

ROSMARIN GROUP

LYONSTAHLL
INVESTMENT REAL ESTATE

OFFERING MEMORANDUM
4901 S NORMANDIE AVE

Los Angeles, CA 90037 DUPLEX

NICO ROSMARIN
First Vice President
424.226.9449
Nico@LyonStahl.com
DRE 02023847

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PROPERTY OVERVIEW



THE OFFERING

Lyon Stahl Investment Real Estate is pleased to present 4901 S Normandie Avenue in the City of Los Angeles. The property is near the 110 and I-10 Highways offering tenants easy access to Downtown Los Angeles and the Westside.

This 2,380 SF duplex was built in 1995 and is exempt for Los Angeles City Rent Control. The property sits 6,440 SF corner lot and is composed of two, 3-bedroom/2-bathroom units. The owner recently tastefully remodeled the property. The upgrades made include remodeling the kitchens and bathrooms, new fencing, new storage, new concrete for the exterior of the property, new water heaters for both units, new painting on the interior and exterior, new flooring and new window bars with bedroom releases.

4901 S Normandie Avenue offers an astute investor or owner-user the opportunity to own a turnkey asset in one of Los Angeles's strongest rental markets. Without the restrictions of Los Angeles City Rent Control, 4901 S Normandie Avenue presents an amazing investment that will offer strong long-term cashflow in an appreciating market of Los Angeles.

INVESTMENT OVERVIEW

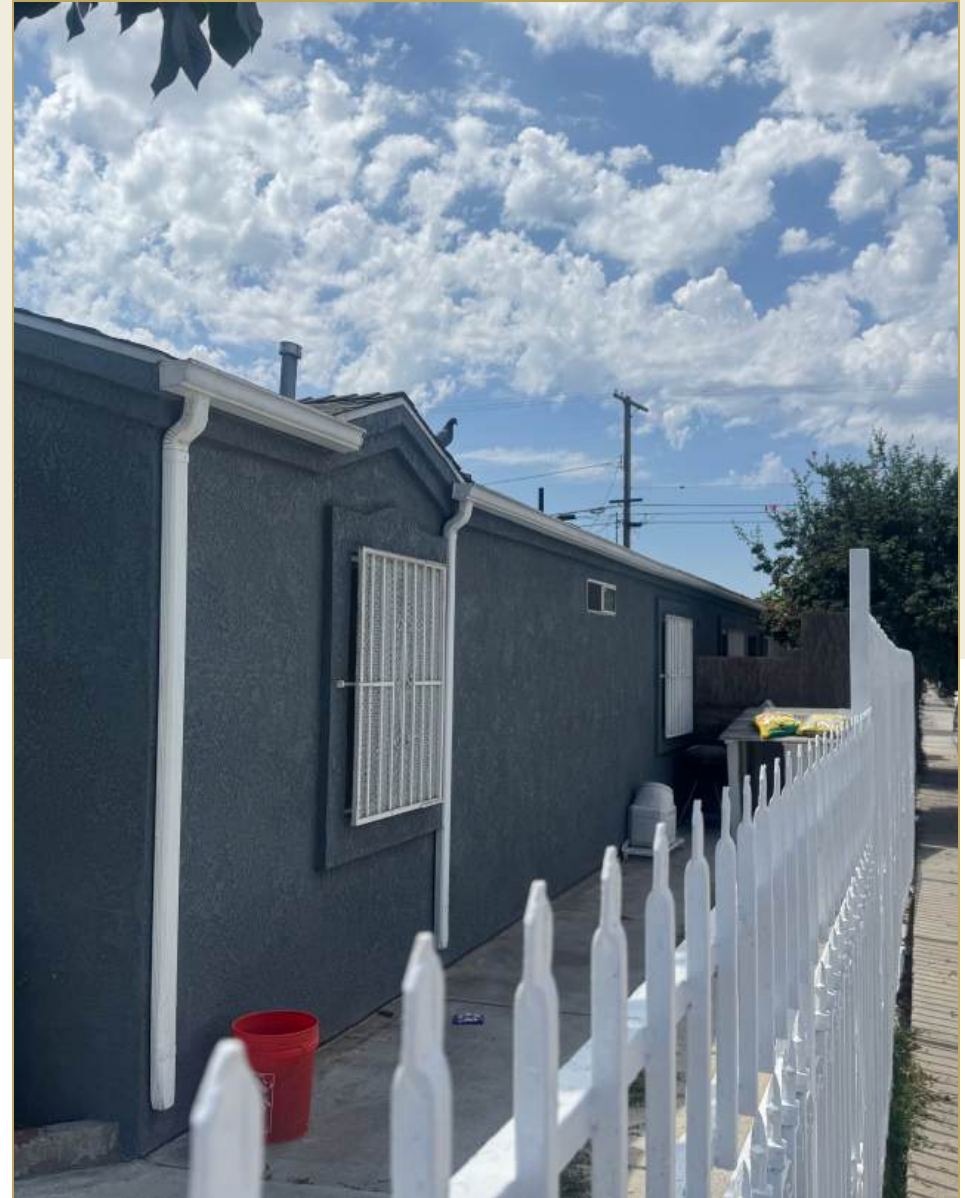
PROPERTY DETAILS

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ADDRESS

**4901 S Normandie Ave
Los Angeles, CA 90037**

Sales Price	\$879,000
Unit Mix	(2) 3-BD/2-BTH
Total Current Units	2
Total Building Sqft.	2,380
Total Lot Size	6,440
Year Built	1995
Zoning	LAC2
APN	5016-030-031



INVESTMENT OVERVIEW

PROPERTY PHOTOS

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4901 S Normandie Ave, Los Angeles, CA 90037



INVESTMENT OVERVIEW

PROPERTY PHOTOS

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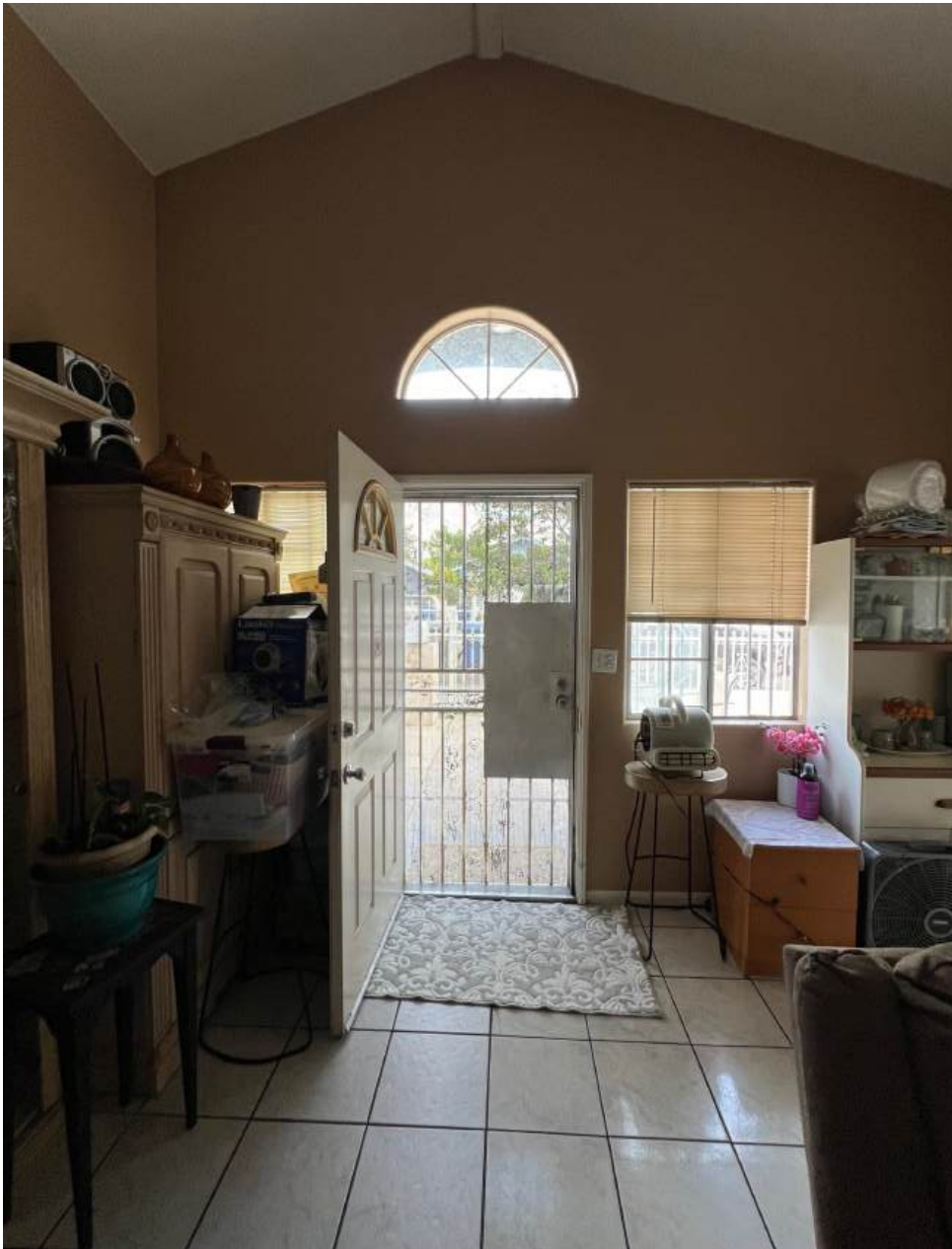


INVESTMENT OVERVIEW
PROPERTY PHOTOS

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INTERIOR PHOTOS

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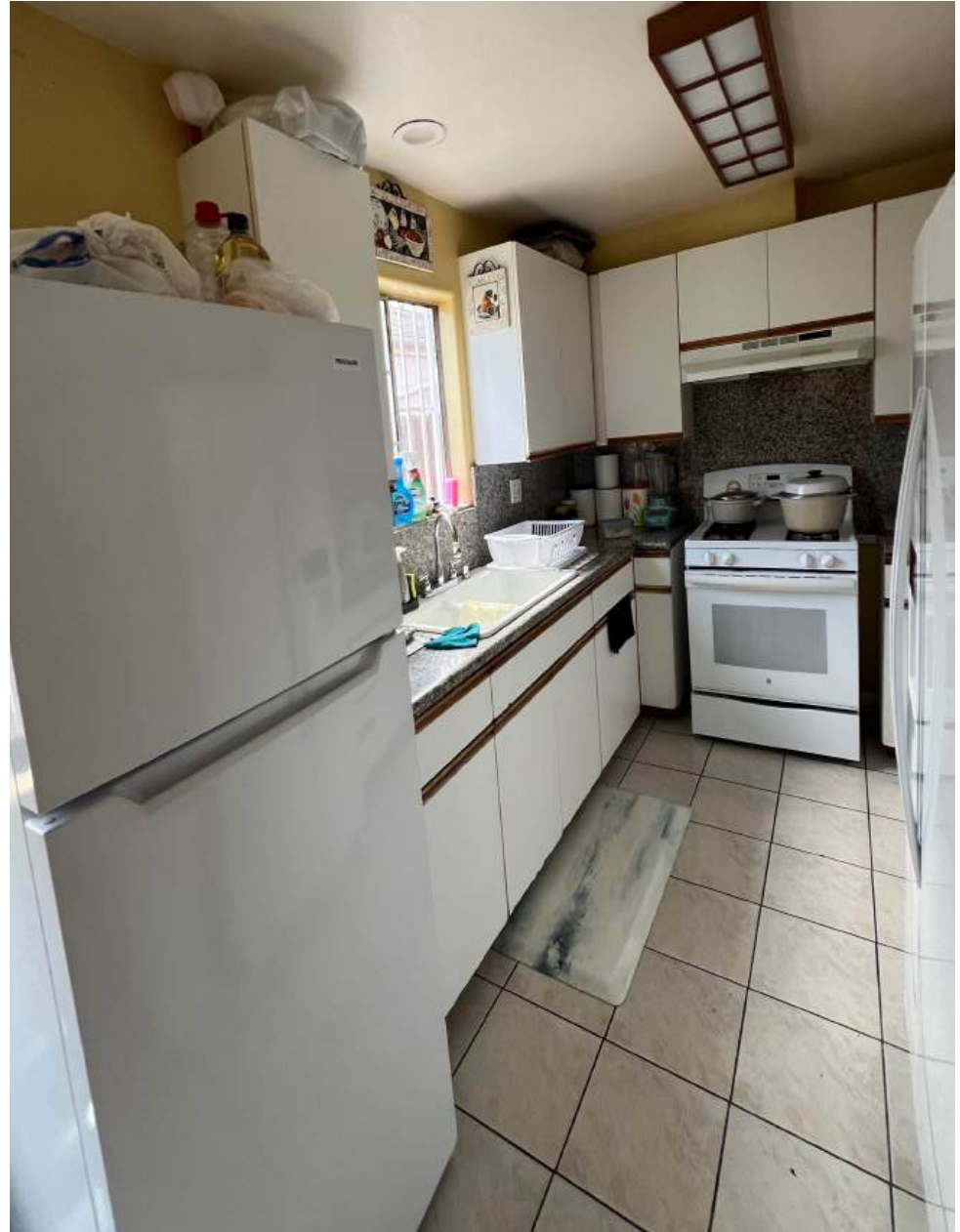


INVESTMENT OVERVIEW PROPERTY PHOTOS

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INTERIOR PHOTOS

4901 S Normandie Ave, Los Angeles, CA 90037



INVESTMENT OVERVIEW PROPERTY PHOTOS

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INTERIOR PHOTOS

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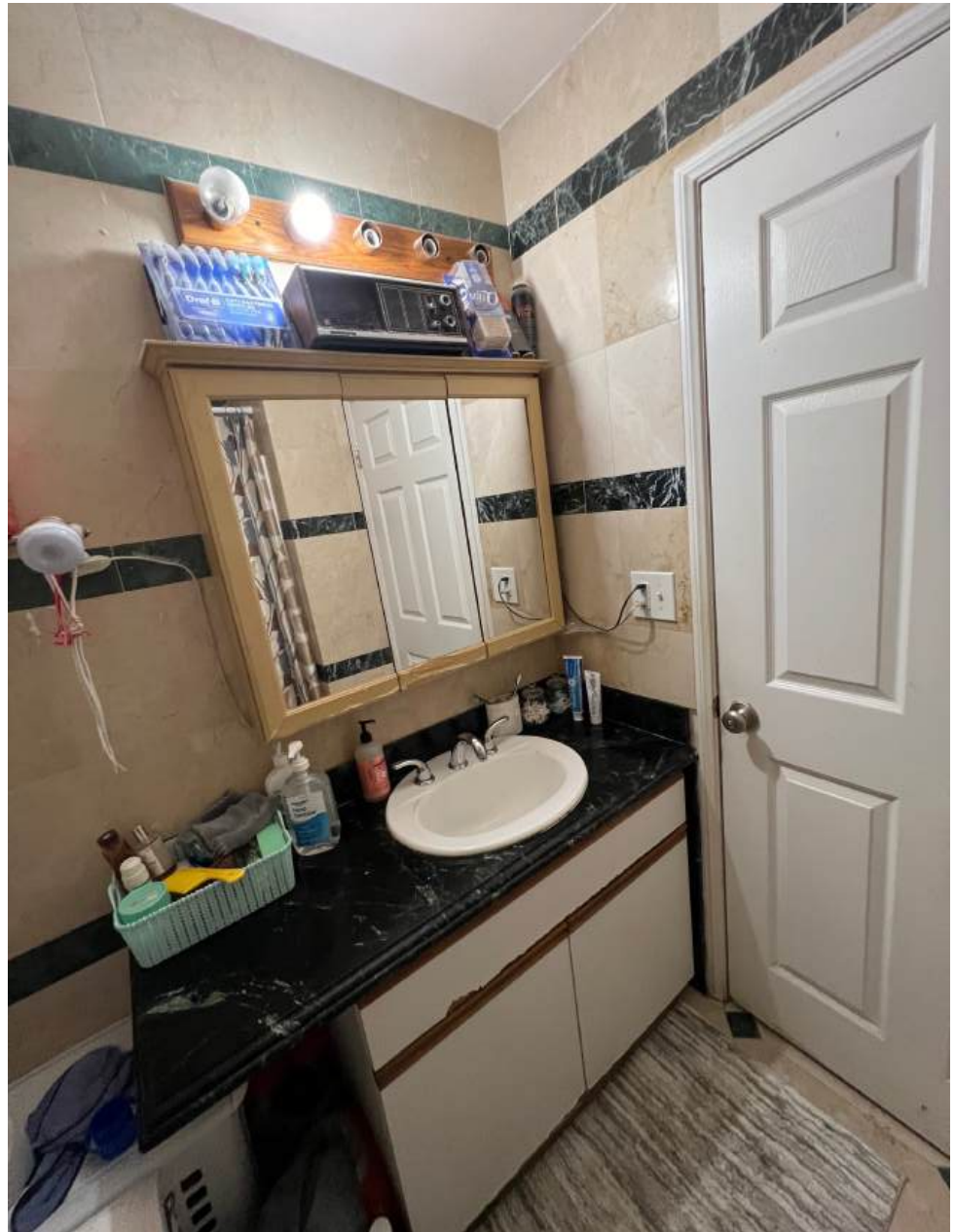


INVESTMENT OVERVIEW PROPERTY PHOTOS

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INTERIOR PHOTOS

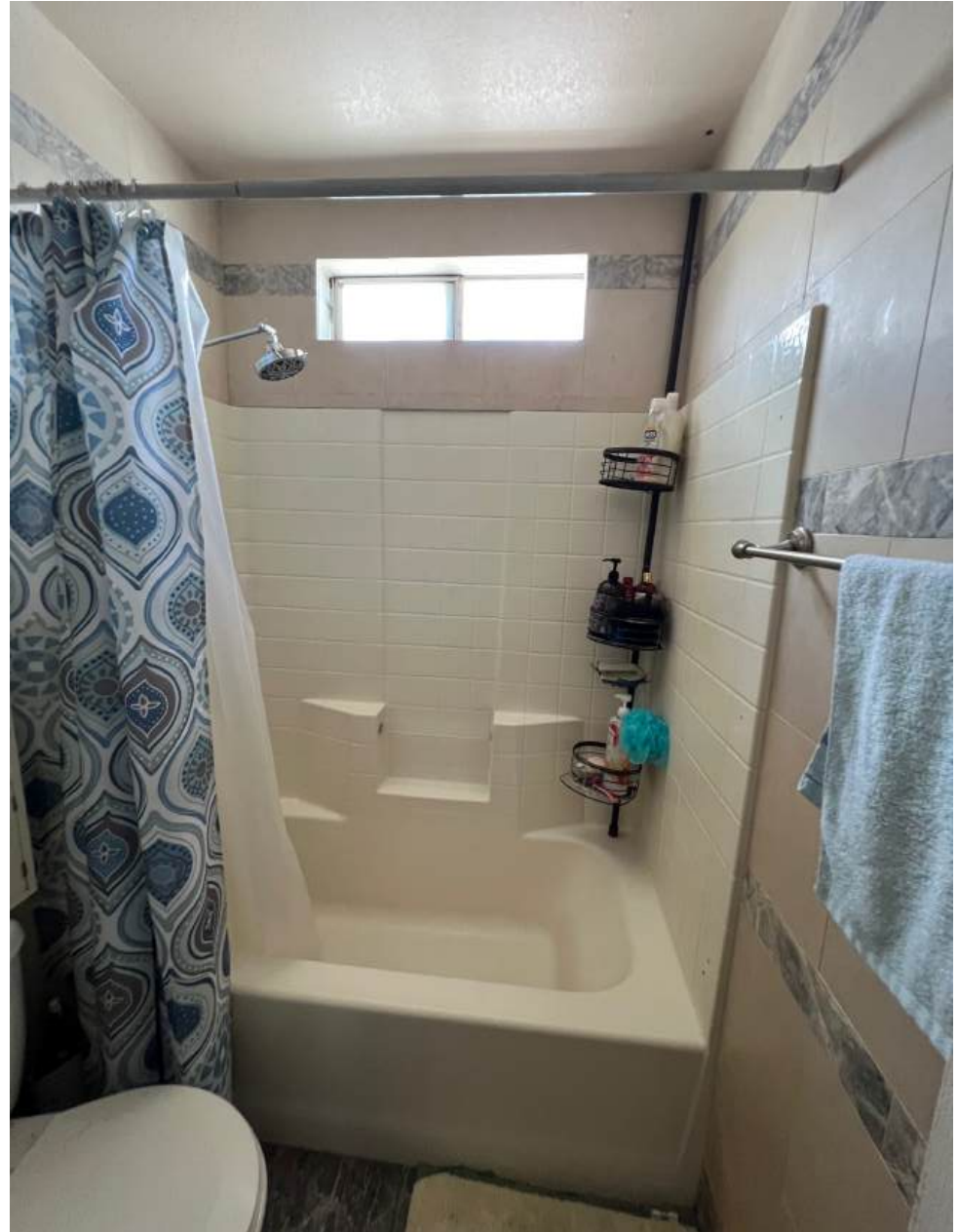
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INVESTMENT OVERVIEW
PROPERTY PHOTOS

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INTERIOR PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

PROPERTY DETAILS

Address	4901 S Normandie Ave Los Angeles, CA 90037
Price	\$879,000
Units	2
Building Sqft	2,380
Lot Sqft	6,440
Year Built	1995
Price/Unit	\$439,500
Price/Sqft	\$369.33

INCOME DATA	CURRENT	PRO FORMA
NOI	\$40,961	\$50,156
Cap Rate	4.66%	5.71%
GRM	14.09	12.23

PROPOSED FINANCING

Down Payment	100%	\$879,000
Loan Amount		
Interest Rate		5.60%
Amortization		30
Monthly Payment		



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

#	UNIT TYPE	AVG CURRENT RENT	TOTAL RENT	AVG MARKET RENT	TOTAL RENT
2	3 Bed 2 Bath	\$2,600	\$5,200	\$2,995	\$5,990
TOTAL			\$5,200		\$5,990

OPERATING DATA	CURRENT	PRO FORMA
Gross Market Rent	\$71,880	\$71,880
Less: Loss to Lease	(\$9,480)	
Other Income		
Gross Potential Income	\$62,400	\$71,880
Less: Vacancy Reserve	(\$1,872) 3%	(\$2,156) 3%
Gross Operating Income	\$60,528	\$69,724
Less: Expenses	(\$19,568) 31.4%	(\$19,568) 27.2%
Net Operating Income	\$40,961	\$50,156
Less: Loan Payments		
Pre-Tax Cash Flow	\$40,961 4.7%	\$50,156 5.7%
Principal Reduction		
Total Return Before Taxes	\$40,961 4.7%	\$50,156 5.7%

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$11,988	\$11,988
Insurance	\$2,380	\$2,380
Utilities	\$2,000	\$2,000
Repairs & Maint	\$2,000	\$2,000
Landscaping	\$1,200	\$1,200
TOTAL	\$19,568	\$19,568
Per Unit	\$8.22	\$8.22
Per Sqft	\$9,784	\$9,784

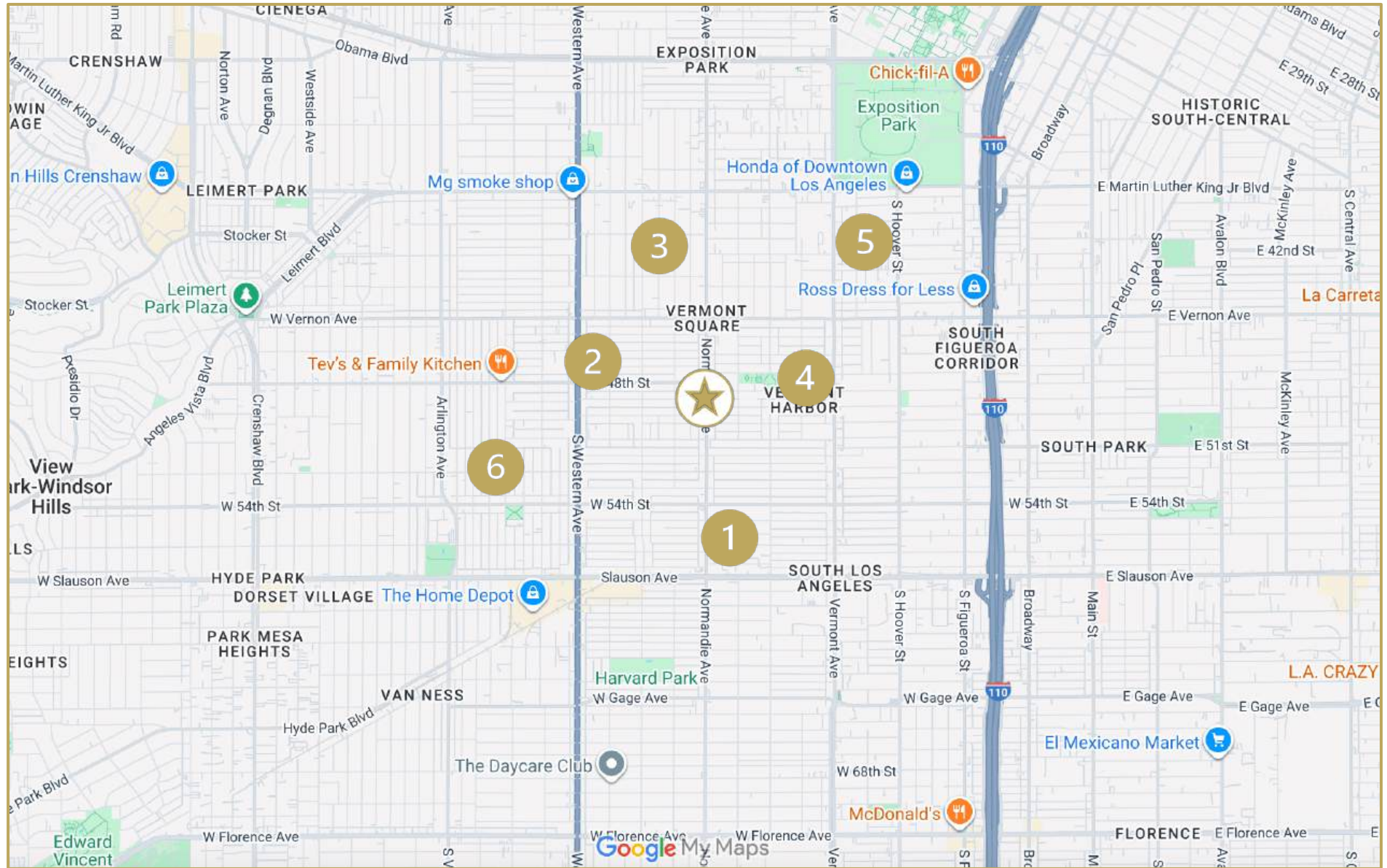
UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT	Notes
1	3 Bed 2 Bath	\$2,600	\$2,995	
2	3 Bed 2 Bath	\$2,600	\$2,995	
MONTHLY SCHEDULED RENTAL INCOME		\$5,200	\$5,990	
ANNUAL SCHEDULED RENTAL INCOME		\$62,400	\$71,880	

SALES COMPARABLES



SALES COMPARABLES SALES COMPARABLES MAP

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SALES COMPARABLES COMP DETAILS



1323 W 58th Street

Sale Date	7/8/25
Price	\$820,000
Units	2
Price/Unit	\$410,000
Price/Sqft	\$447.11
Year Built	2005
Cap Rate	3.61%
GRM	18.03
Building Sqft	1,834



1643 W 48th Street

Sale Date	6/9/25
Price	\$870,000
Units	3
Price/Unit	\$290,000
Price/Sqft	\$475.67
Year Built	1910
Cap Rate	1.93%
GRM	33.72
Building Sqft	1,829



4216 Dalton Ave

Sale Date	8/18/25
Price	\$895,000
Units	2
Price/Unit	\$447,500
Price/Sqft	\$365.60
Year Built	1913
Cap Rate	5.75%
GRM	11.30
Building Sqft	2,448

SALES COMPARABLES COMP DETAILS

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1050 W 48th Street

Sale Date	7/18/25
Price	\$955,000
Units	2
Price/Unit	\$477,500
Price/Sqft	\$537.12
Year Built	1910
Cap Rate	
GRM	
Building Sqft	1,778



850 W 42nd Street

Sale Date	5/9/25
Price	\$995,000
Units	3
Price/Unit	\$331,667
Price/Sqft	\$541.94
Year Built	1941
Cap Rate	
GRM	
Building Sqft	1,836



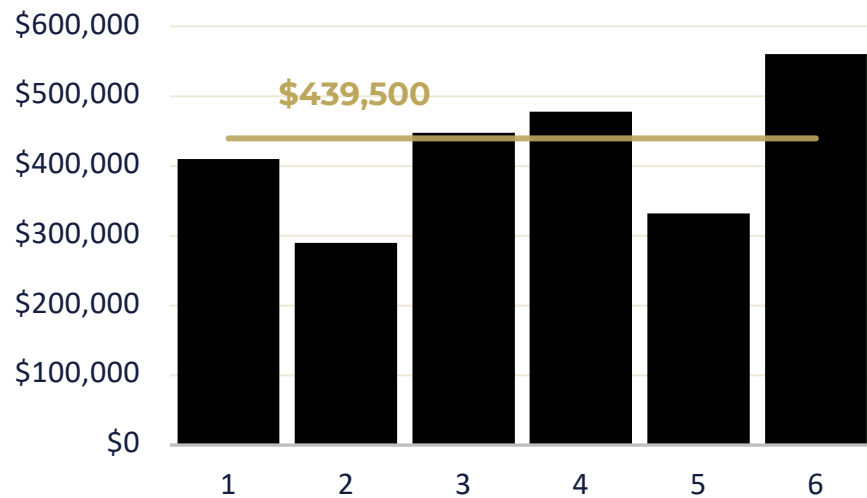
5226 S Wilton Place

Sale Date	6/11/25
Price	\$1,120,000
Units	2
Price/Unit	\$560,000
Price/Sqft	\$632.05
Year Built	1922
Cap Rate	
GRM	
Building Sqft	1,772

SALES COMPARABLES COMP DETAILS

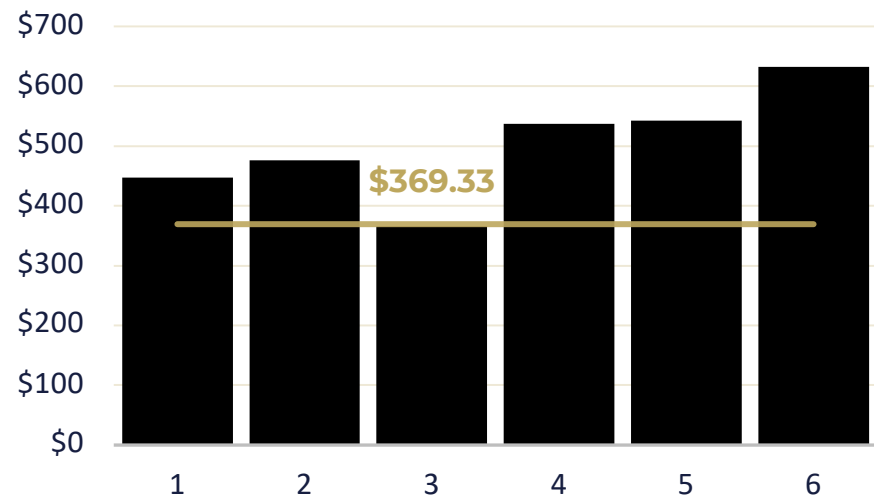
PRICE PER UNIT

Average = \$419,444



PRICE PER SQFT

Average = \$499.92



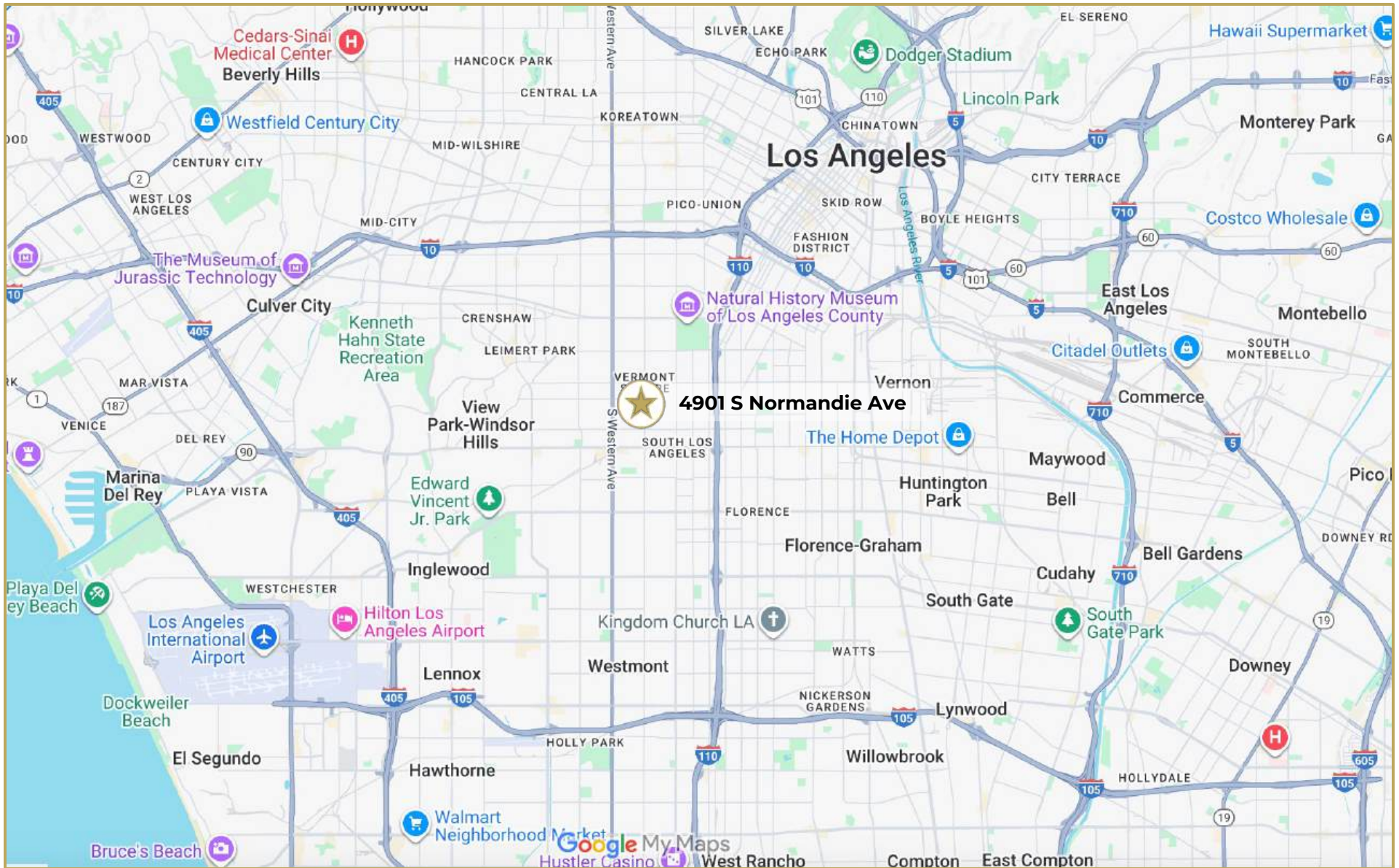
LOCATION OVERVIEW



LOCATION OVERVIEW

REGIONAL MAP

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INVESTMENT REAL ESTATE

LOS ANGELES

Los Angeles, Spanish for “The Angels,” is the cultural, financial, and commercial center of Southern California. It is the second most populated city in the United States after only New York. Los Angeles covers 469 square miles and the Los Angeles County is the most populated county in the nation. With over 13 million residents in the LA metropolitan area, the city is one of the most substantial economic engines within the US, with a diverse economy consisting of a wide range of professional fields.

Outside of a few high-rise centers, Los Angeles is characterized by its low-rise buildings. Important landmarks include the Hollywood Sign, Hollywood Bowl, Griffith Observatory, Getty Center, Los Angeles Memorial Coliseum, Walt Disney Concert Hall, Los Angeles City Hall, Staples Center, and LA City Hall.

Los Angeles real estate prices have gone up 7.5% over the past year and the median price of LA homes currently listed is \$729,958.



Los Angeles is home to people from more than 140 countries, speaking 224 different languages. Throughout the city exist ethnic enclaves such as Chinatown, Koreatown, Little Ethiopia, Little Tokyo, Little Armenia, Thai Town, Historic Filipinotown, and Little Bangladesh.

The Los Angeles Unified School District is the largest (by number of students) public school system in the United States. Besides the University of Southern California (USC), Loyola Marymount University, and the University of California, Los Angeles (UCLA), Pepperdine University, there are 20 other universities in Los Angeles.

The Los Angeles economy is driven by international trade, entertainment, aerospace, technology, fashion, petroleum, and tourism. Los Angeles is the largest manufacturing center in the western US. Major film studios in LA include Paramount Pictures, 20th Century Fox and Universal Pictures. Disney and Sony Studios are in Burbank and Venice, respectively.

The performing arts play a major role in Los Angeles's cultural identity. The Los Angeles Music Center is one of the three largest performing arts centers in the nation, with The Walt Disney Concert Hall as a centerpiece. There are also 841 museums and art galleries in LA County, more museums per capita than any other city in the world.

Los Angeles's professional sports teams include the LA Dodgers (MLB), LA Angels (MLB), LA Rams (NFL), LA Chargers (NFL), LA Lakers (NBA), LA Clippers (NBA), LA Kings (NHL), Anaheim Ducks (NHL), LA Galaxy (MLS), and LA Sparks (WNBA). Los Angeles will host the 2028 Summer Olympics.

LAX is the main international and domestic airport serving Los Angeles and Bob Hope Airport in Burbank serves the San Fernando and San Gabriel Valleys. The Port of Los Angeles in San Pedro adjoins the Port of Long Beach and together, both ports make up the fifth busiest container port in the world.

LOS ANGELES COUNTY

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis –formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone.



While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.

Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.


This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.


The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.



ROSMARIN GROUP

 310.404.9072

 rosmaringroup@lyonstahl.com

 www.rosmaringroup.com