

OFFERING MEMORANDUM
543 N Ardmore Ave
Los Angeles, CA 90004
12 Units in East Hollywood



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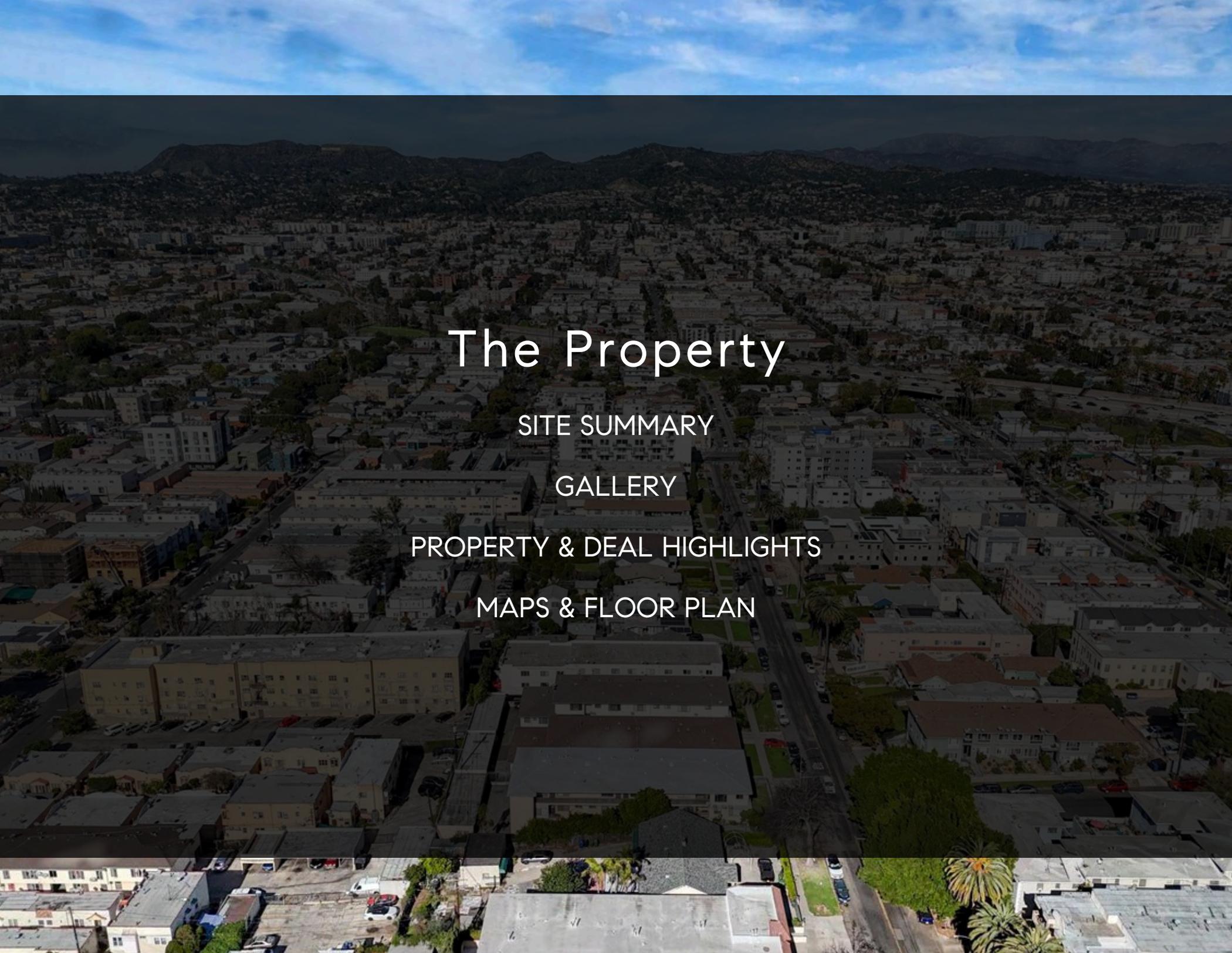
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An aerial photograph of a densely populated city, likely Los Angeles, with mountains in the background. The image is overlaid with a semi-transparent dark blue gradient. The text is centered and white.

The Property

SITE SUMMARY

GALLERY

PROPERTY & DEAL HIGHLIGHTS

MAPS & FLOOR PLAN

Executive Summary

543 N Ardmore Avenue is a 12 unit property that has been in the same family since it was built in 1958. The property features a desirable unit mix of 10 spacious (1Br+1Ba) units and 2 (2Br+2Ba). The property has seismic retrofitting and tuck under and carport parking with ADU potential (Buyer to verify). A new roof was installed in 2025.

Offered at under 11.29 GRM on current rents and under \$250/SF, the property stands out as an excellent "value add" opportunity with appx. 56% upside in rents, NOT including ADU potential.

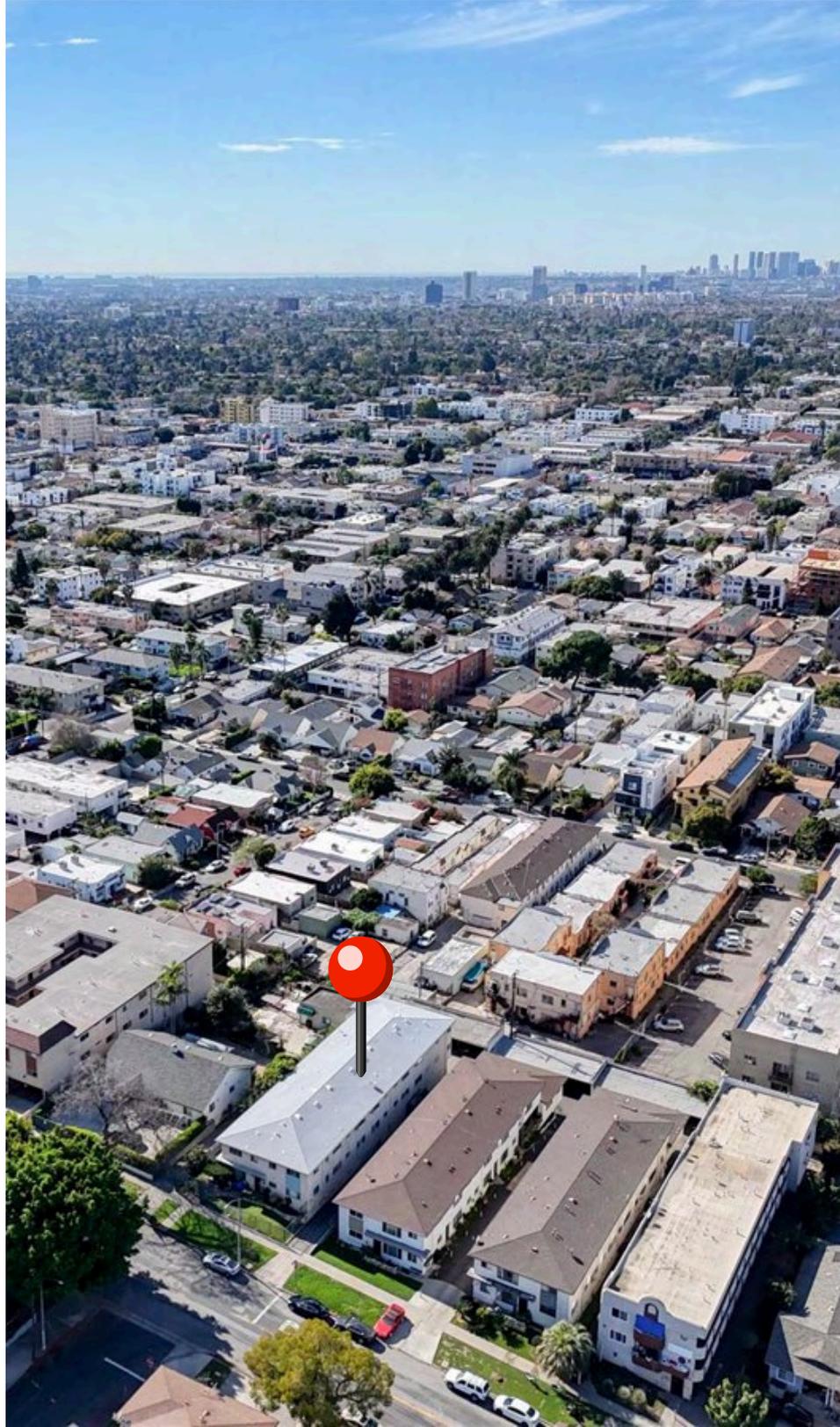
The property is located just south of Melrose Avenue in the heart of East Hollywood. Exceptional access to LA City College, as well as major employment and lifestyle hubs, including post-production studios, creative office corridors, and media companies, and is only minutes from Paramount Studios. Its central location provides convenient connectivity to Hollywood, Koreatown, Silver Lake and DTLA, making it highly attractive to professionals in the entertainment, tech, and creative sectors! With a Walk Score of 86 ("Very Walkable"), tenants enjoy easy access to nearby restaurants, cafés, and the Metro B Line.

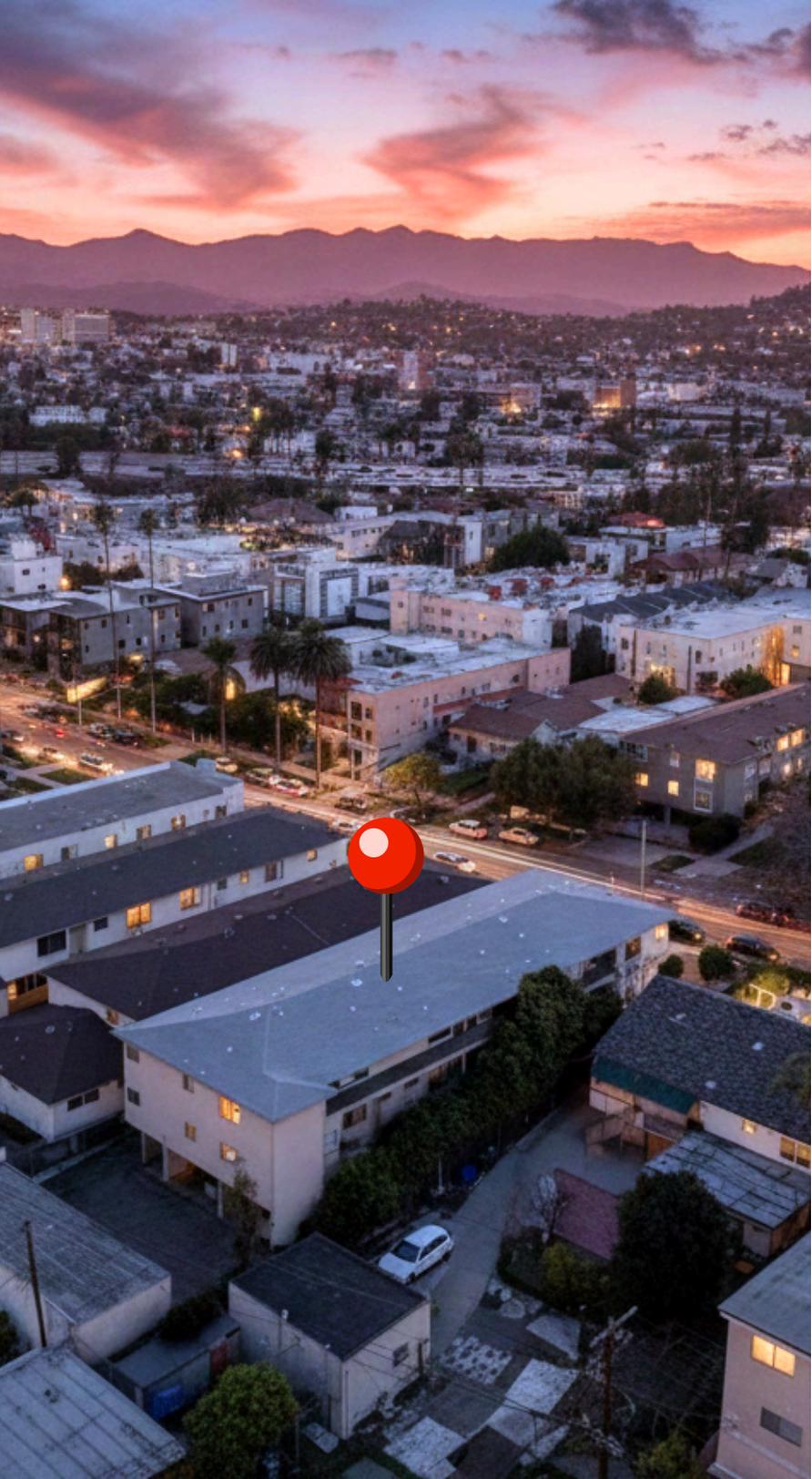
OFFERED AT

\$2,300,000

PROPERTY HIGHLIGHTS

NUMBER OF UNITS	12
YEAR BUILT	1958
LOT SIZE	9,320 SF
BLDG SIZE	11,035 SF
\$/SF	\$246/SF





SITE SUMMARY

THE OFFERING

Address	543 N Ardmore Los Angeles, CA 90004
Property Type	Multifamily - 12 Units
Assessor's Parcel	5521-008-003

SITE DESCRIPTION

Building Size	± 9,320 SF
Lot Size	± 11,035 SF
Year Built	1958
Zoning	LAR3
Parking	11 Parking Spaces
Meters	Separate Gas Meters Separate Electric Meters Main Water Meter



Front of Property



Street View of Property Facing North



Street View of Property



Sidewalk View of Property



Soft Story Retrofitting & Foundation Work Done in 2018



5 Tuck Under Parking Spaces



6 Carports in Back & 1 Open Parking Used for Trash



Bottom Units and Tenant Mailboxes



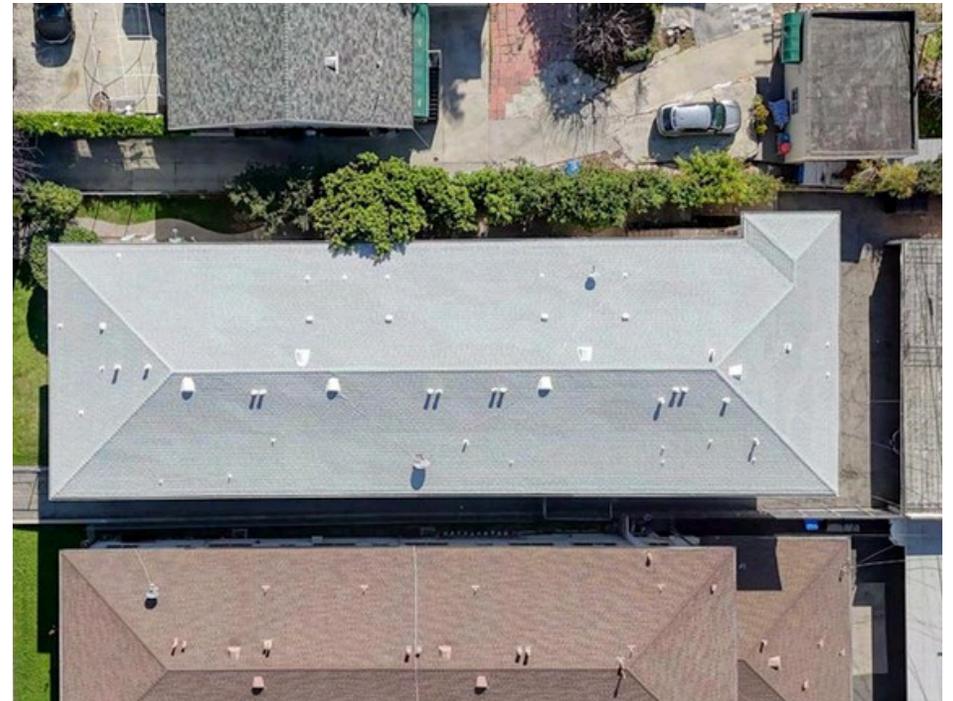
View from 2nd Story Facing West



View from 2nd Story Facing South East



Laundry Room with Leased Coin Op Machines



Brand New Roof Installed 2025

Interior Photos Unit 4 (Taken Before Occupancy)



Front Door and Living Space



Wall AC and Window



Kitchen



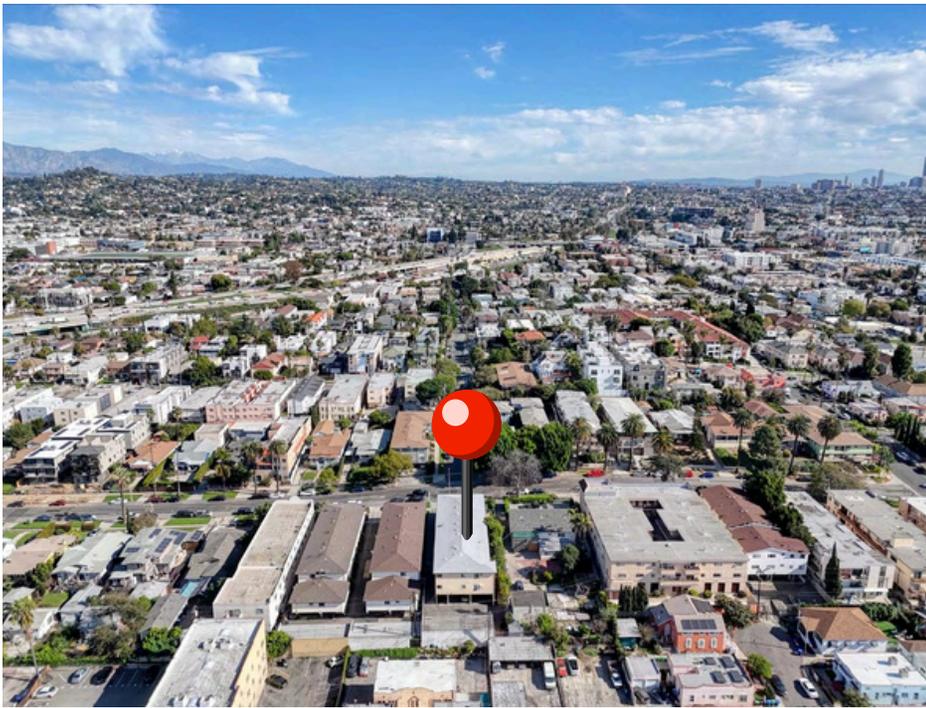
Wall Heater, Built-in Desk, and Slide Door Closet in Bedroom



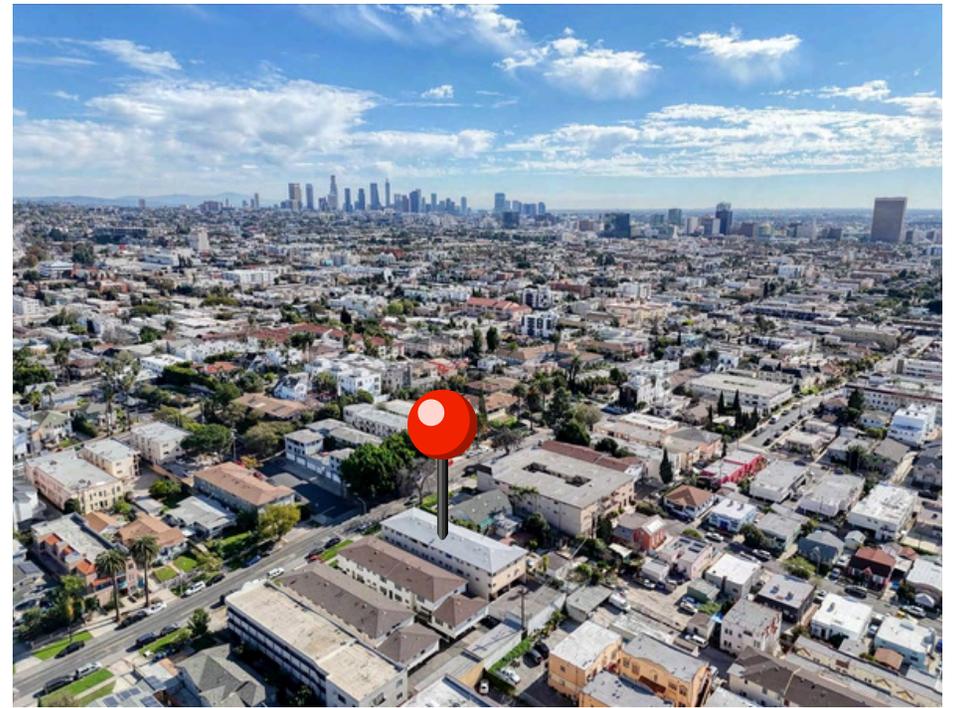
Hallway with Storage Space



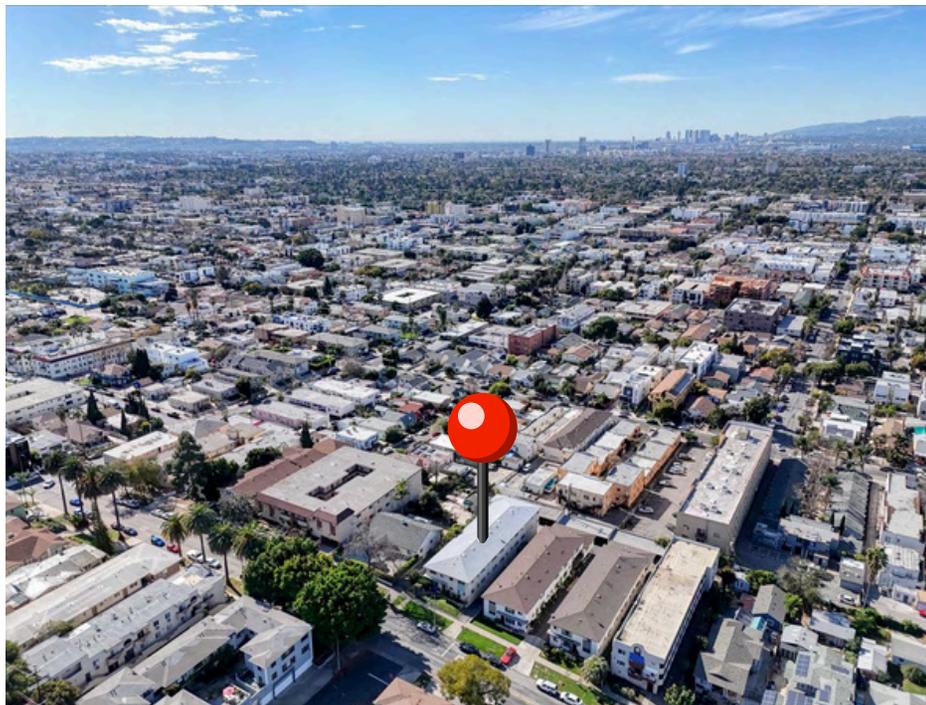
Bathroom



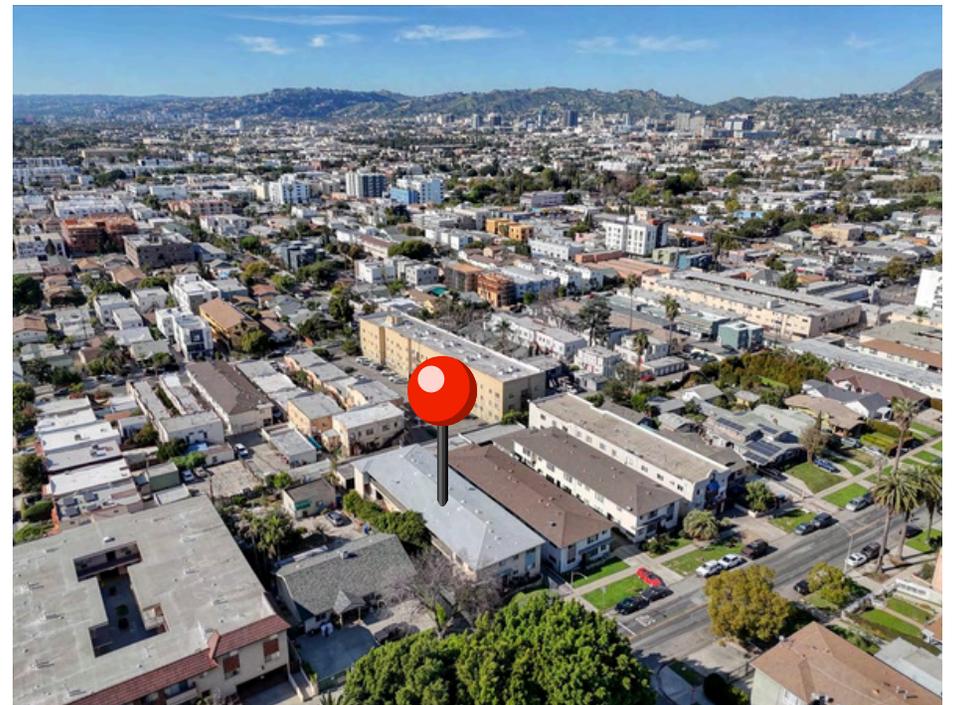
View Facing East



View Facing South East



View Facing West



View Facing North West

View Facing South

Downtown LA

Echo Park



Pico-Union

Koreatown

Normandie Ave

Ardmore Ave



View Facing West

Santa Monica

Beverly Hills

West Hollywood



Ardmore Ave

View Facing North



Hollywood



Los Feliz



East Hollywood

Melrose Ave

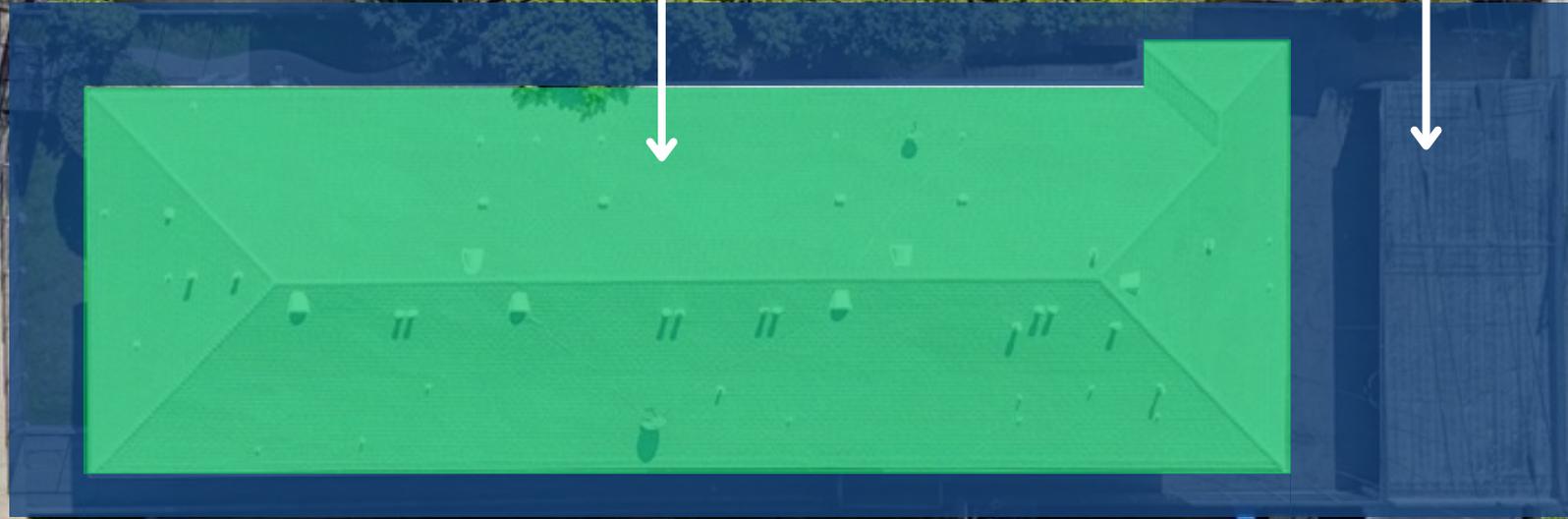
Ardmore Ave



Ardmore Ave

9,320 Bldg SF
New Roof in 2025
2 (2Br+1Ba) 10 (1Br+1Ba)

11,035 Lot SF
12 Parking Spaces



STOP

Property & Deal Highlights

- Offered at under 11.29 GRM on current rents, the property stands out as an excellent “value add” opportunity with appx. 52% upside in rents, NOT including ADU potential.
- Buyer to investigate potential to add multiple ADU’s in parking area.
- 9 rents increased effective 2/1/2026.
- Property was originally built as all 1 Br apartments, and 2 units were legally converted to 2Br+2Ba’s in 1988.
- Near Melrose and Normandie, just blocks from LA City College, Melrose Hill, and Virgil Village. Easy access to the 101 freeway via Melrose.
- Rated ‘Very Walkable’ with a score of 86.
- 1 mile to Courage Bagels to the east and 1 mile to Paramount Studios to the west. Melrose & Western is home to new & trendy spots such as Ggiata Delicatessen, Cafe Telegrama, Cafe Organico, Chainsaw Cafe, Bar Etoile, and more.
- Spacious units averaging over 775 SF each.
- New roof installed in 2025 per Seller.
- Seismic retrofit and foundation bolting was completed in 2018.
- 5 tuck under parking spaces, 6 garages, and 1 open space (currently used for trash).



Hollywood Hills

Franklin Hills

Hollywood

East Hollywood

Larchmont

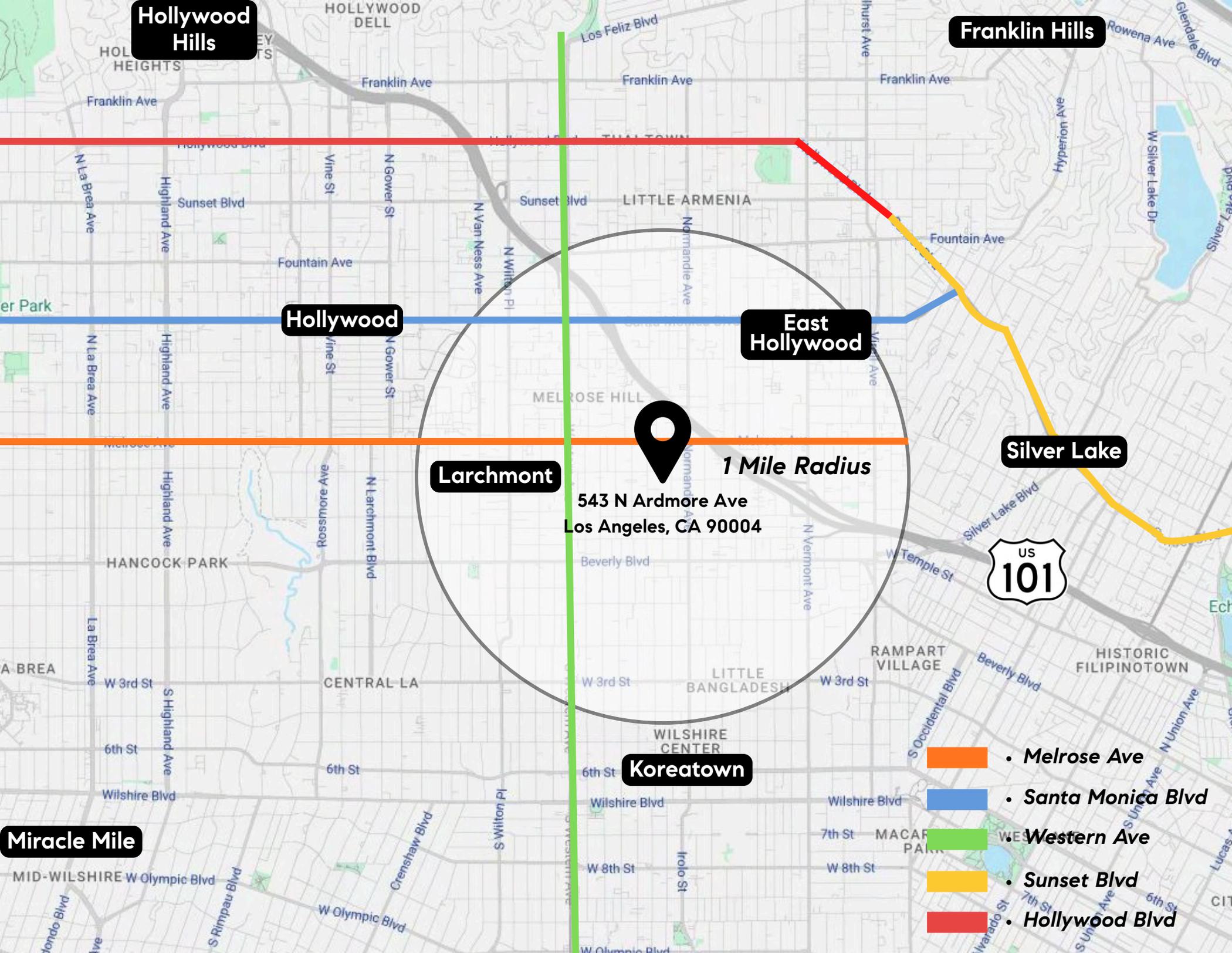
Silver Lake

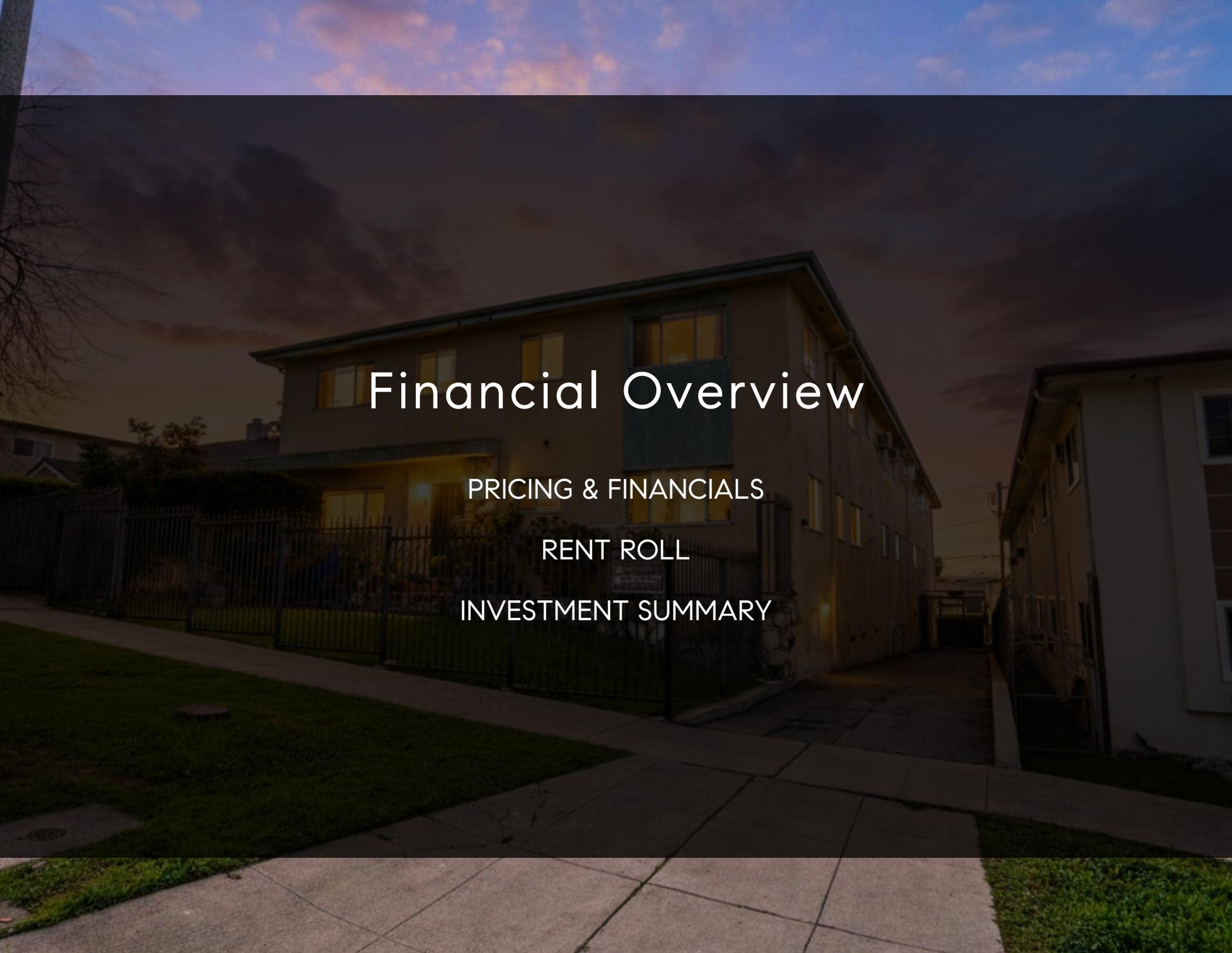
Koreatown

Miracle Mile

1 Mile Radius
543 N Ardmore Ave
Los Angeles, CA 90004

- **Melrose Ave**
- **Santa Monica Blvd**
- **Western Ave**
- **Sunset Blvd**
- **Hollywood Blvd**





Financial Overview

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



Pricing & Financials

FINANCIAL SUMMARY

Price	\$2,300,000
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Number of Units	12
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Price Per Unit	\$191,667/Unit
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Year Built	1958
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Bldg SF	9,320 SF
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Lot Size SF	11,035 SF
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Price per SF	\$246/SF
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GRM (Current)	11.29 GRM
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CAP Rate (Current)	4.56%
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GRM (ProForma)	7.82 GRM
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CAP Rate (ProForma)	8.37%
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RENT ROLL

Unit	Type	Actual Rent	Appx Market Rent	Notes
1	2Br+2Ba	\$1,373.61	\$2,700	Rent Increased 2/1/2026
2	1Br+1Ba	\$1,645.00	\$1,900	Moved in 9/3/2025
3	1Br+1Ba	\$1,319.03	\$1,900	Rent Increased 2/1/2026
4	1Br+1Ba	\$1,586.51	\$1,900	Rent Increased 2/1/2026
5	1Br+1Ba	\$1,431.55	\$1,900	Rent Increased 2/1/2026
6	1Br+1Ba	\$1,595.00	\$1,900	Moved in 12/1/2025
7	2Br+2Ba	\$1,339.08	\$2,700	Rent Increased 2/1/2026
8	1Br+1Ba	\$1,236.59	\$1,900	Rent Increased 2/1/2026
9	1Br+1Ba	\$1,675.00	\$1,900	Moved in 8/15/2025
10	1Br+1Ba	\$1,595.09	\$1,900	Rent Increased 2/1/2026
11	1Br+1Ba	\$992.62	\$1,900	Rent Increased 2/1/2026
12	1Br+1Ba	\$1,082.85	\$1,900	Rent Increased 2/1/2026
Total		\$16,870.93/Month \$202,451.16/Year	\$24,400/Month \$292,800/Year	**Permits from 1988 show four 1Br's were legally converted to 2Br's, but it appears only 2 were actually converted

Investment Summary

ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$202,451.16	\$292,800
Laundry Income	\$100	\$100
TOTAL SCHEDULED GROSS INCOME	\$203,651	\$294,000
Vacancy/Collection	(\$6,110)	(\$8,820)
Effective Gross Income	\$197,542	\$285,180
Operating Expenses	(\$92,761)	(\$92,761)
NET OPERATING INCOME	\$104,781	\$192,419
Debt Service	(\$80,533)	(\$80,533)
Pre-Tax Cash Flow	(\$24,248)	(\$111,886)

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$28,750	1.250% of Purchase Price
Insurance	\$16,779	Est. \$1.80/SF
Maintenance & Repairs	\$8,146	4% of Scheduled Gross Income
Manager (off-site)	\$8,146	4% of Scheduled Gross Income
Manager (on-site)	N/A	
Misc. & Reserves	\$2,000	
Rubbish	\$9,410	
Utilities	\$16,902	
Gardner	\$1,320	
Pest Control	\$1,308	
TOTAL EXPENSES	\$92,761	



An aerial photograph of a densely populated urban neighborhood. The buildings are mostly multi-story residential structures with flat roofs. The streets are narrow and grid-like. In the background, there are rolling hills and mountains under a blue sky with scattered clouds. The overall scene is a high-angle, wide-area view of a city's residential district.

Market Overview

NEIGHBORHOOD

NEIGHBORHOOD GUIDE

East Hollywood is a vibrant, centrally located Los Angeles neighborhood known for its rich cultural mix, anchored by Thai Town and Little Armenia, a strong local food scene, and a walkable, urban feel. It offers a blend of classic Craftsman homes, mid-century apartments, and newer multifamily development, with easy access to Hollywood, Los Feliz, Griffith Park, and major transit routes. Popular with renters, creatives, and investors alike, East Hollywood continues to see steady demand. The median home sales price is approximately \$900,000, though pricing varies widely by property type and location within the neighborhood.

SHOPS

Nati Boutique

Village Heights

GROCERIES

Vons

Ralphs

BANKS

Citi Bank

Bank of America

RESTAURANTS

Mison Matho

Ètra

BARs

Paper Tiger

Lock & Key

CAFES

Lab Coffee & Roasters

CAFE UPPER

PARKS

Bellevue Recreation Center

FITNESS

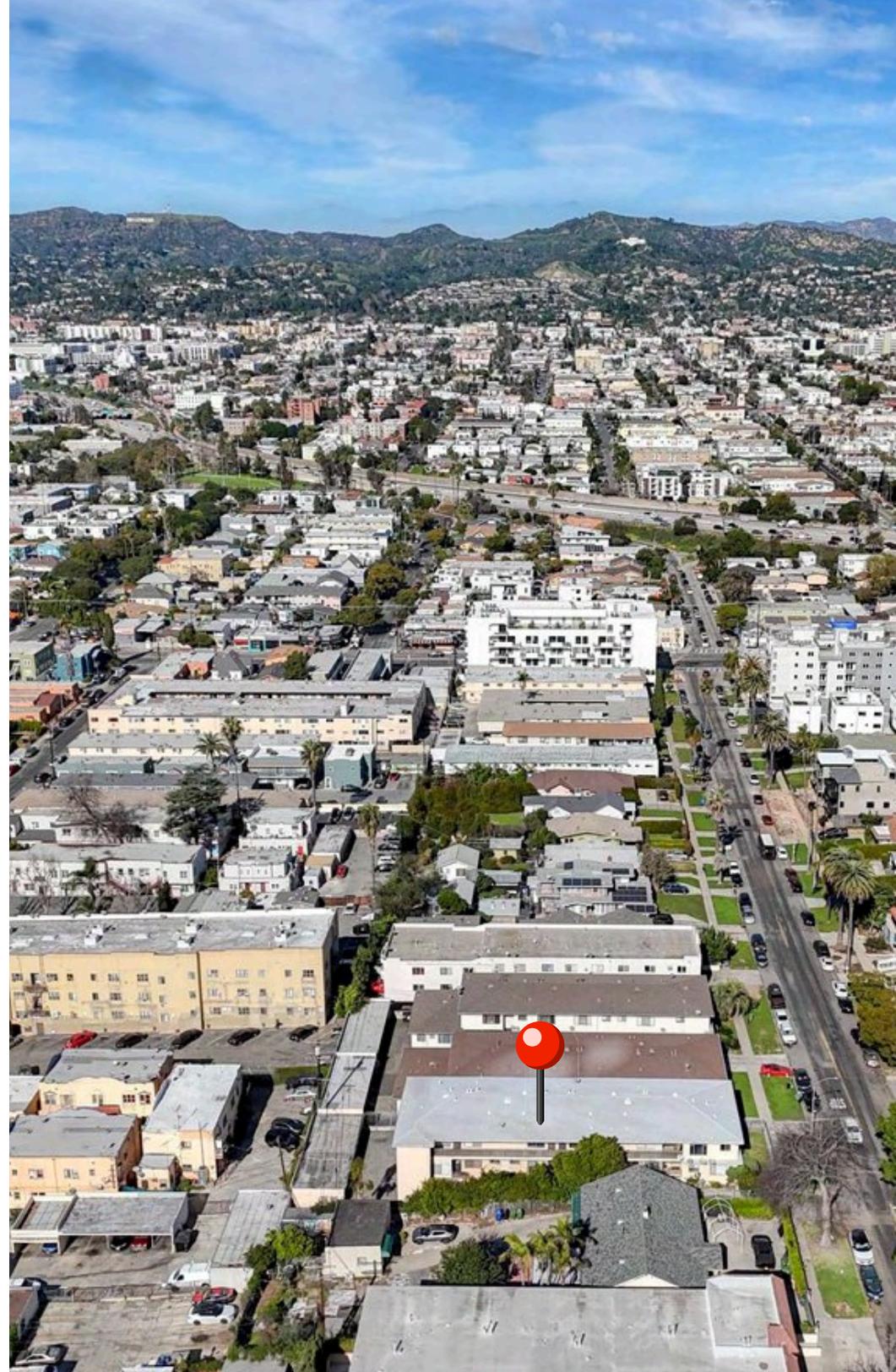
24 Hour Fitness

Fast Lean Fit

SCHOOLS

Van Ness Ave Elementary

Los Angeles City College





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