



4 UNITS

3914 S Normandie Ave
Los Angeles, CA 90037

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INVESTMENT OVERVIEW



3914 S Normandie Ave Los Angeles, CA 90037

ASKING PRICE	\$1,100,000
UNITS	4
UNIT MIX	1 (4-BED / 2-BATH) 3 (2-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	3,412
TOTAL LOT SQ. FT.	6,506
YEAR BUILT	1921
ZONING	LAR3
APN	5037-007-014

HIGHLIGHTS

- **4-Unit Multifamily Investment Offered for the First Time in Over 20 Years**
- **Prime USC Location with Strong Rental Demand & 2028 Olympic Growth Potential**
- **Current \$8,600/Month Income with Pro Forma Upside to \$10,900/Month**
- **Three 2 Bed / 1 Bath Units & One Spacious 4 Bed / 2 Bath Unit**
- **Tenants Pay Gas, Electricity & Trash**

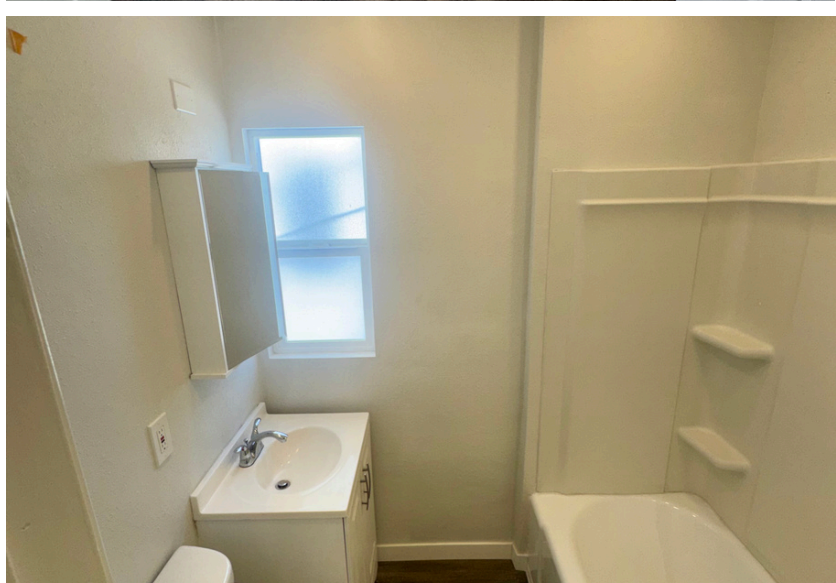
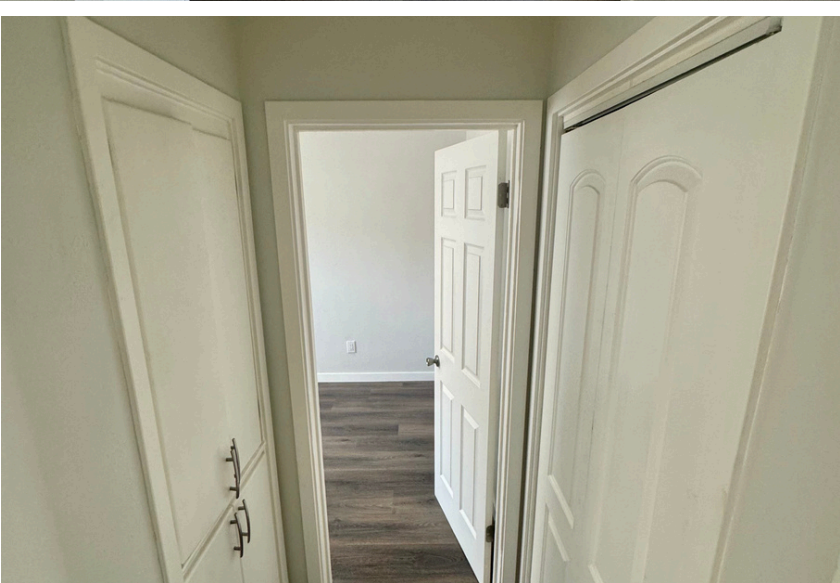
THE OFFERING



The ST group of Lyon Stahl Investment Real Estate is pleased to present 3914 Normandie Ave, a rare 4-unit multifamily investment in Los Angeles, available for the first time in over 20 years. Ideally located minutes from the University of Southern California (USC), the property benefits from strong, year-round rental demand with additional upside as Los Angeles prepares for the 2028 Olympic Games. Situated on a $\pm 6,506$ SF lot, the $\pm 3,412$ SF property features an attractive unit mix of three 2BD/1BA units and one spacious 4BD/2BA unit. Offered at \$1,100,000 (\$275,000/unit), the asset generates \$8,600/month in current rental income with a pro forma of \$10,900/month. The cap rate improves from 6.26% to 8.60% at market rents, while tenants pay for trash, gas, and electricity, helping minimize operating expenses. Recent improvements include a renovated vacant unit with updated kitchen, bathroom, flooring, and windows, along with new electrical panels serving the rear units. Zoned LAR3 and positioned near USC, Downtown Los Angeles, Exposition Park, and major transit corridors, 3914 Normandie Ave offers investors a well-maintained asset with strong in-place cash flow and meaningful long-term upside.



**PROPERTY
PHOTOGRAPHS**



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,100,000
UNITS	4
BUILDING SQ. FT.	3,412
LOT SQ FT	6,506
YEAR BUILT	1921
PRICE / UNIT	\$275,000
PRICE / SQ FT	\$322.39

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$68,890	\$94,558
CAP	6.26%	8.60%
GRM	10.66	8.41

PROPOSED FINANCING

DOWN PAYMENT	\$308,000
LOAN AMOUNT	\$792,000
INTEREST RATE	6%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.21

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	2-BED / 1-BATH	Vacant	\$ 2,500	\$ 2,500
1	4-BED / 2-BATH		\$ 2,200	\$ 3,400
1	2-BED / 1-BATH		\$ 2,200	\$ 2,500
1	2-BED / 1-BATH		\$ 1,700	\$ 2,500

UTILITIES PAID BY TENANT- GAS, TRASH & ELECTRIC

MONTHLY SCHEDULED RENTAL INCOME	\$8,600	\$10,900
GARAGES	\$0	\$0
MONTHLY SCHEDULED GROSS INCOME	\$8,600	\$10,900
ANNUAL SCHEDULED RENTAL INCOME	\$103,200	\$130,800

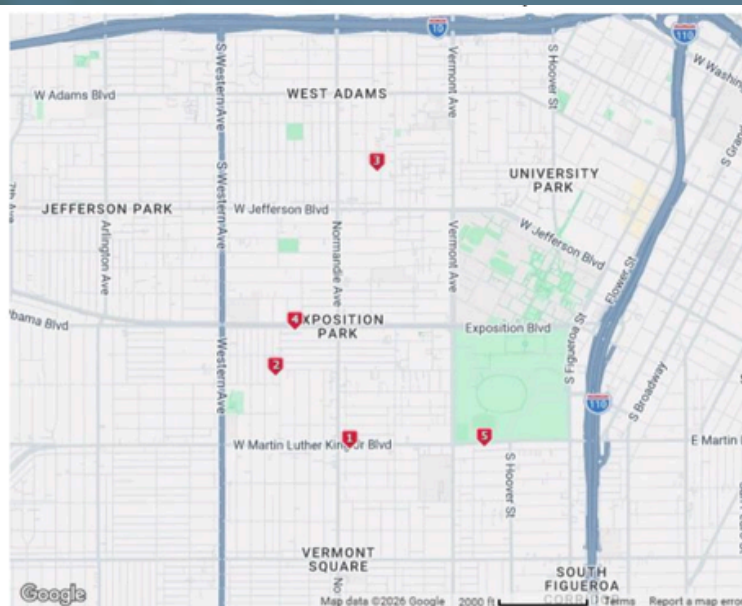
OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$103,200		\$ 130,800	
LESS: VACANCY RESERVE	\$ 3,096	3.0%	\$ 3,924	3.0%
GROSS OPERATING INCOME	\$ 100,104		\$ 126,876	
LESS: EXPENSES	\$ 31,214	30%	\$ 32,318	25%
NET OPERATING INCOME	\$ 68,890		\$ 94,558	
LESS: LOAN PAYMENTS PRE-TAX	\$ 56,981		\$ 56,981	
CASH FLOW	\$ 11,909	3.87%	\$ 37,577	12.20%
PRINCIPAL REDUCTION	\$9,726		\$ 9,726	
TOTAL RETURN BEFORE TAXES	\$ 21,634	7.02%	\$ 47,302	15.36%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$14,300
MAINTENANCE (4%)	\$ 4,128
INSURANCE (\$1.35/SF)	\$ 4,606
UTILITIES (\$1100/UNIT/YEAR)	\$ 4,000
LANDSCAPING (\$125/MO)	\$ 1,500
TRASH	\$ 480
PEST CONTROL	\$ 1,200
TOTAL EXPENSES:	\$ 31,214
EXPENSES AS % GSI	30.25%
PER NET SQ.FT.	\$ 9.15
PER UNIT:	\$ 7,804

COMPARABLE SALES


1336 W Martin Luther King Jr BLVD , Los Angeles 90037
ENDING DATE: 09/23/2025

Listing ID:	SOLD PRICE:	STATUS:	Bldg SQFT:	LOT SF:	SLC:
DW25145544	\$1,010,000	Closed	4120	6,402	STD


3877 Denker AVE , Los Angeles 90062
ENDING DATE: 01/09/2026

Listing ID:	SOLD PRICE:	STATUS:	Bldg SQFT:	LOT SF:	SLC:
SR25169386	\$1,025,000	Closed	3770	5,466	STD


2945 Van Buren PL , Los Angeles 90007
ENDING DATE: 03/31/2026

Listing ID:	SOLD PRICE:	STATUS:	Bldg SQFT:	LOT SF:	SLC:
26646973	\$1,062,000	Closed	5405	6,664	STD


1406 Exposition BLVD , Los Angeles 90018
ENDING DATE: 03/26/2026

Listing ID:	SOLD PRICE:	STATUS:	Bldg SQFT:	LOT SF:	SLC:
25628185	\$1,150,000	Closed	3996	6,005	NOD


854 W Martin Luther King Jr BLVD , Los Angeles 90037
ENDING DATE: 10/06/2025

Listing ID:	SOLD PRICE:	STATUS:	Bldg SQFT:	LOT SF:	SLC:
WS25132206	\$1,200,000	Closed	4062	5,514	STD

Quick CMA Report

Closed

Address	City	Area	#Units	Sale Type	GSI	YrBuilt	COE Date	DAM/CDAM	Sqft	LSqft	\$/Sqft	Price
1336 W Martin Luther King J	LA	C34	4	STD	\$49,652	1923	09/23/2025	37/37	4,120	6,402	\$245.15	\$1,010,000
3877 Denker AV	LA	C16	4	STD	\$97,584	1912	01/09/2026	122/564	3,770	5,466	\$271.88	\$1,025,000
2945 Van Buren PL	LA	C16	4	STD		1916	03/31/2026	56/56	5,405	6,664	\$196.48	\$1,062,000
1406 Exposition BL	LA	C34	4	NOD		1963	03/26/2026	105/105	3,996	6,005	\$287.79	\$1,150,000
854 W Martin Luther King Jr	LA	699	4	STD	\$44,800	1923	10/06/2025	94/94	4,062	5,514	\$295.42	\$1,200,000

Maximum: 122/564 5,405 6,664 \$295.42 \$1,200,000

Minimum: 37/37 3,770 5,466 \$196.48 \$1,010,000

Average: 83/171 4,271 6,010 \$259.34 \$1,089,400

Median: 94/94 4,062 6,005 \$271.88 \$1,062,000

Criteria:

Property Type is 'Residential Income'

Standard Status is 'Closed' 08/04/2026 to 08/04/2025

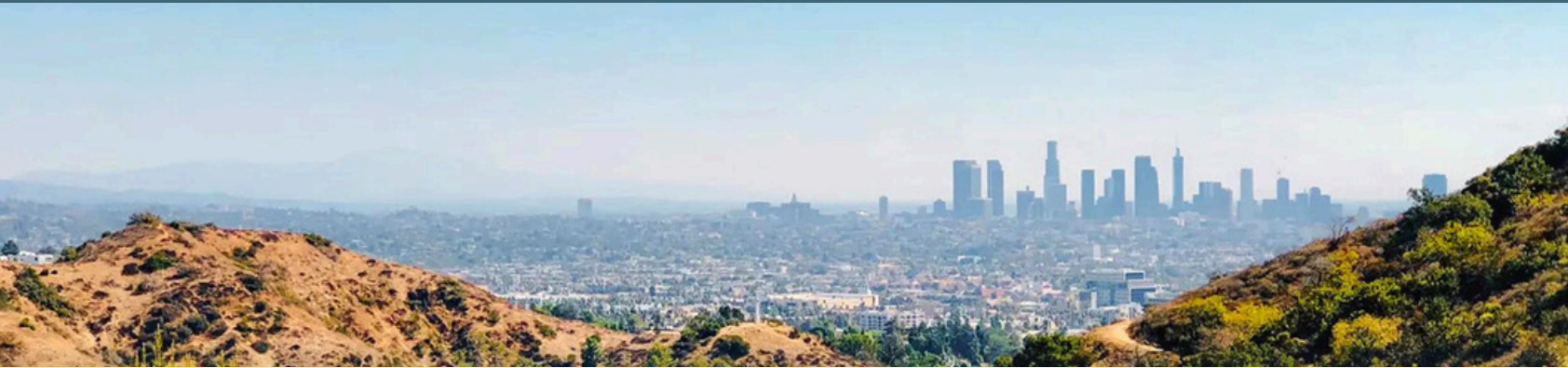
Latitude, Longitude is within 1.00 mi of 3914 Normandie

Ave, Los Angeles, CA 90037, USA

State Or Province is 'California'

Number Of Units Total is 3 to 4

LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange— is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

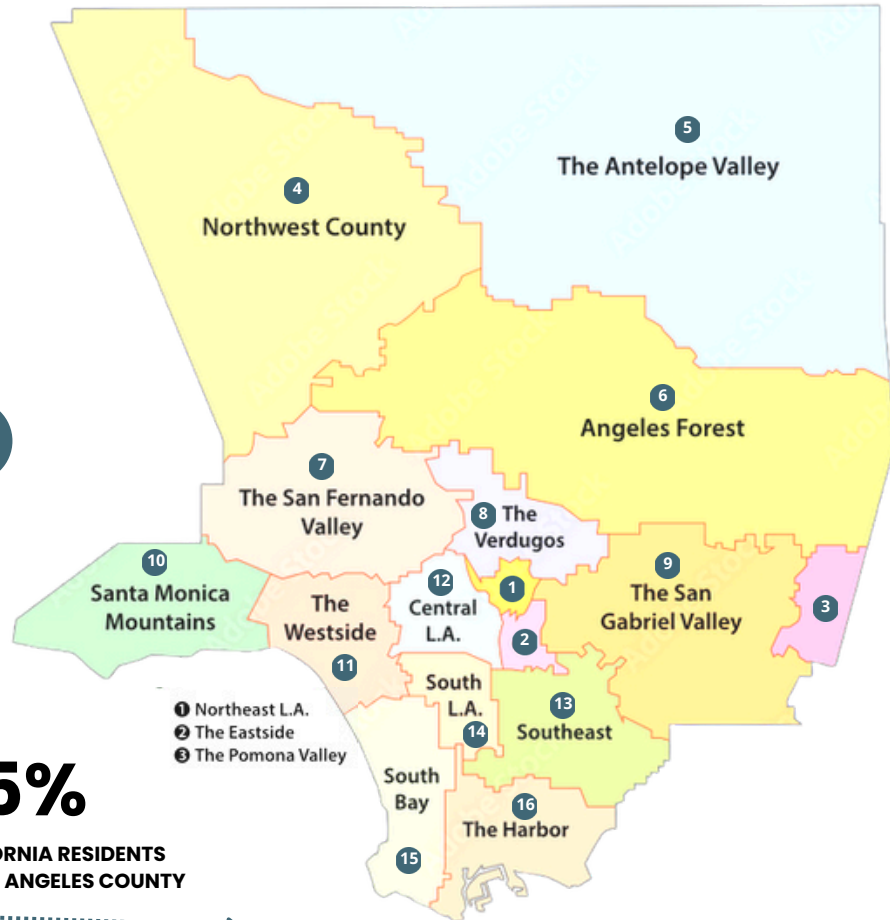
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion— placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |



LOS ANGELES CALIFORNIA
9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM



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