GROCERIES

Vons

Ralphs

## BANKS

Citi Bank

Bank of America

## RESTAURANTS

Mison Matho

Ètra

## BARs

Paper Tiger

Lock & Key

## CAFES

Lab Coffee & Roasters

CAFE UPPER

## PARKS

Bellevue Recreation Center

## FITNESS

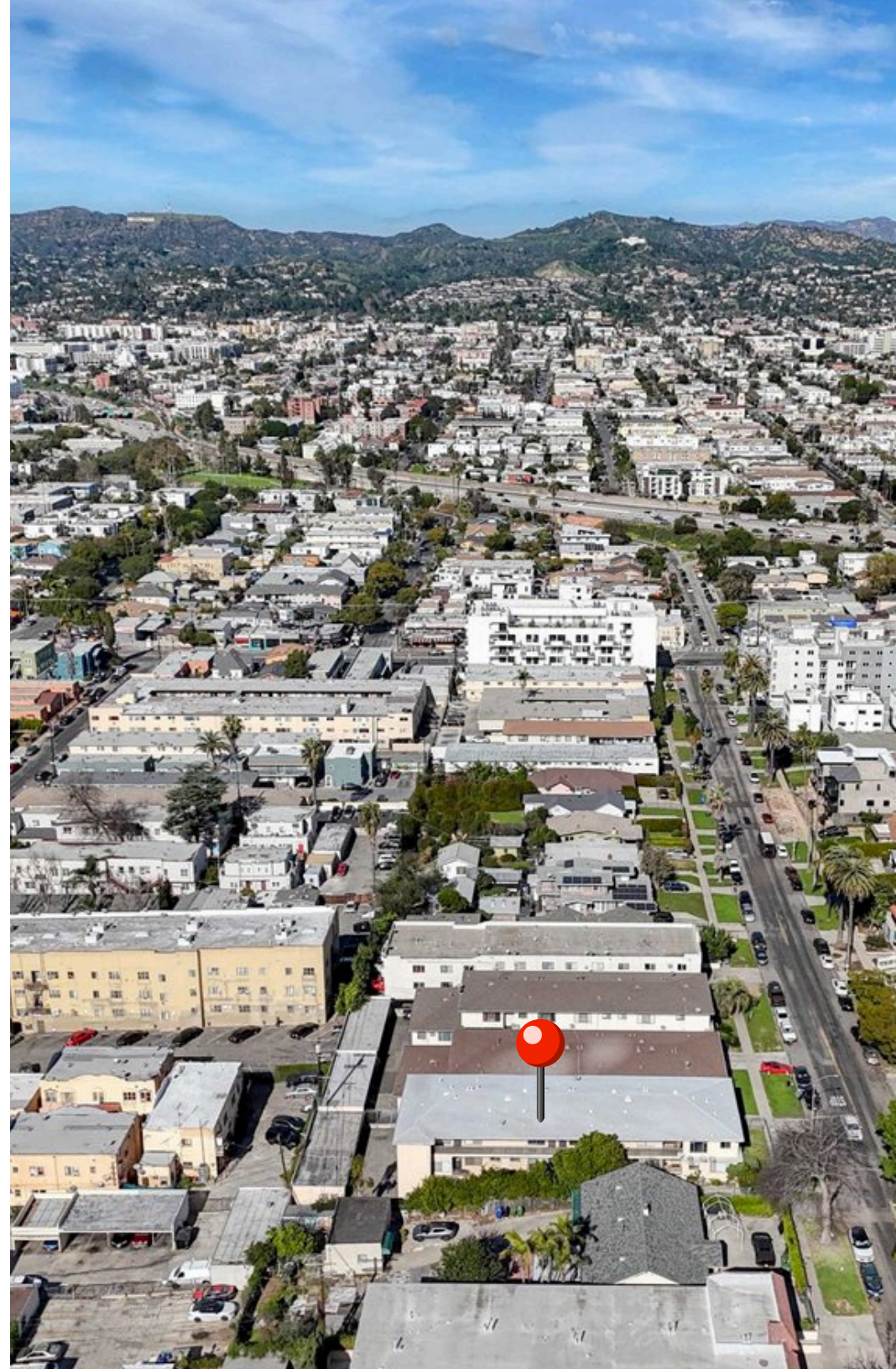
24 Hour Fitness

Fast Lean Fit

## SCHOOLS

Van Ness Ave Elementary

Los Angeles City College





# Meet Your Agent

## Hi! I'm Nicole Apostolos

I am a seasoned apartment salesperson in the Los Angeles area. I began my career in 2001 at Marcus & Millichap as an after school job and soon fell in love with commercial real estate. In 2004 I became licensed and started serving as a consultant to the Hollywood and Koreatown areas of Los Angeles. Meeting face to face with local owners to better understand their real estate needs is at the heart of my business. Whether it be getting a rent survey for a client I have sold a building to, giving annual evaluations for a client for tax purposes, or listing a property, I base my business on long term relationships. Listening intently from the beginning allows me to serve my clients with information and an inside track of market trends to help make the right decisions for their portfolio's and ultimately achieve their investment real estate goals. Because of my extensive deal experience I am able to accurately underwrite, foresee potential issues, resolve them early on and vet buyers to save time and hassle. This expertise is shown in a track record of listings with low days on the market and a 97% purchase price vs. list price in my closings. Strategically pricing and aggressively marketing are at the foundation of my approach.

My clients can always count on me to go to the necessary lengths to achieve their price and terms, and work on their behalf to ensure all parties are satisfied. I also has experience with many creative ways to help my clients achieve their ultimate real estate goals when they may not seem possible. Through creative financing, uncommon offer terms and twenty years of experience I rarely have transactions fall out of escrow. Committing to exhausting all possibilities for a win win successful close has kept me on speed dial for my repeat clients.





# Meet Your Agent

## Hi! I'm Dana Coronado

I help income property owners LIKE YOU save money and time, build generational wealth, increase cashflow, solve problems, and buy & sell real estate. I've been selling multifamily and commercial property for 20 years, and I own and manage my own income property. I am a consistent "top producer" and have closed over 200 transactions and hundreds of millions in volume. I choose to lead a small team because I like to be involved with clients directly from start to finish (and I am a mom that values family and balance). I love my chosen profession and helping clients smoothly navigate what can otherwise be a confusing and stressful time - an escrow.

As we get to know each other better, you will find that I am straightforward, honest, smart, intuitive, analytical, tenacious, and a great negotiator. I am well respected among industry professionals and known as a market expert, problem solver, a hard worker, and a woman of integrity. If these are ideals you value, we'll get along well and become fast friends. Most of my customers become repeat clients and refer me to their family and friends, which I am quite proud of.

I am excited that you are interested in purchasing income property in Los Angeles, and are interested in learning about this listing. I would be honored to represent you in the transaction, and welcome a phone call or meeting to discuss the property and your investment goals. Also, I usually have multiple off market deals at any given time, so I may have something else for you if this deal isn't the right fit. When you work with me, *YOUR* best interests come first. I look forward to meeting you soon!







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**COMPASS**  
**COMMERCIAL**

