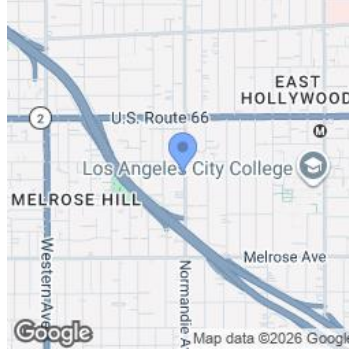
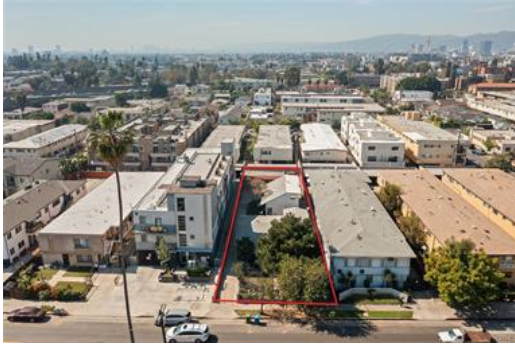


955 N Normandie, Los Angeles 90029

STATUS: Active

LIST PRICE: \$1,295,000 ↓

Main Cross Streets Melrose and Western Blvd



OF UNITS TOTAL: 3
 SQFT(src): 3,020
 PRICE PER SQFT: \$428.81
 LOT(src): 9,054/0.2079 (A)
 LEVELS:
 YEAR BLT(src): 1914 (ASR)
 DAM / CDAM: 59/59
 SLC: Standard
 TOTAL OP. EXP: \$6,200.00
 NET OP. INCOME: \$49,960
 PARCEL #: 5537025004
 LISTING ID: SR26043662

Recent: 04/27/2026 : PRC CHG : \$1,475,000->\$1,295,000



DESCRIPTION

Prime LAR3-zoned triplex opportunity in the heart of Los Angeles! Situated on an expansive 9,000+ sq ft lot, this versatile income property offers three separate units with strong rental potential and long-term development upside. The front residence (955) is a charming 3-bedroom, 2-bath single-family home featuring classic character and excellent owner-user appeal. At the rear, a duplex (957 & 959) consists of two 1-bedroom units, each with a loft that may function as a second bedroom or office, enhancing rental flexibility and income potential. Each unit benefits from detached garage space, with additional garage rental income currently in place. The generous LAR3 zoning provides significant redevelopment possibilities for investors seeking to maximize density (buyer to verify with city). Ideal for investors, developers, or owner-occupants looking to live in one unit while generating income from the others. Located in a high-demand rental corridor with convenient access to major transportation routes, employment centers, shopping, and dining. A rare chance to secure a multi-unit property with immediate cash flow and future upside in a rapidly appreciating Los Angeles neighborhood.

EXCLUSIONS:

INCLUSIONS:

AREA: C20 - Hollywood
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: \$1,475,000
 SUB TYPE: TPLX/A
 CMN WALLS: 1 Common Wall,
 No One Above, No One Below
 PARKING:
 # OF BUILDINGS TOTAL: 2
 RENT CONTROL?: Yes
 PROPERTY ATTACHED?: Yes

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: Public

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 LAUNDRY: Inside
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: \$56,160
 VACANCY ALLOWANCE \$/ %: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: \$49,960
 OPERATING EXPENSE \$/ %: \$6,200/
 LAND DOLLAR VALUE \$/ %: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/ %: /
 PERSONAL PROPERTY \$/ %: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$6,200
 ELECTRIC: \$0
 GAS: \$0
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: \$0
 CABLE TV:
 GARDENER:
 INSURANCE: \$6,200

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: \$0

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	4	2	2	Unfurnished	\$2,200	\$2,200	\$3,500	3
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$2,200	3
3:	1	1	1	1	Unfurnished	\$980	\$980	\$2,200	3

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: Lower
 Level/1
 FIREPLACE:

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 SEWER: Public Sewer

LOT: 2-5 Units/Acre, Front
 Yard, Lot 6500-9999
 POOL: None

FENCING:
 SPA:

BUILDING

BUILDER NAME:
 BUILDER MODEL:

ARCH STYLE:
 DOORS:
 WINDOWS:

ROOF:
 FOUNDATION DTLs:
 PROP CONDITION:

CONSTR MTRLS:
 OTHER STRUCTURES:
 NEW CONSTRUCTION YN: No

GARAGE AND PARKING			
UNCOVERED SPACES:	PARKING TOTAL: 3	GARAGE SPACES: 3	CARPORT SPACES:
GREEN			
GREEN ENERGY GEN: WALKSCORE:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
POWER PRODUCTION			
POWER PRODUCTION: No	GREEN VERIFICATION: No		
COMMUNITY			
HOA DUES 1:	HOA 1 NAME:	HOA PHONE 1:	HOA AMENITIES:
HOA DUES 2:	HOA 2 NAME:	HOA PHONE 2:	STORIES TOTAL: 1
HOA DUES 3:	HOA 3 NAME:	HOA PHONE 3:	
COMMUNITY: Curbs, Sidewalks, Street Lights			
HOA MANAGEMENT NAME:			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			
LAND			
LAND LEASE?: No	ELEVATION:	TAX LOT: 4	TAX BLOCK:
COMMON INTEREST: None	ASSESSMENTS:	LOT SIZE DIM:	TAX TRACT #: 1916.20
LAND LEASE AMOUNT:	PARCEL #: 5537025004		ZONING:
LAND LEASE AMT FREQ:	ADDITIONAL PARCEL(s): No		
LISTING		DATES	
BAC:	LIST TERMS: 1031 Exchange, Cash, Cash to New Loan	LIST CONTRACT DATE: 02/27/26	
BAC REMARKS:	LIST AGRMT: Exclusive Right To Sell	START SHOWING DATE:	
DUAL/VARI. RATE?: Yes	LIST SERVICE: Full Service	ON MARKET DATE: 03/02/26	
CURRENT FINANCING:	AD NUMBER:	PRICE CHG TIMESTAMP: 04/27/26	
POSSESSION:	DISCLOSURES:	STATUS CHG TIMESTAMP: 03/02/26	
FINANCIAL INFO AS OF:	INTERNET, AVM?/COMM?: Yes/Yes	MOD TIMESTAMP: 04/27/26	
CONTINGENCY LIST:	INTERNET?/ADDRESS?: Yes/Yes	EXPIRED DATE: 08/27/26	
	NEIGHBORHOOD MARKET REPORT YN?: Yes	PURCH CONTRACT DATE:	
		ENDING DATE:	
CONTINGENCY:			
PRIVATE REMARKS: Seller, Broker and brokers agents do not represent or guarantee the accuracy of the house square footage, lot size, bedrooms & bath count, lot lines, permitted or un-permitted areas, property condition or surrounding neighborhood. Buyers and their agents are urged to conduct their own professional inspections and rely on their own due diligence or investigations of the property to satisfy themselves.			