

412

N ARDMORE

4 UNITS
BUILT IN 2019

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412

N ARDMORE

ADDRESS	412 N Ardmore Ave Los Angeles, CA 90004
UNITS	4
YEAR BUILT	2019
LOT SIZE	5,279 SF
BUILDING SIZE	5,384 SF
PARKING	8
APN	5521-022-006

- Newer Construction – Built in 2019
- 3-Story townhome units
- Not subject to rent control
- Modern design
- Located on a quiet street in Hollywood





NEWER CONSTRUCTION



3 STORY
TOWNHOME UNITS



NOT SUBJECT TO
RENT CONTROL



MODERN DESIGN



LOCATED ON A QUIET
STREET IN HOLLYWOOD



412

N ARDMORE

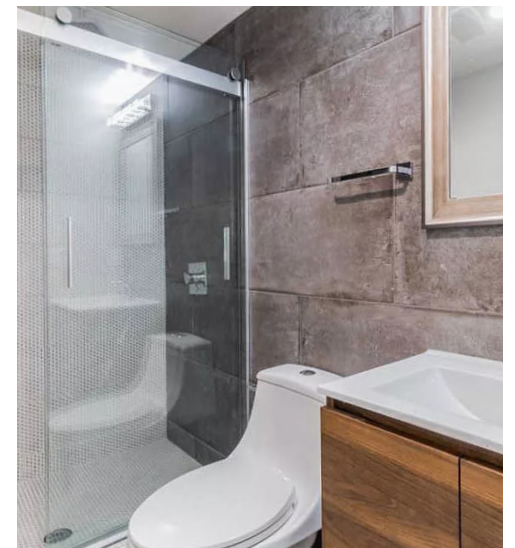
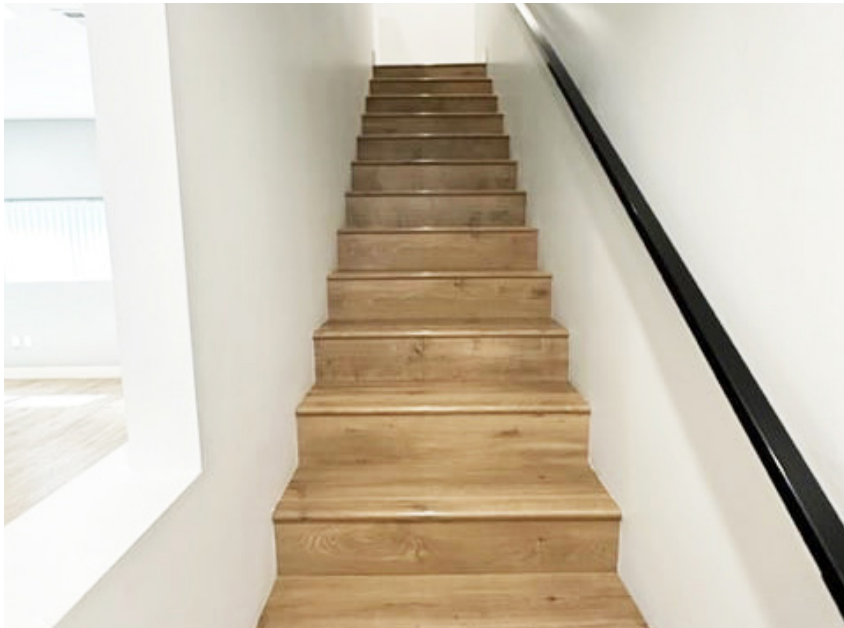
412 Ardmore presents a rare opportunity to acquire a newer-construction fourplex in one of Hollywood's most consistently high-demand rental pockets. The property consists of two standalone, three-story duplex structures, delivering a highly desirable low-density configuration that resonates strongly with today's renters. The unit mix includes one 2-bedroom / 1.5-bath unit, one 3-bedroom / 2.5-bath unit, one 3-bedroom / 3.5-bath unit, and one 4-bedroom / 3.5-bath unit, totaling approximately 5,320 square feet of living area — an uncommon offering of larger, highly functional layouts for the submarket.

Built to modern standards, the asset offers the features investors prioritize: no rent control, separately metered units for gas, water, and electricity, and minimal maintenance obligations relative to older Hollywood inventory. The contemporary construction, efficient layouts, and strong curb appeal continue to support robust tenant demand and premium rental positioning.

Centrally located, the property sits just minutes from Paramount Studios, Raleigh Studios, trendy Larchmont Village, upscale Hancock Park, Koreatown, and, of course, all of the entertainment, retail, and lifestyle amenities that define Hollywood. This exceptional accessibility further enhances tenant appeal and long-term rental stability.

Opportunities to secure a newer asset with these fundamentals in such a supply-constrained submarket are extremely limited. With its combination of location, condition, and investor-friendly characteristics, 412 Ardmore stands out as a high-quality multifamily investment well positioned for durable income and long-term appreciation.





FINANCIALS

FINANCIAL INDICATORS

Price:	\$2,700,000
Down Payment:	\$2,700,000
Down Payment %:	100%
CAP Current:	4.28%
GRM Current:	16.41
CAP Market:	5.61%
GRM Market:	13.39
Cost Per SF:	\$501.49
Cost Per Unit:	\$675,000
Expenses Per Unit:	\$11,034
Expenses Per SF:	\$8.20

SOURCE OF INCOME

SOURCE OF INCOME		CURRENT		MARKET	
# of Units	Unit Type	Avg Rent	Income	Avg Rent	Income
1	2 Bed +1.5 Bath T/H	\$2,700	\$2,700	\$3,350	\$3,350
1	3 Bed +2.5 Bath T/H	\$3,300	\$3,300	\$3,950	\$3,950
1	3 Bed +3.5 Bath T/H	\$3,700	\$3,700	\$4,500	\$4,500
1	4 Bed +3.5 Bath T/H	\$4,015	\$4,015	\$5,000	\$5,000
Total Rental Income:			\$13,715		\$16,800
Total Monthly Income:			\$13,715		\$16,800

PROPERTY ABSTRACT

Units:	4
Year Built:	2019
Lot SF:	5,279
Building Gross SF:	5,384
Parking Spaces:	8

ESTIMATED ANNUALIZED OPERATING DATA:

	CURRENT	MARKET
<i>Scheduled Gross Income:</i>	\$164,580	\$201,600
Less Vacancy: 3.0%	(\$4,937)	(\$6,048)
Gross Operating Income:	\$159,643	\$195,552
Less Expenses: 27.6%	(\$44,138)	(\$44,138)
<i>Net Operating Income:</i>	\$115,505	\$151,414
Pre-Tax Cash Flow:	\$115,505	\$151,414
Percentage Return:	4.28%	5.61%

EXPENSES

ESTIMATED ANNUALIZED EXPENSES

Taxes:	1.2% of Price	\$32,400
Insurance:	\$1.40 per s.f.	\$7,538
Pest Control:	\$50 per month	\$600
Utilities:	\$250 per unit	\$1,000
Repairs & Maintenance:	\$500 per unit	\$2,000
Landscape:	\$50 per month	\$600
Total Expenses:		\$44,138

RENT ROLL

		CURRENT	MARKET
UNIT	UNIT TYPE	RENT	RENT
410	3 Bed/2.5 Bath	\$3,300	\$3,950
410 1/2	2 Bed/1.5 Bath	\$2,700	\$3,350
412	4 Bed/3.5 Bath	\$4,015	\$5,000
412 1/2	3 Bed/3.5 Bath	\$3,700	\$4,500
Monthly Rent:		\$13,715	\$16,800
Annual Rent:		\$164,580	\$201,600



101

LEMON GROVE
REC CENTER

SANTA MONICA BLVD

WESTERN AVE

HOLLYWOOD FOREVER

412
N ARDMORE

Major Employers



ABOUT HOLLYWOOD

Located just northwest of Downtown within Los Angeles, Hollywood and neighboring East Hollywood function as dense urban neighborhoods defined as much by everyday living as by their proximity to major attractions. Residential streets are lined with a mix of older courtyard apartments, mid-century multifamily buildings, and newer infill developments, reflecting decades of steady population growth. Access to regional transit through the Los Angeles County Metropolitan Transportation Authority rail and bus network has reinforced the area's connectivity to surrounding employment centers.

Commercial corridors such as Santa Monica Boulevard and Vermont Avenue serve local residents with neighborhood retail, services,

and dining that mirror the community's cultural diversity. Landmarks like Barnsdall Art Park and Hollywood Forever Cemetery offer open space and historic character amid the urban setting. Anchored in part by nearby institutions including Kaiser Permanente facilities and educational campuses, the neighborhoods support a steady mix of families, students, and professionals.

While housing affordability and density remain ongoing challenges, Hollywood and East Hollywood continue to evolve as vibrant residential communities shaped by walkability, transit access, and a distinctly local identity separate from the entertainment narrative often associated with the name.

RALEIGH STUDIOS



KOREATOWN



LARCHMONT VILLAGE



HANCOCK PARK



EAST HOLLYWOOD NEIGHBORHOOD

Although smaller than its better-known neighbor to the west, East Hollywood is a centrally located neighborhood in Los Angeles. East Hollywood is accessible to various freeways and many other popular neighborhoods, so commuters are set. This neighborhood boasts lower rent costs than its neighbors, a diverse community, and unique restaurants. Los Angeles City College, Barnsdall Art Park, and three large hospitals are all located in the East Hollywood area. This community sits just two miles from Downtown Los Angeles, making it popular for those interested in staying close to the city. With a dense population and a hip vibe, East Hollywood is the place to be.



Very Walkable
Most errands can be accomplished on foot



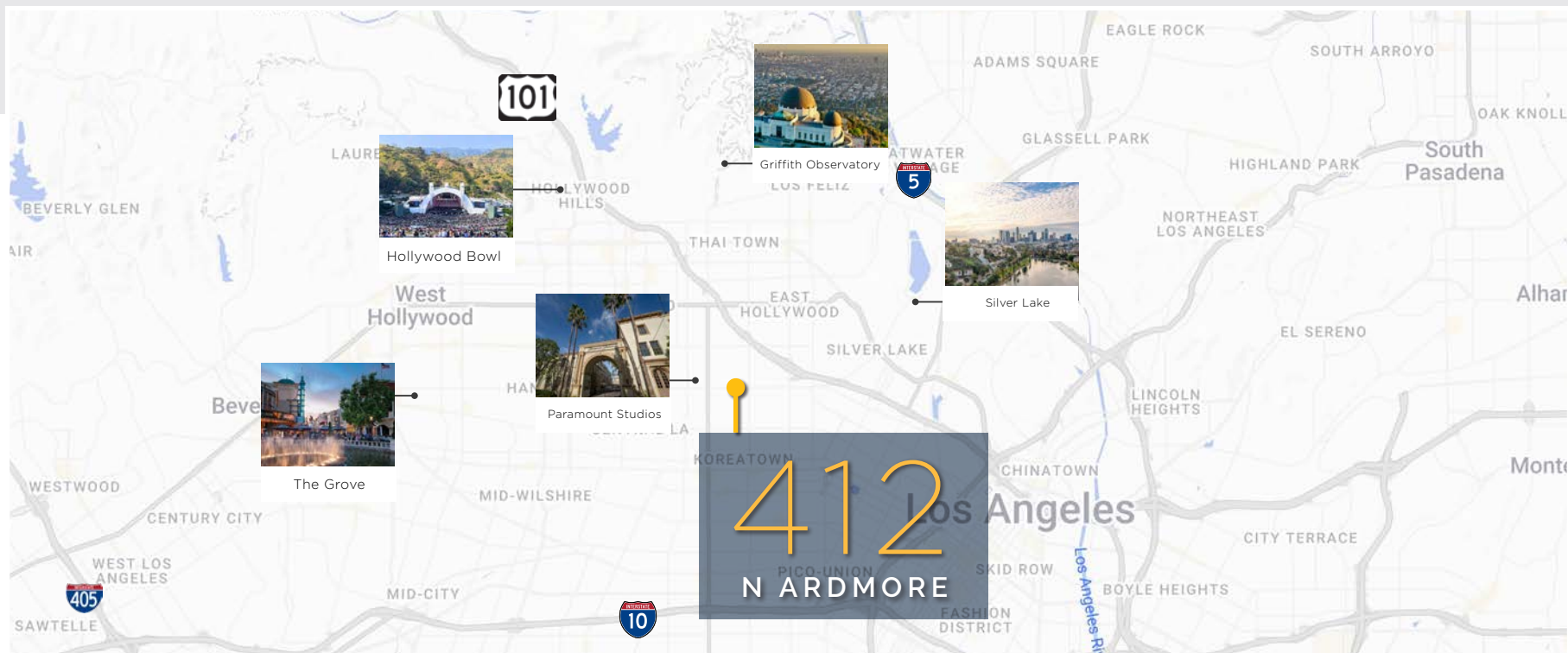
2 Miles to
Vermont/Sunset Metro
Station



12 Miles to BUR Airport
with over 70 Daily Flights
22 Miles to LAX



Minutes from Paramount
Studios, Raleigh Studios,
Larchmont Village, Hancock
Park and Koreatown



TRANSPORTATION

Transit Score
66

GOOD TRANSIT

Many nearby public transportation options

Bike Score
52

BIKEABLE

Some bike infrastructure



TRANSPORTATION



Located in Los Angeles, 1223 N Kenmore benefits from strong transit access through the Los Angeles County Metropolitan Transportation Authority system. Nearby rail service at Hollywood/Vermont station and Vermont/Sunset station provides convenient connections to Downtown, the Valley, and regional bus lines. Walkable corridors and major arterials further enhance mobility, offering residents practical commuting options throughout the Hollywood and East Hollywood area.



VERY WALKABLE

Most errands can be accomplished on foot



DEMOGRAPHICS

1 Mile Radius from Property



Population

1 Mile Radius	71,801
3 Mile Radius	435,273
5 Mile Radius	1.1 M

41

Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	42%
Some College	15%
High School Grad	83%
No High School Diploma	25%

\$99,065

Average Household Income

Income

Median Household	\$69,592
Median Rent	\$1,651
Median House Value	\$1.21 M



Employment

Entertainment	18%
Education	16%
Professional	11%



Total Businesses

Total Businesses	5,281
Total Employees	167,919

5.1%

Unemployment Rate

DEMOGRAPHICS

1 Mile Radius from Property



2024	71,801
2029	74,682
2034	76,992

TOTAL POPULATION



2024	32,133
2029	33,482
2034	34,568

TOTAL HOUSEHOLDS



2024	\$99,065
2027	\$127,095

AVERAGE HOUSEHOLD INCOME



1-Mile	22,892
3-Mile	159,782
5-Mile	361,818

RENTER OCCUPIED HOUSING UNITS

Sources: Placer.ai

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