

INVESTMENT OPPORTUNITY

254 S NORMANDIE AVE, LOS ANGELES, CA 90004



DEMIS DOKHANIAN

(310) 270-6616

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www.jnmrealty.com



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THE OPPORTUNITY

JNM Realty exclusively presents 254 S. Normandie Avenue, a well-maintained 12-unit apartment community featuring an attractive unit mix of five (5) studio units and seven (7) one-bedroom, one-bathroom units.

The property offers approximately 33% upside to current rents and more than 130% upside potential among the non-renovated units.

The property has been meticulously maintained throughout the current ownership's tenure of more than 10 years. A detached parking area may also provide additional development potential through constructing accessory dwelling units.

Located near the high-traffic intersection of Normandie Avenue and 3rd Street, the property is within walking distance of neighborhood retail, dining, and multiple Metro bus lines.

254 S. Normandie Avenue presents an exceptional opportunity to acquire a well-located multifamily asset with strong in-place fundamentals and meaningful long-term upside.



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INVESTMENT SUMMARY

Address	254 S Normandie Ave
City, ST Zip	Los Angeles, CA 90004
APN	5518-007-022
Lot Size	7,499 SqFt
Gross SF	7,552 SqFt
Units	12 units
Year Built	1957

Purchase Price	\$2,200,000
Purchase Price/Unit	\$183,333
Purchase Price/SF	\$291.31
Cap Rate	5.46%
GRM	10.73x
Pro Forma Cap Rate	8.08%
Pro Forma GRM	8.36x

INVESTMENT HIGHLIGHTS

- Potential upside of 33% to Gross Income
- No onsite manager required
- Excellent financial going-in metrics
- Strong price per square foot and price per unit
- 4-car covered parking spaces; Detached ADU potential

RENTS								EXPENSES		
Units	Type	Unit SF	Total NRSF	Current Rent/Unit	Annual Income	Pro Forma Rent	Annual Income	Item	Cost/Unit	Cost
5	Studio	550 SF	2,750 SF	\$1,178	\$70,668	\$1,595	\$95,700	Onsite Manager/Keyholder		\$0
7	1+1	650 SF	4,550 SF	\$1,565	\$131,468	\$1,995	\$167,580	Repairs and Maintenance*	\$667	\$8,000
								Contract Services*		\$3,000
								Utilities & Trash Expenses*		\$15,392
								Trash Expenses*		\$10,160
								Insurance	\$1.59/SF	\$12,000
12		608 SF	7,300 SF	\$1,404	\$202,136	\$1,828	\$263,280	Direct Assessments*		\$1,467
Laundry Income				\$135/mo	\$1,620	\$135/mo	\$1,620	Licenses and Fees*		\$450
Utilities Income				\$114/mo	\$1,368	\$720/mo	\$8,640	Total Operating Exp	\$4,206	\$50,469
Other Income				\$0/mo	\$-	\$0/mo	\$-	Property Taxes*	1.20%	\$26,393
Total Other Income					\$2,988		\$10,260	Management Fees*	4.0%	\$8,205
Gross Potential Income					\$205,124	33.35%	\$273,540	Total Expenses		\$85,068
							*Based on Actuals DEMIS DOKHANIAN (310) 270-6616 demis@jnmrealty.com LICENSE CA: 01940496 www.jnmrealty.com  All information provided is estimated, not guaranteed, and should be verified by all Parties individually and independently. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bear all risk for any inaccuracies.			
				T-12		Pro Forma Income				
Gross Income				\$ 205,124		\$ 273,540				
Vacancy & Concessions			3.0%	\$ -		\$ (8,206)				
Effective Income				\$ 205,124		\$ 265,334				
Operating Expenses			24.6%	\$ (50,469)	18.5%	\$ (50,469)				
Property Taxes				\$ (26,393)		\$ (26,393)				
Management Fees			4.0%	\$ (8,205)	4.0%	\$ (10,613)				
Total Expenses			41.47%	\$ (85,068)	31.98%	\$ (87,476)				
NOI/Cap Rate			5.46%	\$ 120,057	8.08%	\$ 177,858				

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RENT ROLL ANALYSIS

SUBJECT PROPERTY: 254 S NORMANDIE AVE, LOS ANGELES, CA 90004

Rent Roll	July 2026	254 S Normandie Ave, Los Angeles, CA 90004			
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Unit no.	Unit Type	Current	Market	Delta	Status
1	1+1	\$755	\$1,995	164.24%	Occupied
2	Studio	\$746	\$1,595	113.89%	Occupied
3	1+1	\$923	\$1,995	116.17%	Occupied
4	1+1	\$1,999	\$1,995	-0.21%	Occupied
5	Studio	\$775	\$1,595	105.92%	Occupied
6	1+1	\$2,211	\$1,995	-9.76%	Occupied
7	Studio	\$923	\$1,595	72.83%	Occupied
8	Studio	\$1,695	\$1,595	-5.90%	Occupied
9	1+1	\$1,995	\$1,995	0.00%	Occupied
10	1+1	\$923	\$1,995	116.17%	Occupied
11	Studio	\$1,751	\$1,595	-8.90%	Occupied
12	1+1	\$2,150	\$1,995	-7.21%	Occupied
Totals		\$16,845	\$21,940	30.25%	

		Current	
Unit Type	Unit Count	Avg	Max
Studio	5	\$1,178	\$1,751
1+1	7	\$1,565	\$2,211
Totals	12	\$1,404	\$2,211

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MARKET STUDY: SALES

SUBJECT PROPERTY: 254 S NORMANDIE AVE, LOS ANGELES, CA 90004

SALES COMPS

Name	Year Built	Date	Price	SqFt	Price/ SqFt	# of Units	Price/ Unit	Cap Rate	GRM	Notes
254 S Normandie Ave	1957	SUBJECT	\$2,200,000	7,552 sqft	\$291.31	12	\$183,333	5.46%	10.73x	7/12 units renovated Unit Mix: (5) Studios, (7) 1+1s
208 S Normandie Ave	1953	6/18/2026	\$1,430,000	7,079 sqft	\$202.01	12	\$119,167	8.25%	7.27x	Unit Mix: (1) Studio, (11) 1+1s
320 S Normandie Ave	1956	6/18/2026	\$1,100,000	7,039 sqft	\$156.27	10	\$110,000	8.10%	7.41x	Unit Mix: (1) Studio, (9) 1+1s
222-224 S Normandie Ave	1955	6/5/2026	\$2,000,000	7,376 sqft	\$271.15	16	\$125,000	6.45%	8.87x	Unit Mix: (16) Studios
458 S Gramercy Pl	1966	4/21/2026	\$2,399,000	10,902 sqft	\$220.05	18	\$133,278	5.94%	10.50x	Unit Mix: (18) Studios
538 S Oxford Ave	1966	4/7/2026	\$4,775,000	17,280 sqft	\$276.33	24	\$198,958	5.97%	10.89x	12/24 units renovated, 23 parking spaces Unit Mix: (3) Studios, (21) 1+1s
505 S Serrano Ave	1956	3/20/2026	\$2,150,000	10,036 sqft	\$214.23	14	\$153,571	6.36%	10.22x	10 tandem parking spaces Unit Mix: (4) Studios, (10) 1+1s
411 S Alexandria Ave	1955	3/6/2026	\$9,700,000	41,876 sqft	\$231.64	54	\$179,630	7.47%	8.70x	Listed at \$203k/unit, 5 vacant Unit Mix: (15) Studios, (36) 1+1s, (1) 2+1, (2) 2+2s
409 S Manhattan Pl	1957	3/5/2026	\$5,100,000	19,108 sqft	\$266.90	29	\$175,862	6.95%	9.36x	Listed at \$186k/unit, 5 vacant Unit Mix: (11) Studios, (16) 1+1s, (2) 2+2s
406 S St Andrews Pl	1960	2/25/2026	\$2,300,000	10,868 sqft	\$211.63	11	\$209,091	9.17%	7.09x	Lender-owned opportunity, deferred maintenance Unit Mix: (2) 1+1s, (1) 1+1.5s, (6) 2+2s, (2) 4+4s
Averages					\$227.80		\$156,062	7.18%	8.92x	

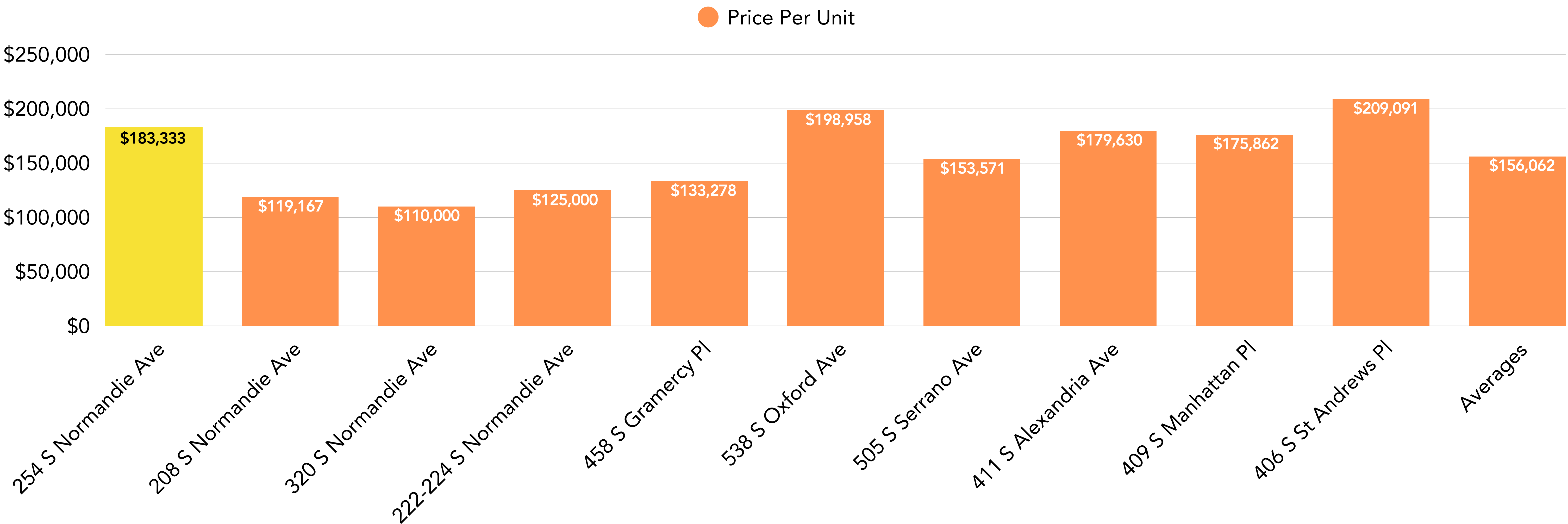
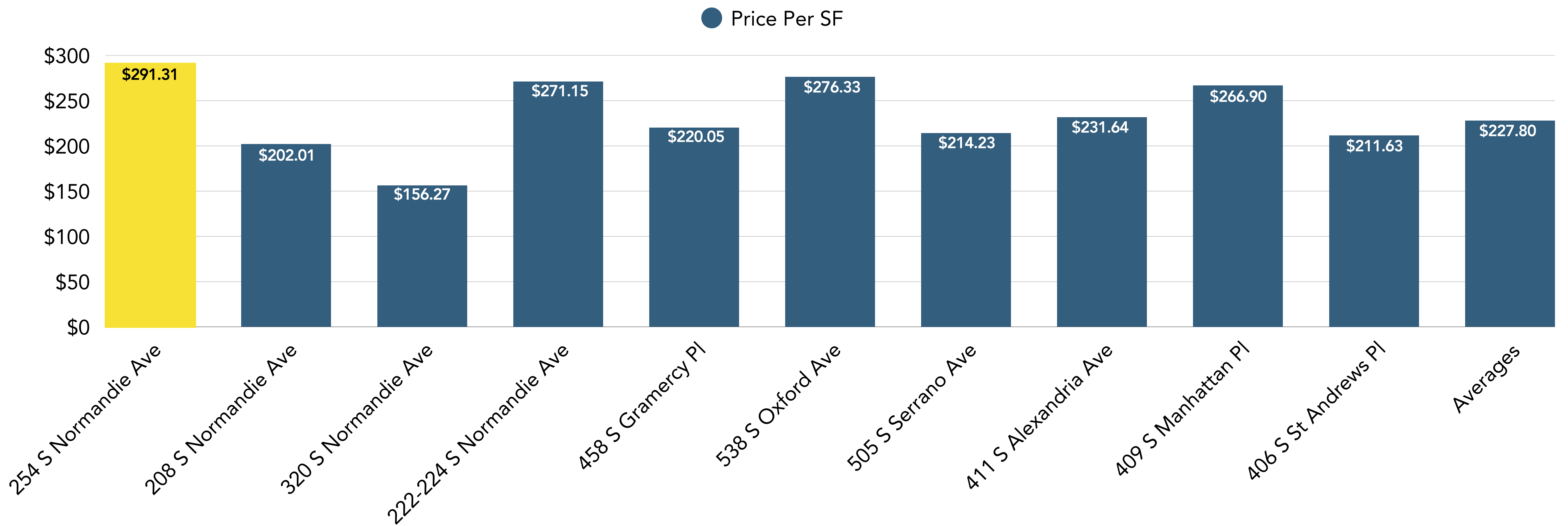
**Averages do not include subject property.*

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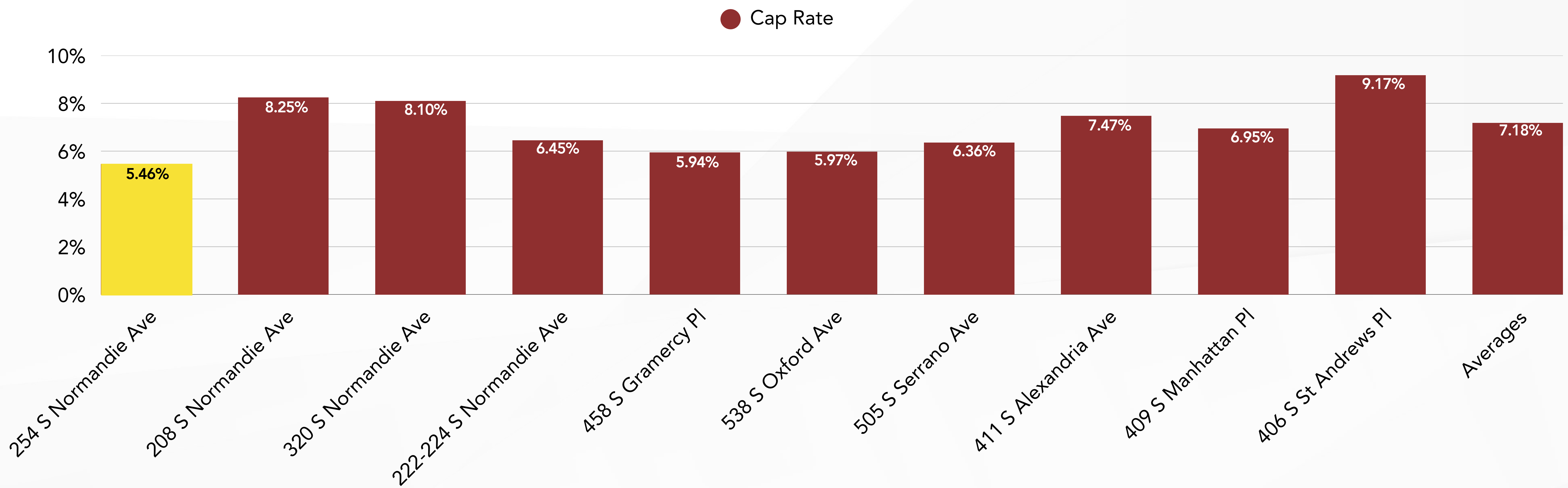
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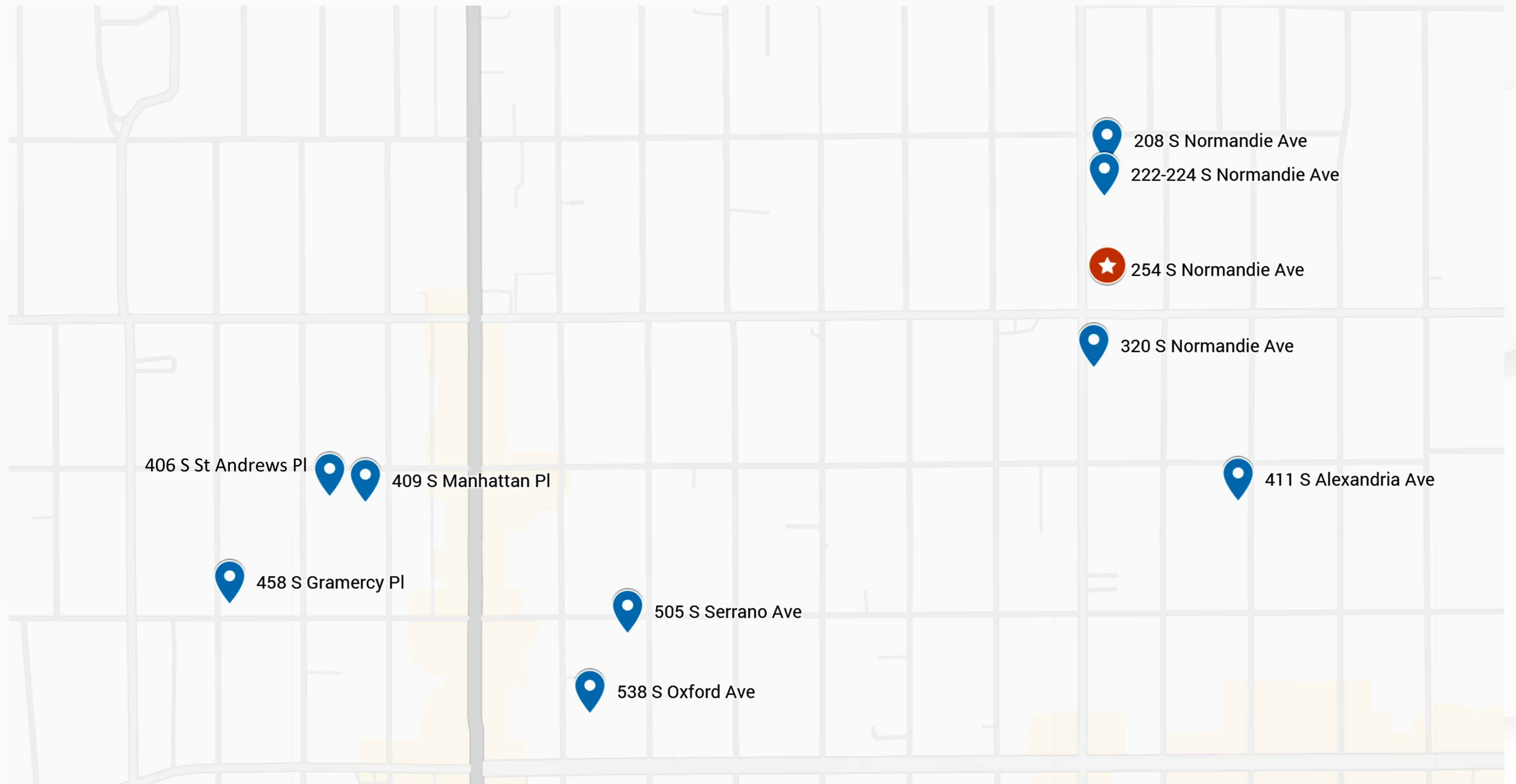
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MAP



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