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)



5131 CLINTON ST

LOS ANGELES, CA 90004

PRIME HOLLYWOOD LOCATION • 12 UNITS - GREAT UNIT MIX • ±85% POTENTIAL RENTAL UPSIDE • ONE (1) VACANT UNIT • PROPERTY BUILT BY SELLER'S FAMILY

CAPITAL IMPROVEMENTS - SOFT-STORY RETROFIT COMPLETED AND NEW ELECTRIC SUBPANELS• ON-SITE PARKING - ADU CONVERSION OPPORTUNITY • ON-SITE LAUNDRY FACILITY

5131 Clinton St

MARKETING PACKAGE

TABLE OF CONTENTS

01 PROPERTY DESCRIPTION

02 FINANCIAL ANALYSIS

03 MARKET COMPARABLES

04 MARKET OVERVIEW

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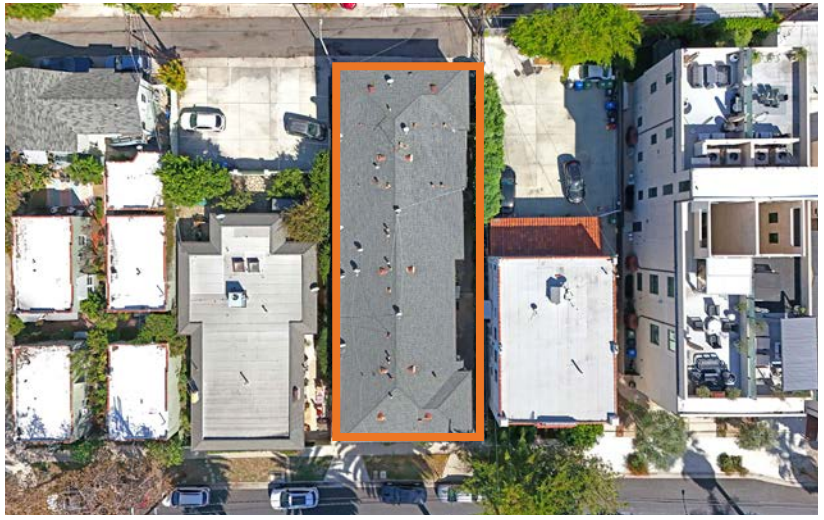


JASON TUVIA

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

5131 CLINTON ST

APN: 5522-005-014

OFFERING PRICE

$1,900,000

CAP RATE

4.79%

GRM

11.17

PRICE PER UNIT

$158,333

PRICE PER SF

$267.87

VITAL DATA

Units	12
Gross Square Feet	7,093 SF
Lot Size	6,253 SF
Occupancy	92%
Year Built	1956
Zoning	LAR3

UNIT MIX

2	Single / 1 Bathroom
1	Guest / 1 Bathroom
7	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom
1	2 Bedroom / 1.5 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a twelve (12) unit apartment building located at 5131 Clinton St in Los Angeles, California. The subject property is located in a prime Hollywood location, just south of Melrose Ave and east of Van Ness Ave.

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 85% potential rental upside and a varied unit mix comprising two studios, one guest unit, seven one-bedroom units, and two two-bedroom units. Built by the seller's family, the property features a completed soft-story retrofit and a copper re-pipe completed in 2005. Amenities include on-site laundry, five rear tuck-under parking spaces, and one front open parking space. The tuck-under parking may present ADU conversion opportunities, subject to feasibility and approvals. Residents enjoy convenient access to the 101 Freeway and commercial corridors along Melrose, Santa Monica, Western, and Beverly. Nearby destinations include Larchmont Village, Lemon Grove Recreation Center, and Hollywood's many popular local restaurants, shops, and entertainment attractions.

With approximately 85% potential rental upside, a completed soft-story retrofit, and potential tuck-under parking conversions for ADUs, the property presents a compelling value-add opportunity in prime Hollywood.



INVESTMENT HIGHLIGHTS

- Prime Hollywood Location
- Great Unit Mix - Two (2) Singles, One (1) Guest, Seven (7) One-Bedroom, and Two (2) Two-Bedroom Units
- Good Rental Upside (+85%)
- Soft-Story Retrofit Completed
- Copper Re-Pipe Completed in 2005
- New Electric Subpanels (No Permit)
- Five (5) Tuck-Under Parking Spaces in the Rear and One (1) Open Parking Space in the Front
- Excellent Opportunity to Convert Tuck-Under Parking into ADUs
- On-Site Laundry Facility
- Property Built by the Seller's Family
- Dominant Access to Commercial Corridors - Melrose Ave, Santa Monica Blvd, Western Ave, and Beverly Blvd
- Immediate Access to 101 Freeway
- Nearby Lemon Grove Recreation Center for Outdoor Activities
- Minutes Away from 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
- 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 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

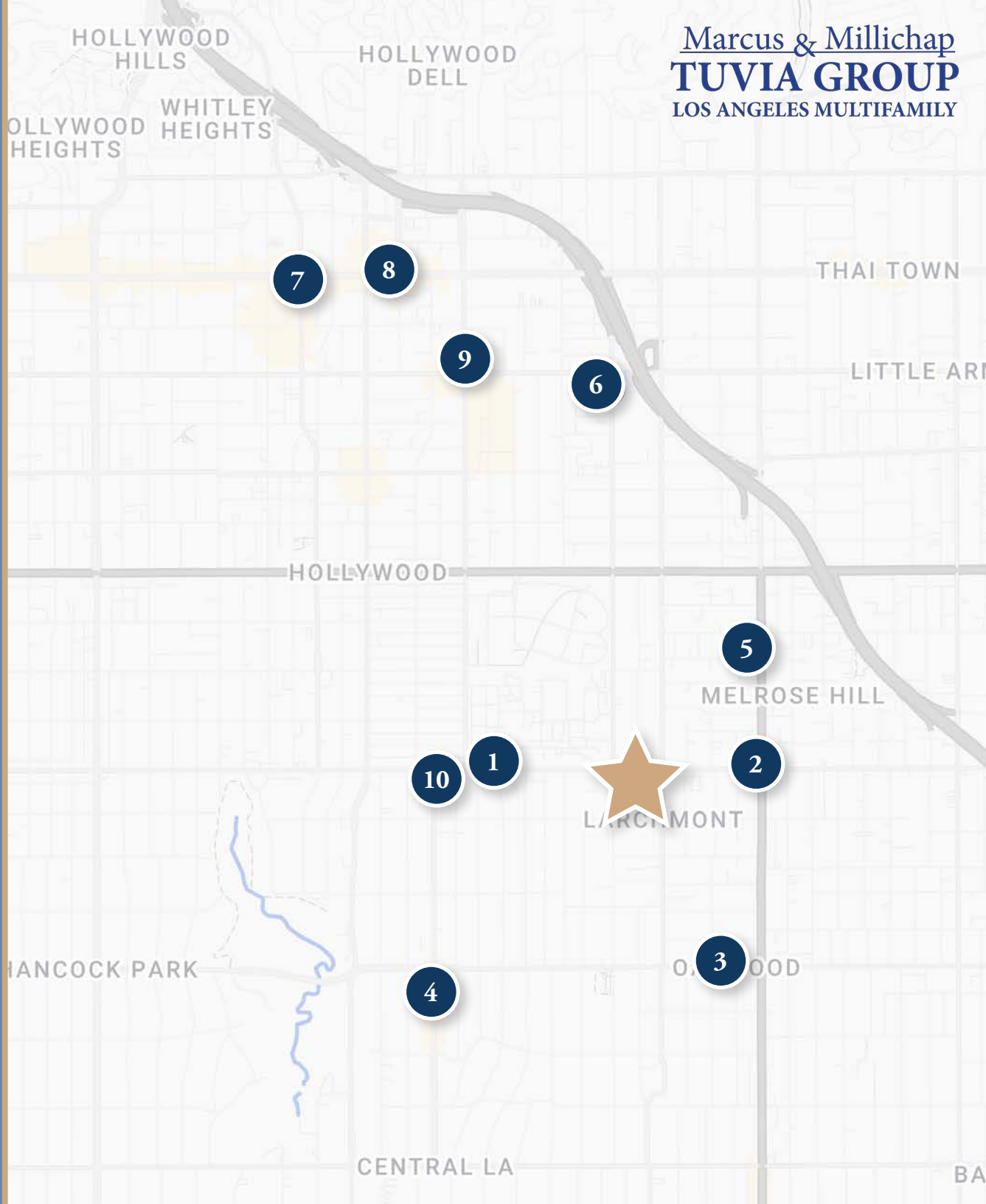
6. Netflix HQ - 5808 Sunset Blvd

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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RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
#1	1 Br / 1 Ba			$980		$2,100	
#2	1 Br / 1 Ba			$1,103		$2,100	
#3	1 Br / 1 Ba			$1,377		$2,100	
#4	1 Br / 1 Ba			$1,048		$2,100	
#5	Single / 1 Ba	VACANT		$1,700		$1,700	
#6	Guest / 1 Ba			$895		$1,700	
#7	2 Br / 1 Ba			$1,304		$2,400	
#8	1 Br / 1 Ba			$974		$2,100	
#9	1 Br / 1 Ba			$1,204		$2,100	
#10	1 Br / 1 Ba			$1,564		$2,100	
#11	Single / 1 Ba			$1,229		$1,700	
#12	2 Br / 1.5 Ba	ON-SITE MANAGER		$800		$2,500	
Total			**7,093 SF**	**$14,178**	**$2.00**	**$24,700**	**$3.48**

PRICING DETAIL

SUMMARY		
List Price		$1,900,000
Down Payment	45%	$855,000
Number of Units		12
Price Per Unit		$158,333
Price Per SqFt		$267.87
Gross SqFt		7,093 SF
Lot Size		6,253 SF
Year Built		1956

RETURNS	CURRENT	MARKET
CAP Rate	4.79%	10.97%
GRM	11.17	6.41
Cash-on-Cash	1.75%	15.50%
Debt Coverage Ratio	1.20	2.74

FINANCING		1ST LOAN
Loan Amount	55%	$1,045,000
Loan Type		New
Interest Rate		6.10%
Amortization		30 Years
Year Due		2031

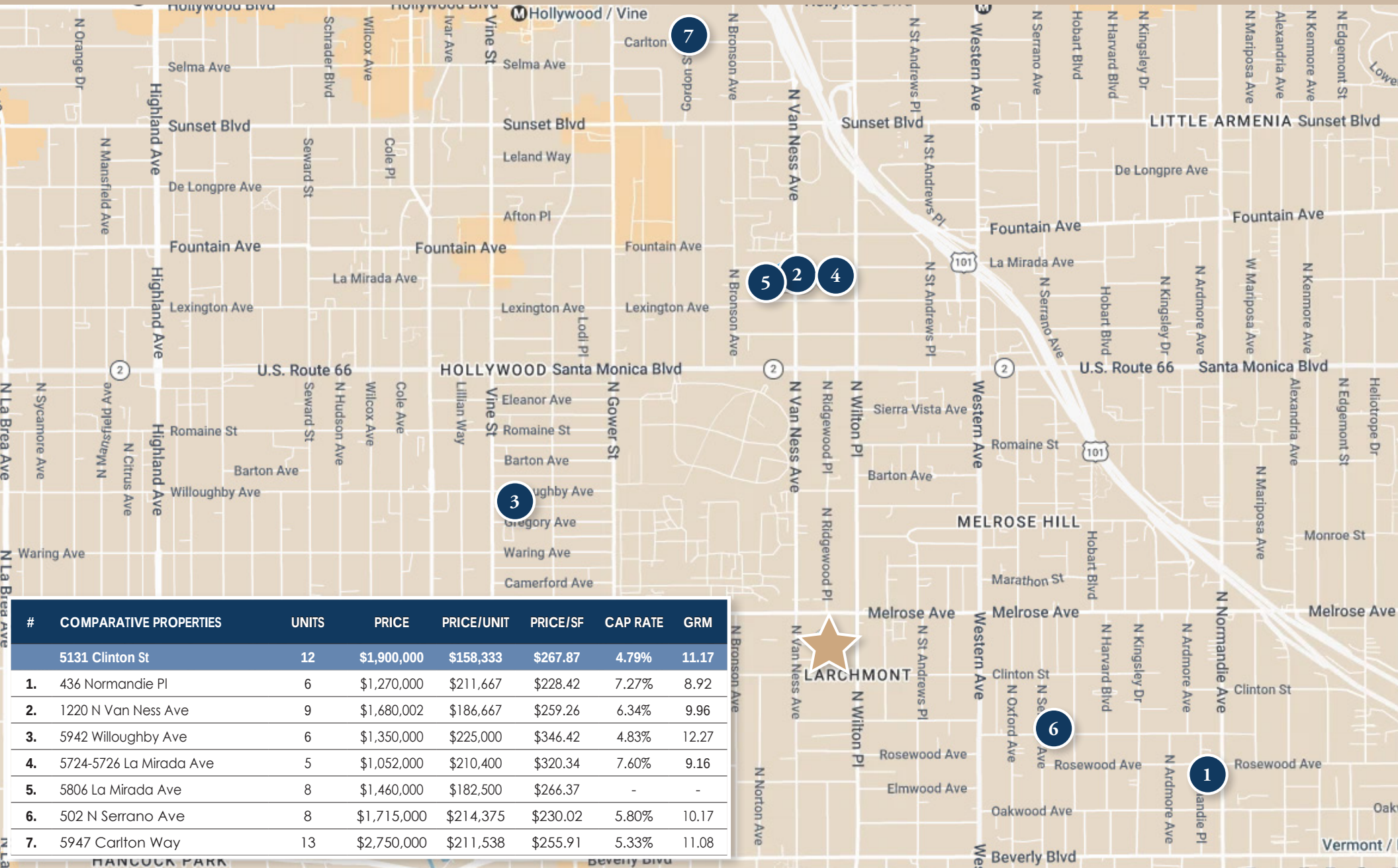
UNITS	UNIT TYPE	CURRENT	MARKET
2	Single	$1,465	$1,700
1	Guest	$895	$1,700
7	One-Bedroom	$1,179	$2,100
2	Two-Bedroom	$1,052	$2,450

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$170,136**		**$296,400**
Less: Vacancy/Deductions	3.0%	$5,104	3.0%	$8,892
Total Effective Rental Income		$165,032		$287,508
Other Income: Laundry		$4,418		$4,418
Effective Gross Income		$169,450		$291,926
Less: Expenses	46.3%	$78,512	28.6%	$83,411
Net Operating Income		**$90,938**		**$208,515**
Cash Flow		$90,938		$208,515
Debt Service		$75,992		$75,992
Net Cash Flow After Debt Service	1.75%	$14,946	15.50%	$132,523
Principal Reductions		$12,595		$13,385
Total Return	**3.22%**	**$27,541**	**17.07%**	**$145,908**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$22,800	$22,800
Insurance	$10,640	$10,640
Utilities*	$20,767	$20,767
Repairs & Maintenance	$3,600	$3,600
Housing Fees*	$1,280	$1,280
Trash Removal*	$9,001	$9,001
Landscaping	$1,080	$1,080
Pest Control*	$766	$766
Operating Reserves	$1,800	$1,800
Management Fee	$6,778	$11,677
Total Expenses	**$78,512**	**$83,411**
Expenses/Unit	$6,543	$6,951

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

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	5131 Clinton St	**12**	**$1,900,000**	**$158,333**	**$267.87**	**4.79%**	**11.17**
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



5131 CLINTON ST
LOS ANGELES, CA 90004

PRICING INFORMATION	
List Price	$1,900,000
Number of Units	12
Price/Unit	$158,333
Price/SF	$267.87
Cap Rate	4.79%
GRM	11.17
Lot SF	6,253 SF
Year Built	1956

UNIT MIX	
1	Guest / 1 Bath
2	Single / 1 Bath
7	1 Bed / 1 Bath
1	2 Bed / 1 Bath
1	2 Bed / 1.5 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

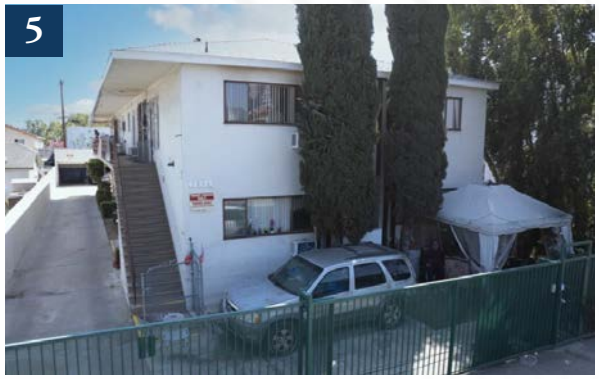
UNIT MIX	
6	1 Bed / 1 Bath



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



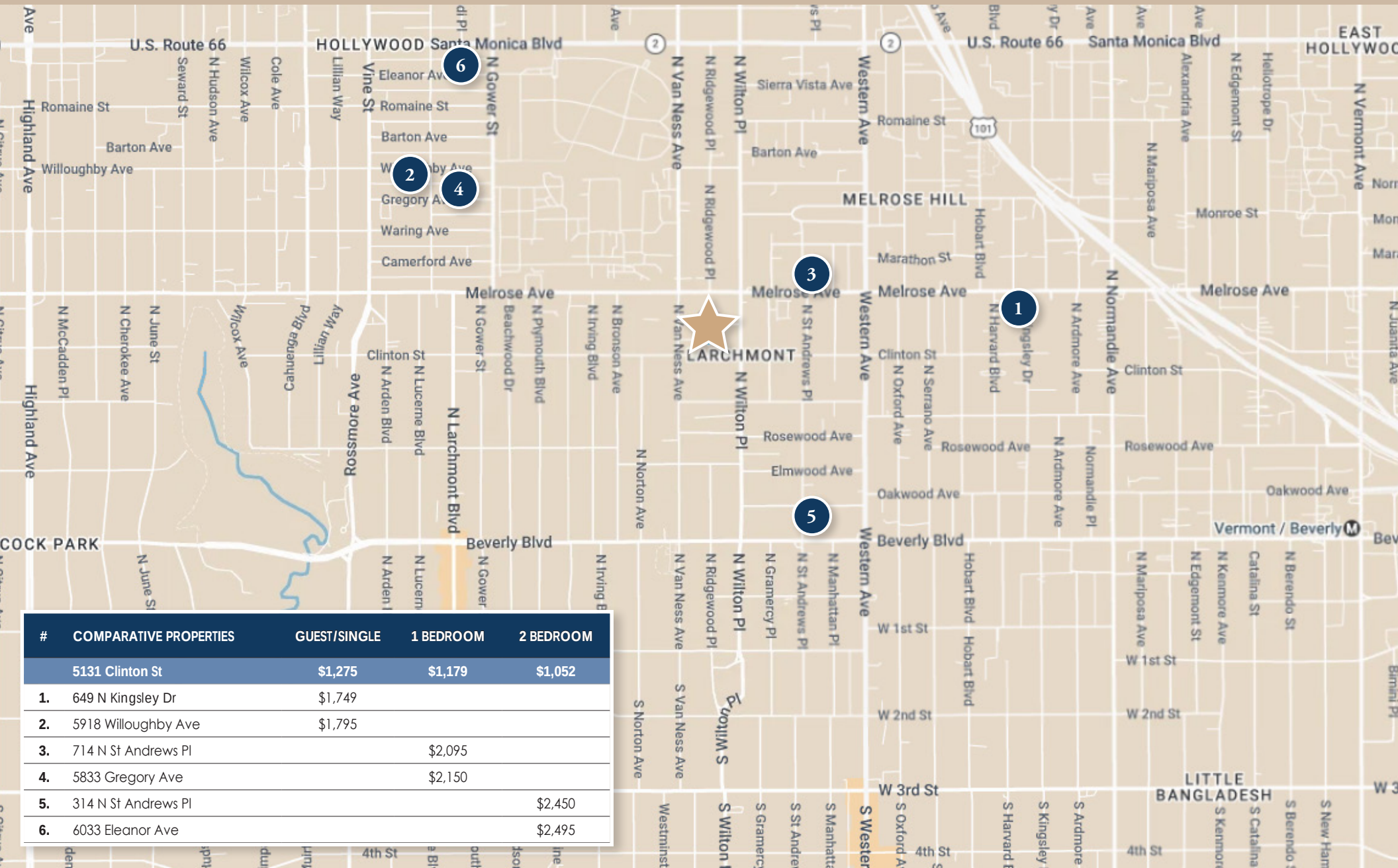
5947 CARLTON WAY

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
	5131 Clinton St	**$1,275**	**$1,179**	**$1,052**
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
		5131 Clinton St Los Angeles, CA 90004	$1,275	$1,179	$1,052
#		**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

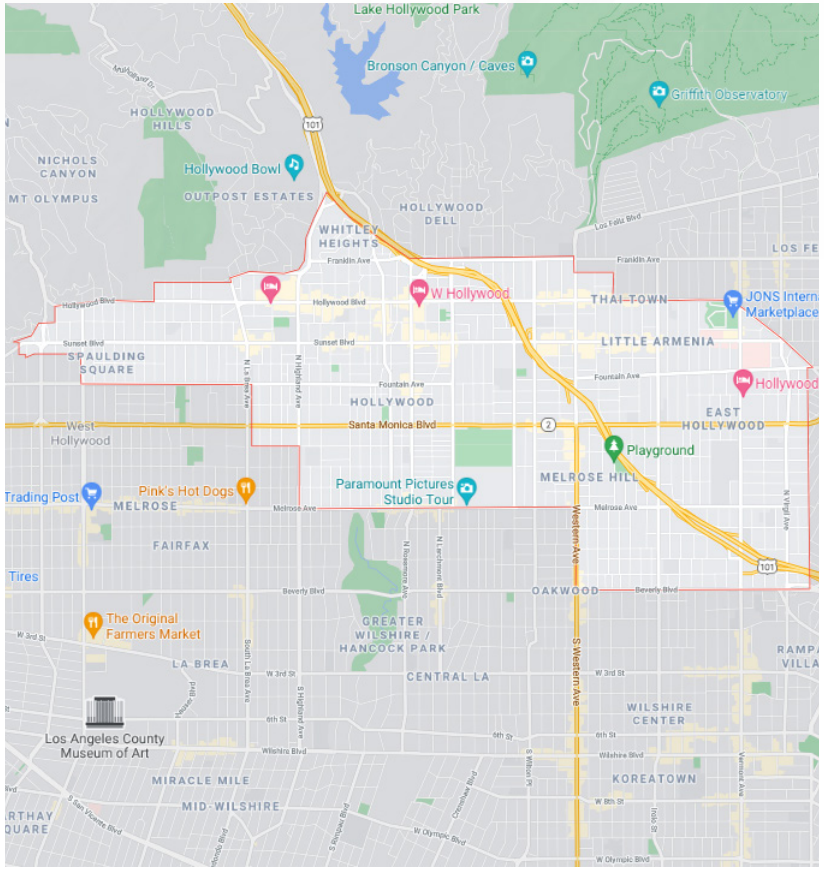
Significant Job Growth Over Multiple Sectors

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.

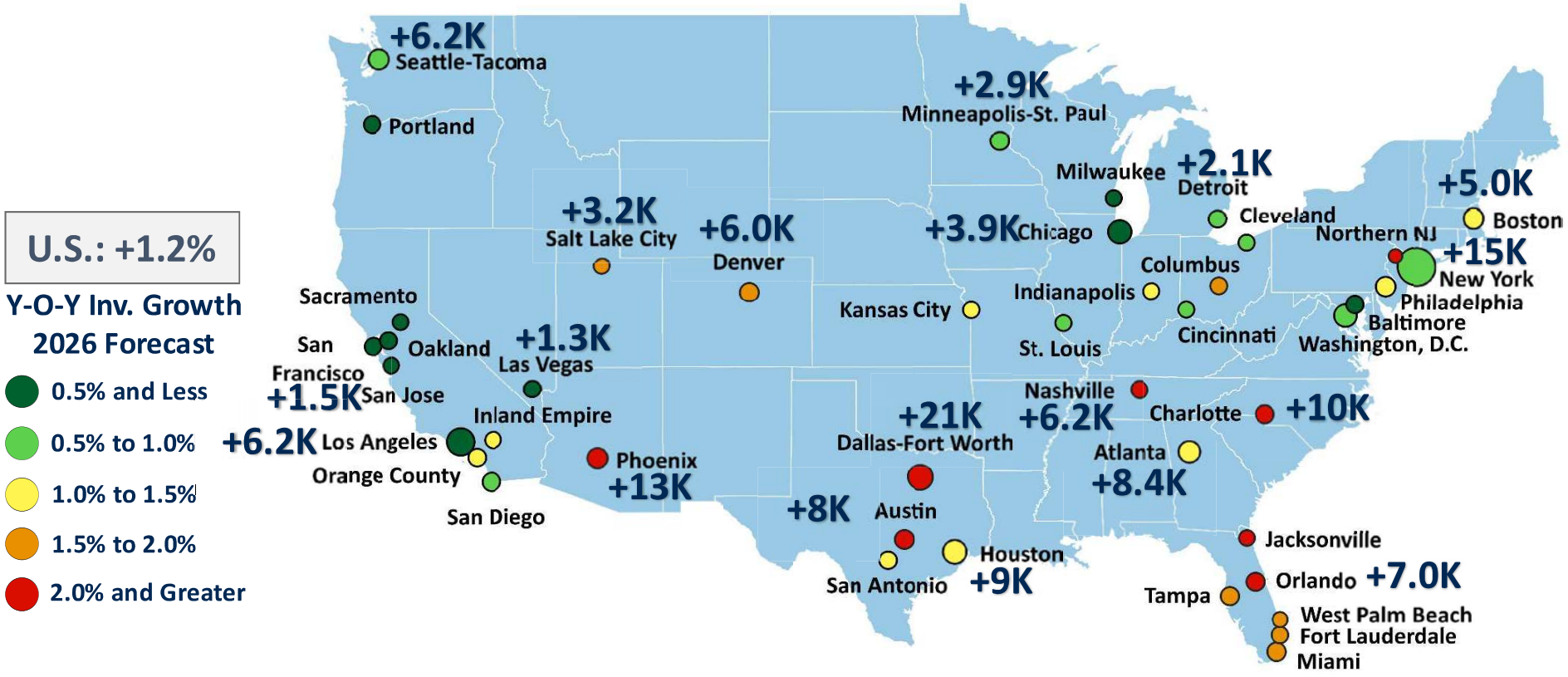
The area's business landscape is robust, with Hollywood serving as a hub for the entertainment industry. Notable production facilities like Sunset Gower Studios and Sunset Las Palmas Studios provide state-of-the-art spaces for film and television production, attracting both established companies and 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



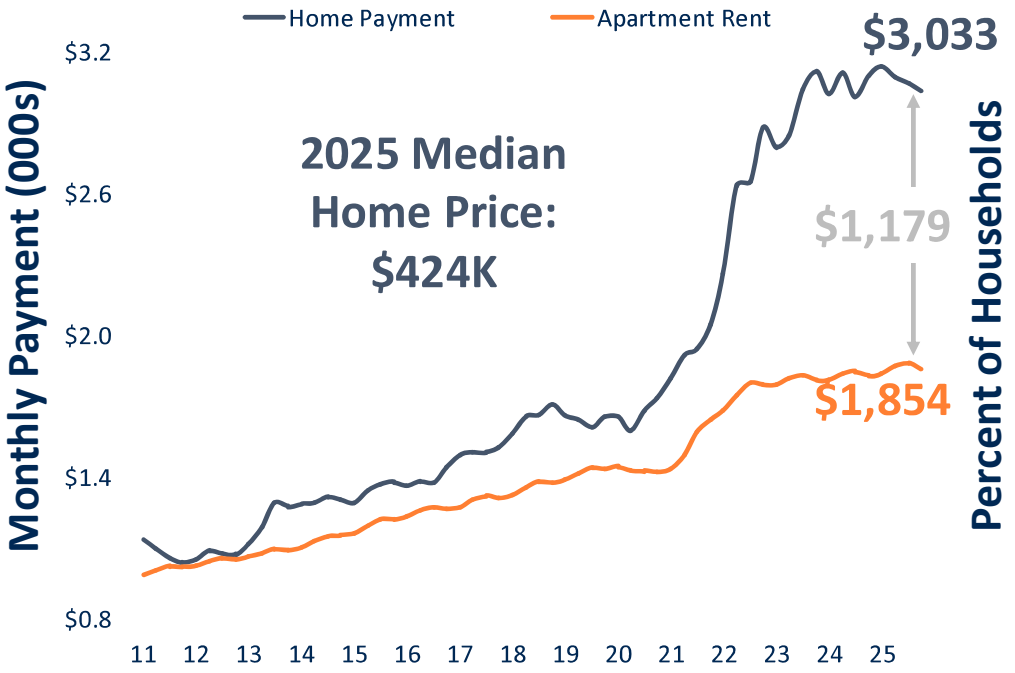
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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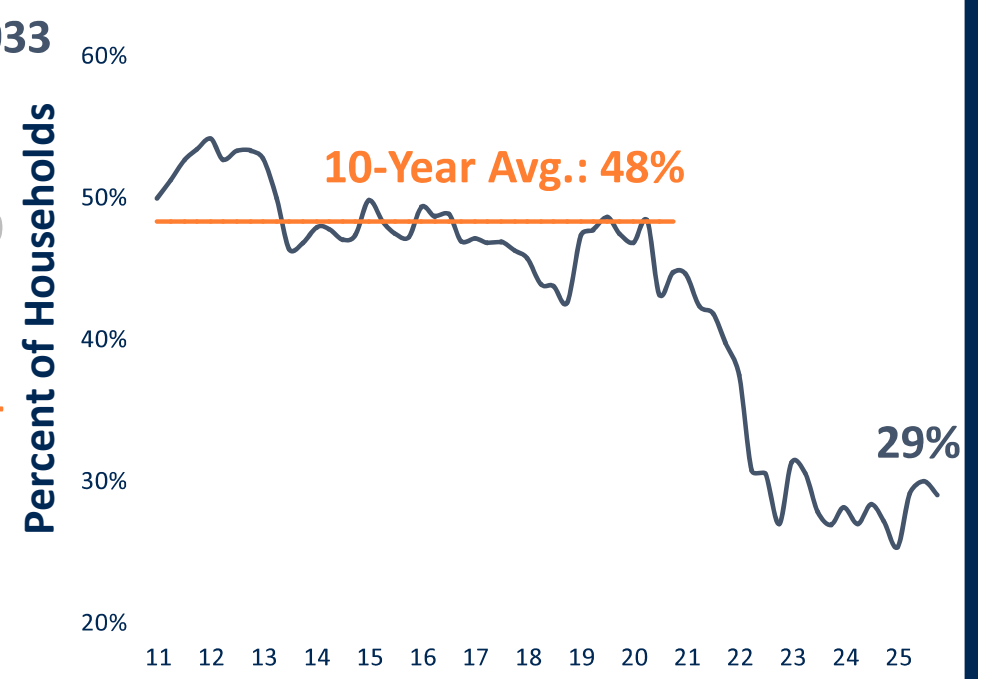
MARKET OVERVIEW

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

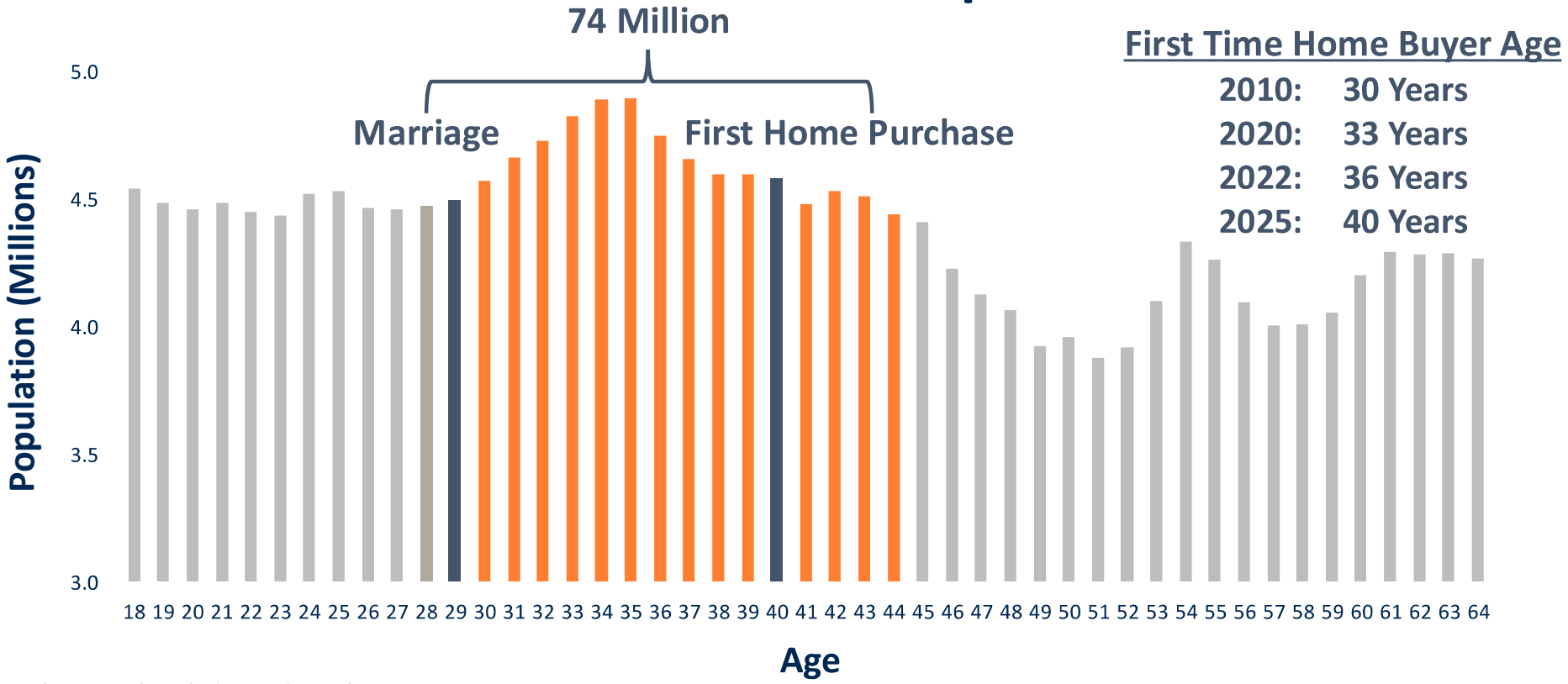


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

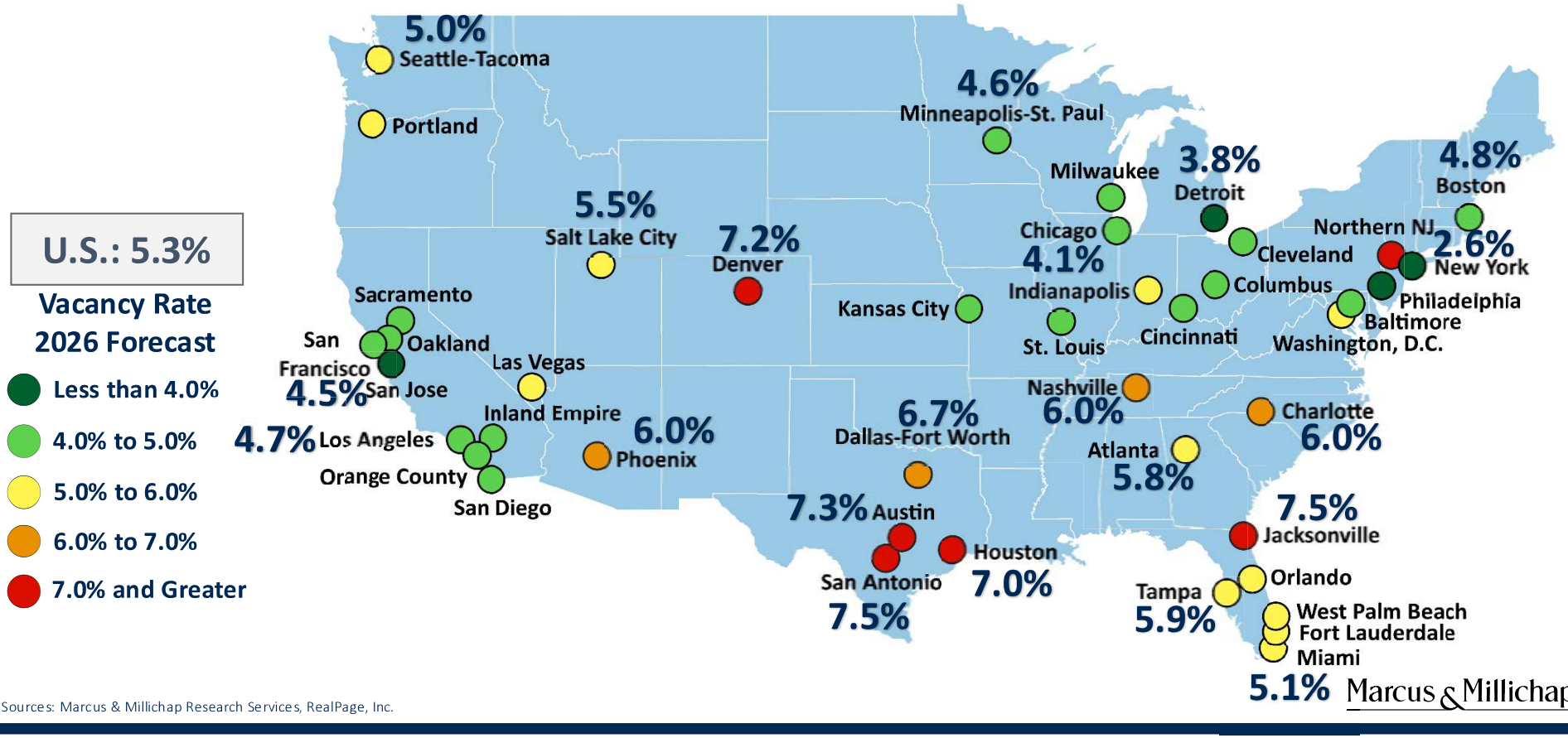


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



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

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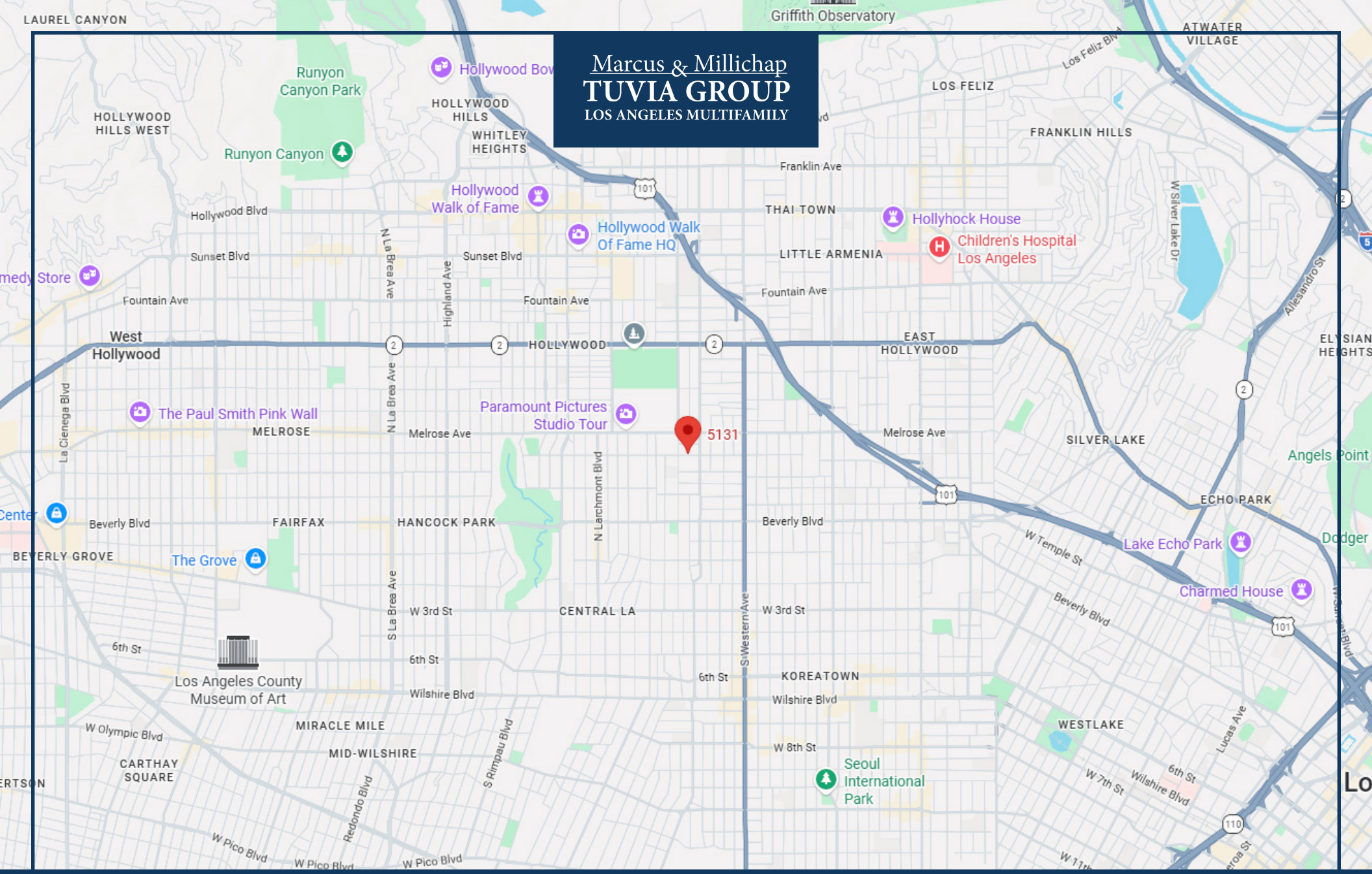
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5131 CLINTON ST