

543

N. Ardmore Ave
Los Angeles, CA 90004
12 Units in Melrose Hill

COMPASS
COMMERCIAL



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TABLE OF CONTENTS

I. PROPERTY

II. HIGHLIGHTS

III. MARKET OVERVIEW

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An aerial photograph of a densely populated city, likely Los Angeles, with mountains in the background under a blue sky with light clouds. The image is darkened to serve as a background for the text.

THE PROPERTY

[SITE SUMMARY](#)

[GALLERY](#)

[PROPERTY & DEAL HIGHLIGHTS](#)

[MAPS & AERIALS](#)

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 10.80 GRM on current rents and under \$236/SF, the property stands out as an excellent "value add" opportunity with appx. 69% upside in rents, NOT including ADU potential.

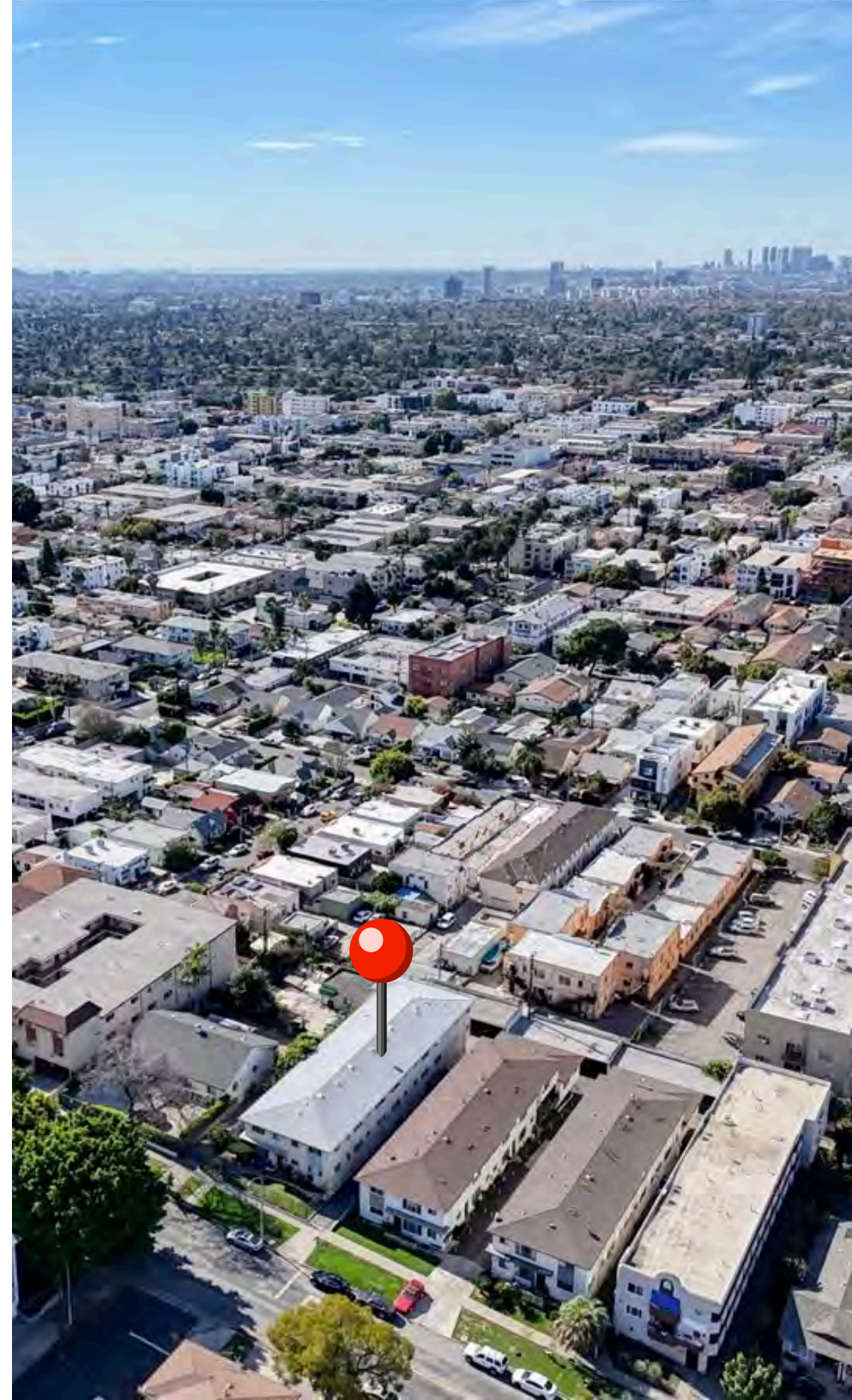
The property is located just south of Melrose Avenue in the heart of Melrose Hill. Exceptional access to LA City College, as well as major employment and lifestyle hubs, including post-production studios, creative office corridors, and media companies, and is only minutes from Paramount Studios. Its 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 _____

\$2,200,000

PROPERTY HIGHLIGHTS

NUMBER OF UNITS	12
YEAR BUILT	1958
LOT SIZE	9,320 SF
BLDG SIZE	11,035 SF
\$/SF	\$236/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	12 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



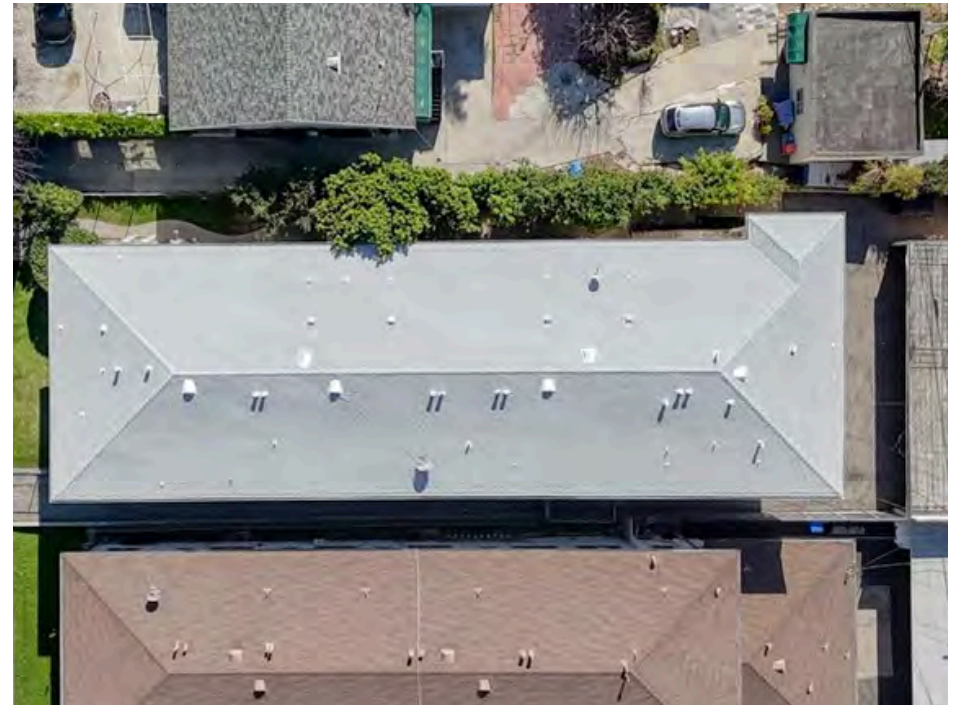
View from 2nd Story Facing West



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



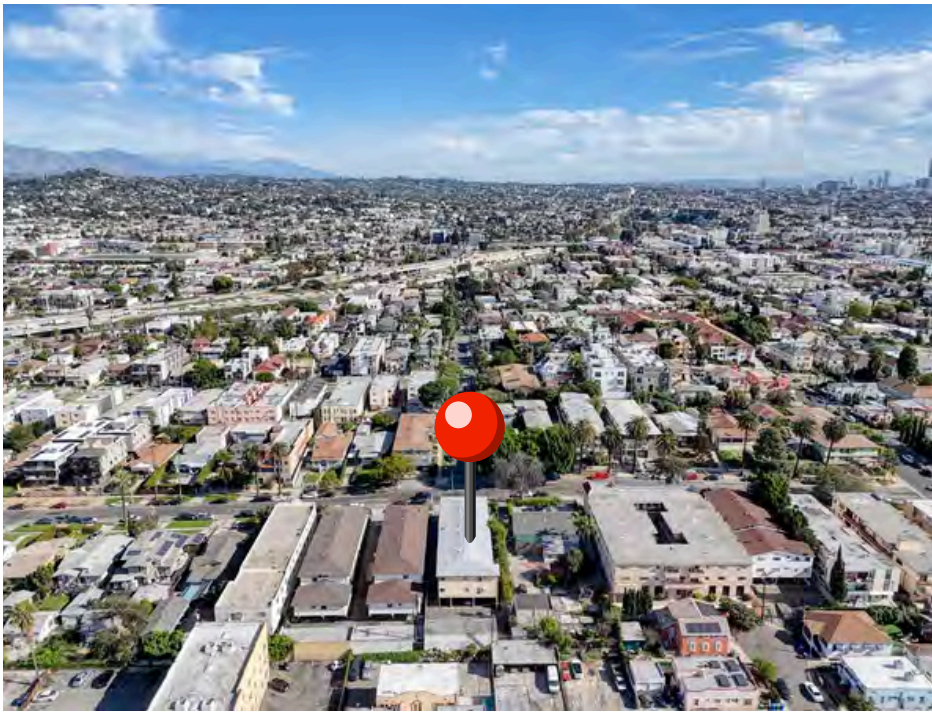
Wall Heater, Built-in Desk, and Slide Door Closet in Bedroom



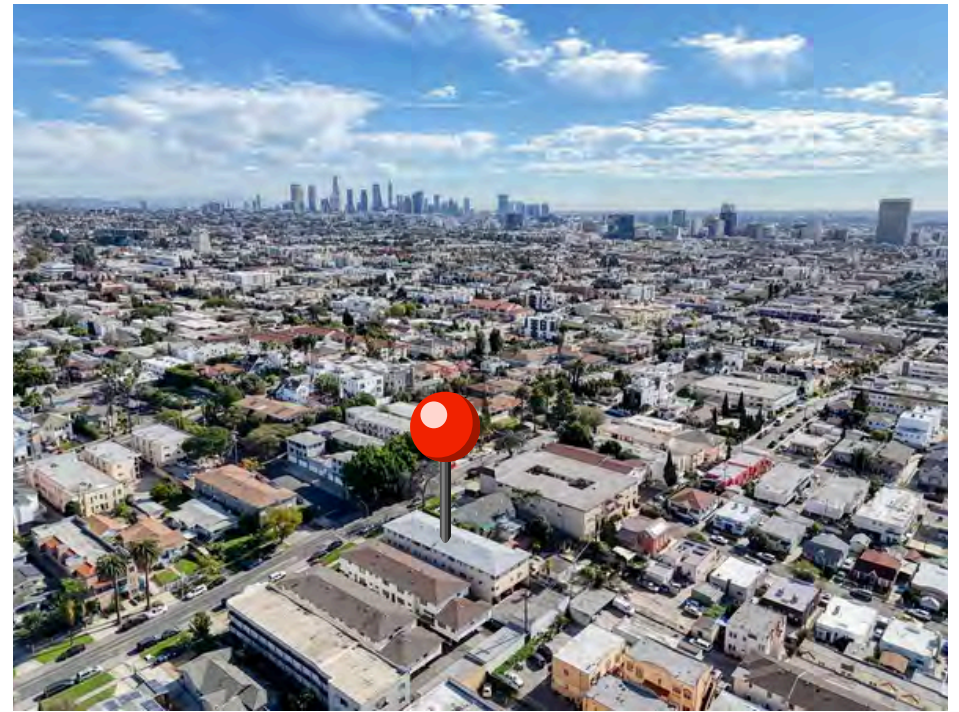
Hallway with Storage Space



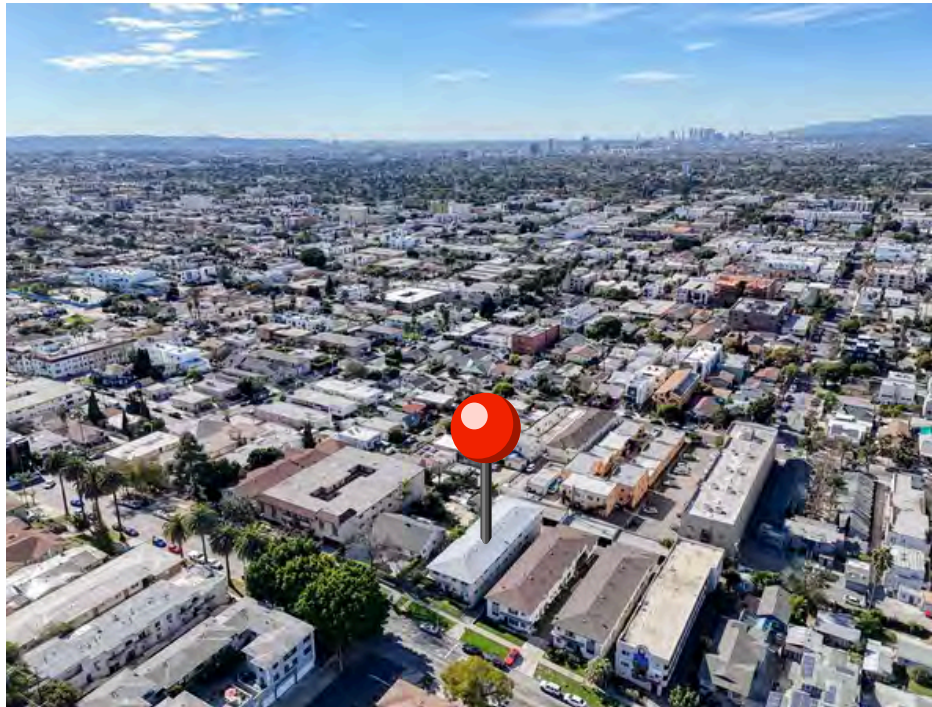
Bathroom



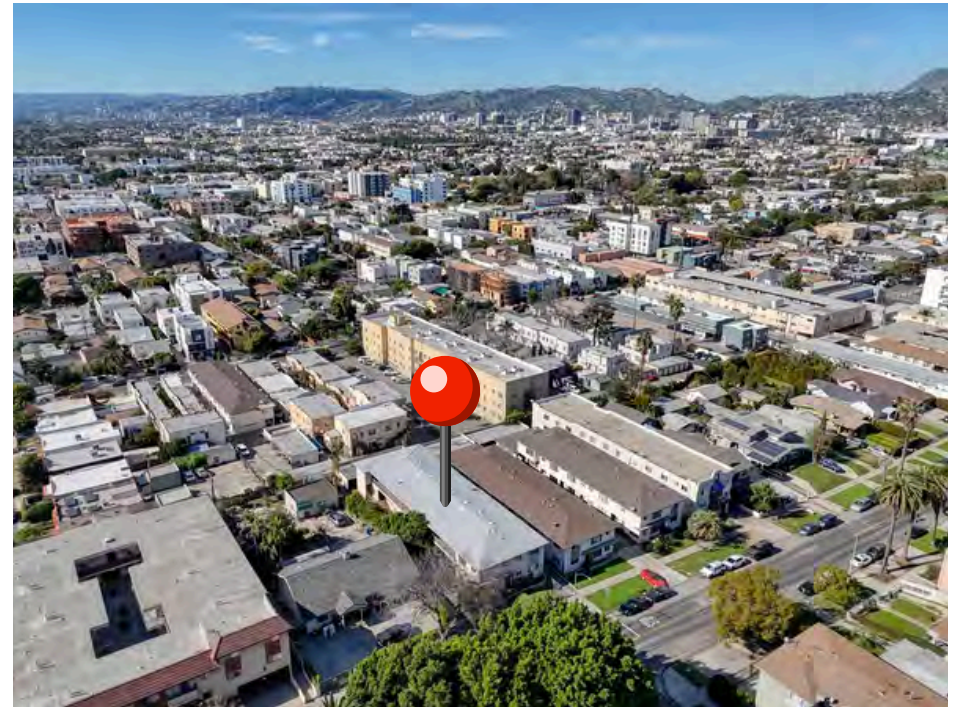
View Facing East



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



Melrose Ave

East Hollywood

Ardmore Ave



PROPERTY & DEAL HIGHLIGHTS

- Offered at under 10.80 GRM on current rents, the property stands out as an excellent “value add” opportunity with appx. 69% 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

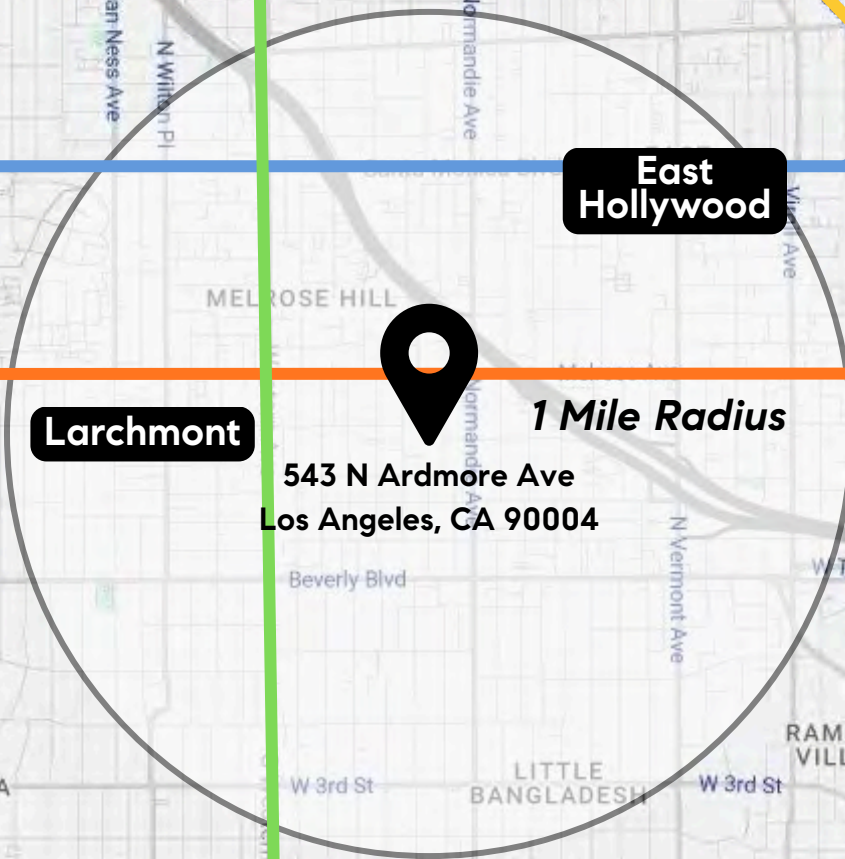
East Hollywood

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	\$2,200,000
Number of Units	12
Price Per Unit	\$183,333/Unit
Year Built	1958
Bldg SF	9,320 SF
Lot Size SF	11,035 SF
Price per SF	\$236/SF
GRM (Current)	10.80 GRM
CAP Rate (Current)	4.82%
GRM (ProForma)	7.48 GRM
CAP Rate (ProForma)	8.81%



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	(\$91,428)	(\$91,428)
NET OPERATING INCOME	\$106,114	\$193,752
Debt Service	(\$77,032)	(\$77,032)
Pre-Tax Cash Flow	\$29,082	\$116,720

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$27,500	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	\$16,819	
Gardner	\$1,320	
Pest Control	\$1,308	
TOTAL EXPENSES	\$91,428	



An aerial photograph of a densely populated urban neighborhood, likely in Los Angeles, showing a grid of streets, multi-story apartment buildings, and some greenery. In the background, a range of mountains is visible under a blue sky with scattered clouds. The image is overlaid with a semi-transparent dark grey rectangle containing white text.

MARKET OVERVIEW

NEIGHBORHOOD

NEIGHBORHOOD GUIDE

Melrose Hill 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, Melrose Hill 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



Meet Your Agent

Hi! I'm Nicole Apostolos

I am a seasoned apartment salesperson in the Los Angeles area. I began my career in 2001 at Marcus & Millichap as an after school job and soon fell in love with commercial real estate. In 2004 I became licensed and started serving as a consultant to the Hollywood and Koreatown areas of Los Angeles. Meeting face to face with local owners to better understand their real estate needs is at the heart of my business. Whether it be getting a rent survey for a client I have sold a building to, giving annual evaluations for a client for tax purposes, or listing a property, I base my business on long term relationships. Listening intently from the beginning allows me to serve my clients with information and an inside track of market trends to help make the right decisions for their portfolio's and ultimately achieve their investment real estate goals. Because of my extensive deal experience I am able to accurately underwrite, foresee potential issues, resolve them early on and vet buyers to save time and hassle. This expertise is shown in a track record of listings with low days on the market and a 97% purchase price vs. list price in my closings. Strategically pricing and aggressively marketing are at the foundation of my approach.

My clients can always count on me to go to the necessary lengths to achieve their price and terms, and work on their behalf to ensure all parties are satisfied. I also has experience with many creative ways to help my clients achieve their ultimate real estate goals when they may not seem possible. Through creative financing, uncommon offer terms and twenty years of experience I rarely have transactions fall out of escrow. Committing to exhausting all possibilities for a win win successful close has kept me on speed dial for my repeat clients.



Meet Your Agent

Hi! I'm Dana Coronado

I help income property owners LIKE YOU save money and time, build generational wealth, increase cashflow, solve problems, and buy & sell real estate. I've been selling multifamily and commercial property for 20 years, and I own and manage my own income property. I am a consistent "top producer" and have closed over 200 transactions and hundreds of millions in volume. I choose to lead a small team because I like to be involved with clients directly from start to finish (and I am a mom that values family and balance). I love my chosen profession and helping clients smoothly navigate what can otherwise be a confusing and stressful time - an escrow.

As we get to know each other better, you will find that I am straightforward, honest, smart, intuitive, analytical, tenacious, and a great negotiator. I am well respected among industry professionals and known as a market expert, problem solver, a hard worker, and a woman of integrity. If these are ideals you value, we'll get along well and become fast friends. Most of my customers become repeat clients and refer me to their family and friends, which I am quite proud of.

I am excited that you are interested in purchasing income property in Los Angeles, and are interested in learning about this listing. I would be honored to represent you in the transaction, and welcome a phone call or meeting to discuss the property and your investment goals. Also, I usually have multiple off market deals at any given time, so I may have something else for you if this deal isn't the right fit. When you work with me, *YOUR* best interests come first. I look forward to meeting you soon!





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