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)



3760 JASMINE AVE

LOS ANGELES, CA 90034

PRIME PALMS LOCATION - STEPS FROM CULVER CITY • 21 UNITS - MAJORITY TWO- AND THREE-BED UNITS • ±55% POTENTIAL RENTAL UPSIDE

NEW ELECTRIC SUBPANELS • ON-SITE LAUNDRY FACILITY AND POOL • ON-SITE CARPORT AND SURFACE PARKING IN THE REAR - EXCELLENT ADU CONVERSION OPPORTUNITY

3760 Jasmine Ave

MARKETING PACKAGE

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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

3760 JASMINE AVE

APN(S): 4313-005-022

OFFERING PRICE

$5,625,000

CAP RATE

4.93%

GRM

11.83

PRICE PER UNIT

$267,857

PRICE PER SF

$317.76

VITAL DATA

Units	21
Gross Square Feet	17,702 SF
Lot Size	21,656 SF
Occupancy	90%
Year Built	1961
Zoning	LAR3

UNIT MIX

3	1 Bedroom / 1 Bathroom
14	2 Bedroom / 1 Bathroom
4	3 Bedroom / 1.5 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a twenty-one (21) unit apartment building located at 3760 Jasmine Ave in Los Angeles, California. The subject property is located in a prime Palms location, just north of Venice Blvd and east of Overland Ave.

Palms is a centrally located Westside neighborhood in Los Angeles, bordering Culver City and offering convenient access to major employment and entertainment destinations. Its residential streets feature a mix of apartments, small multifamily properties, and single-family homes, while Motor Avenue and Venice Boulevard provide neighborhood dining, retail, and daily services. The Metro E Line's Palms Station connects residents to Santa Monica, Culver City, and Downtown Los Angeles, supporting a lifestyle with multiple transportation options. Nearby freeway access further links the area to the broader region. For multifamily investors, Palms combines an established rental housing base with proximity to Westside jobs, transit, and amenities, making it a compelling location for residents seeking connectivity and neighborhood convenience.

Located in prime Palms and steps from Culver City, this 21-unit multifamily property offers an attractive unit mix and approximately 55% potential rental upside. The property comprises three one-bedroom, fourteen two-bedroom, and four three-bedroom units, providing a range of housing options for residents. A copper re-pipe was completed in 2004, while on-site amenities include laundry facilities, a rear pool, and carport parking. The carports may present an opportunity for multiple ADU conversions, subject to feasibility and approvals. Residents enjoy convenient access to the Palms Metro E Line, the 10 and 405 freeways, and nearby commercial corridors along Venice, Overland, Washington, and Culver Boulevards. Downtown Culver City, Media Park, restaurants, shops, and entertainment are all within easy reach.

With approximately 55% potential rental upside, a predominantly two- and three-bedroom unit mix, and possible carport-to-ADU conversions, the property presents a compelling value-add opportunity in prime Palms.



INVESTMENT HIGHLIGHTS

- Prime Palms Location
- Great Unit Mlx - Three (3) One-Bedroom, Fourteen (14) Two-Bedroom, and Four (4) Three-Bedroom Unit
- Solid Rental Upside (+55%)
- Copper Re-Pipe Completed in 2004
- New Electric Subpanels (No Permit)
- On-Site Carport Parking Available in the Rear
- Excellent Opportunity to Convert Carports into Multiple ADUs
- On-Site Laundry Facility
- Pool in the Rear
- Dominant Access to Commercial Corridors - Venice Blvd, Overland Ave, Washington Blvd, and Culver Blvd
- Immediate Access to the 10 and 405 Freeway
- Conveniently Located Near the Metro E Line Station (Palms), Providing Easy Access to Various Parts of LA
- Nearby Media Park for Outdoor Activities
- Walking Distance to Downtown Culver City - Offering Easy Access to Trendy Shops and Restaurants such as Erewhon Culver City, Bacari Culver City, Jameson's Pub, Rocco's Tavern, JOE & THE JUICE, 33 Taps Culver City, Trader Joe's, Laurel Grill, Trader Joe's, Sprouts Farmers Market and More
- Close Proximity to Many Nearby Amenities such as Dave's Hot Chicken, Natalee Thai, Ralphs, Sony Pictures Studio, Coffee Commissary, LA Fitness, Lobster & Beer, The Little Marionette, The Museum of Jurassic Technology, The Doughroom, and the Palms-Rancho Park Branch Library



NEARBY RETAIL & AMENITIES

1. Trader Joe's - 10850 National Blvd

2. Dave's Hot Chicken - 10704 Venice Blvd

3. LA Fitness - 3827 Overland Ave

4. CVS Pharmacy - 3010 S Sepulveda Blvd

5. Natalee Thai - 10101 Venice Blvd

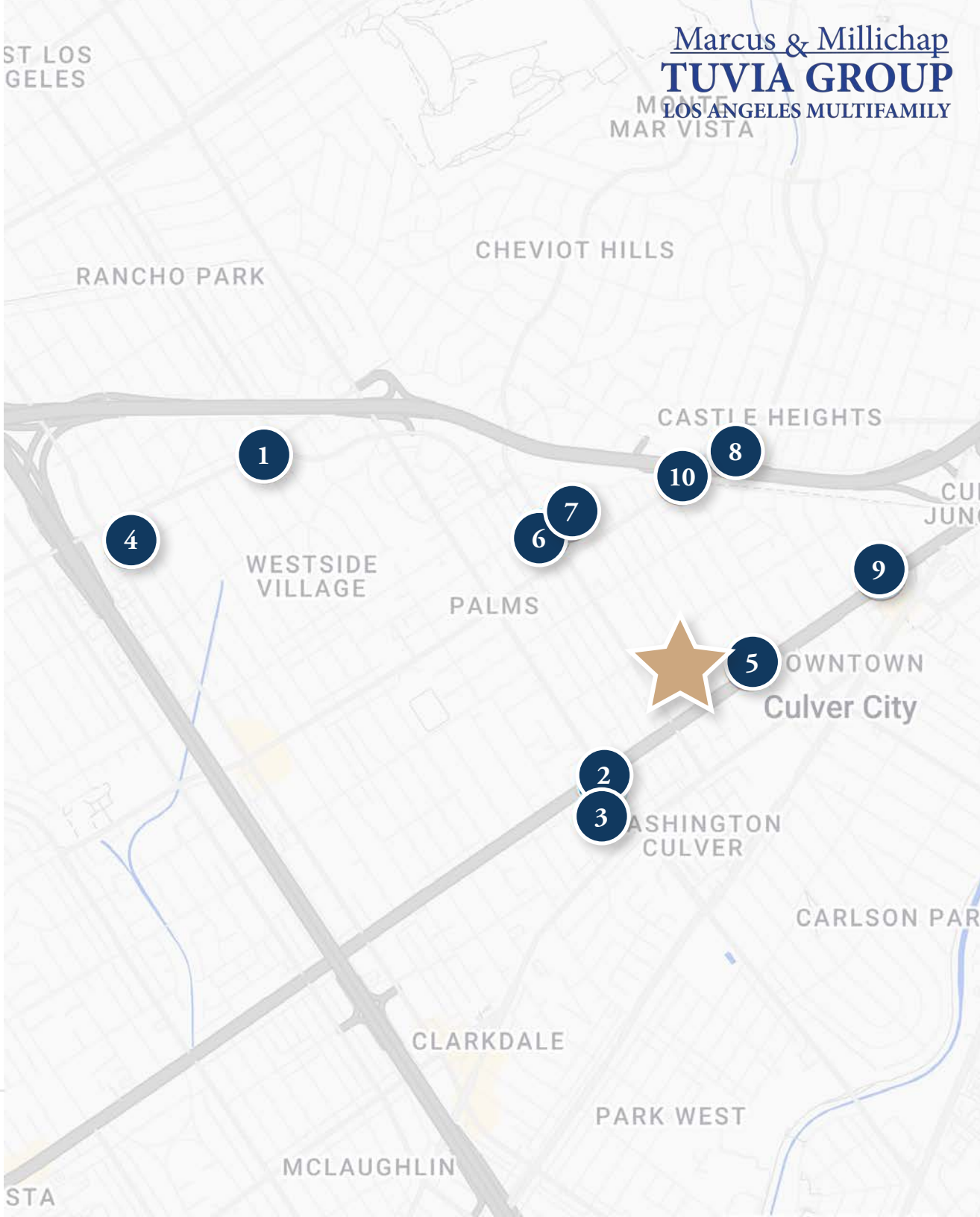
6. Coffee Commissary - 3417 Motor Ave

7. Woodbine Park - 3409 Vinton Ave

8. Vons - 9860 National Blvd

9. Museum of Jurassic Technology - 9341 Venice Blvd

10. Metro E Line Station - National Blvd/Palms Blvd





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RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
#1	3 Br / 1.5 Ba			$2,161		$3,500	
#2	2 Br / 1 Ba			$1,853		$2,950	
#3	2 Br / 1 Ba	VACANT		$2,950		$2,950	
#4	2 Br / 1 Ba			$1,491		$2,950	
#5	3 Br / 1.5 Ba			$1,561		$3,500	
#6	1 Br / 1 Ba			$1,557		$2,300	
#7	2 Br / 1 Ba	VACANT		$2,950		$2,950	
#8	2 Br / 1 Ba			$1,669		$2,950	
#9	2 Br / 1 Ba			$1,976		$2,950	
#10	2 Br / 1 Ba			$1,599		$2,950	
#11	1 Br / 1 Ba			$1,020		$2,300	
#12	1 Br / 1 Ba			$1,452		$2,300	
#14	2 Br / 1 Ba			$2,065		$2,950	
#15	2 Br / 1 Ba			$2,550		$2,950	
#16	2 Br / 1 Ba			$1,535		$2,950	
#17	3 Br / 1.5 Ba			$2,888		$3,500	
#18	3 Br / 1.5 Ba	ON-SITE MANAGER		$1,131		$3,500	
#19	2 Br / 1 Ba			$1,686		$2,950	
#20	2 Br / 1 Ba			$2,343		$2,950	
#21	2 Br / 1 Ba			$1,572		$2,950	
#22	2 Br / 1 Ba			$1,619		$2,950	
Total			**17,702 SF**	**$33,728**	**$1.91**	**$62,200**	**$3.51**

PRICING DETAIL

SUMMARY		
List Price		$5,625,000
Down Payment	45%	$2,531,250
Number of Units		21
Price Per Unit		$267,857
Price Per SqFt		$317.76
Gross SqFt		17,702 SF
Lot Size		21,656 SF
Year Built		1961

RETURNS	CURRENT	MARKET
CAP Rate	4.93%	9.42%
GRM	11.83	7.54
Cash-on-Cash	2.07%	12.04%
Debt Coverage Ratio	1.23	2.35

FINANCING		1ST LOAN
Loan Amount	55%	$3,093,750
Loan Type		New
Interest Rate		6.10%
Amortization		30 Years
Year Due		2031

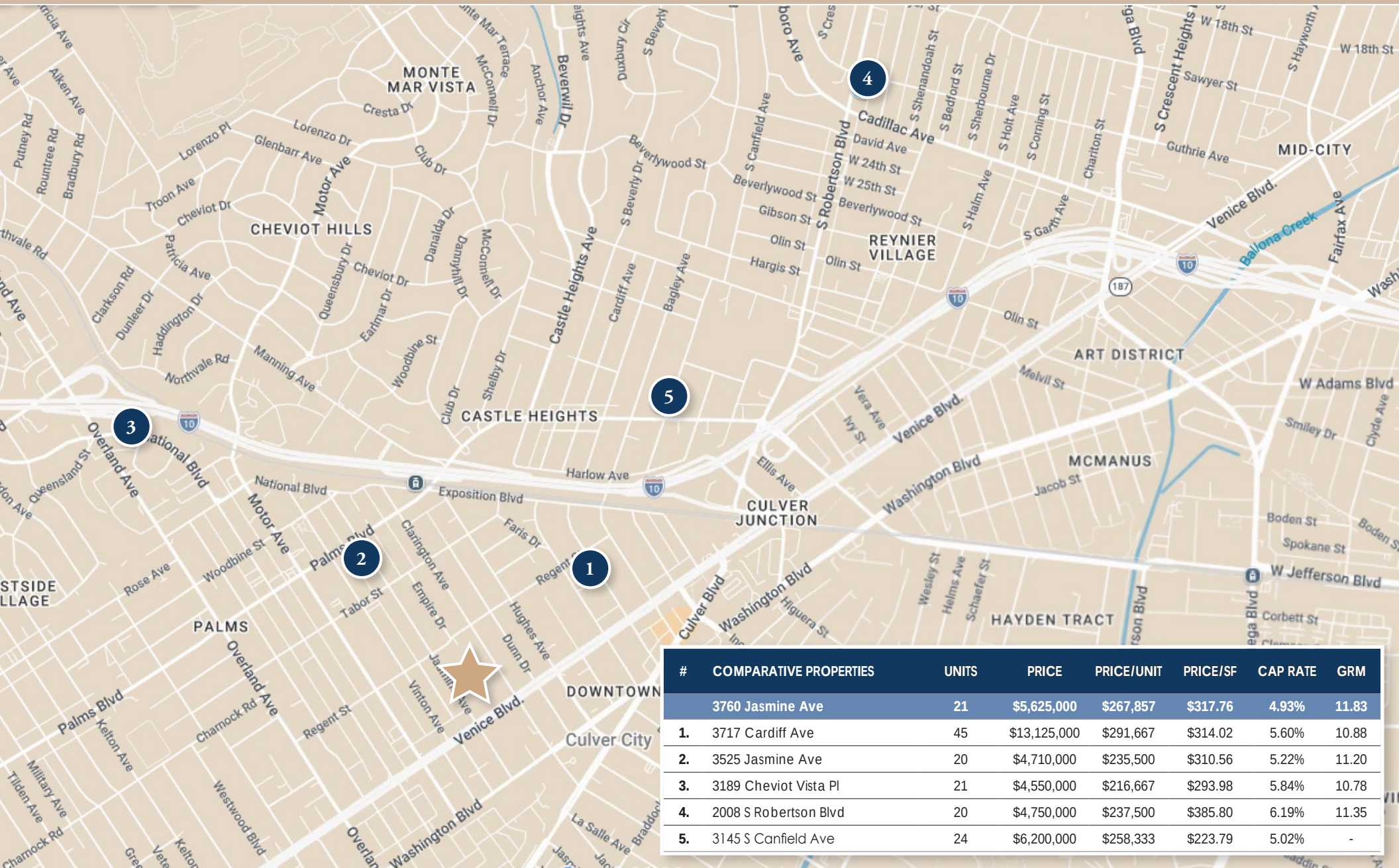
UNITS	UNIT TYPE	CURRENT	MARKET
3	One-Bedroom	$1,343	$2,300
14	Two-Bedroom	$1,990	$2,950
4	Three-Bedroom	$1,935	$3,500

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$475,533**		**$746,400**
Less: Vacancy/Deductions	3.0%	$14,266	3.0%	$22,392
Total Effective Rental Income		$461,267		$724,008
Other Income: Laundry		$17,882		$17,882
Effective Gross Income		$479,149		$741,890
Less: Expenses	42.1%	$201,745	28.6%	$212,255
Net Operating Income		**$277,404**		**$529,635**
Cash Flow		$277,404		$529,635
Debt Service		$224,976		$224,976
Net Cash Flow After Debt Service	2.07%	$52,428	12.04%	$304,660
Principal Reductions		$37,288		$39,627
Total Return	**3.54%**	**$89,716**	**13.60%**	**$344,287**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$67,500	$67,500
Insurance	$26,554	$26,554
Utilities*	$44,495	$44,495
Repairs & Operating Reserves	$9,450	$9,450
Housing Fees*	$2,240	$2,240
Trash Removal*	$20,433	$20,433
Landscaping & Pest Control	$1,680	$1,680
On-Site Management	$7,800	$7,800
Pool*	$2,427	$2,427
Management Fee	$19,166	$29,676
Total Expenses	**$201,745**	**$212,255**
Expenses/Unit	$9,607	$10,107

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

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	3760 Jasmine Ave	**21**	**$5,625,000**	**$267,857**	**$317.76**	**4.93%**	**11.83**
1.	3717 Cardiff Ave	45	$13,125,000	$291,667	$314.02	5.60%	10.88
2.	3525 Jasmine Ave	20	$4,710,000	$235,500	$310.56	5.22%	11.20
3.	3189 Cheviot Vista Pl	21	$4,550,000	$216,667	$293.98	5.84%	10.78
4.	2008 S Robertson Blvd	20	$4,750,000	$237,500	$385.80	6.19%	11.35
5.	3145 S Canfield Ave	24	$6,200,000	$258,333	$223.79	5.02%	-

SALES COMPARABLES



3760 JASMINE AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
List Price	$5,625,000
Number of Units	21
Price/Unit	$267,857
Price/SF	$317.76
Cap Rate	4.93%
GRM	11.83
Lot SF	21,656 SF
Year Built	1961

UNIT MIX	
3	1 Bed / 1 Bath
14	2 Bed / 1 Bath
4	3 Bed / 1.5 Bath



3717 CARDIFF AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$13,125,000
COE Date	6/22/2026
Number of Units	45
Price/Unit	$291,667
Price/SF	$314.02
Cap Rate	5.60%
GRM	10.88
Lot SF	24,306 SF
Year Built	1973

UNIT MIX	
31	1 Bed / 1 Bath
14	2 Bed / 2 Bath



3525 JASMINE AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$4,710,000
COE Date	2/19/2026
Number of Units	20
Price/Unit	$235,500
Price/SF	$310.56
Cap Rate	5.22%
GRM	11.20
Lot SF	14,810 SF
Year Built	1960

UNIT MIX	
16	1 Bed / 1 Bath
1	1 Bed / 1.5 Bath
2	2 Bed / 1.5 Bath
1	2 Bed / 2 Bath

SALES COMPARABLES



3189 CHEVIOT VISTA PL
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$4,550,000
COE Date	7/2/2025
Number of Units	21
Price/Unit	$216,667
Price/SF	$293.98
Cap Rate	5.84%
GRM	10.78
Lot SF	11,761 SF
Year Built	1973

UNIT MIX	
4	Studio / 1 Bath
16	1 Bed / 1 Bath
1	2 Bed / 1 Bath



2008 S ROBERTSON BLVD
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$4,750,000
COE Date	5/6/2025
Number of Units	20
Price/Unit	$237,500
Price/SF	$385.80
Cap Rate	6.19%
GRM	11.35
Lot SF	16,252 SF
Year Built	1954

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

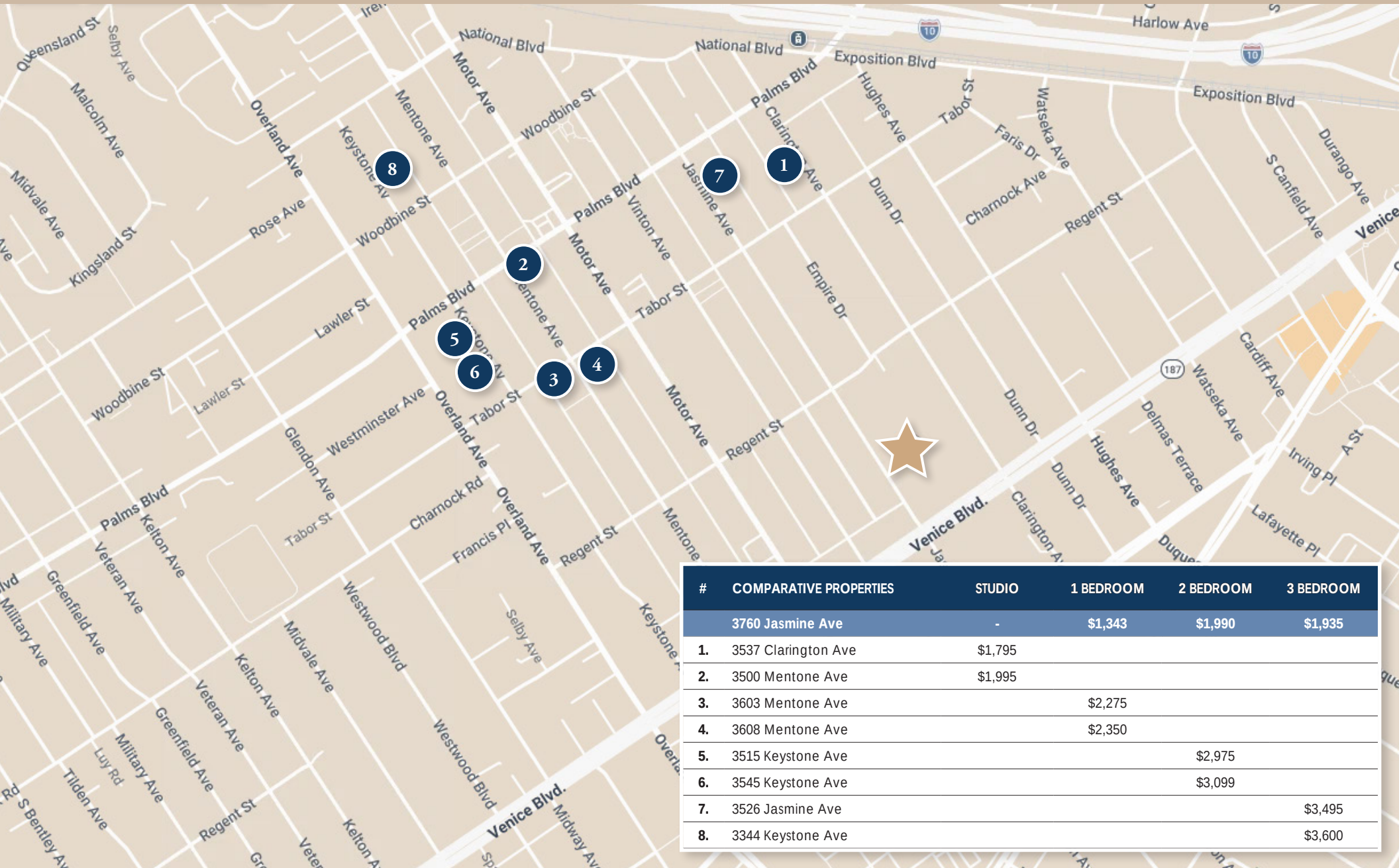


3145 S CANFIELD AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$6,200,000
COE Date	3/13/2025
Number of Units	24
Price/Unit	$258,333
Price/SF	$223.79
Cap Rate	5.02%
GRM	-
Lot SF	18,731 SF
Year Built	1960

UNIT MIX	
-	-

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
	3760 Jasmine Ave	-	**$1,343**	**$1,990**	**$1,935**
1.	3537 Clarington Ave	$1,795			
2.	3500 Mentone Ave	$1,995			
3.	3603 Mentone Ave		$2,275		
4.	3608 Mentone Ave		$2,350		
5.	3515 Keystone Ave			$2,975	
6.	3545 Keystone Ave			$3,099	
7.	3526 Jasmine Ave				$3,495
8.	3344 Keystone Ave				$3,600

RENT COMPARABLES

		SUBJECT PROPERTY	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
		3760 Jasmine Ave Los Angeles, CA 90034	-	$1,343	$1,990	$1,935
#		RENT COMPARABLES				
1		3537 Clarington Ave Los Angeles, CA 90034	$1,795			
2		3500 Mentone Ave Los Angeles, CA 90034	$1,995			
3		3603 Mentone Ave Los Angeles, CA 90034		$2,275		
4		3608 Mentone Ave Los Angeles, CA 90034		$2,350		
5		3515 Keystone Ave Los Angeles, CA 90034			$2,975	
6.		3545 Keystone Ave Los Angeles, CA 90034			$3,099	
7.		3526 Jasmine Ave Los Angeles, CA 90034				$3,495
8.		3344 Keystone Ave Los Angeles, CA 90034				$3,600
		AVERAGE	$1,895	$2,313	$3,037	$3,548

PALMS

A High-Demand Westside Hub Where Urban Living Meets Creative Energy



LOCATION HIGHLIGHTS

Culver Palms is a dense, transit-oriented Westside submarket spanning the Palms neighborhood of Los Angeles and the eastern edge of Culver City. It is characterized by predominantly multifamily housing, strong renter demand, and close proximity to major employment centers in Culver City and Playa Vista. Median household income is approximately $87,500 in Palms (City of Los Angeles), while adjacent Culver City averages about $122,000, reflecting a mixed-income profile across the submarket (U.S. Census Bureau, American Community Survey; Best-Neighborhood.org).

Recent development activity includes small- and mid-scale multifamily and affordable housing projects, such as Jubilo Village, a 95-unit affordable housing development on Sepulveda Boulevard, along with TOC- and ED1-driven infill near Expo Line stations (City of Culver City planning records).

Amenities include Expo Line light rail access, bike infrastructure, neighborhood retail and dining along Washington and Venice Boulevards, and proximity to Downtown Culver City, The Platform, and major creative office hubs.



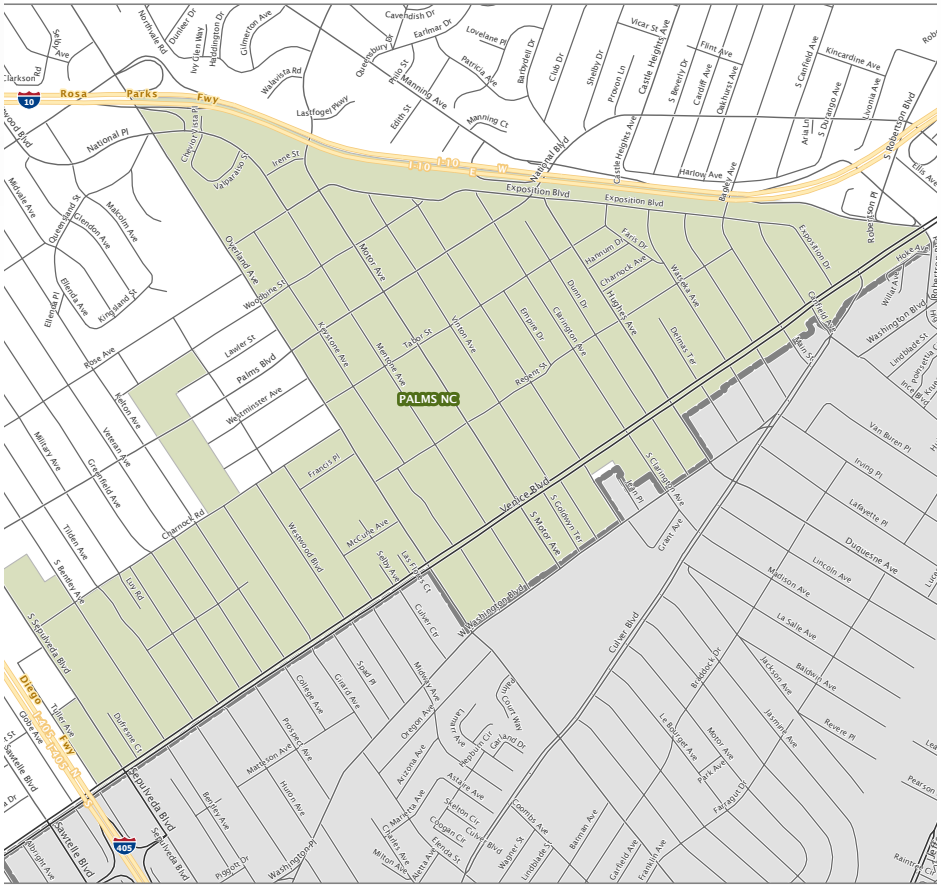
Average Household Income of $137,237

Competitive Local Housing Market with Low Vacancy Rates

Population of 303,208 Within a Three (3) Mile Radius

PALMS OVERVIEW

90	58	81
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



Palms is a dense, transit-oriented Westside submarket encompassing the Palms neighborhood of Los Angeles and the eastern edge of Culver City. The area is demographically diverse, with a population skewing younger; the median age is in the low 30s, and households are largely renters, including young professionals, creatives, and service-sector workers tied to nearby job centers. Household sizes are relatively small, and non-family households are common.

Average household income in Palms is approximately $135,000–$140,000 annually, with median income around $100,000, while adjacent Culver City trends higher. This creates a mixed-income profile that supports both market-rate and affordable housing demand.

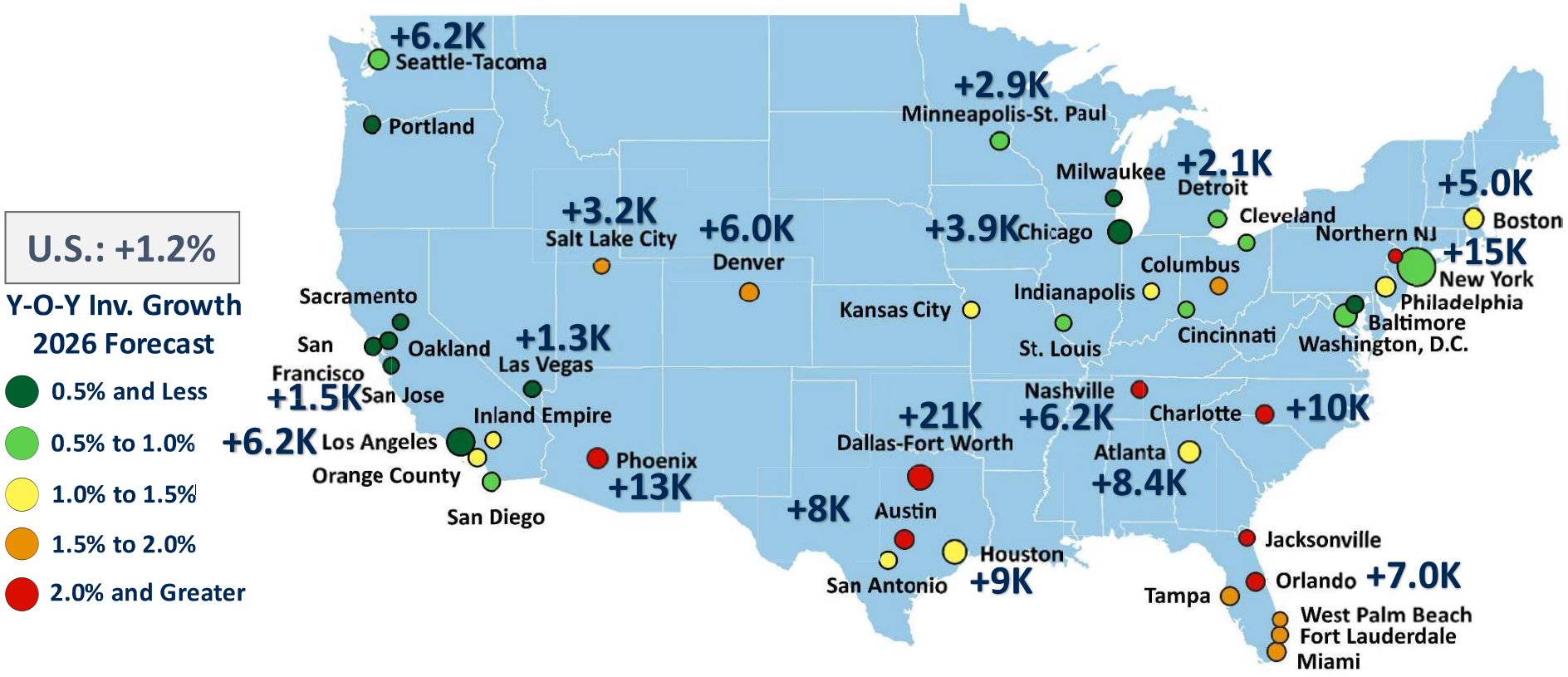
Amenities include Expo Line light rail stations, strong bus connectivity, bike infrastructure, neighborhood retail and dining along Venice and Washington Boulevards, and close access to Downtown Culver City, The Platform, and major employment hubs in Culver City, Playa Vista, and Santa Monica.

New development activity is driven by small- and mid-scale multifamily infill, including transit-oriented and ED1 projects, as well as affordable housing developments such as the 95-unit Jubilo Village project along Sepulveda Boulevard.

Growth potential remains strong due to limited land supply, sustained renter demand, continued transit investment, and proximity to high-paying creative, tech, and media employment centers, positioning Palms as a resilient and evolving multifamily submarket.

MARKET OVERVIEW

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



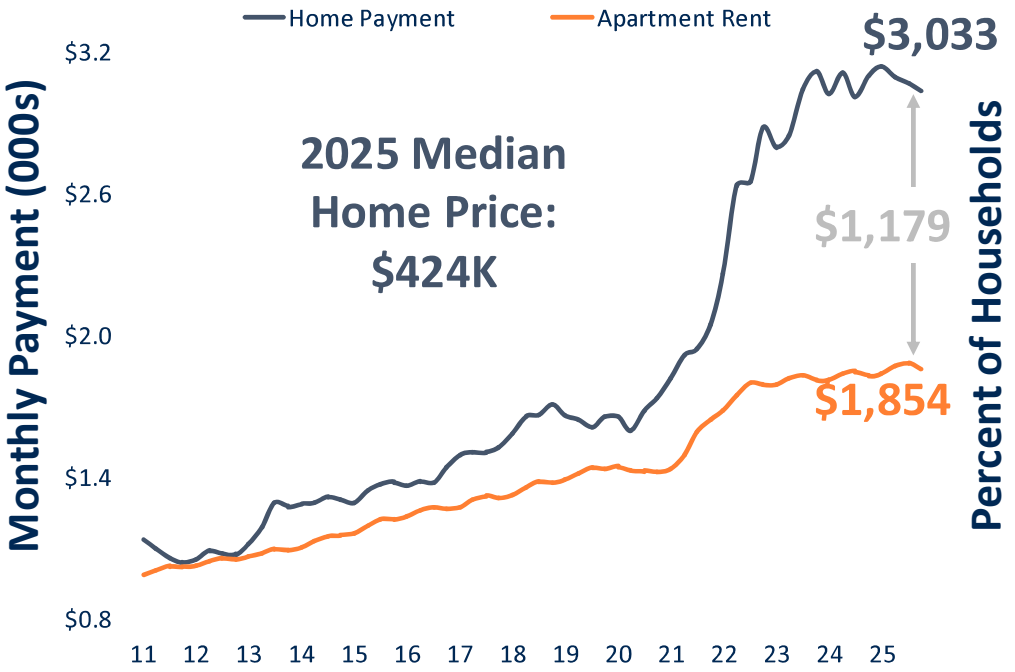
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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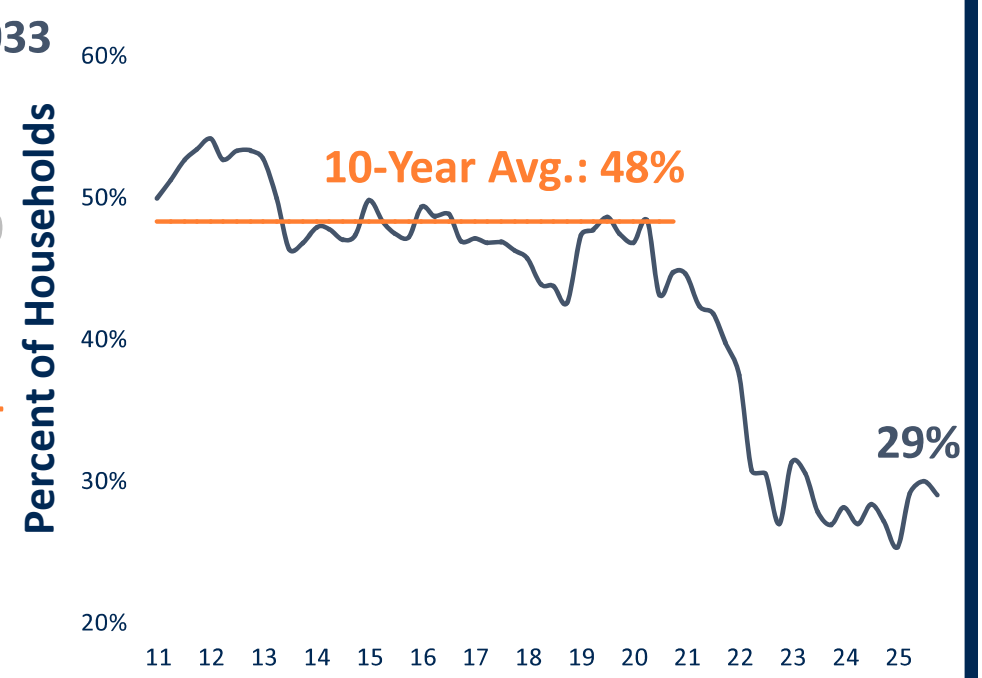
MARKET OVERVIEW

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

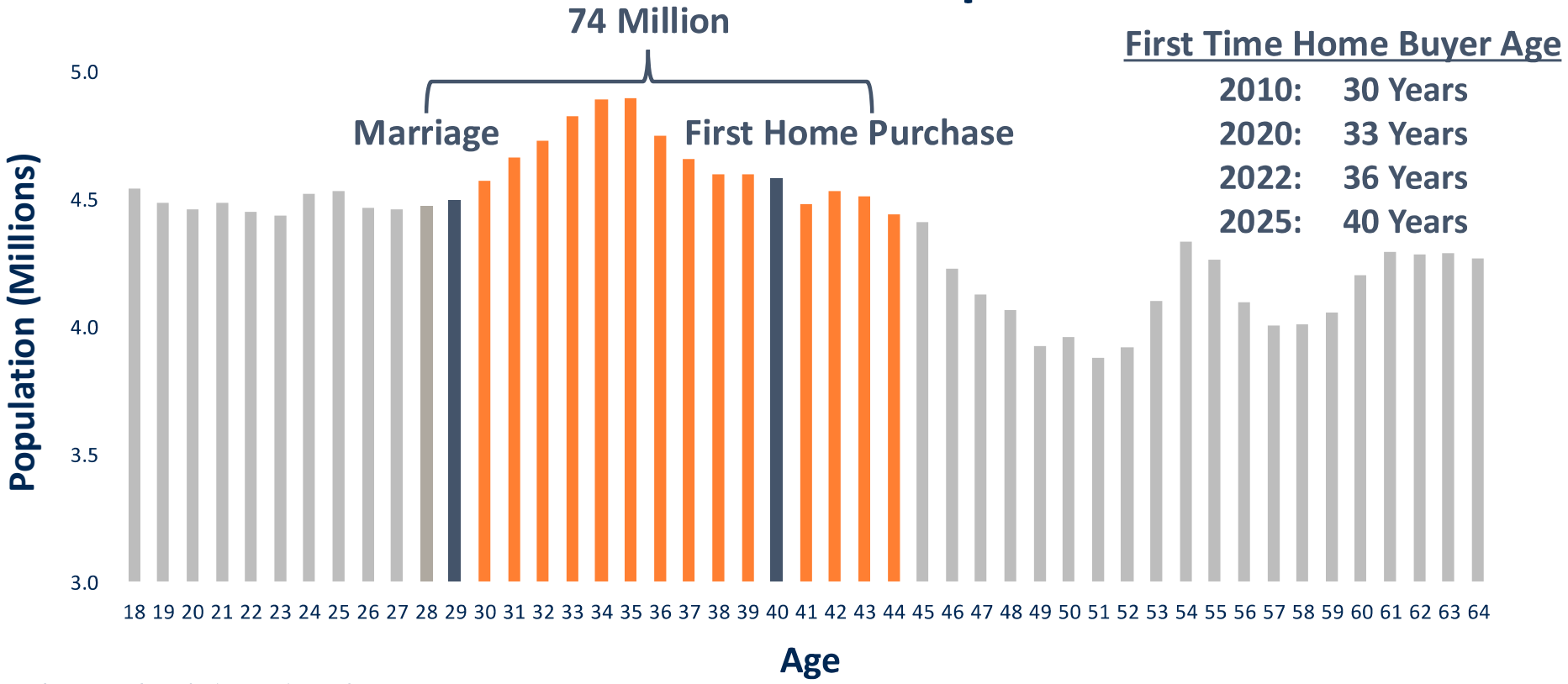


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

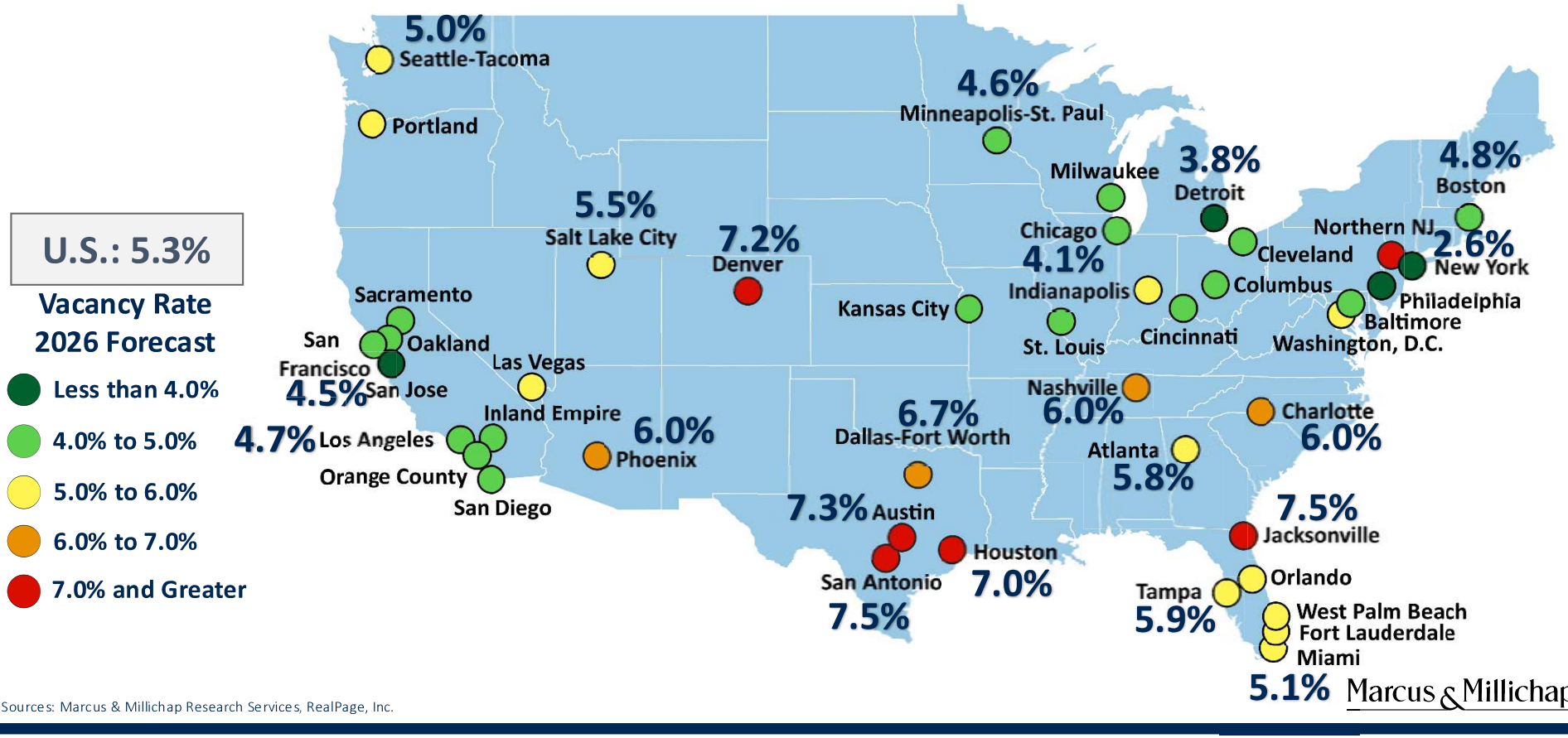


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



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

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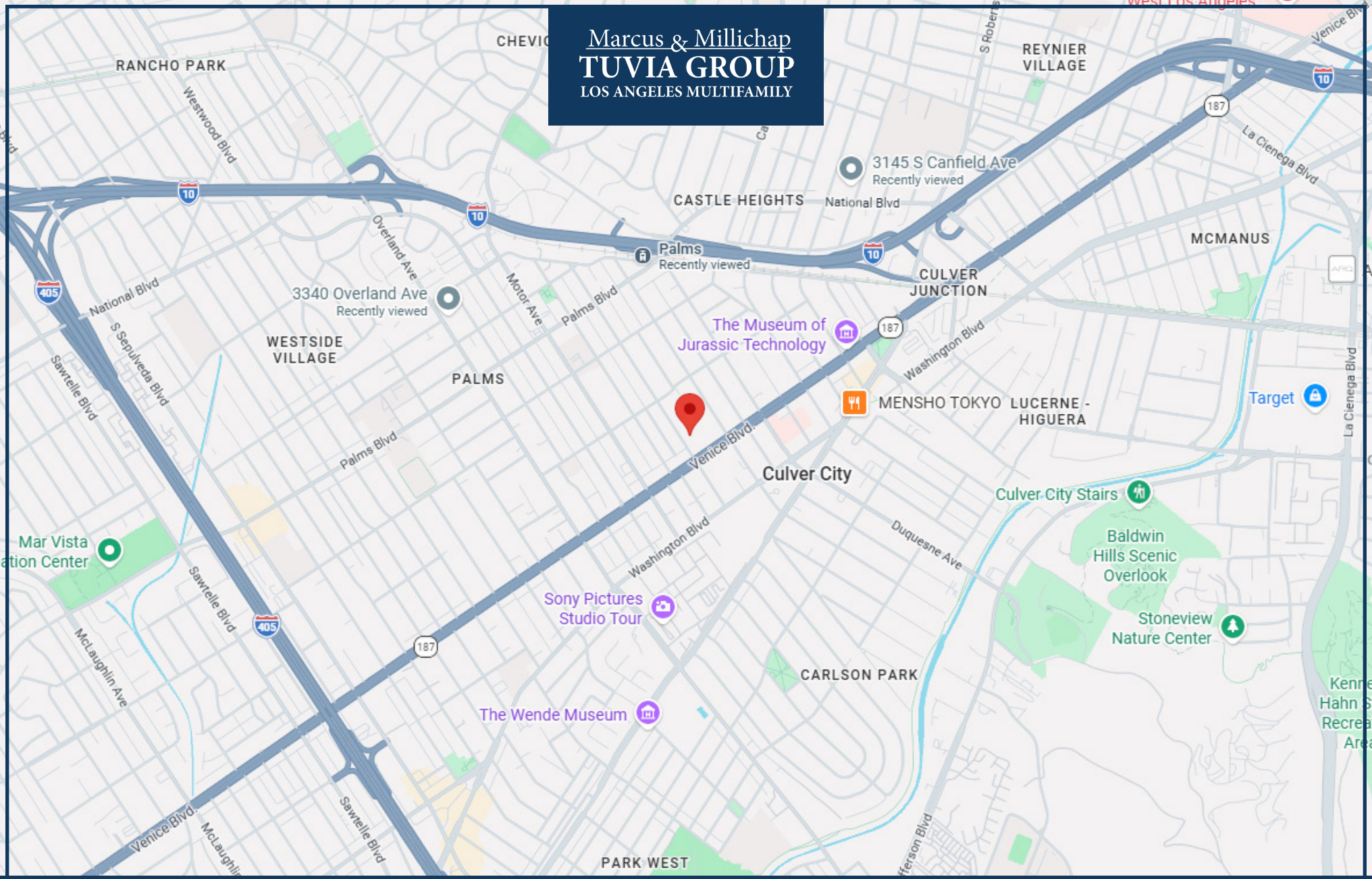
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