542 N NORMANDIE AVE

LOS ANGELES, CA 90004

12-UNIT APARTMENTS FOR SALE

Vijay Sharma, MBA

REALTOR®
DRE# 01214274

(661) 310-5458
MYREALTORVIJAY@GMAIL.COM

kw VIP PROPERTIES
KELLERWILLIAMS. REALTY
26650 THE OLD RD SUITE 360,
VALENCIA, CA 91355

INVESTMENT SUMMARY

PURCHASE PRICE
$3,550,000

UNITS
12

CAP RATE (CURRENT)
4.69%

CAP RATE (PRO FORMA)
7.43%

NET OPERATING INCOME
$166,648

PROPERTY DETAILS

Address	542 N Normandie Ave Los Angeles, CA 90020
Units	12 - 2 Bed / 2 Bath
Average Unit Size	± 975 SF
Parking	16, Garage + 2 Guest Surface
Building Size	± 11,700 SF
Lot Size	9,180 SF (0.21 AC)
Price/SF	$303
Price Per Unit	$295,833
Zoning	LAR3
Year Built	1988
APN	5520-011-032

PROPERTY HIGHLIGHTS

- **All units are 2-Bedroom / 2-Bath with spacious layouts.**
- **Building Size: ±11,700 SF on a well-utilized lot.**
- **Strong upside potential through rent growth.**
- **Attractive Price Point** – Offered at $3,550,000 ($295,833 per unit / $303 per SF).
- **Value-Add Opportunity** – Light renovations and strategic management unlock significant upside.
- **Desirable Location** – Situated in Mid-Wilshire / East Hollywood corridor near Koreatown, Hollywood, and Downtown LA.
- **Transit-Oriented** – Easy access to Metro stations, major bus lines, and key freeways.
- **Stable Tenant Base** – Consistently strong occupancy in a high-demand rental market.
- **Not Subject to LA City Rent Control** – Only California AB 1482 applies.
- **Long-Term Growth Market** – Central LA continues to experience strong renter demand and limited new multifamily supply.

KW VIP PROPERTIES
KELLERWILLIAMS. REALTY

FINANCIALS

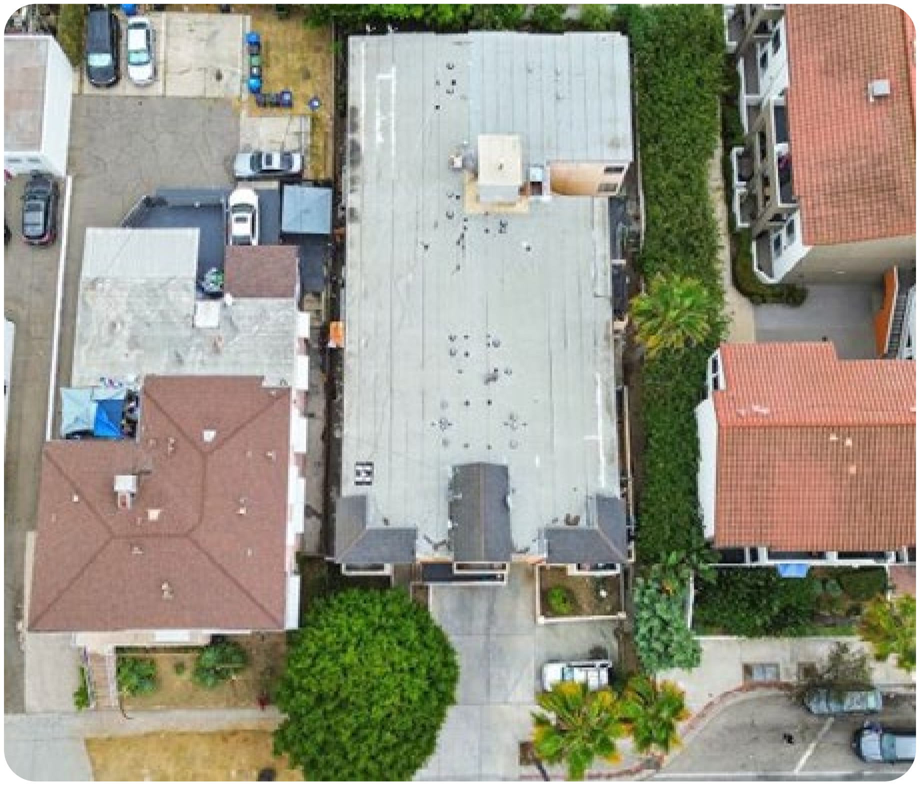
PURCHASE PRICE	**$3,550,000**
CAP RATE (CURRENT)	**4.69%**

DEAL METRICS	CURRENT	PRO FORMA
Cap Rate	4.69%	7.43%
GRM	11.9	9.8

INCOME		
Gross Rent	$24,653	$30,000
Laundry	$175	$175
Gross Monthly Income	$24,828	$30,175
Gross Annual Income	$297,931	$362,100
Estimated Operating Expenses	$131,283	$98,174
NET OPERATING INCOME	**$177,323**	**$248,906**

OPERATING EXPENSES		
Property Tax	$41,786	$41,786
Insurance	$9,216	$9,216
Trash	$8,172	$8,172*
LADWP	$43,000	$22,000*
Maintenance	$29,109	$17,000
TOTAL OPERATING EXPENSES	**$131,283**	**$98,174**

*Estimated



RENT ROLL

Unit	BD/BA	Avg Size	Current Rent / Month	Current Rent / SF	Pro Forma Rent / Month	Pro Forma Rent / SF
101	2/2	975	$1,985	$2.04	$2,500	$2.56
102	2/2	975	$2,150	$2.21	$2,500	$2.56
103	2/2	975	$1,800	$1.85	$2,500	$2.56
104	2/2	975	$2,115	$2.17	$2,500	$2.56
105	2/2	975	$2,075	$2.13	$2,500	$2.56
106	2/2	975	$1,985	$2.04	$2,500	$2.56
201	2/2	975	$2,000	$2.05	$2,500	$2.56
202	2/2	975	$2,376	$2.44	$2,500	$2.56
203	2/2	975	$1,985	$2.04	$2,500	$2.56
204	2/2	975	$2,115	$2.17	$2,500	$2.56
205	2/2	975	$1,767	$1.81	$2,500	$2.56
206	2/2	975	$2,300	$2.36	$2,500	$2.56
Total		**11,700**	**$24,653**	**$2.11 Avg.**	**$30,000**	**$2.56 Avg.**

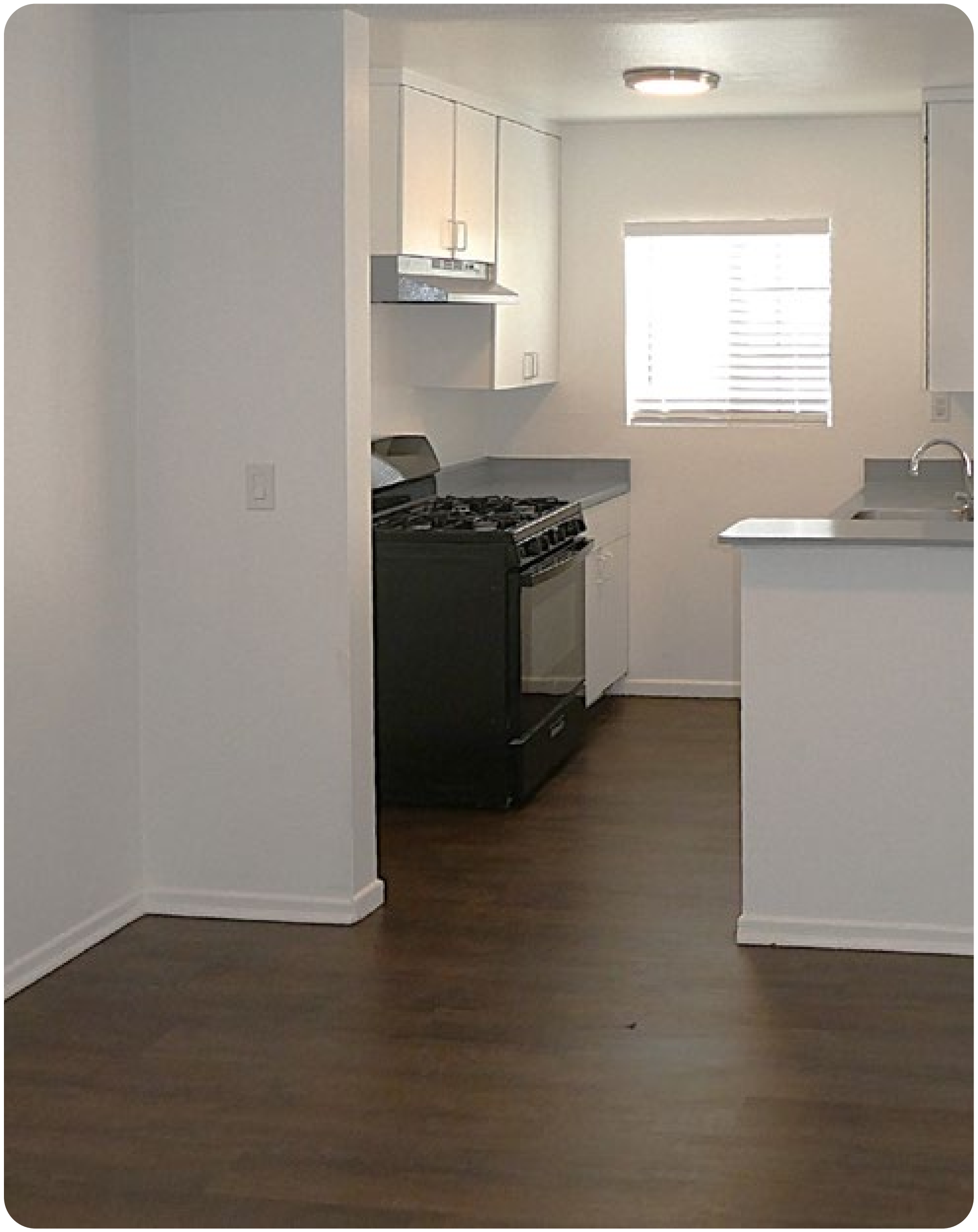
Laundry Income	$175 Avg.		
Monthly Income	$24,828		$24,828
Annual Income	$295,836		$362,100

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

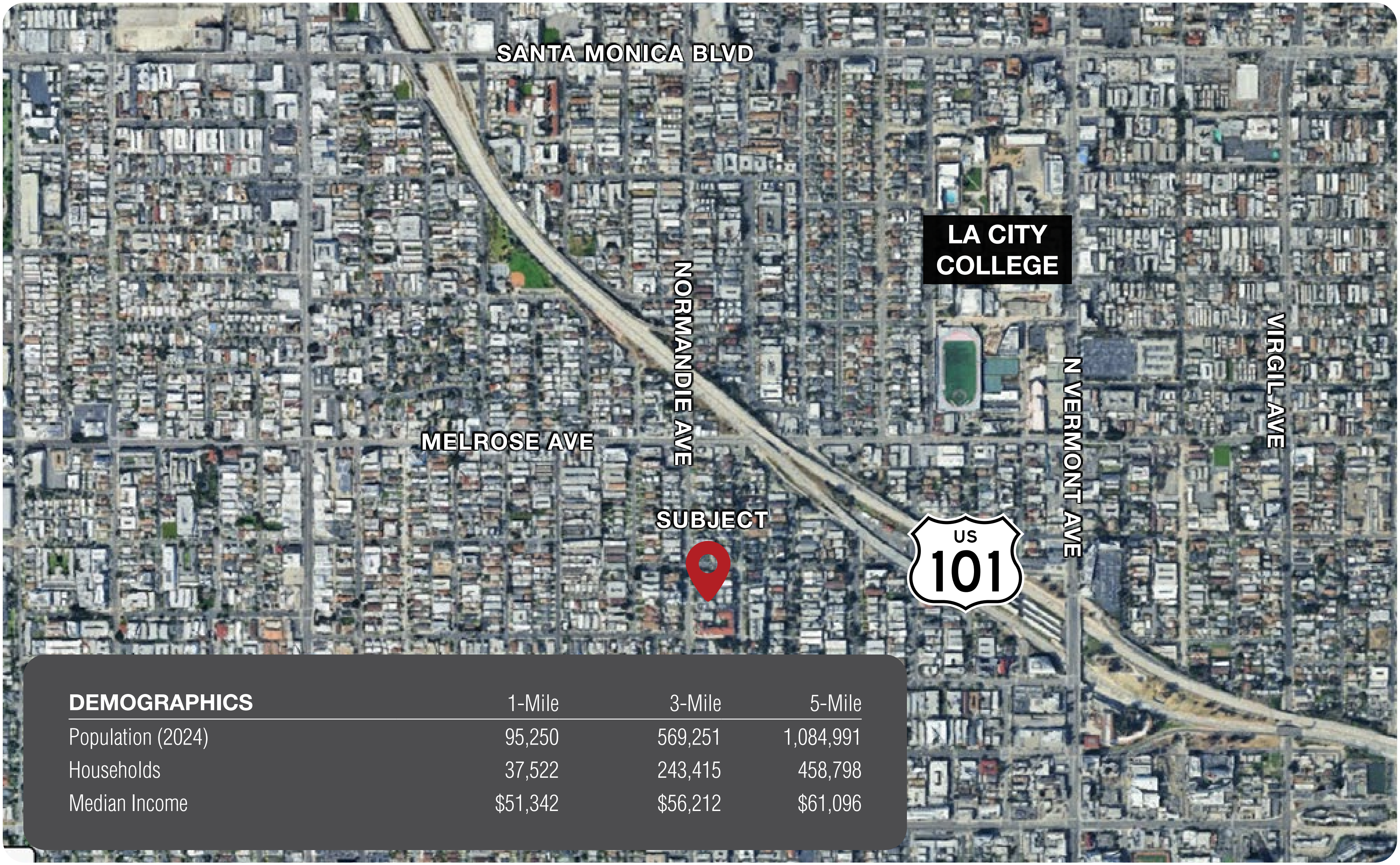
PROPERTY PHOTOS



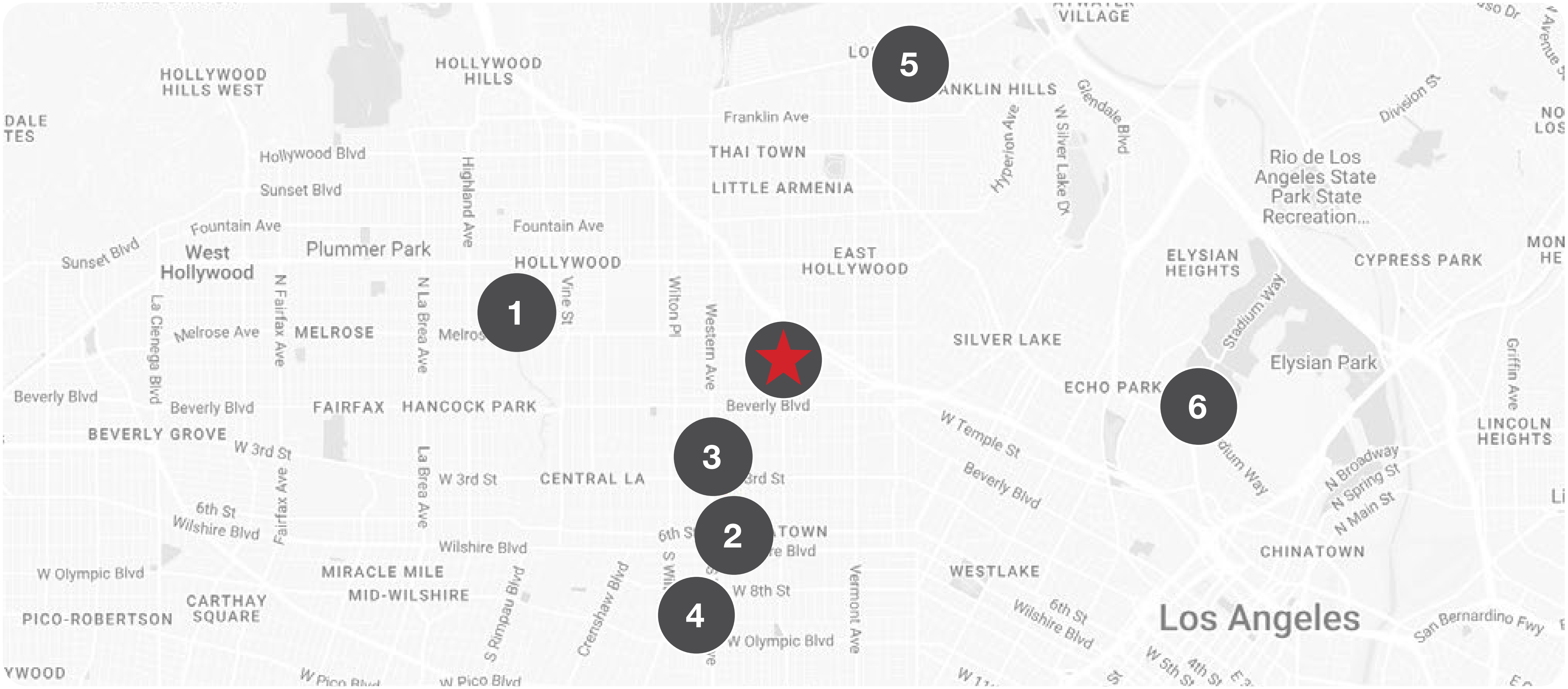
PROPERTY PHOTOS

PROPERTY PHOTOS

LOCATION MAP



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population (2024)	95,250	569,251	1,084,991
Households	37,522	243,415	458,798
Median Income	$51,342	$56,212	$61,096



	Sold Date	Address	Unit Count	Sale Price	Bld Sqft	Land Sqft	Price Per Unit	Year Built	Rent Control
Subject	On Market	542 N Normandie	12	$3,550,000	11,700	9,180	$295,833	1950	NO
1	8/28/2025	6300 Waring Ave	6	$1,540,000	4,550	7,482	$256,666	1950	YES
2	8/27/2025	534 S Oxford Ave	21	$5,041,000	14,787	8,739	$240,047	1989	NO
3	8/22/2025	4171 W 4th St	12	$3,440,000	12,776	9,015	$286,666	1963	YES
4	8/19/2025	947 St Andrew Pl	6	$1,650,000	5,368	6,132	$275,000	1963	YES
5	8/11/2025	2050 Commonwealth	17	$4,700,000	12,251	13,503	$276,471	1928	YES
6	8/28/2025	1315 Montana St	10	$2,640,000	6,005	8,867	$264,000	1960	YES

DISCLAIMER

All materials and information received or derived from Keller Williams VIP Properties and its broker and agent, its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use, or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams VIP Properties and its broker and agent will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct its own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

Keller Williams VIP Properties and its broker and agent make no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams VIP Properties and its broker and agent do not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed by Keller Williams VIP Properties and its broker and agent in compliance with all applicable fair housing and equal opportunity laws.

Vijay Sharma, MBA

REALTOR®
DRE# 01214274

(661) 310-5458
MYREALTORVIJAY@GMAIL.COM

kw VIP PROPERTIES
KELLERWILLIAMS. REALTY
26650 THE OLD RD SUITE 360,
VALENCIA, CA 91355