

THE NORMANDIE 6

525 N NORMANDIE AVE
EAST HOLLYWOOD, 90004

6-Unit 2022 New Construction Townhomes

IKON ADVISORS
A REAL ESTATE GROUP



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525 N NORMANDIE
LOS ANGELES, CA 90029

PROPERTY HIGHLIGHTS



**NEW
CONSTR.**



**DELIVERED
CASH FLOWING**



**PRIVATE
ROOF DECKS**



**(6) PRIVATE 2
CAR GARAGES**



**CITY
VIEWS**



**CENTRALLY
LOCATED**



**6
TOWNHOMES**



**IN UNIT
LAUNDRY**

ASKING PRICE
\$5,200,000

CAP RATE
4.57%

GRM
16.17

GROSS RENTAL INCOME
\$321,600

LOT SIZE
8,246 SF

BUILDING SIZE
10,420 SF

ZONING
LAR3

YEAR BUILT
2022

Ikon Advisors is pleased to present The Normandie 6, a newly built 6-unit townhouse complex in prime East Hollywood, sitting atop Normandie Hill with 360 degree city views from it's private balconies & rooftop balconies and walking distance from beloved, local hotspots in the active neighborhood. This high demand rental will provide proud investors with a 4.57% Cap Rate, with easy maintenance and little management needed. The Normandie 6 features (6) 3 Bed/3 Bath units with high ceilings, large balconies, in-unit washer & dryer, stainless steel appliances, private rooftop decks, private parking, and manicured landscaping. In addition to the impressive return, investors will enjoy extreme desirability among renters for years to come. These luxury units define upscale urban living in a neighborhood that is experiencing tremendous growth and steady gentrification.



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FINANCIAL
ANALYSIS
&
COMPARABLES

FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

SALES PRICE	\$5,200,000	CAP RATE	4.57%	FIRST TRUST DEED	
DOWN PAYMENT	35% 1,820,000	GRM	16.17	LOAN AMOUNT	\$3,380,000
# OF UNITS	6	YEAR BUILT	2022	LOAN TYPE	PROPOSED NEW
GROSS SF	10,420	LOT SIZE	8,246	INTEREST RATE	3.8% 5 YEAR FIXED
PRICE / SF	\$499.04	ZONING	LAR3	AMORTIZATION	30 YEARS
		PARKING SPACES	12	DCR	1.26

FINANCING

ANNUALIZED OPERATING DATA

INCOME

	CURRENT
GROSS RENTAL INCOME	\$321,600
GROSS POTENTIAL INCOME	\$321,600
LESS: VACANCY/DEDUCTIONS (GPR)	3.0% \$9,648
EFFECTIVE GROSS INCOME	\$311,952
LESS: EXPENSES	\$74,400
NET OPERATING INCOME	\$237,552
DEBT SERVICE (LOAN PAYMENT)	\$187,840
CASH ON CASH RETURN	2.7% \$49,712

EXPENSES

	CURRENT
REAL ESTATE TAXES (1.25%)	\$65,000
INSURANCE	\$4,500
UTILITIES FOR COMMON AREAS	\$1,200
REPAIRS & MAINTENANCE	\$2,500
LANDSCAPE	\$1,200
TOTAL EXPENSES	\$74,400
EXPENSES / UNIT	\$12,400.00
EXPENSES / SF	\$7.14
% OF EGI	23.85%

*TENANTS PAY UTILITIES

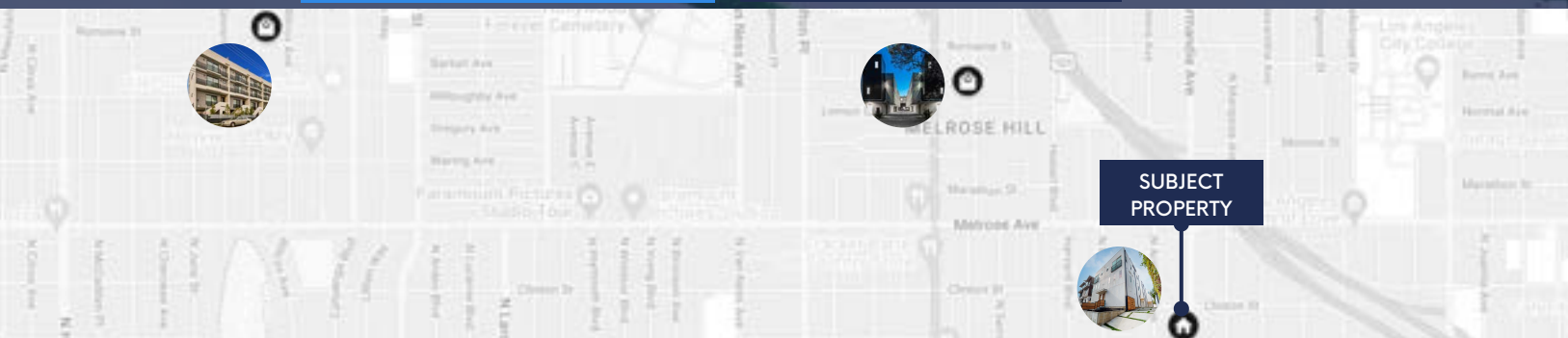
FINANCIAL ANALYSIS

RENT ROLL

UNIT #	UNIT TYPE	APPROX. SF	RENTS	RENT/SF	MONTHLY INCOME
1	3 Bed / 3 Bath & Private Garage	1678	\$4,200.00	\$2.50	\$4,200.00
1	3 Bed / 3 Bath & Private Garage	1678	\$4,350.00	\$2.59	\$4,350.00
1	3 Bed / 3 Bath & Private Garage	1678	\$4,200.00	\$2.50	\$4,200.00
1	3 Bed / 3 Bath & Private Garage	1678	\$4,200.00	\$2.50	\$4,200.00
1	3 Bed / 3 Bath & Private Garage	1854	\$4,850.00	\$2.62	\$4,850.00
1	3 Bed / 3 Bath & Private Garage	1854	\$5,000.00	\$2.70	\$5,000.00
6		10,420	\$26,800	AVG. \$2.57	\$26,800

SALES COMPARABLES

			
ADDRESS	525 N NORMANDIE	943 OXFORD AVE	1002 N HUDSON AVE
SALE PRICE	\$5,200,000	\$9,400,000	\$6,000,000
SALE DATE	ACTIVE	10/08/2021	11/01/2021
# OF UNITS	6	11	5
PRICE/UNIT	\$866,666	\$854,545	\$1,200,000
GROSS SF	10,420	23,763	11,480
PRICE/SF	\$499.04	\$395.57	\$522.65
YEAR BUILT	2022	2021	2018
GROSS INCOME	\$321,600	\$666,360	\$413,400
GRM	16.17	14.82	15
CAP RATE	4.57%	4.80%	5.00%



525 N NORMANDIE
EAST HOLLYWOOD, 90004

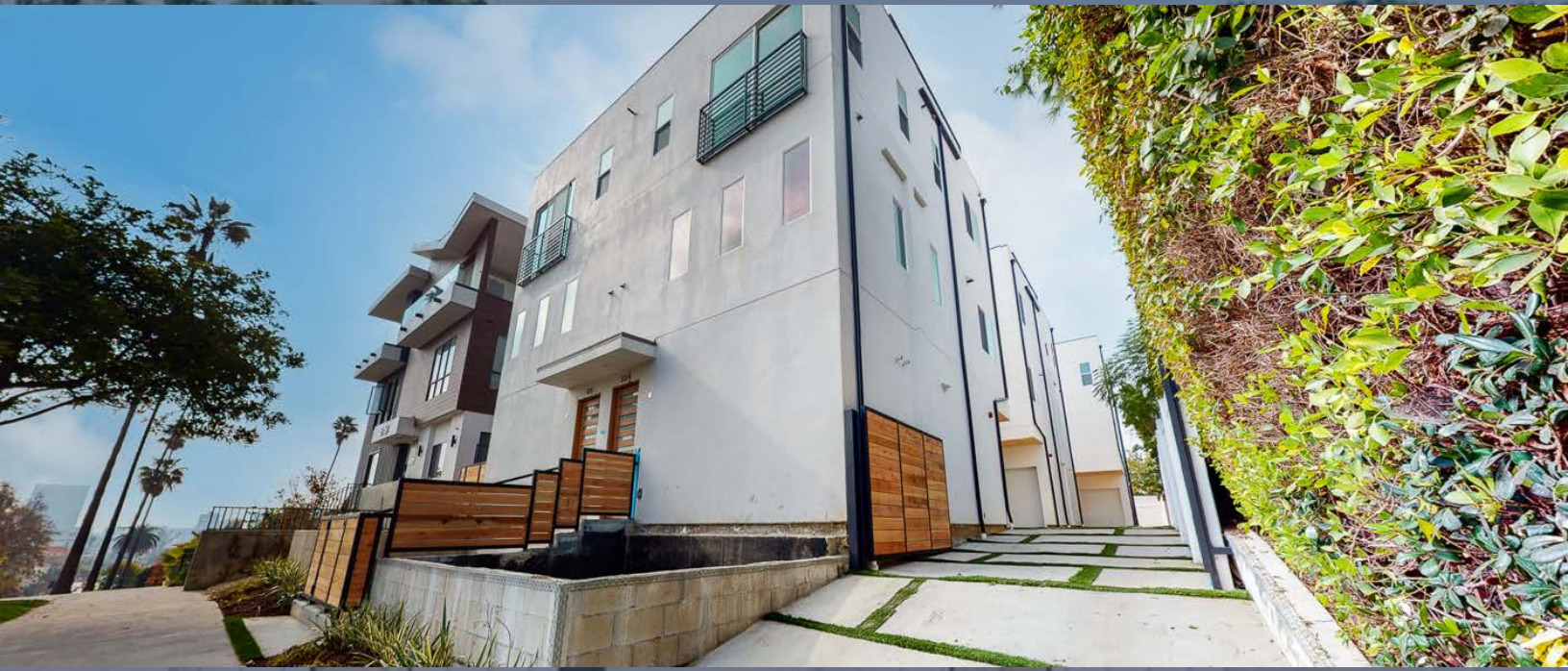
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The image shows a modern, two-story white building with a prominent wooden slat ceiling. The building features two wooden doors with horizontal slats, each marked with the number '527'. The ground in the foreground is a courtyard paved with light-colored concrete tiles, with narrow strips of artificial green grass separating the tiles. To the left, there is a wall with various tropical plants. The overall aesthetic is clean and contemporary.

EXTERIOR
PHOTOGRAPHY

525 N NORMANDIE
LOS ANGELES, CA 90029

EXTERIOR PHOTOGRAPHY



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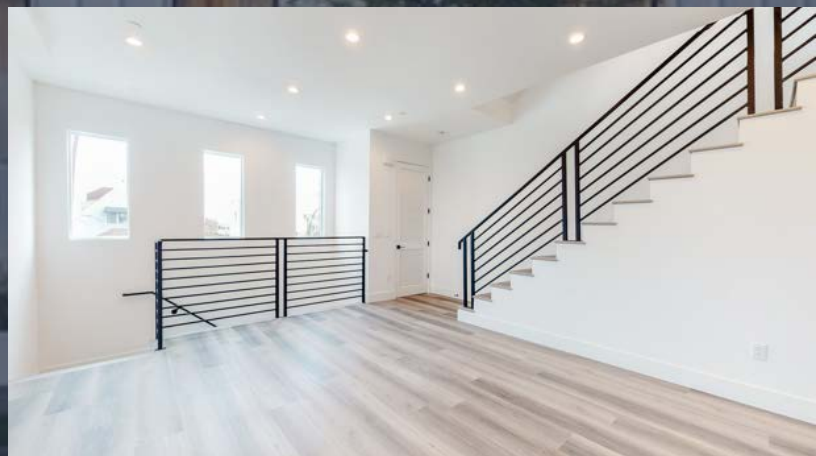
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A wide-angle interior photograph of a modern kitchen and staircase. The kitchen features light-colored cabinetry, a white countertop, and a stainless steel refrigerator. A white island is visible in the foreground. The staircase has a dark metal railing and leads to an upper level. The floor is made of light-colored wood-look planks. The ceiling has recessed lighting. The overall aesthetic is clean and contemporary.

INTERIOR
PHOTOGRAPHY

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INTERIOR PHOTOGRAPHY



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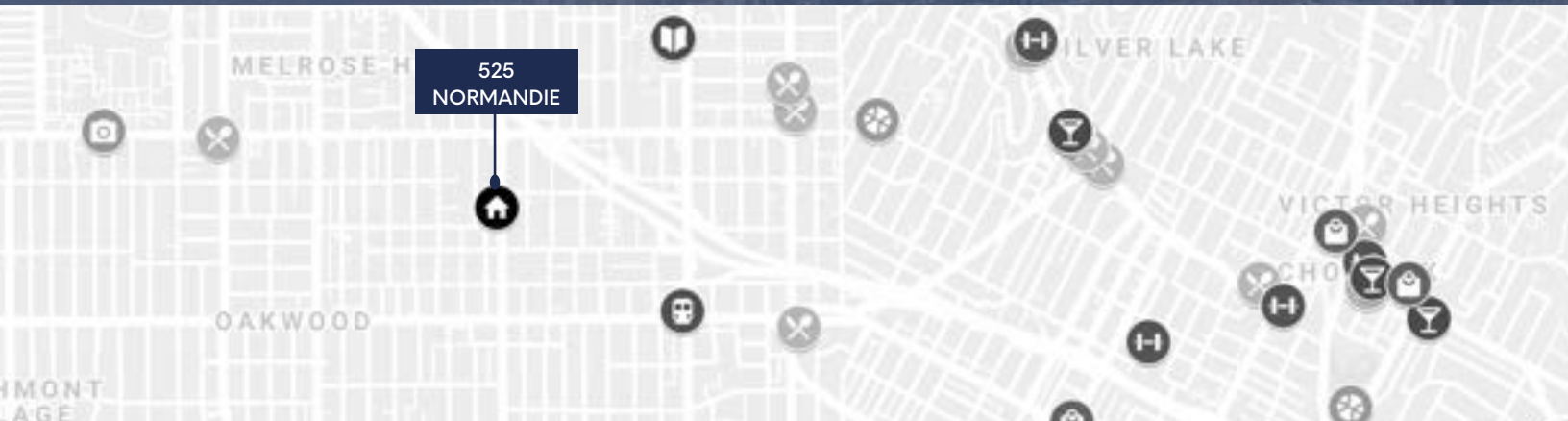
TRADE AREA
OVERVIEW

CLEAR
KEEP

TRADE AREA OVERVIEW

EAST HOLLYWOOD INSIGHTS

The Normandie 6 conveniently sits in a very active and up-and-coming, high-demand area of East Hollywood. Increased gentrification occurring at a quick pace has heightened the desirability of the neighborhood, thus giving birth to a pop of trendy, highly-rated local hotspots; including award winning restaurants, bars and attractions. Renters will enjoy quick and easy access to incredible dining & entertainment options in addition to basic needs.



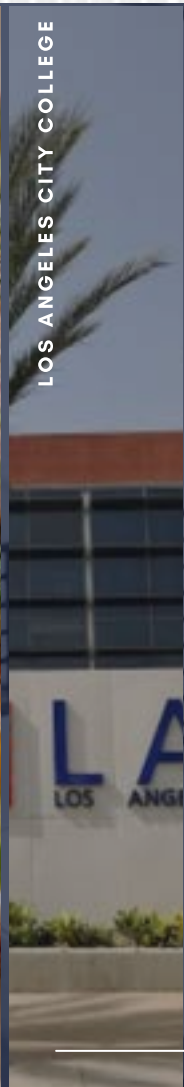
PARAMOUNT PICTURE STUDIOS



COURAGE BAGELS



LOS ANGELES CITY COLLEGE



SQIRL



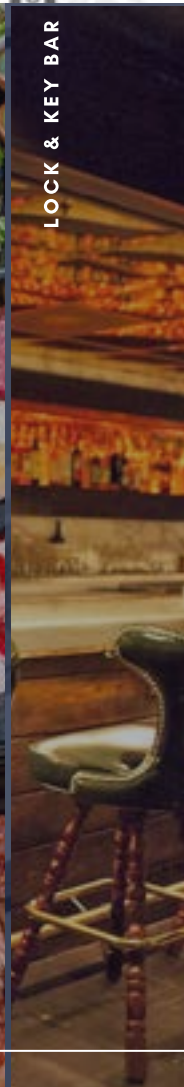
GRIFFITH OBSERVATORY



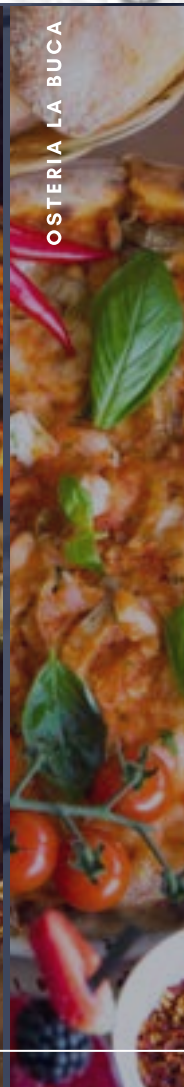
HAE JAE CHONG KOREAN BBQ



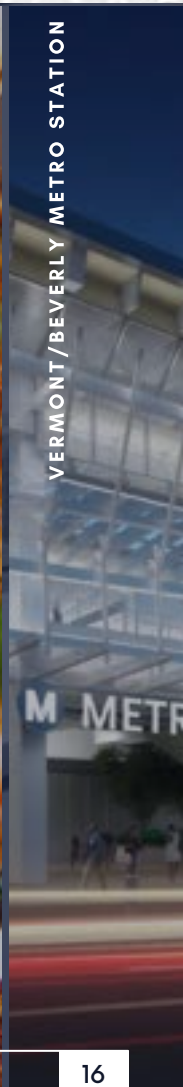
LOCK & KEY BAR



OSTERIA LA BUCA



VERMONT/BEVERLY METRO STATION



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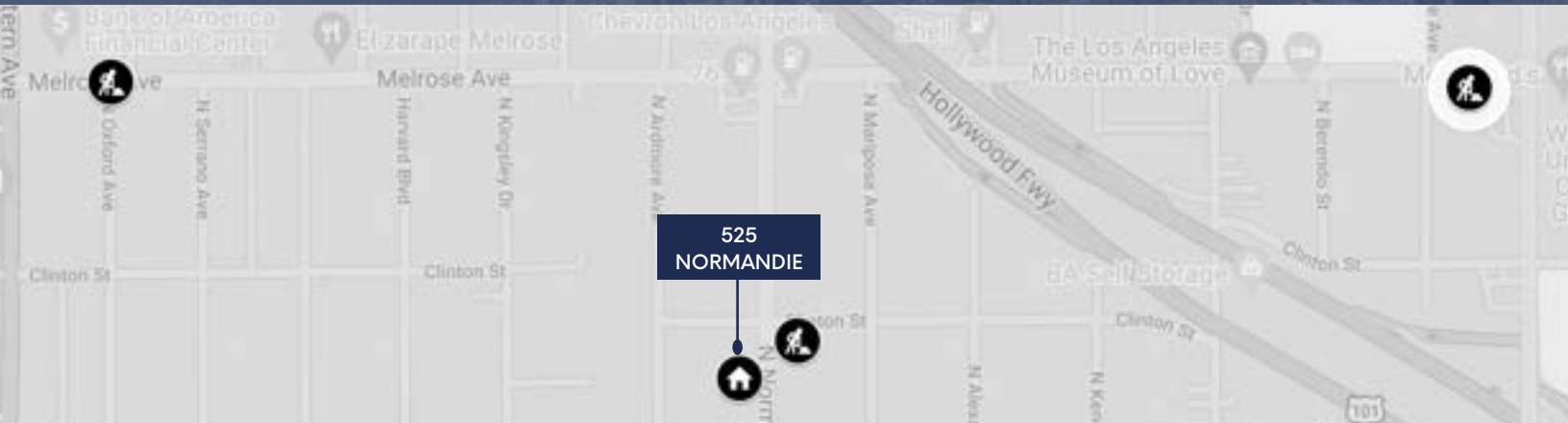


NEARBY
DEVELOPMENTS

NEARBY UPCOMING DEVELOPMENTS

EAST HOLLYWOOD

According to recent news regarding approved development projects from the City of Los Angeles, East Hollywood is expected to have a few dozen multifamily development assets constructed and completed by the end of 2022. Boosted by current legislation to promote additional housing to aid in the housing crisis, the neighborhood will provide much-needed housing to renters searching in the high-demand area.



**570 N NORMANDIE AVE
EAST HOLLYWOOD, 90004**

4-story building featuring 16 studio, 1-bedroom, 2-bedroom apartments above subterranean parking for 14 vehicles.

PROJECTED: 2023



**MELROSE & OXFORD
EAST HOLLYWOOD, 90004**

7-story building featuring 42 studio, 3-bedroom, 4-bedroom, and 5-bedroom apartments above parking for 28 vehicles.

PROJECTED: 2022



**4216 MELROSE AVE
EAST HOLLYWOOD, 90004**

4-story building featuring 30 1-bedroom apartments above 1,649 sf of ground-floor retail space and basement parking.

PROJECTED: 2022

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EAST HOLLYWOOD, 90004

If you have any questions/comments about
The Normandie 6 or would like to inquire about more
new construction investment properties, please don't
hesitate to give me a call or shoot me an email.

Let's get talking!



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