
4201 Council St

LOS ANGELES, CA 90004

\$5,500,000 | 18 Multifamily Units

INCREDIBLE 7.4% CAP RATE AND 10.1 GRM FROM DAY 1
FULLY RENOVATED 18 UNIT BUILDING IN PRIME KOREATOWN.

18 UNITS IN PRIME K-TOWN

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Property Description

Property Features
Property Image

03 Rent Roll

Rent Roll

04 Financial Analysis

Income & Expense Analysis

05 Demographics

General Demographics

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

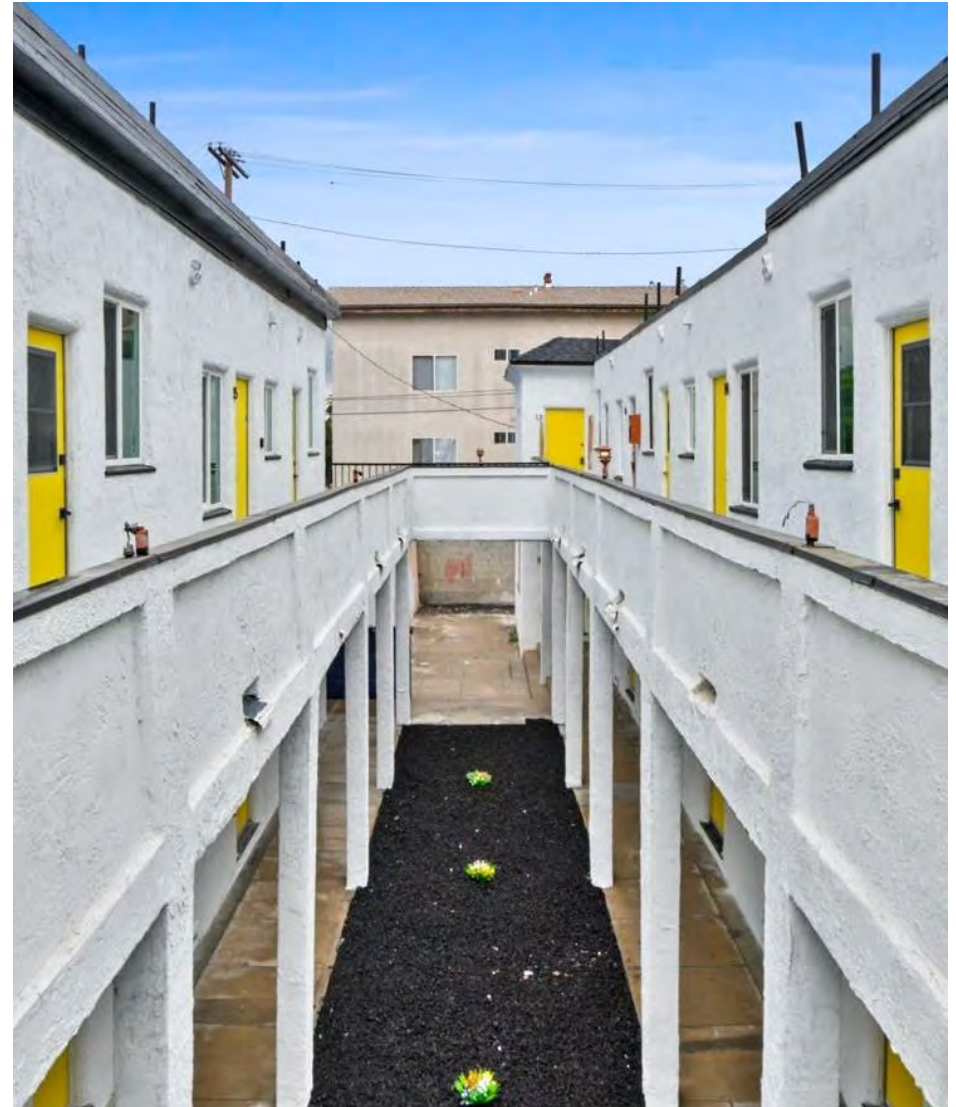
ADDRESS	4201 Council St Los Angeles CA 90004
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Los Angeles
BUILDING SF	8,677 SF
LAND SF	7,700 SF
NUMBER OF UNITS	18
YEAR BUILT	1923
YEAR RENOVATED	2024
APN	5518-004-008
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$5,500,000
PRICE PSF	\$633.86
PRICE PER UNIT	\$305,556
OCCUPANCY	97.00%
NOI (CURRENT)	\$407,377
NOI (Pro Forma)	\$426,070
CAP RATE (CURRENT)	7.41%
CAP RATE (Pro Forma)	7.75%
GRM (CURRENT)	10.17
GRM (Pro Forma)	9.81

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	99,033	575,733	1,111,905
2025 Median HH Income	\$56,004	\$62,236	\$67,900
2025 Average HH Income	\$79,577	\$98,844	\$107,076



Offering Summary

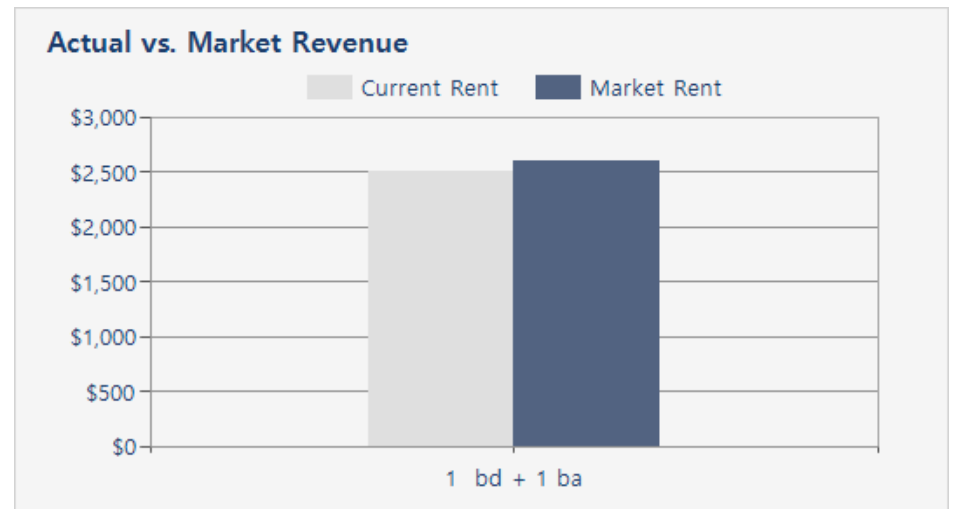
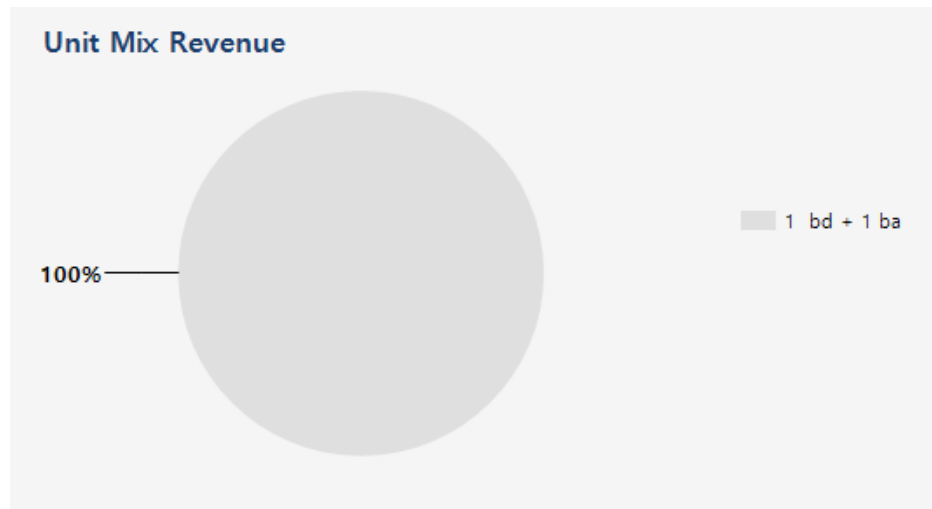
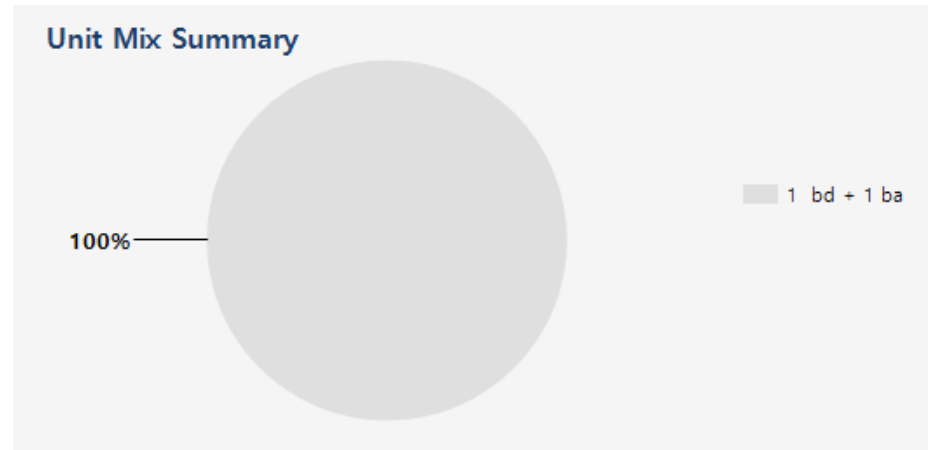
Huge ~1M Price Reduction! 100% Fully Renovated 18-unit apartment building with permits cash flowing at an amazing 7.4% Cap Rate and 10.1 GRM from day 1! All units have already been leased at full market rents of over \$2,500 per month on average providing an incredible cash flow. The offering provides investors with a unique opportunity to purchase a premium asset that was completely vacated and renovated. 201 N Normandie Avenue was built in 1923 and boasts 16 stylish apartment homes renovated in 2023 as well as 2 brand-new detached ADUs built in 2024. Ownership has conducted a complete property restoration with permits. It features an attractive unit composition of eighteen (18) spacious and well-designed One-Bedroom | One-Bathroom units. In all, 201 North Normandie Avenue features ~8,677 square feet of improvements on a collective ~7,700 square feet of land, zoned LAR3. The property is separately metered for gas and electrical utilities to further reduce operating costs. The property has seen a complete restoration, down to every inch. Overall systems were overhauled with a new roof, plumbing, and electrical systems were updated within the last couple of years with a new panel and wiring. Also, there are updated HVAC systems and new windows in each unit. When approaching the property, tenants are invited with a unique and inviting color scheme featuring a fresh paint job and stylish landscaping. The units have undergone gut-level updating with new wood flooring, updated lighting fixtures, and brand-new kitchen and bathrooms. In the kitchen, there are new cabinets, modern countertops, and new water heaters. The bathrooms boast new vanities and modern fixtures along with sleek shower stalls. The location is in the heavily sought-after Koreatown and Wilshire Center sub-markets. 201 N Normandie Avenue is poised to capitalize on the tremendous momentum in the immediate area and neighboring Hollywood and Downtown. The subject property's transit-oriented and highly walkable location offers residents access to a myriad of entertainment venues, cultural destinations, and dining options nearby. Given the property's location and strong income metrics, 201 N Normandie Avenue is an ideal investment for investors seeking immediate returns along with long-term wealth preservation and appreciation.

Highlights

- Fully renovated 18 Unit building in Prime Koreatown with permits in Prime Koreatown.
- Incredible 7.4% Cap Rate and 10.1 GRM from Day 1!
- Easy To Rent Unit Mix consisting of 18 (1bed/1bath) units.
- Individually metered for Gas & Electricity.
- Fully Approved plans to add 2 detached ADU's in the garages.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	18	\$2,503	\$45,053	\$2,595	\$46,710
Totals/Averages	18	\$2,503	\$45,053	\$2,595	\$46,710





02

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	18
BUILDING SF	8,677
LAND SF	7,700
YEAR BUILT	1923
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	LAR3
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Flat
STYLE	Mediterranean
LANDSCAPING	Minimal







03

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
Unit 1	1 bd + 1 ba	\$1,922.00	\$2,595.00	Renovated & Leased
Unit 2	1 bd + 1 ba	\$2,424.00	\$2,595.00	Renovated & Leased
Unit 3	1 bd + 1 ba	\$2,552.00	\$2,595.00	Renovated & Leased
Unit 4	1 bd + 1 ba	\$2,595.00	\$2,595.00	Renovated & Vacant
Unit 5	1 bd + 1 ba	\$2,552.00	\$2,595.00	Renovated & Leased
Unit 6	1 bd + 1 ba	\$2,552.00	\$2,595.00	Renovated & Leased
Unit 7	1 bd + 1 ba	\$2,571.00	\$2,595.00	Renovated & Leased
Unit 8	1 bd + 1 ba	\$2,528.00	\$2,595.00	Renovated & Vacant
Unit 9	1 bd + 1 ba	\$2,506.00	\$2,595.00	Renovated & Leased
Unit 10	1 bd + 1 ba	\$2,694.00	\$2,595.00	Renovated & Leased
Unit 11	1 bd + 1 ba	\$2,350.00	\$2,595.00	Renovated & Leased
Unit 12	1 bd + 1 ba	\$2,528.00	\$2,595.00	Renovated & Leased
Unit 13	1 bd + 1 ba	\$2,595.00	\$2,595.00	Renovated & Vacant
Unit 14	1 bd + 1 ba	\$2,528.00	\$2,595.00	Renovated & Leased
Unit 15	1 bd + 1 ba	\$2,553.00	\$2,595.00	Renovated & Leased
Unit 16	1 bd + 1 ba	\$2,424.00	\$2,595.00	Renovated & Leased
Unit 17	1 bd + 1 ba	\$2,673.00	\$2,595.00	ADU 1 - 4201 Council
Unit 18	1 bd + 1 ba	\$2,506.00	\$2,595.00	ADU 2 - Renovated & Leased
Totals / Averages		\$45,053.00	\$46,710.00	





04

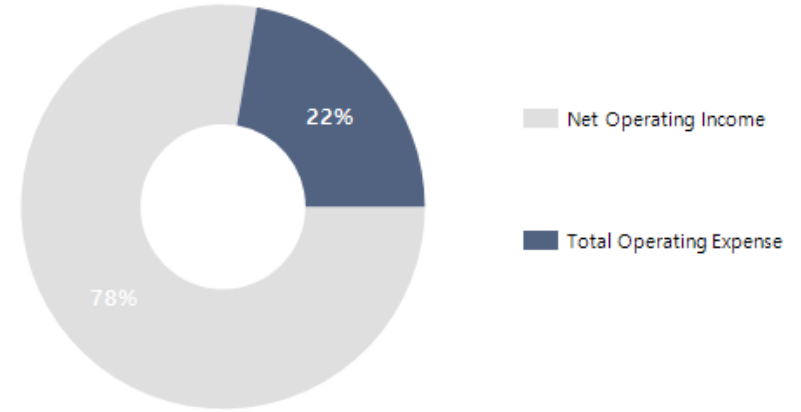
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

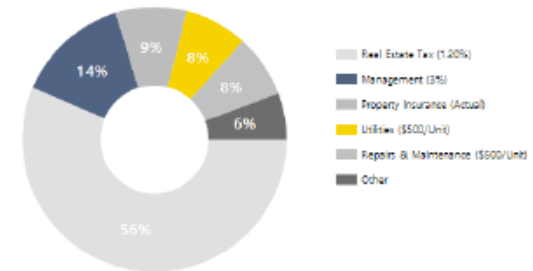
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$540,636		\$560,520	
Gross Potential Income	\$540,636		\$560,520	
General Vacancy	-\$16,220	3.00%	-\$16,816	3.00%
Effective Gross Income	\$524,416		\$543,704	
Less Expenses	\$117,039	22.31%	\$117,634	21.63%
Net Operating Income	\$407,377		\$426,070	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.20%)	\$66,000	\$3,667	\$66,000	\$3,667
Property Insurance (Actual)	\$10,218	\$568	\$10,218	\$568
Utilities (\$500/Unit)	\$9,000	\$500	\$9,000	\$500
Pest Control (\$100/Month)	\$1,200	\$67	\$1,200	\$67
Repairs & Maintenance (\$500/Unit)	\$9,000	\$500	\$9,000	\$500
Management (3%)	\$16,221	\$901	\$16,816	\$934
Resident Manager (\$250/Month)	\$3,000	\$167	\$3,000	\$167
Cleaning & Gardening (\$200/Month)	\$2,400	\$133	\$2,400	\$133
Total Operating Expense	\$117,039	\$6,502	\$117,634	\$6,535
Expense / SF	\$13.49		\$13.56	
% of EGI	22.31%		21.63%	

DISTRIBUTION OF EXPENSES

CURRENT



* Expenses are estimated



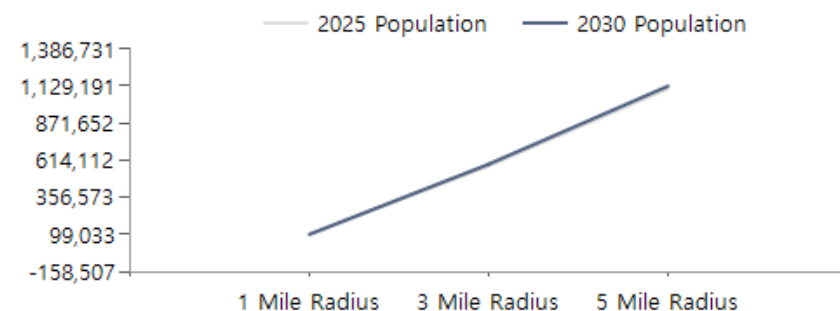
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Demographics

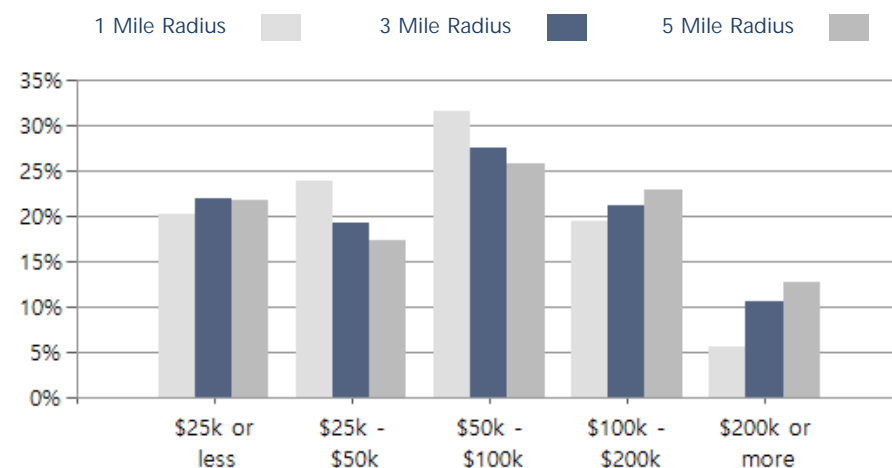
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	114,259	614,407	1,119,107
2010 Population	105,038	584,770	1,103,768
2025 Population	99,033	575,733	1,111,905
2030 Population	100,325	587,730	1,129,191
2025 African American	4,487	33,469	104,869
2025 American Indian	2,124	13,580	22,782
2025 Asian	31,905	118,847	186,037
2025 Hispanic	47,821	272,328	499,508
2025 Other Race	32,880	180,666	326,161
2025 White	16,814	158,854	333,522
2025 Multiracial	10,741	69,681	137,165
2025-2030: Population: Growth Rate	1.30%	2.05%	1.55%

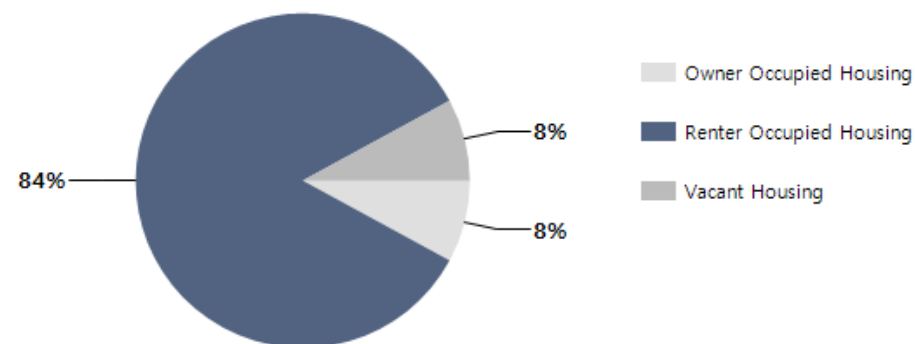
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,124	34,186	66,275
\$15,000-\$24,999	3,375	21,034	37,525
\$25,000-\$34,999	4,553	21,906	36,290
\$35,000-\$49,999	5,492	26,498	46,310
\$50,000-\$74,999	8,108	39,974	68,615
\$75,000-\$99,999	5,186	29,728	54,773
\$100,000-\$149,999	5,715	34,974	70,370
\$150,000-\$199,999	2,470	18,303	38,988
\$200,000 or greater	2,300	26,870	60,529
Median HH Income	\$56,004	\$62,236	\$67,900
Average HH Income	\$79,577	\$98,844	\$107,076



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

18 UNITS IN PRIME K-TOWN

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