
OFFERING MEMORANDUM

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COMMERCIAL

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FOR SALE & LEASE

1110 S NORMANDIE AVE
LOS ANGELES, CA 90006
\$1,500,000

This Property presents an excellent investment opportunity in the dynamic Pico-Union neighborhood. Built in the 1920s, the structure offers approximately 6,460 sf of living space situated on a 5,906 sf lot and consists of eight units. Six of the units are one-bedroom/one bathroom, and two of the units are two-bedroom, one-bathroom apartments, which include on-site laundry facilities.

Current rents are below market value, and with strategic renovations, upgrades, and professional management, the new ownership can increase rental income and value. Residents enjoy a convenient urban lifestyle due to the property's proximity to Koreatown, an area renowned for its diverse dining, walkability, entertainment options, and access to public transit access, that blends historic charm with modern conveniences.

This investment opportunity is ideally positioned and located in an area experiencing ongoing new developments, presenting a compelling investment for steady cash flow and long-term value appreciation.

Please contact Lauren Mara at 310.402.4180 with any questions or to discuss. **DO NOT DISTURB TENANTS.**



NUMBER OF UNITS

8 Units

OCCUPANCY

100% Occupied

BUILDING SIZE

± 6,480 SF*

LEASE TYPE

Residential

LAND SIZE

± 5,906 SF*

USAGE

Multifamily

LOT DIMENSIONS

± 46 SF X 128.4 SF*

YEAR BUILT

1929*

ZONING

LAR4*

APN

5078-020-024

*Approximately per assessor's records



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LEASE SUMMARY

PROPERTY ADDRESS	UNIT MIX	MONTHLY RENT	INCREASES NEXT INCREASE IN MARCH 2025	PROJECTED MARKET RENTS
UNIT 1110	1 BEDROOM / 1 BATHROOM	\$1,140.12	PER LOS ANGELES RENT CONTROL	\$1,750.00
UNIT 1110 1/4	1 BEDROOM / 1 BATHROOM	\$889.19	PER LOS ANGELES RENT CONTROL	\$1,500.00
UNIT 1110 1/2	1 BEDROOM / 1 BATHROOM	\$1,100.10	PER LOS ANGELES RENT CONTROL	\$1,500.00
UNIT 1110 3/4	2 BEDROOM / 1 BATHROOM	\$1,150.94	PER LOS ANGELES RENT CONTROL	\$1,500.00
UNIT 1112	1 BEDROOM / 1 BATHROOM	\$1,302.36	PER LOS ANGELES RENT CONTROL	\$1,750.00
UNIT 1112 1/4	1 BEDROOM / 1 BATHROOM	\$1,077.39	PER LOS ANGELES RENT CONTROL	\$1,500.00
UNIT 1112 1/2	1 BEDROOM / 1 BATHROOM	\$1,302.36	PER LOS ANGELES RENT CONTROL	\$1,500.00
UNIT 1112 3/4	1 BEDROOM / 1 BATHROOM	\$1,080.63	PER LOS ANGELES RENT CONTROL	\$1,500.00
LAUNDRY		\$167.75		\$167.75
TOTAL		\$9,210.94		\$12,667.75

**PROJECTED VALUE BASED ON INCOME
CAPITALIZATION APPROACH**

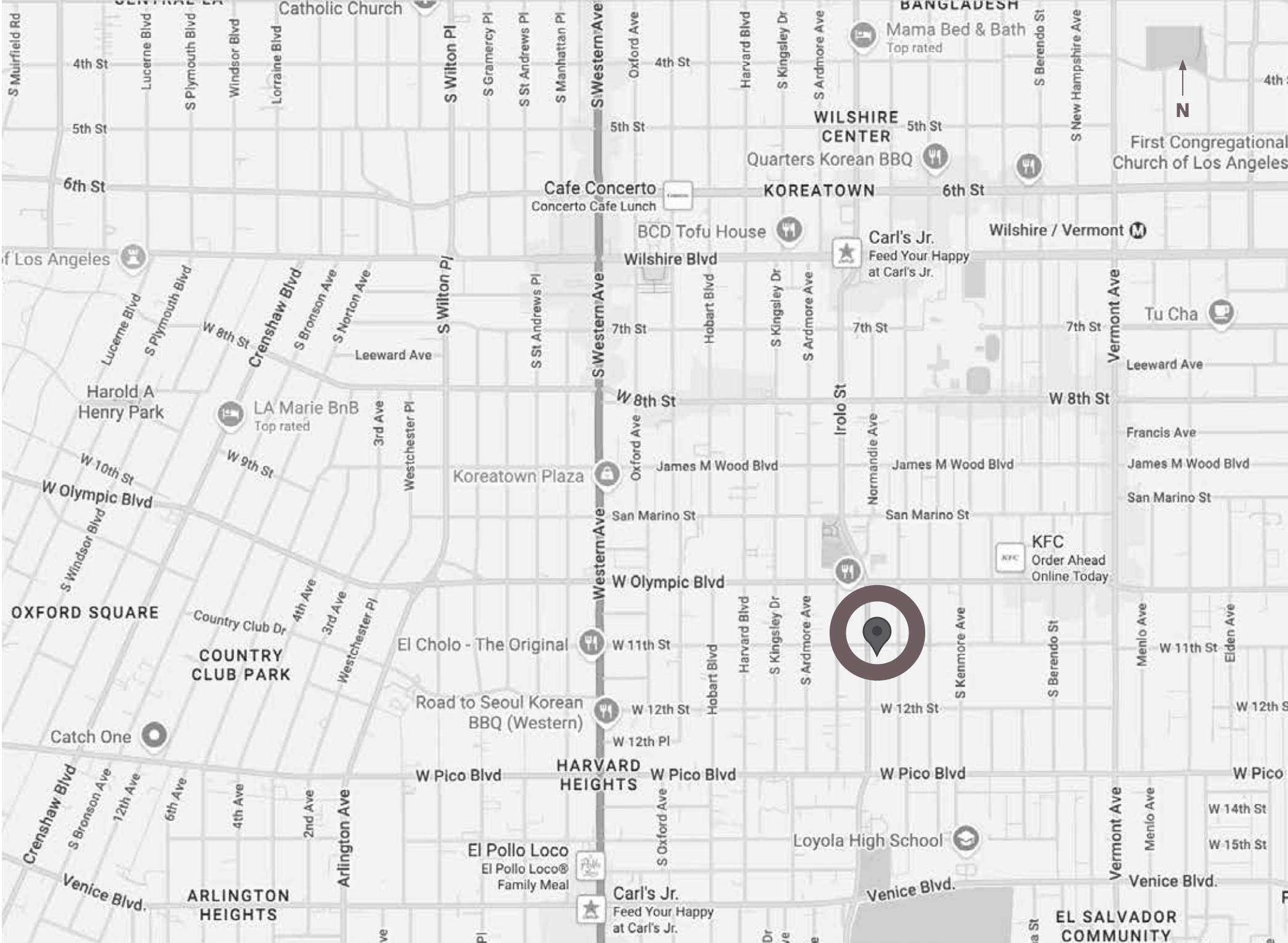
SALE PRICE	CURRENT	PROFORMA RENT
	\$1,500,000	\$1,500,000
Monthly Income	\$9,210.94	\$12,667.75
Annual Income	\$110,531.28	\$152,013
Expenses	\$50,318.07	\$55,710.69
Property Taxes (1.18%)	\$17,700.00	\$17,700.00
Property Insurance	\$7,013	\$7,013
DWP	\$8,530.95	\$8,530.95
Gas	\$491.05	\$491.05
Maintenance/Repairs (5%)	\$5,526.56	\$7,600.65
Gardening	\$1,800	\$1,800
Pest Control	\$414	\$414
Vacancy (3%)	\$3,315.94	\$4,560.39
Management (4%)	\$4,421.25	\$46,080.52
Reserves (1%)	\$1,105.31	\$1,520.12
Net Operating Income	\$60,213.21	\$95,320.31
Cap Rate	4.01%	6.42%

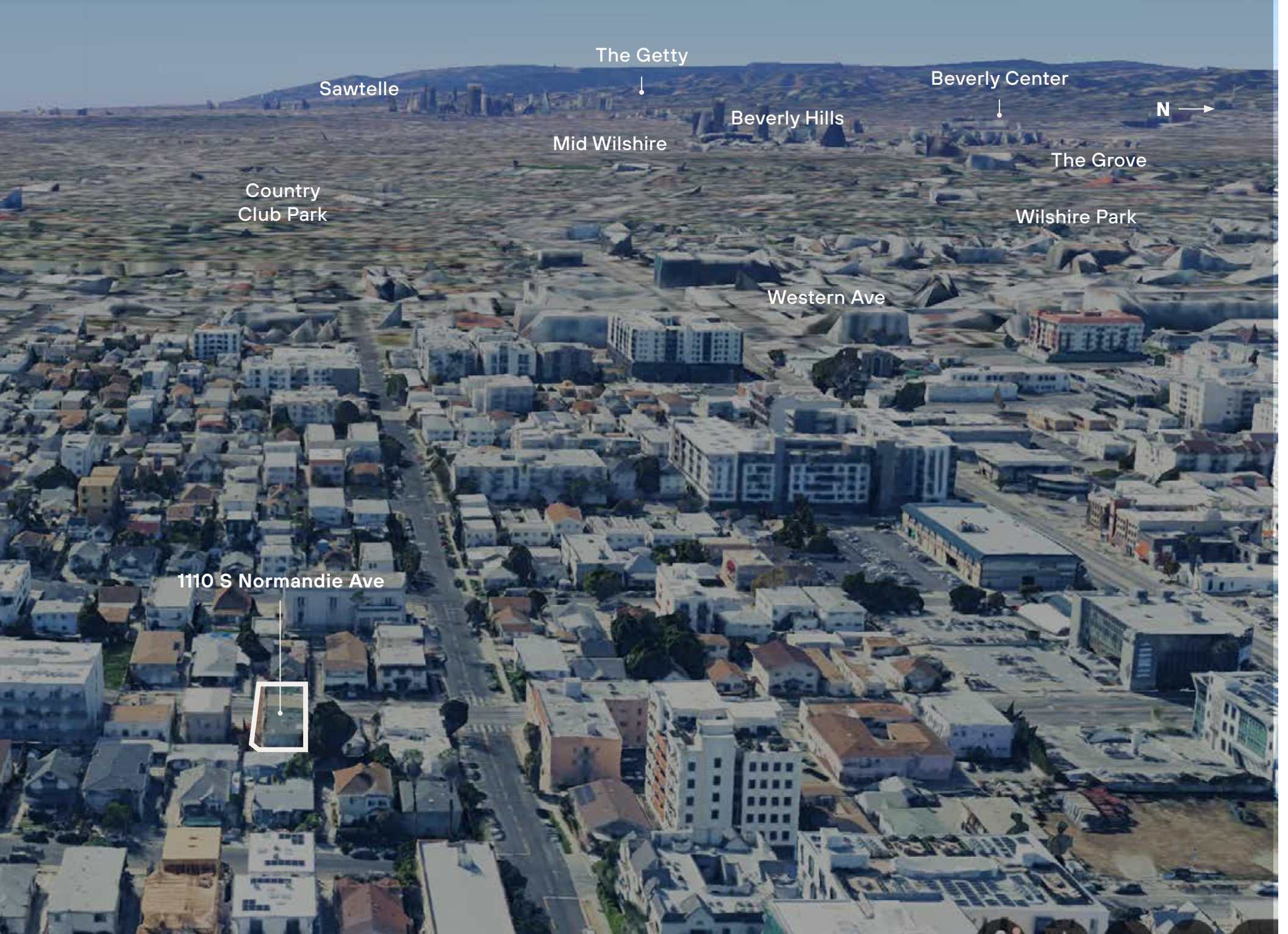












Sawtelle

The Getty

Beverly Center

Beverly Hills

N →

Mid Wilshire

The Grove

Country
Club Park

Wilshire Park

Western Ave

1110 S Normandie Ave



Hollywood
Walk of Fame

Paramount Pictures
Studio

Melrose Hill

The LINE LA



Melrose

1110 S Normandie Ave



Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

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