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**TAKSA**  
INVESTMENT GROUP

**REMAX**  
COMMERCIAL & INVESTMENT REALTY  
*"Serving Southern California for over 20 years"*

OFFERING MEMORANDUM

**3333 4TH ST**

Los Angeles, CA 90020

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# Table of Contents

Property Overview.....	4
Financial Analysis.....	9
Sales Comparables.....	18

# Offering Summary

3333 W 4th St is a classic 65-unit, six-story prewar apartment building in Los Angeles, originally constructed in 1926. The property showcases the scale and architectural detail characteristic of its era, featuring a large, welcoming lobby, elevator service, and numerous preserved period elements that give the building a distinctive identity. Its façade and common areas reflect true 1920s craftsmanship, offering a sense of character and permanence that differentiates it from more contemporary assets.

The unit mix consists primarily of spacious studios and one-bedroom apartments averaging approximately 650 square feet. Residences are well-proportioned, with high ceilings, hardwood floors, and large windows that provide strong natural light. Many units retain original details while incorporating functional updates, creating attractive living spaces that appeal to today's renters seeking charm and authenticity in a central location.

Situated in the Wilshire Center-Koreatown neighborhood of Los Angeles, the property benefits from a highly central setting with excellent walkability and strong access to public transportation, including nearby Metro rail and bus lines that connect efficiently to Downtown Los Angeles, Hollywood, and major employment centers. Koreatown remains one of the city's most active and supply-constrained rental submarkets, supported by a dense mix of dining, nightlife, and cultural destinations that continue to attract a broad tenant base.

From an investment perspective, 3333 W 4th St presents a compelling value-add opportunity. Current rents are below market in several instances, providing meaningful rental upside through strategic unit renovations and improved management. In addition, the building offers clear opportunities to enhance common areas and elevate the resident experience. The expansive lobby, in particular, presents a unique opportunity for repositioning into a coworking lounge, shared workspace, or upgraded resident amenity area—features that align well with evolving tenant preferences in this submarket. With its scale, irreplaceable vintage architecture, and multiple pathways to increase income and modernize amenities, 3333 W 4th St offers investors the opportunity to unlock value while preserving a character-rich Los Angeles asset.

Note: The subject property has been identified by LADBS as possibly subject to the city's non-ductile concrete retrofit program. Seller has retained an engineering firm to seek an exemption to this requirement. The results of this exemption request will be available in the coming weeks. Buyer is advised to do its own due diligence with respect to this potential condition.

Price	\$9,200,000
# of Units	65
Year Built	1926
Lot Size	14,491 SQFT
Building Size	62,532 SQFT
CAP Rate	6.28%
GRM	8.91
GIM	8.87
Price/Unit	\$141,538
Price/SQFT	\$147.12



# Property & Investment Highlights

- 65-unit, six-story prewar building built in 1926 with classic architecture and strong street presence
- Grand lobby and elevator service offering scale and a true arrival experience
- Spacious studios and one-bedrooms averaging ~650 SQFT with high ceilings, hardwood floors, and large windows
- Located in Wilshire Center–Koreatown, a dense and supply-constrained rental submarket
- Strong walkability and transit access with connectivity to Downtown LA, Hollywood, and major job centers
- Meaningful rental upside through strategic unit renovations and improved operations
- Opportunity to enhance or introduce new amenities to elevate the resident experience
- Potential to reposition the expansive lobby as coworking or shared space to drive rent growth and retention
- Note: The subject property has been identified by LADBS as possibly subject to the city's non-ductile concrete retrofit program. Seller has retained an engineering firm to seek an exemption to this requirement. The results of this exemption request will be available in the coming weeks. Buyer is advised to do its own due diligence with respect to this potential condition.







# Property Summary

<b>Price</b>	\$9,200,000
<b># of Units</b>	65
<b>Unit Mix</b>	(42) 1+1, (23) Studio
<b>Year Built</b>	1926
<b>Lot Size</b>	14,491 SQFT
<b>Building Size</b>	62,532 SQFT
<b>Zoning</b>	LAR4
<b>Construction</b>	Concrete

<b>Roof Type</b>	Pitched
<b>Parking</b>	Street Parking
<b>Ownership</b>	Fee Simple
<b>Price/Unit</b>	\$141,538
<b>Price/SQFT</b>	\$147.12
<b>APN</b>	5502-008-005
<b>Cross Streets</b>	4th St & S New Hampshire Ave

# Rent Roll

Part 1

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
101	Occupied	Studio	550	\$667	\$1.21	\$1,550	\$2.82	\$883	9/25/2013
102	Occupied	Studio	550	\$400	\$0.73	\$1,550	\$2.82	\$1,150	1/1/2011
103	Occupied	Studio	550	\$1,236	\$2.25	\$1,550	\$2.82	\$314	1/1/2022
104	Occupied	1+1	708	\$1,011	\$1.43	\$1,950	\$2.75	\$939	11/1/2022
105	Occupied (Manager)	1+1	708	\$1,800	\$2.54	\$1,950	\$2.75	\$150	1/1/2011
201	Occupied	1+1	708	\$1,292	\$1.82	\$1,950	\$2.75	\$658	8/1/2010
202	Occupied	1+1	708	\$1,180	\$1.67	\$1,950	\$2.75	\$770	3/1/2014
203	Occupied	Studio	550	\$1,011	\$1.84	\$1,550	\$2.82	\$539	8/16/2016
204	Occupied	1+1	708	\$1,191	\$1.68	\$1,950	\$2.75	\$759	5/1/2009
205	Occupied	Studio	550	\$1,053	\$1.91	\$1,550	\$2.82	\$497	7/16/2008
206	Vacant	1+1	708	\$1,950	\$2.75	\$1,950	\$2.75	\$0	--
207	Vacant	Studio	550	\$1,550	\$2.82	\$1,550	\$2.82	\$0	--
208	Occupied	1+1	708	\$1,073	\$1.52	\$1,950	\$2.75	\$877	1/10/2000
209	Occupied	1+1	708	\$1,081	\$1.53	\$1,950	\$2.75	\$869	1/1/2011
210	Occupied	Studio	550	\$1,067	\$1.94	\$1,550	\$2.82	\$483	10/14/2018
211	Occupied	1+1	708	\$1,102	\$1.56	\$1,950	\$2.75	\$848	12/1/2009
212	Occupied	1+1	708	\$1,092	\$1.54	\$1,950	\$2.75	\$858	1/1/2011
301	Occupied	1+1	708	\$1,750	\$2.47	\$1,950	\$2.75	\$200	4/1/2024

3333 4th St

# Rent Roll

Part 2

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
302	Vacant	1+1	708	\$1,950	\$2.75	\$1,950	\$2.75	\$0	--
303	Occupied	Studio	550	\$943	\$1.71	\$1,550	\$2.82	\$607	7/27/2013
304	Occupied	1+1	708	\$1,752	\$2.47	\$1,950	\$2.75	\$198	4/1/2019
305 *	Occupied	Studio	550	\$1,011	\$1.84	\$1,550	\$2.82	\$539	2/4/2015
306	Occupied	1+1	708	\$1,233	\$1.74	\$1,950	\$2.75	\$717	4/13/2010
307	Vacant	Studio	550	\$1,550	\$2.82	\$1,550	\$2.82	\$0	--
308	Vacant	1+1	708	\$1,950	\$2.75	\$1,950	\$2.75	\$0	--
309	Occupied	1+1	708	\$1,178	\$1.66	\$1,950	\$2.75	\$772	5/7/2011
310	Occupied	Studio	550	\$1,011	\$1.84	\$1,550	\$2.82	\$539	3/14/2017
311	Occupied	1+1	708	\$1,802	\$2.55	\$1,950	\$2.75	\$148	9/1/2023
312	Occupied	1+1	708	\$1,174	\$1.66	\$1,950	\$2.75	\$776	1/15/2013
401	Occupied	1+1	708	\$1,094	\$1.55	\$1,950	\$2.75	\$856	1/1/2011
402	Occupied	1+1	708	\$1,193	\$1.69	\$1,950	\$2.75	\$757	7/1/2013
403	Occupied	Studio	550	\$1,124	\$2.04	\$1,550	\$2.82	\$426	10/15/2018
404	Occupied	1+1	708	\$1,517	\$2.14	\$1,950	\$2.75	\$433	8/17/2020
405	Occupied	Studio	550	\$1,124	\$2.04	\$1,550	\$2.82	\$426	5/25/2018
406	Vacant	1+1	708	\$1,950	\$2.75	\$1,950	\$2.75	\$0	--
407	Occupied	Studio	550	\$988	\$1.80	\$1,550	\$2.82	\$562	10/4/2014

\* Unit 305 is scheduled to vacate on 5/21/26

# Rent Roll

Part 3

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
408	Occupied	1+1	708	\$1,437	\$2.03	\$1,950	\$2.75	\$513	2/1/2009
409	Occupied	1+1	708	\$1,169	\$1.65	\$1,950	\$2.75	\$781	8/1/2010
410	Occupied	Studio	550	\$907	\$1.65	\$1,550	\$2.82	\$643	11/22/2009
411	Occupied	1+1	708	\$1,236	\$1.75	\$1,950	\$2.75	\$714	1/30/2014
412	Occupied	1+1	708	\$1,573	\$2.22	\$1,950	\$2.75	\$377	8/3/2017
501	Occupied	1+1	708	\$1,950	\$2.75	\$1,950	\$2.75	\$0	11/26/2025
502	Occupied	1+1	708	\$1,405	\$1.98	\$1,950	\$2.75	\$545	9/23/2020
503	Occupied	Studio	550	\$1,550	\$2.82	\$1,550	\$2.82	\$0	3/11/2025
504	Occupied	1+1	708	\$1,749	\$2.47	\$1,950	\$2.75	\$201	11/15/2019
505	Occupied	Studio	550	\$1,068	\$1.94	\$1,550	\$2.82	\$482	12/22/2012
506	Occupied	1+1	708	\$1,405	\$1.98	\$1,950	\$2.75	\$545	9/29/2020
507	Occupied	Studio	550	\$1,065	\$1.94	\$1,550	\$2.82	\$485	12/1/2020
508	Occupied	1+1	708	\$1,802	\$2.55	\$1,950	\$2.75	\$148	9/5/2023
509	Occupied	1+1	708	\$1,348	\$1.90	\$1,950	\$2.75	\$602	7/1/2015
510	Occupied	Studio	550	\$971	\$1.77	\$1,550	\$2.82	\$579	5/1/2011
511	Occupied	1+1	708	\$1,236	\$1.75	\$1,950	\$2.75	\$714	12/23/2014
512	Occupied	1+1	708	\$1,229	\$1.74	\$1,950	\$2.75	\$721	11/24/2012
601	Vacant	1+1	708	\$1,950	\$2.75	\$1,950	\$2.75	\$0	--

# Rent Roll

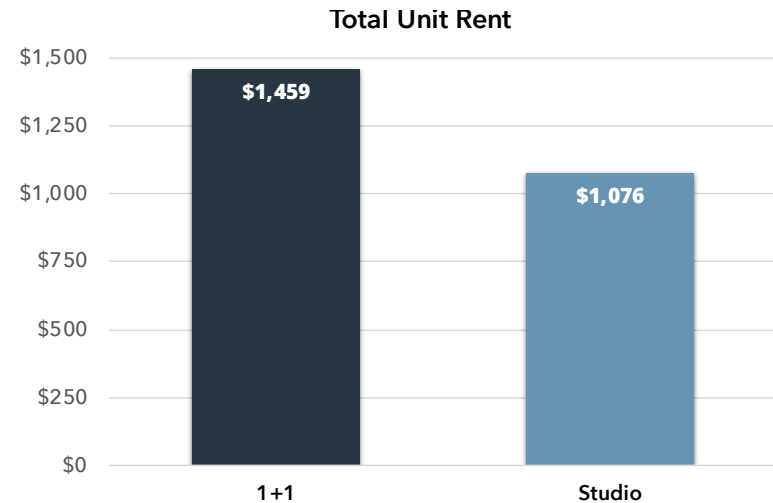
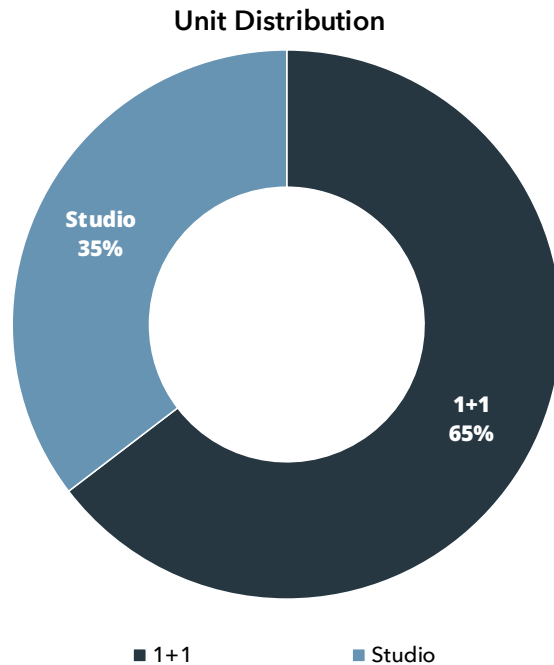
Part 4

3333 4th St

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
602	Occupied	1+1	708	\$1,113	\$1.57	\$1,950	\$2.75	\$837	8/12/2011
603	Occupied	Studio	550	\$943	\$1.71	\$1,550	\$2.82	\$607	4/30/2015
604	Occupied	1+1	708	\$1,405	\$1.98	\$1,950	\$2.75	\$545	1/6/2018
605	Occupied	Studio	550	\$943	\$1.71	\$1,550	\$2.82	\$607	1/28/2014
606	Occupied	1+1	708	\$1,802	\$2.55	\$1,950	\$2.75	\$148	11/1/2020
607	Occupied	Studio	550	\$1,431	\$2.60	\$1,550	\$2.82	\$119	8/1/2022
608	Occupied	1+1	708	\$1,297	\$1.83	\$1,950	\$2.75	\$653	10/17/2018
609	Occupied	1+1	708	\$1,461	\$2.06	\$1,950	\$2.75	\$489	10/6/2015
610	Occupied	Studio	550	\$1,124	\$2.04	\$1,550	\$2.82	\$426	12/1/2020
611	Vacant	1+1	708	\$1,950	\$2.75	\$1,950	\$2.75	\$0	--
612	Occupied	1+1	708	\$1,461	\$2.06	\$1,950	\$2.75	\$489	9/1/2015
Units	Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Total Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease	
65	57	88%	42,386	\$86,030	\$2.03	\$117,550	\$2.77	\$31,520	

# Rent Roll Summary

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Total Rental Range	Avg. Total Rent	Total Monthly Income	Avg. Rent	Monthly Income
1+1	42	708	\$1,011 - \$1,950	\$1,459	\$61,293	\$1,950	\$81,900
Studio	23	550	\$400 - \$1,550	\$1,076	\$24,737	\$1,550	\$35,650
<b>Totals/Weighted Averages</b>	<b>65</b>	<b>652</b>		<b>\$1,324</b>	<b>\$86,030</b>	<b>\$1,808</b>	<b>\$117,550</b>
<b>Gross Annualized Rents</b>					<b>\$1,032,360</b>		<b>\$1,410,600</b>



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

# Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$1,032,360	\$15,882	\$1,410,600	\$21,702
Laundry Income	\$4,478	\$69	\$4,478	\$69
Rent Stabilization Income	\$84	\$1	\$84	\$1
RUBS Income	\$410	\$6	\$410	\$6
<b>Gross Potential Income</b>	<b>\$1,037,332</b>	<b>\$15,959</b>	<b>\$1,415,572</b>	<b>\$21,778</b>
Less Vacancy (3%)	(\$30,971)	(\$476)	(\$42,318)	(\$651)
<b>Effective Gross Income</b>	<b>\$1,006,361</b>	<b>\$15,482</b>	<b>\$1,373,254</b>	<b>\$21,127</b>
Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.18738%)	\$109,239	\$1,681	\$109,239	\$1,681
Off-Site Management (4%)	\$41,294	\$635	\$56,424	\$868
On-Site Manager	\$21,600	\$332	\$21,600	\$332
Insurance	\$45,159	\$695	\$45,159	\$695
Repairs & Maintenance	\$80,756	\$1,242	\$80,756	\$1,242
Utilities *	\$97,500	\$1,500	\$97,500	\$1,500
Contract Services (Landscaping, Pest Control)	\$5,744	\$88	\$5,744	\$88
Administrative	\$13,551	\$208	\$13,551	\$208
Payroll *	\$10,000	\$154	\$10,000	\$154
Marketing & Retention	\$4,011	\$62	\$4,011	\$62
<b>Total Estimated Expenses</b>	<b>\$428,855</b>	<b>\$6,598</b>	<b>\$443,985</b>	<b>\$6,831</b>
Expenses per SQFT	\$6.86		\$7.10	
Expenses per Unit	\$6,598		\$6,831	
% of Gross Income	41.54%		31.47%	
<b>Net Operating Income</b>	<b>\$577,506</b>	<b>\$8,885</b>	<b>\$929,269</b>	<b>\$14,296</b>

\* Based on Industry Standards

# Financial Summary

## Building Data

# of Units	65
Year Built	1926
Year Renovated	N/A
Lot Size (SQFT)	14,491
Building Size (SQFT)	62,532
APN	5502-008-005
Parking	Street Parking

## Income Analysis

	Current	Market
<b>Gross Potential Income</b>	<b>\$1,032,360</b>	<b>\$1,410,600</b>
Less: Vacancy	(\$30,971)	(\$42,318)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
<b>Total Rental Income</b>	<b>\$1,001,389</b>	<b>\$1,368,282</b>
Laundry Income	\$4,478	\$4,478
Rent Stabilization Income	\$84	\$84
RUBS Income	\$410	\$410
<b>Effective Gross Income</b>	<b>\$1,006,361</b>	<b>\$1,373,254</b>
Less: Expenses	\$428,855	\$443,985
<b>Net Operating Income</b>	<b>\$577,506</b>	<b>\$929,269</b>
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$577,506	\$929,269

## Financial Indicators

Price	\$9,200,000
Down, 100%	\$9,200,000
Current CAP	6.28%
Market CAP	10.10%
Price/Unit	\$141,538
Price/Gross SQFT	\$147.12
Current GIM	8.87
Market GIM	6.50
Current GRM	8.91
Market GRM	6.52
Ownership	Fee Simple

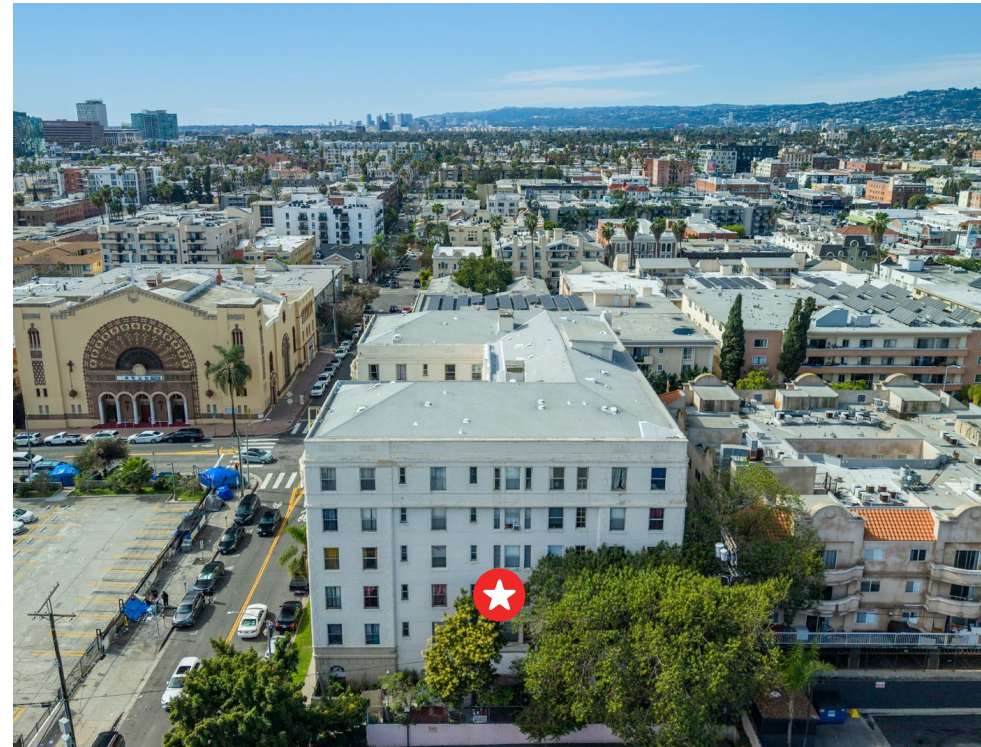
## Expense Summary

	Current	Market
Taxes	\$109,239	\$109,239
Off-Site Management	\$41,294	\$56,424
On-Site Manager	\$21,600	\$21,600
Insurance	\$45,159	\$45,159
Repairs & Maintenance	\$80,756	\$80,756
Utilities	\$97,500	\$97,500
Contract Services	\$5,744	\$5,744
Administrative	\$13,551	\$13,551
Payroll	\$10,000	\$10,000
Marketing & Retention	\$4,011	\$4,011
<b>Total Expenses</b>	<b>\$428,855</b>	<b>\$443,985</b>

# Financial Summary

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	
1+1	42	708	\$1,011 - \$1,950	\$1,459	\$2.06	\$61,293	\$1,950	\$1,950	\$2.75	\$81,900	\$20,607
Studio	23	550	\$400 - \$1,550	\$1,076	\$1.96	\$24,737	\$1,550	\$1,550	\$2.82	\$35,650	\$10,913
<b>Totals/ Weighted Avg.</b>	<b>65</b>	<b>652</b>		<b>\$1,324</b>	<b>\$2.03</b>	<b>\$86,030</b>		<b>\$1,808</b>	<b>\$2.77</b>	<b>\$117,550</b>	<b>\$31,520</b>
<b>Annual Current:</b>						<b>\$1,032,360</b>	<b>Annual Market:</b>				<b>\$1,410,600</b>

3333 4th St



# Sales Comparables

Part 1

3333 4th St



## Subject: 3333 4th St

**\$9,200,000**

<b>Date Sold:</b>	TBD	<b>Total SQFT:</b>	62,532
<b>Units:</b>	65	<b>Price/SQFT:</b>	\$147.12
<b>Year Built:</b>	1926	<b>GRM:</b>	8.91
<b>Price/Unit:</b>	\$141,538	<b>CAP Rate:</b>	6.28%



## 1: 233 N Kenmore Ave

**\$3,500,000**

<b>Date Sold:</b>	9/24/2025	<b>Total SQFT:</b>	15,408
<b>Units:</b>	30	<b>Price/SQFT:</b>	\$227.15
<b>Year Built:</b>	1925	<b>GRM:</b>	8.06
<b>Price/Unit:</b>	\$116,667	<b>CAP Rate:</b>	5.31%



## 2: 715 S Normandie Ave

**\$26,100,000**

<b>Date Sold:</b>	7/23/2025	<b>Total SQFT:</b>	132,210
<b>Units:</b>	181	<b>Price/SQFT:</b>	\$197.41
<b>Year Built:</b>	1927	<b>GRM:</b>	--
<b>Price/Unit:</b>	\$144,199	<b>CAP Rate:</b>	--

# Sales Comparables



## 3: 682 Irolo St

**\$10,200,000**

**Date Sold:** 7/23/2025

**Total SQFT:** 62,933

**Units:** 74

**Price/SQFT:** \$162.08

**Year Built:** 1929

**GRM:** --

**Price/Unit:** \$137,838

**CAP Rate:** --



## 4: 841 S Serrano Ave

**\$9,000,000**

**Date Sold:** 7/23/2025

**Total SQFT:** 49,243

**Units:** 62

**Price/SQFT:** \$182.77

**Year Built:** 1929

**GRM:** --

**Price/Unit:** \$145,161

**CAP Rate:** --



## 5: 706 S Normandie Ave

**\$10,900,000**

**Date Sold:** 4/2/2025

**Total SQFT:** 57,775

**Units:** 73

**Price/SQFT:** \$188.66

**Year Built:** 1927

**GRM:** --

**Price/Unit:** \$149,315

**CAP Rate:** 4.50%

# Sales Comparables



6: 801 S Gramercy Dr

\$6,605,000

**Date Sold:** 6/14/2024

**Total SQFT:** 32,832

**Units:** 47

**Price/SQFT:** \$201.18

**Year Built:** 1927

**GRM:** --

**Price/Unit:** \$140,532

**CAP Rate:** 5.63%

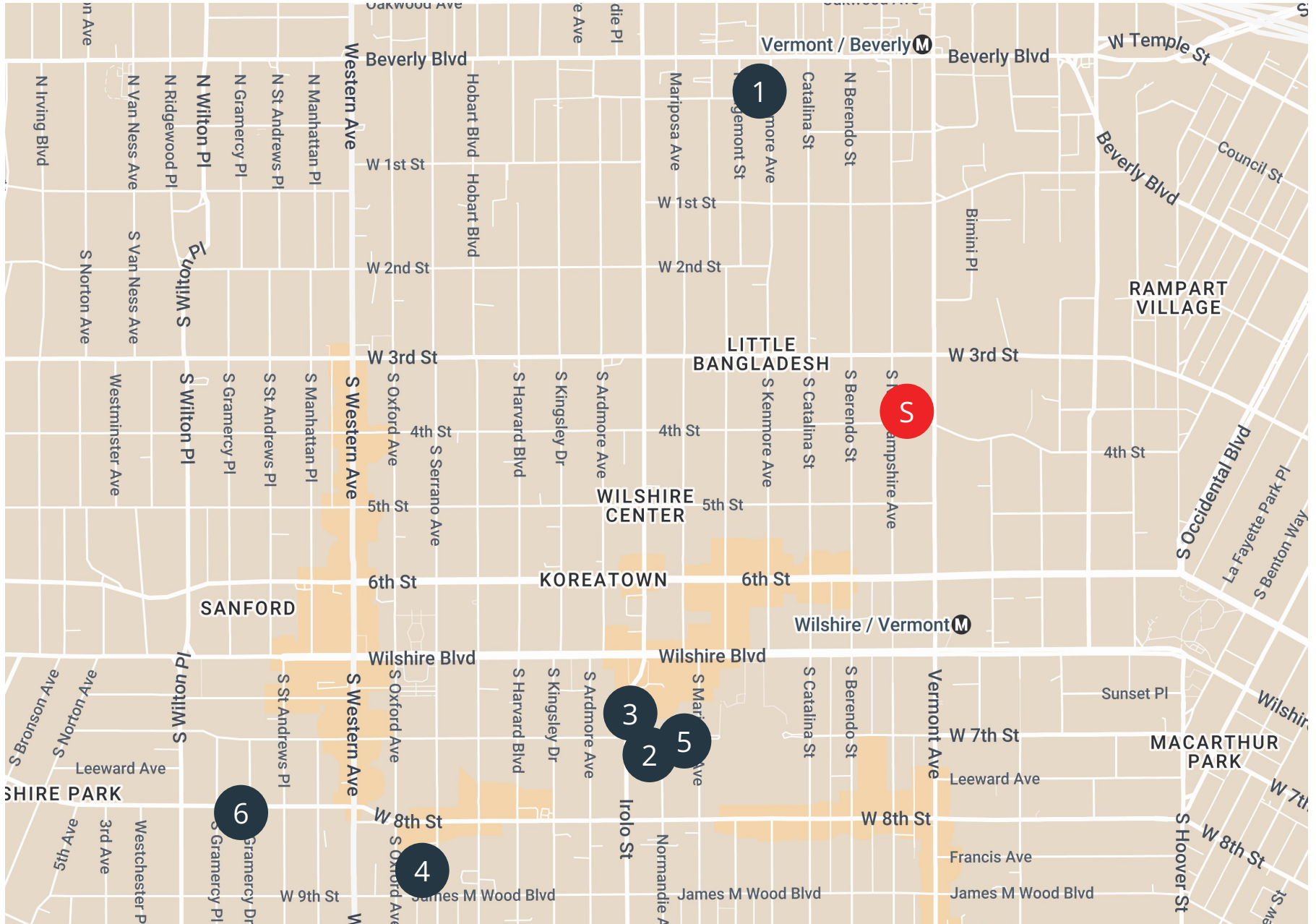
# Sales Comparables

Part 4

	Property	Price	Date Sold	# of Units	Year Built	Price/Unit	Total SQFT	Price/SQFT	GRM	CAP Rate
<b>S</b>	<b>3333 4th St</b>	<b>\$9,200,000</b>	<b>TBD</b>	<b>65</b>	<b>1926</b>	<b>\$141,538</b>	<b>62,532</b>	<b>\$147.12</b>	<b>8.91</b>	<b>6.28%</b>
1	233 N Kenmore Ave	\$3,500,000	9/24/2025	30	1925	\$116,667	15,408	\$227.15	8.06	5.31%
2	715 S Normandie Ave	\$26,100,000	7/23/2025	181	1927	\$144,199	132,210	\$197.41	--	--
3	682 Irolo St	\$10,200,000	7/23/2025	74	1929	\$137,838	62,933	\$162.08	--	--
4	841 S Serrano Ave	\$9,000,000	7/23/2025	62	1929	\$145,161	49,243	\$182.77	--	--
5	706 S Normandie Ave	\$10,900,000	4/2/2025	73	1927	\$149,315	57,775	\$188.66	--	4.50%
6	801 S Gramercy Dr	\$6,605,000	6/14/2024	47	1927	\$140,532	32,832	\$201.18	--	5.63%
<b>Averages:</b>		<b>\$11,050,833</b>		<b>78</b>	<b>1927</b>	<b>\$141,981</b>	<b>58,400</b>	<b>\$189.23</b>	<b>8.06</b>	<b>5.15%</b>
<b>Subject:</b>		<b>\$9,200,000</b>		<b>65</b>	<b>1926</b>	<b>\$141,538</b>	<b>62,532</b>	<b>\$147.12</b>	<b>8.91</b>	<b>6.28%</b>

3333 4th St

# Sales Comparables



3333 4th St



3333 4TH ST  
Los Angeles, CA 90020

Exclusively  
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