

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



5243 HUNTINGTON DR N

LOS ANGELES, CA 90032

FIVE (5) TOTAL UNITS

GREAT EL SERENO LOCATION • RARE 2004 CONSTRUCTION - NOT SUBJECT TO LA CITY RENT CONTROL • STRONG INITIAL RETURN - 6.87% CAP RATE
THREE (3) THREE-BEDROOM AND TWO (2) FOUR-BEDROOM UNITS • OFFERED BY THE ORIGINAL DEVELOPER • SEPARATELY METERED FOR GAS, ELECTRICITY, AND WATER

5243 HUNTINGTON DR N

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

5243 HUNTINGTON DR N

APN: 5309-001-027

OFFERING PRICE

\$2,100,000

CAP RATE

6.87%

GRM

10.61

PRICE PER UNIT

\$420,000

PRICE PER SF

\$446.43

VITAL DATA

Units	5
Gross Square Feet	4,704 SF
Lot Size	6,890 SF
Occupancy	100%
Year Built	2004
Zoning	[Q]RD1.5-1D-HCR

UNIT MIX

3	3 Bedroom / 1 Bathroom
2	4 Bedroom / 1 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a five (5) unit apartment building located at 5243 Huntington Drive North in Los Angeles, California. The subject property is located in a great El Sereno location, south of Almont Street and east of Van Horne Avenue.

El Sereno is a diverse, primarily residential submarket in Northeast Los Angeles with a mix of historic single-family homes, bungalows, and hillside properties offering mountain and city views. It benefits from proximity to Downtown L.A., Cal State LA, and local commercial corridors along Huntington Drive and Eastern Avenue, with a variety of restaurants, markets, and small businesses. The area features outdoor amenities like Ascot Hills trails, the El Sereno Recreation Center with sports fields and courts, and community parks such as El Sereno Arroyo Playground. Plans under the El Sereno 710 Corridor Vision include new multifamily, accessory dwelling, and affordable housing as well as additional green space development. Ongoing infrastructure improvements aim to enhance transit, pedestrian, and bike facilities.

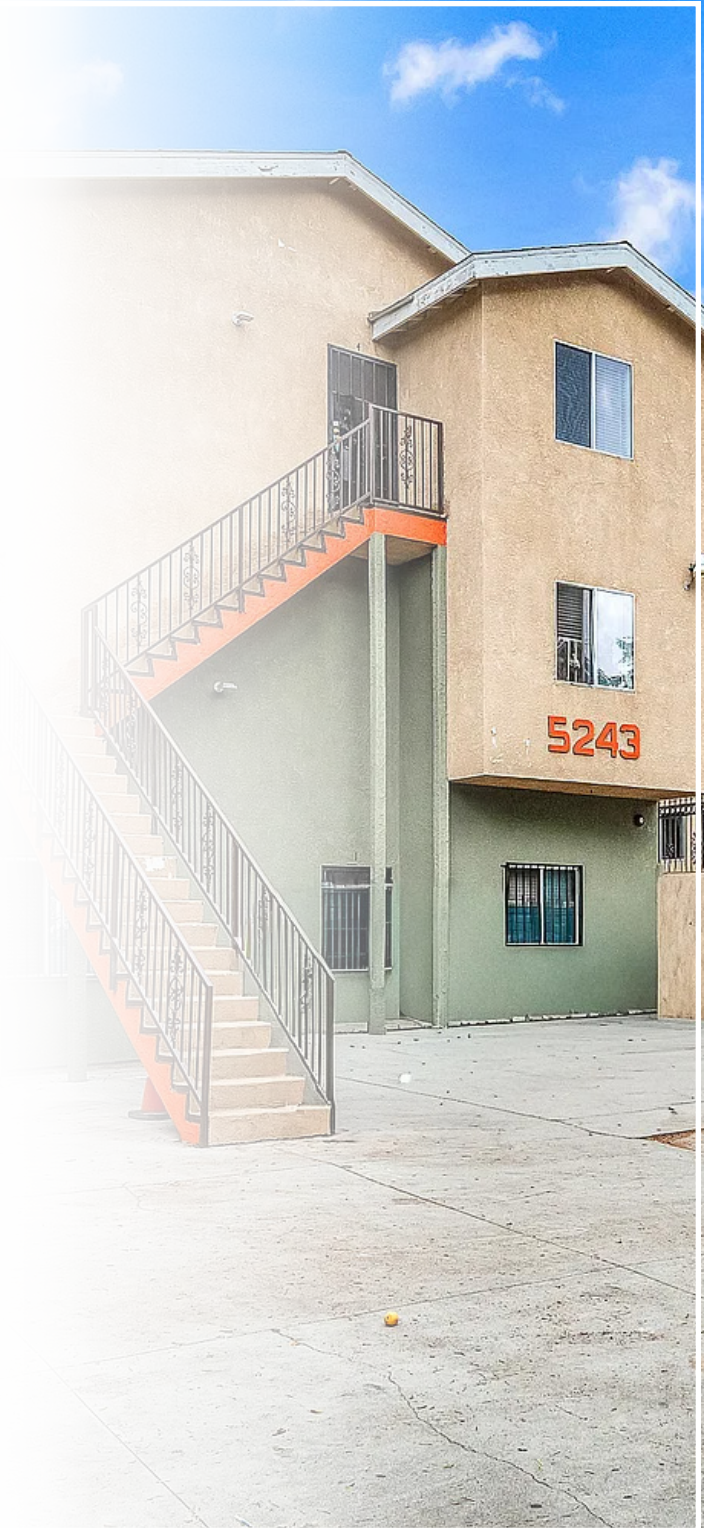
Situated in a great El Sereno location adjacent to South Pasadena, this rare 2004 construction asset is not subject to LA City rent control and is offered by the original developer, featuring a strong 6.87% initial cap rate. The property offers a desirable unit mix of three (3) three-bedroom and two (2) four-bedroom units, with select interiors renovated. All units are separately metered for gas, electricity, and water and include in-unit washer and dryer. On-site parking presents a potential opportunity to develop ADUs (buyer to verify). The property provides convenient access to Alhambra Avenue, Huntington Drive, and Fremont Avenue, as well as the 710, 10, 110, 60, and 5 freeways. Nearby amenities include El Sereno Park, the Cal State LA Metrolink Station, and numerous retail and dining options.

With exemption from LA City rent control, separately metered utilities for gas, electricity, and water, and additional upside through potential ADU development (buyer to verify), the property presents a compelling value-add investment opportunity.



INVESTMENT HIGHLIGHTS

- ✓ Great El Sereno Location - Adjacent to South Pasadena
- ✓ Rare 2004 Construction - Not Subject to LA City Rent Control
- ✓ All Units Separately Metered for Gas, Electricity, and Water
- ✓ Solid Unit Mix - Three (3) Three-Bedroom and Two (2) Four-Bedroom Units
- ✓ Select Units are Renovated
- ✓ Offered by the Original Developer
- ✓ On-Site Parking Available
- ✓ Ideal Opportunity to Build ADUs in Parking Lot
- ✓ In-Unit Washer and Dryer Available
- ✓ Nearby El Sereno Park for Outdoor Activities
- ✓ Dominant Access to Commercial Corridors - Alhambra Ave, Huntington Dr, and Fremont Ave
- ✓ Immediate Access to the 710, 10, 110, 60, and 5 Freeways
- ✓ Conveniently Located Near Metrolink Train Station (Cal State LA), Providing Easy Access to Various Parts of LA
- ✓ Close Proximity to Many Nearby Amenities such as Target, Costco Wholesale, ALDI, Albertson's, Kohl's, Sky Zone Trampoline Park, Holy Grounds Coffee and Tea, Cheo's Tacos, Monterey Park Golf Club and Heritage Square Museum



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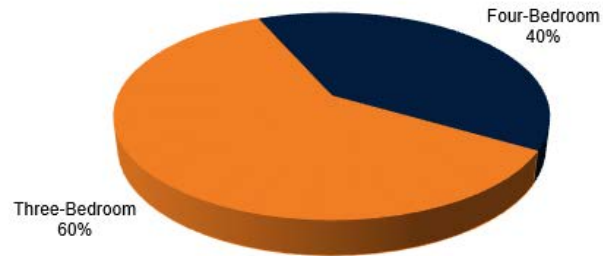




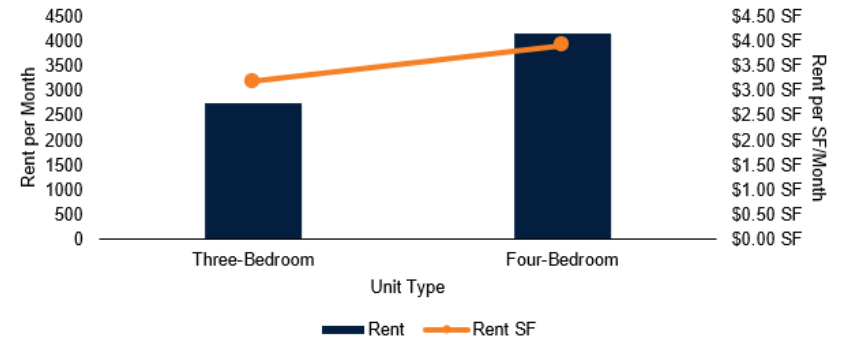
RENT ROLL SUMMARY

UNIT TYPE	UNITS	AVG SF	RENTAL RANGE	CURRENT			MARKET		
				AVG RENT	AVG RENT/SF	MONTHLY INCOME	AVG RENT	AVG RENT/SF	MONTHLY INCOME
Three Bed / One Bath	3		\$2,600 - \$2,850	\$2,733		\$8,200	\$3,350		\$10,050
Four Bed / One Bath	2		\$3,300 - \$5,000	\$4,150		\$8,300	\$3,600		\$7,200
Totals/Weighted Averages	5	941 SF		\$3,300	\$3.51	\$16,500	\$3,450	\$3.67	\$17,250
Gross Annualized Rents				\$198,000			\$207,000		

Unit Distribution



Unit Rent



RENT ROLL DETAIL

UNIT	UNIT TYPE	COMMENTS	UNIT SF	CURRENT		MARKET	
				RENT	RENT/SF	RENT	RENT/SF
	Three Bed / One Bath			\$2,600		\$3,350	
	Three Bed / One Bath	SECTION 8 TENANT		\$2,750		\$3,350	
	Three Bed / One Bath	SECTION 8 TENANT		\$2,850		\$3,350	
	Four Bed / One Bath	SECTION 8 TENANT		\$3,300		\$3,600	
	Four Bed / One Bath			\$5,000		\$3,600	
Total			4,704 SF	\$16,500	\$3.51	\$17,250	\$3.67

OPERATING STATEMENT

INCOME	CURRENT		MARKET		PER UNIT
Gross Potential Rent	\$198,000		\$207,000		\$41,400
Economic Vacancy	(\$5,940)	3.0%	(\$6,210)	3.0%	(\$1,242)
Total Vacancy	(\$5,940)	3.0%	(\$6,210)	3.0%	(\$1,242)
Effective Rental Income	\$192,060		\$200,790		\$40,158
Other Income					
Parking	\$2,400		\$2,400		\$480
Total Other Income	\$2,400		\$2,400		\$480
Effective Gross Income	\$194,460		\$203,190		\$40,638

EXPENSES	CURRENT		MARKET		PER UNIT
Real Estate Taxes	\$25,200		\$25,200		\$5,040
Insurance	\$7,997		\$7,997		\$1,599
Utilities	\$4,200		\$4,200		\$840
Repairs & Maintenance	\$1,500		\$1,500		\$300
General & Administrative	\$1,250		\$1,250		\$250
Landscaping	\$1,080		\$1,080		\$216
Pest Control	\$480		\$480		\$96
Operating Reserves	\$750		\$750		\$150
Management Fee	\$7,778	4.0%	\$8,128	4.0%	\$1,626
Total Expenses	\$50,235		\$50,585		\$10,117
Expenses as % of EGI	25.8%		24.9%		
Net Operating Income	\$144,225		\$152,605		\$30,521

PRICING DETAIL

SUMMARY		
Price		\$2,100,000
Down Payment	25%	\$525,000
Number of Units		5
Price Per Unit		\$420,000
Price Per SqFt		\$446.43
Gross SqFt		4,704 SF
Lot Size		6,890 SF
Year Built		2004

RETURNS	CURRENT	MARKET
CAP Rate	6.87%	7.27%
GRM	10.61	10.14
Cash-on-Cash	7.03%	8.63%
Debt Coverage Ratio	1.34	1.42

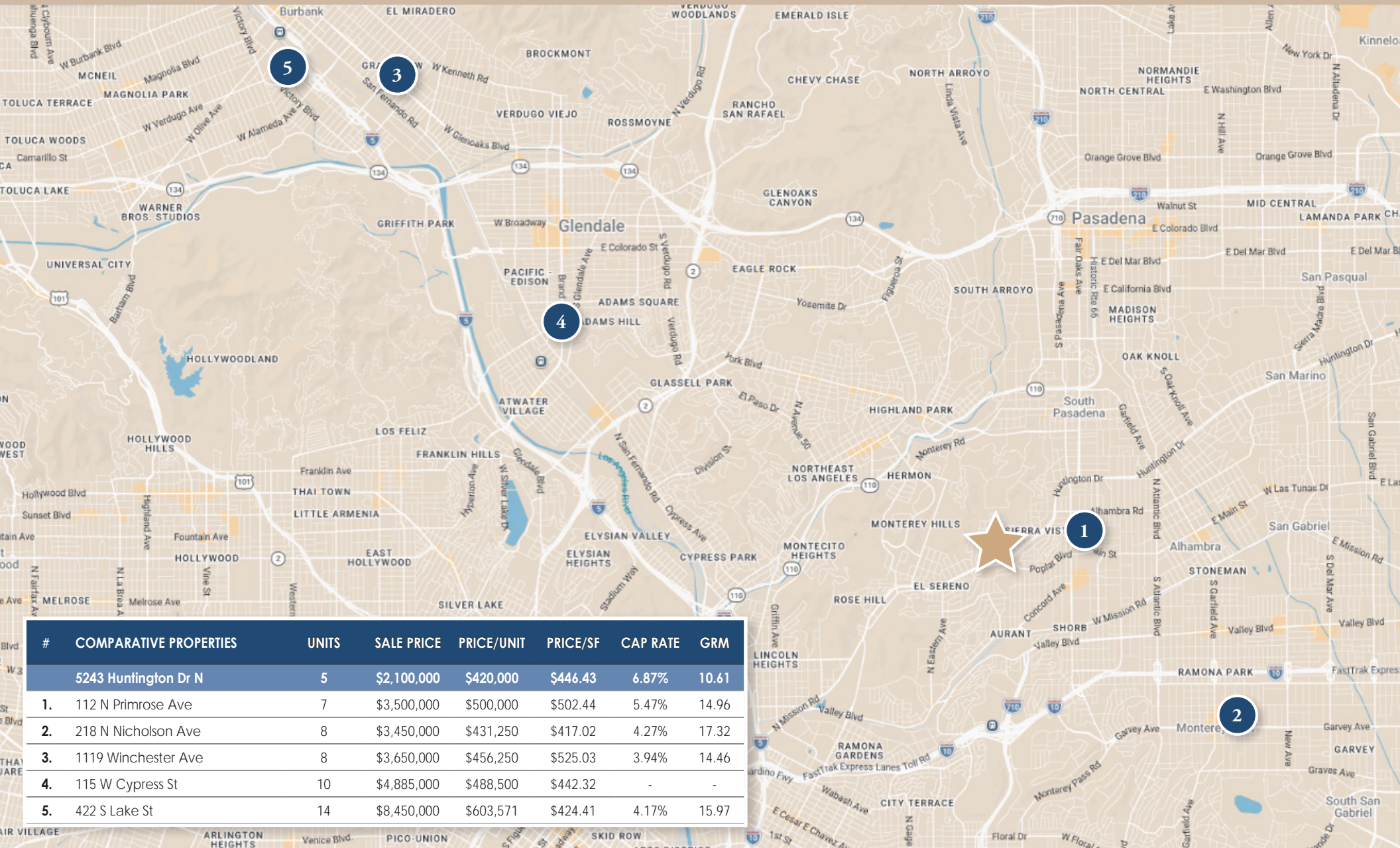
FINANCING		1ST LOAN
Loan Amount	75%	\$1,575,000
Loan Type		New
Interest Rate		5.50%
Amortization		30 Years
Year Due		2031

UNITS	UNIT TYPE	CURRENT	MARKET
3	Three-Bedroom	\$2,733	\$3,350
2	Four-Bedroom	\$4,150	\$3,600

INCOME	CURRENT	MARKET
Gross Scheduled Rent	\$198,000	\$207,000
Less: Vacancy/Deductions	3.0% \$5,940	3.0% \$6,210
Total Effective Rental Income	\$192,060	\$200,790
Other Income	\$2,400	\$2,400
Effective Gross Income	\$194,460	\$203,190
Less: Expenses	25.8% \$50,235	24.9% \$50,585
Net Operating Income	\$144,225	\$152,605
Cash Flow	\$144,225	\$152,605
Debt Service	\$107,312	\$107,312
Net Cash Flow After Debt Service	7.03% \$36,912	8.63% \$45,293
Principal Reductions	\$21,217	\$22,413
Total Return	11.07% \$58,129	12.90% \$67,707

EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$25,200	\$25,200
Insurance	\$7,997	\$7,997
Utilities	\$4,200	\$4,200
Repairs & Maintenance	\$1,500	\$1,500
General & Administrative	\$1,250	\$1,250
Landscaping	\$1,080	\$1,080
Pest Control	\$480	\$480
Operating Reserves	\$750	\$750
Management Fee	\$7,778	\$8,128
Total Expenses	\$50,235	\$50,585
Expenses/Unit	\$10,047	\$10,117

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	5243 Huntington Dr N	5	\$2,100,000	\$420,000	\$446.43	6.87%	10.61
1.	112 N Primrose Ave	7	\$3,500,000	\$500,000	\$502.44	5.47%	14.96
2.	218 N Nicholson Ave	8	\$3,450,000	\$431,250	\$417.02	4.27%	17.32
3.	1119 Winchester Ave	8	\$3,650,000	\$456,250	\$525.03	3.94%	14.46
4.	115 W Cypress St	10	\$4,885,000	\$488,500	\$442.32	-	-
5.	422 S Lake St	14	\$8,450,000	\$603,571	\$424.41	4.17%	15.97

SALES COMPARABLES



5243 HUNTINGTON DR N
LOS ANGELES, CA 90032

PRICING INFORMATION

List Price	\$2,100,000
Number of Units	5
Price/Unit	\$420,000
Price/SF	\$446.43
Cap Rate	6.87%
GRM	10.61
Lot SF	6,890 SF
Year Built	2004

UNIT MIX

3	3 Bed / 1 Bath
2	4 Bed / 1 Bath



112 N PRIMROSE AVE
ALHAMBRA, CA 91801

PRICING INFORMATION

Sale Price	\$3,500,000
COE Date	11/21/2025
Number of Units	7
Price/Unit	\$500,000
Price/SF	\$502.44
Cap Rate	5.47%
GRM	14.96
Lot SF	10,890 SF
Year Built	1987

UNIT MIX

2	2 Bed / 1 Bath
4	2 Bed / 2 Bath
1	4 Bed / 3 Bath



218 N NICHOLSON AVE
MONTEREY PARK, CA 91755

PRICING INFORMATION

Sale Price	\$3,450,000
COE Date	8/22/2025
Number of Units	8
Price/Unit	\$431,250
Price/SF	\$417.02
Cap Rate	4.27%
GRM	17.32
Lot SF	16988
Year Built	1985

UNIT MIX

3	1 Bed / 1 Bath
5	2 Bed / 1 Bath

SALES COMPARABLES



1119 WINCHESTER AVE
GLENDALE, CA 91201

PRICING INFORMATION

Sale Price	\$3,650,000
COE Date	5/28/2025
Number of Units	8
Price/Unit	\$456,250
Price/SF	\$525.03
Cap Rate	3.94%
GRM	14.46
Lot SF	7,405 SF
Year Built	1989

UNIT MIX

2	1 Bed / 1 Bath
6	2 Bed / 2 Bath



115 W CYPRESS ST
GLENDALE, CA 91204

PRICING INFORMATION

Sale Price	\$4,885,000
COE Date	3/24/2025
Number of Units	10
Price/Unit	\$488,500
Price/SF	\$442.32
Cap Rate	-
GRM	-
Lot SF	8,416 SF
Year Built/Renovated	1988/2020

UNIT MIX

8	2 Bed / 2 Bath
2	3 Bed / 2 Bath



422 S LAKE ST
BURBANK, CA 91502

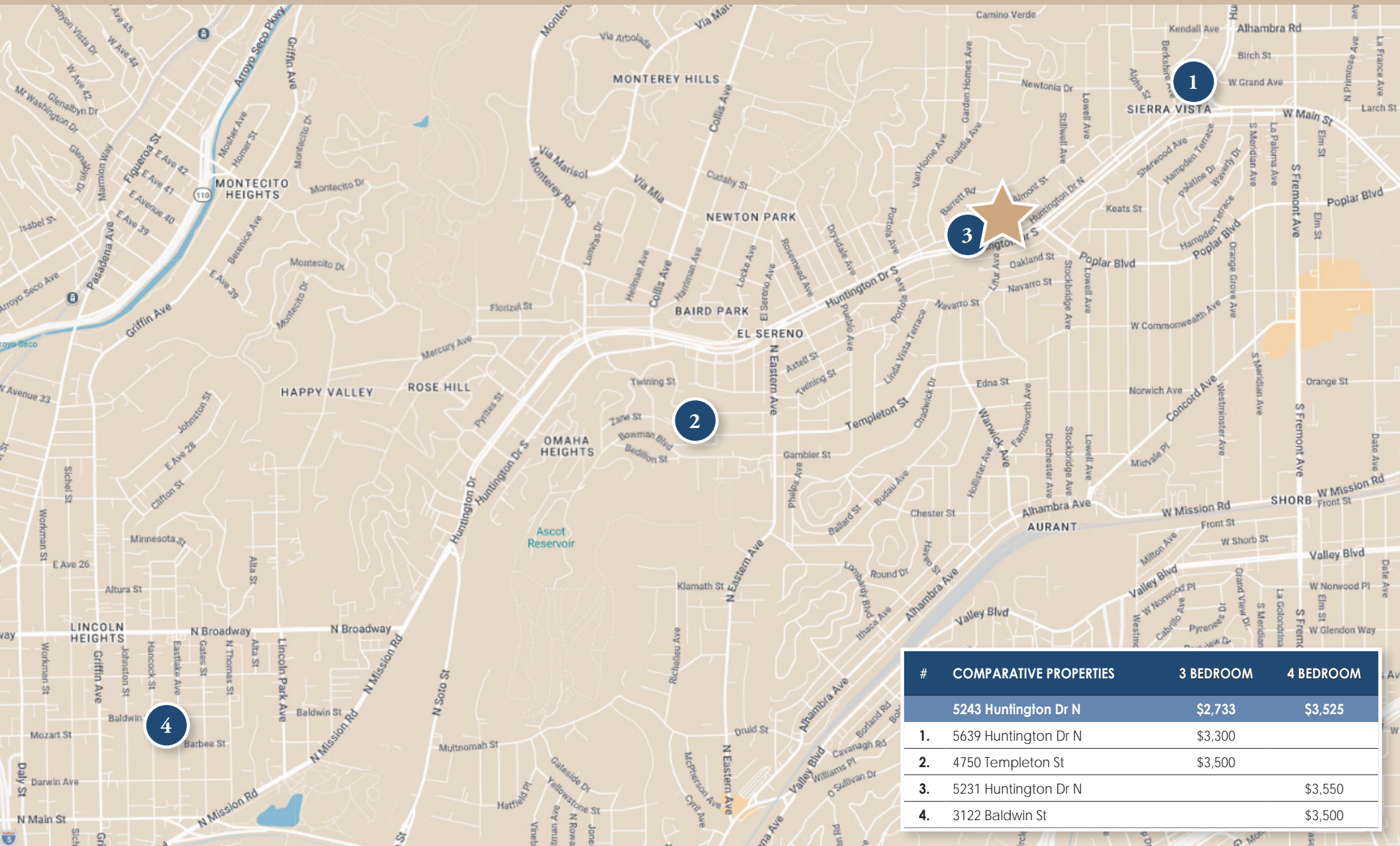
PRICING INFORMATION

Sale Price	\$8,450,000
COE Date	2/23/2024
Number of Units	14
Price/Unit	\$603,571
Price/SF	\$424.41
Cap Rate	4.17%
GRM	15.97
Lot SF	16,982 SF
Year Built	2008






UNIT MIX

8	2 Bed / 2.5 Bath
5	3 Bed / 2.5 Bath
1	4 Bed / 3.5 Bath

RENT COMPARABLES



RENT COMPARABLES

SUBJECT PROPERTY		3 BEDROOM	4 BEDROOM
	5243 Huntington Dr N Los Angeles, CA 90032	\$2,733	\$3,525
#	RENT COMPARABLES		
1	 5639 Huntington Dr N Los Angeles, CA 90032	\$3,300	
2	 4750 Templeton St Los Angeles, CA 90032	\$3,500	
3	 5231 Huntington Dr N Los Angeles, CA 90032		\$3,550
4	 3122 Baldwin St Los Angeles, CA 90031		\$3,500
AVERAGE		\$3,400	\$3,525

EL SERENO

A Hillside Haven Where Classic Eastside Character Meets Vibrant New Spirit

LOCATION HIGHLIGHTS

El Sereno is a hillside neighborhood in Northeast Los Angeles with a historically working-class character and a predominantly Latino population. Recent data places its median household income around \$81,563, though pockets of the community remain more modest. The area benefits from proximity to South Pasadena, Alhambra, Lincoln Heights, and Cal State LA, giving it strong appeal to students, commuters, and families seeking relative affordability within the city.

New development activity is gradually reshaping the submarket. The Rosa de Castilla Apartments on Huntington Drive delivered 85 affordable units over ground-floor retail, while the city's rezoning of the former 710 extension corridor is enabling more residential and mixed-use opportunities. Additional projects such as Vista El Sereno, a 42-unit townhome community, illustrate increasing interest from both private developers and nonprofit housing providers.

El Sereno offers a growing set of amenities, including Ascot Hills Park, the upgraded El Sereno Recreation Center, and the El Sereno Arroyo Playground with nature-focused features. Local restaurants, small markets, and community spaces—such as the Eastside Café—add to the neighborhood's cultural fabric. Combined with improving housing stock and expanding services, these amenities support the area's rising desirability while maintaining its distinctly residential feel.



Average Household
Income of \$104,321



Strong Increased
Development Across All
Sectors



Population of 289,273
Within a Three (3) Mile
Radius

EL SERENO OVERVIEW

58

WALK SCORE

SOMEWHAT WALKABLE
Some errands can be accomplished
on foot

43

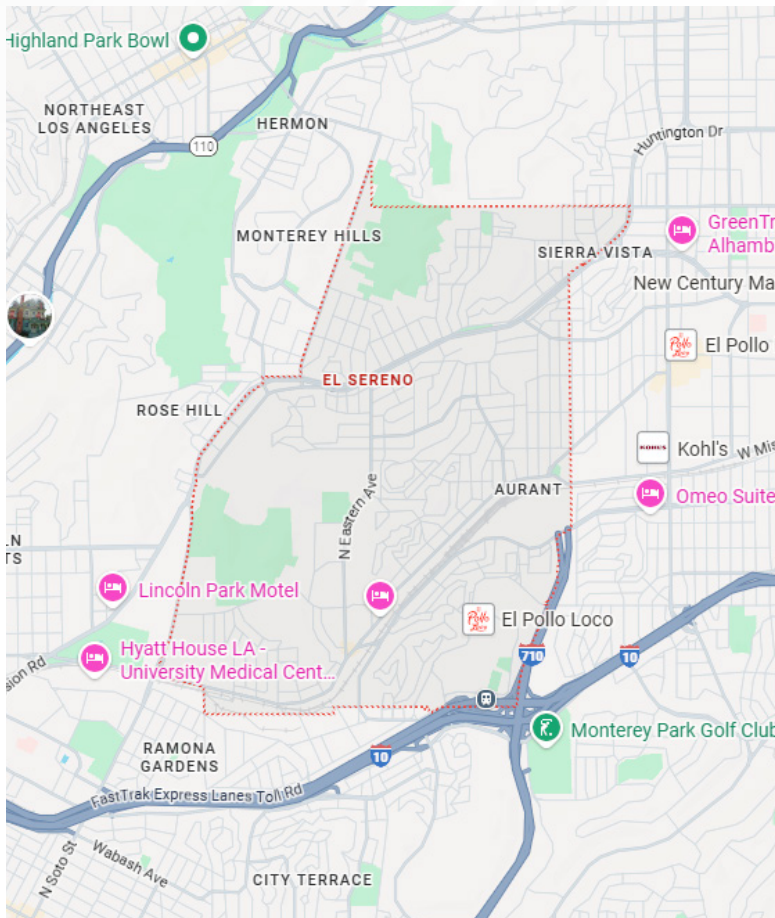
TRANSIT SCORE

SOME TRANSIT
A few nearby public transportation
options

16

BIKE SCORE

SOMEWHAT BIKEABLE
Minimal bike infrastructure



El Sereno is a hillside residential submarket in Northeast Los Angeles, bordered by Highland Park and South Pasadena to the north, Alhambra to the east, East Los Angeles to the south, and Lincoln Heights to the west. Its landscape of winding streets and elevated terrain provides views toward both Downtown L.A. and the San Gabriel Valley. The neighborhood offers convenient access to major corridors like Huntington Drive and Valley Boulevard, as well as proximity to Cal State LA, making it appealing to students, commuters, and families.

The community is predominantly Latino and long established, with a strong local identity centered on family-owned businesses, neighborhood markets, and public gathering spots. Amenities include Ascot Hills Park, the El Sereno Recreation Center, and nearby Debs Park. The area has also seen a gradual influx of younger residents and small creative businesses, adding to its cultural mix while raising concerns about displacement and affordability as interest in Northeast L.A. grows.

Real estate in El Sereno consists mostly of older single-family homes, small multifamily buildings, and scattered hillside lots. Prices have risen significantly over the past several years as buyers look for alternatives to higher-priced neighboring areas. Investor activity is steady, with demand supported by limited supply, high occupancy rates, and opportunities for value-add renovations. At the same time, new development—particularly hillside projects—faces regulatory and cost challenges, but continues to emerge as the area becomes more desirable.

MARKET OVERVIEW



POPULATION

In 2025, the population in your selected geography is 721,825. The population has changed by -4.96 since 2010. It is estimated that the population in your area will be 724,572 five years from now, which represents a change of 0.4 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 9,189 people per square mile.



HOUSEHOLDS

There are currently 257,860 households in your selected geography. The number of households has changed by 7.38 since 2010. It is estimated that the number of households in your area will be 261,159 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2025, the median household income for your selected geography is \$88,462, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 83.89 since 2010. It is estimated that the median household income in your area will be \$105,436 five years from now, which represents a change of 19.2 percent from the current year.

The current year per capita income in your area is \$40,779, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$110,094, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 357,709 people in your selected area were employed. The 2010 Census revealed that 58.2 of employees are in white-collar occupations in this geography, and 21.8 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$896,413 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 101,065.00 owner-occupied housing units and 139,083.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.5 percent in the selected area compared with the 19.6 percent in the U.S.

MARKET OVERVIEW

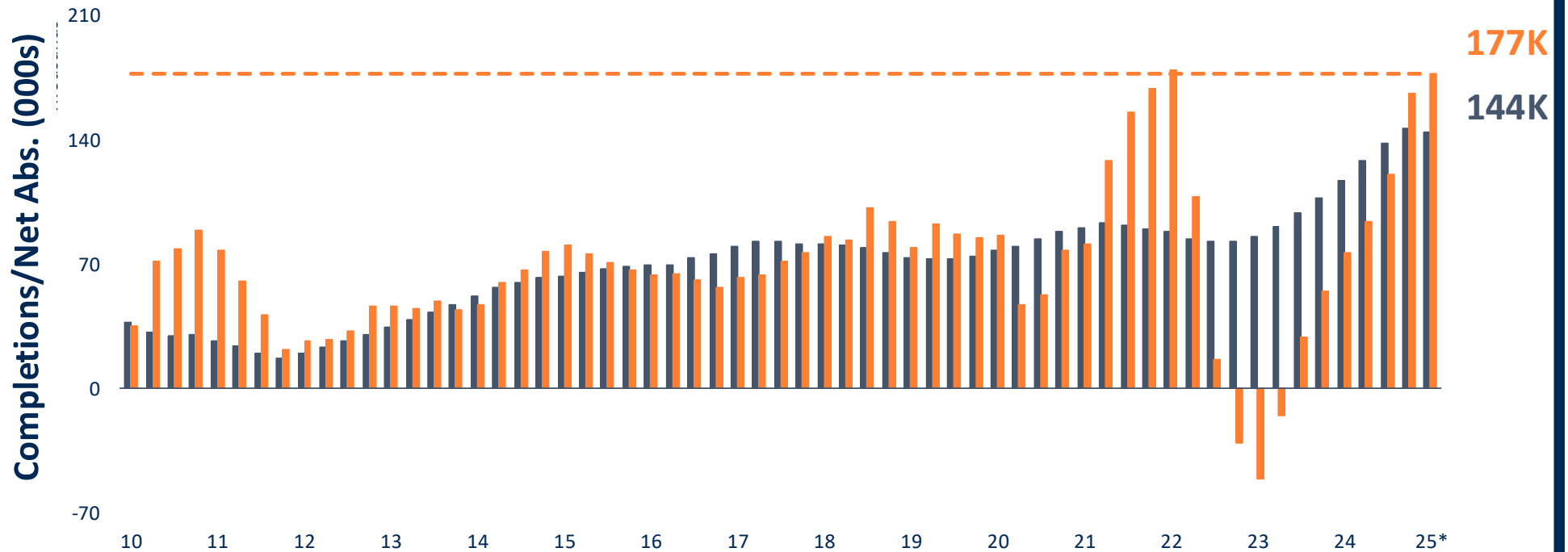
POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	30,258	262,999	724,572
2025 Estimate			
Total Population	30,329	262,524	721,825
2020 Census			
Total Population	31,556	269,610	741,305
2010 Census			
Total Population	32,541	277,113	759,485
Daytime Population			
2025 Estimate	20,482	217,538	713,607
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	10,549	97,399	261,159
2025 Estimate			
Total Households	10,442	96,261	257,860
Average (Mean) Household Size	3.0	2.8	2.8
2020 Census			
Total Households	10,249	94,156	251,754
2010 Census			
Total Households	9,914	90,303	240,147
Growth 2025-2030	1.0%	1.2%	1.3%
HOUSING UNITS			
	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	10,950	102,065	274,742
2025 Estimate	10,840	100,857	271,219
Owner Occupied	5,107	41,125	102,953
Renter Occupied	5,287	55,139	154,832
Vacant	398	4,596	13,360
Persons in Units			
2025 Estimate Total Occupied Units	10,442	96,261	257,860
1 Person Units	20.6%	24.0%	24.9%
2 Person Units	28.4%	30.7%	29.2%
3 Person Units	19.7%	18.6%	17.6%
4 Person Units	15.0%	14.3%	14.3%
5 Person Units	8.5%	6.9%	7.5%
6+ Person Units	7.8%	5.4%	6.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	13.6%	15.6%	14.1%
\$150,000-\$199,999	10.9%	10.2%	10.1%
\$100,000-\$149,999	19.6%	18.8%	18.0%
\$75,000-\$99,999	12.7%	12.5%	12.4%
\$50,000-\$74,999	13.4%	14.1%	14.1%
\$35,000-\$49,999	8.9%	8.5%	8.8%
\$25,000-\$34,999	6.7%	5.9%	6.5%
\$15,000-\$24,999	7.1%	6.2%	7.0%
Under \$15,000	7.1%	8.2%	9.2%
Average Household Income	\$112,734	\$117,048	\$110,094
Median Household Income	\$91,093	\$93,375	\$88,462
Per Capita Income	\$38,985	\$43,821	\$40,779
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	30,329	262,524	721,825
Under 20	22.5%	21.0%	21.1%
20 to 34 Years	21.1%	21.6%	22.4%
35 to 39 Years	7.2%	7.7%	7.6%
40 to 49 Years	14.0%	13.9%	13.5%
50 to 64 Years	18.5%	18.6%	18.4%
Age 65+	16.7%	17.2%	16.9%
Median Age	40.0	41.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	21,663	192,286	524,578
Elementary (0-8)	15.8%	12.1%	14.8%
Some High School (9-11)	10.3%	8.3%	8.9%
High School Graduate (12)	20.8%	19.0%	19.5%
Some College (13-15)	17.5%	15.5%	15.1%
Associate Degree Only	6.2%	6.4%	5.9%
Bachelor's Degree Only	18.2%	23.9%	22.5%
Graduate Degree	11.2%	14.8%	13.2%
Population by Gender			
2025 Estimate Total Population	30,329	262,524	721,825
Male Population	48.7%	48.7%	49.4%
Female Population	51.3%	51.3%	50.6%

MARKET OVERVIEW

U.S. Apartment Demand Outpacing New Supply; Trend Suggests Continued Performance Gains

■ Completions ■ Net Absorption



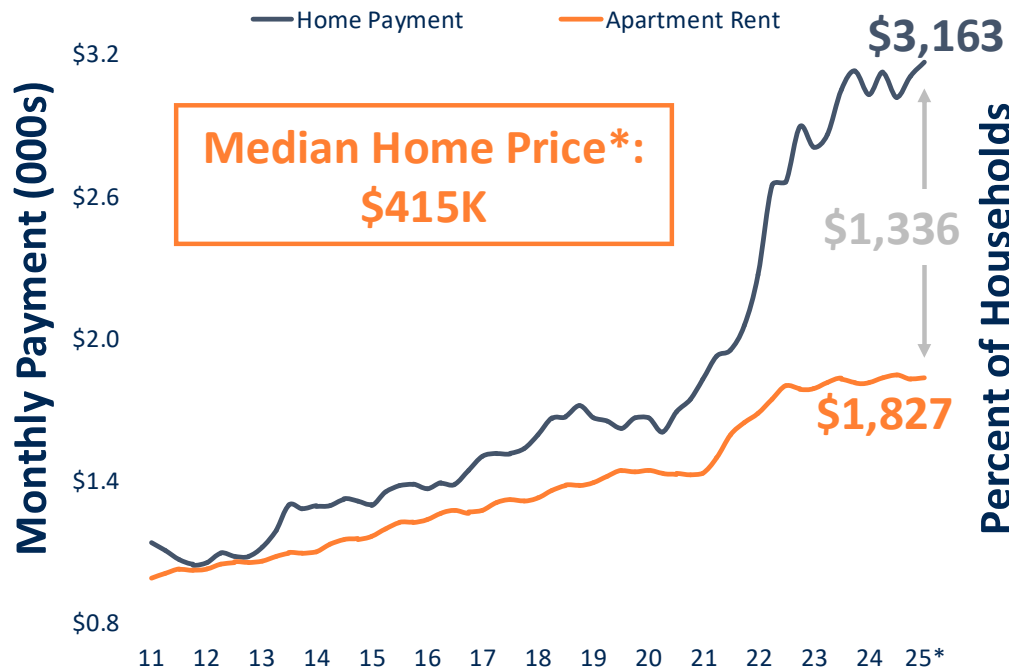
* Through 1Q
Trailing 4-quarter average
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Marcus & Millichap

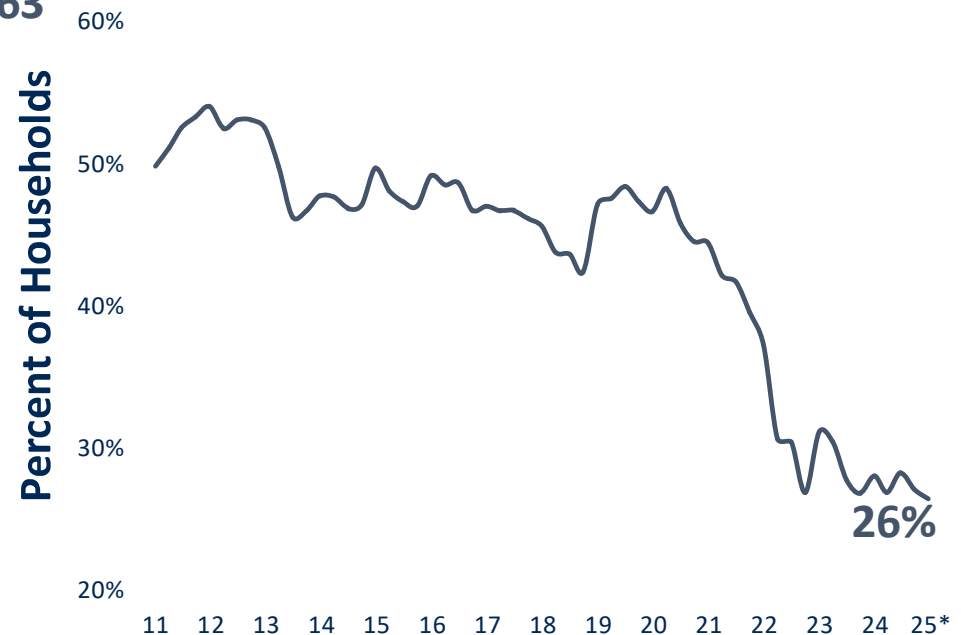
MARKET OVERVIEW

Affordability Gap Widened; Loan Qualification Remains A Significant Barrier

Affordability Gap Between Home Payment and Apartment Rent



Share of Households That Qualify For Loan on Median-Priced Home

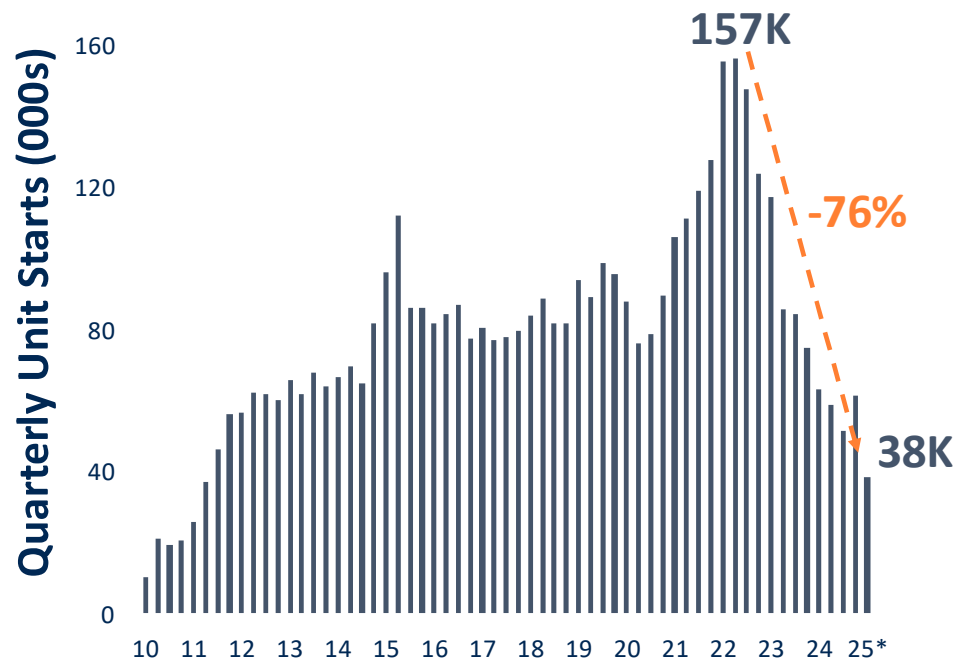


* Through 1Q; median single-family home price as of March
Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

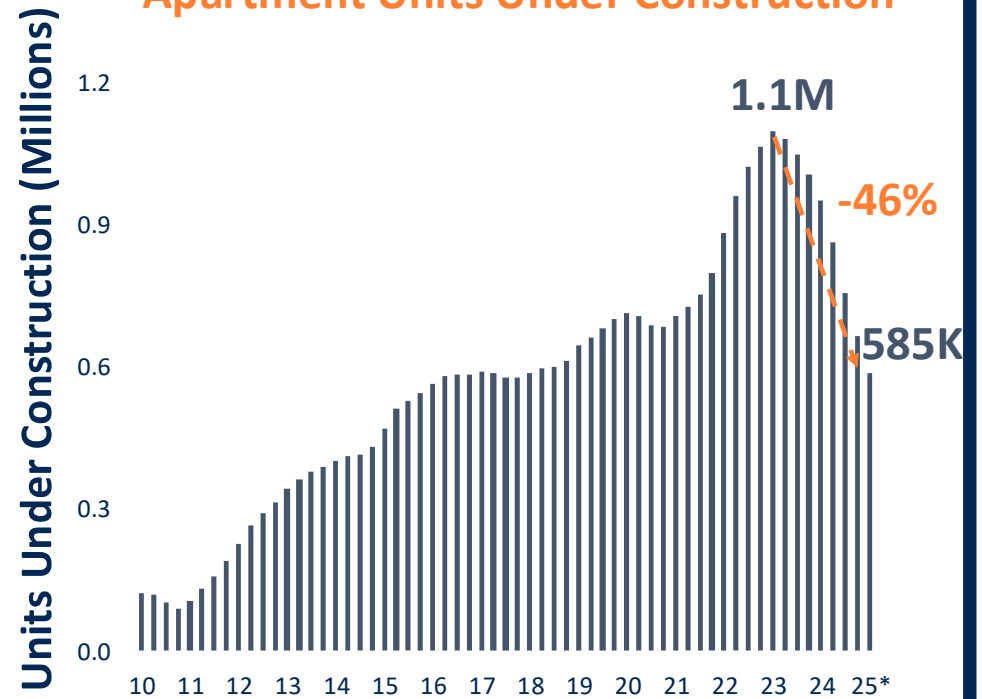
MARKET OVERVIEW

Substantial Decline In Multifamily Construction Supports Strengthening Performance Outlook

New Multifamily Starts



Apartment Units Under Construction



* Through 1Q
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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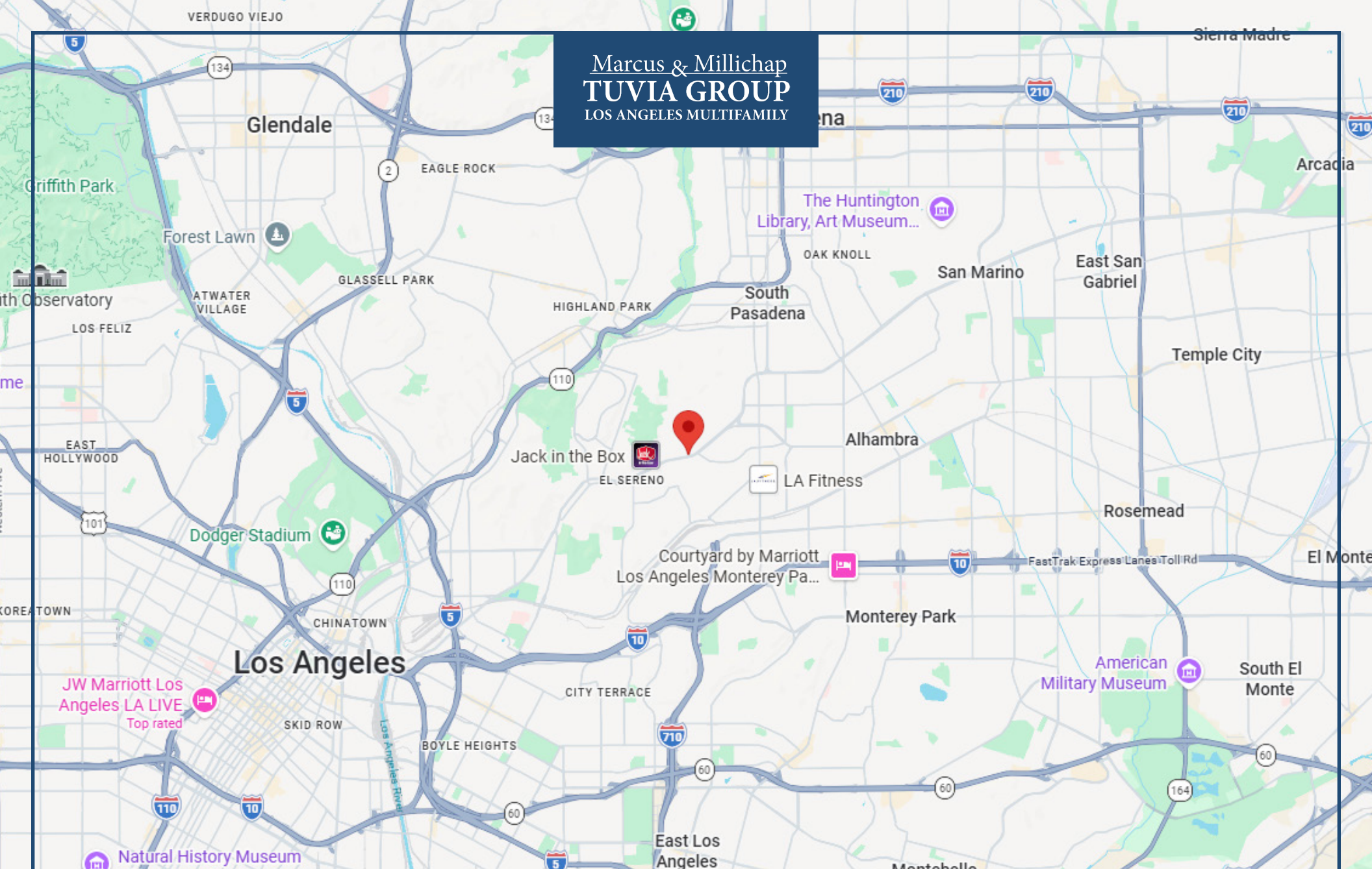
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