Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

4-BUILDING HOLLYWOOD PORTFOLIO | 32 UNITS
4 SEPARATE APNs (ALL ADJACENT BUILDINGS)



1211-1227 TAMARIND AVE

LOS ANGELES, CA 90038

PRIME HOLLYWOOD LOCATION • FOUR (4) ADJACENT BUILDINGS • ±30% RENTAL UPSIDE • FIRST TIME ON MARKET IN 50 YEARS

SB721 INSPECTION AND SOFT-STORY RETROFIT COMPLETED • CAPITAL IMPROVEMENTS INCLUDE NEW SUBPANELS IN EACH UNIT AND NEW ROOFS ON 2 BUILDINGS • ON-SITE PARKING AVAILABLE

1211-1227 Tamarind Ave

MARKETING PACKAGE

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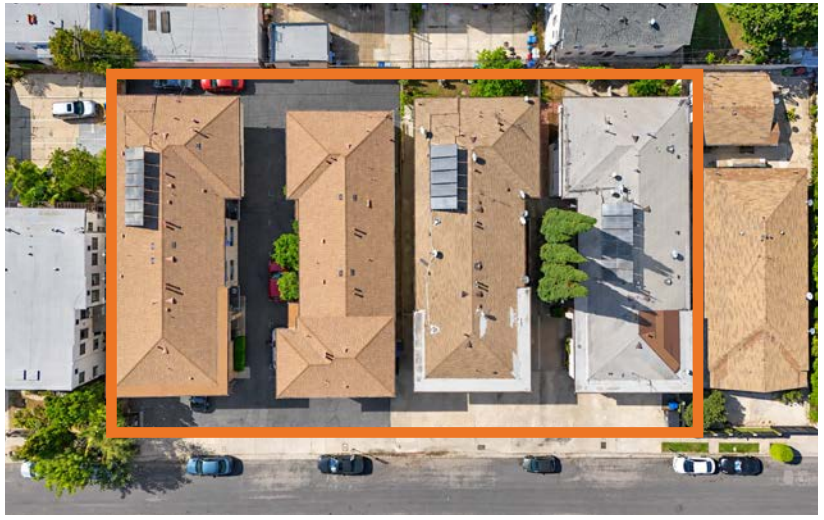


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EXECUTIVE SUMMARY

1211, 1215, 1223 & 1227 TAMARIND AVE

APN(S): 5534-011-010, 5534-011-009, 5534-011-008, 5534-011-007

OFFERING PRICE

$5,200,000

CAP RATE

6.85%

GRM

9.25

PRICE PER UNIT

$162,500

PRICE PER SF

$237.92

VITAL DATA

Units	32
Gross Square Feet	21,857 SF
Lot Size	26,022 SF
Occupancy	100%
Year(s) Built	1956, 1958
Zoning	LAR3

UNIT MIX

24	1 Bedroom / 1 Bathroom
8	2 Bedroom / 1 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a thirty-two (32) unit portfolio located at 1211-1227 Tamarind Ave in Los Angeles, California. The subject property is located in a prime Hollywood location, just south of Sunset Blvd and east of Vine St.

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 Hollywood, 1211–1227 Tamarind Avenue presents four adjacent apartment buildings offered as a portfolio for the first time in 50 years. The properties occupy over 26,000 square feet of combined land and offer approximately 30% rental upside. Completed improvements include soft-story retrofits, SB721 inspections, and new electrical subpanels in every unit. Two buildings received new roofs in 2026, while three feature solar water heating and owner-owned laundry machines. The portfolio includes 24 parking spaces, with potential to convert tuck-under parking into ADUs, subject to buyer verification. Properties may be resold individually, providing disposition flexibility. Proximity to Sunset Boulevard, Hollywood entertainment destinations, the Metro B Line, and the 101 Freeway enhances connectivity, while the combined parcels offer future redevelopment potential.

With four adjacent buildings in a prime Hollywood location, approximately 30% rental upside, and potential for ADU conversion and future redevelopment, this portfolio offers multiple avenues for value creation alongside the flexibility to resell properties individually.



INVESTMENT HIGHLIGHTS

- Prime Hollywood Location
- Rare Opportunity to Purchase Four (4) Adjacent Buildings in the Heart of Hollywood
- All Buildings are Sold as a Portfolio - Properties are not Tied Together and can be Sold Later by the Buyer Individually
- SB721 Inspection and Soft-Story Retrofit Completed for All Buildings
- Three (3) Buildings have Owner-Owned Laundry Machines
- 1211 and 1215 Tamarind Ave have New Roofs Installed in 2026
- 1211, 1223 and 1227 Tamarind Ave have Solar Panels that Heat the Water
- New Electric Subpanels on Each Unit
- Twenty-Four (24) Parking Spaces (6 Spaces Per Building)
- Great Opportunity to Convert Tuck-Under Parking into ADUs (Buyer to Verify)
- Solid Rental Upside (±30%)
- Combined Lots Total Over 26,000 SF - Potential to Redevelop in the Future
- First Time on the Market in 50 Years
- Dominant Access to Commercial Corridors - Santa Monica Blvd, Vine St, Sunset Blvd, and Melrose Ave
- Immediate Access to the 101 Freeway
- Conveniently Located Near the Metro B Line (Hollywood/Vine Station), Providing Easy Access to Various Parts of LA
- Minutes Away from Hollywood Entertainment District - Offering Easy Access to Hollywood Walk of Fame, Amoeba Music, Hollywood Pantages Theatre, Equinox Hollywood, Musso & Frank Grill, Hollywood Palladium, Shake Shack, AVALON Hollywood & Bardot, and the W Hollywood



NEARBY RETAIL & AMENITIES

1. Sunset Gower Studios - 1438 N Gower St

2. TAO - 6421 Selma Ave

3. Trader Joe's - 1600 Vine St

4. Netflix HQ - 5808 Sunset Blvd

5. Hollywood Walk of Fame - Hollywood/Cahuenga

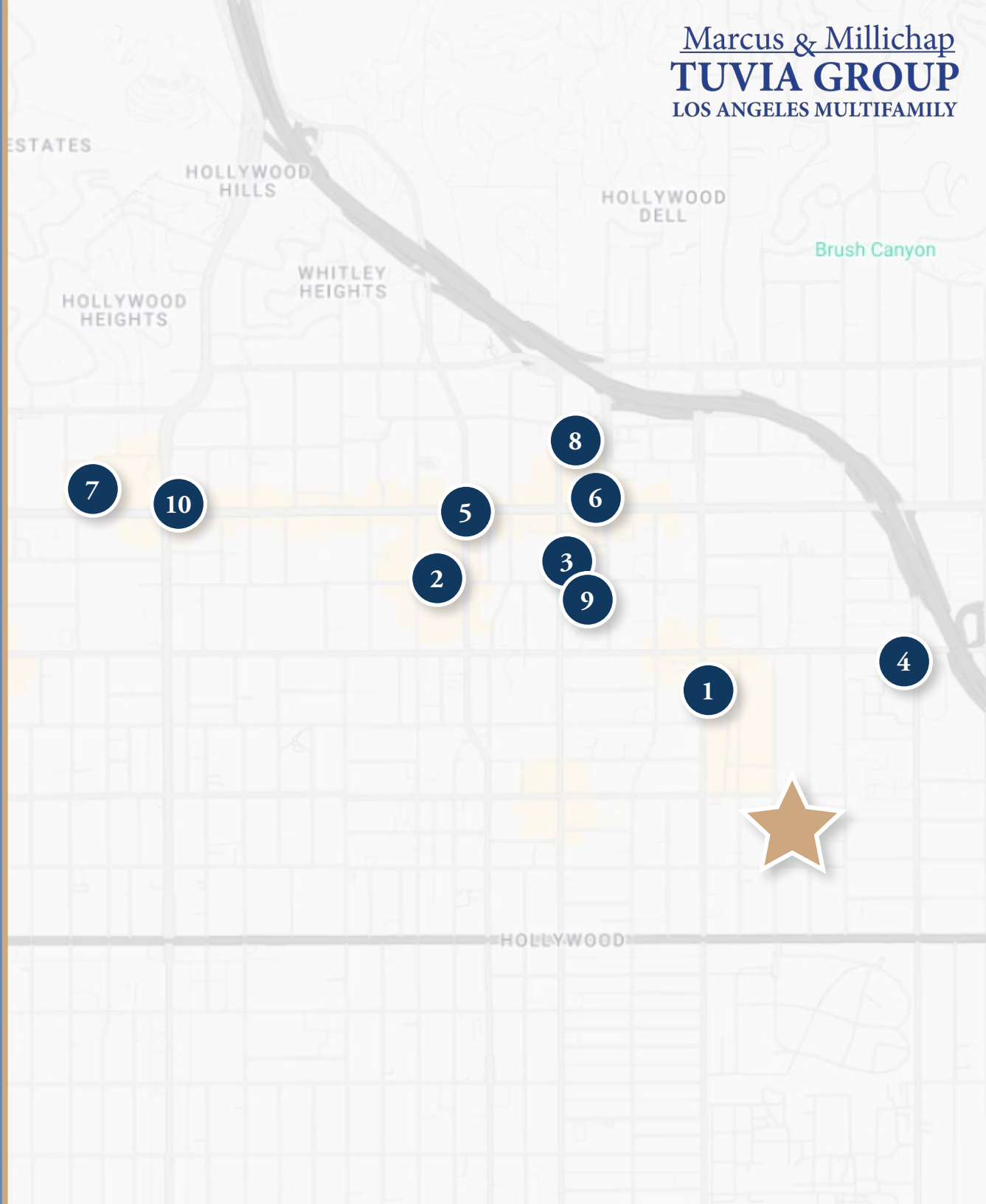
6. Hollywood Pantages Theatre - 6233 Hollywood Blvd

7. TCL Chinese Theatre - 6925 Hollywood Blvd

8. Capitol Records Building - 1750 Vine St

9. Equinox Hollywood - 1550 Vine St

10. Hollywood Wax Museum - 6767 Hollywood Blvd




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1211 TAMARIND AVE



1215 TAMARIND AVE



1223 TAMARIND AVE



1227 TAMARIND AVE













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RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
1211-1	1 Br / 1 Ba			$1,545		$1,950	
1211-2	1 Br / 1 Ba	SECTION 8		$1,593		$1,950	
1211-3	2 Br / 1 Ba	SECTION 8		$1,404		$2,250	
1211-4	2 Br / 1 Ba			$1,356		$2,250	
1211-5	1 Br / 1 Ba			$1,189		$1,950	
1211-6	1 Br / 1 Ba	SECTION 8		$1,198		$1,950	
1211-7	1 Br / 1 Ba			$1,255		$1,950	
1211-8	1 Br / 1 Ba			$1,544		$1,950	
1215-1	1 Br / 1 Ba			$1,165		$1,950	
1215-2	1 Br / 1 Ba			$1,600		$1,950	
1215-3	1 Br / 1 Ba			$1,202		$1,950	
1215-4	1 Br / 1 Ba	SECTION 8		$1,338		$1,950	
1215-5	1 Br / 1 Ba			$1,256		$1,950	
1215-6	1 Br / 1 Ba			$1,268		$1,950	
1215-7	2 Br / 1 Ba			$1,778		$2,250	
1215-8	2 Br / 1 Ba			$1,850		$2,250	
1223-1	1 Br / 1 Ba			$1,520		$1,950	
1223-2	1 Br / 1 Ba			$1,400		$1,950	
1223-3	2 Br / 1 Ba			$1,508		$2,250	
1223-4	2 Br / 1 Ba	SECTION 8		$1,759		$2,250	
1223-5	1 Br / 1 Ba			$1,143		$1,950	
1223-6	1 Br / 1 Ba			$1,514		$1,950	
1223-7	1 Br / 1 Ba	SECTION 8		$2,132		$1,950	
1223-8	1 Br / 1 Ba			$1,286		$1,950	
1227-1	1 Br / 1 Ba	SECTION 8		$1,572		$1,950	
1227-2	1 Br / 1 Ba	SECTION 8		$1,368		$1,950	
1227-3	2 Br / 1 Ba			$1,712		$2,250	
1227-4	2 Br / 1 Ba			$1,850		$2,250	
1227-5	1 Br / 1 Ba	SECTION 8		$1,255		$1,950	
1227-6	1 Br / 1 Ba			$1,550		$1,950	
1227-7	1 Br / 1 Ba			$1,154		$1,950	
1227-8	1 Br / 1 Ba			$1,600		$1,950	
Total			**21,857 SF**	**$46,864**	**$2.14**	**$64,800**	**$2.96**

PRICING DETAIL

SUMMARY		
List Price		$5,200,000
Down Payment	30%	$1,560,000
Number of Units		32
Price Per Unit		$162,500
Price Per SqFt		$237.92
Gross SqFt		21,857 SF
Lot Size		26,022 SF
Year(s) Built		1956, 1958

RETURNS	CURRENT	MARKET
CAP Rate	6.85%	10.70%
GRM	9.25	6.69
Cash-on-Cash	4.67%	17.52%
Debt Coverage Ratio	1.26	1.96

FINANCING		1ST LOAN
Loan Amount	70%	$3,640,000
Loan Type		New
Interest Rate		6.75%
Amortization		30 Years
Year Due		2031

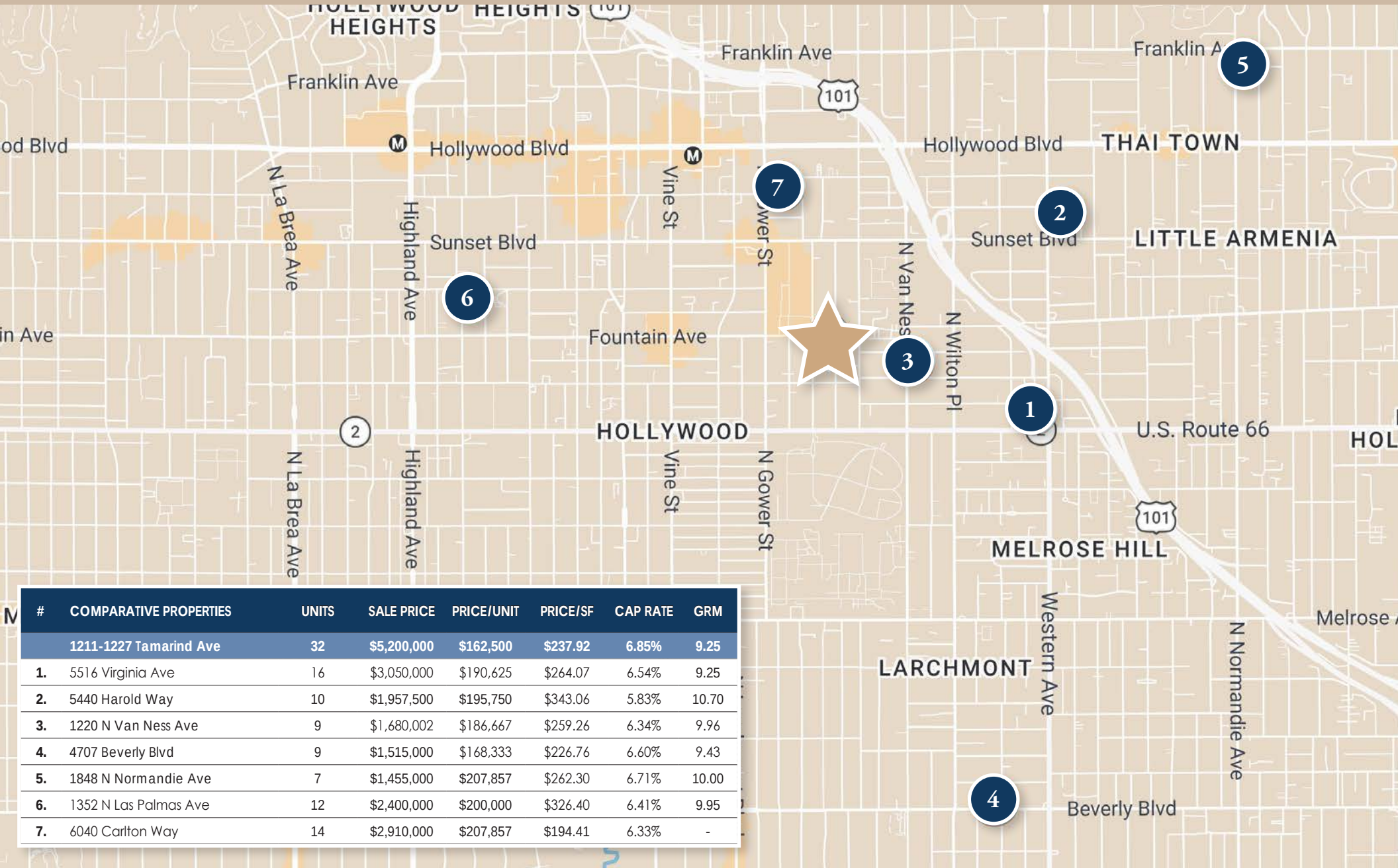
UNITS	UNIT TYPE	CURRENT	MARKET
24	One-Bedroom	$1,402	$1,950
8	Two-Bedroom	$1,652	$2,250

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$562,368**		**$777,600**
Less: Vacancy/Deductions	3.0%	$16,871	3.0%	$23,328
Total Effective Rental Income		$545,497		$754,272
Other Income:				
Laundry		$4,989		$4,989
Parking		$3,600		$3,600
Effective Gross Income		$554,086		$762,861
Less: Expenses	35.7%	$197,919	27.0%	$206,270
Net Operating Income		**$356,167**		**$556,591**
Cash Flow		$356,167		$556,591
Debt Service		$283,308		$283,308
Net Cash Flow After Debt Service	4.67%	$72,859	17.52%	$273,283
Principal Reductions		$38,793		$41,494
Total Return	**7.16%**	**$111,652**	**20.18%**	**$314,777**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$62,400	$62,400
Insurance*	$26,831	$26,831
Utilities*	$45,499	$45,499
Repairs & Maintenance	$9,600	$9,600
General & Administrative	$8,000	$8,000
Trash Removal*	$13,962	$13,962
Cleaning*	$2,140	$2,140
Landscaping*	$1,804	$1,804
Pest Control*	$720	$720
Operating Reserves	$4,800	$4,800
Management Fee	$22,163	$30,514
Total Expenses	**$197,919**	**$206,270**
Expenses/Unit	$6,185	$6,446

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

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	1211-1227 Tamarind Ave	**32**	**$5,200,000**	**$162,500**	**$237.92**	**6.85%**	**9.25**
1.	5516 Virginia Ave	16	$3,050,000	$190,625	$264.07	6.54%	9.25
2.	5440 Harold Way	10	$1,957,500	$195,750	$343.06	5.83%	10.70
3.	1220 N Van Ness Ave	9	$1,680,002	$186,667	$259.26	6.34%	9.96
4.	4707 Beverly Blvd	9	$1,515,000	$168,333	$226.76	6.60%	9.43
5.	1848 N Normandie Ave	7	$1,455,000	$207,857	$262.30	6.71%	10.00
6.	1352 N Las Palmas Ave	12	$2,400,000	$200,000	$326.40	6.41%	9.95
7.	6040 Carlton Way	14	$2,910,000	$207,857	$194.41	6.33%	-

SALES COMPARABLES



1211-1227 TAMARIND AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
List Price	$5,200,000
Number of Units	32
Price/Unit	$162,500
Price/SF	$237.92
Cap Rate	6.85%
GRM	9.25
Lot SF	26,022 SF
Year(s) Built	1956, 1958

UNIT MIX	
24	1 Bed / 1 Bath
8	2 Bed / 1 Bath



5516 VIRGINIA AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
Sale Price	$3,050,000
COE Date	9/23/2026
Number of Units	16
Price/Unit	$190,625
Price/SF	$264.07
Cap Rate	6.54%
GRM	9.25
Lot SF	15,682 SF
Year Built	1958

UNIT MIX	
11	1 Bed / 1 Bath
5	2 Bed / 1 Bath



5440 HAROLD WAY
LOS ANGELES, CA 90027

PRICING INFORMATION	
Sale Price	$1,957,500
COE Date	8/18/2026
Number of Units	10
Price/Unit	$195,750
Price/SF	$343.06
Cap Rate	5.83%
GRM	10.70
Lot SF	7,229 SF
Year Built	1956

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

SALES COMPARABLES



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



4707 BEVERLY BLVD
LOS ANGELES, CA 90004

PRICING INFORMATION	
Sale Price	$1,515,000
COE Date	7/16/2026
Number of Units	9
Price/Unit	$168,333
Price/SF	$226.76
Cap Rate	6.60%
GRM	9.43
Lot SF	7,286 SF
Year Built	1957

UNIT MIX	
6	1 Bed / 1 Bath
2	2 Bed / 1 Bath
1	2 Bed / 2 Bath



1848 N NORMANDIE AVE
LOS ANGELES, CA 90027

PRICING INFORMATION	
Sale Price	$1,455,000
COE Date	7/2/2026
Number of Units	7
Price/Unit	$207,857
Price/SF	$262.30
Cap Rate	6.71%
GRM	10.00
Lot SF	6,804 SF
Year Built	1958

UNIT MIX	
6	1 Bed / 1 Bath
1	2 Bed / 1 Bath

SALES COMPARABLES



1352 N LAS PALMAS AVE

LOS ANGELES, CA 90028

PRICING INFORMATION	
Sale Price	$2,400,000
COE Date	6/30/2026
Number of Units	12
Price/Unit	$200,000
Price/SF	$326.40
Cap Rate	6.41%
GRM	9.95
Lot SF	7,841 SF
Year Built	1957

UNIT MIX	
11	1 Bed / 1 Bath
1	2 Bed / 2 Bath



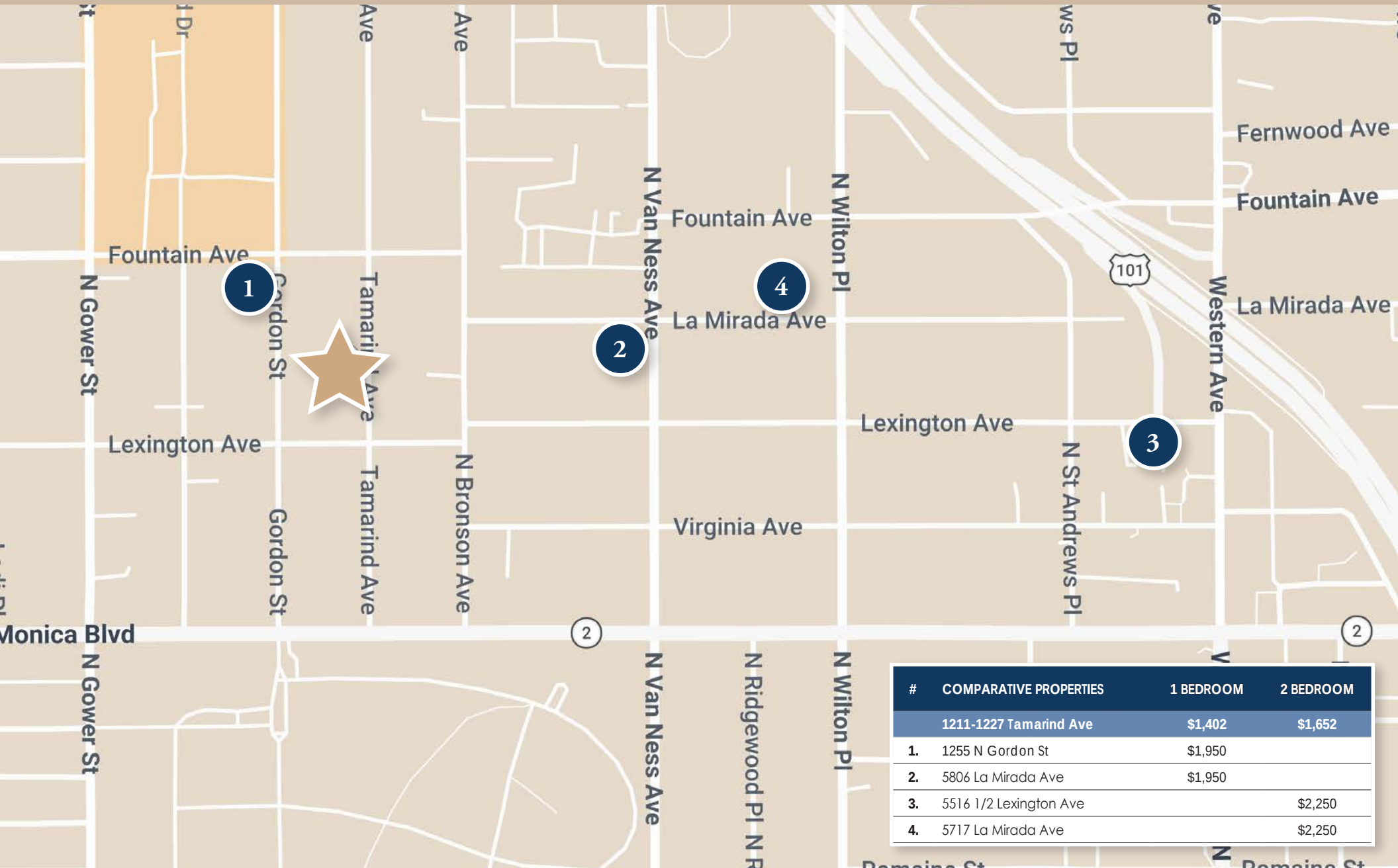
6040 CARLTON WAY

LOS ANGELES, CA 90028

PRICING INFORMATION	
Sale Price	$2,910,000
COE Date	4/30/2026
Number of Units	14
Price/Unit	$207,857
Price/SF	$194.41
Cap Rate	6.33%
GRM	-
Lot SF	10,625 SF
Year Built	1973

UNIT MIX	
2	Studio / 1 Bath
10	1 Bed / 1 Bath
2	2 Bed / 2 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	1 BEDROOM	2 BEDROOM
	1211-1227 Tamarind Ave	**$1,402**	**$1,652**
1.	1255 N Gordon St	$1,950	
2.	5806 La Mirada Ave	$1,950	
3.	5516 1/2 Lexington Ave		$2,250
4.	5717 La Mirada Ave		$2,250

RENT COMPARABLES

		SUBJECT PROPERTY	1 BEDROOM	2 BEDROOM
		1211-1227 Tamarind Ave Los Angeles, CA 90038	$1,402	$1,652
#		**RENT COMPARABLES**	**1 BEDROOM**	**2 BEDROOM**
1		1255 N Gordon St Los Angeles, CA 90038	$1,950	
2		5806 La Mirada Ave Los Angeles, CA 90038	$1,950	
3		5516 1/2 Lexington Ave Los Angeles, CA 90038		$2,250
4		5717 La Mirada Ave Los Angeles, CA 90038		$2,250
		AVERAGE	**$1,950**	**$2,250**

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

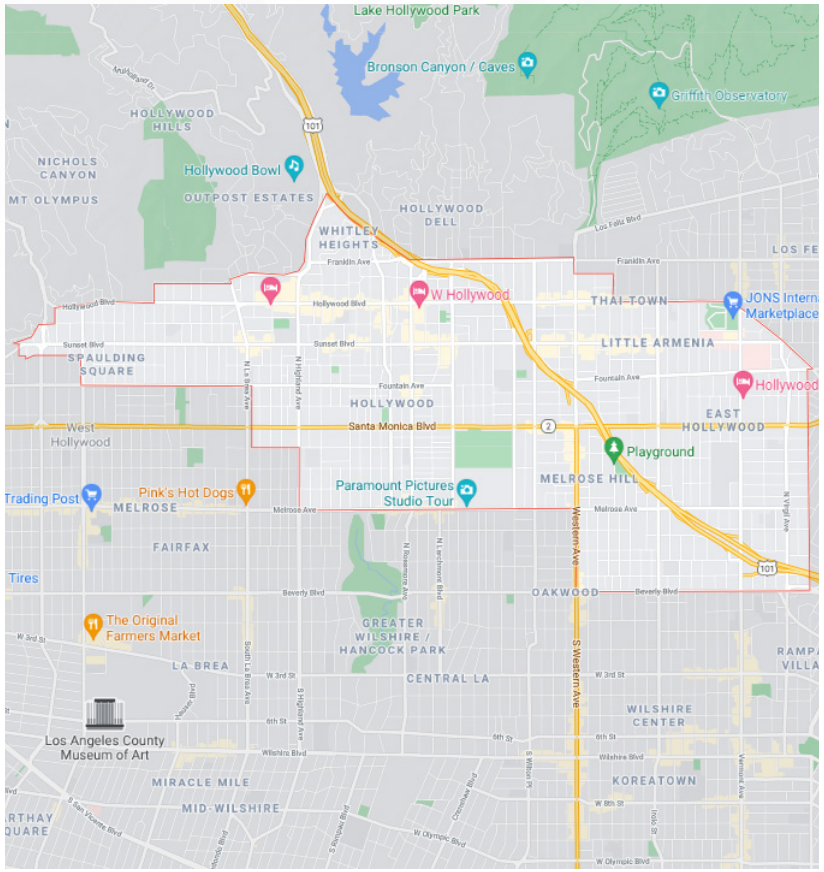
Significant Job Growth Over Multiple Sectors

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.

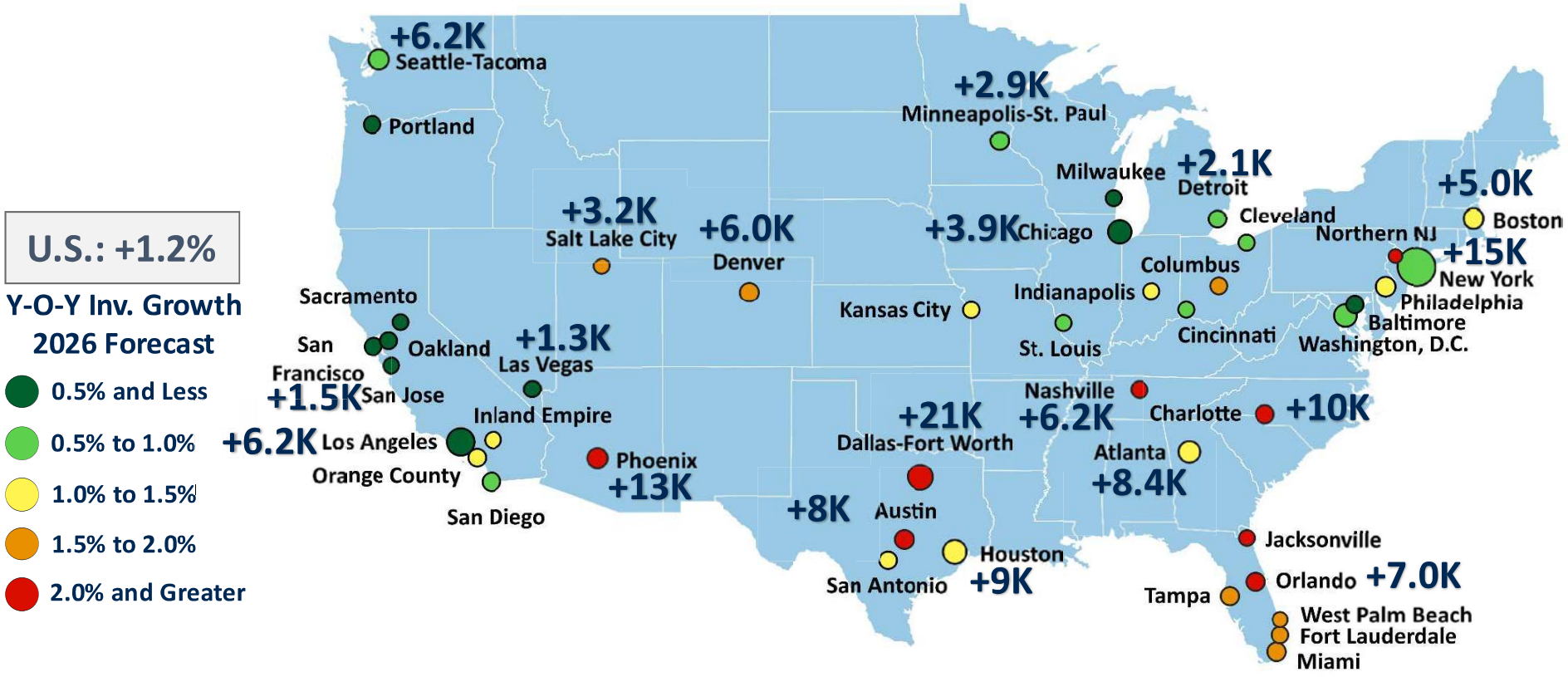
The area's business landscape is robust, with Hollywood serving as a hub for the entertainment industry. Notable production facilities like Sunset Gower Studios and Sunset Las Palmas Studios provide state-of-the-art spaces for film and television production, attracting both established companies and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



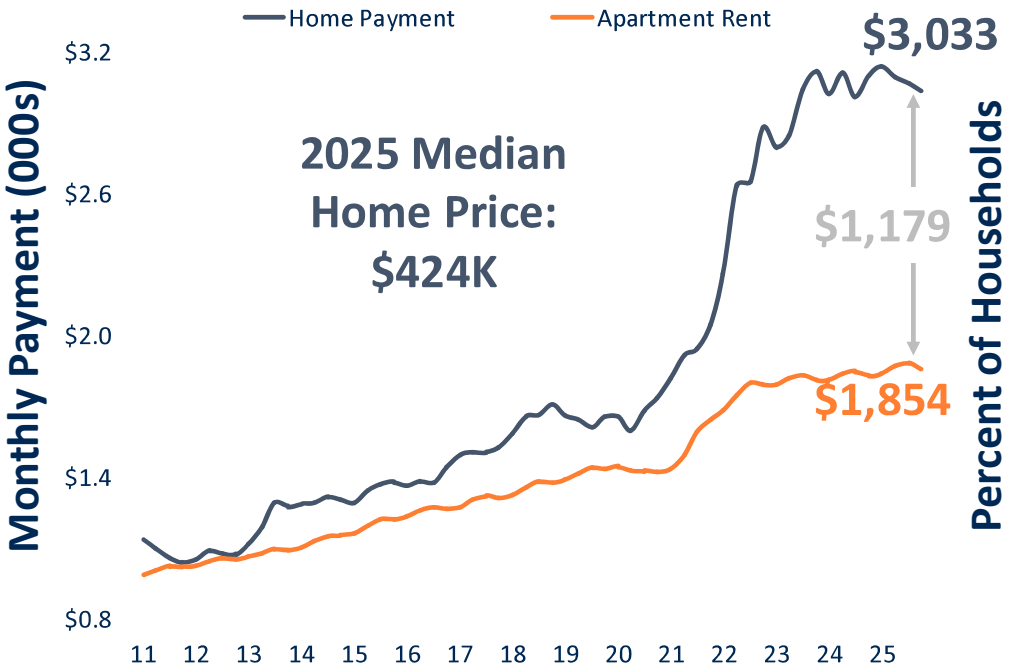
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Marcus & Millichap

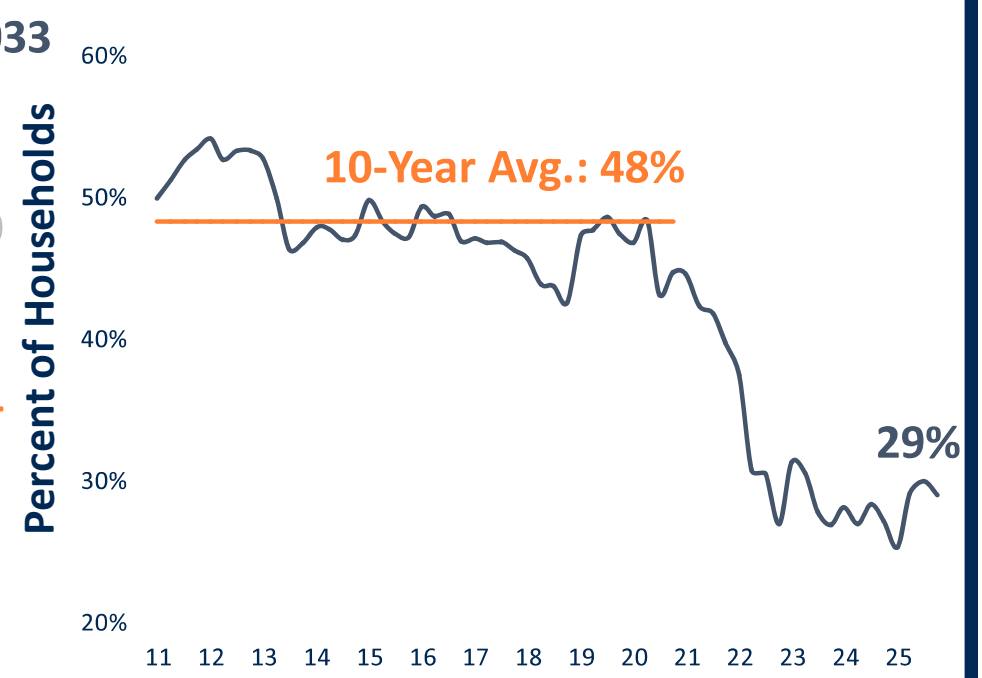
MARKET OVERVIEW

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

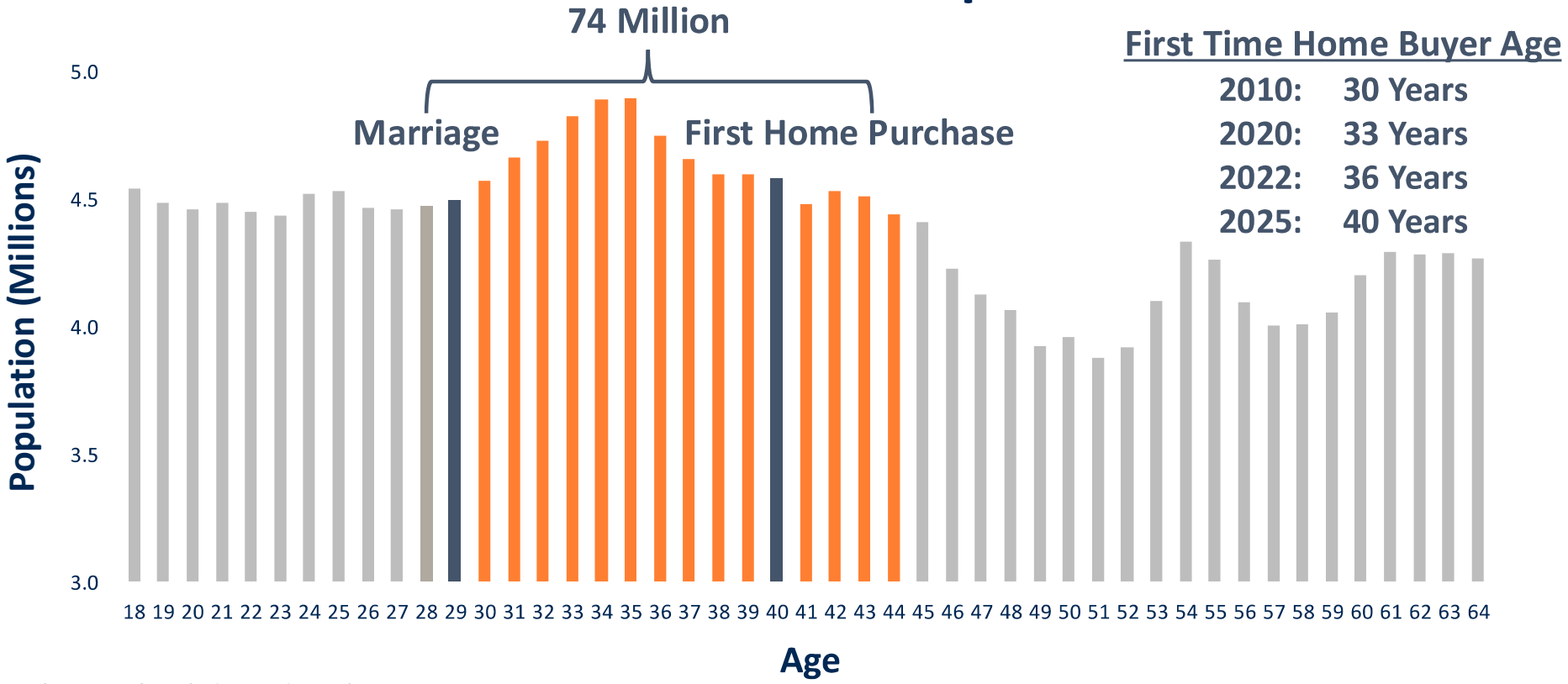


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

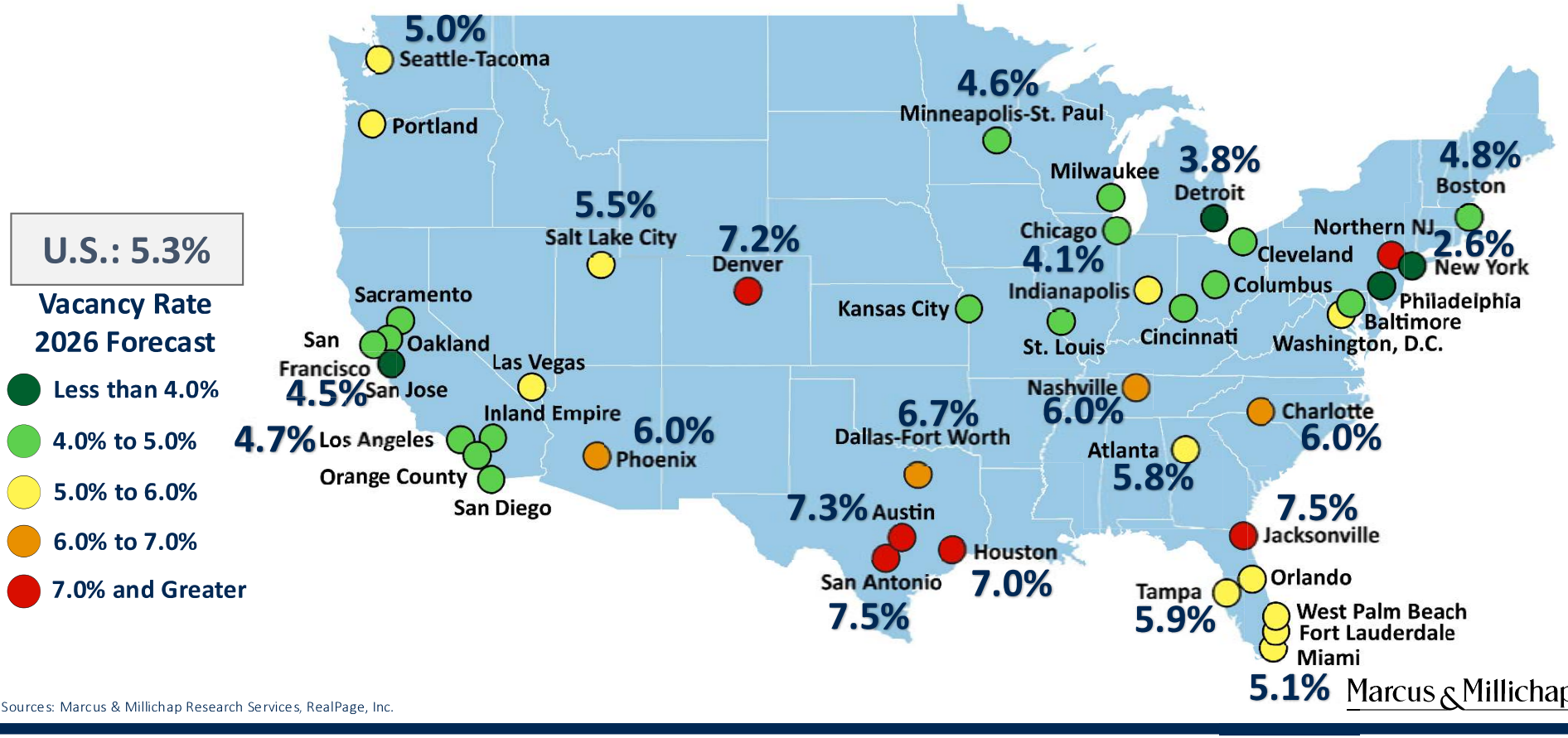


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

Marcus & Millichap

MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



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

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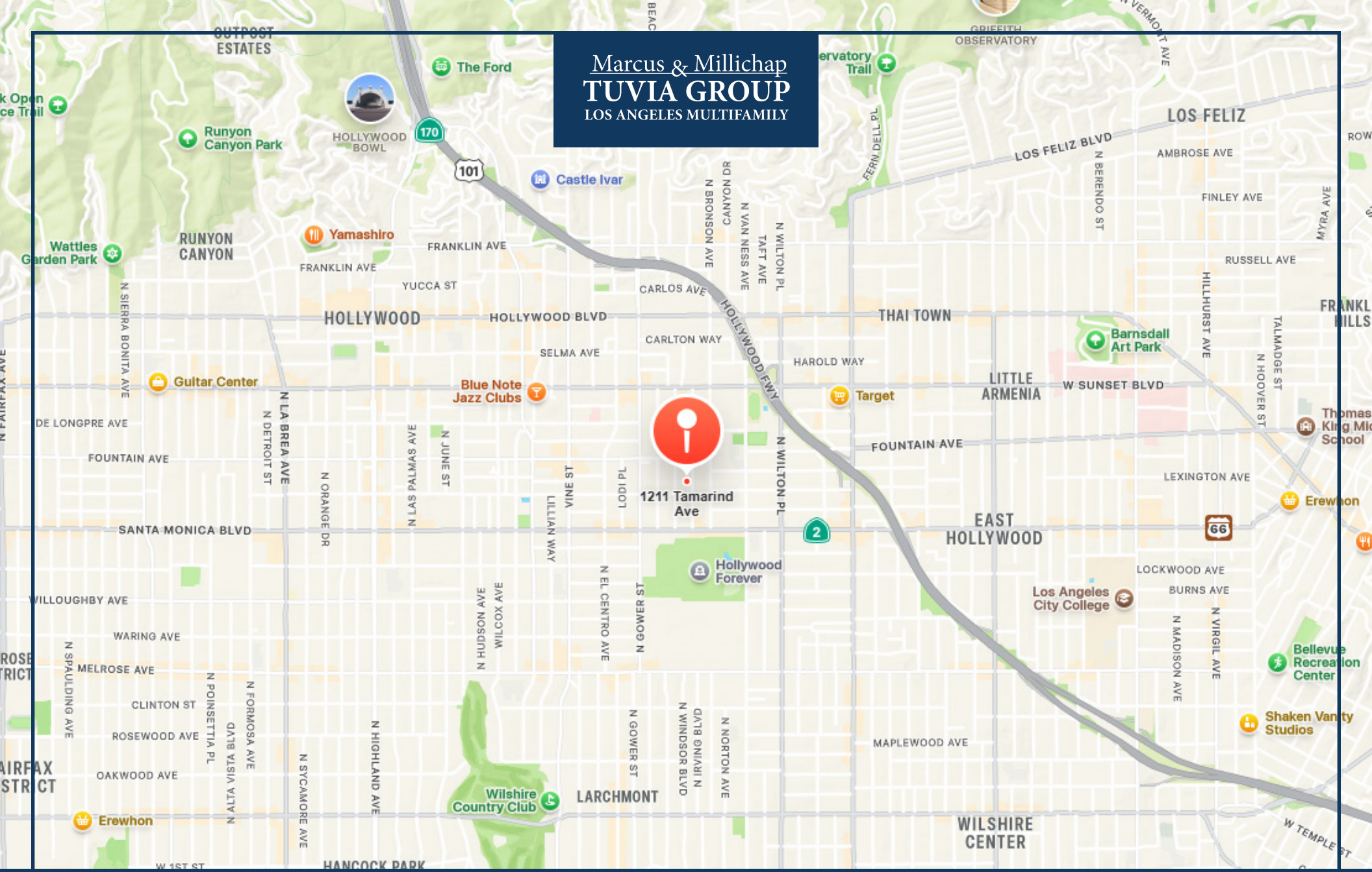
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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such 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.

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



1211-1227 TAMARIND AVE