

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



3443
WEST BLVD

LOS ANGELES, CA 90016

STRONG WEST ADAMS LOCATION • RARE WEST ADAMS TURNKEY ASSET • MOST UNITS UPGRADED WITH MODERN FINISHES

10 UNITS • SOLID RENTAL UPSIDE POTENTIAL (+25%) • ON-SITE PARKING - FOUR (4) SPACES AND THREE (3) GARAGES • POTENTIAL TO BUILD ADUs IN THE REAR

3443 WEST BLVD

MARKETING PACKAGE

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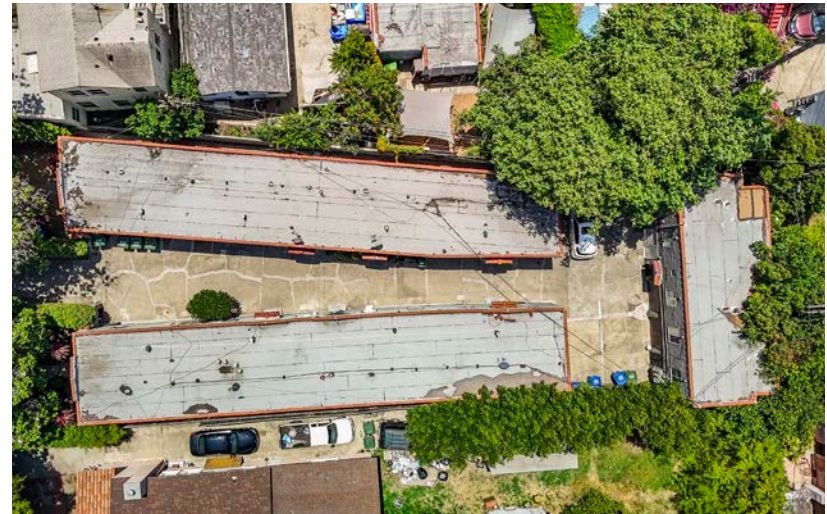
04 MARKET OVERVIEW

EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

3443 WEST BLVD

APN: 5046-007-018

OFFERING PRICE

\$1,679,000

CAP RATE

6.51%

GRM

9.73

PRICE PER UNIT

\$167,900

PRICE PER SF

\$352.36

VITAL DATA

Units	10
Gross Square Feet	4,765 SF
Lot Size	9,399 SF
Occupancy	100%
Year Built	1930
Zoning	LAR2

UNIT MIX

1	Studio / 1 Bathroom
9	1 Bedroom / 1 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a ten (10) unit apartment building located at 3443 West Blvd in Los Angeles, California. The subject property is located in a good West Adams location, just north of Exposition Blvd and west of Crenshaw Blvd.

West Adams is one of Los Angeles' fastest-growing multifamily submarkets, recognized for its central location, historic character, and increasing renter demand. Located near Culver City, Downtown LA, USC, and the Metro E Line, the neighborhood attracts young professionals, creatives, and long-term residents seeking relative affordability compared to nearby Westside communities. The area features a strong mix of Craftsman homes, Spanish-style architecture, renovated apartment buildings, and new multifamily developments. Popular amenities include local cafés, restaurants, breweries, and nearby retail corridors along Adams Boulevard and Jefferson Boulevard. Strong occupancy levels and continued neighborhood revitalization continue to drive investor interest, supporting long-term rent growth potential and competitive demand for multifamily assets throughout the submarket.

Located in a strong West Adams location, 3443 West Blvd features a desirable unit mix of one studio and nine one-bedroom units within a rare turnkey multifamily asset showcasing classic Spanish-style architecture and bungalow-style charm. Most units have been upgraded with modern kitchens, flooring, cabinetry, appliances, fixtures, bathrooms, and major system improvements including electrical and roofing. The property offers approximately 25% rental upside along with potential to add ADUs in the rear. Residents benefit from immediate access to the 10 Freeway, Metro E and K Line stations, major commercial corridors including Jefferson and Crenshaw Boulevards, nearby retail amenities, parks, and new mixed-use developments continuing to drive growth and investment activity throughout the surrounding West Adams submarket.

With extensive unit renovations, solid rental upside, ADU potential, and a highly accessible West Adams location near major transit and commercial corridors, this property presents a rare opportunity to acquire a well-positioned multifamily asset in one of Los Angeles' strongest growth submarkets.



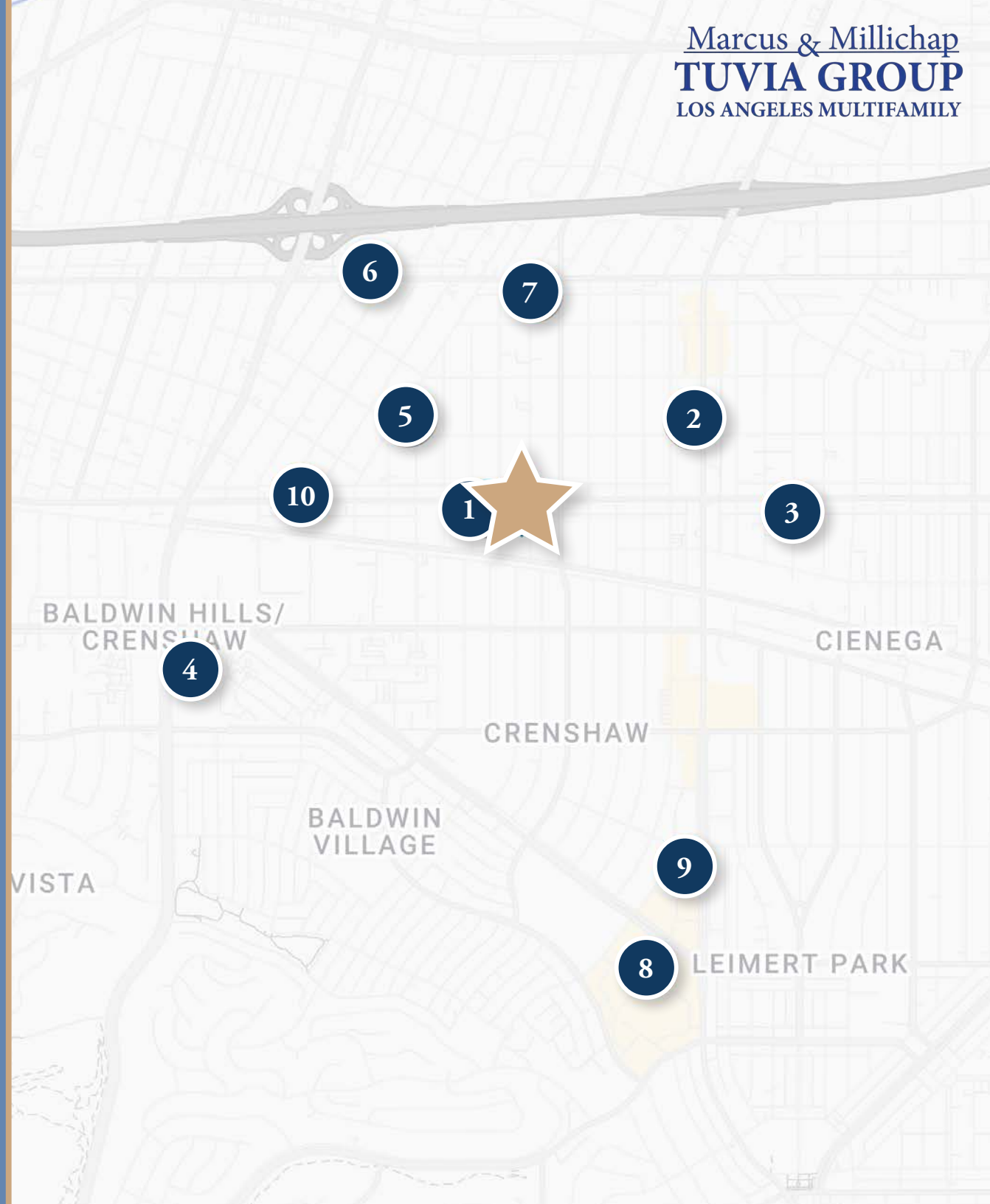
INVESTMENT HIGHLIGHTS

- ✔ Strong West Adams Location
- ✔ Solid Unit Mix - One (1) Studio and Nine (9) One-Bedroom Units
- ✔ Most Units Upgraded to Include New Roof, Electrical, Foundation, Kitchen, Ring Doorbells, New Flooring, Cabinetry, Appliances, Fixtures, and Modern Bathrooms
- ✔ Solid Rental Upside Potential (+25%)
- ✔ Rare West Adams Turnkey Asset
- ✔ On-Site Parking - Four (4) Spaces and Three (3) Garages
- ✔ Potential to Build ADUs in the Rear (Buyer to Verify)
- ✔ Charming Spanish-Style Architecture
- ✔ Bungalow-Style Units
- ✔ Dominant Access to Commercial Corridors - Jefferson Blvd, Exposition Blvd, Crenshaw Blvd, and Obama Blvd
- ✔ Immediate Access to 10 Freeway
- ✔ Close Proximity to Metro E Line Light Rail Stations (Farmdale & Expo/Crenshaw) and Metro K Line Station (Expo/Crenshaw), Providing Easy Access to Various Parts of LA
- ✔ Nearby Vineyard Recreation Center for Outdoor Activities
- ✔ Nearby Local Amenities such as Baldwin Hills Crenshaw Mall, Albertsons, CVS Pharmacy, Walgreens, Big 5 Sporting Goods, Ralphs, Superior Grocers, Highly Likely Restaurant, Smart & Final, and Starbucks Coffee
- ✔ New Development Completed Nearby at **3045 S Crenshaw Blvd** - Six-Story Building Featuring 168 Apartments Above Approximately 40,000 SF of Retail



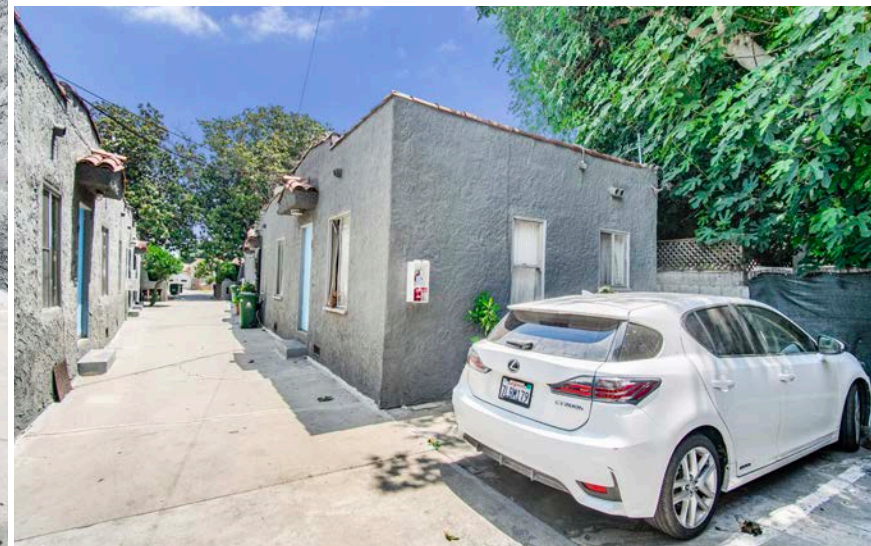
NEARBY RETAIL & AMENITIES

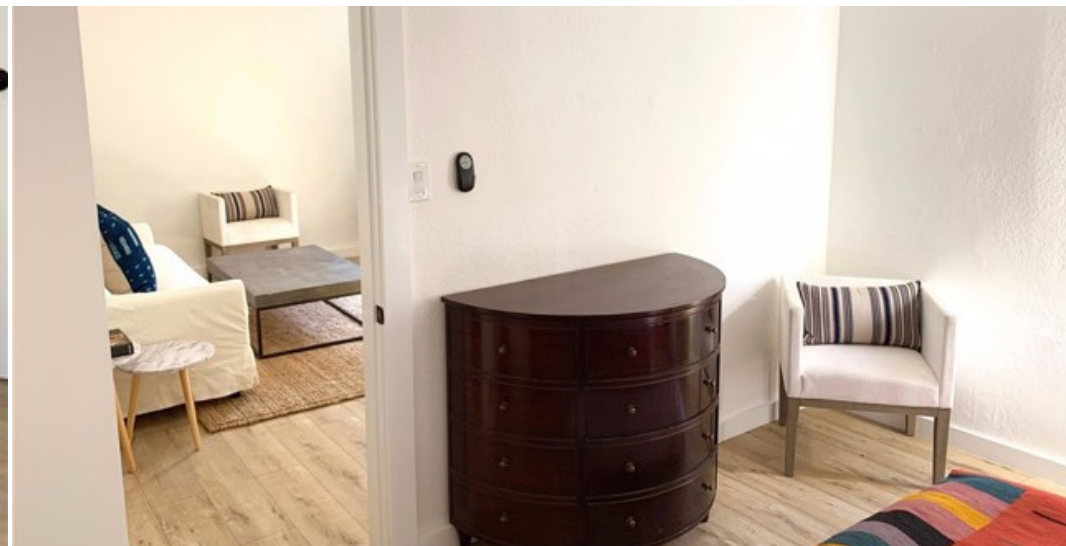
1. Highly Likely - 4310 W Jefferson Blvd
2. Smart & Final - 2929 Crenshaw Blvd
3. Halfday Coffee - 3411 12th Ave
4. Ralphs - 5080 Obama Blvd
5. Vineyard Recreation Center - 2942 Vineyard Ave
6. CENTO Pasta Bar - 4921 W Adams Blvd
7. LA Prime Caffè - 4626 W Adams Blvd
8. Baldwin Hills Crenshaw - 3650 W MLK Jr Blvd
9. Albertsons - 3901 Crenshaw Blvd
10. Oatmeal Radio Cafe - 4859 W Jefferson Blvd





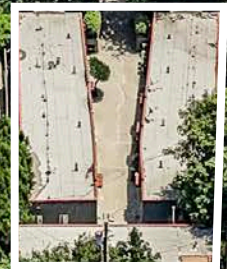
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RENT ROLL DETAIL

UNIT	UNIT TYPE	COMMENTS	UNIT SF	CURRENT		MARKET	
				RENT	RENT/SF	RENT	RENT/SF
3443	One Bed / One Bath			\$1,875		\$1,850	
3443 1/2	One Bed / One Bath			\$1,700		\$1,850	
3443 1/4	One Bed / One Bath			\$865		\$1,850	
3443 3/4	One Bed / One Bath			\$1,700		\$1,850	
3445	One Bed / One Bath			\$1,575		\$1,850	
3445 1/2	Studio / One Bath			\$1,495		\$1,550	
3447	One Bed / One Bath			\$1,755		\$1,850	
3447 1/2	One Bed / One Bath			\$857		\$1,850	
3447 1/4	One Bed / One Bath			\$1,700		\$1,850	
3447 3/4	One Bed / One Bath			\$865		\$1,850	
Total			4,765 SF	\$14,388	\$3.02	\$18,200	\$3.82

PRICING DETAIL

SUMMARY		
List Price		\$1,679,000
Down Payment	25%	\$419,750
Number of Units		10
Price Per Unit		\$167,900
Price Per SqFt		\$352.36
Gross SqFt		4,765 SF
Lot Size		9,399 SF
Year Built		1930

RETURNS	CURRENT	MARKET
CAP Rate	6.51%	9.05%
GRM	9.73	7.69
Cash-on-Cash	4.69%	14.84%
Debt Coverage Ratio	1.22	1.69

FINANCING		1ST LOAN
Loan Amount	75%	\$1,259,250
Loan Type		New
Interest Rate		5.90%
Amortization		30 Years
Year Due		2031

UNITS	UNIT TYPE	CURRENT	MARKET
1	Studio	\$1,495	\$1,550
9	One-Bedroom	\$1,432	\$1,850

INCOME	CURRENT	MARKET
Gross Scheduled Rent	\$172,644	\$218,400
Less: Vacancy/Deductions	3.0% \$5,179	3.0% \$6,552
Total Effective Rental Income	\$167,465	\$211,848
Other Income: Laundry	\$650	\$650
Effective Gross Income	\$168,115	\$212,498
Less: Expenses	35.0% \$58,819	28.5% \$60,594
Net Operating Income	\$109,296	\$151,904
Cash Flow	\$109,296	\$151,904
Debt Service	\$89,629	\$89,629
Net Cash Flow After Debt Service	4.69% \$19,667	14.84% \$62,275
Principal Reductions	\$15,755	\$16,710
Total Return	8.44% \$35,422	18.82% \$78,985

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$20,148	\$20,148
Insurance*	\$10,893	\$10,893
Utilities*	\$11,075	\$11,075
Repairs & Maintenance	\$3,000	\$3,000
General & Administrative	\$2,500	\$2,500
Landscaping*	\$950	\$950
Pest Control*	\$588	\$588
Cleaning*	\$1,440	\$1,440
Operating Reserves	\$1,500	\$1,500
Management Fee	\$6,725	\$8,500
Total Expenses	\$58,819	\$60,594
Expenses/Unit	\$5,882	\$6,059

* Denotes Actual Expense(s).

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	3443 West Blvd	10	\$1,679,000	\$167,900	\$352.36	6.51%	9.73
1.	3790 S Bronson Ave	6	\$1,050,000	\$175,000	\$210.00	-	-
2.	2530 S Sycamore Ave	5	\$1,125,000	\$225,000	\$327.99	5.97%	12.31
3.	3445 Edgehill Dr	6	\$1,286,500	\$214,417	\$343.89	6.29%	10.82
4.	5511 Smiley Dr	7	\$1,370,000	\$195,714	\$241.62	4.88%	12.11
5.	3712-3716 Carmona Ave	8	\$1,631,000	\$203,875	\$222.94	6.65%	10.80
6.	3044 Edgehill Dr	8	\$1,325,000	\$165,625	\$174.94	5.54%	12.96

SALES COMPARABLES



3443 WEST BLVD
LOS ANGELES, CA 90016

PRICING INFORMATION

List Price	\$1,679,000
Number of Units	10
Price/Unit	\$167,900
Price/SF	\$352.36
Cap Rate	6.51%
GRM	9.73
Lot SF	9,399 SF
Year Built	1930

UNIT MIX

1	Studio
9	1 Bed / 1 Bath



3790 S BRONSON AVE
LOS ANGELES, CA 90008

PRICING INFORMATION

Sale Price	\$1,050,000
COE Date	3/31/2026
Number of Units	6
Price/Unit	\$175,000
Price/SF	\$210.00
Cap Rate	-
GRM	-
Lot SF	9,154 SF
Year Built	1960

UNIT MIX

4	1 Bed / 1 Bath
2	2 Bed / 1.5 Bath



2530 S SYCAMORE AVE
LOS ANGELES, CA 90016

PRICING INFORMATION

Sale Price	\$1,125,000
COE Date	3/3/2026
Number of Units	5
Price/Unit	\$225,000
Price/SF	\$327.99
Cap Rate	5.97%
GRM	12.31
Lot SF	4,792 SF
Year Built	1956

UNIT MIX

3	1 Bed / 1 Bath
2	2 Bed / 1 Bath

SALES COMPARABLES



3445 EDGEHILL DR
LOS ANGELES, CA 90018

PRICING INFORMATION

Sale Price	\$1,286,500
COE Date	2/24/2026
Number of Units	6
Price/Unit	\$214,417
Price/SF	\$343.89
Cap Rate	6.29%
GRM	10.82
Lot SF	6,098 SF
Year Built	1963

UNIT MIX

1	Studio
3	1 Bed / 1 Bath
2	2 Bed / 1 Bath



5511 SMILEY DR
LOS ANGELES, CA 90016

PRICING INFORMATION

Sale Price	\$1,370,000
COE Date	2/23/2026
Number of Units	7
Price/Unit	\$195,714
Price/SF	\$241.62
Cap Rate	4.88%
GRM	12.11
Lot SF	7,200 SF
Year Built	1964

UNIT MIX

3	1 Bed / 1 Bath
3	2 Bed / 1 Bath
1	2 Bed / 2 Bath



3712-3716 CARMONA AVE
LOS ANGELES, CA 90016

PRICING INFORMATION

Sale Price	\$1,631,000
COE Date	10/23/2025
Number of Units	8
Price/Unit	\$203,875
Price/SF	\$222.94
Cap Rate	6.65%
GRM	10.80
Lot SF	9,461 SF
Year Built	1950

UNIT MIX

6	1 Bed / 1 Bath
2	2 Bed / 1 Bath

SALES COMPARABLES



3044 EDGEHILL DR
LOS ANGELES, CA 90018

PRICING INFORMATION

Sale Price	\$1,325,000
COE Date	6/27/2025
Number of Units	8
Price/Unit	\$165,625
Price/SF	\$174.94
Cap Rate	5.54%
GRM	12.96
Lot SF	8,005 SF
Year Built	1929

UNIT MIX

8	1 Bed / 1 Bath
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RENT COMPARABLES



RENT COMPARABLES

SUBJECT PROPERTY		STUDIO	1 BEDROOM
	3443 West Blvd Los Angeles, CA 90016	\$1,495	\$1,432
#	RENT COMPARABLES	1 BEDROOM	2 BEDROOM
1	 3851 Coco Ave Los Angeles, CA 90008	\$1,600	
2	 2602 S Orange Dr Los Angeles, CA 90016	\$1,699	
3	 2533 1/2 Hillcrest Dr Los Angeles, CA 90016		\$1,775
4	 4600 Coliseum St Los Angeles, CA 90016		\$1,895
AVERAGE		\$1,650	\$1,835

WEST ADAMS

A Revitalizing Region Proximate to the Best of Los Angeles

LOCATION HIGHLIGHTS

West Adams is a neighborhood in South Los Angeles that has been experiencing both steady demographic shifts and a growing wave of development. It's home to about 46,100 residents. The median household income is approximately \$71,067 per year, while the average household income rises to about \$104,246, reflecting recent increases. Roughly 84.5% of residents live above the poverty line. Educational attainment is mixed: around 22.3% hold a bachelor's degree, about 8.5% a graduate degree, and a substantial share have high school or some college.

Multifamily properties have become a defining feature of West Adams' evolving housing landscape. The area has seen a notable increase in new apartment construction, adaptive reuse projects, and small-lot developments, reflecting strong demand from young professionals and families seeking proximity to employment hubs like Culver City and Downtown LA. Many prewar and mid-century buildings have been renovated into modern units while maintaining the neighborhood's architectural charm. Investor activity remains strong, with competitive cap rates driven by the submarket's accessibility, transit connectivity, and growing retail and dining scene.

New development projects highlight this momentum. One of the most recent is the CIM Group's proposal for a six-story mixed-use complex at 5451 West Adams Boulevard, which would replace the Advance Food Market. The project includes 142 apartments, 8,000 square feet of retail space, parking for about 99 cars, and a set-aside for units affordable to very low-income households. Another notable addition is Maydan Market, a 10,000-square-foot culinary hub offering a variety of food vendors and community-oriented gathering space. These developments reflect the area's transition: preservation of historic architecture, rising demand for housing, and a burgeoning local commerce scene.



Average Household
Income of \$104,246



Strong Gentrification
Trends Over the Last 10
Years



Population of 578,276 Within
a Three (3) Mile Radius

West Adams Blvd/Buckingham Rd

WEST ADAMS MARKET OVERVIEW

76

WALK SCORE

VERY WALKABLE
Most errands can be accomplished on foot

61

TRANSIT SCORE

GOOD TRANSIT
Many nearby public transportation options

68

BIKE SCORE

BIKEABLE
Some bike infrastructure



West Adams has increasingly become a standout Los Angeles submarket thanks to its mix of historic character, amenity-rich developments, and a central location that links it conveniently to many parts of the city. One of its most compelling features is its proximity to major freeways like the 10, and its access to public transit options which make commuting to Downtown LA, Culver City, or the West Side relatively efficient. The neighborhood offers a strong local amenity base: variety in dining (from long-standing family-run spots to new culinary hubs), retail boutiques, cultural venues, and several green spaces and parks that serve as gathering points for the community.

West Adams is rapidly evolving, with newer mixed-use developments reshaping its streetscape and residential options. One striking example is the project at 5451 West Adams Boulevard, where a six-story mixed-use building is planned to replace the longtime Advance Food Market. It will include 142 apartments above over 8,000 square feet of ground-floor retail, parking for both residents and shoppers, and some units earmarked for extremely low-income renters.

Another notable completed development is at 5217 West Adams Boulevard, a six-story building comprising 74 apartments (a mix of one- and two-bedroom units) over about 9,000 square feet of retail space on the ground floor, with subterranean parking and set-asides for extremely low-income tenants.

Together, these developments reflect a pattern: West Adams is evolving into a more transit-oriented neighborhood with denser multifamily housing, more retail and restaurant options, and upgraded communal amenities. For someone interested in urban living, it offers a balance between walkability, historical charm, and modern comfort. At the same time, there are still questions being raised about affordability and how longtime residents will fare as the area shifts — but from a real estate and amenities perspective, it's clearly one of LA's submarkets to watch.

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.

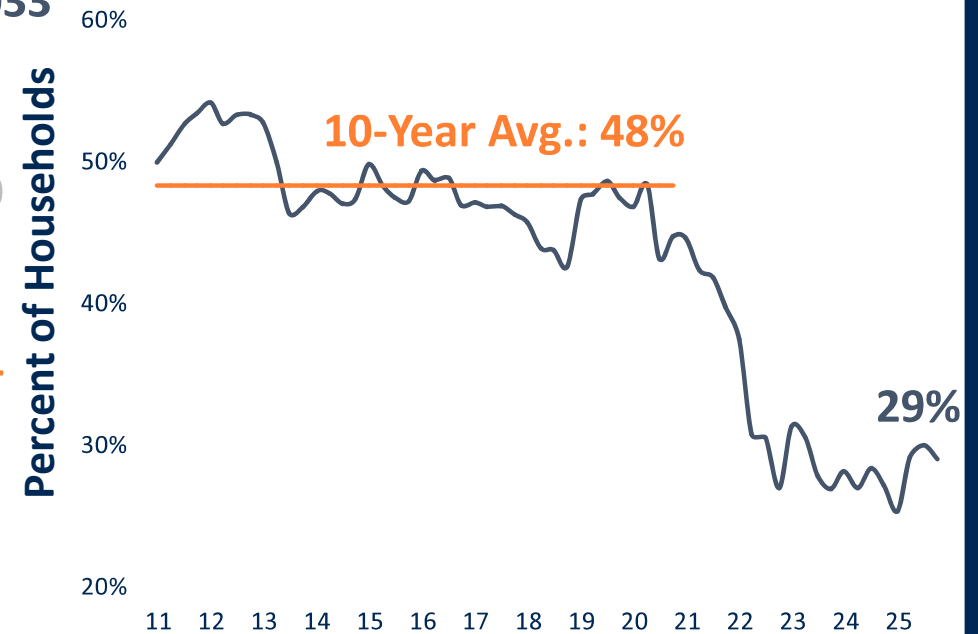
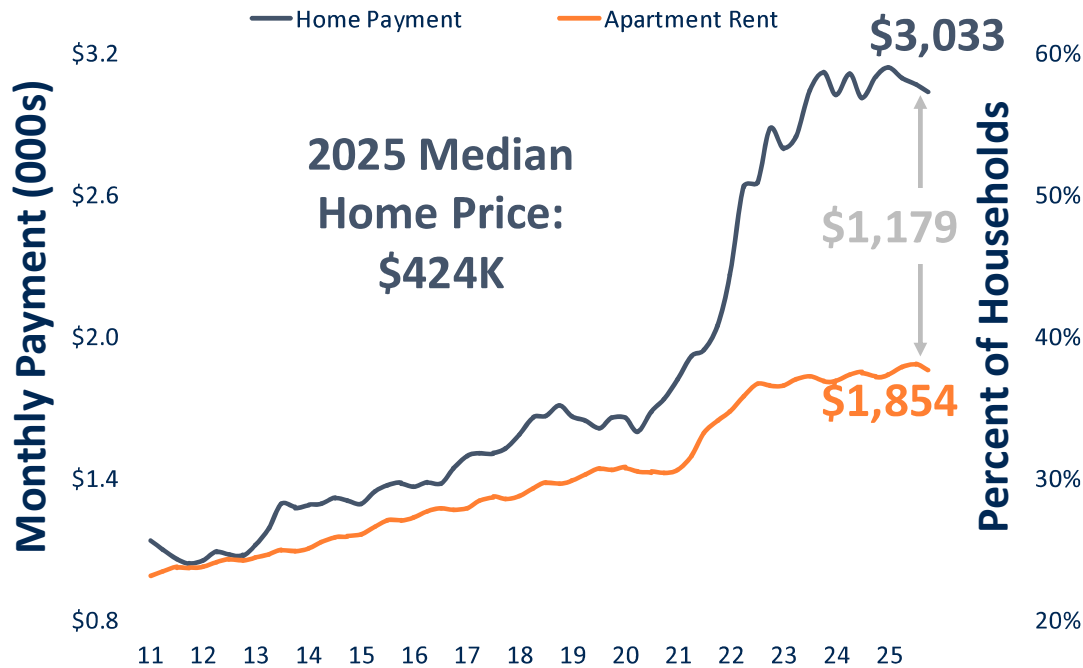
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MARKET OVERVIEW

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

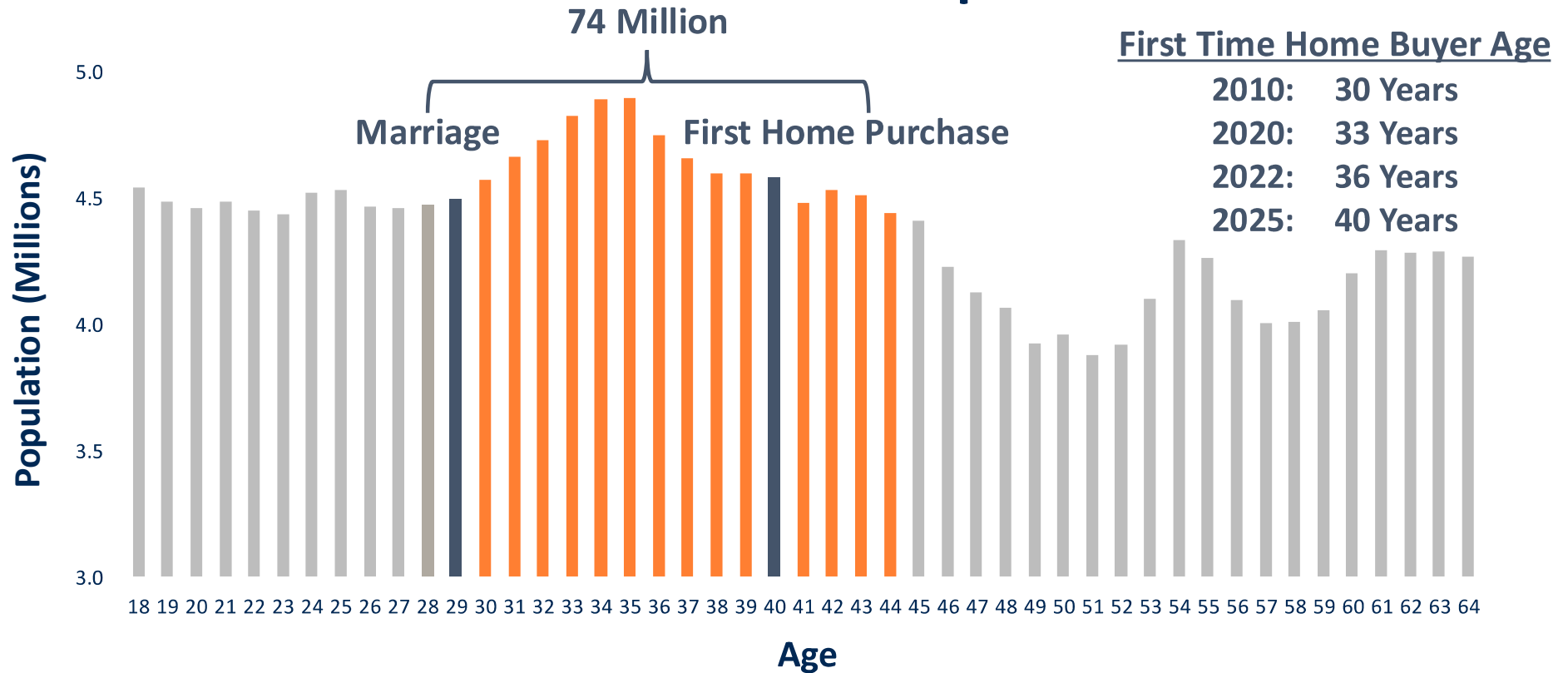


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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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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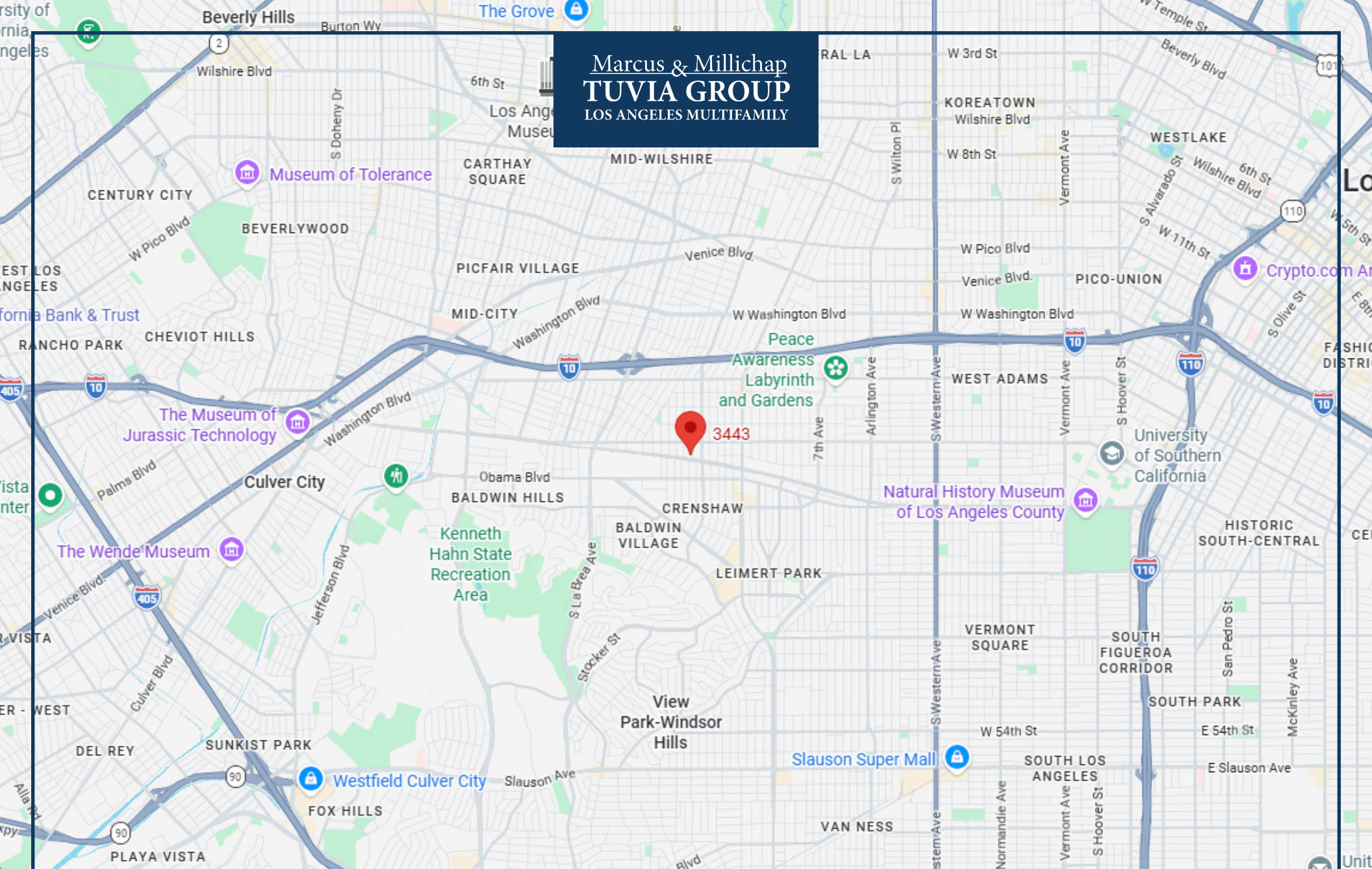
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