

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



1217 WESTERLY TER

LOS ANGELES, CA 90026

FOUR (4) TOTAL UNITS

PRIME SILVER LAKE LOCATION - WALKING DISTANCE TO SUNSET JUNCTION • FOURPLEX - 75% TWO-BEDROOM UNITS • DELIVERED 50% VACANT
ONE UNIT REMODELED WITH HARDWOOD FLOORS THROUGHOUT, STAINLESS STEEL APPLIANCES, AND MODERN FINISHES • MULTIPLE ADU CONVERSION OPPORTUNITIES

1217 WESTERLY TER

MARKETING PACKAGE

TABLE OF CONTENTS

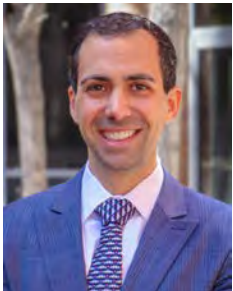
01 PROPERTY DESCRIPTION

02 FINANCIAL ANALYSIS

03 MARKET COMPARABLES

04 MARKET OVERVIEW

EXCLUSIVELY LISTED BY



JASON TUVIA

Senior Managing Director Investments
Senior Director - National Multi Housing Group
Encino Office
Tel: (818) 212-2735
Cell: (818) 448-4415
jason.tuvia@marcusmillichap.com
License: CA 01772495



EXECUTIVE SUMMARY

1217 WESTERLY TER

APN: 5426-003-004

OFFERING PRICE

\$1,695,000

CAP RATE

5.48%

GRM

13.29

PRICE PER UNIT

\$423,750

PRICE PER SF

\$419.24

VITAL DATA

Units	4
Gross Square Feet	4,043 SF
Lot Size	5,082 SF
Occupancy	50%
Year Built	1967
Zoning	LAR2

UNIT MIX

1	1 Bedroom / 1 Bathroom
3	2 Bedroom / 1 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a four (4) unit apartment building located at 1217 Westerly Terrace in Los Angeles, California. The subject property is located in a prime Silver Lake location, just north of Sunset Blvd and east of Silver Lake Blvd.

Silver Lake is a dynamic Eastside submarket within Los Angeles known for its creative culture, strong rental demand, and walkable urban environment. The neighborhood has a population of roughly 30,000 residents, with a median age around 40 and average individual incomes exceeding \$80,000, reflecting an affluent and professional renter base. Demographically, the area is diverse and highly educated, attracting a mix of young professionals, creatives, and entrepreneurs. Local amenities are a major draw, including the Silver Lake Reservoir, Sunset Junction, popular cafes, boutique retail, and a vibrant dining and nightlife scene. Its central location and lifestyle appeal continue to drive consistent tenant demand and long-term investment interest.

Located in prime Silver Lake just minutes from Sunset Junction, this fourplex features a desirable unit mix of 75% two-bedroom units and offers approximately 25% rental upside. The property is delivered 50% vacant, including a recently remodeled one-bedroom unit with hardwood floors, stainless steel appliances, and modern finishes. Select units offer views of Sunset Blvd and have the convenience of washer and dryer hookups. A rear vacant room and existing garage present strong ADU conversion potential. The property also qualifies for an attractive 30-year residential financing. Positioned in the heart of Silver Lake, this property benefits from a highly sought-after location surrounded by top-tier dining, retail, and lifestyle amenities.

With significant vacancies, incredible views, a desirable two-bedroom-heavy unit mix, and multiple opportunities for ADU conversions, this offering presents a compelling value-add investment in one of Silver Lake's most sought-after locations.



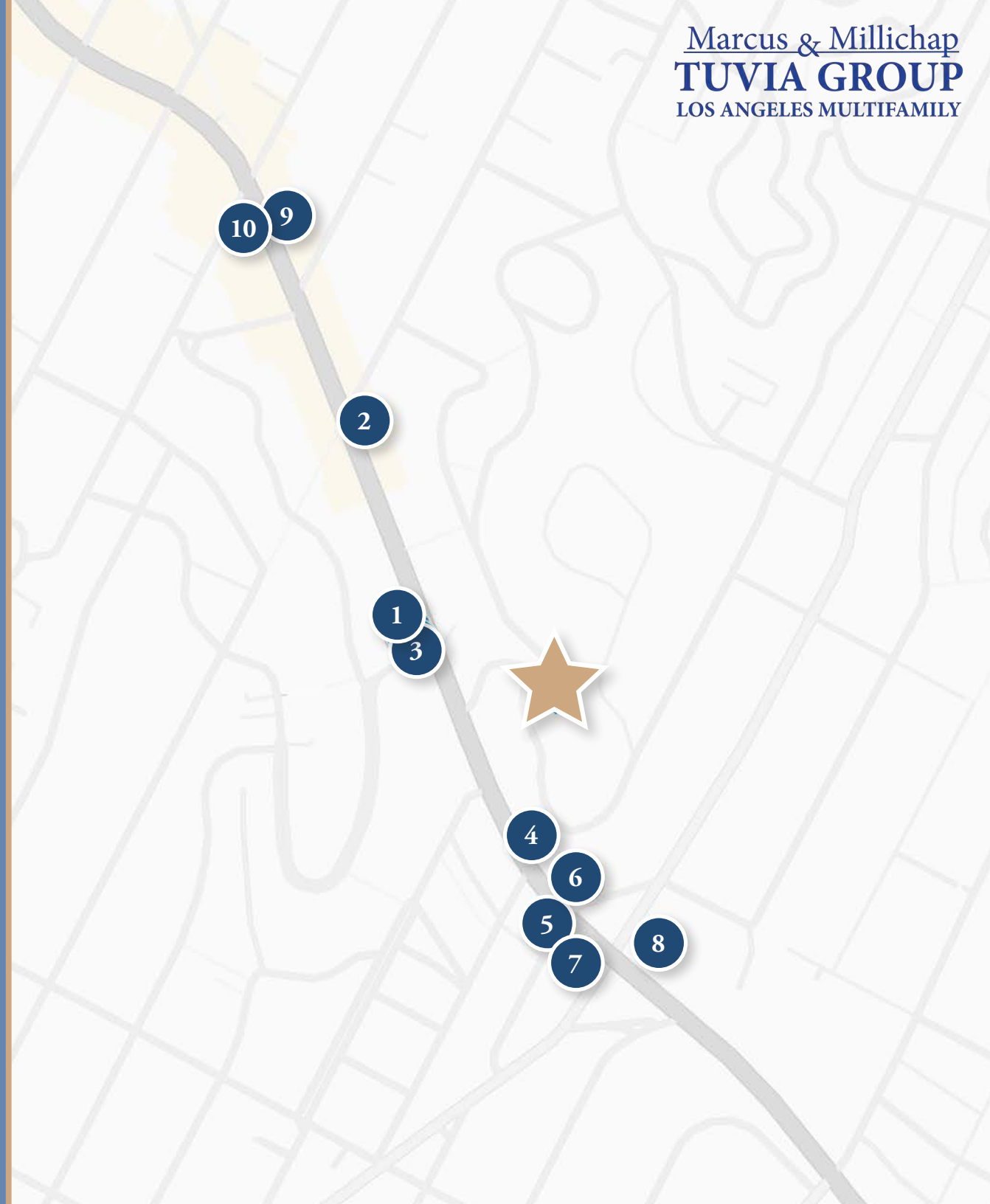
INVESTMENT HIGHLIGHTS

- ✓ Prime Silver Lake Location - Minutes Away from Sunset Junction
- ✓ Fourplex - 75% Two-Bedroom Units
- ✓ Solid Rental Upside Potential (+25%)
- ✓ Delivered 50% Vacant
- ✓ Vacant One-Bedroom Unit Remodeled Recently - Hardwood Floors Throughout with Berber Carpet in Bedroom, Recessed Lighting with Dimmers, A/C Wall Unit, Stainless Steel Appliances, and Faux Wood Blinds
- ✓ Select Units have Wonderful Views of Sunset Blvd
- ✓ Select Units have Washer and Dryer Hookups
- ✓ On-Site Laundry Room
- ✓ Massive Patios for Select Units
- ✓ Bonus ~400 SF Vacant Room in the Rear - Possible ADU Conversion
- ✓ On-Site Garage Parking - Excellent Opportunity to Convert to an ADU
- ✓ No Units have Shared Walls - Each Unit is at a Different Elevation
- ✓ Situated on a Quiet, Hillside Neighborhood
- ✓ Qualifies for 30-Year Fixed Residential Financing
- ✓ Dominant Access to Commercial Corridors - Sunset Blvd, Silver Lake Blvd, and Santa Monica Blvd
- ✓ Immediate Access to the 101 Freeway
- ✓ Nearby Bellevue Recreation Center for Outdoor Activities
- ✓ Minutes Away from Sunset Junction - Offering Easy Access to Trendy Cafes, Restaurants, and Retail Shops such as Bacari Silverlake, Yala Coffee, The Win~Dow Silver Lake, Intelligentsia Coffee, Sweetgreen, Wasteland, Redeemer, 4100 Bar, Silver Lake Farmers Market, and Erehon Silver Lake
- ✓ Close Proximity to Many Local Amenities such as Malaya Coffee - Silverlake, Ohana Superette, Bodega Park, Cafe Tropical, Izakaya Osen, Silverlake Ramen, Dayglow, Claytivity Pottery Studio, Jaguar Bar Speakeasy, and Ceci's Gastronomía



NEARBY RETAIL & AMENITIES

1. Dayglow Coffee - 3206 Sunset Blvd
2. Alfred Coffee - 3337 1/2 Sunset Blvd
3. Heavy Handed Burgers - 3200 Sunset Blvd
4. The Thirsty Crow - 2939 Sunset Blvd
5. Cafe Tropical - 2900 Sunset Blvd
6. Izakaya Osen - 2903 Sunset Blvd
7. Bodega Park - 2852 Sunset Blvd
8. Malaya Coffee Silverlake - 2839 Sunset Blvd
9. A.P.C. - 3517 Sunset Blvd
10. Buck Mason - 3517 Sunset Blvd





Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY





Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



Unit 1 / Virtually Staged





Marielas Taco

11

Ceci's Gastronomia

10

Malaya Coffee

9

LaSorted's Pizza

8

Izakaya Osen

5

Ohana Superette

7

Bodega Park

6

Cafe Tropical

4

Silverlake Lounge

3

Claytivity Pottery Studio

2

Los Globos

1

RENT ROLL DETAIL

UNIT	UNIT TYPE	COMMENTS	UNIT SF	CURRENT		MARKET	
				RENT	RENT/SF	RENT	RENT/SF
1	One Bed / One Bath	VACANT / RENOVATED		\$2,750		\$2,750	
2	Two Bed / One Bath	VACANT		\$3,650		\$3,650	
3	Two Bed / One Bath			\$1,917		\$3,650	
4	Two Bed / One Bath			\$2,311		\$4,000	
Total			4,043 SF	\$10,628	\$2.63	\$14,050	\$3.48

PRICING DETAIL

SUMMARY		
List Price		\$1,695,000
Down Payment	20%	\$339,000
Number of Units		4
Price Per Unit		\$423,750
Price Per SqFt		\$419.24
Gross SqFt		4,043 SF
Lot Size		5,082 SF
Year Built		1967

RETURNS	CURRENT	MARKET
CAP Rate	5.48%	7.83%
GRM	13.29	10.05

FINANCING		1ST LOAN
Loan Amount	80%	\$1,356,000
Loan Type		New
Interest Rate		6.15%
Amortization		30 Years
Year Due		2031

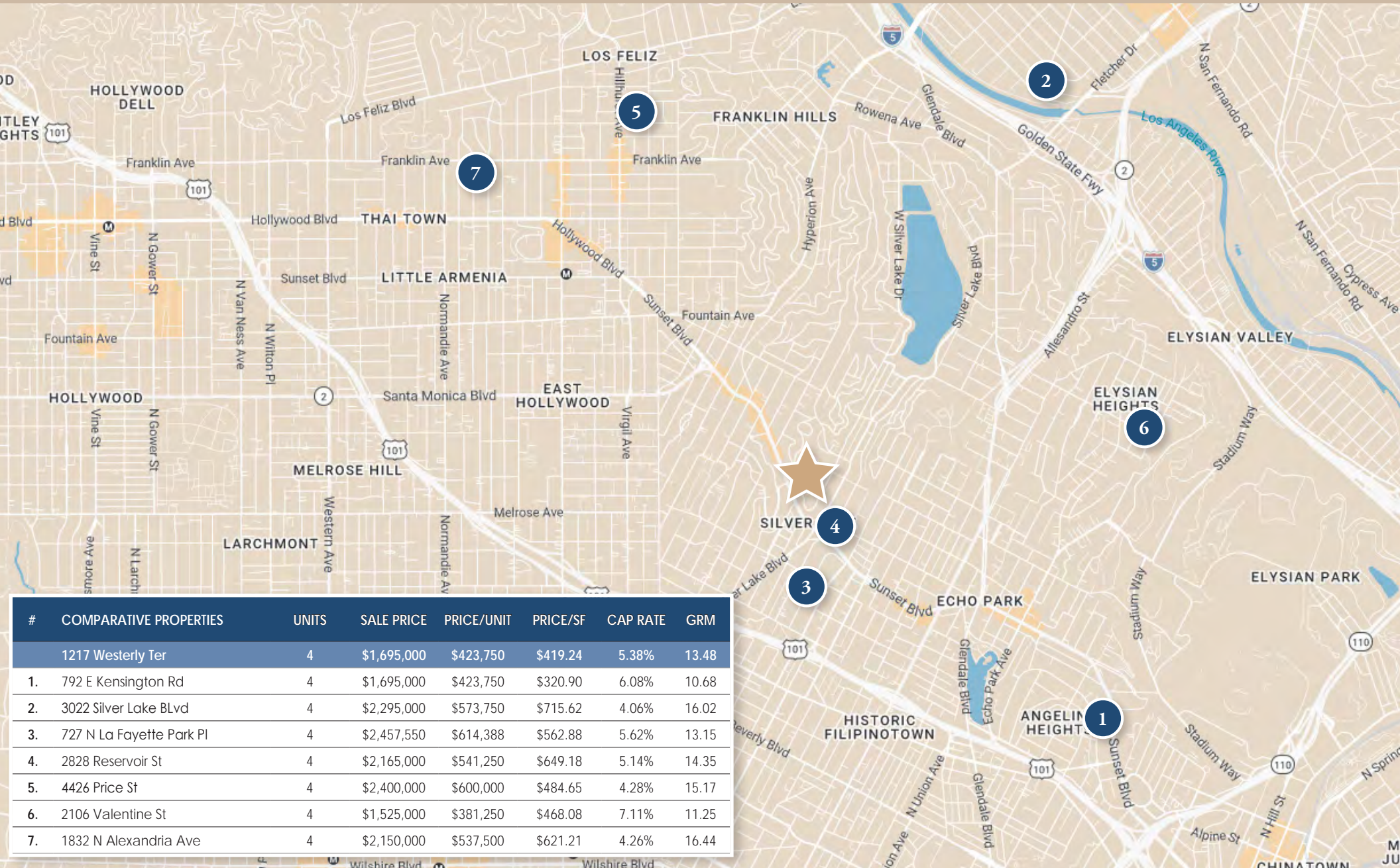
UNITS	UNIT TYPE	CURRENT	MARKET
1	One-Bedroom	\$2,750	\$2,750
3	Two-Bedroom	\$2,576	\$3,767

INCOME	CURRENT	MARKET
Gross Scheduled Rent	\$127,536	\$168,600
Less: Vacancy/Deductions	3.0% \$3,826	3.0% \$5,058
Total Effective Rental Income	\$123,710	\$163,542
Effective Gross Income	\$123,710	\$163,542
Less: Expenses	24.9% \$30,778	18.8% \$30,778
Net Operating Income	\$92,932	\$132,764

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$20,340	\$20,340
Insurance*	\$3,169	\$3,169
Utilities*	\$2,789	\$2,789
Repairs & Maintenance	\$1,200	\$1,200
General & Administrative	\$1,000	\$1,000
Landscaping*	\$1,200	\$1,200
Pest Control	\$480	\$480
Operating Reserves	\$600	\$600
Total Expenses	\$30,778	\$30,778
Expenses/Unit	\$7,695	\$7,695

* Denotes Actual Expense(s).

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	1217 Westerly Ter	4	\$1,695,000	\$423,750	\$419.24	5.38%	13.48
1.	792 E Kensington Rd	4	\$1,695,000	\$423,750	\$320.90	6.08%	10.68
2.	3022 Silver Lake Blvd	4	\$2,295,000	\$573,750	\$715.62	4.06%	16.02
3.	727 N La Fayette Park Pl	4	\$2,457,550	\$614,388	\$562.88	5.62%	13.15
4.	2828 Reservoir St	4	\$2,165,000	\$541,250	\$649.18	5.14%	14.35
5.	4426 Price St	4	\$2,400,000	\$600,000	\$484.65	4.28%	15.17
6.	2106 Valentine St	4	\$1,525,000	\$381,250	\$468.08	7.11%	11.25
7.	1832 N Alexandria Ave	4	\$2,150,000	\$537,500	\$621.21	4.26%	16.44

SALES COMPARABLES



1217 WESTERLY TER
LOS ANGELES, CA 90026

PRICING INFORMATION

List Price	\$1,695,000
Number of Units	4
Price/Unit	\$423,750
Price/SF	\$419.24
Cap Rate	5.48%
GRM	13.29
Lot SF	5,082 SF
Year Built	1967

UNIT MIX

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



792 E KENSINGTON RD
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$1,695,000
COE Date	7/31/2025
Number of Units	4
Price/Unit	\$423,750
Price/SF	\$320.90
Cap Rate	6.08%
GRM	10.68
Lot SF	8,626 SF
Year Built	1905

UNIT MIX

4	2 Bed / 1.5 Bath
---	------------------



3022 SILVER LAKE BLVD
LOS ANGELES, CA 90039

PRICING INFORMATION

Sale Price	\$2,295,000
COE Date	7/23/2025
Number of Units	4
Price/Unit	\$573,750
Price/SF	\$715.62
Cap Rate	4.06%
GRM	16.02
Lot SF	9,561 SF
Year Built	1937

UNIT MIX

4	2 Bed / 1 Bath
---	----------------

SALES COMPARABLES



3
727 N LA FAYETTE PARK PL
 LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$2,457,550
COE Date	11/7/2025
Number of Units	4
Price/Unit	\$614,388
Price/SF	\$562.88
Cap Rate	5.62%
GRM	13.15
Lot SF	6,900 SF
Year Built	1908

UNIT MIX

3	2 Bed / 2 Bath
1	3 Bed / 2.5 Bath



4
2828 RESERVOIR ST
 LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$2,165,000
COE Date	6/25/2025
Number of Units	4
Price/Unit	\$541,250
Price/SF	\$649.18
Cap Rate	5.14%
GRM	14.35
Lot SF	6,442 SF
Year Built	1925

UNIT MIX

1	Studio
2	1 Bed / 1 Bath
1	2 Bed / 1.5 Bath



5
4426 PRICE ST
 LOS ANGELES, CA 90027

PRICING INFORMATION

Sale Price	\$2,400,000
COE Date	9/26/2025
Number of Units	4
Price/Unit	\$600,000
Price/SF	\$484.65
Cap Rate	4.28%
GRM	15.17
Lot SF	6,775 SF
Year Built	1926

UNIT MIX

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

SALES COMPARABLES



2106 VALENTINE ST
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$1,525,000
COE Date	5/9/2025
Number of Units	4
Price/Unit	\$381,250
Price/SF	\$468.08
Cap Rate	7.11%
GRM	11.25
Lot SF	6,838 SF
Year Built	1922

UNIT MIX

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



1832 N ALEXANDRIA AVE
LOS ANGELES, CA 90027

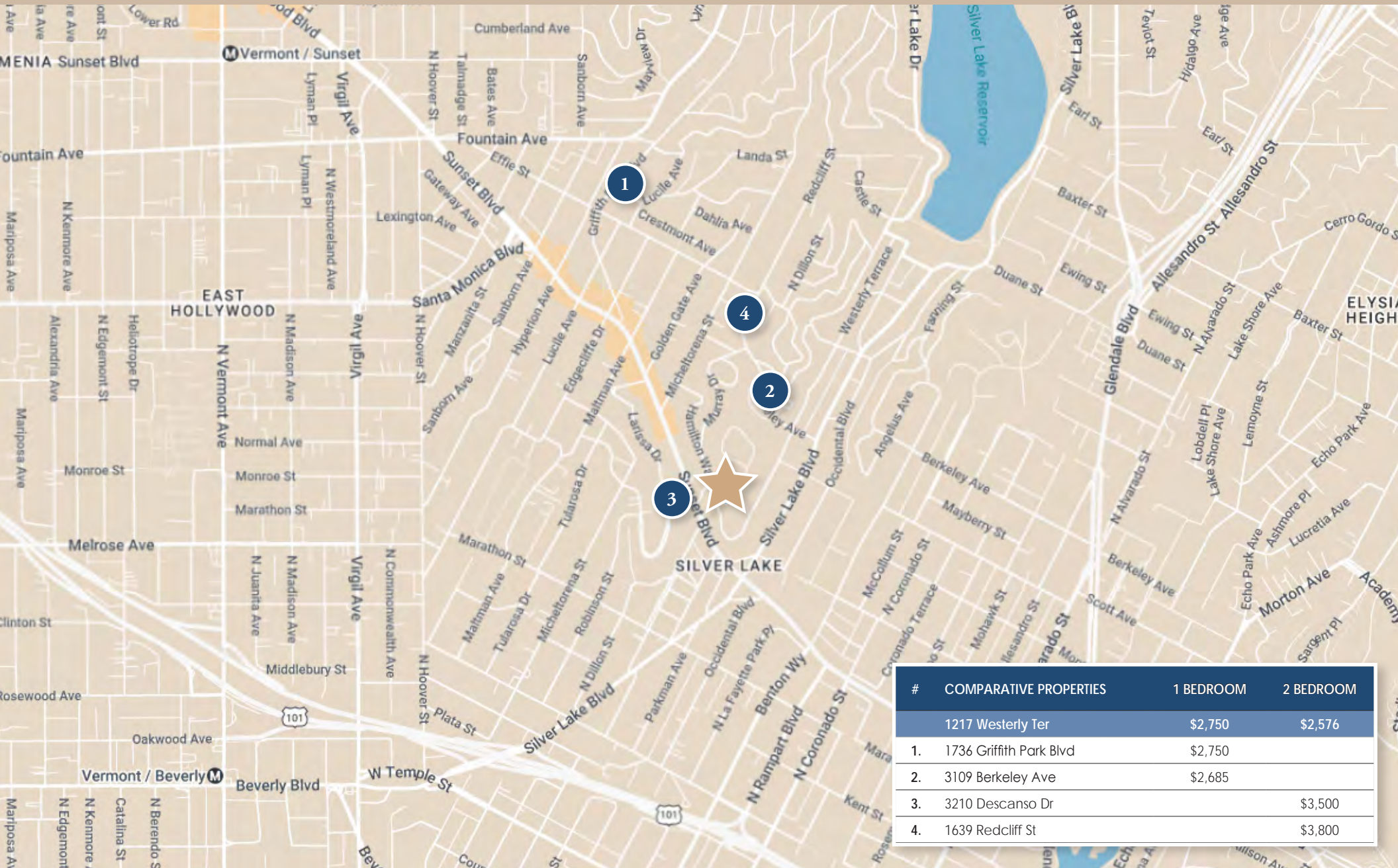
PRICING INFORMATION

Sale Price	\$2,150,000
COE Date	4/6/2026
Number of Units	4
Price/Unit	\$537,500
Price/SF	\$621.21
Cap Rate	4.26%
GRM	16.44
Lot SF	7,309 SF
Year Built	1921

UNIT MIX


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

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	1 BEDROOM	2 BEDROOM
	1217 Westery Ter	\$2,750	\$2,576
1.	1736 Griffith Park Blvd	\$2,750	
2.	3109 Berkeley Ave	\$2,685	
3.	3210 Descanso Dr		\$3,500
4.	1639 Redcliff St		\$3,800

RENT COMPARABLES

SUBJECT PROPERTY		1 BEDROOM	2 BEDROOM
	1217 Westerly Ter Los Angeles, CA 90026	\$2,750	\$2,576
#	RENT COMPARABLES	1 BEDROOM	2 BEDROOM
1	 1736 Griffith Park Blvd Los Angeles, CA 90026	\$2,750	
2	 3109 Berkeley Ave Los Angeles, CA 90026	\$2,685	
3	 3210 Descanso Dr Los Angeles, CA 90026		\$3,500
4	 1639 Redcliff St Los Angeles, CA 90026		\$3,800
AVERAGE		\$2,718	\$3,650

SILVER LAKE

The Most Hip and Trendy Neighborhood in Los Angeles



LOCATION HIGHLIGHTS

Silver Lake is a vibrant, trend-forward neighborhood in Los Angeles, known for its eclectic mix of historic homes, modern architecture, and a strong sense of community. The area has a population of approximately 30,014 residents, with a median age of 40 years. Household incomes range anywhere from \$80,000 to \$90,000. These figures suggest a relatively affluent population compared to broader Los Angeles averages.

The neighborhood's real estate market is characterized by a blend of architectural styles, including mid-century modern homes and contemporary infill developments. Recent projects reflect the area's growth and appeal. For instance, the Silva development, a 221-unit Class-A multifamily community, offers luxury amenities and panoramic city views. Additionally, the Riverglen II project, located at 2624 Riverside Drive, is under construction and will add 120 residential units to the area.

Silver Lake's walkability, combined with its cultural attractions and proximity to downtown Los Angeles, makes it a sought-after location for both residents and investors. The neighborhood's dynamic real estate market continues to evolve, balancing preservation with modern development to meet the demands of its diverse community.



Average Household
Income of \$85,435



Strong Rental Housing
Market with Historically
Low Vacancy



Population of 329,773 Within
a Three (3) Mile Radius

Silver Lake Reservoir & Meadows

SILVER LAKE MARKET OVERVIEW

81

WALK SCORE

VERY WALKABLE

Most errands can be accomplished by foot

54

TRANSIT SCORE

GOOD TRANSIT

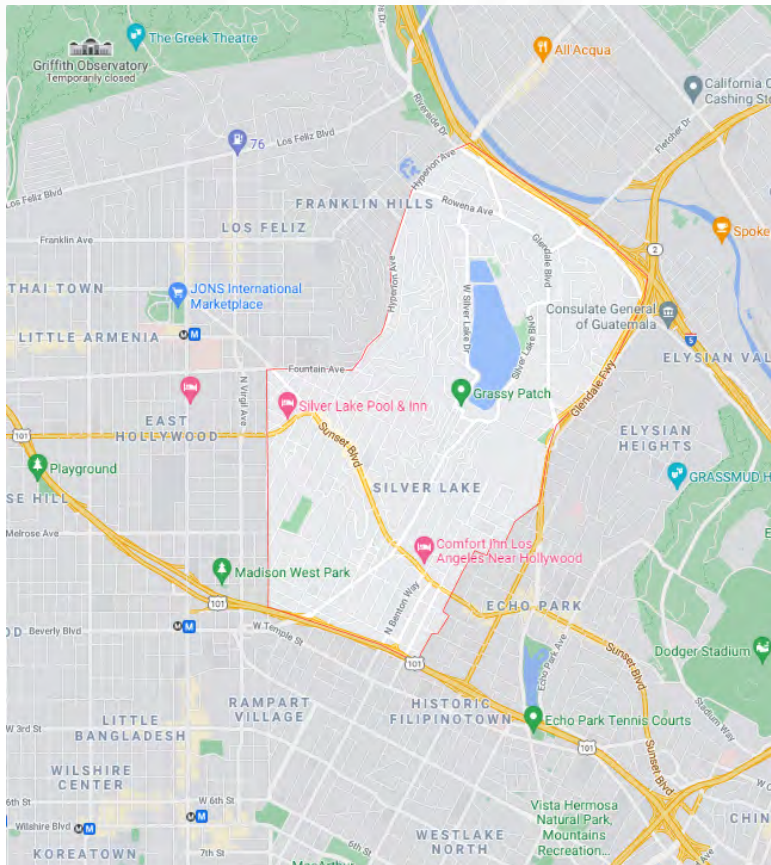
Many nearby public transportation options

51

BIKE SCORE

BIKEABLE

Some bike infrastructure



Silver Lake is widely recognized as one of Los Angeles's most iconic and culturally vibrant neighborhoods, offering a unique combination of urban energy, creative spirit, and residential charm. Centrally located just northeast of Downtown LA and bordered by Echo Park, Los Feliz, and Hollywood, Silver Lake provides easy access to major employment centers, freeways, and surrounding neighborhoods while maintaining a distinct identity. The area is celebrated for its eclectic architecture, including mid-century modern homes, historic Spanish and Tudor-style residences, and newer infill developments, creating a diverse and visually engaging streetscape. Its real estate market remains strong, attracting both investors and owner-occupants seeking a blend of character and modern convenience. Recent developments, such as the Silva luxury 221-unit multifamily complex and the Riverglen II 120-unit residential project on Riverside Drive, reflect ongoing investment and confidence in the submarket, while efforts to preserve the neighborhood's unique architectural character continue to appeal to buyers and renters alike.

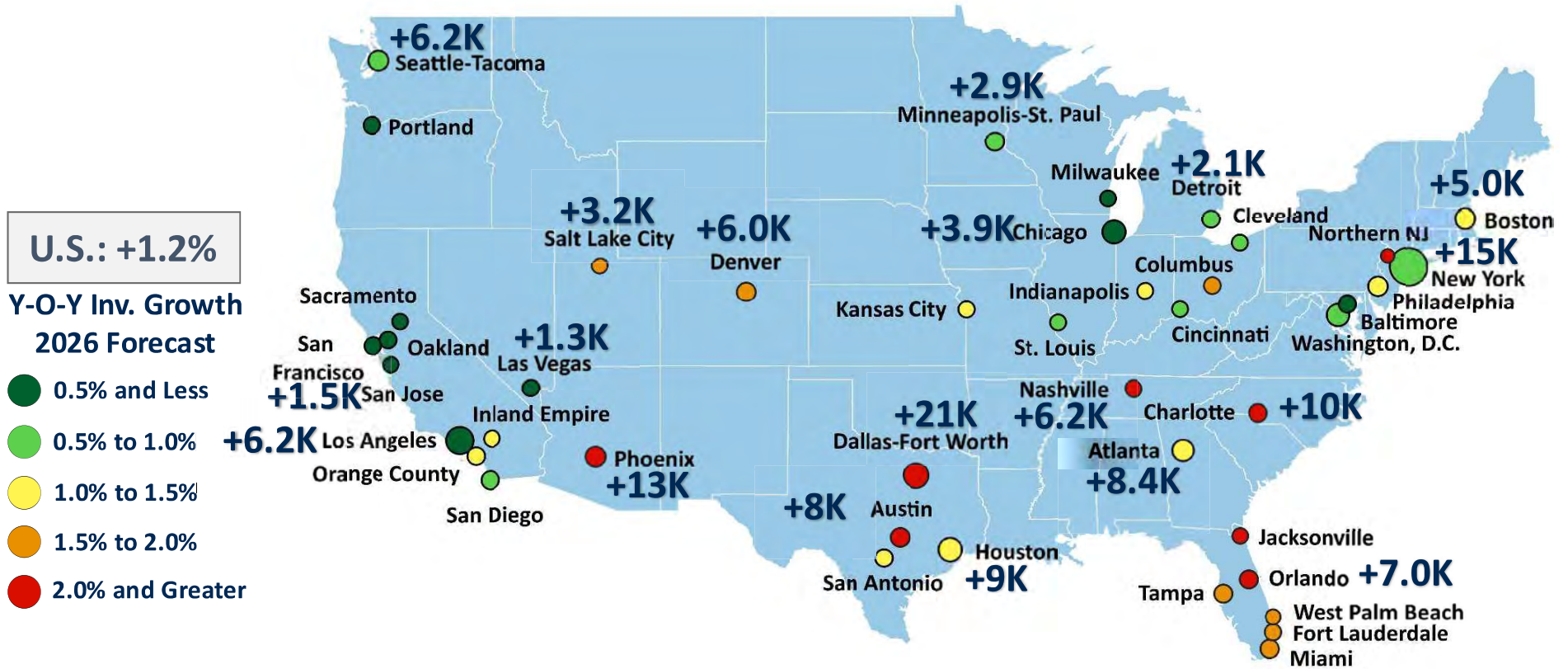
Silver Lake offers a wealth of amenities that contribute to its popularity. The neighborhood is home to Silver Lake Reservoir, which features jogging and walking paths, green space, and community events, fostering a healthy, active lifestyle. Residents also enjoy a vibrant dining and nightlife scene, including cafes, restaurants, bars, and boutique shopping along Sunset Boulevard, Sunset Junction, and the surrounding corridors.

Arts and culture thrive in Silver Lake, with independent galleries, music venues, and public art installations complementing a calendar of annual neighborhood events. The area's walkability, coupled with a Transit Score in the "Good" range, makes commuting manageable, while its creative community and scenic views add to its urban appeal.

With a mix of historic charm, central location, lifestyle amenities, and a prime real estate market experiencing both renovation and new development, Silver Lake remains one of Los Angeles's most desirable submarkets for homeowners, renters, and investors seeking a balance of culture, convenience, and growth potential.

MARKET OVERVIEW

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



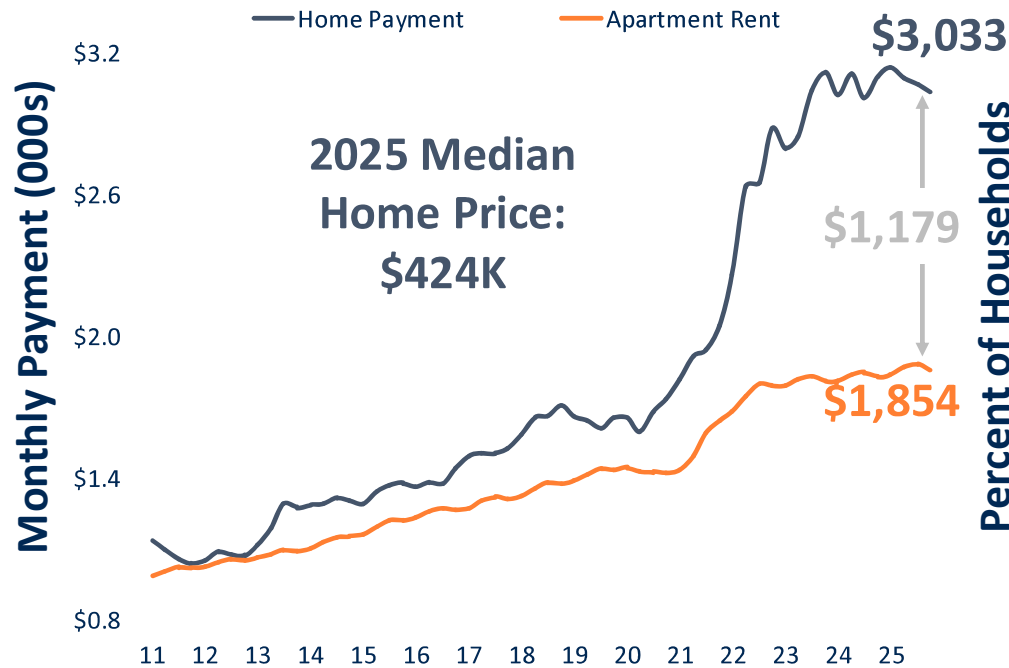
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Marcus & Millichap

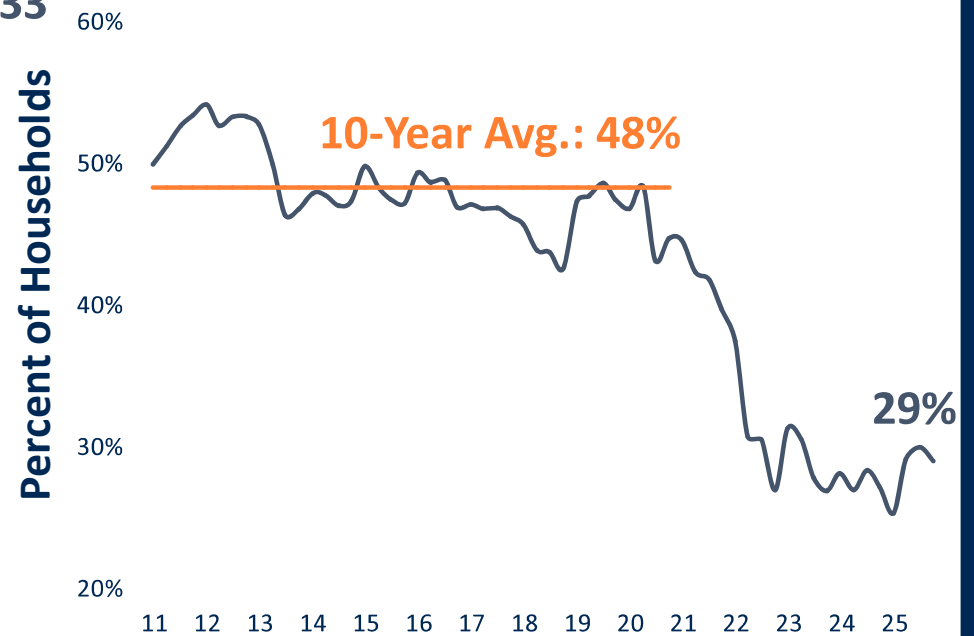
MARKET OVERVIEW

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

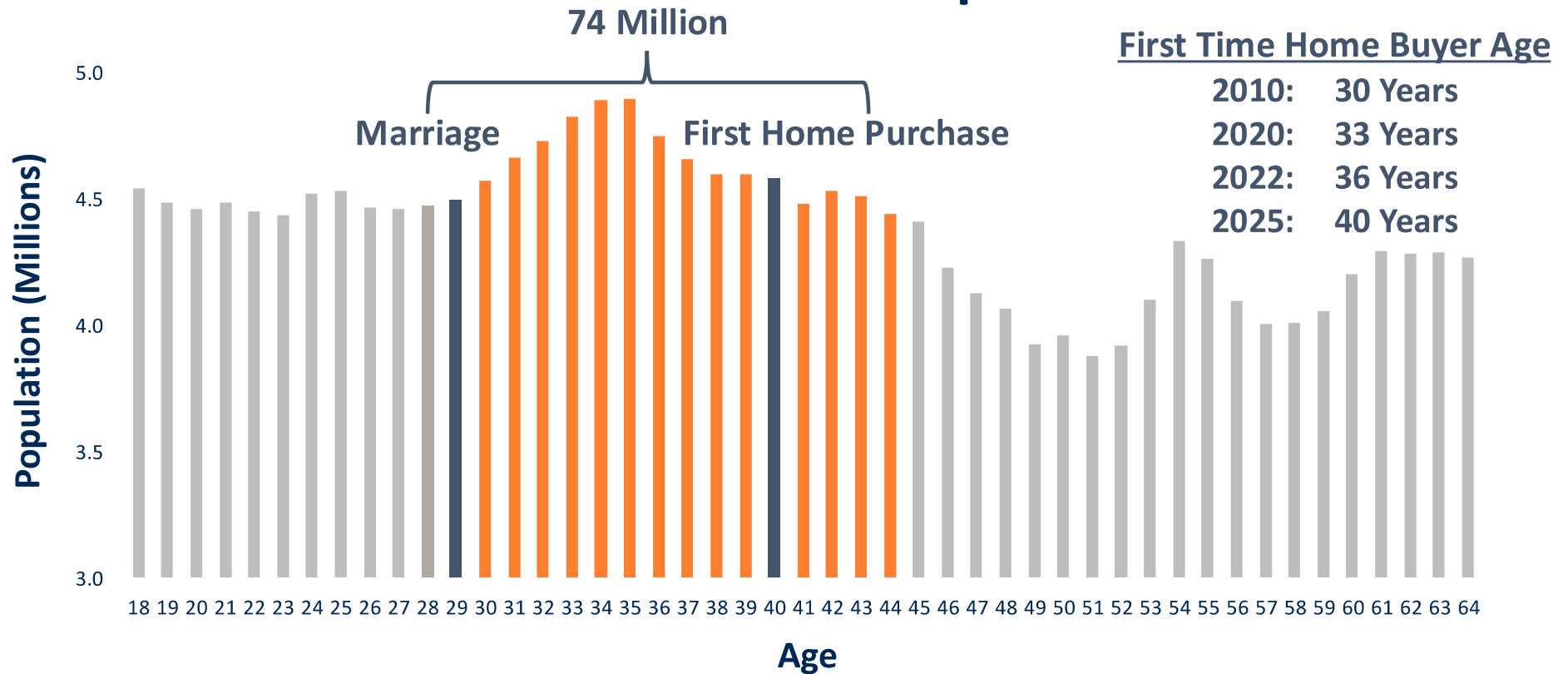


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

Marcus & Millichap

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

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

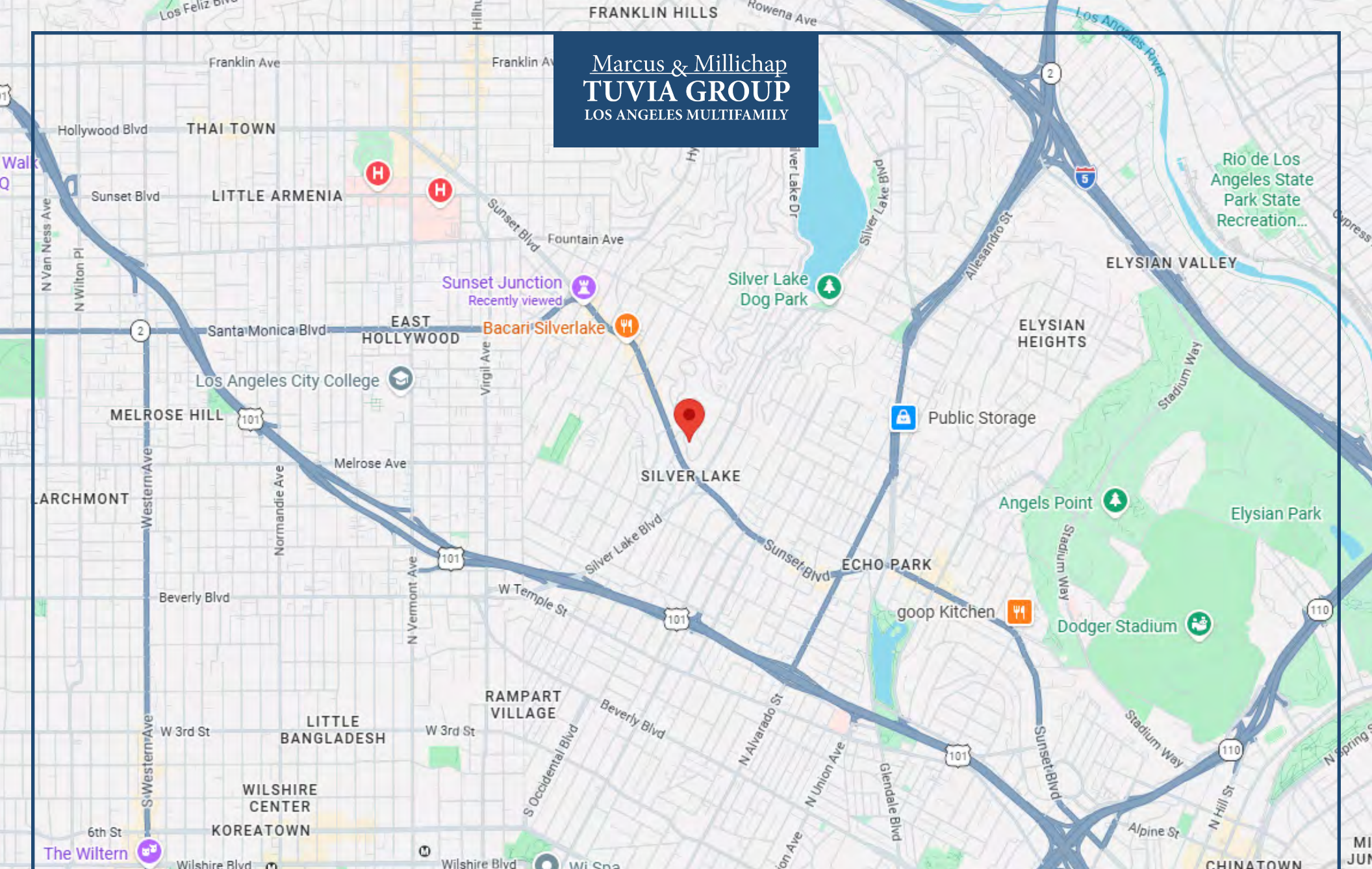
RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



1217 WESTERLY TER