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**TAKSA**  
INVESTMENT GROUP

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

OFFERING MEMORANDUM

# 100 & 112 N KENMORE AVE

Los Angeles, CA 90004

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# Offering Summary

100 & 112 N Kenmore Ave is a 34-unit apartment building constructed in 1923, plus an additional adjacent parcel, located in the highly desirable Hancock Park / Koreatown area of Los Angeles. The property reflects classic early 20th-century architecture and offers a well-scaled residential footprint within a strong neighborhood setting. The units average approximately 540 square feet and are primarily studios designed to serve the area's deep renter pool. The building is complemented by detached garages and a separate parcel currently utilized for parking (112 N Kenmore Ave), providing functional on-site parking in a submarket where it is increasingly valuable.

The property is situated in a highly attractive residential pocket known for its tree-lined streets, proximity to Hancock Park, and immediate access to the amenities of Koreatown and Larchmont Village. The neighborhood offers a balanced mix of established residential character and urban convenience. Residents benefit from excellent connectivity, with nearby Metro rail stations and major thoroughfares providing efficient access to Downtown Los Angeles, Hollywood, Mid-Wilshire, and surrounding employment centers. The area is also supported by a wide range of dining, retail, and cultural destinations, along with nearby open space including Robert L. Burns Park and larger regional parks within a short drive.

From an investment perspective, 100 & 112 N Kenmore Ave presents meaningful rental upside potential through strategic unit improvements and operational enhancements. The separate parking parcel creates additional optionality, including the ability to optimize parking revenue or explore future redevelopment opportunities consistent with zoning and market demand. With its central location, strong residential setting, and clear pathways for value creation, the property offers both stable in-place income and long-term development potential in one of Los Angeles' most supply-constrained rental markets.

Price	\$4,500,000
# of Units	34
Year Built	1923
Lot Size	15,367 SQFT
Building Size	18,576 SQFT
CAP Rate	4.37%
GRM	10.35
GIM	10.20
Price/Unit	\$132,353
Price/SQFT	\$242.25

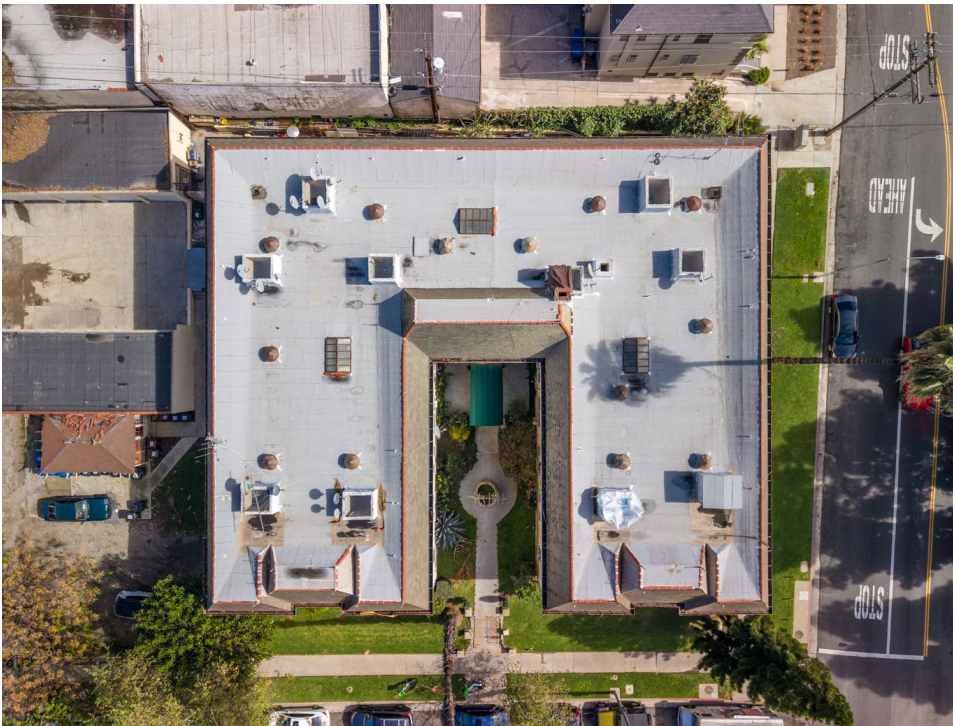


# Property & Investment Highlights

- 34-unit multifamily asset constructed in 1923 with enduring architectural character
- Average unit size of approximately 540 SQFT, catering to strong studio demand in the area
- Includes detached garages plus additional on-site parking (112 N Kenmore Ave)
- Separate parking parcel provides flexibility for future expansion or redevelopment (subject to approvals)
- Positioned in a desirable residential enclave near Hancock Park and adjacent to Koreatown
- Central location with convenient access to major job hubs and key transportation corridors
- Close to Larchmont Village, neighborhood-serving retail, dining destinations, and local parks
- Clear value-add profile with opportunities to increase rents, modernize interiors, and capitalize on excess land







# Property Summary

<b>Price</b>	\$4,500,000
<b># of Units</b>	34
<b>Unit Mix</b>	(30) Studio, (4) Bachelor
<b>Year Built</b>	1923
<b>Lot Size</b>	15,367 SQFT
<b>Building Size</b>	18,576 SQFT
<b>Zoning</b>	LAR3
<b>Construction</b>	Concrete

<b>Roof Type</b>	Flat
<b>Parking</b>	9 Detached Garages
<b>Ownership</b>	Fee Simple
<b>Price/Unit</b>	\$132,353
<b>Price/SQFT</b>	\$242.25
<b>APN</b>	5518-019-009 5518-019-008 (Adjoining Lot)
<b>Cross Streets</b>	N Kenmore Ave & 1st St

# Rent Roll

Part 1

100 & 112 N Kenmore Ave

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	560	\$832	\$1.49	\$1,550	\$2.77	\$718	12/20/2010
102	Occupied	Studio	560	\$1,378	\$2.46	\$1,550	\$2.77	\$172	3/1/2024
103	Occupied	Studio	560	\$786	\$1.40	\$1,550	\$2.77	\$764	1/1/2011
104	Occupied	Studio	560	\$787	\$1.41	\$1,550	\$2.77	\$763	9/10/2018
105	Occupied	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	9/13/2025
107	Occupied (Manager)	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	1/1/2011
108	Occupied	Studio	560	\$899	\$1.61	\$1,550	\$2.77	\$651	1/1/2011
109	Occupied	Studio	560	\$787	\$1.41	\$1,550	\$2.77	\$763	6/6/2003
110	Occupied	Studio	560	\$787	\$1.41	\$1,550	\$2.77	\$763	1/1/2011
111	Occupied	Studio	560	\$1,131	\$2.02	\$1,550	\$2.77	\$419	1/1/2011
112	Occupied	Studio	560	\$833	\$1.49	\$1,550	\$2.77	\$717	1/1/2011
114	Vacant	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	--
115	Occupied	Bachelor	400	\$624	\$1.56	\$1,100	\$2.75	\$476	10/1/2015
116	Occupied	Bachelor	400	\$658	\$1.65	\$1,100	\$2.75	\$442	1/1/2011
117	Occupied	Studio	560	\$730	\$1.30	\$1,550	\$2.77	\$820	1/1/2018
118	Occupied	Studio	560	\$843	\$1.51	\$1,550	\$2.77	\$707	7/1/2015
201	Occupied	Studio	560	\$795	\$1.42	\$1,550	\$2.77	\$755	1/1/2011
202	Vacant	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	--

# Rent Roll

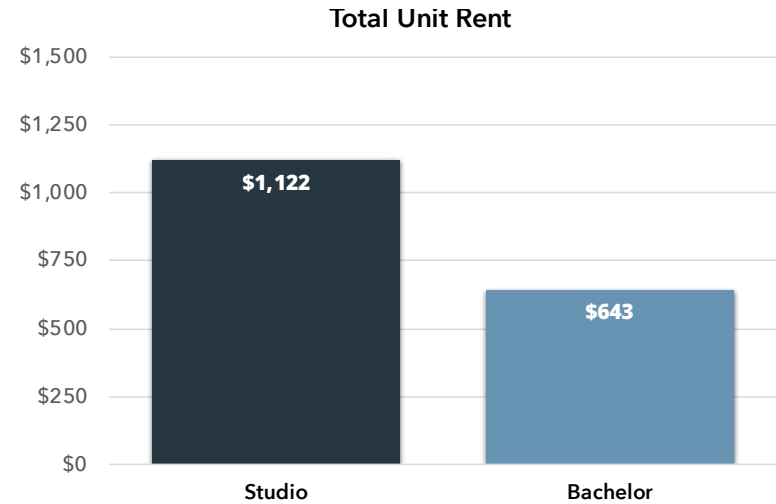
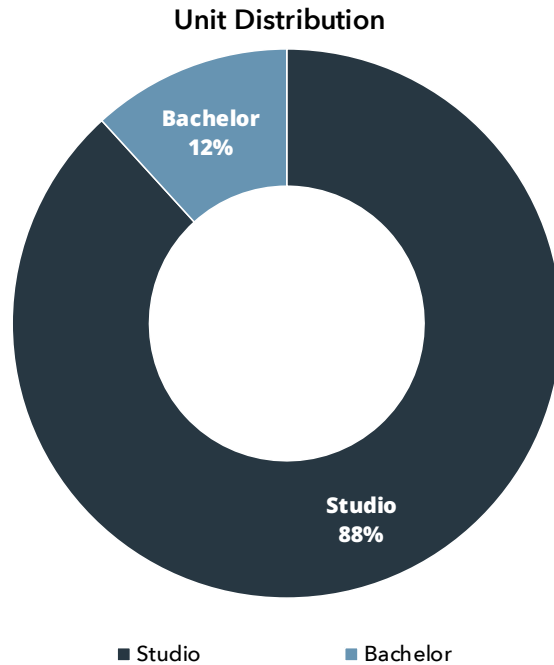
Part 2

100 & 112 N Kenmore Ave

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		
203	Occupied	Studio	560	\$918	\$1.64	\$1,550	\$2.77	\$632	4/15/2018
204	Occupied	Studio	560	\$1,484	\$2.65	\$1,550	\$2.77	\$66	8/1/2022
205	Occupied	Studio	560	\$814	\$1.45	\$1,550	\$2.77	\$736	1/1/2011
206	Occupied	Studio	560	\$674	\$1.20	\$1,550	\$2.77	\$876	7/1/2019
207	Vacant	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	--
208	Occupied	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	1/6/2026
209	Occupied	Studio	560	\$894	\$1.60	\$1,550	\$2.77	\$656	6/1/2019
210	Occupied	Studio	560	\$814	\$1.45	\$1,550	\$2.77	\$736	1/1/2011
211	Vacant	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	--
212	Vacant	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	--
214	Occupied	Studio	560	\$1,484	\$2.65	\$1,550	\$2.77	\$66	2/20/2023
215	Occupied	Bachelor	400	\$636	\$1.59	\$1,100	\$2.75	\$464	1/1/2024
216	Occupied	Bachelor	400	\$655	\$1.64	\$1,100	\$2.75	\$445	9/1/2017
217	Occupied	Studio	560	\$795	\$1.42	\$1,550	\$2.77	\$755	10/19/2009
218	Occupied	Studio	560	\$1,236	\$2.21	\$1,550	\$2.77	\$314	12/20/2020
219	Occupied	Studio	560	\$1,550	\$2.77	\$1,550	\$2.77	\$0	9/14/2025
<b>Units</b>	<b>Occupied</b>	<b>OCC%</b>	<b>Approx. SQFT</b>	<b>Current Rent</b>	<b>Avg. Total Rent/SQFT</b>	<b>Market Rent</b>	<b>Avg. Rent/SQFT</b>	<b>Loss-to-Lease</b>	
34	29	85%	18,400	\$36,224	\$1.97	\$50,900	\$2.77	\$14,676	

# Rent Roll Summary

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Total Rental Range	Avg. Total Rent	Total Monthly Income	Avg. Rent	Monthly Income
Studio	30	560	\$674 - \$1,550	\$1,122	\$33,651	\$1,550	\$46,500
Bachelor	4	400	\$624 - \$658	\$643	\$2,573	\$1,100	\$4,400
<b>Totals/Weighted Averages</b>	<b>34</b>	<b>541</b>		<b>\$1,065</b>	<b>\$36,224</b>	<b>\$1,497</b>	<b>\$50,900</b>
<b>Gross Annualized Rents</b>					<b>\$434,688</b>	<b>\$610,800</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	\$434,688	\$12,785	\$610,800	\$17,965
Laundry Income	\$6,261	\$184	\$6,261	\$184
Rent Stabilization Income	\$27	\$1	\$27	\$1
<b>Gross Potential Income</b>	<b>\$440,975</b>	<b>\$12,970</b>	<b>\$617,087</b>	<b>\$18,150</b>
Less Vacancy (3%)	(\$13,041)	(\$384)	(\$18,324)	(\$539)
<b>Effective Gross Income</b>	<b>\$427,935</b>	<b>\$12,586</b>	<b>\$598,763</b>	<b>\$17,611</b>
Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.18738%)	\$53,432	\$1,572	\$53,432	\$1,572
Off-Site Management (4%)	\$17,388	\$511	\$24,432	\$719
On-Site Manager	\$18,600	\$547	\$18,600	\$547
Insurance	\$21,122	\$621	\$21,122	\$621
Repairs & Maintenance	\$28,455	\$837	\$28,455	\$837
Utilities *	\$68,000	\$2,000	\$68,000	\$2,000
Contract Services (Landscaping, Pest Control)	\$5,989	\$176	\$5,989	\$176
Administrative	\$5,988	\$176	\$5,988	\$176
Payroll *	\$10,000	\$294	\$10,000	\$294
Marketing & Retention	\$2,450	\$72	\$2,450	\$72
<b>Total Estimated Expenses</b>	<b>\$231,423</b>	<b>\$6,807</b>	<b>\$238,468</b>	<b>\$7,014</b>
Expenses per SQFT	\$12.46		\$12.84	
Expenses per Unit	\$6,807		\$7,014	
% of Gross Income	53.24%		39.04%	
<b>Net Operating Income</b>	<b>\$196,512</b>	<b>\$5,780</b>	<b>\$360,296</b>	<b>\$10,597</b>

\* Based on Industry Standards

# Financial Summary

## Building Data

# of Units	34
Year Built	1923
Year Renovated	N/A
Lot Size (SQFT)	15,367
Building Size (SQFT)	18,576
APN	5518-019-009, 5518-019-008 (Adjoining Lot)
Parking	9 Detached Garages

Income Analysis	Current	Market
<b>Gross Potential Income</b>	<b>\$434,688</b>	<b>\$610,800</b>
Less: Vacancy	(\$13,041)	(\$18,324)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
<b>Total Rental Income</b>	<b>\$421,647</b>	<b>\$592,476</b>
Laundry Income	\$6,261	\$6,261
Rent Stabilization Income	\$27	\$27
<b>Effective Gross Income</b>	<b>\$427,935</b>	<b>\$598,763</b>
Less: Expenses	\$231,423	\$238,468
<b>Net Operating Income</b>	<b>\$196,512</b>	<b>\$360,296</b>
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$196,512	\$360,296

## Financial Indicators

Price	\$4,500,000
Down, 100%	\$4,500,000
Current CAP	4.37%
Market CAP	8.01%
Price/Unit	\$132,353
Price/Gross SQFT	\$242.25
Current GIM	10.20
Market GIM	7.29
Current GRM	10.35
Market GRM	7.37
Ownership	Fee Simple

Expense Summary	Current	Market
Taxes	\$53,432	\$53,432
Off-Site Management	\$17,388	\$24,432
On-Site Manager	\$18,600	\$18,600
Insurance	\$21,122	\$21,122
Repairs & Maintenance	\$28,455	\$28,455
Utilities	\$68,000	\$68,000
Contract Services	\$5,989	\$5,989
Administrative	\$5,988	\$5,988
Payroll	\$10,000	\$10,000
Marketing & Retention	\$2,450	\$2,450
<b>Total Expenses</b>	<b>\$231,423</b>	<b>\$238,468</b>

# Financial Summary

100 & 112 N Kenmore Ave

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	
Studio	30	560	\$674 - \$1,550	\$1,122	\$2.00	\$33,651	\$1,550	\$1,550	\$2.77	\$46,500	\$12,849
Bachelor	4	400	\$624 - \$658	\$643	\$1.61	\$2,573	\$1,100	\$1,100	\$2.75	\$4,400	\$1,827
<b>Totals/ Weighted Avg.</b>	<b>34</b>	<b>541</b>		<b>\$1,065</b>	<b>\$1.97</b>	<b>\$36,224</b>		<b>\$1,497</b>	<b>\$2.77</b>	<b>\$50,900</b>	<b>\$14,676</b>
<b>Annual Current:</b>						<b>\$434,688</b>	<b>Annual Market:</b>				<b>\$610,800</b>



# Additional Parcel Financials:

## 112 N Kenmore Ave

*This parcel is included in the purchase of 100 N Kenmore Ave, providing flexibility for future expansion or redevelopment. Buyer to perform its own due diligence with regard to all aspects of potential development.*

### Property Summary

Zoning	LAR3
Lot Size	7,125 SQFT
APN	5518-019-008
Current Use	Parking for 100 N Kenmore Ave

### Development Guidelines

Likely # Of Units Using TOC Incentive	16
Stories	5 to 6
Transit Oriented Communities (TOC)	Tier 3
4.5 FAR	32,062 Gross SQFT

**\$4,500,000**  
 Combined Pricing for  
**100 & 112 N Kenmore Ave**

# Parcel Location: **112 N Kenmore Ave**

100 & 112 N Kenmore Ave



# Parcel Map: 112 N Kenmore Ave

5518 | 19  
SCALE 1" = 80'  
1995

REVISE  
02/23/15  
22/01/26

112 N Kenmore Ave

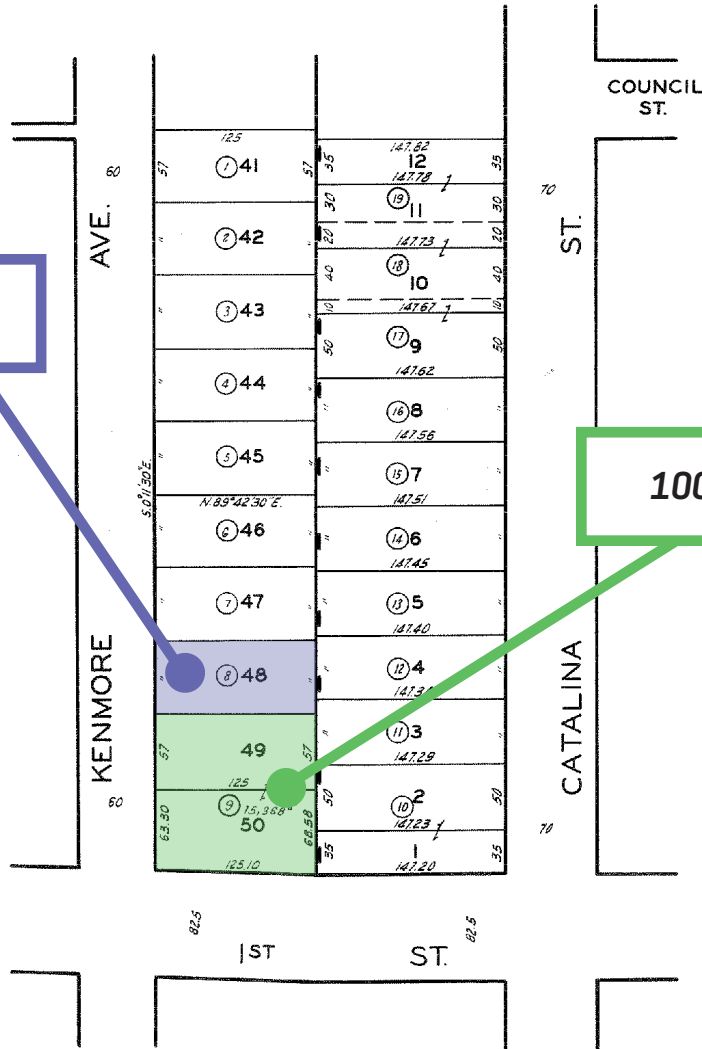
100 N Kenmore Ave

TRACT NO. 4679  
M. B. 50-71  
TRACT NO. 3247  
M. B. 37-45



CODE  
8830

FOR PREV. ASSM'T. SEE: 267 - 25 & 26



# Sales Comparables



**Subject: 100 & 112 N Kenmore Ave      \$4,500,000**

<b>Date Sold:</b>	TBD	<b>Total SQFT:</b>	18,576
<b>Units:</b>	34	<b>Price/SQFT:</b>	\$242.25
<b>Year Built:</b>	1923	<b>GRM:</b>	10.35
<b>Price/Unit:</b>	\$132,353	<b>CAP Rate:</b>	4.37%



**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**

<b>Date Sold:</b>	7/23/2025	<b>Total SQFT:</b>	62,933
<b>Units:</b>	74	<b>Price/SQFT:</b>	\$162.08
<b>Year Built:</b>	1929	<b>GRM:</b>	--
<b>Price/Unit:</b>	\$137,838	<b>CAP Rate:</b>	--



**4: 841 S Serrano Ave** **\$9,000,000**

<b>Date Sold:</b>	7/23/2025	<b>Total SQFT:</b>	49,243
<b>Units:</b>	62	<b>Price/SQFT:</b>	\$182.77
<b>Year Built:</b>	1929	<b>GRM:</b>	--
<b>Price/Unit:</b>	\$145,161	<b>CAP Rate:</b>	--



**5: 706 S Normandie Ave** **\$10,900,000**

<b>Date Sold:</b>	4/2/2025	<b>Total SQFT:</b>	57,775
<b>Units:</b>	73	<b>Price/SQFT:</b>	\$188.66
<b>Year Built:</b>	1927	<b>GRM:</b>	--
<b>Price/Unit:</b>	\$149,315	<b>CAP Rate:</b>	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

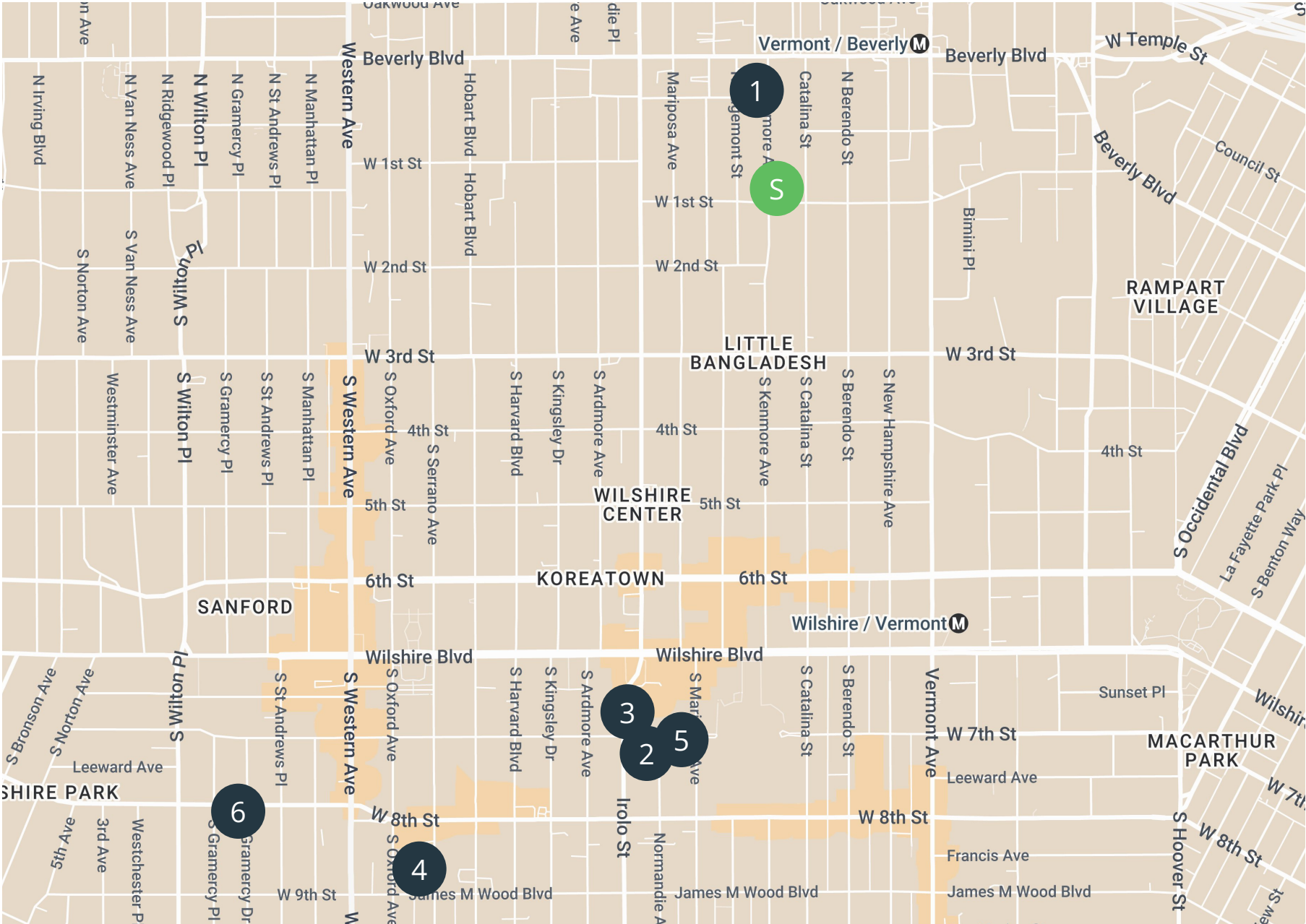
Part 4

	Property	Price	Date Sold	# of Units	Year Built	Price/Unit	Total SQFT	Price/SQFT	GRM	CAP Rate
<b>S</b>	<b>100 &amp; 112 N Kenmore Ave</b>	<b>\$4,500,000</b>	<b>TBD</b>	<b>34</b>	<b>1923</b>	<b>\$132,353</b>	<b>18,576</b>	<b>\$242.25</b>	<b>10.35</b>	<b>4.37%</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>\$4,500,000</b>		<b>34</b>	<b>1923</b>	<b>\$132,353</b>	<b>18,576</b>	<b>\$242.25</b>	<b>10.35</b>	<b>4.37%</b>

100 & 112 N Kenmore Ave

# Sales Comparables

100 & 112 N Kenmore Ave





# 100 & 112 N KENMORE AVE

Los Angeles, CA 90004

Exclusively  
Listed by:



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