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)



3944-3946 HURON AVE

CULVER CITY, CA 90232

PRIME CULVER CITY LOCATION • DUPLEX - SPACIOUS UNITS (± 1,300 SF) • EXCELLENT OWNER-USER OPPORTUNITY

ADDITIONAL STRUCTURE THAT COULD BE CONVERTED INTO AN ADU • SOLID RENTAL UPSIDE (±10%) • COMMUNAL REAR YARD WITH SHADED PATIO

3944-3946 Huron Ave

MARKETING PACKAGE

TABLE OF CONTENTS

01 PROPERTY DESCRIPTION

02 FINANCIAL ANALYSIS

03 MARKET COMPARABLES

04 MARKET OVERVIEW

EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

3944-3946 HURON AVE

APN: 4213-002-009

OFFERING PRICE

$1,650,000

CAP RATE

2.82%

GRM

21.20

PRICE PER UNIT

$825,000

PRICE PER SF

$622.17

VITAL DATA

Units	2
Gross Square Feet	2,652 SF
Lot Size	7,454 SF
Occupancy	100%
Year Built	1927
Zoning	CCR4*

UNIT MIX

1	2 Bedroom / 1 Bathroom
1	2 Bedroom / 1.5 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a duplex located at 3944-3946 Huron Ave in Culver City, California. The subject property is located in a prime Culver City location, just south of Venice Blvd and west of Culver Blvd.

Culver City is a Westside community that combines an established film industry presence with distinctive commercial districts and residential neighborhoods. Downtown Culver City offers restaurants, shops, and gathering spaces, while the Arts District and Helms Bakery District provide additional cultural and retail destinations. Sony Pictures Studios, Culver Studios, and nearby media and technology offices contribute to the area's employment base. Metro E Line service connects Culver City with Santa Monica and Downtown Los Angeles, complementing access to the 10 and 405 freeways. Parks, the Ballona Creek corridor, and nearby Baldwin Hills Scenic Overlook offer outdoor recreation. Together, these employment, transportation, and lifestyle amenities give the submarket a varied setting for multifamily ownership and residential living.

Located in prime Culver City, this charming Spanish-style duplex offers an owner-user opportunity with spacious units of approximately 1,300 square feet each and approximately 10% potential rental upside. The property includes two detached bonus rooms and two individual rear garage spaces, with potential for garage-to-ADU conversions, subject to feasibility and approvals. Residents benefit from in-unit washers and dryers, separate gas and electric meters, and a communal rear yard with a shaded patio. The duplex may qualify for 30-year fixed residential financing, subject to lender requirements. Convenient access to the 405 Freeway and nearby commercial corridors complements proximity to Downtown Culver City, Tellefson Park, Sony Pictures Studios, and a variety of local dining and shopping destinations.

With spacious units, Spanish-style charm, a shaded communal rear yard, and potential garage-to-ADU conversions, the duplex offers owner-user flexibility and opportunities to add value in prime Culver City



INVESTMENT HIGHLIGHTS

- Prime Culver City Location
- Duplex - Qualifies for 30-Year Fixed Residential Financing
- Excellent Owner-User Opportunity
- Charming Spanish-Style Architecture
- Two (2) Detached Bonus Rooms Along with Two (2) Individual Car Garage Spaces in the Rear
- Excellent Opportunity to Convert Additional Structure into an ADU
- Spacious Units (± 1,300 SF)
- Communal Rear Yard with a Shaded Patio
- Separately Metered for Gas and Electric
- In-Unit Washer and Dryer
- Solid Rental Upside Potential (+10%)
- Dominant Access to Commercial Corridors - Venice Blvd, Washington Blvd, Culver Blvd, Sepulveda Blvd, and Overland Ave
- Immediate Access to the 405 Freeway
- Nearby Tellefson Park for Outdoor Activities
- Close Proximity to Downtown Culver City - Easy Access to Trendy Amenities such as Erewhon Culver City, Culver Steps, Trader Joe's, Bacari Culver City, Rocco's Tavern, Joe & the Juice, Cafe Vida, Equinox Culver City, and Village Well Books & Coffee
- Many Local Amenities Nearby such as Culver Crossroads, MillCross Coffee/La Sabina Wine Bar, Pauline Books & Media, Culver Center Shopping Mall, Crumbl Cookies, Dave's Hot Chicken, Sony Pictures Studio, The Wende Museum, and More



NEARBY RETAIL & AMENITIES

1. Tellefson Park - 11057 Washington Pl

2. Culver Crossroads - 4114 Sepulveda Blvd

3. Pauline Books & Media - 3908 Sepulveda Blvd

4. Sony Pictures Studio Tour - 3990 Overland Ave

5. Equinox Culver City - 10000 Washington Blvd

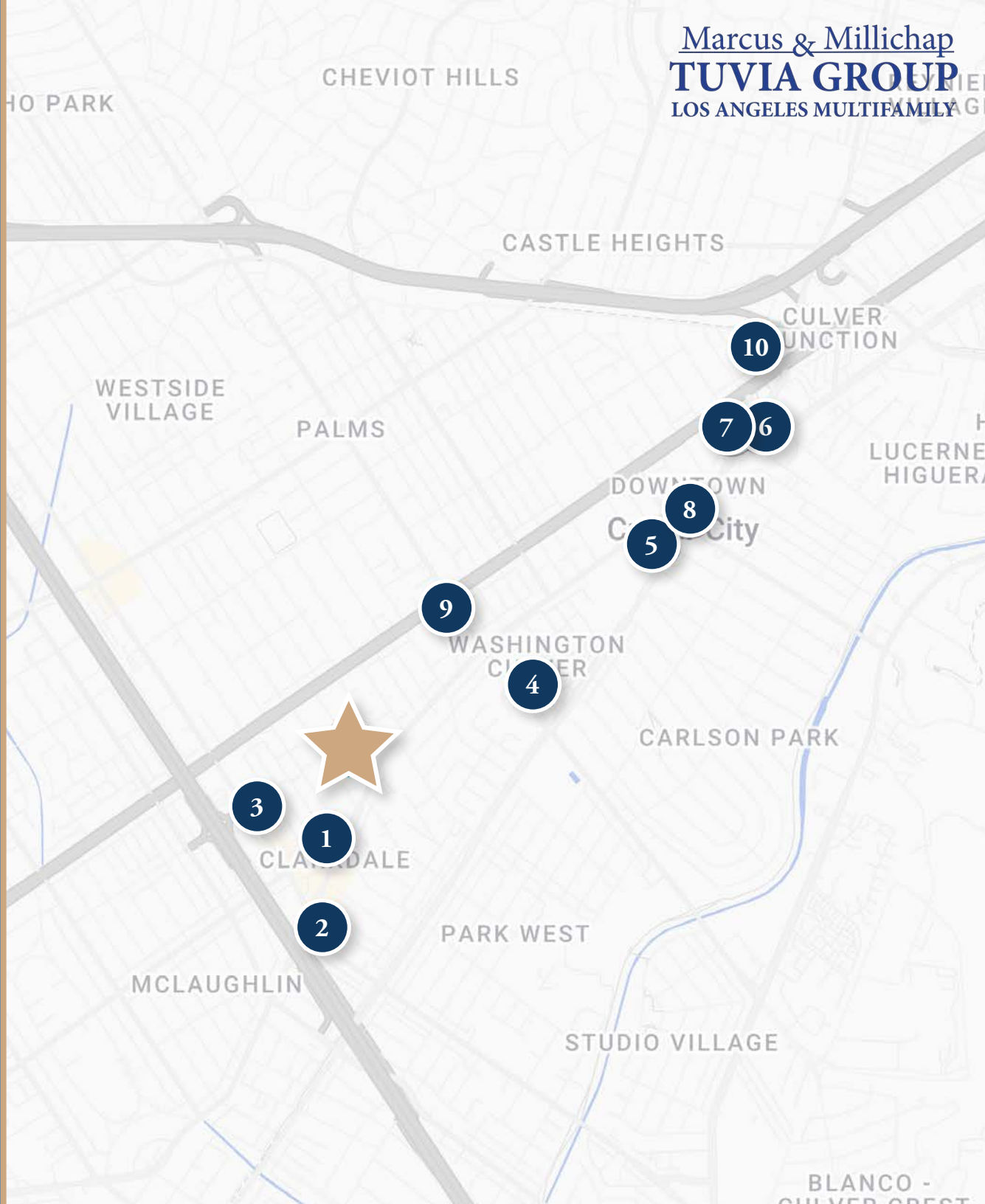
6. Erewhon Culver City - 9300 Culver Blvd

7. Bacari Culver City - 3833 Main St

8. Cafe Vida - 9755 Culver Blvd

9. Dave's Hot Chicken - 10704 Venice Blvd

10. Sprouts Farmers Market - 8985 Venice Blvd





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RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
3944	2 Br / 1.5 Ba			$3,665		$4,000	
3946	2 Br / 1 Ba			$2,822		$3,200	
Total			**2,652 SF**	**$6,487**	**$2.45**	**$7,200**	**$2.71**

PRICING DETAIL

SUMMARY		
List Price		$1,650,000
Down Payment	20%	$330,000
Number of Units		2
Price Per Unit		$825,000
Price Per SqFt		$622.17
Gross SqFt		2,652 SF
Lot Size		7,454 SF
Year Built		1927

RETURNS	CURRENT	MARKET
CAP Rate	2.82%	3.32%
GRM	21.20	19.10

FINANCING		1ST LOAN
Loan Amount	80%	$1,320,000
Loan Type		New
Interest Rate		7.25%
Amortization		30 Years
Year Due		2031

UNITS	UNIT TYPE	CURRENT	MARKET
2	Two-Bedroom	$3,244	$3,600

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$77,844**		**$86,400**
Less: Vacancy/Deductions	3.0%	$2,335	3.0%	$2,592
Total Effective Rental Income		$75,509		$83,808
Effective Gross Income		$75,509		$83,808
Less: Expenses	38.4%	$29,002	34.6%	$29,002
Net Operating Income		**$46,507**		**$54,806**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$19,800	$19,800
Insurance	$3,978	$3,978
Utilities*	$2,020	$2,020
Repairs & Maintenance	$1,000	$1,000
Housing Fees*	$344	$344
Landscaping	$1,080	$1,080
Pest Control	$480	$480
Operating Reserves	$300	$300
Total Expenses	**$29,002**	**$29,002**
Expenses/Unit	$14,501	$14,501

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

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	3944-3946 Huron Ave	**2**	**$1,650,000**	**$825,000**	**$622.17**	**2.82%**	**21.20**
1.	8930 Hubbard St	2	$2,000,000	$1,000,000	$1,109.88	-	-
2.	4261 Baldwin Ave	2	$1,702,500	$851,250	$1,137.27	-	-
3.	10784 Northgate St	2	$1,720,000	$860,000	$1,011.76	-	-
4.	4113 Lincoln Ave	2	$1,959,000	$979,500	$838.97	4.19%	18.99
5.	4053 1/2 Huron Ave	2	$2,000,000	$1,000,000	$1,267.43	-	-
6.	11130 Greenlawn Ave	2	$1,925,000	$962,500	$932.20	-	-
7.	4158 Baldwin Ave	2	$1,785,000	$892,500	$1,150.87	-	-

SALES COMPARABLES



3944-3946 HURON AVE
CULVER CITY, CA 90232

PRICING INFORMATION	
List Price	$1,650,000
Number of Units	2
Price/Unit	$825,000
Price/SF	$622.17
Cap Rate	2.82%
GRM	21.20
Lot SF	7,454 SF
Year Built	1927

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



8930 HUBBARD ST
CULVER CITY, CA 90232

PRICING INFORMATION	
Sale Price	$2,000,000
COE Date	6/5/2026
Number of Units	2
Price/Unit	$1,000,000
Price/SF	$1,109.88
Cap Rate	-
GRM	-
Lot SF	6,266 SF
Year Built	1940

UNIT MIX	
2	2 Bed / 1 Bath



4261 BALDWIN AVE
CULVER CITY, CA 90232

PRICING INFORMATION	
Sale Price	$1,702,500
COE Date	5/29/2026
Number of Units	2
Price/Unit	$851,250
Price/SF	$1,137.27
Cap Rate	-
GRM	-
Lot SF	6,751 SF
Year Built	1947

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

SALES COMPARABLES

3



10784 NORTHGATE ST

CULVER CITY, CA 90230

PRICING INFORMATION	
Sale Price	$1,720,000
COE Date	3/4/2026
Number of Units	2
Price/Unit	$860,000
Price/SF	$1,011.76
Cap Rate	-
GRM	-
Lot SF	8,797 SF
Year Built	1948

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

4



4113 LINCOLN AVE

CULVER CITY, CA 90232

PRICING INFORMATION	
Sale Price	$1,959,000
COE Date	12/12/2025
Number of Units	2
Price/Unit	$979,500
Price/SF	$838.97
Cap Rate	4.19%
GRM	18.99
Lot SF	6,752 SF
Year Built	1954

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

5



4053 1/2 HURON AVE

CULVER CITY, CA 90232

PRICING INFORMATION	
Sale Price	$2,000,000
COE Date	10/27/2025
Number of Units	2
Price/Unit	$1,000,000
Price/SF	$1,267.43
Cap Rate	-
GRM	-
Lot SF	6,850
Year Built	1946

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

SALES COMPARABLES



11130 GREENLAWN AVE
CULVER CITY, CA 90230

PRICING INFORMATION	
Sale Price	$1,925,000
COE Date	4/1/2025
Number of Units	2
Price/Unit	$962,500
Price/SF	$932.20
Cap Rate	-
GRM	-
Lot SF	10,915 SF
Year Built	1952

UNIT MIX	
1	2 Bed / 1 Bath
1	4 Bed / 1.75 Bath

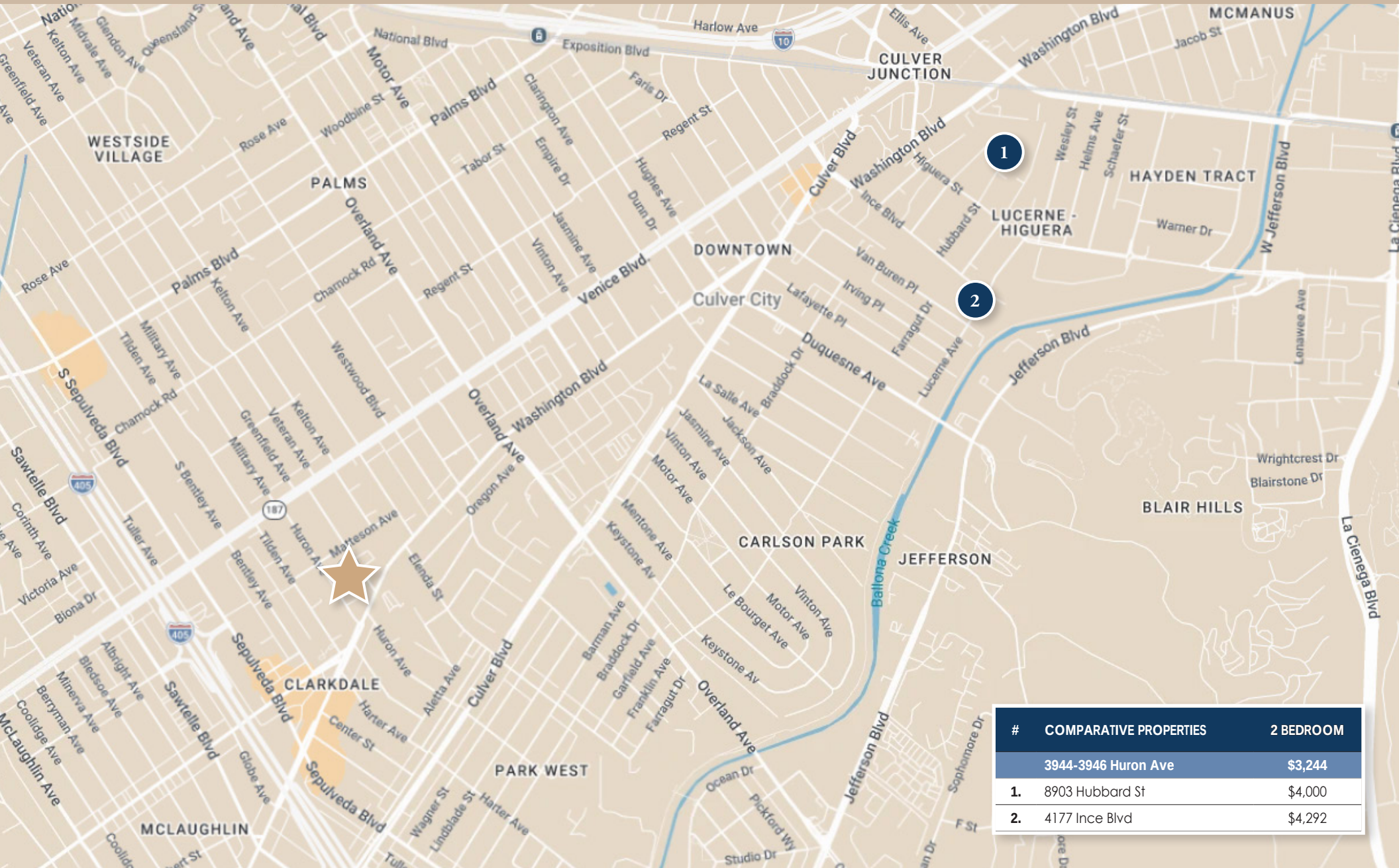


4158 BALDWIN AVE
CULVER CITY, CA 90232

PRICING INFORMATION	
Sale Price	$1,785,000
COE Date	2/25/2025
Number of Units	2
Price/Unit	$892,500
Price/SF	$1,150.87
Cap Rate	-
GRM	-
Lot SF	6,743 SF
Year Built	1947

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

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	2 BEDROOM
	3944-3946 Huron Ave	$3,244
1.	8903 Hubbard St	$4,000
2.	4177 Ince Blvd	$4,292

RENT COMPARABLES

		SUBJECT PROPERTY	2 BEDROOM
		3944-3946 Huron Ave Culver City, CA 90232	$3,244
#		**RENT COMPARABLES**	
1		8903 Hubbard St Culver City, CA 90232	$4,000
2		4177 Ince Blvd Culver City, CA 90232	$4,292
		AVERAGE	**$4,146**

CULVER CITY

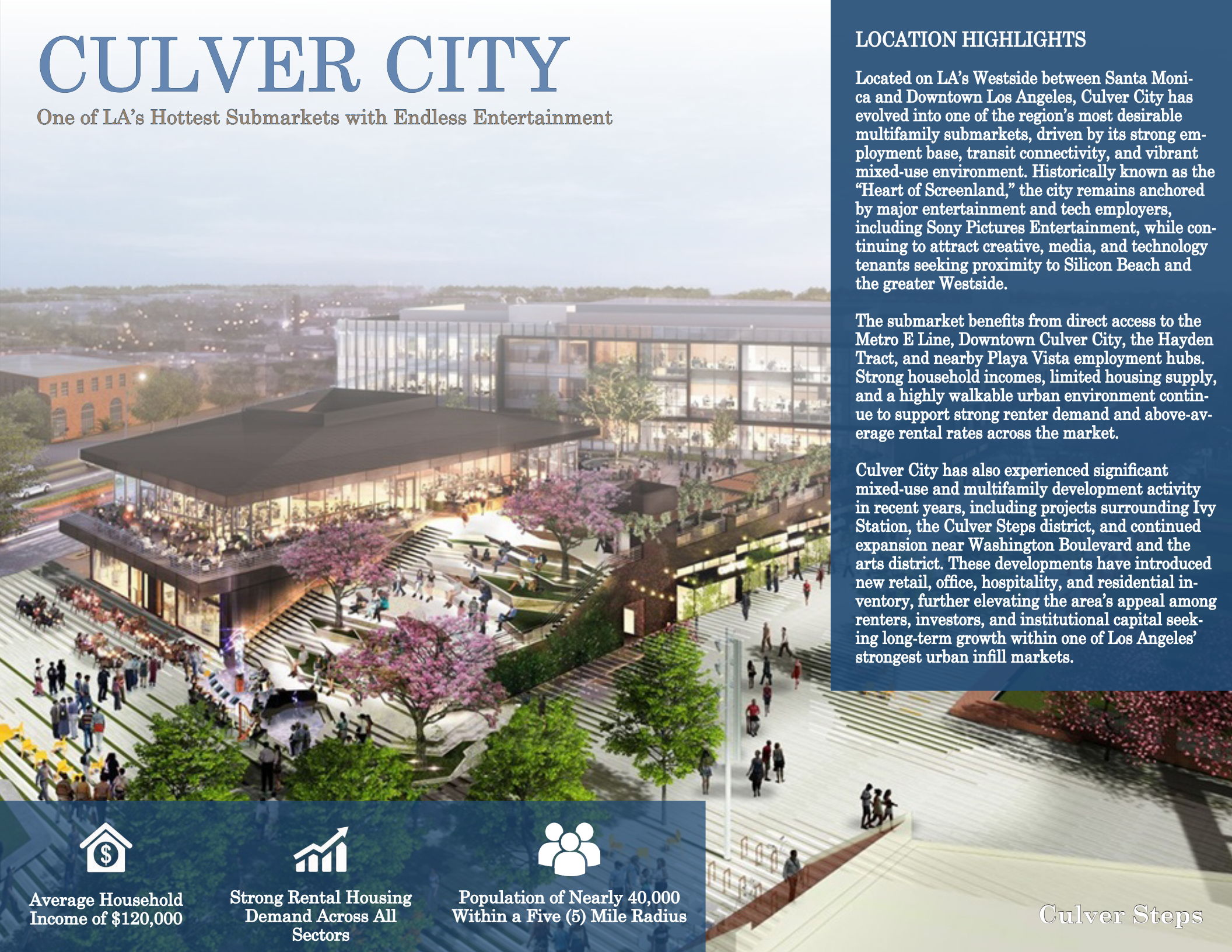
One of LA's Hottest Submarkets with Endless Entertainment

LOCATION HIGHLIGHTS

Located on LA's Westside between Santa Monica and Downtown Los Angeles, Culver City has evolved into one of the region's most desirable multifamily submarkets, driven by its strong employment base, transit connectivity, and vibrant mixed-use environment. Historically known as the "Heart of Screenland," the city remains anchored by major entertainment and tech employers, including Sony Pictures Entertainment, while continuing to attract creative, media, and technology tenants seeking proximity to Silicon Beach and the greater Westside.

The submarket benefits from direct access to the Metro E Line, Downtown Culver City, the Hayden Tract, and nearby Playa Vista employment hubs. Strong household incomes, limited housing supply, and a highly walkable urban environment continue to support strong renter demand and above-average rental rates across the market.

Culver City has also experienced significant mixed-use and multifamily development activity in recent years, including projects surrounding Ivy Station, the Culver Steps district, and continued expansion near Washington Boulevard and the arts district. These developments have introduced new retail, office, hospitality, and residential inventory, further elevating the area's appeal among renters, investors, and institutional capital seeking long-term growth within one of Los Angeles' strongest urban infill markets.



Average Household Income of $120,000

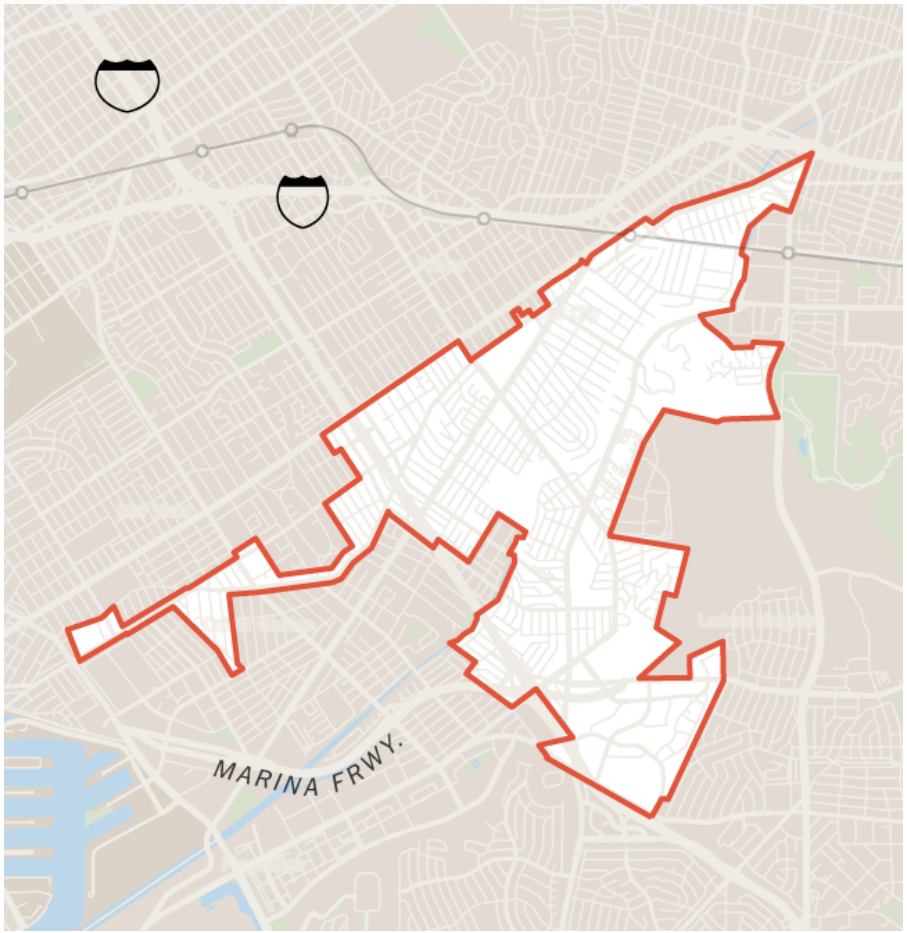
Strong Rental Housing Demand Across All Sectors

Population of Nearly 40,000 Within a Five (5) Mile Radius

Culver Steps

CULVER CITY MARKET OVERVIEW

75	51	71
WALK SCORE	TRANSIT SCORE	BIKE SCORE
VERY BIKEABLE Most errands can be accomplished on foot	GOOD TRANSIT Many nearby public transportation options	VERY BIKEABLE Biking is convenient for most trips



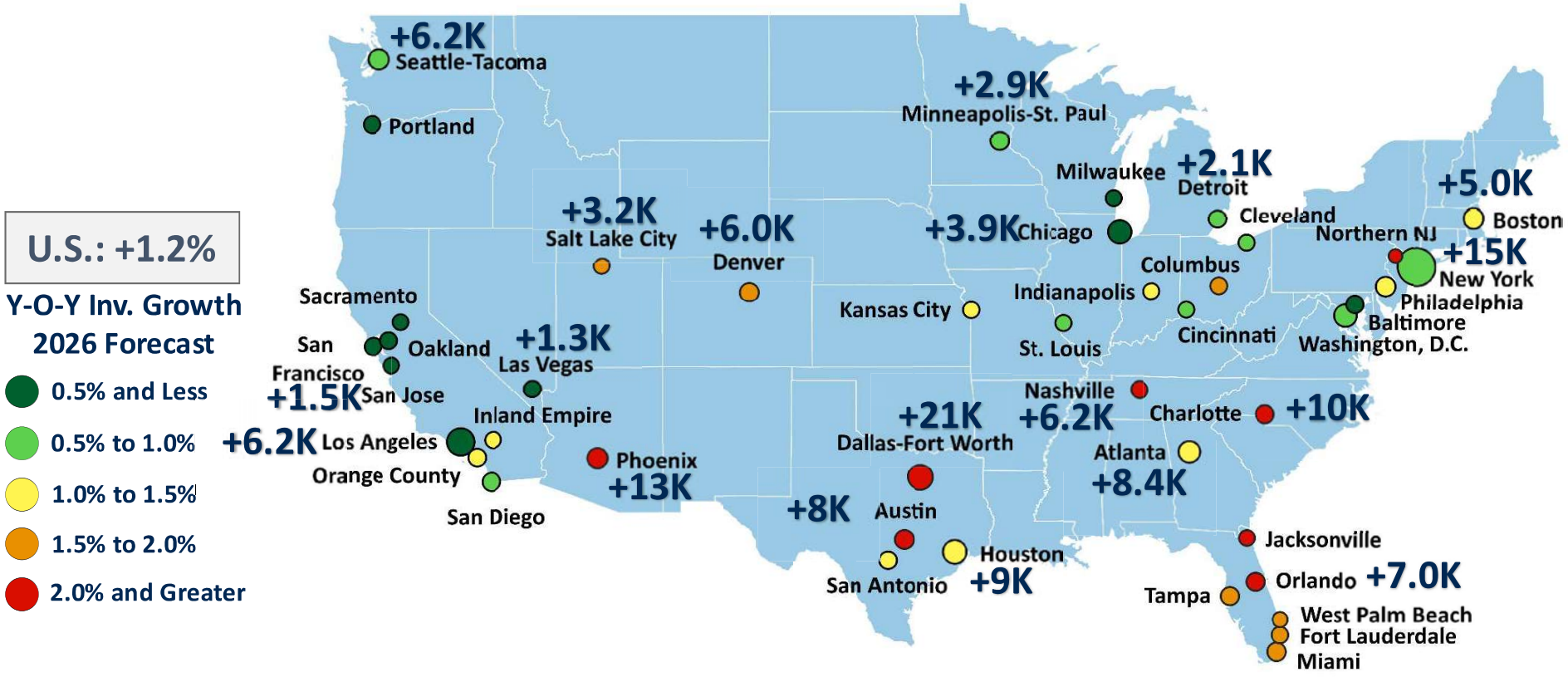
Located on LA's Westside between Santa Monica and Downtown Los Angeles, Culver City has emerged as one of Southern California's strongest multifamily submarkets, supported by a diverse employment base, affluent demographics, and a highly walkable urban environment. The city is home to a population of approximately 39,000 residents with an average household income exceeding $140,000, attracting a highly educated renter and homeowner demographic consisting largely of professionals employed in entertainment, media, technology, and creative industries. Major employers include Sony Pictures Entertainment, Amazon Studios, Apple, and numerous production and digital media firms located throughout the Hayden Tract and surrounding Westside office corridors.

Culver City offers residents immediate access to a wide range of dining, retail, and lifestyle amenities centered around Downtown Culver City, the Culver Steps district, Ivy Station, and nearby Platform LA. Popular destinations include upscale restaurants, boutique fitness studios, art galleries, entertainment venues, and pedestrian-oriented shopping corridors along Culver Boulevard and Washington Boulevard. The submarket also benefits from proximity to Playa Vista, Marina del Rey, Beverly Hills, and Santa Monica.

Transit connectivity remains a major driver of demand, with the Metro E Line providing direct access to Downtown Los Angeles and Santa Monica, alongside convenient access to the 10 Freeway, 405 Freeway, and Los Angeles International Airport. Recent mixed-use developments, adaptive reuse projects, and continued office-to-residential investment throughout the area continue to reinforce Culver City's reputation as a premier long-term multifamily investment market with strong rental demand and limited housing supply.

MARKET OVERVIEW

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



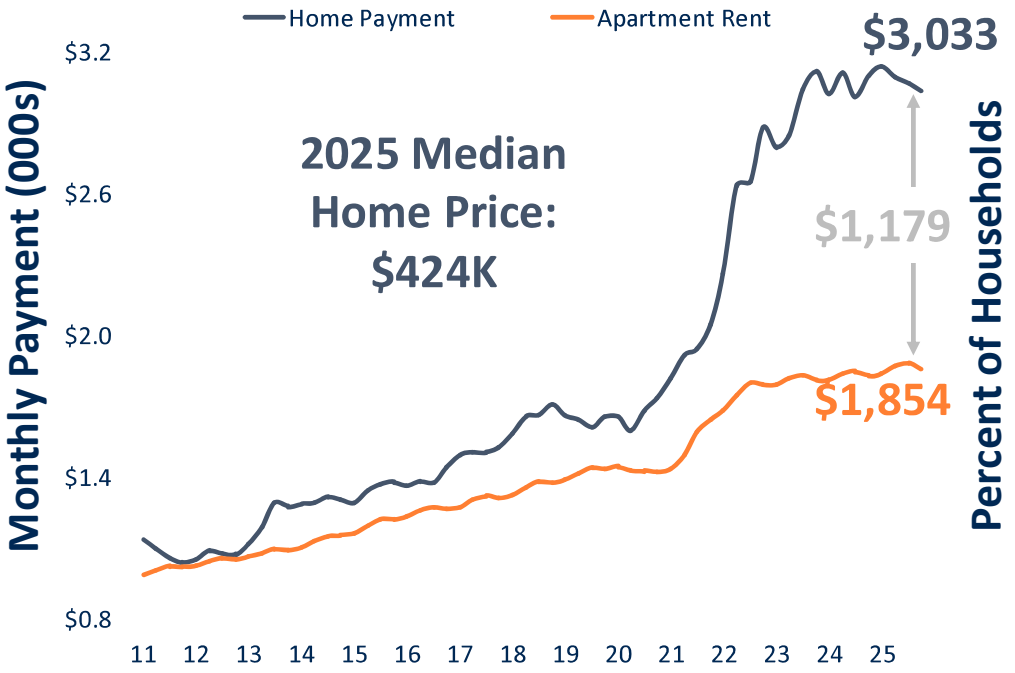
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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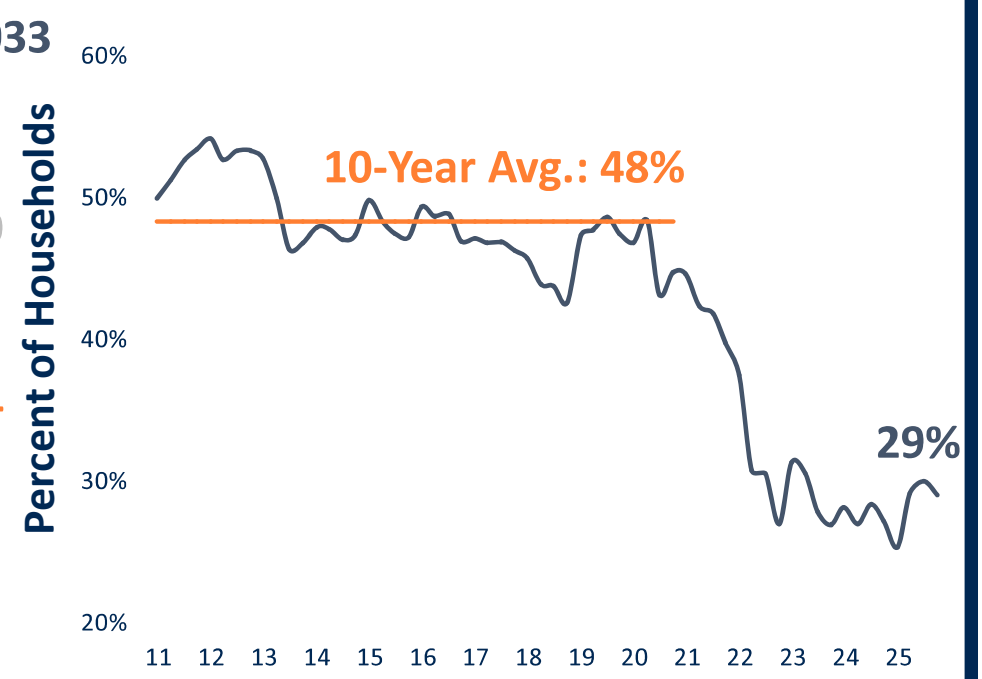
MARKET OVERVIEW

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

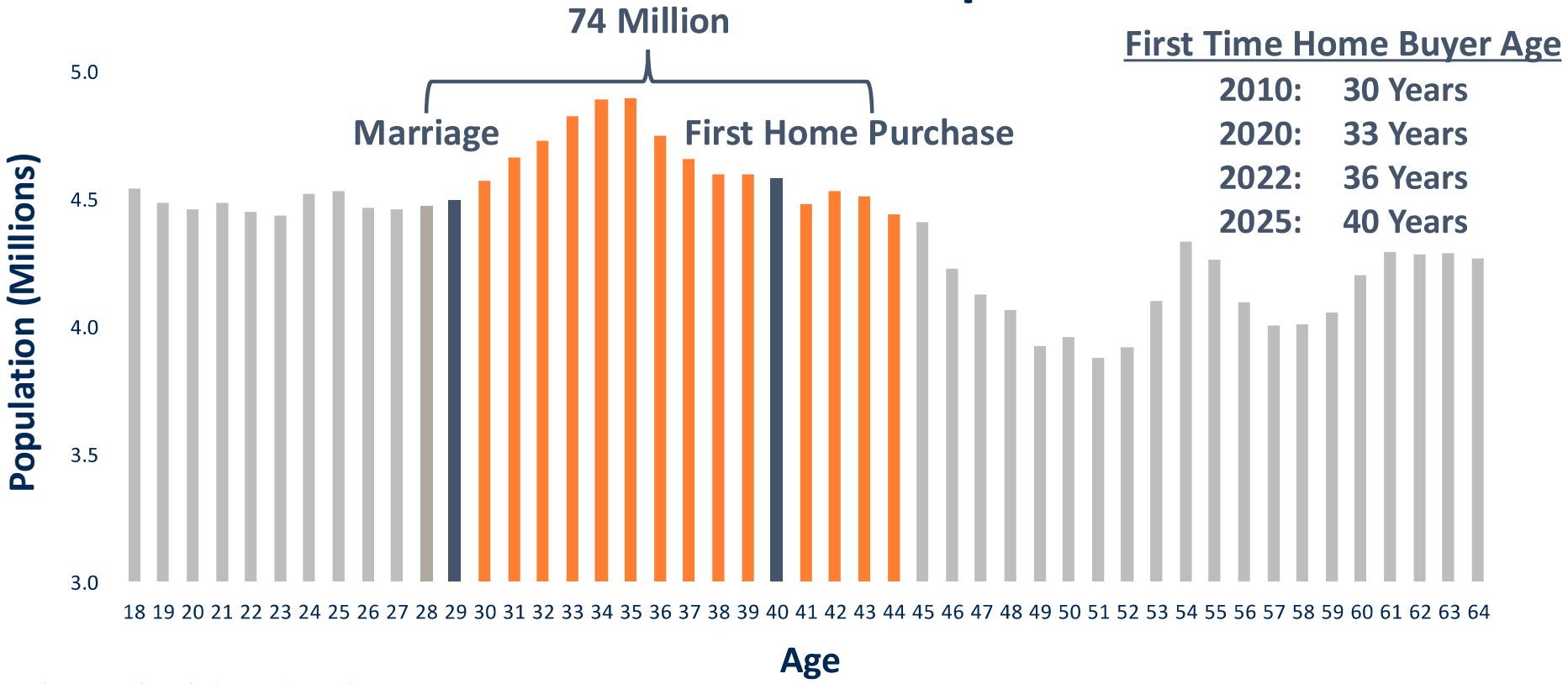


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

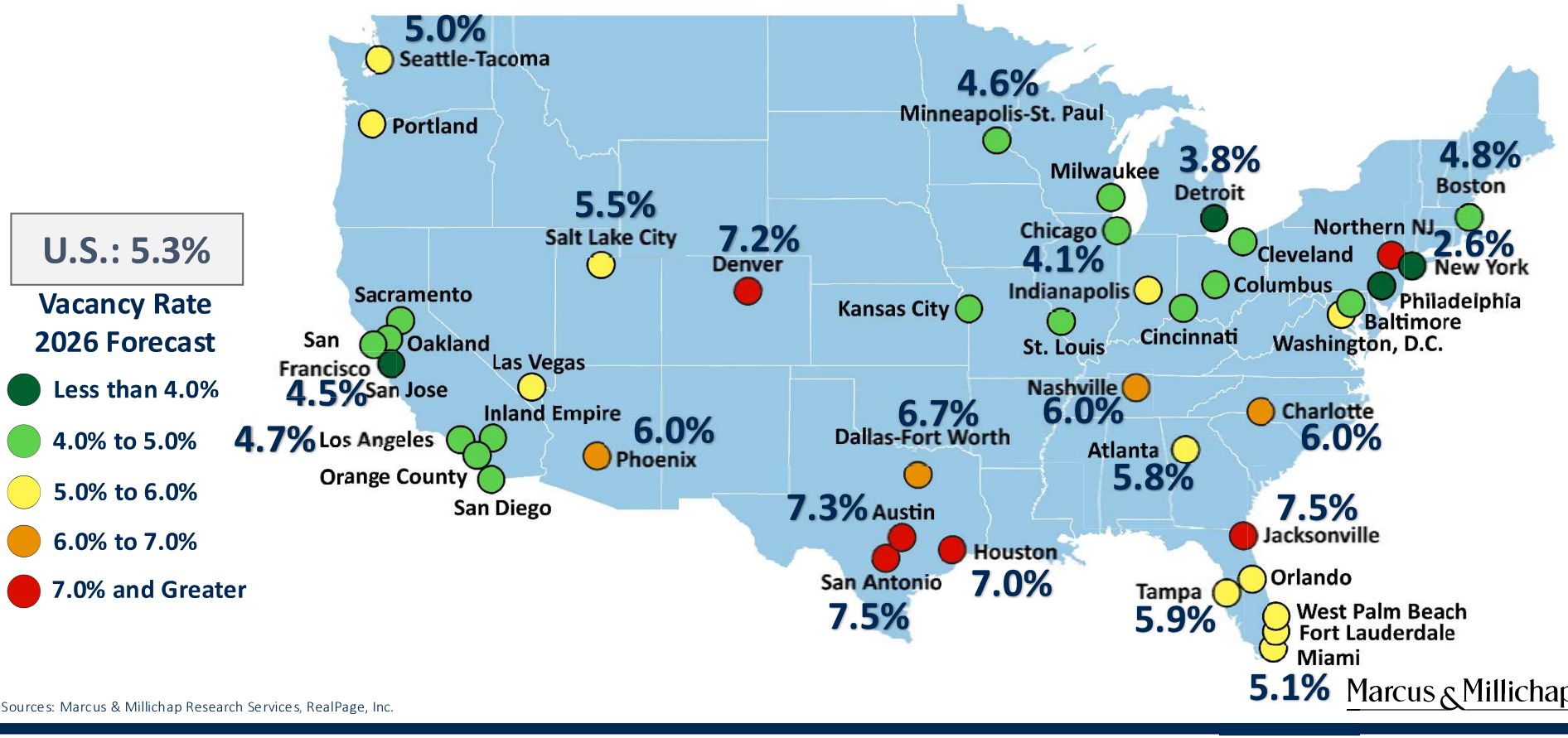


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



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

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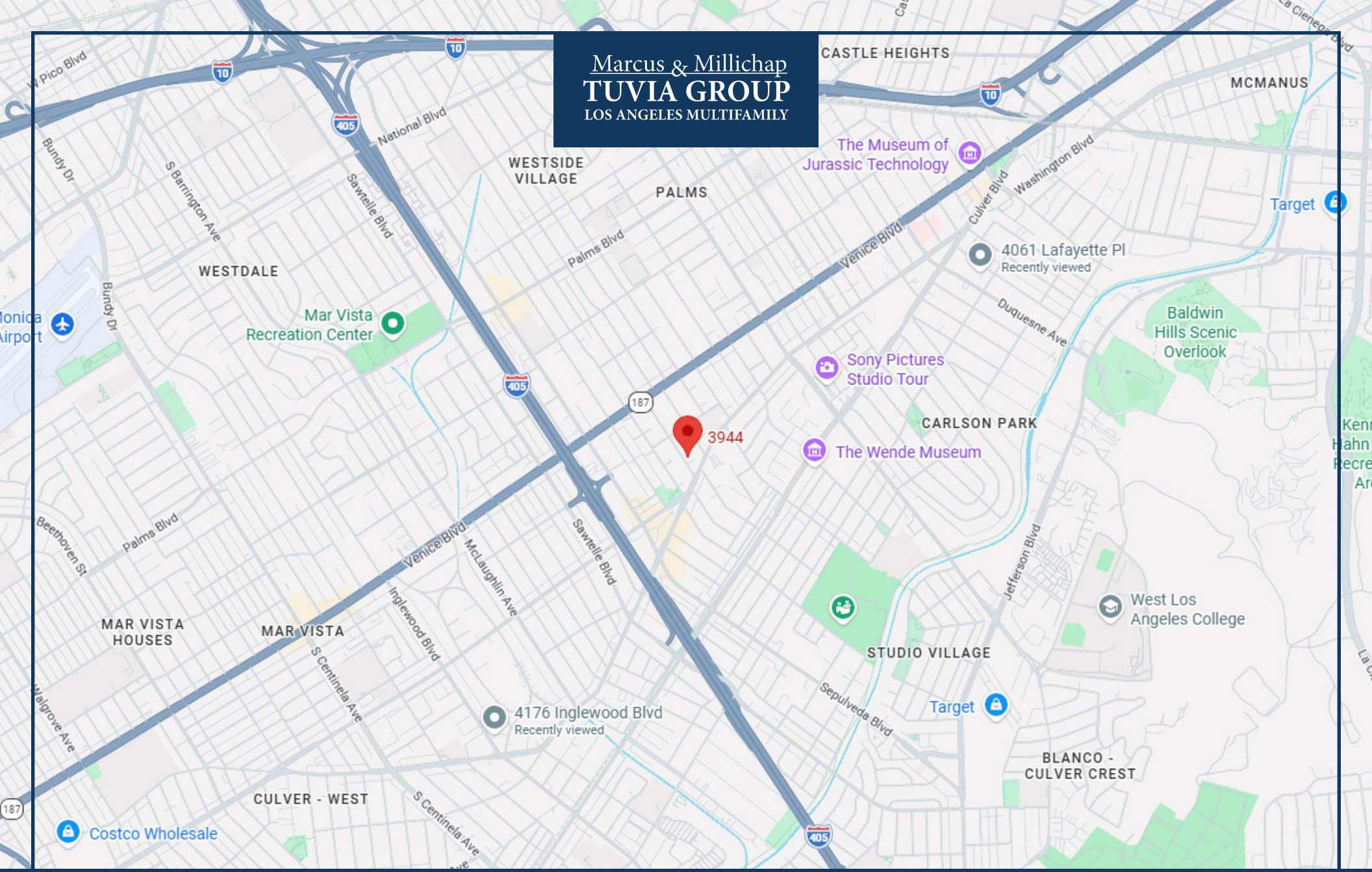
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