



1405

N. Normandie Ave
East Hollywood | Thai Town

ESTATE
PROPERTIES

FULLY VACANT ♦ LOS ANGELES, CA 90027 ♦ EAST HOLLYWOOD

1405 N. Normandie Avenue

LOS ANGELES, CA 90027

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ESTATE
PROPERTIES



01
The Property

Property Summary

PRICING	
OFFERING PRICE	\$4,500,000
PRICE/UNIT	\$562,500
PRICE/SF	\$449.96
MARKET GRM	11.43
MARKET CAP	6.36%

THE ASSET	
Units	8
Year Built	1989
Year Renovated	2024
Gross SF	10,001
Lot SF	7,315
APN	5544-037-032
Parking	15 Spaces
Zoning	RD1.5-1XL





1405 N. Normandie Avenue

[VIEW DRONE VIDEO](#)

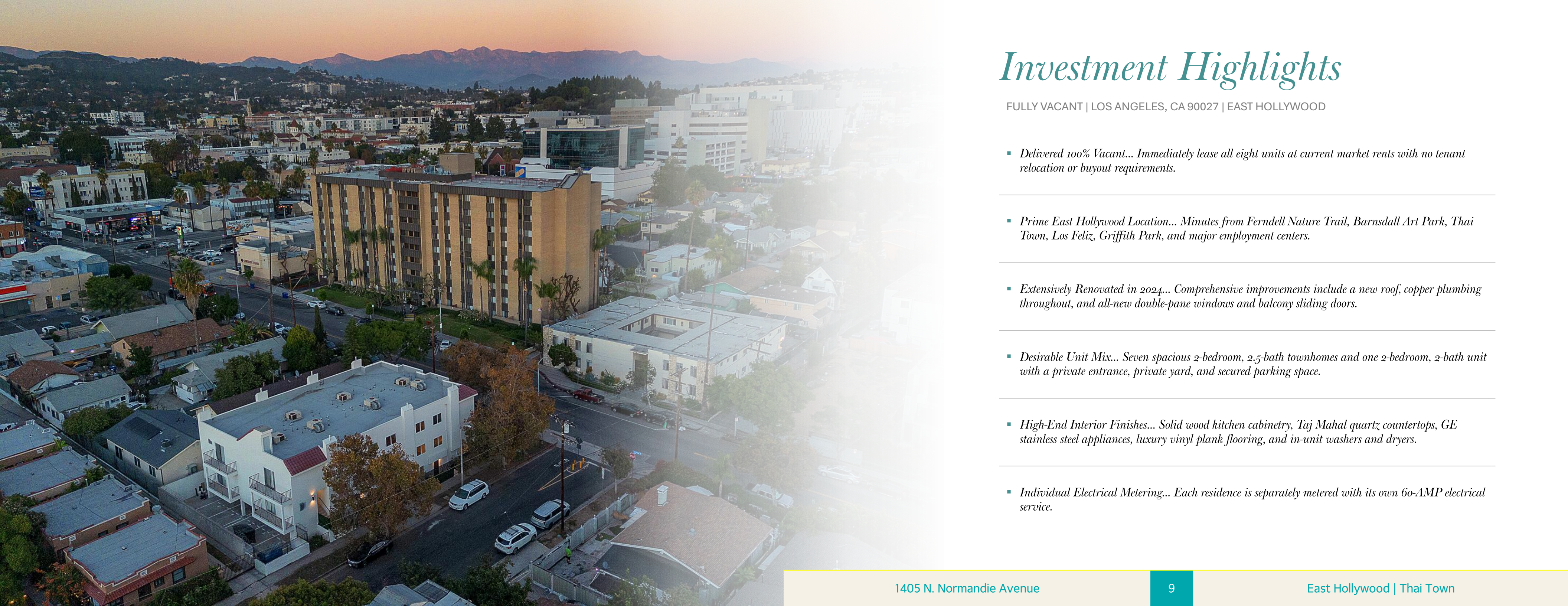
Property Overview

1405 N. Normandie Avenue is an eight-unit apartment building ideally situated in the heart of East Hollywood — just minutes from Ferndell Nature Trail, Barnsdall Art Park, Thai Town, and Los Feliz. Built in 1989 and renovated in 2024, the property features seven spacious 2-bedroom, 2.5-bath townhomes and one 2-bedroom, 2-bath unit with a separate entrance, private yard, and secured parking space.

Upgrades include a new roof, copper plumbing throughout, and all-new double-pane windows and balcony sliders. Each residence offers solid wood kitchen cabinetry, Taj Mahal quartz countertops, GE stainless steel appliances, in-unit washers and dryers, and luxury vinyl plank flooring. Every unit has an individual 60-AMP electrical meter. Seven of the 2-bedroom, 2.5-bath units include two secured tandem parking spaces, and several units include private balconies. North-facing units boast panoramic views of the Hollywood Sign and Griffith Observatory.

Delivered fully vacant, this turnkey property allows an investor to immediately lease all units at market rents — an exceptional opportunity to own a beautifully upgraded, low-maintenance building in one of Los Angeles' most dynamic rental markets.





Investment Highlights

FULLY VACANT | LOS ANGELES, CA 90027 | EAST HOLLYWOOD

- *Delivered 100% Vacant... Immediately lease all eight units at current market rents with no tenant relocation or buyout requirements.*
- *Prime East Hollywood Location... Minutes from Ferndell Nature Trail, Barnsdall Art Park, Thai Town, Los Feliz, Griffith Park, and major employment centers.*
- *Extensively Renovated in 2024... Comprehensive improvements include a new roof, copper plumbing throughout, and all-new double-pane windows and balcony sliding doors.*
- *Desirable Unit Mix... Seven spacious 2-bedroom, 2.5-bath townhomes and one 2-bedroom, 2-bath unit with a private entrance, private yard, and secured parking space.*
- *High-End Interior Finishes... Solid wood kitchen cabinetry, Taj Mahal quartz countertops, GE stainless steel appliances, luxury vinyl plank flooring, and in-unit washers and dryers.*
- *Individual Electrical Metering... Each residence is separately metered with its own 60-AMP electrical service.*



Property Features

1405 N. Normandie Avenue

- ✓ Delivered 100% Vacant
- ✓ Extensively Renovated in 2024
- ✓ Spacious Townhome Layout
- ✓ Luxury Interior Finishes
- ✓ Excellent Parking
- ✓ Hollywood Landmark Views

FULLY VACANT
EAST HOLLYWOOD
THAI TOWN





Prime
LOCATION

02

The Location

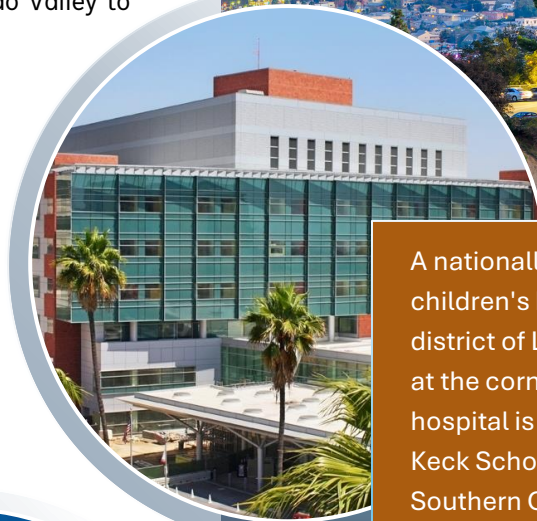


East Hollywood

Bordered by Hollywood to the west and Silver Lake to the east, the community of East Hollywood is located in Central Los Angeles, close to centers of employment, education, shopping and nightlife. The community is located along the Hollywood (101) Freeway and within close proximity to Metro Red Line, providing residents with easy access to downtown Los Angeles employment centers to the south and the San Fernando Valley to the north.

Area Landmarks

A private hospital located at 1300 North Vermont Avenue in Los Angeles, California. The hospital has 434 beds and is owned by the South Korea-based CHA Medical Group. It is a seven-building facility with 434 licensed beds, 1,400 employees, and an 800-member medical staff



A nationally ranked, freestanding acute care children's hospital in the East Hollywood district of Los Angeles, on Sunset Boulevard at the corner of Vermont Avenue. The hospital is academically affiliated with the Keck School of Medicine of the University of Southern California and the hospital features 401 pediatric beds

Area Employers

The area benefits from its proximity to a wide variety of major employers. In the immediate area are Capitol Records, Paramount Pictures, Kaiser Permanente, Hollywood Presbyterian Medical Center, Ticketmaster, Universal City Studios, Disney and Warner Bros. As such, residents have easy access to myriad jobs in the entertainment industry as well as the health care sector. Additionally, Hollywood offers easy commutes to major nearby employment hubs in Downtown Los Angeles, West Los Angeles, and the San Fernando Valley.

#	EMPLOYER	EMPLOYEES
1	Kaiser Permanente Hospital	5,400
2	Universal Studios, Inc.	5,000
3	Children's Hospital of Los Angeles	4,994
4	Sunset Gower / Sunset Bronson Studio	2,500
5	Paramount Pictures	2,000
6	Netflix	1,500
7	Los Angeles City College	1,383
8	Live Nation	1,300
9	Hollywood Presbyterian Medical Center	1,200
10	Viacom	900



03

Financial Analysis





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MONTHLY RENT SCHEDULE

# of Units	Type	Notes	Market	Market Total
7	2+2.5	Vacant	\$4,000	\$28,000
1	2+2 Sep Entrance	Vacant	\$4,000	\$4,000

Total Scheduled Rent	\$32,000
RUBS	\$800
Monthly Scheduled Gross Income	\$32,800

ANNUALIZED INCOME

Gross Potential Rent		\$393,600
Less: Vacancy/Deductions	3%	(\$11,808)
Effective Gross Income		\$381,792

ANNUALIZED EXPENSES

Taxes:	\$56,250
Insurance:	\$8,000
Utilities (Water/Trash):	\$12,000
Management Fee:	\$19,200

ESTIMATED EXPENSES

Expenses/Unit	\$11,931
Expenses/SF	\$9.54
% of GOI	25.0%

RETURN

NOI	\$286,342
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