Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

9-BUILDING PALMS & HOLLYWOOD PORTFOLIO | 117 UNITS
OFFERED TO THE MARKET FOR THE FIRST TIME EVER BY
THE ORIGINAL DEVELOPER (8 OF 9 BUILDINGS)



6137
ELEANOR AVE

LOS ANGELES, CA 90038

PRIME HOLLYWOOD LOCATION • 12 UNITS - GREAT UNIT MIX • ±65% POTENTIAL RENTAL UPSIDE • ONE (1) VACANT UNIT • PROPERTY BUILT BY SELLER'S FAMILY

CAPITAL IMPROVEMENTS - SOFT-STORY RETROFIT COMPLETED, NEW ELECTRIC SUBPANELS, AND COPPER PLUMBING• ON-SITE PARKING - ADU CONVERSION OPPORTUNITY

6137 Eleanor Ave

MARKETING PACKAGE

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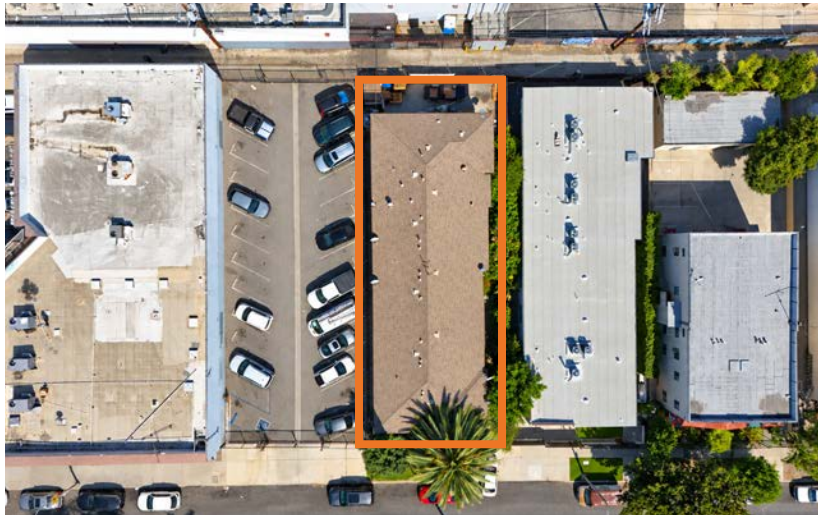


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EXECUTIVE SUMMARY

6137 ELEANOR AVE

APN: 5534-022-019

OFFERING PRICE

$2,025,000

CAP RATE

5.03%

GRM

11.54

PRICE PER UNIT

$168,750

PRICE PER SF

$311.16

VITAL DATA

Units	12
Gross Square Feet	6,508 SF
Lot Size	6,501 SF
Occupancy	92%
Year Built	1955
Zoning	LAR3

UNIT MIX

1	Guest / 1 Bathroom
2	Single / 1 Bathroom
8	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a twelve (12) unit apartment building located at 6137 Eleanor Ave in Los Angeles, California. The subject property is located in a prime Hollywood location, just south of Santa Monica Blvd and west of Gower St.

Hollywood is a centrally located Los Angeles neighborhood recognized for its entertainment industry heritage, cultural landmarks, and diverse urban amenities. Hollywood and Sunset Boulevards offer restaurants, retail, nightlife, and entertainment venues, while destinations such as the Hollywood Bowl, TCL Chinese Theatre, and Dolby Theatre contribute to the area's distinctive identity. Residents benefit from Metro B Line service, connecting Hollywood with Downtown Los Angeles and the San Fernando Valley. Nearby Griffith Park provides hiking trails, open space, and recreational attractions. The neighborhood combines established residential streets with active commercial corridors, offering access to employment, transit, and everyday conveniences. This blend of connectivity, recreation, and entertainment positions Hollywood as a multifamily location with broad residential lifestyle appeal.

Located in prime Hollywood, this multifamily property offers approximately 65% potential rental upside and a unit mix comprising one guest unit, two studios, eight one-bedroom units, and one two-bedroom unit. Built by the seller's family, the property features a completed soft-story retrofit, a 2005 copper re-pipe, and new electrical subpanels. Mature landscaping provides shade, privacy, and curb appeal. Four rear tuck-under parking spaces may present ADU conversion opportunities, subject to feasibility and approvals. Residents benefit from convenient access to the 101 Freeway and commercial corridors along Santa Monica, Gower, Vine, and Cahuenga. Nearby amenities include Hollywood Recreation Center, Larchmont Village, and Hollywood's diverse selection of restaurants, shops, and entertainment venues throughout the surrounding neighborhood.

With approximately 65% potential rental upside, completed capital improvements, mature landscaping, and potential ADU conversions, the property presents a compelling value-add opportunity in prime Hollywood.



INVESTMENT HIGHLIGHTS

- Prime Hollywood Location
- Great Unit Mlx - One (1) Guest, Two (2) Singles, Eight (8) One-Bedroom, and One (1) Two-Bedroom Units
- Good Rental Upside (+65%)
- Soft-Story Retrofit Completed
- Copper Re-Pipe Completed in 2005
- New Electric Subpanels
- Four (4) Tuck-Under Parking Spaces in the Rear
- Excellent Opportunity to Convert Tuck-Under Parking into ADUs
- Mature Landscaping Throughout Providing Shade, Privacy and Curb Appeal
- Property Built by the Seller's Family
- Dominant Access to Commercial Corridors - Santa Monica Blvd, Vine St, Gower St, and Cahuenga Blvd
- Immediate Access to 101 Freeway
- Nearby Hollywood Recreation Center for Outdoor Activities
- Close Proximity to the Hollywood Commercial District - Easy Access to Trendy Amenities and Restaurants such as the Hollywood Walk of Fame, Pantages Theatre, Musso & Frank Grill, TAO, Amoeba Music, Madame Tussauds Museum, and Ovation Hollywood Shopping Mall
- Nearby Larchmont Village - Easy Access to Trendy Cafes and Shops such as Great White, Salt & Straw, Levain Bakery, Le Pain Quotidien, Bacio di Latte, Clark Street Bakery, Buck Mason, Topdrawer, and The Scent Room



NEARBY RETAIL & AMENITIES

1. Paramount Pictures Studios - 5515 Melrose Ave

2. Le Coupe - 709 N Western Ave

3. Antico Nuovo - 4653 Beverly Blvd

4. Levain Bakery - 227 N Larchmont Ave

5. Smart & Final - 939 N Western Ave

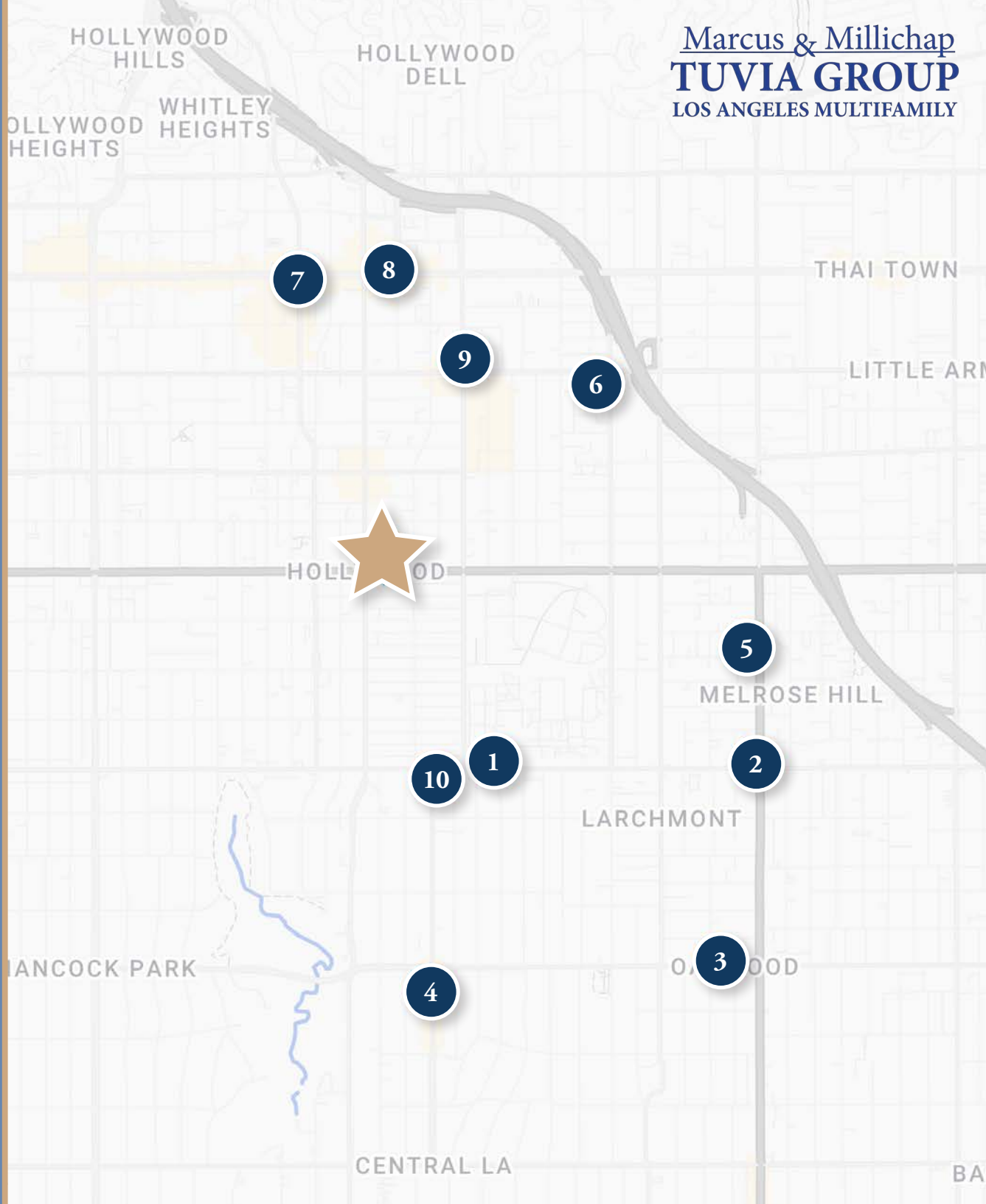
6. Netflix HQ - 5808 Sunset Blvd

7. Walk of Fame - Hollywood Blvd / Cahuenga Blvd

8. Hollywood Pantages Theatre - 6233 Hollywood Blvd

9. Roscoe's Chicken & Waffles - 1514 N Gower St

10. Color Me Mine - 654 N Larchmont Blvd



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LOS ANGELES MULTIFAMILY



RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
#1	1 Br / 1 Ba	ON-SITE MANAGER		$500		$2,100	
#2	1 Br / 1 Ba	VACANT		$2,100		$2,100	
#3	1 Br / 1 Ba			$1,175		$2,100	
#4	1 Br / 1 Ba			$1,354		$2,100	
#5	Single / 1 Ba			$1,182		$1,700	
#6	Guest / 1 Ba			$766		$1,700	
#7	2 Br / 1 Ba			$1,000		$2,400	
#8	1 Br / 1 Ba			$1,147		$2,100	
#9	1 Br / 1 Ba			$1,490		$2,100	
#10	1 Br / 1 Ba			$1,172		$2,100	
#11	Single / 1 Ba			$1,129		$1,700	
#12	1 Br / 1 Ba			$1,611		$2,100	
Total			**6,508 SF**	**$14,626**	**$2.25**	**$24,300**	**$3.73**

PRICING DETAIL

SUMMARY		
List Price		$2,025,000
Down Payment	45%	$911,250
Number of Units		12
Price Per Unit		$168,750
Price Per SqFt		$311.16
Gross SqFt		6,508 SF
Lot Size		6,501 SF
Year Built		1955

RETURNS	CURRENT	MARKET
CAP Rate	5.03%	10.37%
GRM	11.54	6.94
Cash-on-Cash	2.29%	14.15%
Debt Coverage Ratio	1.26	2.59

FINANCING		1ST LOAN
Loan Amount	55%	$1,113,750
Loan Type		New
Interest Rate		6.10%
Amortization		30 Years
Year Due		2031

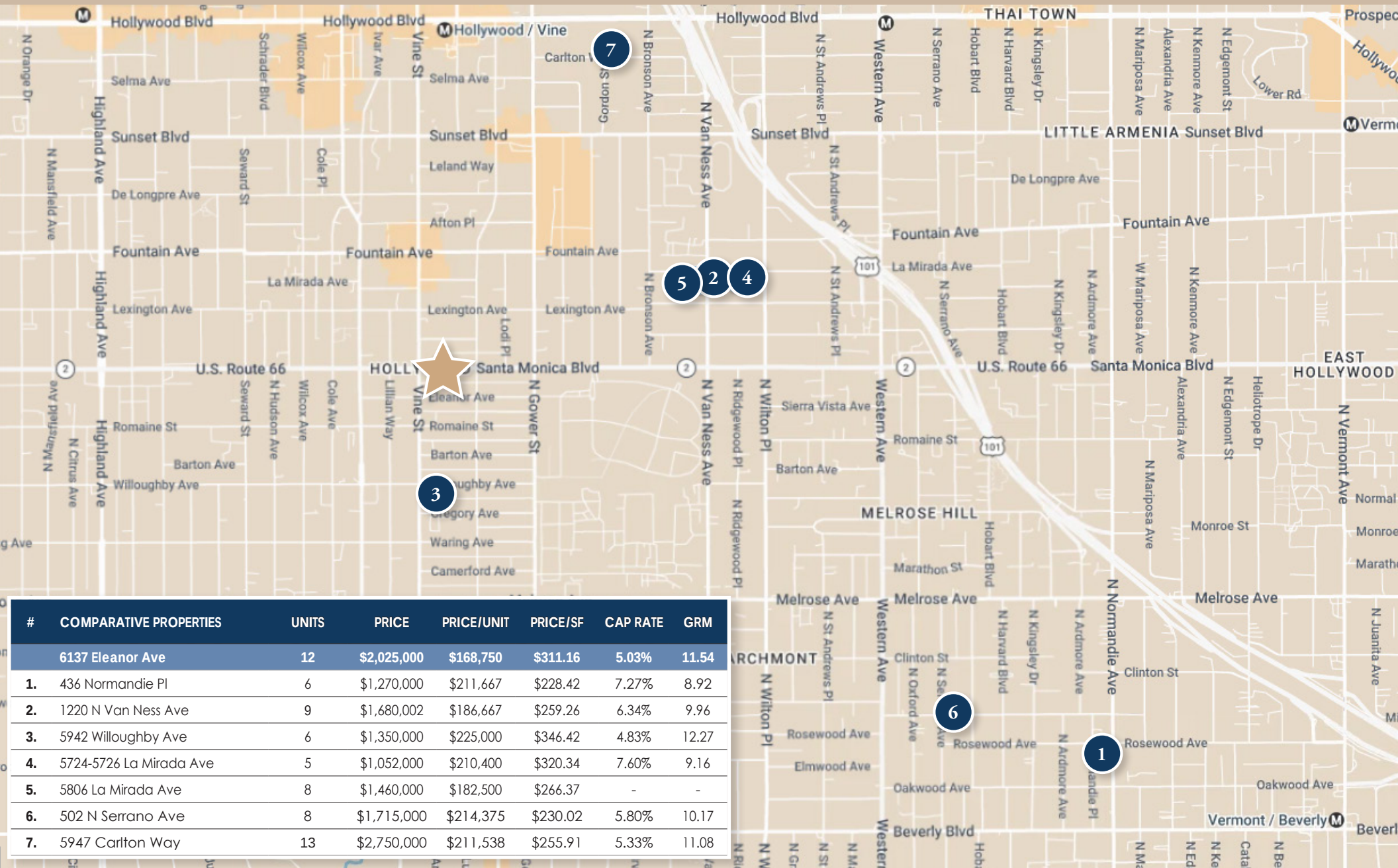
UNITS	UNIT TYPE	CURRENT	MARKET
1	Guest	$766	$1,700
2	Single	$1,156	$1,700
8	One-Bedroom	$1,319	$2,100
1	Two-Bedroom	$1,000	$2,400

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$175,512**		**$291,600**
Less: Vacancy/Deductions	3.0%	$5,265	3.0%	$8,748
Total Effective Rental Income		$170,247		$282,852
Effective Gross Income		$170,247		$282,852
Less: Expenses	40.2%	$68,433	25.8%	$72,937
Net Operating Income		**$101,814**		**$209,915**
Cash Flow		$101,814		$209,915
Debt Service		$80,991		$80,991
Net Cash Flow After Debt Service	2.29%	$20,823	14.15%	$128,924
Principal Reductions		$13,424		$14,266
Total Return	**3.76%**	**$34,246**	**15.71%**	**$143,189**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$24,300	$24,300
Insurance	$9,762	$9,762
Utilities*	$13,088	$13,088
Repairs & Maintenance	$3,600	$3,600
Housing Fees*	$1,280	$1,280
Trash Removal*	$6,233	$6,233
Landscaping	$1,080	$1,080
Pest Control*	$480	$480
Operating Reserves	$1,800	$1,800
Management Fee	$6,810	$11,314
Total Expenses	**$68,433**	**$72,937**
Expenses/Unit	$5,703	$6,078

*** Denotes Actual Expense(s).**

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	6137 Eleanor Ave	**12**	**$2,025,000**	**$168,750**	**$311.16**	**5.03%**	**11.54**
1.	436 Normandie Pl	6	$1,270,000	$211,667	$228.42	7.27%	8.92
2.	1220 N Van Ness Ave	9	$1,680,002	$186,667	$259.26	6.34%	9.96
3.	5942 Willoughby Ave	6	$1,350,000	$225,000	$346.42	4.83%	12.27
4.	5724-5726 La Mirada Ave	5	$1,052,000	$210,400	$320.34	7.60%	9.16
5.	5806 La Mirada Ave	8	$1,460,000	$182,500	$266.37	-	-
6.	502 N Serrano Ave	8	$1,715,000	$214,375	$230.02	5.80%	10.17
7.	5947 Carlton Way	13	$2,750,000	$211,538	$255.91	5.33%	11.08

SALES COMPARABLES



6137 ELEANOR AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
List Price	$2,025,000
Number of Units	12
Price/Unit	$168,750
Price/SF	$311.16
Cap Rate	5.03%
GRM	11.54
Lot SF	6,501 SF
Year Built	1955

UNIT MIX	
1	Guest / 1 Bath
2	Single / 1 Bath
8	1 Bed / 1 Bath
1	2 Bed / 1 Bath



436 NORMANDIE PL
LOS ANGELES, CA 90004

PRICING INFORMATION	
Sale Price	$1,270,000
COE Date	8/3/2026
Number of Units	6
Price/Unit	$211,667
Price/SF	$228.42
Cap Rate	7.27%
GRM	8.92
Lot SF	5,242 SF
Year Built	1957

UNIT MIX	
4	2 Bed / 1 Bath
2	3 Bed / 2 Bath



1220 N VAN NESS AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
Sale Price	$1,680,002
COE Date	7/31/2026
Number of Units	9
Price/Unit	$186,667
Price/SF	$259.26
Cap Rate	6.34%
GRM	9.96
Lot SF	7,366 SF
Year Built	1961

UNIT MIX	
7	1 Bed / 1 Bath
2	2 Bed / 2 Bath

SALES COMPARABLES



5942 WILLOUGHBY AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
Sale Price	$1,350,000
COE Date	5/5/2026
Number of Units	6
Price/Unit	$225,000
Price/SF	$346.42
Cap Rate	4.83%
GRM	12.27
Lot SF	6,363 SF
Year Built	1930

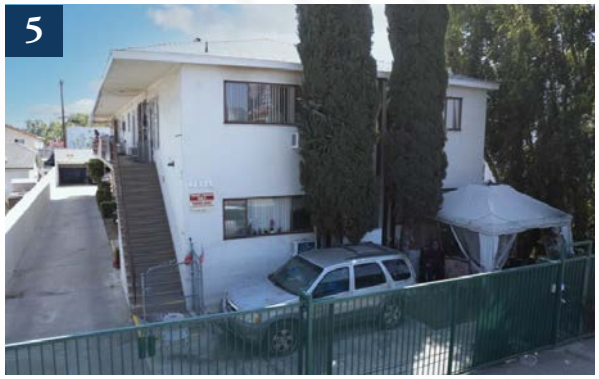
UNIT MIX	
6	1 Bed / 1 Bath



5724-5726 LA MIRADA AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
Sale Price	$1,052,000
COE Date	4/29/2026
Number of Units	5
Price/Unit	$210,400
Price/SF	$320.34
Cap Rate	7.60%
GRM	9.16
Lot SF	7,423 SF
Year Built	1912

UNIT MIX	
2	1 Bed / 1 Bath
3	2 Bed / 1 Bath



5806 LA MIRADA AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
Sale Price	$1,460,000
COE Date	3/19/2026
Number of Units	8
Price/Unit	$182,500
Price/SF	$266.37
Cap Rate	-
GRM	-
Lot SF	7,501 SF
Year Built	1954

UNIT MIX	
8	1 Bed / 1 Bath

SALES COMPARABLES

6



502 N SERRANO AVE

LOS ANGELES, CA 90004

PRICING INFORMATION	
Sale Price	$1,715,000
COE Date	2/25/2026
Number of Units	8
Price/Unit	$214,375
Price/SF	$230.02
Cap Rate	5.80%
GRM	10.17
Lot SF	6,098 SF
Year Built	1956

UNIT MIX	
6	1 Bed / 1 Bath
2	2 Bed / 1 Bath

7



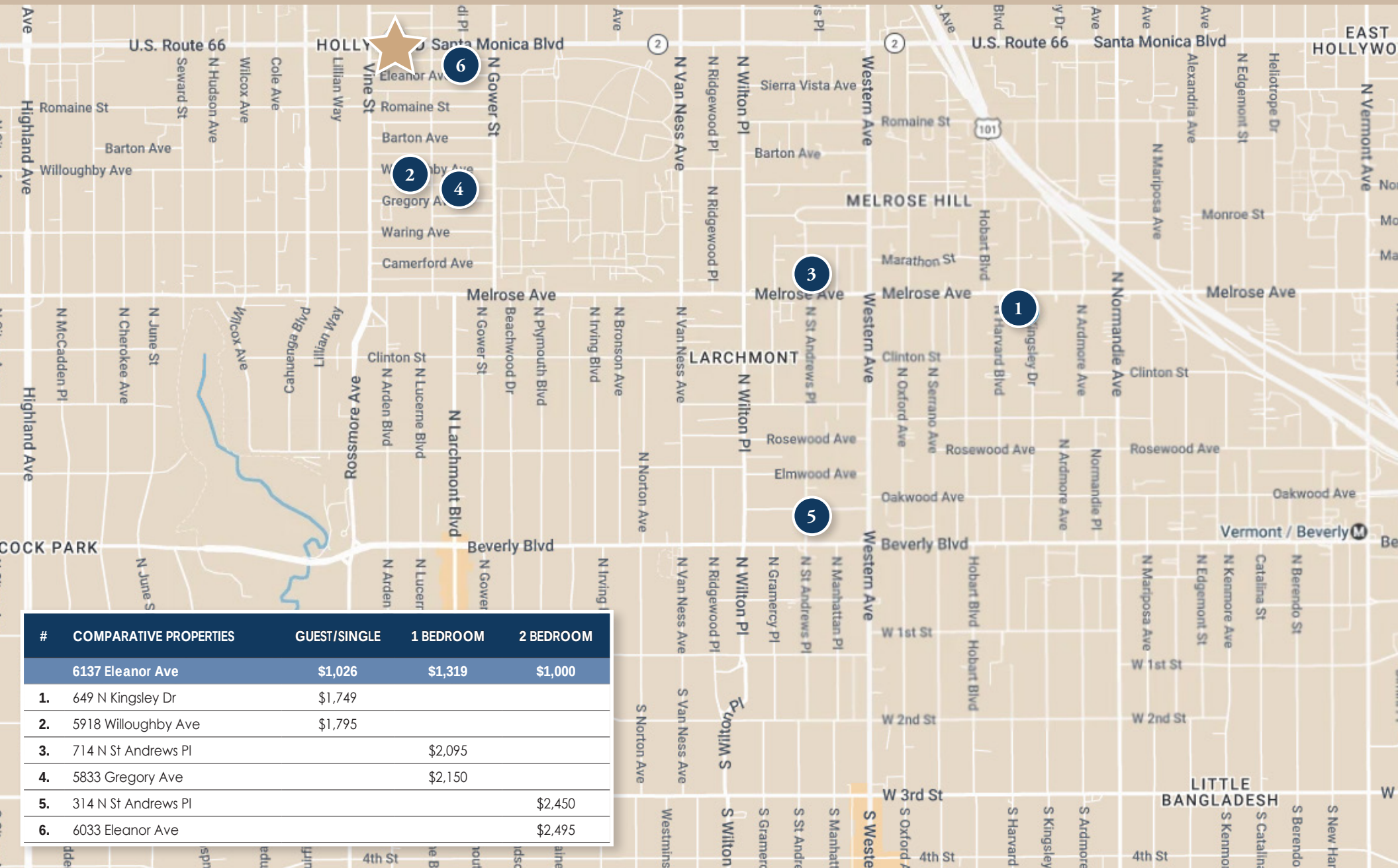
5947 CARLTON WAY

LOS ANGELES, CA 90028

PRICING INFORMATION	
Sale Price	$2,750,000
COE Date	2/20/2026
Number of Units	13
Price/Unit	$211,538
Price/SF	$255.91
Cap Rate	5.33%
GRM	11.08
Lot SF	9,157 SF
Year Built	1960

UNIT MIX	
2	Studio / 1 Bath
8	1 Bed / 1 Bath
3	2 Bed / 2 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	GUEST/SINGLE	1 BEDROOM	2 BEDROOM
	6137 Eleanor Ave	**$1,026**	**$1,319**	**$1,000**
1.	649 N Kingsley Dr	$1,749		
2.	5918 Willoughby Ave	$1,795		
3.	714 N St Andrews Pl		$2,095	
4.	5833 Gregory Ave		$2,150	
5.	314 N St Andrews Pl			$2,450
6.	6033 Eleanor Ave			$2,495

RENT COMPARABLES

		SUBJECT PROPERTY	GUEST/SINGLE	1 BEDROOM	2 BEDROOM
		6137 Eleanor Ave Los Angeles, CA 90038	$1,026	$1,319	$1,000
#		**RENT COMPARABLES**			
1		649 N Kingsley Dr Los Angeles, CA 90004	$1,749		
2		5918 Willoughby Ave Los Angeles, CA 90038	$1,795		
3		714 N St Andrews Pl Los Angeles, CA 90038		$2,095	
4		5833 Gregory Ave Los Angeles, CA 90038		$2,150	
5		314 N St Andrews Pl Los Angeles, CA 90004			$2,450
6.		6033 Eleanor Ave Los Angeles, CA 90038			$2,495
		AVERAGE	**$1,772**	**$2,123**	**$2,473**

HOLLYWOOD

One of LA's Hottest Submarkets with Endless Entertainment

LOCATION HIGHLIGHTS

The Hollywood neighborhood is known for its vibrant entertainment industry presence and diverse community. As of the latest data, the median household income in Hollywood is approximately $61,566, with an average household income around $89,005. The area has experienced a 7.5% increase in median household income from the previous year. The population density is high, with a significant number of residents employed in the entertainment sector, particularly in motion pictures and video industries.

Demographically, Hollywood is characterized by a rich cultural mix. The community includes a substantial Hispanic population, with many residents of Mexican, Salvadoran, and Guatemalan descent. Approximately 37.4% of the population is foreign-born, reflecting the neighborhood's international appeal. The median age is around 37 years, and the average individual income is approximately $53,278.

Recent developments in Hollywood indicate a focus on urban revitalization and housing expansion. Projects like the mixed-use development at 6727 Melrose Avenue, which includes 32 new apartments, and affordable housing initiatives near Echelon Studios on Santa Monica Boulevard highlight the area's growth. Additionally, the Hollywood Community Plan was updated earlier this year to guide future development and land use in the region. These efforts aim to balance preservation with modernization, enhancing the neighborhood's appeal to residents and visitors alike.

Average Household Income of $89,005

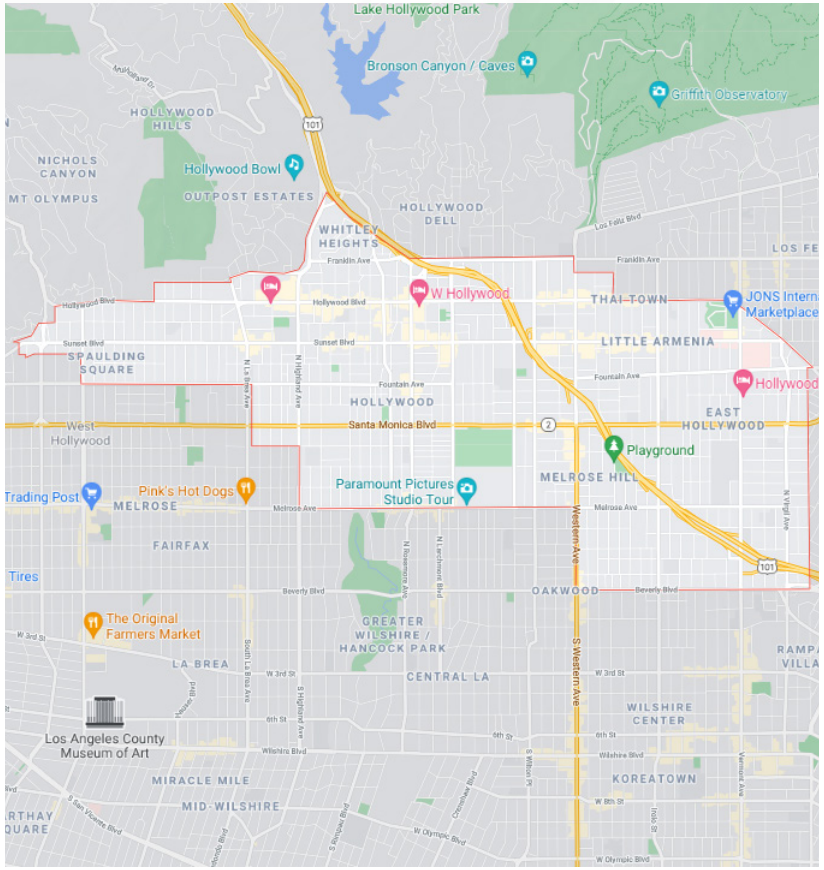
Significant Job Growth Over Multiple Sectors

Population of 470,864 Within a Three (3) Mile Radius

Hollywood Commercial Corridor

HOLLYWOOD MARKET OVERVIEW

95	66	80
WALK SCORE	TRANSIT SCORE	BIKE SCORE
WALKER'S PARADISE Daily errands do not require a car	GOOD TRANSIT Many nearby public transportation options	VERY BIKEABLE Biking is convenient for most trips



Hollywood (ZIP code 90038) stands as a vibrant epicenter where entertainment, business, and culture converge, offering a dynamic living and working environment. Its central location places residents and professionals within close proximity to key areas such as West Hollywood, Downtown LA, and the Sunset Strip, all accessible via major thoroughfares and public transit. The neighborhood's walkability score of 95 underscores its accessibility, making it an ideal locale for those seeking a blend of urban convenience and cultural richness.

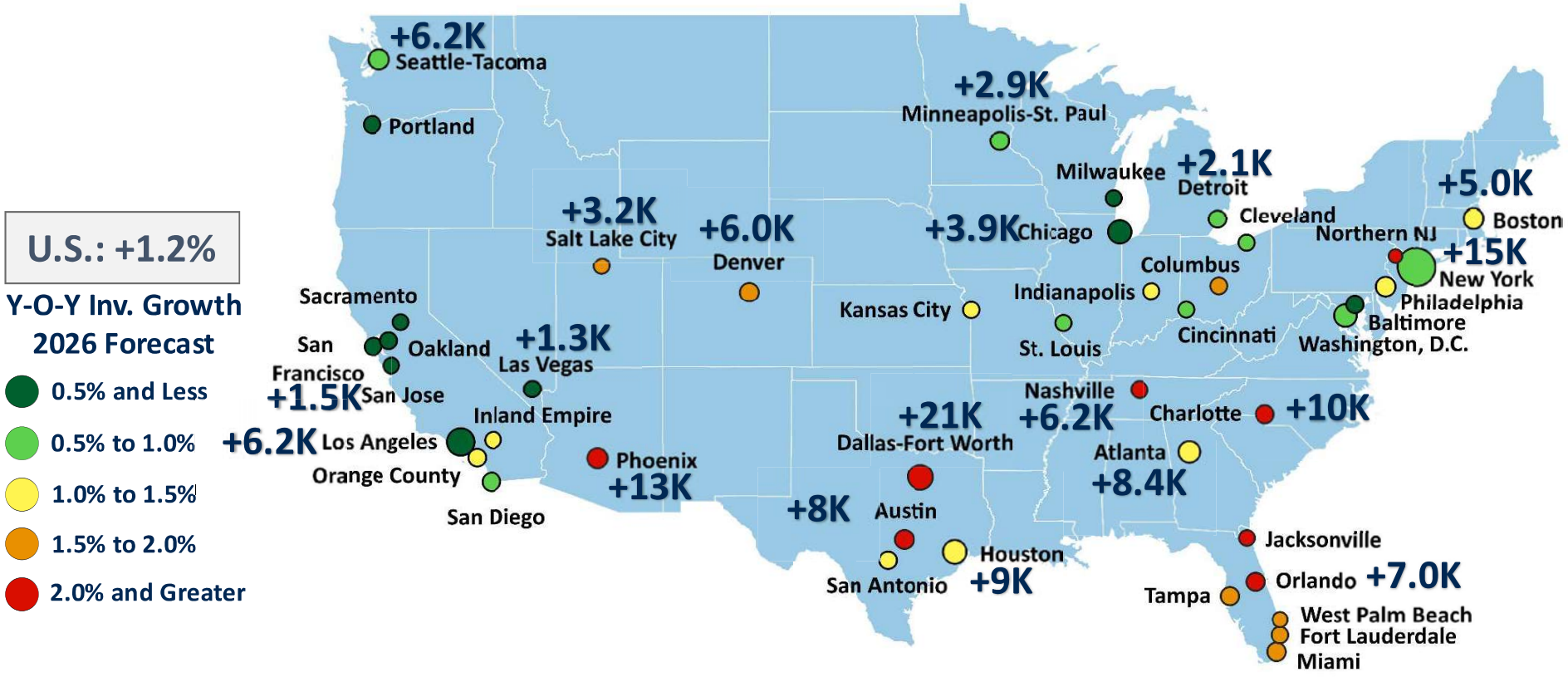
The area's business landscape is robust, with Hollywood serving as a hub for the entertainment industry. Notable production facilities like Sunset Gower Studios and Sunset Las Palmas Studios provide state-of-the-art spaces for film and television production, attracting both established companies and emerging creatives. Additionally, co-working spaces such as Spaces Hollywood at 1800 Vine Street offer flexible work environments tailored to the needs of tech startups and media professionals, fostering innovation and collaboration within the community.

Beyond its professional offerings, Hollywood boasts an array of amenities that enhance the quality of life for its residents. The neighborhood is home to a diverse culinary scene, including Michelin-starred restaurants like Kali, which offer exceptional dining experiences. Shopping enthusiasts can explore Ovation Hollywood, a premier retail and entertainment complex featuring over 70 shops and 25 restaurants, anchored by the historic Dolby Theatre. For leisure and cultural enrichment, venues such as the Hollywood Bowl and Hollywood Forever Cemetery host a variety of events, from live music performances to film screenings, contributing to the area's vibrant cultural tapestry.

In summary, Hollywood's strategic location, thriving business ecosystem, and rich array of amenities make it a compelling choice for individuals seeking a dynamic urban lifestyle. Whether for work, leisure, or cultural engagement, Hollywood offers a multifaceted environment where opportunities and experiences abound.

MARKET OVERVIEW

2026 Multifamily Inventory Growth: Easing In Most Metros – Still Elevated In Sunbelt



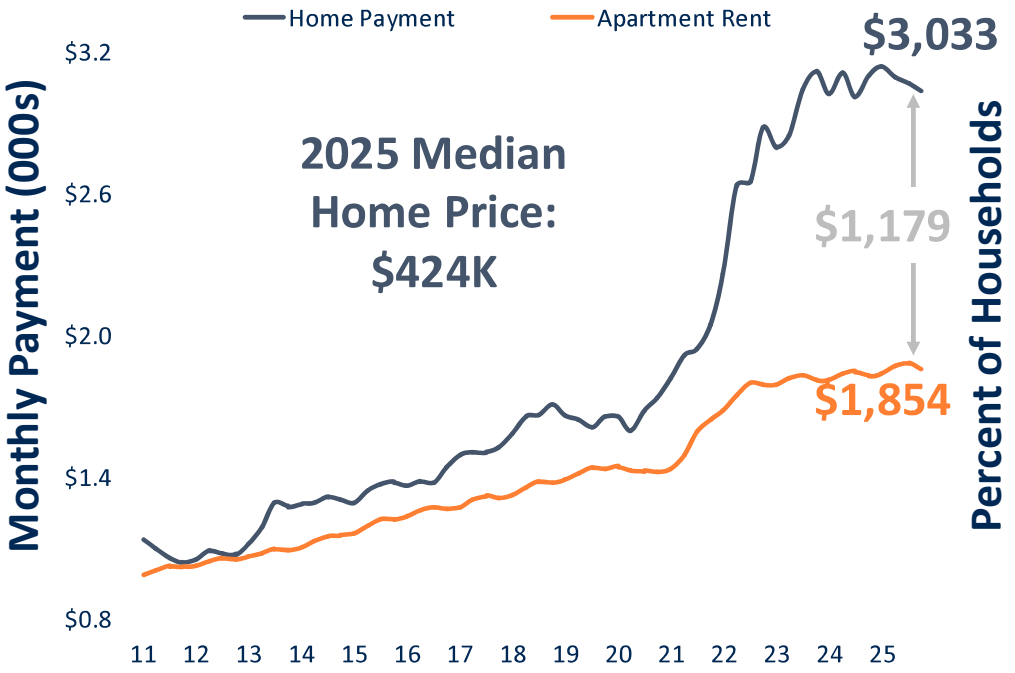
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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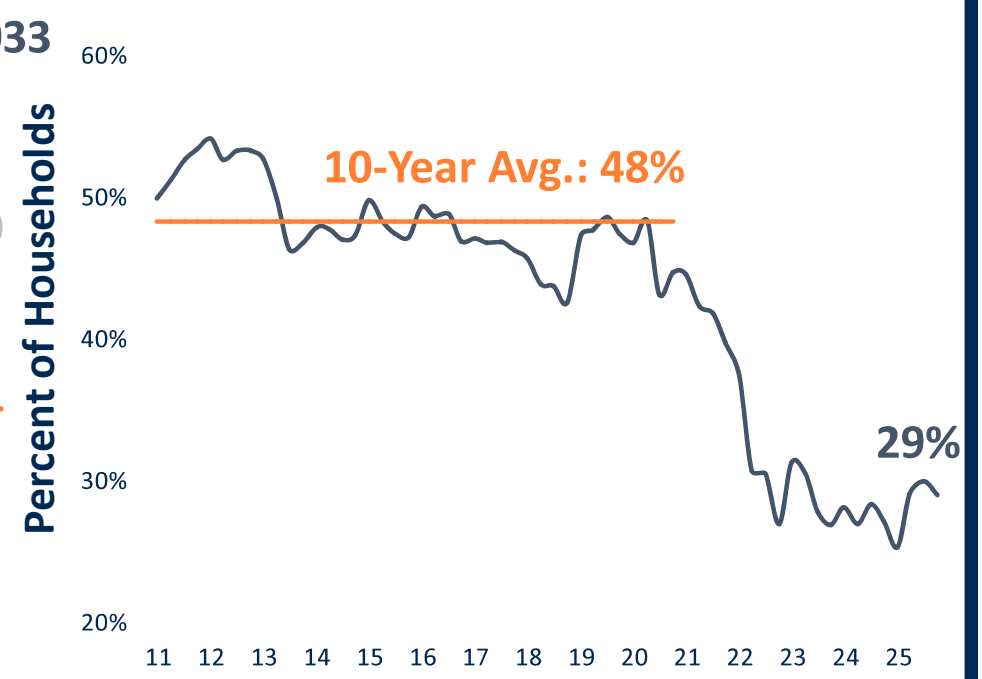
MARKET OVERVIEW

Housing Affordability Gap Remains Wide; Loan Qualification A Significant Homebuyer Barrier

Affordability Gap Between Monthly Home Payment and Apartment Rent



Share of Households That Qualify For Loan on Median-Priced Home

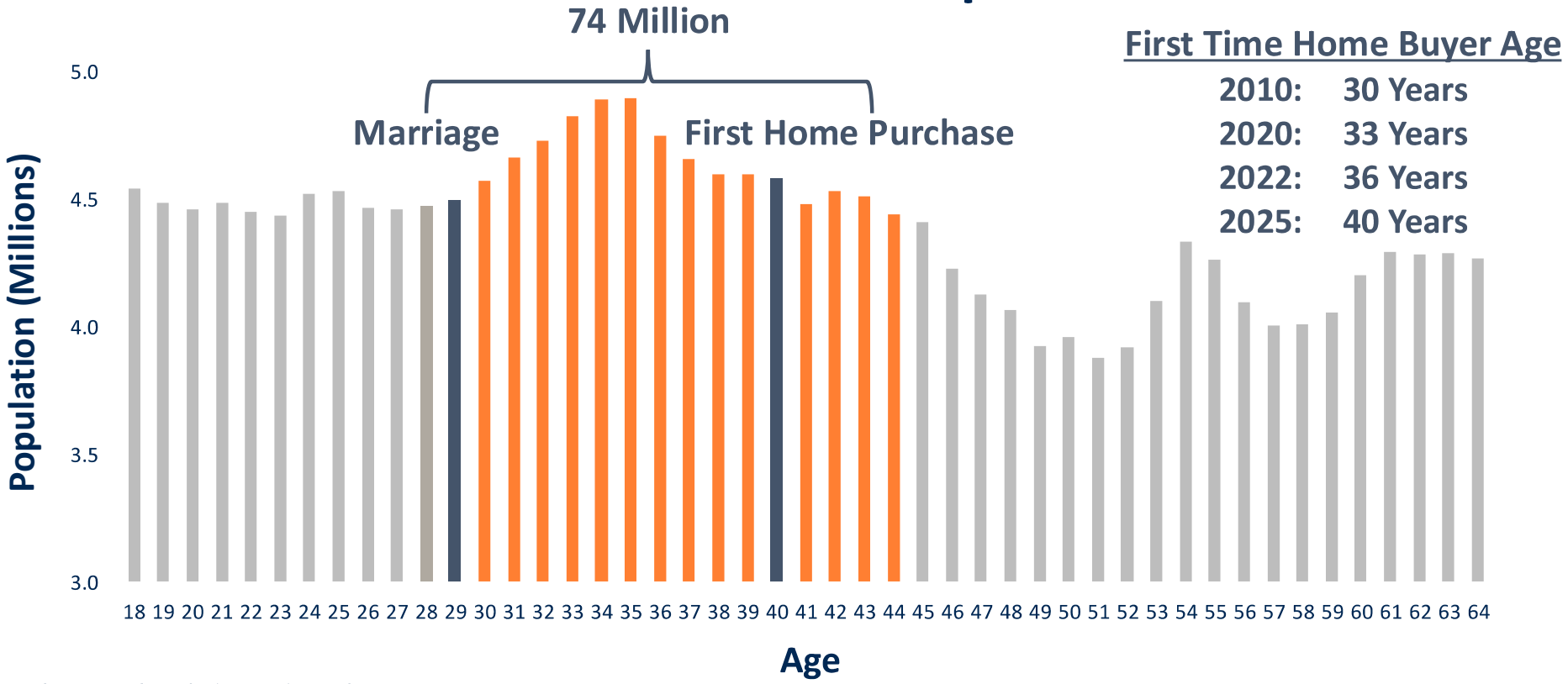


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

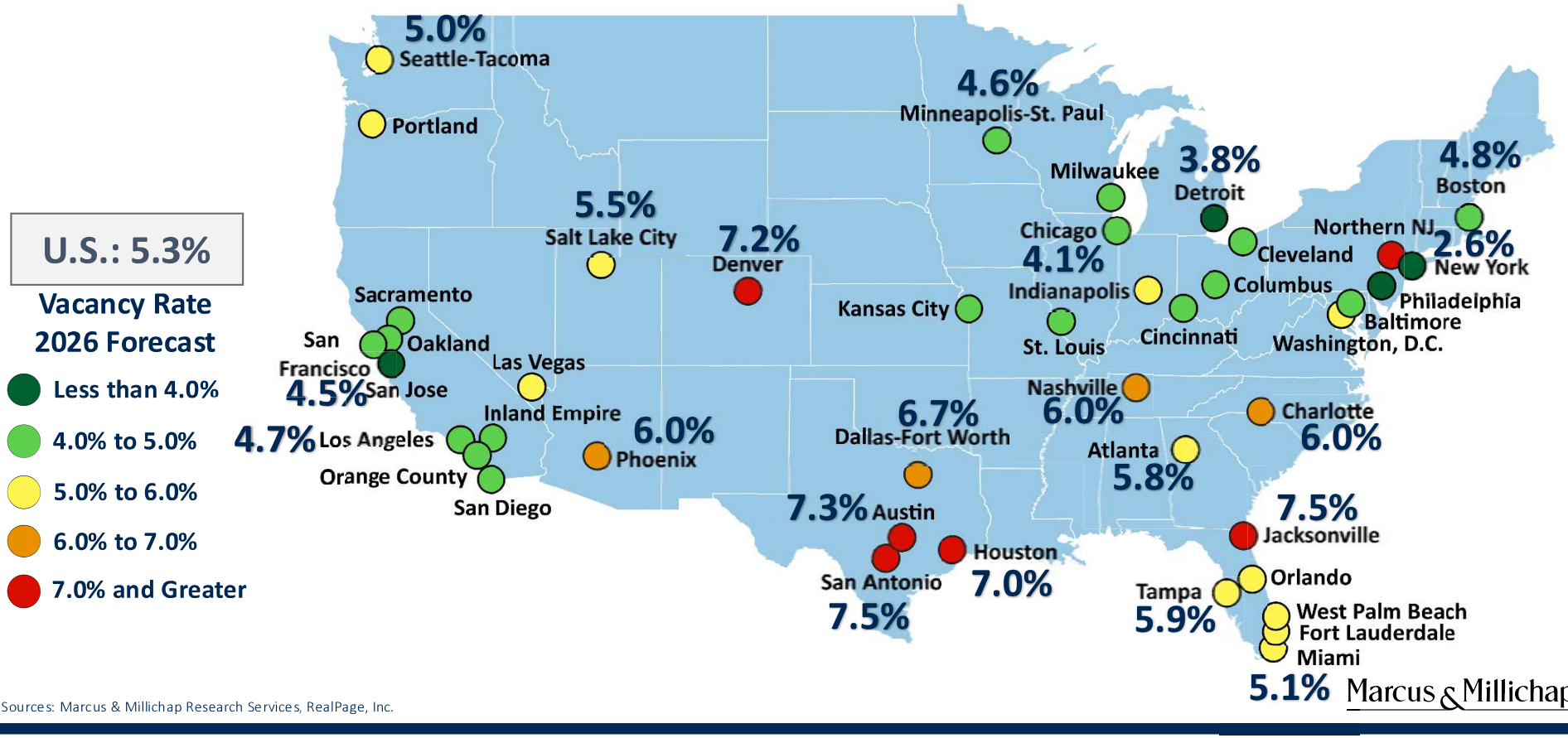


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



Sources: Marcus & Millichap Research Services, RealPage, Inc.

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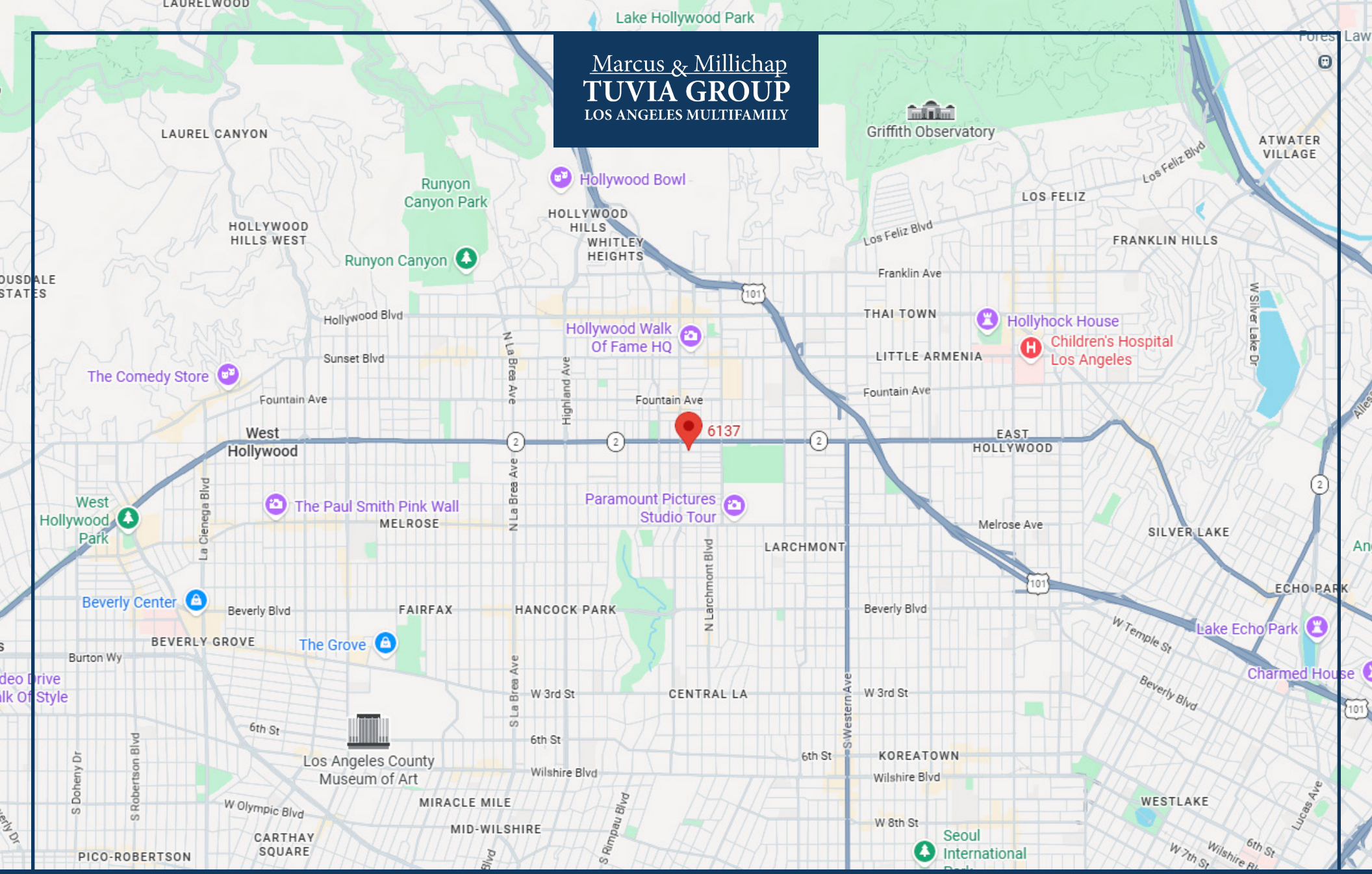
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6137 ELEANOR AVE