



5150 S. NORMANDIE AVENUE

Los Angeles, CA 90037

A Mixed-Use Investment Opportunity in South LA

LYONSTAHL
INVESTMENT REAL ESTATE

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5150 S Normandie Ave

Los Angeles, CA 90037

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INVESTMENT DETAILS

PROPERTY INFORMATION

Property Address	5150 S Normandie Ave Los Angeles, CA 90037
Assessor's Parcel Number	5002-001-006
Zoning	LAM2
Year Built	1914
Gross Square Feet	\$162
Lot Size	4,377
Type of Ownership	Fee Simple

PRICING INFORMATION

Price	\$695,000
Current Occupancy	100%
Current CAP	4.61%
ProForma CAP	10.42%
Approx. Gross SF	4,275
Price Per SF	\$162

INVESTMENT OVERVIEW



Sean Nami is pleased to present **5150 S. Normandie Avenue in South Los Angeles** – a mixed-use value-add investment property conveniently located just east of Western Avenue and south of West Vernon Avenue. The corner lot property consists of a strong unit mix of two spacious apartment units of two-bedroom and three-bedroom units, and a large ground floor commercial space. The property also offers of on-site gated parking, which the current ownership has submitted plans to build two additional ADUs on the lot consisting of two-bedroom/two-bathroom units.

The offering has an attractive and low price per foot at the asking price of **\$162 per square foot** and offers new ownership a chance to capture significant rental upside with over **42% upside** in the rents. The dense, infill location of South LA comes with an easy commute to Downtown Leimert Park, USC, and Mid-City with multiple Metro local lines conveniently nearby the property.

INVESTMENT HIGHLIGHTS

- Situated on a corner lot with gated on-site parking spaces
- Low price per square foot at the asking price; \$162 per square foot
- Plans submitted for two ADU Two-Bedroom/Two-Bathroom Units
- Significant upside in rents; Over 42% potential upside
- Strong unit mix with large Two-Bedroom and Three-Bedroom units and a ground floor commercial unit
- Conveniently located in dense, infill location with a short drive to LA attractions like Exposition Park, LA Memorial Coliseum, BMO Stadium and the USC Campus



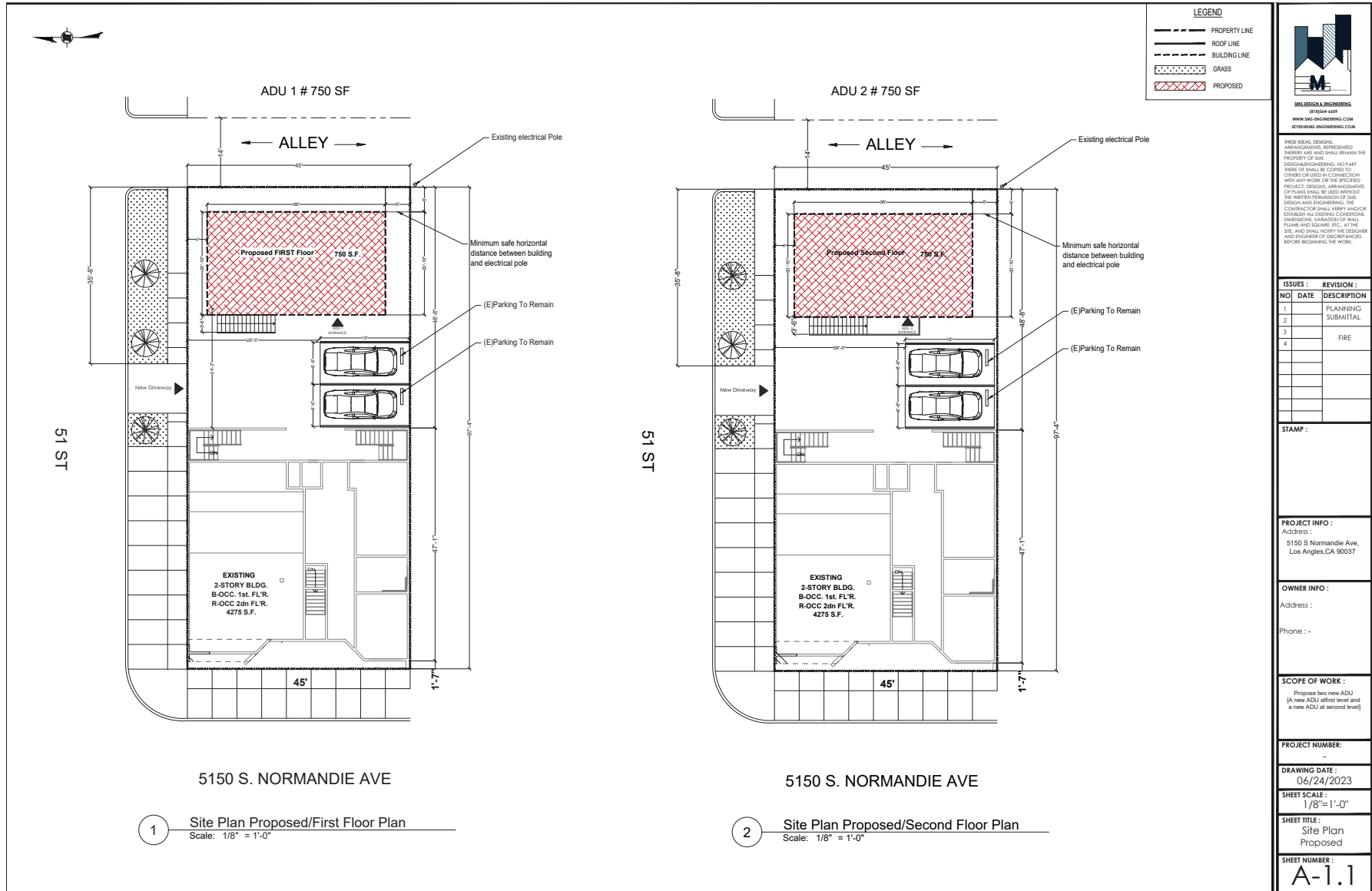
**5150 S
Normandie Ave**

Los Angeles, CA 90037

RENT ROLL

Unit #	Unit Type	Rents
5150 1/2	3+1	\$1,248
5152 1/2	2+1	\$884
5150	Commercial Unit	\$2,500
		\$4,632

ADU Potential



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NO.	DATE	REVISION DESCRIPTION
1		PLANNING SUBMITTAL
2		
3		FIRE
4		

STAMP :

PROJECT INFO :
Address : 5150 S Normandie Ave, Los Angeles, CA 90037

OWNER INFO :
Address :
Phone : -

SCOPE OF WORK :
Propose two new ADU (A new ADU at first level and a new ADU at second level)

PROJECT NUMBER :

DRAWING DATE : 06/24/2023

SHEET SCALE : 1/8" = 1'-0"

SHEET TITLE : Site Plan Proposed

SHEET NUMBER : A-1.1

FINANCIAL OVERVIEW

LOCATION

5150 S Normandie Ave
Los Angeles, CA 90037

Price	\$695,000
Number of Units	4
Current GRM	12.50
Market GRM	7.15
Current GRM	4.61%
Market CAP	10.42%
Approx. Age	1914
Approx. Lot Size	4,377
Approx. Gross SF	4,275
Cost per Net GSF	\$162.57

ANNUALIZED OPERATING DATA

Income		Current Rents		Market Rents
Scheduled Gross Income		\$55,584		\$97,200
Less: Vacancy Rate Reserve	3.0%	\$1,668	3.0%	\$2,916
Gross Operating Income		\$53,916		\$94,284
Less: Expenses	39.4%	\$21,883	22.5%	\$21,883
Net Operating Income		\$32,033		\$72,401
Reserves		\$135,980		\$135,980
Less Debt Service		-		-
Pre-Tax Cash Flow	4.5%	\$31,433	10.3%	\$71,801
Plus Principal Reduction		-		-
Total Return Before Taxes	4.5%	\$31,433	10.3%	\$71,801

EXPENSES






Taxes Rate	1.20%	\$8,333
Insurance		\$9,800
Utilities		\$2,250
Repairs & Maintenance		\$1,500
Total Expenses		\$21,883
Per Net Sq. Ft.		\$5.12
Per Unit		\$7,294

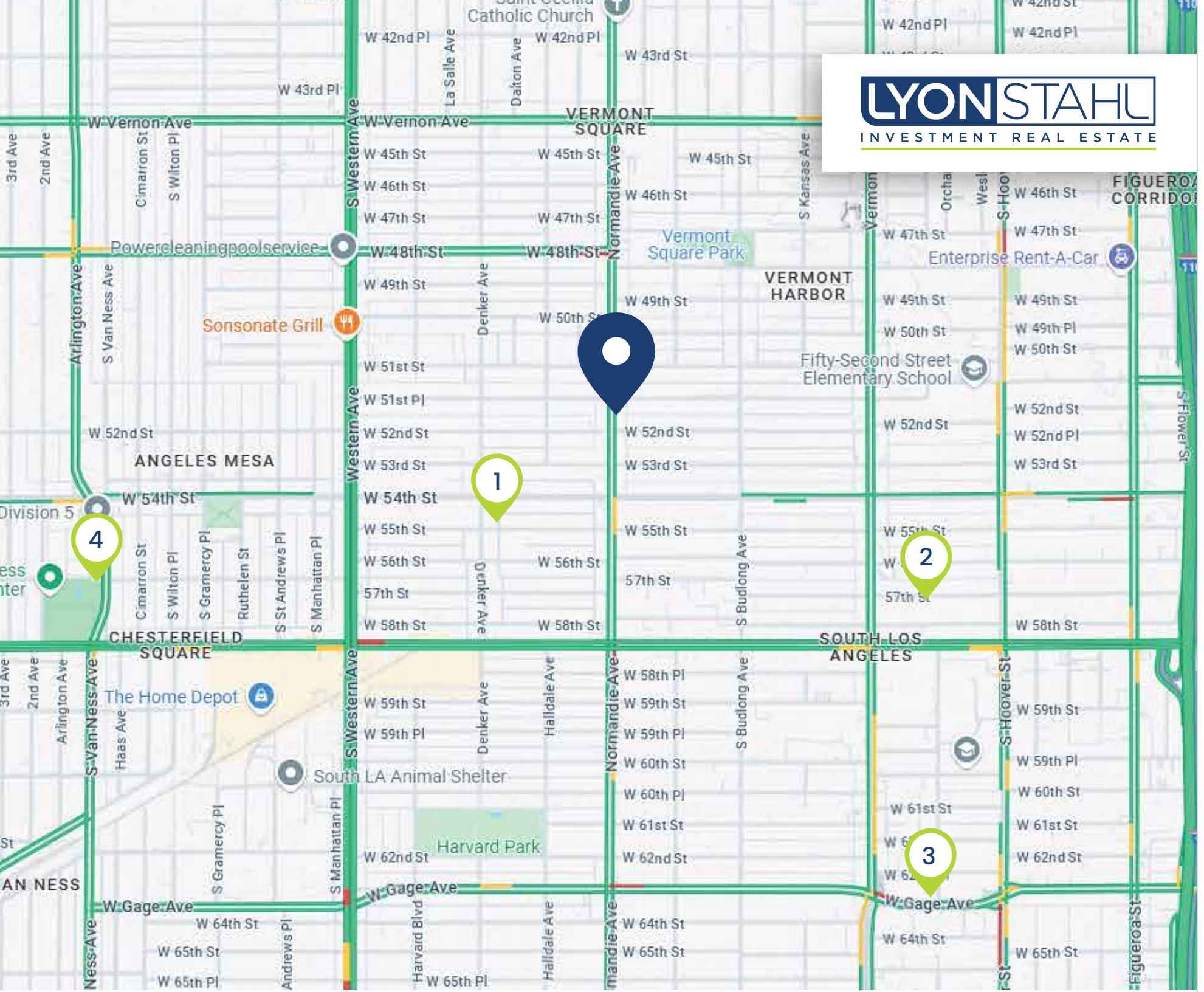
SALE COMPARABLES

Los Angeles, CA 90037



SALE COMPARABLES

	PROPERTY ADDRESS	SALE DATE	SALE PRICE	PRICE/SF	CAP RATE	UNITS	GRM	BEDROOM	YEAR BUILT
	5150 S Normandie Ave Los Angeles, CA 90037	-	\$695,000	\$162	4.61%	4	12.50	(3) 2-Bedrooms	1914
	1. 840 W 52nd St Los Angeles, CA 90037	11/6/2024	1,025,000	\$197.31	4.10%	5	10.83	3 Bedroom 5/100% (3 + 1)	1965
	2. 612 W 57th St Los Angeles, CA 90037	10/30/2024	\$825,000	\$262.07	5.97%	4	11.00	1 Bedroom 4/100% (1 + 1)	1929
	3. 927 W Gage Ave Los Angeles, CA 90044	11/7/2024	\$975,000	\$304.59	5.00%	4	11.79	2 Bedroom 4/100% (2 + 1)	1957
	4. 5700 S Van Ness Ave Los Angeles, CA 90062	8/30/2024	\$1,000,000	\$403.55	6.96%	2	9.86	1 Bedroom 2/100% (1 + 1)	1924



PHOTOS

P H O T O S



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