

1184 N Normandie Ave

Los Angeles, CA 90029

DRE 01873088



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PROPERTY SUMMARY



8,977 SF



6,750 SF LOT



5-UNIT 2024
CONSTRUCTION

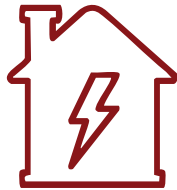
PROPERTY OVERVIEW

Introducing a newly built five-unit property offering modern design and exceptional features. Spanning 8,977 square feet on a 6,750 square foot lot, this property is situated in a no rent control area and includes paid-off solar panels for enhanced efficiency. Currently, one unit is leased, while four units are vacant, providing an excellent opportunity for customization or immediate leasing. Each unit is separately metered for

water, gas, and electricity, ensuring streamlined management and tenant convenience. The projected rental income offers strong investment potential, with spacious layouts designed for comfort and functionality. This is an ideal property for investors seeking a prime, low-maintenance asset in a desirable location.



PAID OFF SOLAR



SEPARATELY METERED



NO RENT CONTROL



10 PARKING SPACES

EXPENSES

RENT ROLL

Unit A	3 Bed 4 Bath	\$4,200	Vacant Proforma
Unit B	3 Bed 4 Bath	\$4,200	Vacant Proforma
Unit C	4 Bed 5 Bath	\$4,700	Vacant Proforma
Unit D	4 Bed 5 Bath	\$4,900	Leased Actual
Unit E	4 Bed 5 Bath	\$4,500	Vacant Proforma

TOTAL **\$22,500**

OPERATING EXPENSES

Property Taxes (1.2%)	\$41,400
Insurance	\$9,500
Capital Expenditures	\$2,500

TOTAL **\$53,400**

Expense per unit **\$10,680**

ANNUAL OPERATING DATA

Gross Potential Income	\$270,000
Other Income	
Less: Vacancy (5%)	(\$13,500)
Effective Gross Income	\$256,500
Operating Expenses	(\$53,400)
Expense Ratio	20%

Net Operating Income **\$203,100**

VALUATION

Suggested Asking Price	\$3,450,000
Cap Rate	5.89%
Building PSF	\$384.32
Lot PSF	\$511.11
Per Unit	\$690,000

FINANCIAL PROJECTIONS

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$22,500.00	\$19,109.33	\$3,390.67	5.90%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$203,388.00	\$1,432,487.00	2.84%	5.90%

Property Information

Purchase Price:	\$3,450,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$3,450,000.00
After Repair Value	
 Down Payment:	 \$1,432,487.00
Loan Amount:	\$2,017,513.00

Monthly P&I: \$13,558.33

Financial projections continued on the next page...



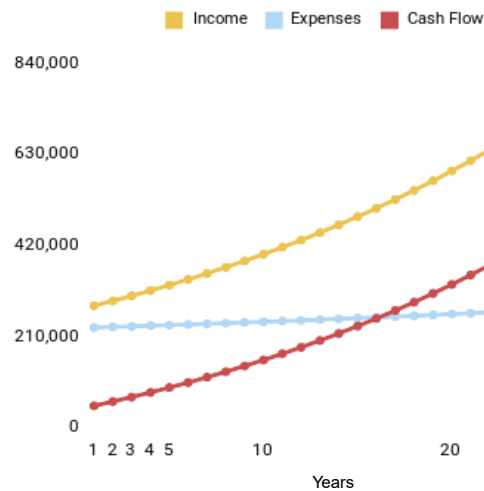
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FINANCIAL PROJECTIONS

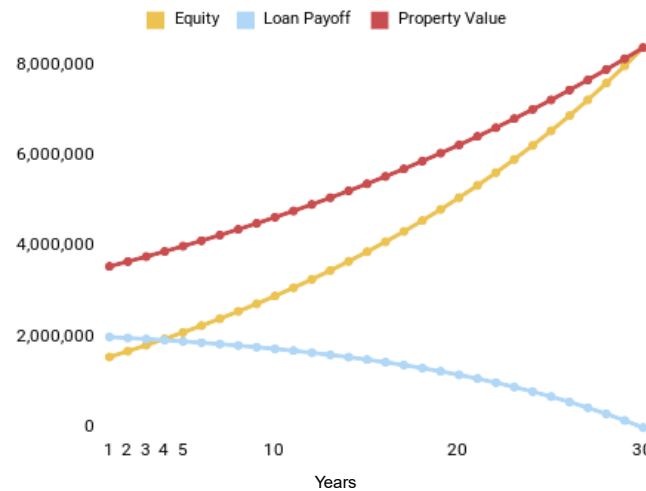
Analysis Over Time

Annual Growth Assumptions	2% Expenses	4% Income	3% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$280,800	\$292,032	\$328,496	\$399,666	\$486,255	\$591,603	\$875,717
Total Annual Expenses	\$230,644	\$232,003	\$236,245	\$243,900	\$252,351	\$261,682	\$283,358
Total Annual Cashflow	\$50,156	\$60,029	\$92,251	\$155,766	\$233,904	\$329,921	\$592,359
Cash on Cash ROI	3.50%	4.19%	6.44%	10.87%	16.33%	23.03%	41.35%
Property Value	\$3,553,500	\$3,660,105	\$3,999,496	\$4,636,512	\$5,374,988	\$6,231,084	\$8,374,056
Equity	\$1,556,089	\$1,684,271	\$2,098,363	\$2,901,185	\$3,875,882	\$5,068,521	\$8,374,056
Loan Balance	\$1,997,411	\$1,975,834	\$1,901,133	\$1,735,327	\$1,499,105	\$1,162,563	\$0
Total Profit if Sold	-\$92,754	\$87,461	\$719,733	\$2,121,304	\$4,047,407	\$6,625,521	\$14,424,798
Annualized Total Return	-6%	3%	8%	10%	9%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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DEMOGRAPHICS

The area around Los Angeles, CA 90029 is a diverse and vibrant community, reflecting the multicultural spirit of the city. It has a mix of families, young professionals, and long-time residents, contributing to a rich cultural scene. The neighborhood offers a blend of historic

charm and modern conveniences, with access to great local restaurants, shops, and entertainment. Its central location provides easy access to public transportation and major city attractions, making it an appealing place to live.



37

MEDIAN AGE



38k

**POPULATION FOR
ZIP CODE 90029**



47%

**RATE
OF HOMEOWNERSHIP**



\$87k

**AVERAGE
HOUSEHOLD INCOME**



68%

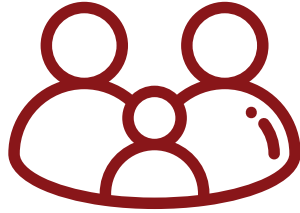
EMPLOYED



77%

U.S. CITIZENS

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2024 AVG HOUSEHOLD	5 MILE 2024 PER CAPITA
EDUCATION & DAYCARE	\$732	\$1,855
HEALTH CARE	\$490	\$1,241
TRANSPORTATION & MAINTENANCE	\$2,599	\$6,591
HOUSEHOLD	\$548	\$1,391
FOOD & ALCOHOL	\$3,262	\$8,271
ENTERTAINMENT, HOBBIES & PETS	\$1,475	\$3,740
APPAREL	\$617	\$1,565

NEIGHBORHOOD OVERVIEW

The local businesses around in Los Angeles, CA 90029 reflect the neighborhood's diverse and dynamic character. You'll find a mix of family-owned restaurants, trendy cafés, and unique boutiques, offering everything from delicious international cuisine to handmade goods. The

area also boasts essential services, creative studios, and small shops that add to its vibrant, community-driven atmosphere. With a blend of old favorites and new spots, the business scene here thrives on local support and cultural variety.



SHOPS

ALLEN'S FLOWER MARKET

WILDFANG

GROCERIES

RALPHS

VONS

BANKS

U.S. BANK BRANCH

CHASE BANK



RESTAURANTS

MESA THAI CUISINE

PAROS FAMILY RESTAURANT

BARS

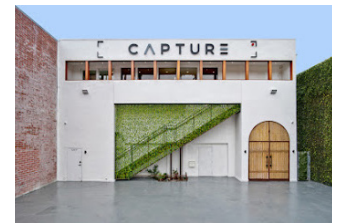
LA PHARMACIE DU VIN

LA PHARMACIE DU VIN

EVENT SPACE

HOLLYWOOD BANQUET HALL

CAPTURE STUDIOS



PARKS

SEILY RODRIGUEZ PARK

LEXINGTON PARK

FITNESS

LA FITNESS

PLANET FITNESS

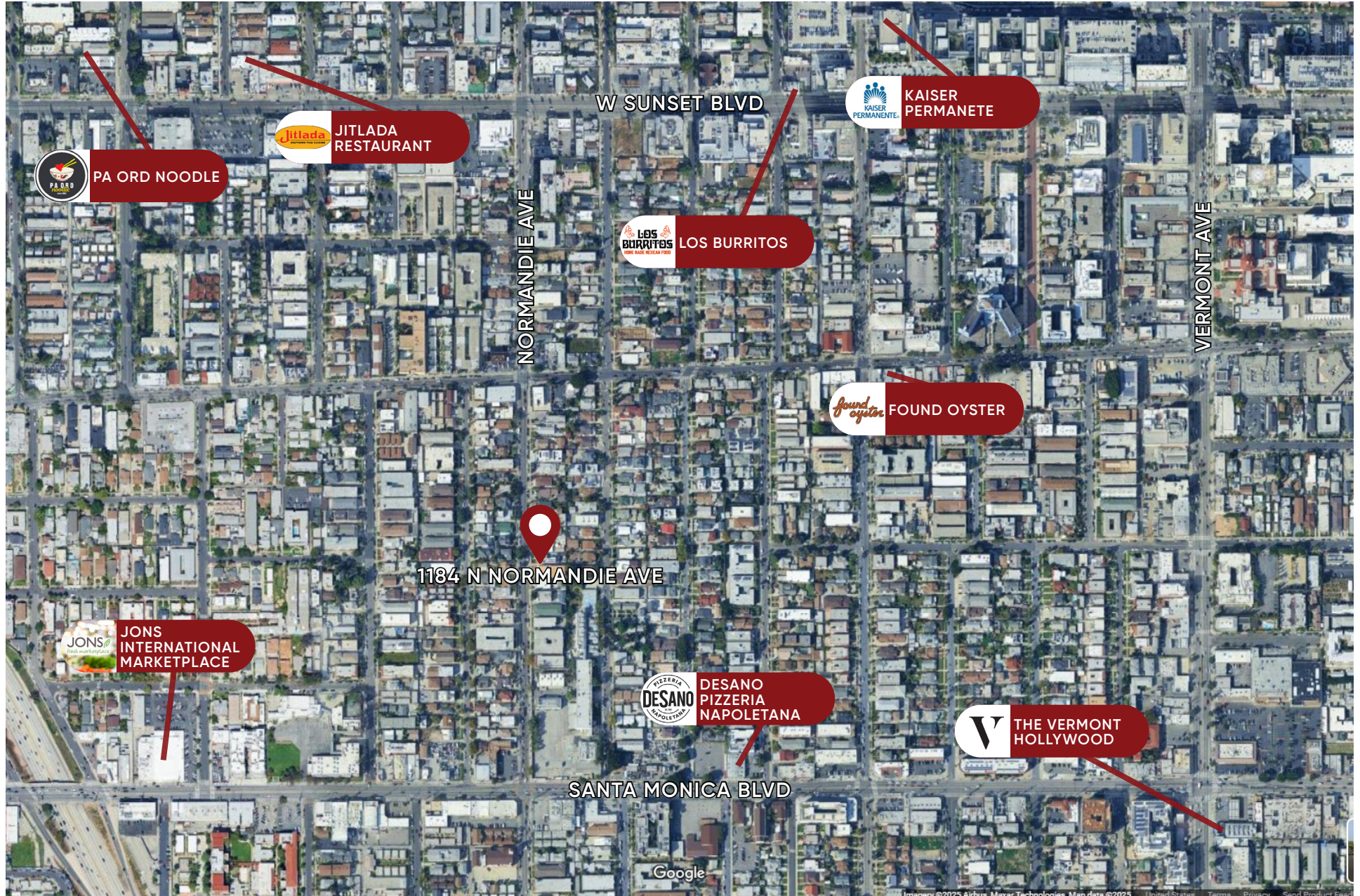
SPAS

LAVENDER SPA

LILY PAD THAI SPA & MASSAGE

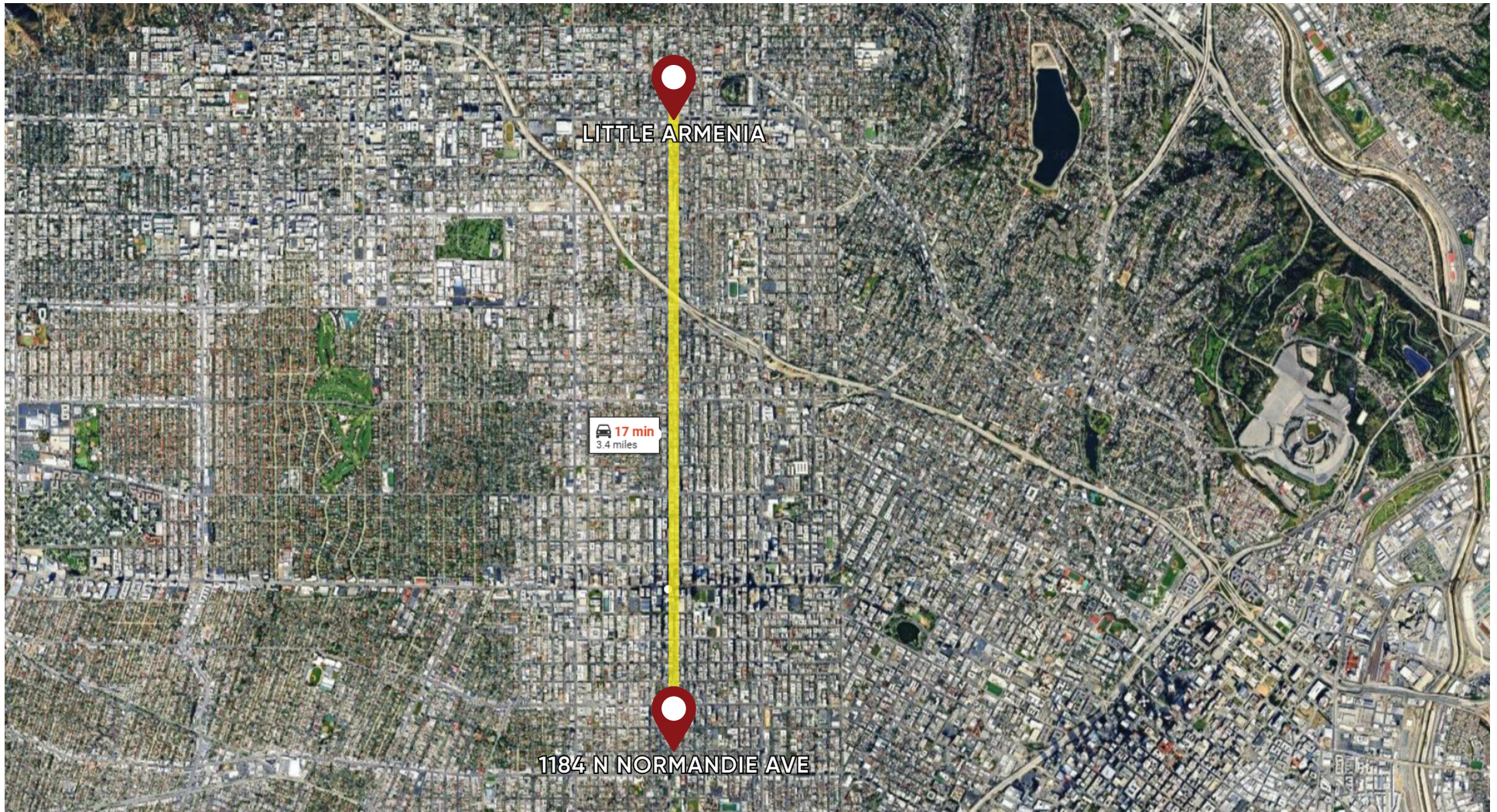


AREA LAYOUT



AREA LAYOUT

VERY CLOSE PROXIMITY TO LITTLE ARMENIA



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
W PICO BLVD	W PICO BLVD	23,693	0.15 MI
W PICO BLVD	W PICO BLVD	20,582	0.16 MI
S MARIPOSA AVE	S MARIPOSA AVE	776	0.16 MI
W PICO BLVD	W PICO BLVD	23,762	0.17 MI
S NORMANDIE AVE	S NORMANDIE AVE	24,802	0.17 MI
W 11TH ST	W 11TH ST	3,551	0.18 MI
IROLO ST	IROLO ST	1,165	0.18 MI
S KENMORE AVE	S KENMORE AVE	1,684	0.18 MI
FEDORA ST	FEDORA ST	2,691	0.19 MI
S NORMANDIE AVE	S NORMANDIE AVE	26,080	0.20 MI

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