Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

1257
S CLOVERDALE AVE

LOS ANGELES, CA 90019

PRIME MID-CITY LOCATION • FOURPLEX - ONE UNIT DELIVERED VACANT • FULLY RENOVATED INTERIORS • NEW SYSTEMS INCLUDING NEWER ELECTRICAL

ON-SITE GARAGE PARKING IN THE REAR - ADU POTENTIAL • EXCELLENT OWNER-USER OPPORTUNITY • FULLY RENOVATED ASSET • CHARMING 1930s ARCHITECTURE

1257 S Cloverdale Ave

MARKETING PACKAGE

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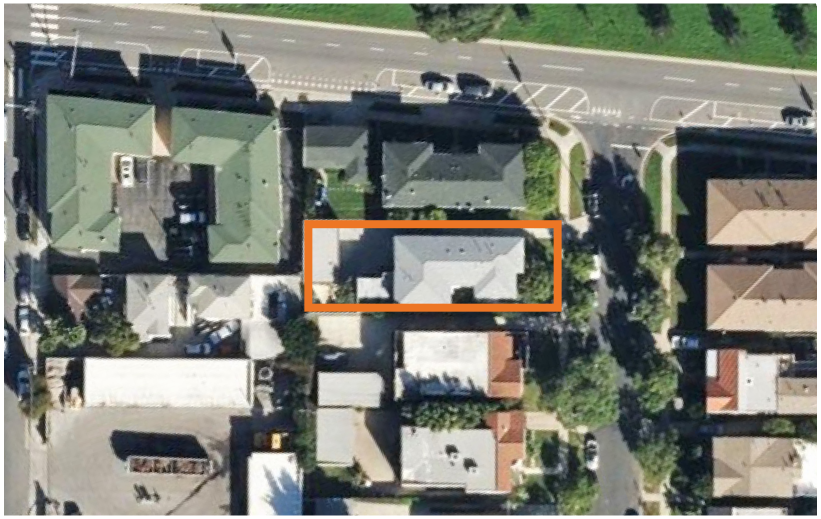

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

1257 S CLOVERDALE AVE

APN: 5070-010-002

OFFERING PRICE

$2,175,000

CAP RATE

5.83%

GRM

12.43

PRICE PER UNIT

$543,750

PRICE PER SF

$444.97

VITAL DATA

Units	4
Gross Square Feet	4,888 SF
Lot Size	6,907 SF
Occupancy	75%
Year Built	1938
Zoning	LARD2

UNIT MIX

2	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom
1	3 Bedroom / 2 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a four (4) unit apartment building located at 1257 S Cloverdale Ave in Los Angeles, California. The subject property is located in a prime Mid-City location, just south of San Vicente Blvd and west of La Brea Ave.

Mid-City is a diverse and centrally located neighborhood in Los Angeles, bordered by Pico-Robertson, Culver City, and West Adams. Known for its mix of historic homes, modern apartments, and a strong community feel, it offers a blend of urban convenience and residential charm. The area has a rich cultural history, with a mix of African-American, Latino, and Jewish influences, reflected in its food, music, and local businesses. Major streets like Venice Boulevard and Washington Boulevard provide easy access to both downtown and the Westside, making it a popular spot for commuters. Over the years, Mid-City has seen steady gentrification, with new cafes, art spaces, and restaurants popping up alongside longstanding mom-and-pop shops. Despite its ongoing development, the neighborhood retains a laid-back vibe and remains an accessible, dynamic part of LA life.

Located in the heart of Mid-City, this rare turnkey fourplex offers an excellent unit mix of two one-bedroom units, one two-bedroom unit, and one three-bedroom unit, which will be delivered vacant, creating an ideal owner-user opportunity. The property has had major capital improvements such as a new roof, electrical, and plumbing. In addition, the property has been extensively renovated with stainless steel appliances, central HVAC, in-unit washer and dryers, hardwood flooring, quartz countertops, and modern finishes throughout. Separately metered for gas and electricity, the asset also features rear garage parking with potential for future ADU conversion. Residents benefit from immediate access to the 10 Freeway, the Metro D Line, major commercial corridors, Midtown Shopping Center, and numerous dining, retail, fitness, and entertainment destinations throughout the surrounding neighborhood.

Rarely does a Mid-City asset combine turnkey condition, owner-user appeal, future development potential, and an irreplaceable central location, making this an outstanding opportunity to acquire a high-quality multifamily investment in one of Los Angeles' most desirable rental markets.

INVESTMENT HIGHLIGHTS

- Prime Mid-City Location
- Fourplex with Excellent Unit Mix - Two (2) One-Bedroom, One (1) Two-Bedroom, and One (1) Three-Bedroom Unit
- One (1) Unit Will Be Delivered Vacant
- All Units Extensively Renovated with Stainless Steel Appliances, Central HVAC, In-Unit Washer and Dryer, Hardwood Floors Throughout, Quartz Countertops, and Modern Finishes
- Major Capital Improvements such as a New Roof, Electrical, and Plumbing
- On-Site Garage Parking in the Rear - Great Opportunity to Convert into ADUs
- Excellent Owner-User Opportunity
- Rare Turnkey Mid-City Asset
- Qualifies for 30-Year Fixed Residential Financing
- Separately Metered for Gas and Electricity
- Dominant Access to Commercial Corridors - San Vicente Blvd, Venice Blvd, La Brea Ave, Pico Blvd, and Olympic Blvd
- Immediate Access to the 10 Freeway
- Conveniently Located Near Metro D Line Station (Wilshire/La Brea), Providing Easy Access to Various Parts of LA
- Minutes Away from Midtown Shopping Center - Easy Access to Many Amenities such as Ralphs, CVS Pharmacy, Planet Fitness, Ross Dress for Less, Ulta Beauty, Bath & Body Works, Chipotle Mexican Grill, Panda Express, and Starbucks Coffee Company
- Close Proximity to Many Nearby Amenities such as Equinox Miracle Mile, Stella Coffee Beverly Hills, KazuNori: The Original Hand Roll Bar, LACMA, Petersen Automotive Museum, Trejo's Tacos, Met Her At A Bar, Leo's Tacos Truck, Vons, Michaels, Sprouts Farmers Market, and Kaiser Permanente West Los Angeles Medical Center

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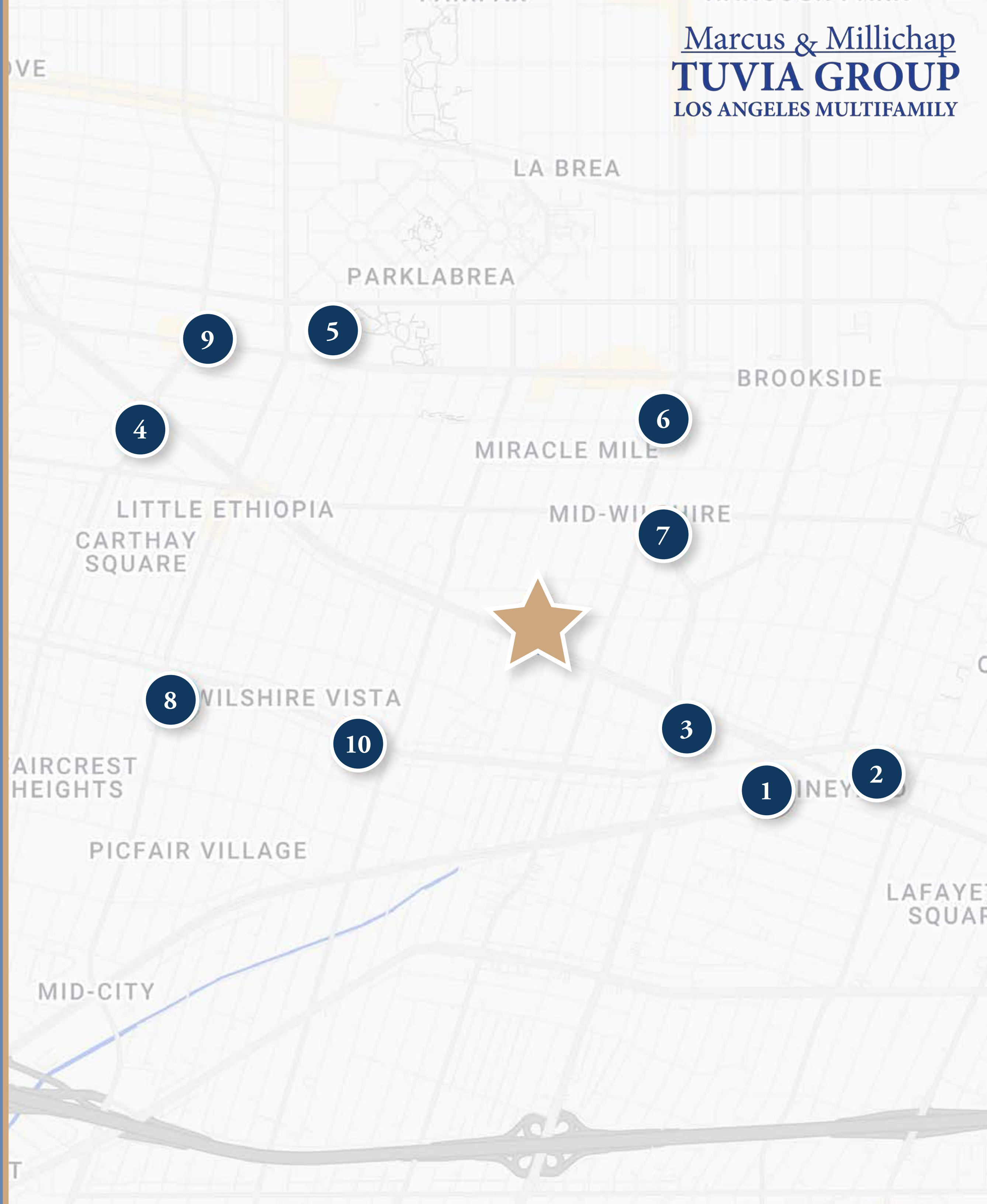
NEARBY RETAIL & AMENITIES

1. Midtown Shopping Center - 4725 Venice Blvd
2. Midtown Crossing - 4550 W Pico Blvd
3. Sprouts Farmers Market - 1302 S La Brea Ave
4. Stella Coffee Beverly Hills - 6310 San Vicente Blvd
5. LACMA - 5905 Wilshire Blvd
6. Met Her At A Bar - 759 S La Brea Ave
7. Trejo's Tacos - 1048 S La Brea Ave
8. Vons - 1430 S Fairfax Ave
9. KazuNori - 6245 Wilshire Blvd
10. Mad Lab Coffee - 5508 W Pico Blvd

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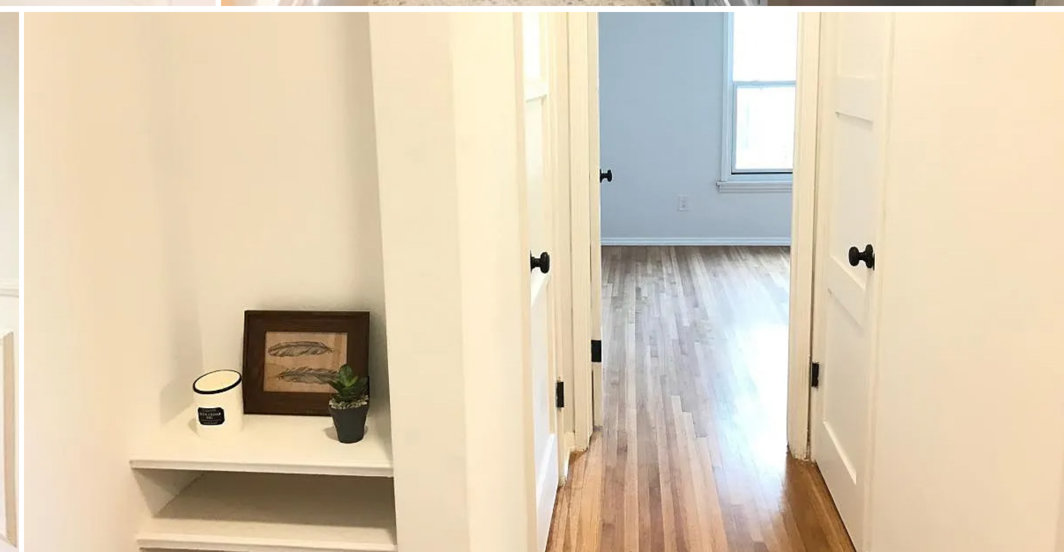

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RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
1257	Three Bed / Two Bath	WILL BE DELIVERED VACANT		$5,000		$5,000	
1257 1/2	Two Bed / One Bath			$3,595		$3,600	
1259	One Bed / One Bath			$2,995		$3,000	
1259 1/2	One Bed / One Bath			$2,995		$3,000	
Total			**4,888 SF**	**$14,585**	**$2.98**	**$14,600**	**$2.99**

PRICING DETAIL

SUMMARY		
List Price		$2,175,000
Down Payment	20%	$435,000
Number of Units		4
Price Per Unit		$543,750
Price Per SqFt		$444.97
Gross SqFt		4,888 SF
Lot Size		6,907 SF
Year Built		1938

RETURNS	CURRENT	MARKET
CAP Rate	5.83%	5.84%
GRM	12.43	12.41

FINANCING		1ST LOAN
Loan Amount	80%	$1,740,000
Loan Type		New
Interest Rate		6.50%
Amortization		30 Years
Year Due		2031

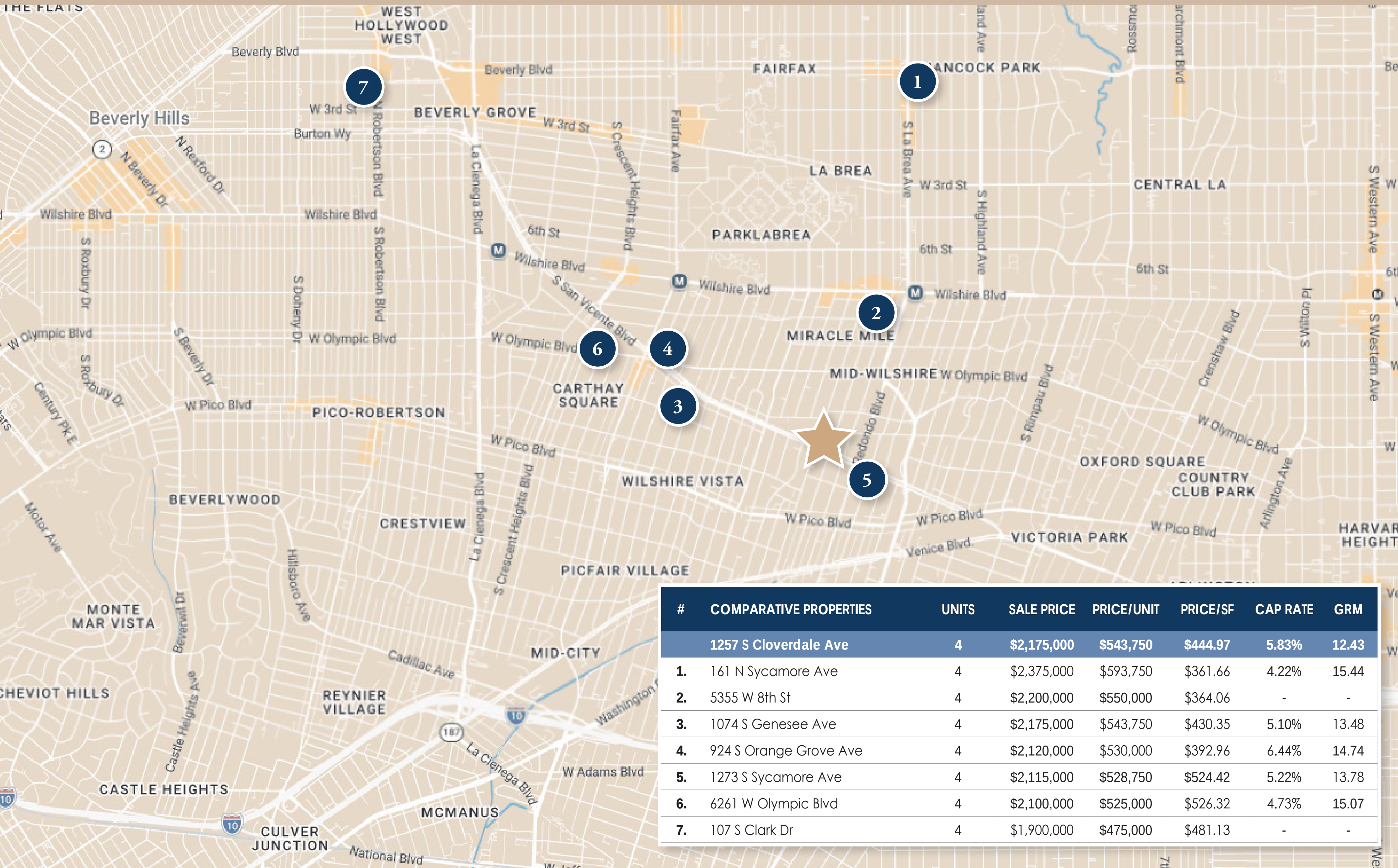
UNITS	UNIT TYPE	CURRENT	MARKET
2	One-Bedroom	$2,995	$3,000
1	Two-Bedroom	$3,595	$3,600
1	Three-Bedroom	$5,000	$5,000

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$175,020**		**$175,200**
Less: Vacancy/Deductions	3.0%	$5,251	3.0%	$5,256
Total Effective Rental Income		$169,769		$169,944
Other Income: RUBS		$1,209		$1,209
Effective Gross Income		$170,978		$171,153
Less: Expenses	25.8%	$44,192	25.8%	$44,192
Net Operating Income		**$126,786**		**$126,961**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$26,100	$26,100
Insurance	$7,332	$7,332
Utilities*	$3,715	$3,715
Repairs & Maintenance	$2,000	$2,000
General & Administrative	$1,200	$1,200
Landscaping*	$2,765	$2,765
Pest Control	$480	$480
Operating Reserves	$600	$600
Total Expenses	**$44,192**	**$44,192**
Expenses/Unit	$11,048	$11,048

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

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	1257 S Cloverdale Ave	4	$2,175,000	$543,750	$444.97	5.83%	12.43
1.	161 N Sycamore Ave	4	$2,375,000	$593,750	$361.66	4.22%	15.44
2.	5355 W 8th St	4	$2,200,000	$550,000	$364.06	-	-
3.	1074 S Genesee Ave	4	$2,175,000	$543,750	$430.35	5.10%	13.48
4.	924 S Orange Grove Ave	4	$2,120,000	$530,000	$392.96	6.44%	14.74
5.	1273 S Sycamore Ave	4	$2,115,000	$528,750	$524.42	5.22%	13.78
6.	6261 W Olympic Blvd	4	$2,100,000	$525,000	$526.32	4.73%	15.07
7.	107 S Clark Dr	4	$1,900,000	$475,000	$481.13	-	-

SALES COMPARABLES

1257 S CLOVERDALE AVE
LOS ANGELES, CA 90019

PRICING INFORMATION	
List Price	$2,175,000
Number of Units	4
Price/Unit	$543,750
Price/SF	$444.97
Cap Rate	5.83%
GRM	12.43
Lot SF	6,907 SF
Year Built	1938

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

161 N SYCAMORE AVE
LOS ANGELES, CA 90036

PRICING INFORMATION	
Sale Price	$2,375,000
COE Date	5/28/2025
Number of Units	4
Price/Unit	$593,750
Price/SF	$361.66
Cap Rate	4.22%
GRM	15.44
Lot SF	7,505 SF
Year Built	1927

UNIT MIX	
4	2 Bed / 2 Bath

5355 W 8TH ST
LOS ANGELES, CA 90036

PRICING INFORMATION	
Sale Price	$2,200,000
COE Date	2/2/2026
Number of Units	4
Price/Unit	$550,000
Price/SF	$364.06
Cap Rate	-
GRM	-
Lot SF	8,776 SF
Year Built	1926

UNIT MIX	
4	2 Bed / 2 Bath

SALES COMPARABLES

1074 S GENESEE AVE
LOS ANGELES, CA 90019

PRICING INFORMATION	
Sale Price	$2,175,000
COE Date	12/10/2025
Number of Units	4
Price/Unit	$543,750
Price/SF	$430.35
Cap Rate	5.10%
GRM	13.48
Lot SF	7,269 SF
Year Built	1933

UNIT MIX	
1	Studio / 1 Bath
1	1 Bed / 1 Bath
1	1 Bed / 1.5 Bath
1	3 Bed / 3.5 Bath

924 S ORANGE GROVE AVE
LOS ANGELES, CA 90036

PRICING INFORMATION	
Sale Price	$2,120,000
COE Date	7/22/2025
Number of Units	4
Price/Unit	$530,000
Price/SF	$392.96
Cap Rate	6.44%
GRM	14.74
Lot SF	6,025 SF
Year Built	1928

UNIT MIX	
4	2 Bed / 1 Bath

1273 S SYCAMORE AVE
LOS ANGELES, CA 90019

PRICING INFORMATION	
Sale Price	$2,115,000
COE Date	12/2/2025
Number of Units	4
Price/Unit	$528,750
Price/SF	$524.42
Cap Rate	5.22%
GRM	13.78
Lot SF	6,405 SF
Year Built	1926

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

SALES COMPARABLES

6

6261 W OLYMPIC BLVD

LOS ANGELES, CA 90048

PRICING INFORMATION	
Sale Price	$2,100,000
COE Date	12/2/2025
Number of Units	4
Price/Unit	$525,000
Price/SF	$526.32
Cap Rate	4.73%
GRM	15.07
Lot SF	5,228 SF
Year Built	1924

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

7

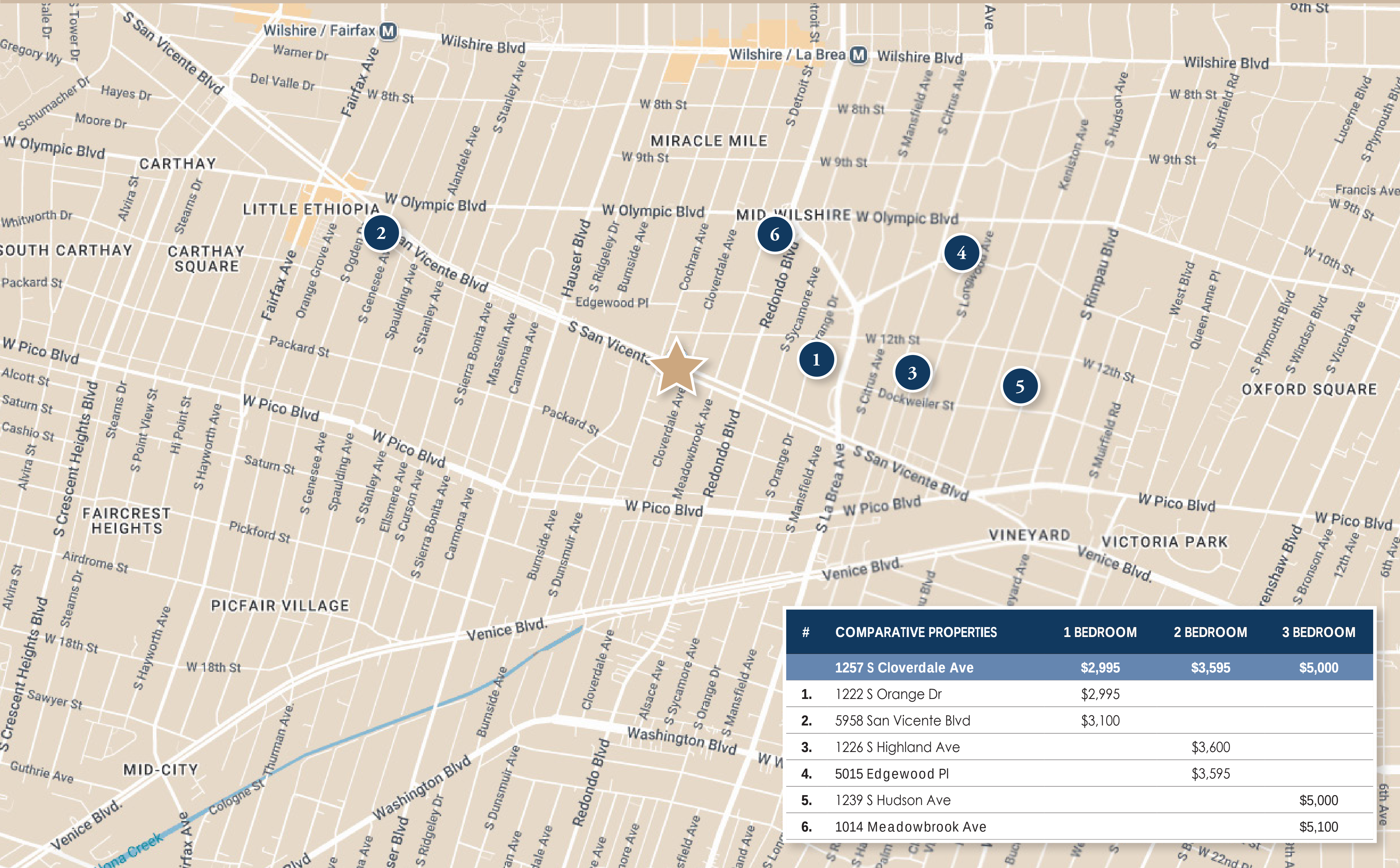
107 S CLARK DR

LOS ANGELES, CA 90048

PRICING INFORMATION	
Sale Price	$1,900,000
COE Date	4/27/2026
Number of Units	4
Price/Unit	$475,000
Price/SF	$481.13
Cap Rate	-
GRM	-
Lot SF	6,007 SF
Year Built	1936

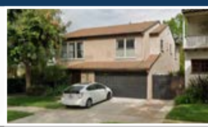
UNIT MIX	
4	1 Bed / 1 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	1 BEDROOM	2 BEDROOM	3 BEDROOM
	1257 S Cloverdale Ave	$2,995	$3,595	$5,000
1.	1222 S Orange Dr	$2,995		
2.	5958 San Vicente Blvd	$3,100		
3.	1226 S Highland Ave		$3,600	
4.	5015 Edgewood Pl		$3,595	
5.	1239 S Hudson Ave			$5,000
6.	1014 Meadowbrook Ave			$5,100

RENT COMPARABLES

#		SUBJECT PROPERTY	1 BEDROOM	2 BEDROOM	3 BEDROOM
		1257 S Cloverdale Ave Los Angeles, CA 90019	$2,995	$3,595	$5,000
#		**RENT COMPARABLES**	**1 BEDROOM**	**2 BEDROOM**	
1		1222 S Orange Dr Los Angeles, CA 90019	$2,995		
2		5958 San Vicente Blvd Los Angeles, CA 90019	$3,100		
3		1226 S Highland Ave Los Angeles, CA 90019		$3,600	
4		5015 Edgewood Pl Los Angeles, CA 90019		$3,595	
5		1239 S Hudson Ave Los Angeles, CA 90019			$5,000
6		1014 Meadowbrook Ave Los Angeles, CA 90019			$5,100
		AVERAGE	**$3,048**	**$3,598**	**$5,050**

MID CITY

A Gentrifying Submarket Featuring Strong Development Proximate to the Westside

Petersen Automotive Museum

LOCATION HIGHLIGHTS

In the dynamic landscape of Los Angeles' Mid City submarket, significant changes have unfolded in recent years. New residential buildings, ranging from two- to eight-unit apartment complexes, have emerged, meeting the demand for modern living spaces. Small lot subdivision homes, often valued at over a million dollars, have particularly gained traction among buyers seeking upscale options in this central location.

The burgeoning desirability of Mid City, coupled with increasing local rents, has spurred robust multifamily development. Currently, nearly 1,000 units are under construction, reflecting the strong demand for housing in the area. Developers are capitalizing on this trend by strategically positioning housing options along the Metro Purple Line Extension, which is set to significantly enhance transit accessibility with approximately 80,000 new daily trips expected.

The ongoing $750-million revitalization and expansion project of the Los Angeles County Museum of Art (LACMA) is further shaping the landscape of Mid City. As the project extends into the area, it promises to integrate over three acres of recreational space, enriching the cultural and recreational offerings for both residents and visitors alike.

In essence, the Mid City submarket in Los Angeles is undergoing a dynamic transformation, characterized by a blend of residential developments, transit enhancements, and cultural enrichments. This evolution reflects the area's growing appeal and underscores its position as a vibrant and desirable urban locale.

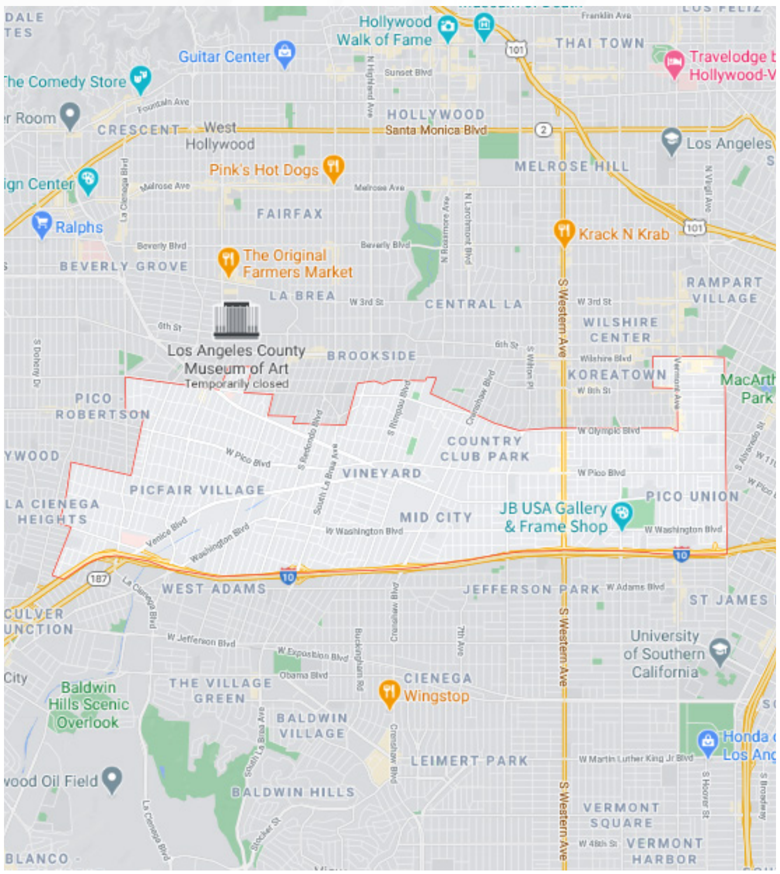
Average Household Income of $129,685

Strong Development Trends Throughout the Local Area

Population of 337,450 Within a Three (3) Mile Radius

MID CITY MARKET OVERVIEW

78	59	61
WALK SCORE	TRANSIT SCORE	BIKE SCORE
VERY WALKABLE Most errands can be accomplished by foot	GOOD TRANSIT SCORE Many nearby public transportation options	BIKEABLE Some bike infastructure



Centrally located south of Miracle Mile, Mid City is a rapidly developing submarket that is growing in popularity with both renters and developer. This increased rate of expansion and desirability is reflective of the current maturity of westside markets. Located north of the US-10 Freeway and south of Mid-Wilshire, Mid City is a neighborhood rich in both culture and history. The area is currently attracting massive amounts of young renters and new visitors each year.

The Mid City district is a region of crossroads, a place of transit through which hundreds of thousands of commuters travel each workday. The area plays a crucial role as a nexus in the city's impossibly intricate web of commuting patterns. This district is a collection of highly diverse neighborhoods that stretch from Crenshaw to Robertson Boulevards, home to more than 50,000 Los Angeles renters. In terms of development, the $9-billion extension of the Metro Purple Line through the Mid City area is expected to complete phase one by 2023. The project is expected to generate 78,000 new daily trips on the county's growing rail system. Along the path of this Metro Line, parallel to Wilshire Boulevard, many new developments are expected to rise alongside the demand for commuter-friendly housing. 3980 Wilshire Blvd is expected to be completed by mid-2021 and will deliver 228 apartments with a rooftop pool, state-of-the-art fitness center, and 17,000 square feet of ground-floor retail.

Mid City is surrounded by local restaurants such as Roscoe's House of Chicken and Waffles, Paper or Plastik, and Rascal, where local residents dine on local fare, international fusion, and everything in between. The expansive shopping and eclectic nightlight in the area is reflective of the diverse demographic, from the Koreatown Galleria to swanky clubs and trendy venues such as Catch One and Okapi Night Clubs.

The Mid City submarket has been subject to rising rents, spurred local development, and increase gentrification. The City's commitment to the expansive development of Mid City notes to the continued revitalization for the Los Angeles region.

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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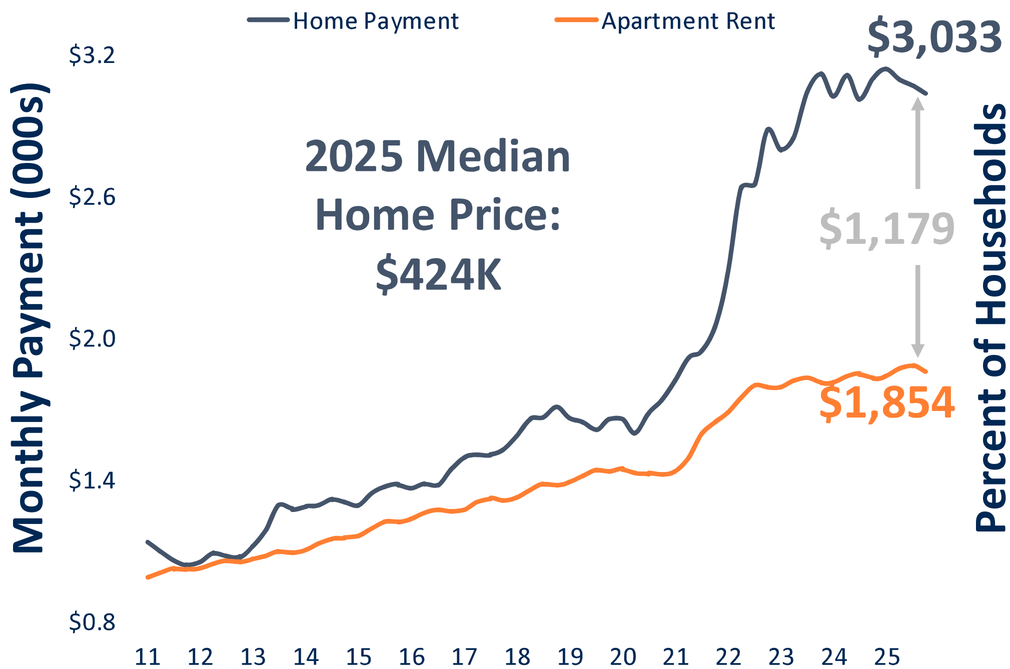
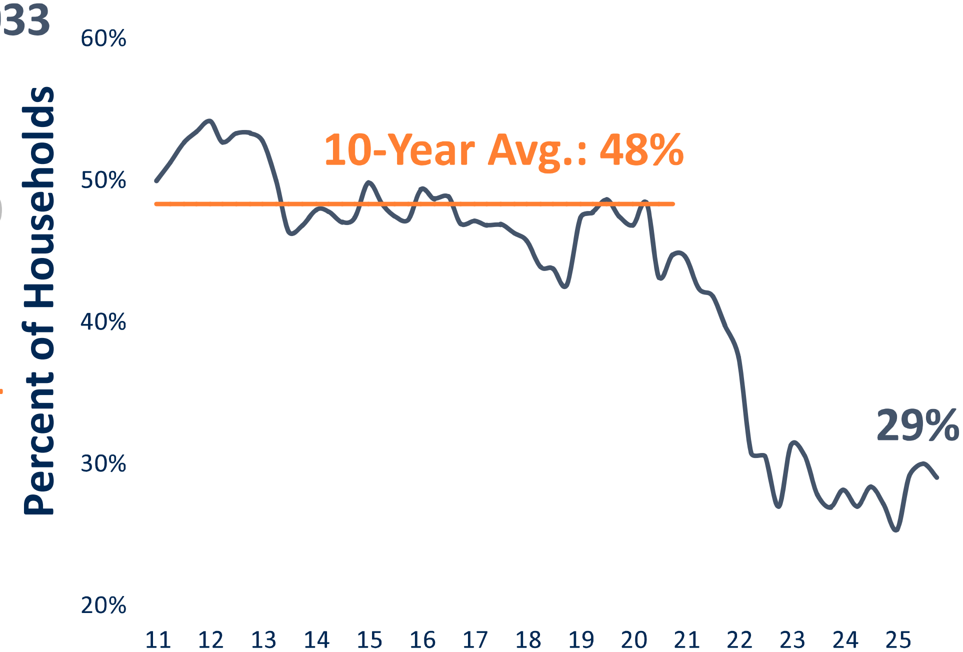
MARKET OVERVIEW

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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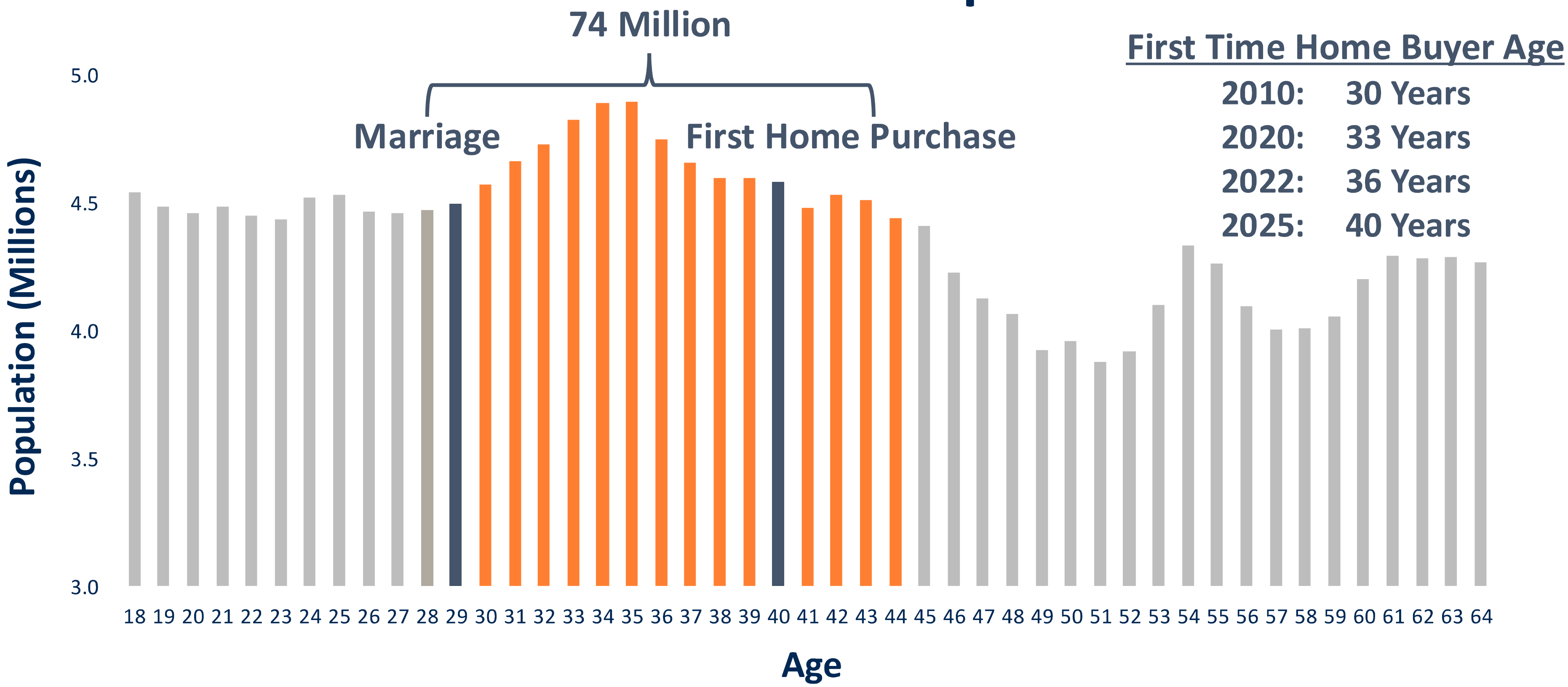
MARKET OVERVIEW

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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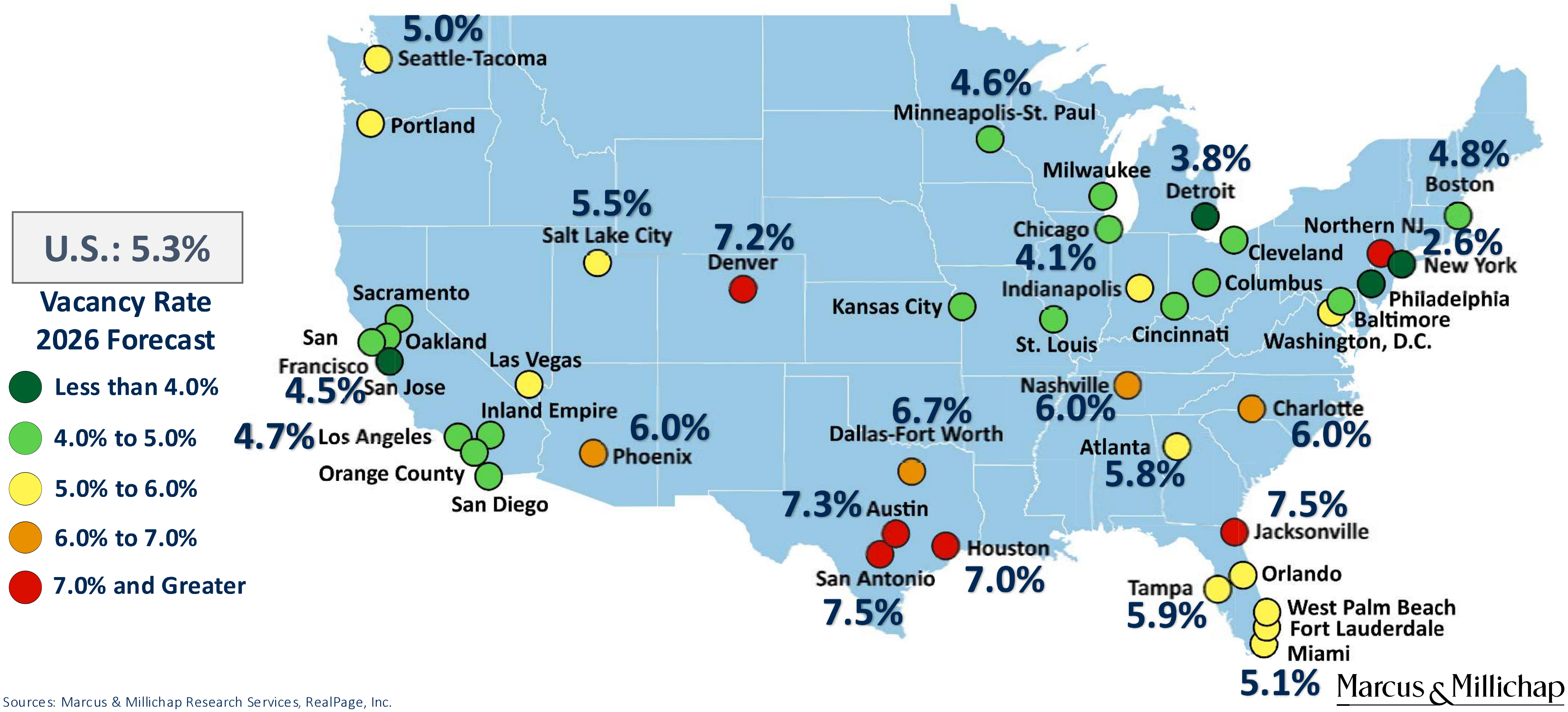
MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



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

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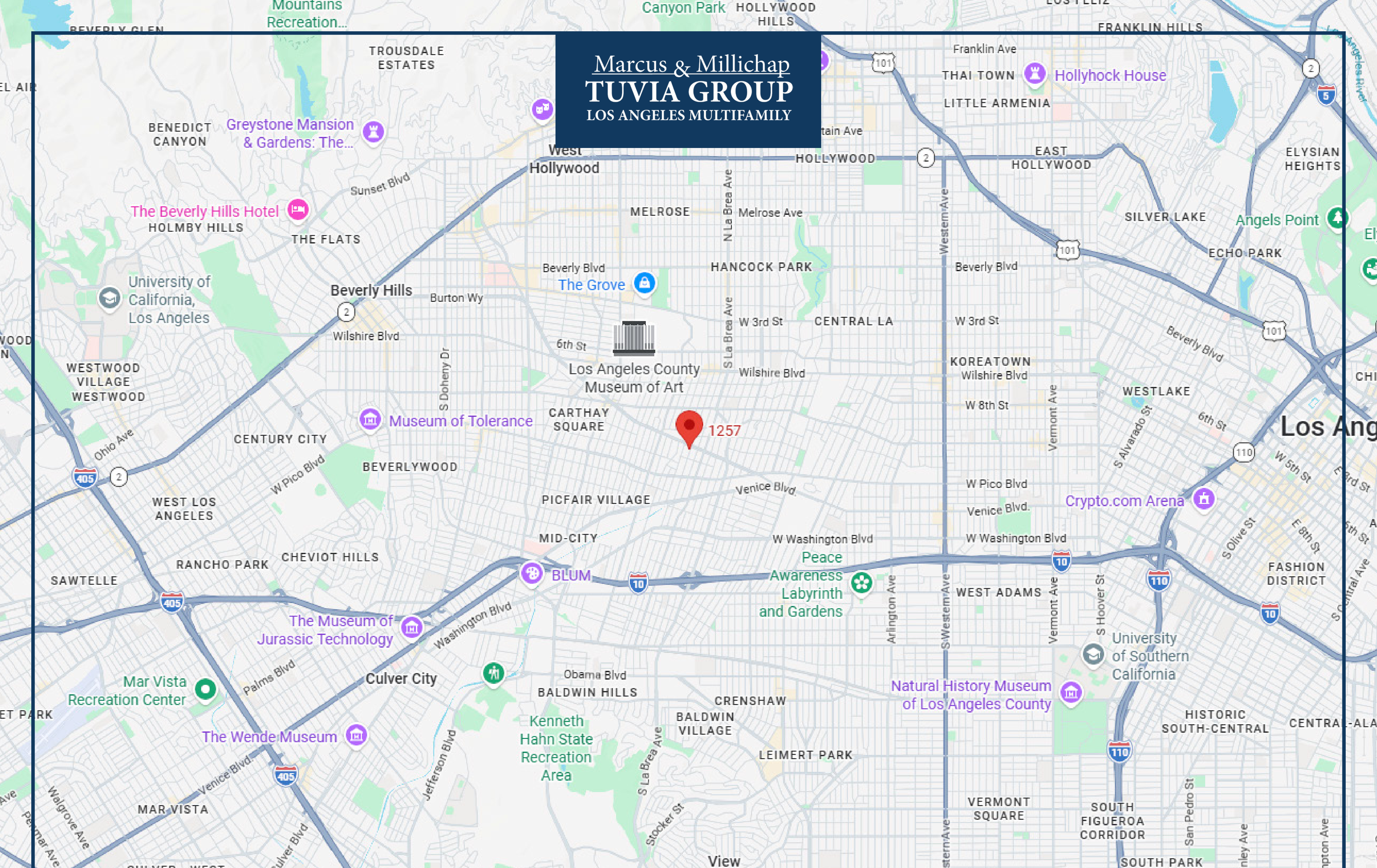

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