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)



3340
OVERLAND AVE

LOS ANGELES, CA 90034

PRIME PALMS LOCATION • 23 UNITS - GREAT UNIT MIX • ±40% POTENTIAL RENTAL UPSIDE • 18,199 SF DOUBLE LOT (TWO APNs)

POTENTIAL ADU OR DEVELOPMENT OPPORTUNITIES • RECENT CAPITAL IMPROVEMENTS - SOFT-STORY RETROFIT COMPLETED AND NEW ELECTRIC SUBPANELS • ON-SITE LAUNDRY FACILITY AND POOL

3340 Overland Ave

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

3340 OVERLAND AVE

APN(S): 4314-020-032, 4314-020-033

OFFERING PRICE

$5,800,000

CAP RATE

4.21%

GRM

13.09

PRICE PER UNIT

$252,174

PRICE PER SF

$435.30

VITAL DATA

Units	23
Gross Square Feet	13,324 SF
Lot Size	18,199 SF
Occupancy	87%
Year Built	1966
Zoning	LAC2

UNIT MIX

2	Studio / 1 Bathroom
20	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a twenty-three (23) unit apartment building located at 3340 Overland Ave in Los Angeles, California. The subject property is located in a prime Palms location, right along Overland Ave and north of Palms Blvd.

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 the heart of Palms, this 23-unit multifamily property offers a compelling combination of existing income, rental upside, and future development potential. The unit mix comprises two studios, twenty one-bedroom units, and one two-bedroom unit, with approximately 40% potential rental upside. Situated on a large 18,199-square-foot double lot, the property may offer opportunities for ADUs, including conversion of tuck-under parking, or ground-up development on the adjacent lot, subject to approvals. Improvements include a completed soft-story retrofit and a 2004 copper re-pipe. Residents benefit from on-site laundry, a rear pool, and parking. The location provides convenient access to the Palms Metro E Line, the 10 and 405 freeways, Culver City, and nearby retail and dining.

With approximately 40% potential rental upside, an 18,199-square-foot double lot, and possible ADU or development opportunities, the property offers multiple paths to add value in a prime Palms location.



INVESTMENT HIGHLIGHTS

- Prime Palms Location
- Good Unit Mix - Two (2) Studios, Twenty (20) One-Bedroom and One (1) Two-Bedroom Unit
- Solid Rental Upside (+40%)
- Large 18,199 SF Double Lot (Two APNs) - Potential ADUs or Ground Up Multifamily Play in the Adjacent Lot
- Soft-Story Retrofit Completed
- Copper Re-Pipe Completed in 2004
- New Electric Subpanels (No Permit)
- On-Site Parking Available - Nine (9) Tuck-Under Parking Spaces in the Front and Surface Parking in the Adjacent Lot
- Excellent Opportunity to Convert Tuck-Under Parking into Multiple ADUs
- On-Site Laundry Facility
- Pool in the Rear
- Property Built by the Seller's Family
- Dominant Access to Commercial Corridors - Overland Ave, Palms Blvd, National Blvd, Venice Blvd, and Sepulveda 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 Palms Recreation Center and Woodbine Park for Outdoor Activities
- Minutes from 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

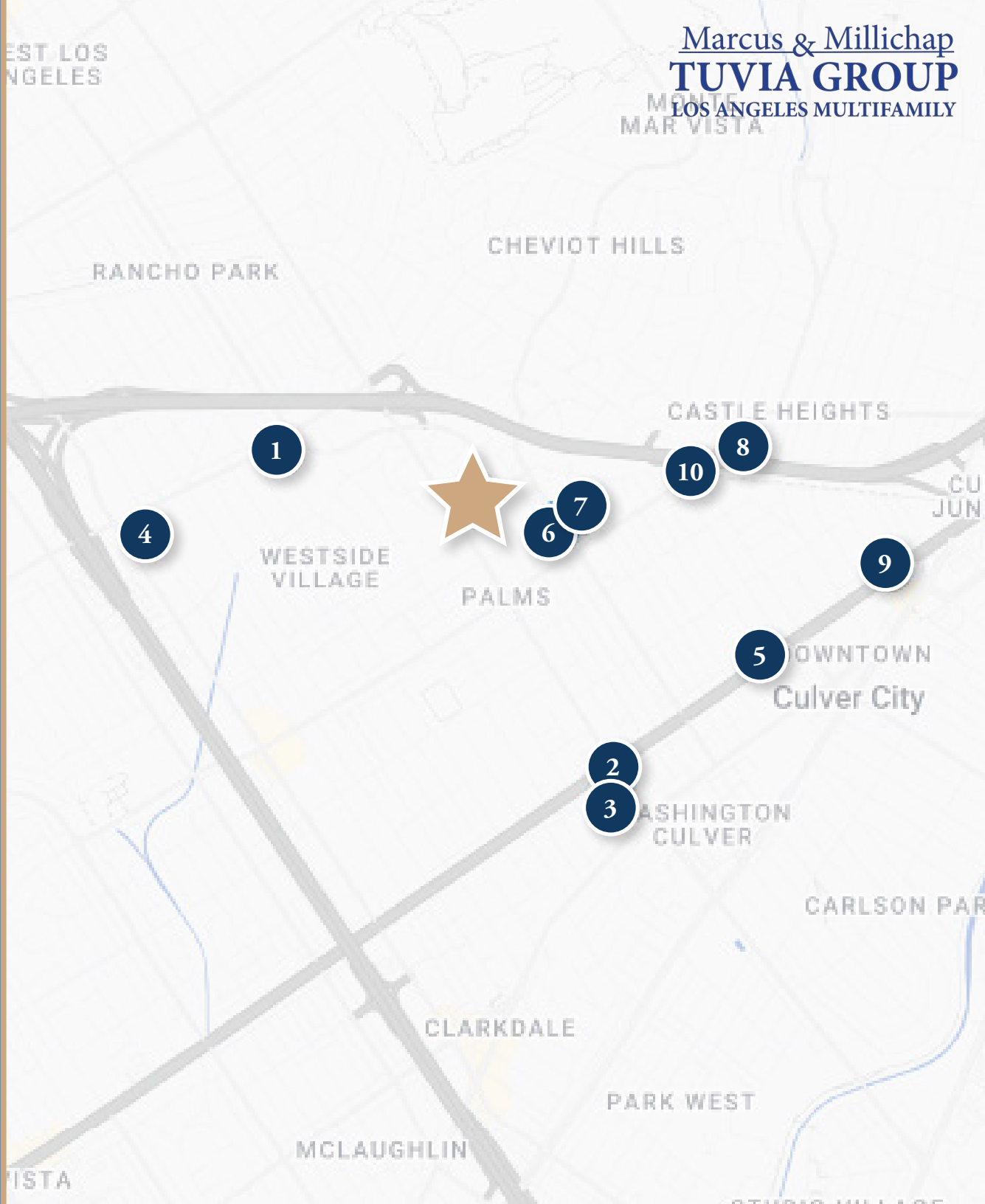
6. Coffee Commissary - 3417 Motor Ave

7. Woodbine Park - 3409 Vinton Ave

8. Vons - 9860 National Blvd

9. Museum of Jurassic Technology - 9341 Venice Blvd

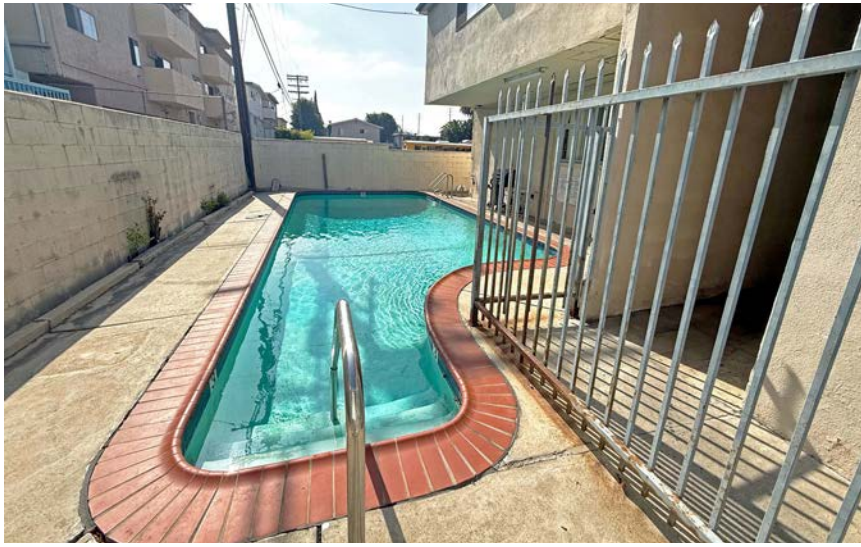
10. Metro E Line Station - National Blvd/Palms Blvd







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Unit #10


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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			$1,452		$2,300	
#2	1 Br / 1 Ba			$1,401		$2,300	
#3	1 Br / 1 Ba			$1,892		$2,300	
#4	1 Br / 1 Ba			$1,564		$2,300	
#5	Guest / 1 Ba			$828		$1,850	
#6	1 Br / 1 Ba			$1,542		$2,300	
#7	1 Br / 1 Ba			$1,950		$2,300	
#8	1 Br / 1 Ba			$1,424		$2,300	
#9	1 Br / 1 Ba			$1,052		$2,300	
#10	1 Br / 1 Ba	VACANT		$2,300		$2,300	
#11	Single / 1 Ba	VACANT		$1,850		$1,850	
#12	1 Br / 1 Ba			$1,926		$2,300	
#12B	1 Br / 1 Ba	VACANT		$2,300		$2,300	
#14	1 Br / 1 Ba			$995		$2,300	
#15	1 Br / 1 Ba			$1,471		$2,300	
#16	1 Br / 1 Ba			$1,961		$2,300	
#17	1 Br / 1 Ba			$1,505		$2,300	
#18	1 Br / 1 Ba			$1,892		$2,300	
#19	1 Br / 1 Ba			$1,122		$2,300	
#20	1 Br / 1 Ba			$1,961		$2,300	
#21	1 Br / 1 Ba			$1,858		$2,300	
#22	1 Br / 1 Ba			$1,781		$2,300	
#23	2 Br / 1 Ba	ON-SITE MANAGER		$900		$2,950	
Total			**13,324 SF**	**$36,927**	**$2.77**	**$52,650**	**$3.95**

PRICING DETAIL

SUMMARY		
List Price		$5,800,000
Down Payment	55%	$3,190,000
Number of Units		23
Price Per Unit		$252,174
Price Per SqFt		$435.30
Gross SqFt		13,324 SF
Lot Size		18,199 SF
Year Built		1966

RETURNS	CURRENT	MARKET
CAP Rate	4.21%	7.24%
GRM	13.09	9.18
Cash-on-Cash	1.70%	7.21%
Debt Coverage Ratio	1.29	2.21

FINANCING		1ST LOAN
Loan Amount	45%	$2,610,000
Loan Type		New
Interest Rate		6.10%
Amortization		30 Years
Year Due		2031

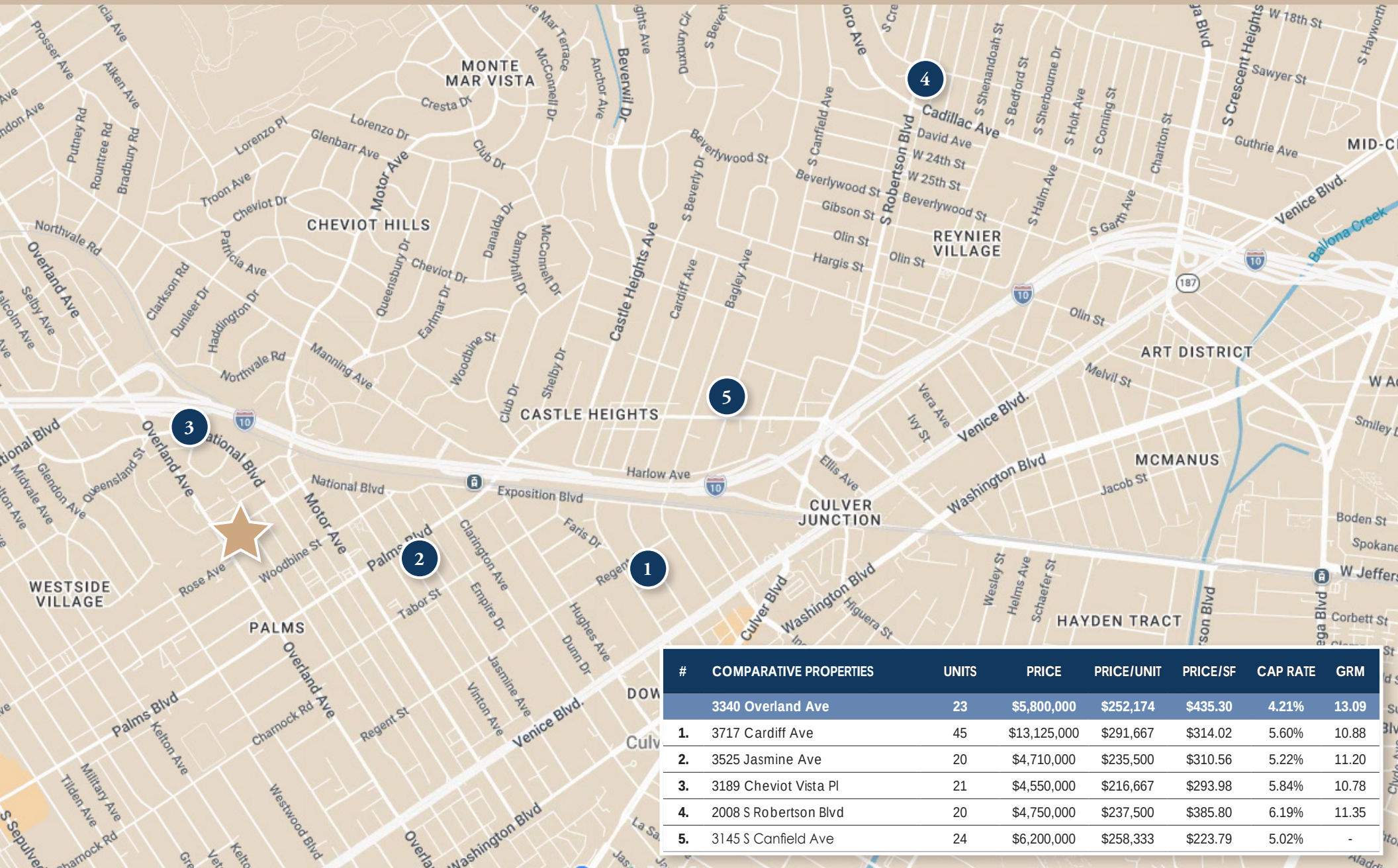
UNITS	UNIT TYPE	CURRENT	MARKET
1	Guest	$828	$1,850
1	Single	$,1850	$1,850
20	One-Bedroom	$1,667	$2,300
1	Two-Bedroom	$900	$2,950

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$443,124**		**$631,800**
Less: Vacancy/Deductions	3.0%	$13,294	3.0%	$18,954
Total Effective Rental Income		$429,830		$612,846
Other Income: Laundry		$3,820		$3,820
Effective Gross Income		$433,650		$616,666
Less: Expenses	43.7%	$189,609	31.9%	$196,930
Net Operating Income		**$244,041**		**$419,736**
Cash Flow		$244,041		$419,736
Debt Service		$189,798		$189,798
Net Cash Flow After Debt Service	1.70%	$54,244	7.21%	$229,939
Principal Reductions		$31,457		$33,431
Total Return	**2.69%**	**$85,701**	**8.26%**	**$263,370**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$69,600	$69,600
Insurance	$19,986	$19,986
Utilities*	$28,942	$28,942
Repairs & Operating Reserves	$10,350	$10,350
Housing Fees*	$2,454	$2,454
Trash Removal*	$28,918	$28,918
Landscaping & Pest Control	$1,800	$1,800
On-Site Management	$7,800	$7,800
Pool*	$2,413	$2,413
Management Fee	$17,346	$24,667
Total Expenses	**$189,609**	**$196,930**
Expenses/Unit	$8,244	$8,562

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

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	3340 Overland Ave	**23**	**$5,800,000**	**$252,174**	**$435.30**	**4.21%**	**13.09**
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



3340 OVERLAND AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
List Price	$5,800,000
Number of Units	23
Price/Unit	$252,174
Price/SF	$435.30
Cap Rate	4.21%
GRM	13.09
Lot SF	18,199 SF
Year Built	1966

UNIT MIX	
1	Guest / 1 Bath
1	Single / 1 Bath
20	1 Bed / 1 Bath
1	2 Bed / 1 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

3



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

4



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

5

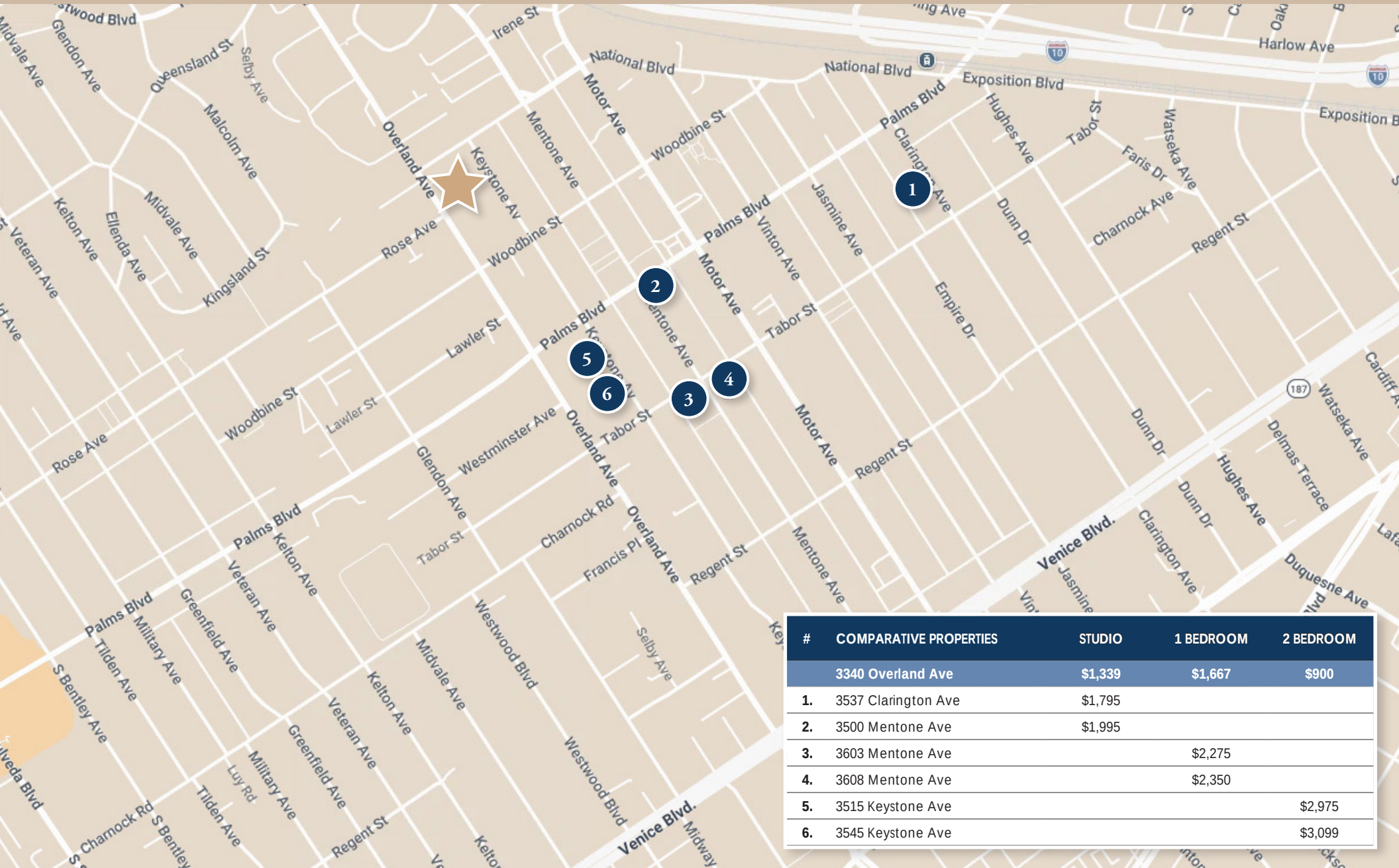


3145 S CANFIELD AVE
LOS ANGELES, CA 90034

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
	3340 Overland Ave	**$1,339**	**$1,667**	**$900**
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

RENT COMPARABLES

		SUBJECT PROPERTY	STUDIO	1 BEDROOM	2 BEDROOM
		3340 Overland Ave Los Angeles, CA 90034	$1,339	$1,667	$900
#		**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
		AVERAGE	**$1,895**	**$2,313**	**$3,037**

PALMS

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



Average Household Income of $137,237

Competitive Local Housing Market with Low Vacancy Rates

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

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).

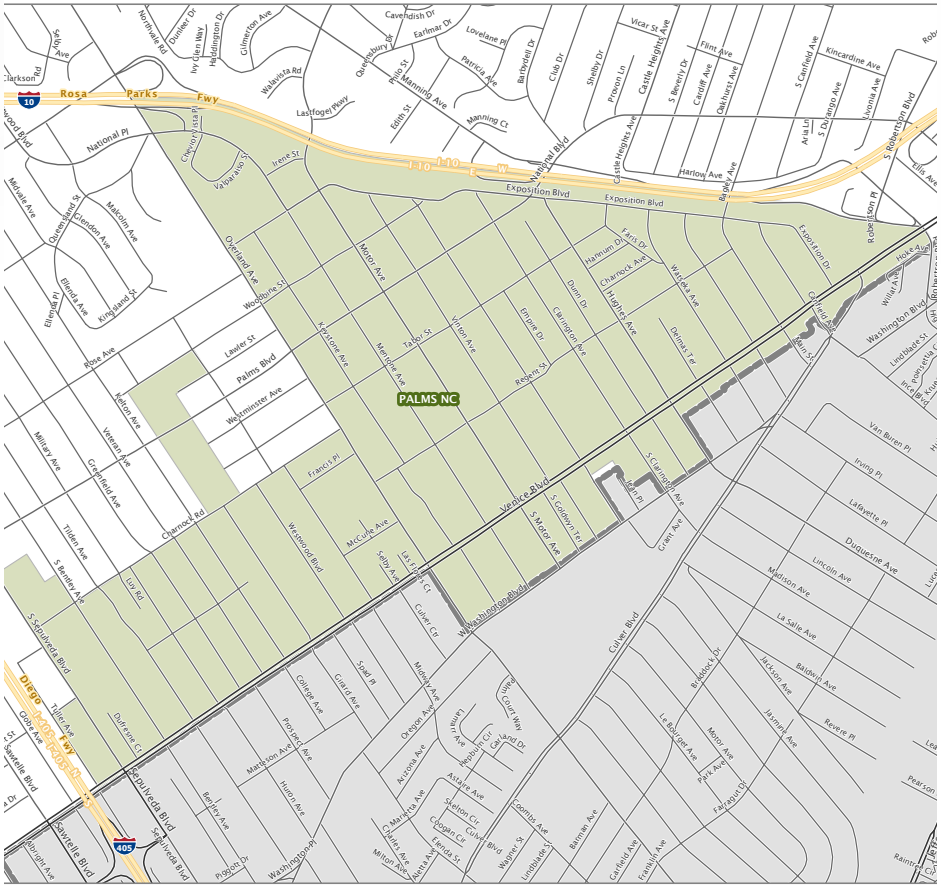
Recent development activity includes small- and mid-scale multifamily and affordable housing projects, such as Jubilo Village, a 95-unit affordable housing development on Sepulveda Boulevard, along with TOC- and ED1-driven infill near Expo Line stations (City of Culver City planning records).

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.



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.

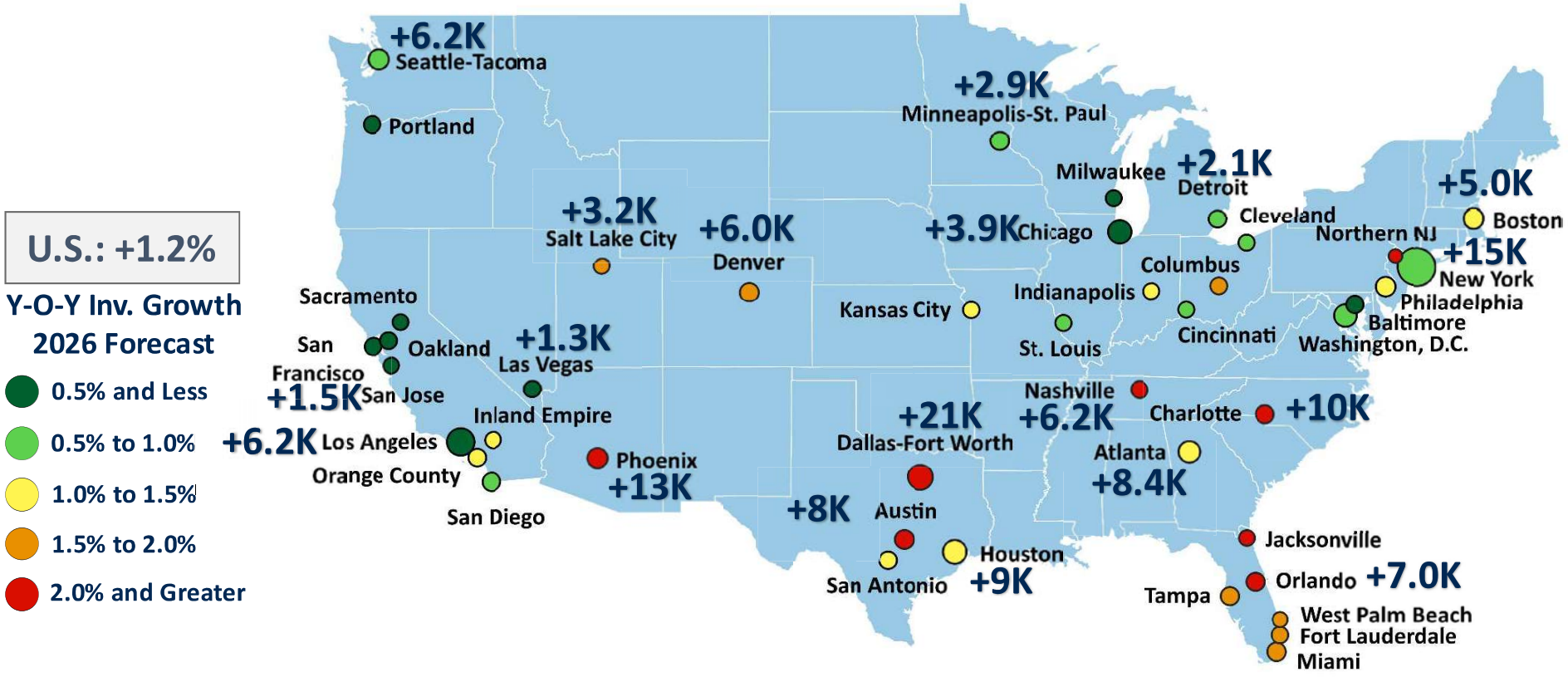
Amenities include Expo Line light rail stations, strong bus connectivity, bike infrastructure, neighborhood retail and dining along Venice and Washington Boulevards, and close access to Downtown Culver City, The Platform, and major employment hubs in Culver City, Playa Vista, and Santa Monica.

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



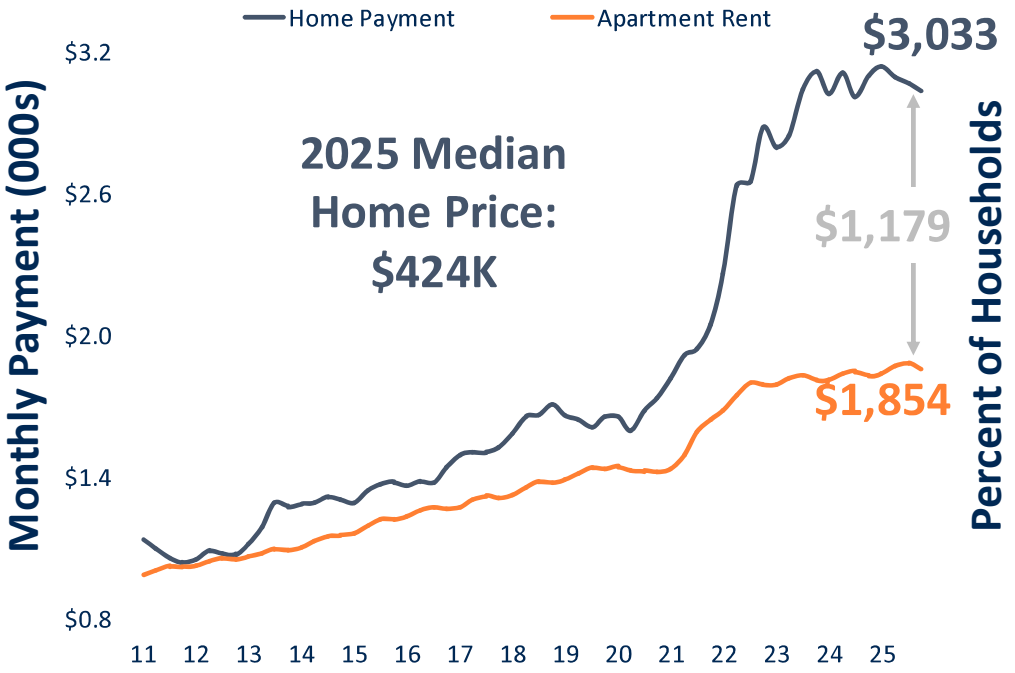
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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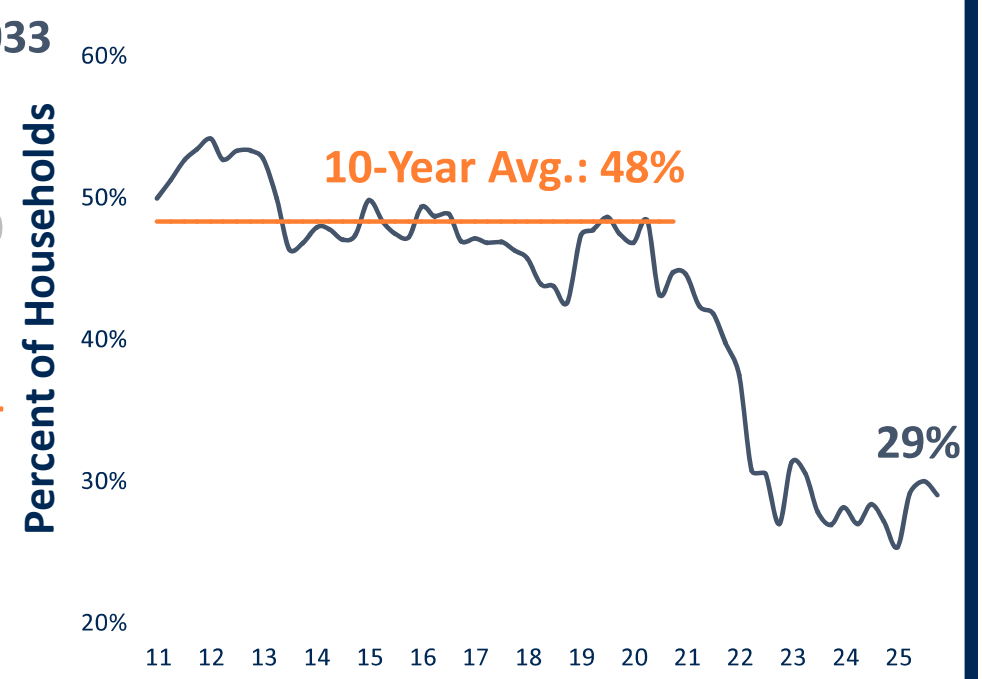
MARKET OVERVIEW

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

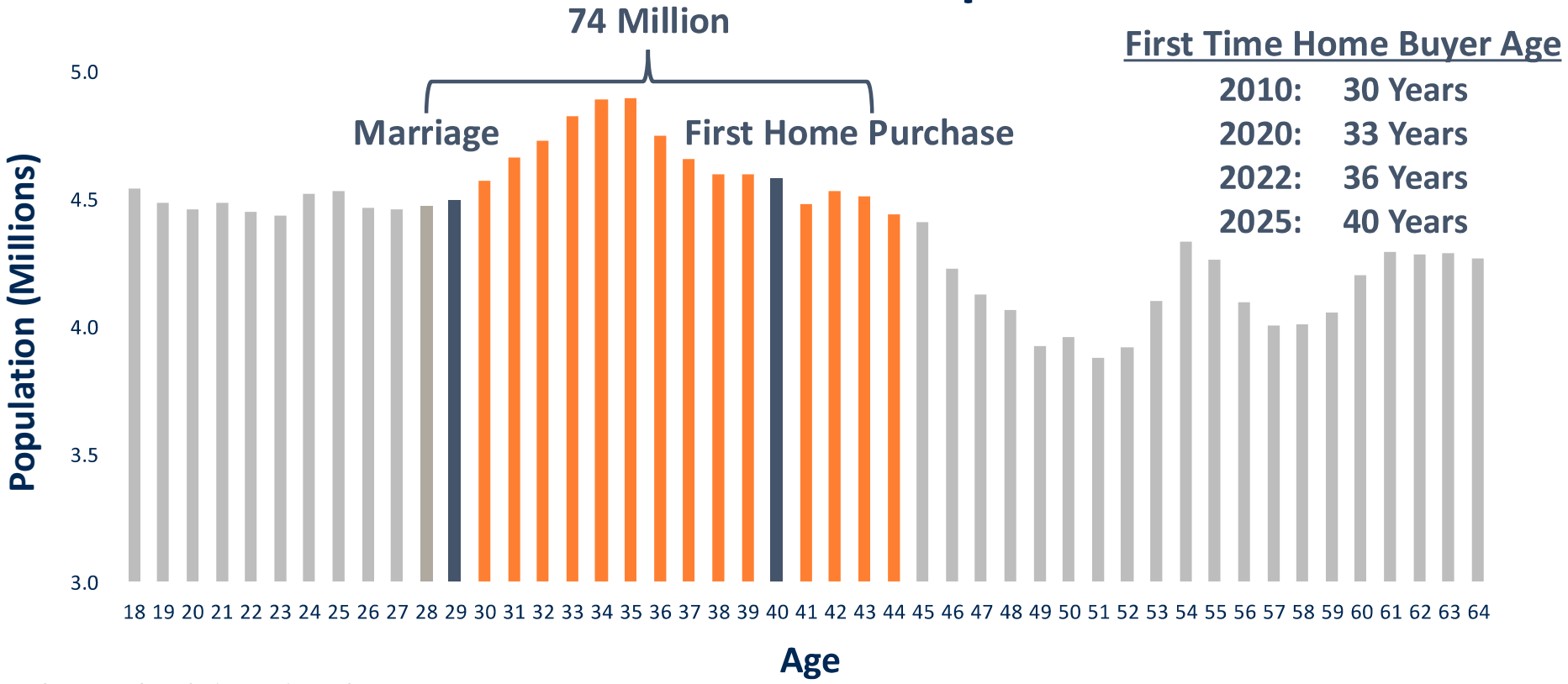


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

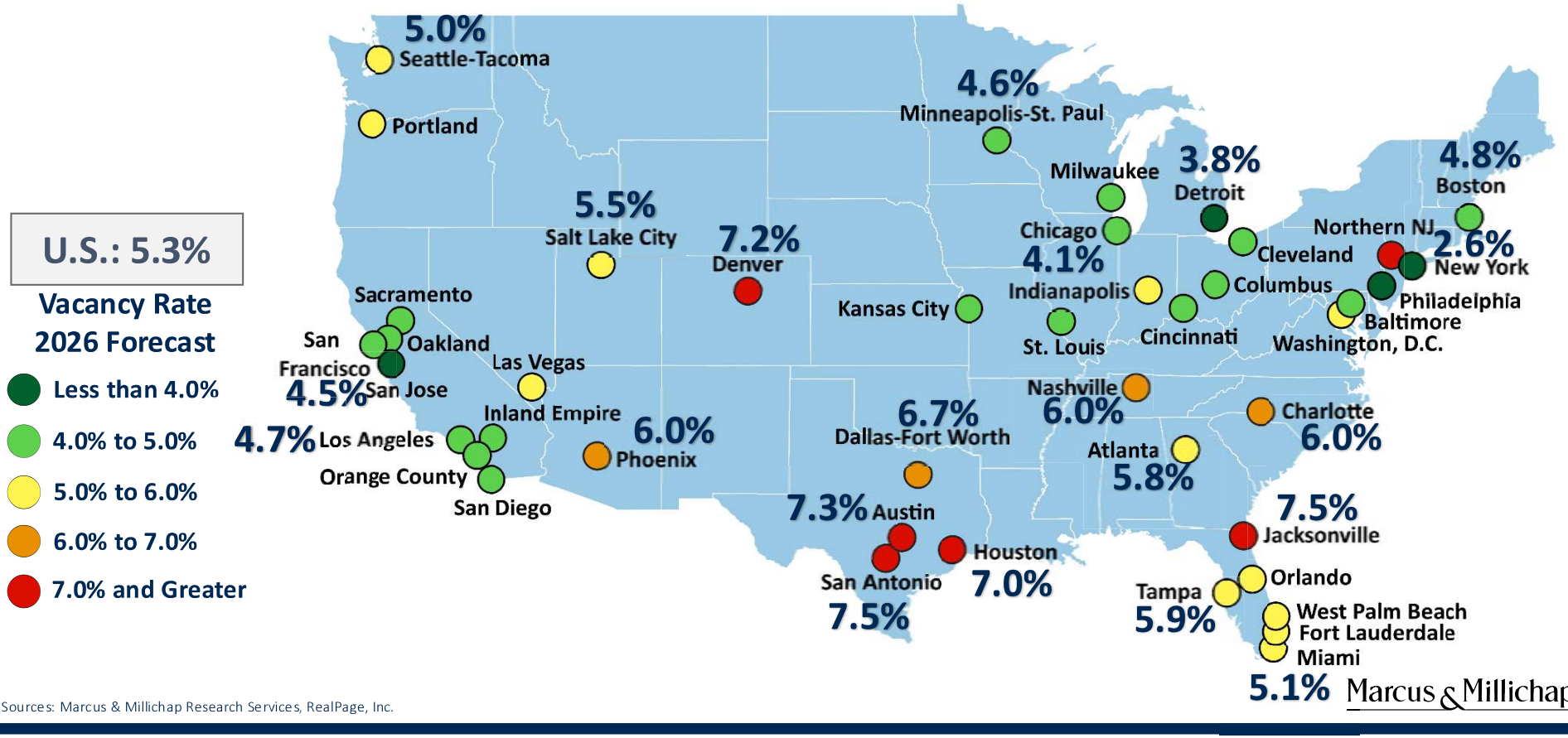


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



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

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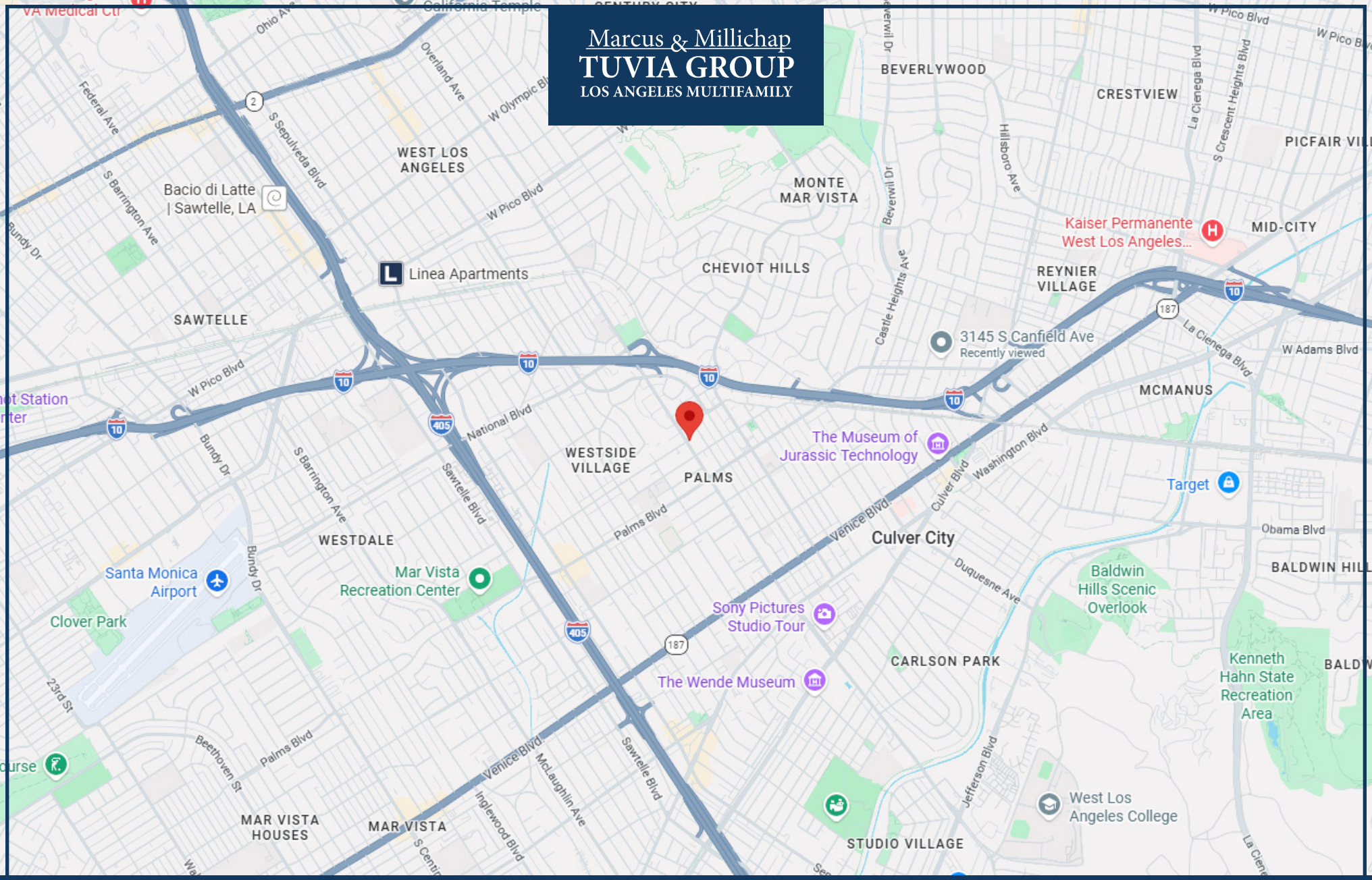
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