



Jonathan Taksa
(424) 672-8220
CalDRE# 01366169

Rob Renshaw
(424) 293-4770
CalDRE# 01332831

TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

OFFERING MEMORANDUM

601 N ROSSMORE AVE

Los Angeles, CA 90004

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Offering Summary

Built in 1927, 601 N Rossmore Ave stands as a strong example of early Los Angeles apartment architecture from a period when Rossmore Avenue emerged as one of the city's premier residential corridors. The building reflects the scale, detailing, and craftsmanship typical of late-1920s construction, with a prominent street presence and proportions that give it lasting architectural weight. Properties of this era were designed to convey permanence and quality, and that character remains evident today.

The offering consists of 40 units totaling approximately 33,598 gross square feet. The building is elevator-served and is master metered for electricity and gas. The unit mix is primarily studios and one-bedroom apartments, well suited to the neighborhood's renter base and consistent demand for centrally located housing. Recent capital improvements include a new roof and upgraded electrical system, and the interior has been freshly painted, providing a clean operational platform for the next owner.

Importantly, multiple units will be delivered vacant at the close of escrow. This creates an immediate opportunity to renovate and reposition units upon acquisition, allowing a buyer to implement a value-add strategy from day one rather than waiting for organic turnover. Combined with the recent system upgrades, the property offers both stability and near-term upside within a single asset.

The location further reinforces the investment case. Positioned just south of Hancock Park and moments from Larchmont Village, the property benefits from one of Central Los Angeles' most established residential environments. Residents enjoy walkable access to neighborhood retail, cafés, and services, along with convenient connectivity to Wilshire Boulevard, Paramount Studios, and major employment centers throughout Los Angeles.

601 N Rossmore Ave offers architectural character, operational scale, recent capital improvements, and clear value-add potential in a consistently desirable Los Angeles submarket – a well-located vintage asset with both durability and upside.

Price	\$7,500,000
# of Units	40
Year Built	1927
Lot Size	8,740 SQFT
Building Size	33,598 SQFT
CAP Rate	5.22%
GRM	10.41
GIM	10.40
Price/Unit	\$187,500
Price/SQFT	\$223.23



Property & Investment Highlights

- 40-unit apartment building built in 1927 totaling approximately 33,598 gross square feet
- Prominent Rossmore Avenue location with strong architectural presence from the late-1920s era
- Unit mix primarily studios and one-bedroom apartments
- Elevator-served building, master metered for electricity and gas
- Recently reroofed with upgraded electrical system and new interior paint
- Multiple units delivered vacant at close of escrow
- Clear near-term value-add opportunity through renovation and repositioning
- Adjacent to Hancock Park and moments from Larchmont Village with convenient access to Los Angeles







Property Summary

Price	\$7,500,000
# of Units	40
Unit Mix	(19) 1+1, (21) Studio
Year Built	1927
Lot Size	8,740 SQFT
Building Size	33,598 SQFT
Zoning	LAR4
Construction	Reinforced Masonry

Roof Type	Flat
Parking	Street Parking
Ownership	Fee Simple
Price/Unit	\$187,500
Price/SQFT	\$223.23
APN	5523-007-010
Cross Streets	Rossmore Ave & Clinton St

Rent Roll

Part 1

601 N Rossmore Ave

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
100	Occupied	1+1	655	\$1,542	\$2.35	\$1,950	\$2.98	\$408	9/23/2019
101	Vacant	Studio	480	\$1,650	\$3.44	\$1,650	\$3.44	\$0	--
101B	Occupied	1+1	655	\$2,000	\$3.05	\$1,950	\$2.98	(\$50)	1/1/1985
102	Occupied	1+1	655	\$925	\$1.41	\$1,950	\$2.98	\$1,025	8/4/2020
200	Occupied	1+1	655	\$1,950	\$2.98	\$1,950	\$2.98	\$0	10/1/2025
201	Occupied	1+1	655	\$1,697	\$2.59	\$1,950	\$2.98	\$253	7/1/2018
202	Occupied	Studio	480	\$1,617	\$3.37	\$1,650	\$3.44	\$33	11/20/2023
203	Vacant	Studio	480	\$1,650	\$3.44	\$1,650	\$3.44	\$0	--
204	Occupied	Studio	480	\$934	\$1.95	\$1,650	\$3.44	\$716	11/1/2019
205	Occupied	1+1	655	\$904	\$1.38	\$1,950	\$2.98	\$1,046	5/5/1996
206	Occupied	Studio	480	\$318	\$0.66	\$1,650	\$3.44	\$1,332	9/18/2022
207	Occupied	1+1	655	\$1,755	\$2.68	\$1,950	\$2.98	\$195	8/3/2020
208	Occupied	Studio	480	\$1,043	\$2.17	\$1,650	\$3.44	\$607	9/1/2012
300	Occupied	1+1	655	\$1,276	\$1.95	\$1,950	\$2.98	\$674	1/24/2020
301	Occupied	1+1	655	\$1,595	\$2.44	\$1,950	\$2.98	\$355	9/1/2013
302	Occupied	Studio	480	\$1,650	\$3.44	\$1,650	\$3.44	\$0	9/29/2025
303	Occupied	Studio	480	\$1,484	\$3.09	\$1,650	\$3.44	\$166	4/8/2022
304	Vacant	Studio	480	\$1,650	\$3.44	\$1,650	\$3.44	\$0	--

Rent Roll

Part 2

601 N Rossmore Ave

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
305	Occupied	1+1	655	\$1,995	\$3.05	\$1,950	\$2.98	(\$45)	2/2/2025
306	Occupied	Studio	480	\$1,111	\$2.31	\$1,650	\$3.44	\$539	10/20/2021
307	Vacant	1+1	655	\$1,950	\$2.98	\$1,950	\$2.98	\$0	--
308	Occupied	Studio	480	\$1,127	\$2.35	\$1,650	\$3.44	\$523	7/20/1998
400	Occupied	1+1	655	\$1,377	\$2.10	\$1,950	\$2.98	\$573	10/3/2021
401	Occupied	1+1	655	\$1,885	\$2.88	\$1,950	\$2.98	\$65	8/1/2025
402	Occupied	Studio	480	\$1,253	\$2.61	\$1,650	\$3.44	\$397	2/1/2018
403	Vacant	Studio	480	\$1,650	\$3.44	\$1,650	\$3.44	\$0	--
404	Occupied	Studio	480	\$1,065	\$2.22	\$1,650	\$3.44	\$585	11/1/2005
405	Occupied	1+1	655	\$1,829	\$2.79	\$1,950	\$2.98	\$121	8/7/2023
406	Occupied	Studio	480	\$1,550	\$3.23	\$1,650	\$3.44	\$100	2/1/2024
407	Occupied (Manager)	1+1	655	\$1,950	\$2.98	\$1,950	\$2.98	\$0	--
408	Vacant	Studio	480	\$1,650	\$3.44	\$1,650	\$3.44	\$0	--
500	Occupied	1+1	655	\$1,854	\$2.83	\$1,950	\$2.98	\$96	10/11/2018
501	Occupied	1+1	655	\$1,775	\$2.71	\$1,950	\$2.98	\$175	3/1/2025
502	Occupied	Studio	480	\$1,250	\$2.60	\$1,650	\$3.44	\$400	10/20/2018
503	Vacant	Studio	480	\$1,650	\$3.44	\$1,650	\$3.44	\$0	--
504	Occupied	Studio	480	\$1,850	\$3.85	\$1,650	\$3.44	(\$200)	9/14/2024

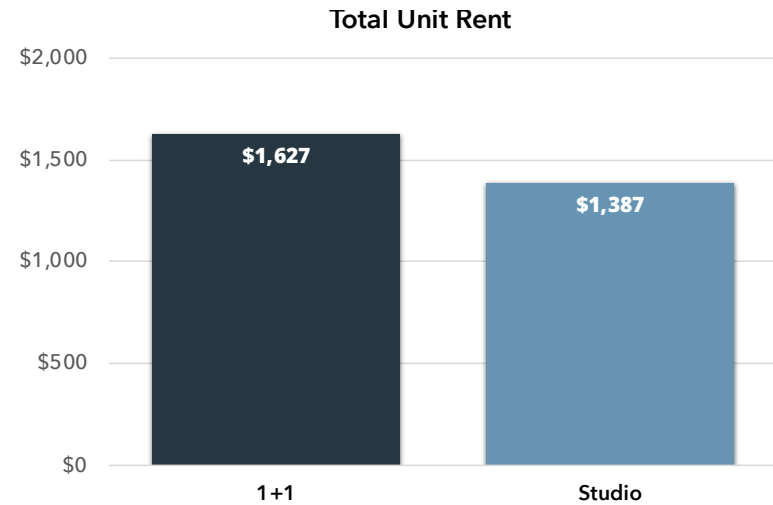
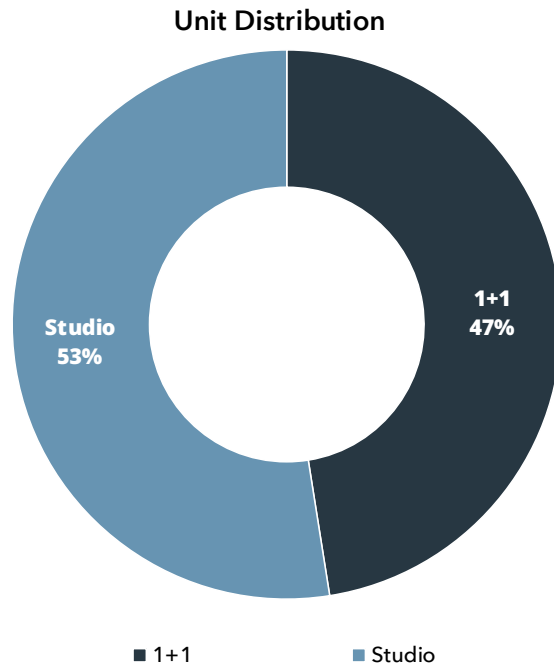
Rent Roll

Part 3

Unit	Occupancy	Unit Type	Approx. SQFT	Current Rent		Market Rent (Renovated)		Loss-to-Lease	Move-In Date
				Monthly Rent	Total Rent/SQFT	Monthly Rent	Rent/SQFT		
505	Occupied	1+1	655	\$1,854	\$2.83	\$1,950	\$2.98	\$96	3/1/2021
506	Occupied	Studio	480	\$1,550	\$3.23	\$1,650	\$3.44	\$100	3/16/2024
507	Occupied	1+1	655	\$802	\$1.22	\$1,950	\$2.98	\$1,148	12/1/2022
508	Occupied	Studio	480	\$1,431	\$2.98	\$1,650	\$3.44	\$219	8/1/2019
Units	Occupied	OCC%	Approx. SQFT	Current Rent	Avg. Total Rent/SQFT	Market Rent	Avg. Rent/SQFT	Loss-to-Lease	
40	33	83%	22,525	\$60,048	\$2.67	\$71,700	\$3.18	\$11,652	

Rent Roll Summary

Unit Type	# of Units	Avg. SQFT	Scheduled			Potential	
			Total Rental Range	Avg. Total Rent	Total Monthly Income	Avg. Rent	Monthly Income
1+1	19	655	\$0 - \$2,000	\$1,627	\$30,915	\$1,950	\$37,050
Studio	21	480	\$318 - \$1,850	\$1,387	\$29,133	\$1,650	\$34,650
Totals/Weighted Averages	40	563		\$1,501	\$60,048	\$1,793	\$71,700
Gross Annualized Rents					\$720,576	\$860,400	



Note: Market rent is based merely on broker and/or seller's estimates and depends on the quality of finishes and improvements to the unit. Seller and broker do not warrant or guarantee the stated estimated market rent. Buyer should use their own estimate of market rents. The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Buyer to confirm unit and building measurements. Seller and broker do not warrant the accuracy of any representations of size of units, size of building or lot size.

Operating Data

Note: The listed expenses and vacancy factor are estimated only, based partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

Income	Current	Per Unit	Pro Forma	Per Unit
Scheduled Rent Income	\$720,576	\$18,014	\$860,400	\$21,510
Rent Stabilization Income	\$183	\$5	\$183	\$5
RUBS Income	\$317	\$8	\$317	\$8
Gross Potential Income	\$721,077	\$18,027	\$860,901	\$21,523
Less Vacancy (3%)	(\$21,617)	(\$540)	(\$25,812)	(\$645)
Effective Gross Income	\$699,459	\$17,486	\$835,089	\$20,877
Estimated Expenses	Current	Per Unit	Pro Forma	Per Unit
Taxes (1.18738%)	\$89,054	\$2,226	\$89,054	\$2,226
Off-Site Management (4%)	\$28,823	\$721	\$34,416	\$860
On-Site Manager	\$23,400	\$585	\$23,400	\$585
Insurance	\$26,208	\$655	\$26,208	\$655
Repairs & Maintenance	\$41,298	\$1,032	\$41,298	\$1,032
Utilities *	\$60,000	\$1,500	\$60,000	\$1,500
Contract Services (Landscaping, Pest Control)	\$4,840	\$121	\$4,840	\$121
Administrative	\$12,755	\$319	\$12,755	\$319
Payroll	\$19,337	\$483	\$19,337	\$483
Marketing & Retention	\$1,989	\$50	\$1,989	\$50
Total Estimated Expenses	\$307,703	\$7,693	\$313,296	\$7,832
Expenses per SQFT	\$9.16		\$9.32	
Expenses per Unit	\$7,693		\$7,832	
% of Gross Income	42.70%		36.41%	
Net Operating Income	\$391,756	\$9,794	\$521,792	\$13,045

* Based on Industry Standards

Financial Summary

Building Data

# of Units	40
Year Built	1927
Year Renovated	N/A
Lot Size (SQFT)	8,740
Building Size (SQFT)	33,598
APN	5523-007-010
Parking	Street Parking

Income Analysis	Current	Market
Gross Potential Income	\$720,576	\$860,400
Less: Vacancy	(\$21,617)	(\$25,812)
Less: Non-Revenue Units	\$0	\$0
Less: Bad Debt	\$0	\$0
Less: Concession Loss	\$0	\$0
Total Rental Income	\$698,959	\$834,588
Rent Stabilization Income	\$183	\$183
RUBS Income	\$317	\$317
Effective Gross Income	\$699,459	\$835,089
Less: Expenses	\$307,703	\$313,296
Net Operating Income	\$391,756	\$521,792
Less: Debt Service	\$0	\$0
Pre-Tax Cash Flow	\$391,756	\$521,792

Financial Indicators

Price	\$7,500,000
Down, 100%	\$7,500,000
Current CAP	5.22%
Market CAP	6.96%
Price/Unit	\$187,500
Price/Gross SQFT	\$223.23
Current GIM	10.40
Market GIM	8.71
Current GRM	10.41
Market GRM	8.72
Ownership	Fee Simple

Expense Summary	Current	Market
Taxes	\$89,054	\$89,054
Off-Site Management	\$28,823	\$34,416
On-Site Manager	\$23,400	\$23,400
Insurance	\$26,208	\$26,208
Repairs & Maintenance	\$41,298	\$41,298
Utilities	\$60,000	\$60,000
Contract Services	\$4,840	\$4,840
Administrative	\$12,755	\$12,755
Payroll	\$19,337	\$19,337
Marketing & Retention	\$1,989	\$1,989
Total Expenses	\$307,703	\$313,296

Financial Summary

Unit Mix			Current				Market (Renovated)				Loss-to-Lease
Unit Type	# of Units	Unit Size	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/ SQFT	Monthly Income	
1+1	19	655	\$0 - \$2,000	\$1,627	\$2.48	\$30,915	\$1,950	\$1,950	\$2.98	\$37,050	\$6,135
Studio	21	480	\$318 - \$1,850	\$1,387	\$2.89	\$29,133	\$1,650	\$1,650	\$3.44	\$34,650	\$5,517
Totals/ Weighted Avg.	40	563		\$1,501	\$2.67	\$60,048		\$1,793	\$3.18	\$71,700	\$11,652
Annual Current:						\$720,576	Annual Market:				\$860,400



Sales Comparables



Subject: 601 N Rossmore Ave

\$7,500,000

Date Sold:	TBD	Total SQFT:	33,598
Units:	40	Price/SQFT:	\$223.23
Year Built:	1927	GRM:	10.41
Price/Unit:	\$187,500	CAP Rate:	5.22%



1: 638 S Cloverdale Ave

\$4,800,000

Date Sold:	7/25/2025	Total SQFT:	9,546
Units:	22	Price/SQFT:	\$502.83
Year Built:	1940	GRM:	--
Price/Unit:	\$218,182	CAP Rate:	4.63%



2: 456 S Cochran Ave

\$6,000,000

Date Sold:	7/9/2025	Total SQFT:	21,320
Units:	32	Price/SQFT:	\$281.43
Year Built:	1920	GRM:	9.98
Price/Unit:	\$187,500	CAP Rate:	5.95%

Sales Comparables

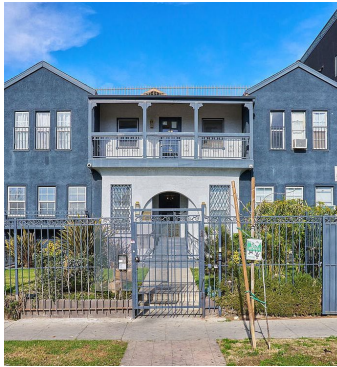


3: 823 Gower St

\$3,815,000

Date Sold: 6/20/2025
Units: 25
Year Built: 1929
Price/Unit: \$152,600

Total SQFT: 14,190
Price/SQFT: \$268.85
GRM: 10.61
CAP Rate: 6.00%



4: 5737 Lexington Ave

\$2,820,000

Date Sold: 6/17/2025
Units: 20
Year Built: 1927
Price/Unit: \$141,000

Total SQFT: 10,292
Price/SQFT: \$274.00
GRM: 8.75
CAP Rate: 6.38%



5: 5757 La Mirada Ave

\$3,950,000

Date Sold: 6/5/2025
Units: 20
Year Built: 1954
Price/Unit: \$197,500

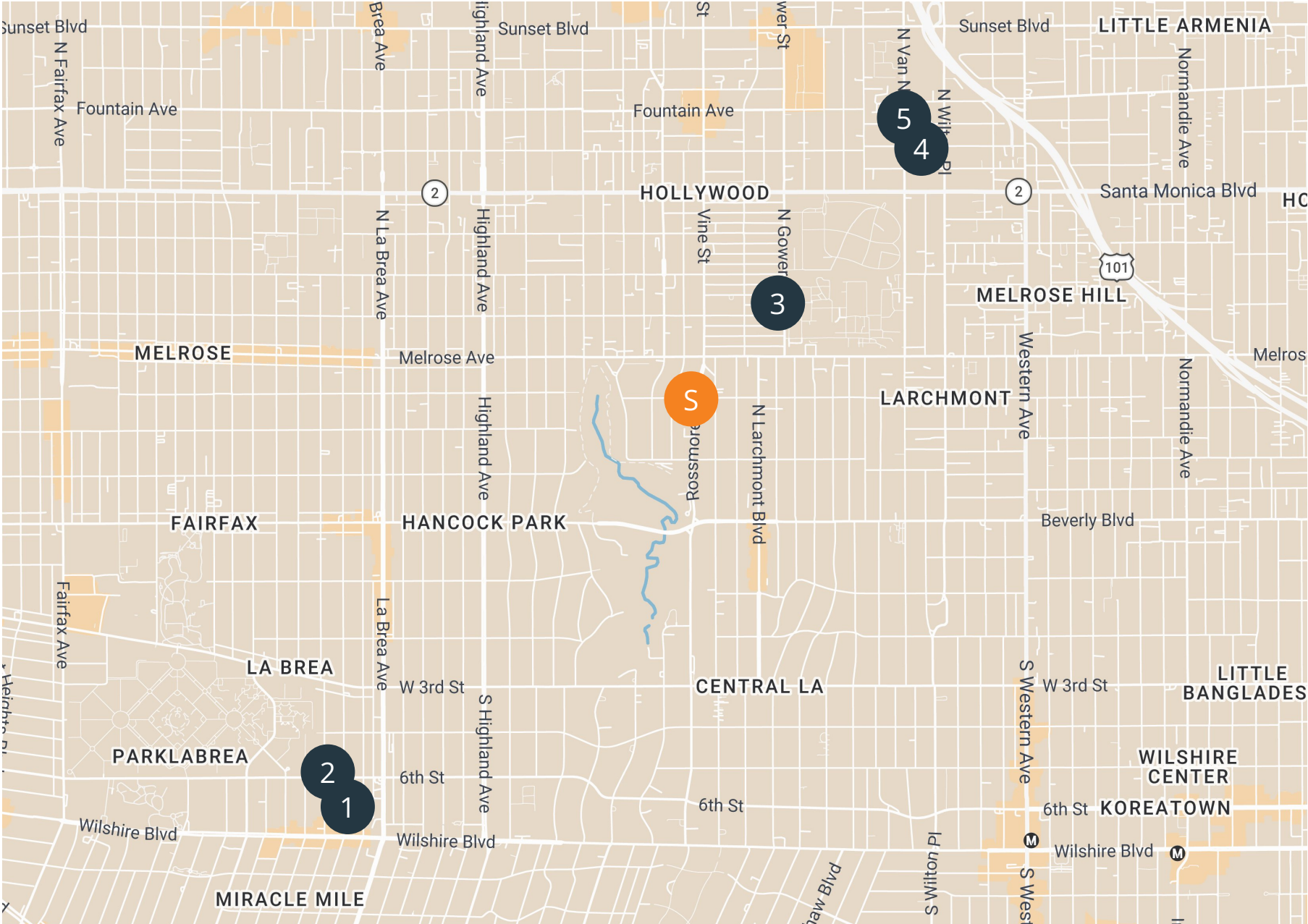
Total SQFT: 14,298
Price/SQFT: \$276.26
GRM: 10.81
CAP Rate: 5.40%

Sales Comparables

Part 3

	Property	Price	Date Sold	# of Units	Year Built	Price/Unit	Total SQFT	Price/SQFT	GRM	CAP Rate
S	601 N Rossmore Ave	\$7,500,000	TBD	40	1927	\$187,500	33,598	\$223.23	10.41	5.22%
1	638 S Cloverdale Ave	\$4,800,000	7/25/2025	22	1940	\$218,182	9,546	\$502.83	--	4.63%
2	456 S Cochran Ave	\$6,000,000	7/9/2025	32	1920	\$187,500	21,320	\$281.43	9.98	5.95%
3	823 Gower St	\$3,815,000	6/20/2025	25	1929	\$152,600	14,190	\$268.85	10.61	6.00%
4	5737 Lexington Ave	\$2,820,000	6/17/2025	20	1927	\$141,000	10,292	\$274.00	8.75	6.38%
5	5757 La Mirada Ave	\$3,950,000	6/5/2025	20	1954	\$197,500	14,298	\$276.26	10.81	5.40%
Averages:		\$4,277,000		24	1934	\$179,706	13,929	\$307.05	10.04	5.67%
Subject:		\$7,500,000		40	1927	\$187,500	33,598	\$223.23	10.41	5.22%

Sales Comparables



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Exclusively
Listed by:



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President
RE/MAX Commercial & Investment Realty
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jon@taksainvestment.com
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Senior Vice President
RE/MAX Commercial & Investment Realty
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