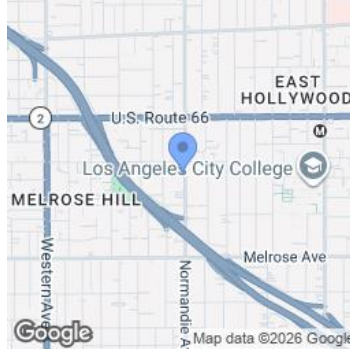


955 N Normandie, Los Angeles 90029

STATUS: **Active**

LIST PRICE: **\$1,295,000** ↓

Main Cross Streets Melrose and Western Blvd



OF UNITS TOTAL: **3**
 SQFT(src): **3,020**
 PRICE PER SQFT: **\$428.81**
 LOT(src): **9,054/0.2079 (A)**
 LEVELS:
 YEAR BLT(src): **1914 (ASR)**
 DAM / CDAM: **59/59**
 SLC: **Standard**
 TOTAL OP. EXP: **\$6,200.00**
 NET OP. INCOME: **\$49,960**
 PARCEL #: **5537025004**
 LISTING ID: **SR26043662**

Recent: **04/27/2026 : PRC CHG : \$1,475,000->\$1,295,000**



DESCRIPTION

Prime LAR3-zoned triplex opportunity in the heart of Los Angeles! Situated on an expansive 9,000+ sq ft lot, this versatile income property offers three separate units with strong rental potential and long-term development upside. The front residence (955) is a charming 3-bedroom, 2-bath single-family home featuring classic character and excellent owner-user appeal. At the rear, a duplex (957 & 959) consists of two 1-bedroom units, each with a loft that may function as a second bedroom or office, enhancing rental flexibility and income potential. Each unit benefits from detached garage space, with additional garage rental income currently in place. The generous LAR3 zoning provides significant redevelopment possibilities for investors seeking to maximize density (buyer to verify with city). Ideal for investors, developers, or owner-occupants looking to live in one unit while generating income from the others. Located in a high-demand rental corridor with convenient access to major transportation routes, employment centers, shopping, and dining. A rare chance to secure a multi-unit property with immediate cash flow and future upside in a rapidly appreciating Los Angeles neighborhood.

EXCLUSIONS:

INCLUSIONS:

AREA: **C20 - Hollywood**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$1,475,000**
 SUB TYPE: **TPLX/A**
 CMN WALLS: **1 Common Wall, No One Above, No One Below**
 PARKING:
 # OF BUILDINGS TOTAL: **2**
 RENT CONTROL?: **Yes**
 PROPERTY ATTACHED?: **Yes**

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: **Public**

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 LAUNDRY: **Inside**
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$56,160**
 VACANCY ALLOWANCE %/ %: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$49,960**
 OPERATING EXPENSE %/ %: **\$6,200/**
 LAND DOLLAR VALUE %/ %: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL %/ %: /
 PERSONAL PROPERTY %/ %: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$6,200**
 ELECTRIC: **\$0**
 GAS: **\$0**
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: **\$0**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$6,200**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$0**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE: TAX YEAR: TAX ANNUAL AMT: TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	4	2	2	Unfurnished	\$2,200	\$2,200	\$3,500	3
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$2,200	3
3:	1	1	1	1	Unfurnished	\$980	\$980	\$2,200	3

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: **Lower Level/1**
 FIREPLACE:

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **2-5 Units/Acre, Front Yard, Lot 6500-9999**
 POOL: **None**

FENCING:
 SPA:

BUILDING

BUILDER NAME:
 BUILDER MODEL:

ARCH STYLE:
 DOORS:
 WINDOWS:

ROOF:
 FOUNDATION DTLs:
 PROP CONDITION:

CONSTR MTRLS:
 OTHER STRUCTURES:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKINGUNCOVERED SPACES: PARKING TOTAL: **3** GARAGE SPACES: **3** CARPORT SPACES:**GREEN**GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
WALKSCORE:**POWER PRODUCTION**POWER PRODUCTION: **No** GREEN VERIFICATION: **No****COMMUNITY**HOA DUES 1: HOA 1 NAME: HOA PHONE 1: HOA AMENITIES:
HOA DUES 2: HOA 2 NAME: HOA PHONE 2: STORIES TOTAL: **1**
HOA DUES 3: HOA 3 NAME: HOA PHONE 3:COMMUNITY: **Curbs, Sidewalks,
Street Lights**HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:**LAND**LAND LEASE?: **No** ELEVATION: TAX LOT: **4** TAX BLOCK:
COMMON INTEREST: **None** ASSESSMENTS: LOT SIZE DIM: TAX TRACT #: **1916.20**
LAND LEASE AMOUNT: PARCEL #: **5537025004** ZONING:
LAND LEASE AMT FREQ: ADDITIONAL PARCEL(s): **No****LISTING****DATES**BAC:
BAC REMARKS:
DUAL/VARI. RATE?: **Yes** LIST TERMS: **1031 Exchange, Cash, Cash
to New Loan** LIST CONTRACT DATE: **02/27/26**
CURRENT FINANCING: LIST AGRMT: **Exclusive Right To Sell** START SHOWING DATE:
POSSESSION: LIST SERVICE: **Full Service** ON MARKET DATE: **03/02/26**
FINANCIAL INFO AS OF: AD NUMBER: PRICE CHG TIMESTAMP: **04/27/26**
CONTINGENCY LIST: DISCLOSURES: STATUS CHG TIMESTAMP: **03/02/26**
INTERNET, AVM?/COMM?: **Yes/Yes** MOD TIMESTAMP: **04/27/26**
INTERNET?/ADDRESS?: **Yes/Yes** EXPIRED DATE: **08/27/26**
NEIGHBORHOOD MARKET REPORT YN?: **Yes** PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Seller, Broker and brokers agents do not represent or guarantee the accuracy of the house square footage, lot size, bedrooms & bath count, lot lines, permitted or un-permitted areas, property condition or surrounding neighborhood. Buyers and their agents are urged to conduct their own professional inspections and rely on their own due diligence or investigations of the property to satisfy themselves.