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)



3744
KEYSTONE AVE

LOS ANGELES, CA 90034

PRIME PALMS LOCATION - CULVER CITY ADJACENT • 15 UNITS - GREAT UNIT MIX • ±50% POTENTIAL RENTAL UPSIDE • ONE (1) VACANT

CAPITAL IMPROVEMENTS - SOFT-STORY RETROFIT COMPLETED, NEW ELECTRIC SUBPANELS AND NEW MAIN PANEL • ON-SITE PARKING - MULTIPLE ADU CONVERSION OPPORTUNITIES • ON-SITE LAUNDRY FACILITY

3744 Keystone Ave

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

3744 KEYSTONE AVE

APN: 4314-002-027

OFFERING PRICE

$3,725,000

CAP RATE

5.09%

GRM

11.91

PRICE PER UNIT

$248,333

PRICE PER SF

$356.08

VITAL DATA

Units	15
Gross Square Feet	10,461 SF
Lot Size	10,775 SF
Occupancy	93%
Year Built	1966
Zoning	LAR3

UNIT MIX

1	Guest / 1 Bathroom
8	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom
4	2 Bedroom / 1.5 Bathroom
1	3 Bedroom / 2 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a fifteen (15) unit apartment building located at 3744 Keystone 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, this 15-unit multifamily property offers approximately 50% potential rental upside and a varied mix of one guest unit, eight one-bedroom units, five two-bedroom units, and one three-bedroom unit. Built by the seller's family, the property features a completed soft-story retrofit, a new roof installed in 2021, a 2004 copper re-pipe, and a new main electrical panel. Residents benefit from on-site laundry and rear tuck-under parking, which may offer opportunities for multiple ADU conversions, subject to feasibility and approvals. The location provides convenient access to the Palms Metro E Line, the 10 and 405 freeways, Downtown Culver City, nearby parks, and surrounding retail, dining, and entertainment destinations along the area's major commercial corridors.

With approximately 50% potential rental upside, a diverse unit mix, completed capital improvements, and potential tuck-under parking conversions for ADUs, the property presents a compelling value-add opportunity in prime Palms.



INVESTMENT HIGHLIGHTS

- Prime Palms Location
- Great Unit Mix - One (1) Guest, Eight (8) One-Bedroom, Five (5) Two-Bedroom, and One (1) Three-Bedroom Unit
- Solid Rental Upside (+50%)
- Soft-Story Retrofit Completed
- New Roof in 2021
- Copper Re-Pipe Completed in 2004
- New Main Electric Panel
- New Electric Subpanels (No Permit)
- On-Site Tuck-Under Parking Available in the Front and Rear
- Excellent Opportunity to Convert Tuck-Under Parking into ADUs
- On-Site Laundry Facility
- Property Built by the Seller's Family
- Dominant Access to Commercial Corridors - Overland Ave, Washington Blvd, Culver 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 Media Park 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

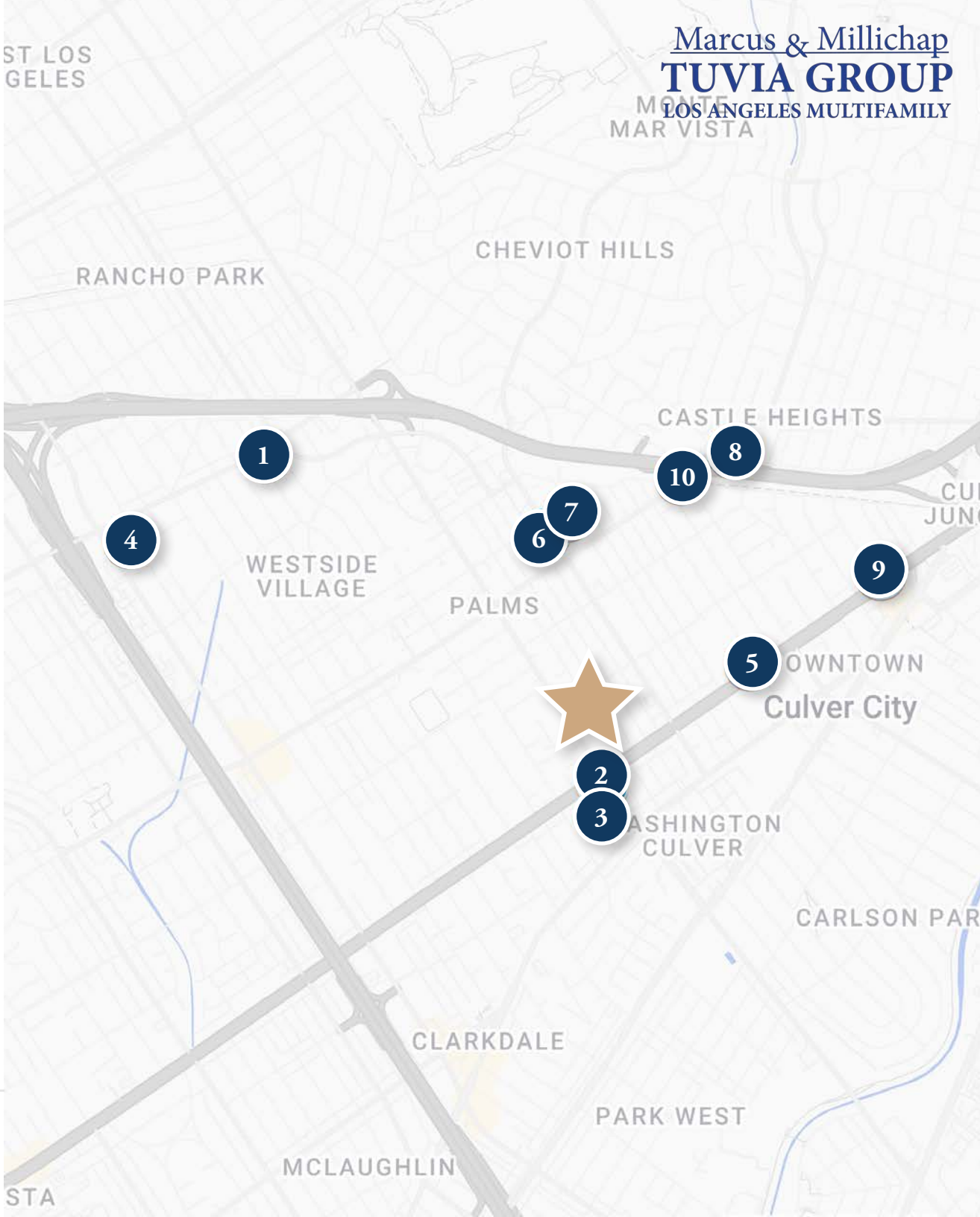
6. Coffee Commissary - 3417 Motor Ave

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




3744

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RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
#1	2 Br / 1.5 Ba			$1,754		$3,000	
#2	1 Br / 1 Ba			$1,781		$2,300	
#3	1 Br / 1 Ba			$1,750		$2,300	
#4	1 Br / 1 Ba			$1,890		$2,300	
#5	1 Br / 1 Ba			$1,132		$2,300	
#6	2 Br / 1.5 Ba			$2,228		$3,000	
#7	Guest / 1 Ba			$1,123		$1,850	
#8	2 Br / 1.5 Ba			$2,421		$3,000	
#9	1 Br / 1 Ba			$1,279		$2,300	
#10	1 Br / 1 Ba			$1,156		$2,300	
#11	1 Br / 1 Ba			$1,349		$2,300	
#12	1 Br / 1 Ba	VACANT		$2,300		$2,300	
#14	2 Br / 1 Ba			$2,421		$2,950	
#15	2 Br / 1.5 Ba			$1,565		$3,000	
#16	3 Br / 2 Ba			$1,914		$3,500	
Total			**10,461 SF**	**$26,063**	**$2.49**	**$38,700**	**$3.70**

PRICING DETAIL

SUMMARY		
List Price		$3,725,000
Down Payment	45%	$1,676,250
Number of Units		15
Price Per Unit		$248,333
Price Per SqFt		$356.08
Gross SqFt		10,461 SF
Lot Size		10,775 SF
Year Built		1966

RETURNS	CURRENT	MARKET
CAP Rate	5.09%	8.88%
GRM	11.91	8.02
Cash-on-Cash	2.43%	10.85%
Debt Coverage Ratio	1.27	2.22

FINANCING		1ST LOAN
Loan Amount	55%	$2,048,750
Loan Type		New
Interest Rate		6.10%
Amortization		30 Years
Year Due		2031

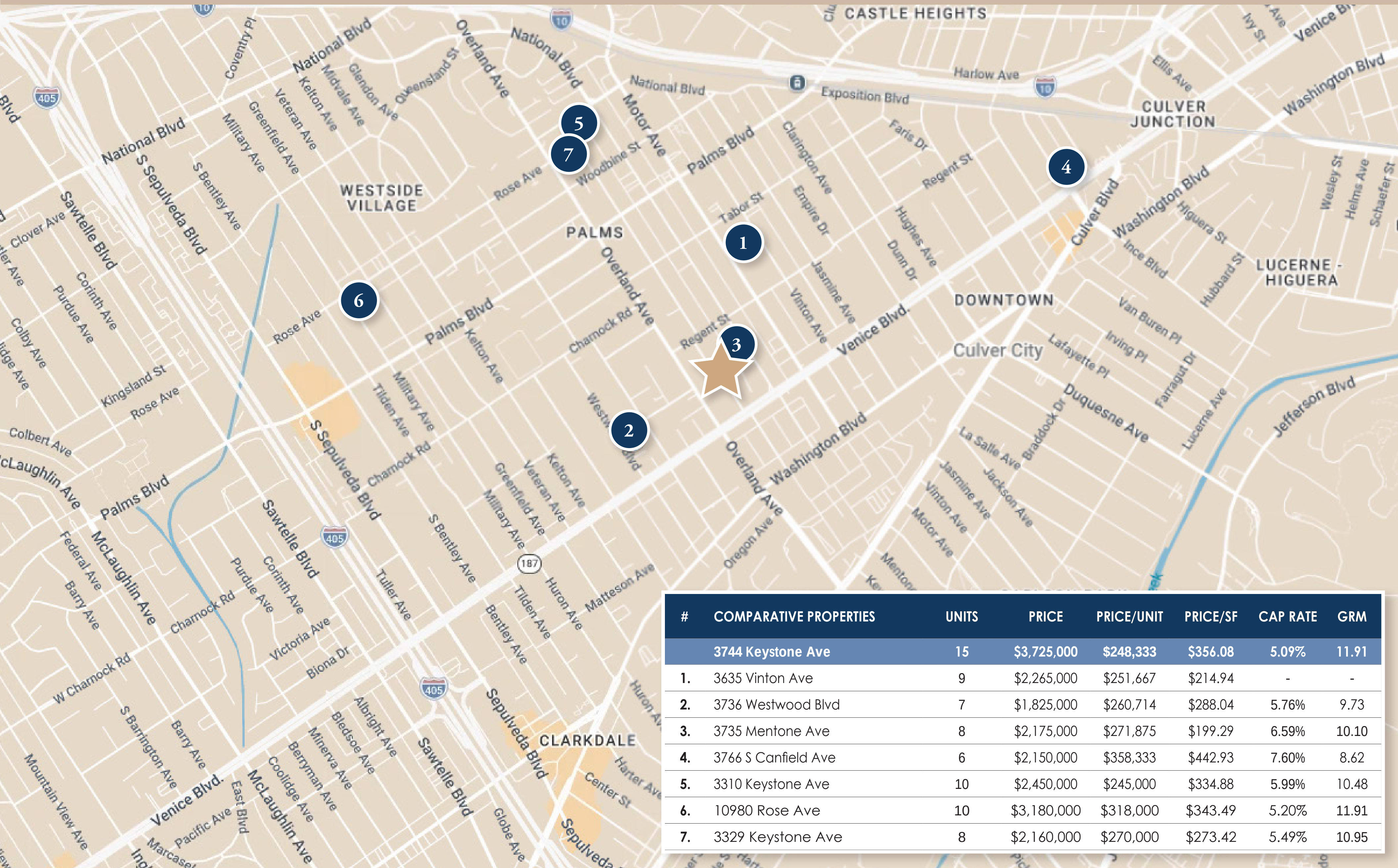
UNITS	UNIT TYPE	CURRENT	MARKET
1	Guest	$1,123	$1,850
8	One-Bedroom	$1,580	$2,300
5	Two-Bedroom	$2,078	$2,990
1	Three-Bedroom	$1,914	$3,500

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$312,756**		**$464,400**
Less: Vacancy/Deductions	3.0%	$9,383	3.0%	$13,932
Total Effective Rental Income		$303,373		$450,468
Other Income: Laundry		$5,636		$5,636
Effective Gross Income		$309,009		$456,104
Less: Expenses	38.6%	$119,320	27.5%	$125,204
Net Operating Income		**$189,689**		**$330,900**
Cash Flow		$189,689		$330,900
Debt Service		$148,984		$148,984
Net Cash Flow After Debt Service	2.43%	$40,705	10.85%	$181,916
Principal Reductions		$24,693		$26,242
Total Return	**3.90%**	**$65,398**	**12.42%**	**$208,158**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$44,700	$44,700
Insurance	$15,692	$15,692
Utilities*	$27,639	$27,639
Repairs & Operating Reserves	$6,750	$6,750
Housing Fees*	$1,600	$1,600
Trash Removal*	$8,375	$8,375
Landscaping	$1,080	$1,080
Pest Control*	$1,124	$1,124
Management Fee	$12,360	$18,244
Total Expenses	**$119,320**	**$125,204**
Expenses/Unit	$7,955	$8,347

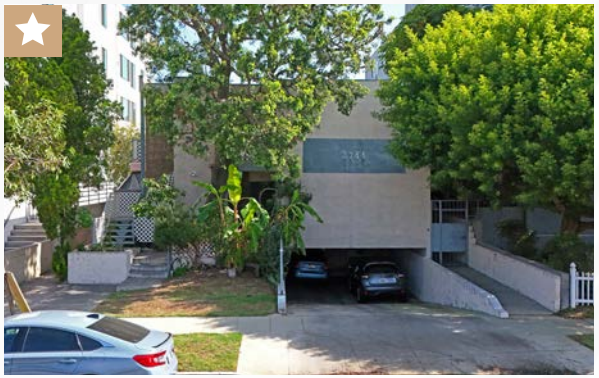
*** Denotes Actual Expense(s).**

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	3744 Keystone Ave	**15**	**$3,725,000**	**$248,333**	**$356.08**	**5.09%**	**11.91**
1.	3635 Vinton Ave	9	$2,265,000	$251,667	$214.94	-	-
2.	3736 Westwood Blvd	7	$1,825,000	$260,714	$288.04	5.76%	9.73
3.	3735 Mentone Ave	8	$2,175,000	$271,875	$199.29	6.59%	10.10
4.	3766 S Canfield Ave	6	$2,150,000	$358,333	$442.93	7.60%	8.62
5.	3310 Keystone Ave	10	$2,450,000	$245,000	$334.88	5.99%	10.48
6.	10980 Rose Ave	10	$3,180,000	$318,000	$343.49	5.20%	11.91
7.	3329 Keystone Ave	8	$2,160,000	$270,000	$273.42	5.49%	10.95

SALES COMPARABLES



3744 KEYSTONE AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
List Price	$3,725,000
Number of Units	15
Price/Unit	$248,333
Price/SF	$356.08
Cap Rate	5.09%
GRM	11.91
Lot SF	10,775 SF
Year Built	1966

UNIT MIX	
1	Guest / 1 Bath
8	1 Bed / 1 Bath
1	2 Bed / 1 Bath
4	2 Bed / 1.5 Bath
1	3 Bed / 2 Bath



3635 VINTON AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$2,265,000
COE Date	9/16/2026
Number of Units	9
Price/Unit	$251,667
Price/SF	$214.94
Cap Rate	-
GRM	-
Lot SF	15,002 SF
Year Built	1964

UNIT MIX	
7	1 Bed / 1 Bath
2	2 Bed / 2 Bath



3736 WESTWOOD BLVD
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$1,825,000
COE Date	8/24/2026
Number of Units	7
Price/Unit	$260,714
Price/SF	$288.04
Cap Rate	5.76%
GRM	9.73
Lot SF	7,877 SF
Year Built	1965

UNIT MIX	
1	Studio / 1 Bath
1	1 Bed / 1 Bath
4	2 Bed / 1 Bath
1	3 Bed / 2 Bath

SALES COMPARABLES



3735 MENTONE AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$2,175,000
COE Date	8/14/2026
Number of Units	8
Price/Unit	$271,875
Price/SF	$199.29
Cap Rate	6.59%
GRM	10.10
Lot SF	7,761 SF
Year Built	1967

UNIT MIX	
1	Studio / 1 Bath
4	1 Bed / 1 Bath
3	2 Bed / 1 Bath



3766 S CANFIELD AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$2,150,000
COE Date	6/26/2026
Number of Units	6
Price/Unit	$358,333
Price/SF	$442.93
Cap Rate	7.60%
GRM	8.62
Lot SF	6,534 SF
Year Built	1962

UNIT MIX	
5	Studio / 1 Bath
6	1 Bed / 1 Bath



3310 KEYSTONE AVE
LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$2,450,000
COE Date	4/21/2026
Number of Units	10
Price/Unit	$245,000
Price/SF	$334.88
Cap Rate	5.99%
GRM	10.48
Lot SF	7,405 SF
Year Built	1957

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

SALES COMPARABLES

6



10980 ROSE AVE

LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$3,180,000
COE Date	2/3/2026
Number of Units	10
Price/Unit	$318,000
Price/SF	$343.49
Cap Rate	5.20%
GRM	11.91
Lot SF	8,276 SF
Year Built	1969

UNIT MIX	
8	1 Bed / 1.5 Bath
2	2 Bed / 2.5 Bath

7



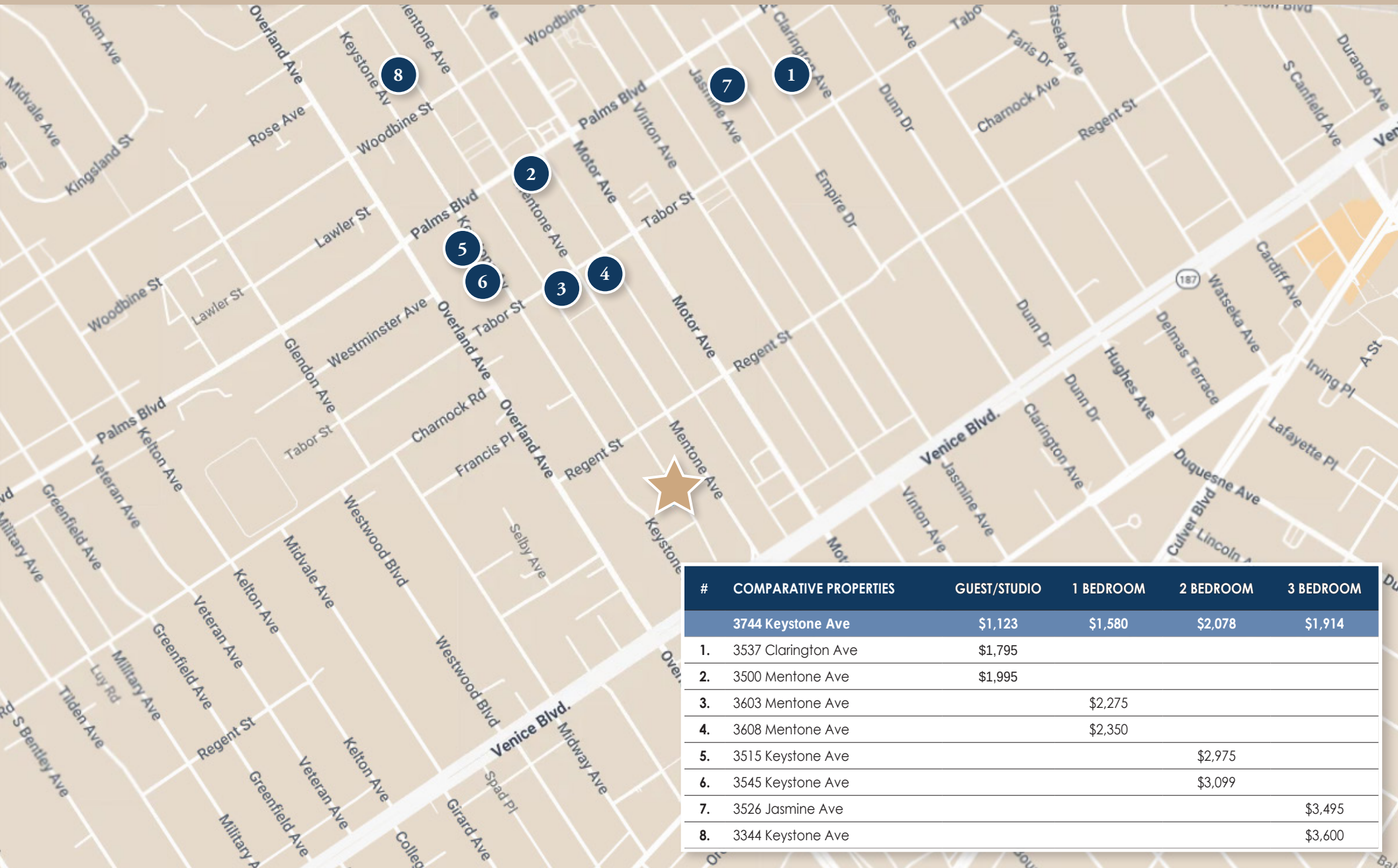
3329 KEYSTONE AVE

LOS ANGELES, CA 90034

PRICING INFORMATION	
Sale Price	$2,160,000
COE Date	10/23/2025
Number of Units	8
Price/Unit	$270,000
Price/SF	$273.42
Cap Rate	5.49%
GRM	10.95
Lot SF	7,405 SF
Year Built	1971

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

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	GUEST/STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
	3744 Keystone Ave	**$1,123**	**$1,580**	**$2,078**	**$1,914**
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	GUEST/STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
		3744 Keystone Ave Los Angeles, CA 90034	$1,123	$1,580	$2,078	$1,914
#		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.



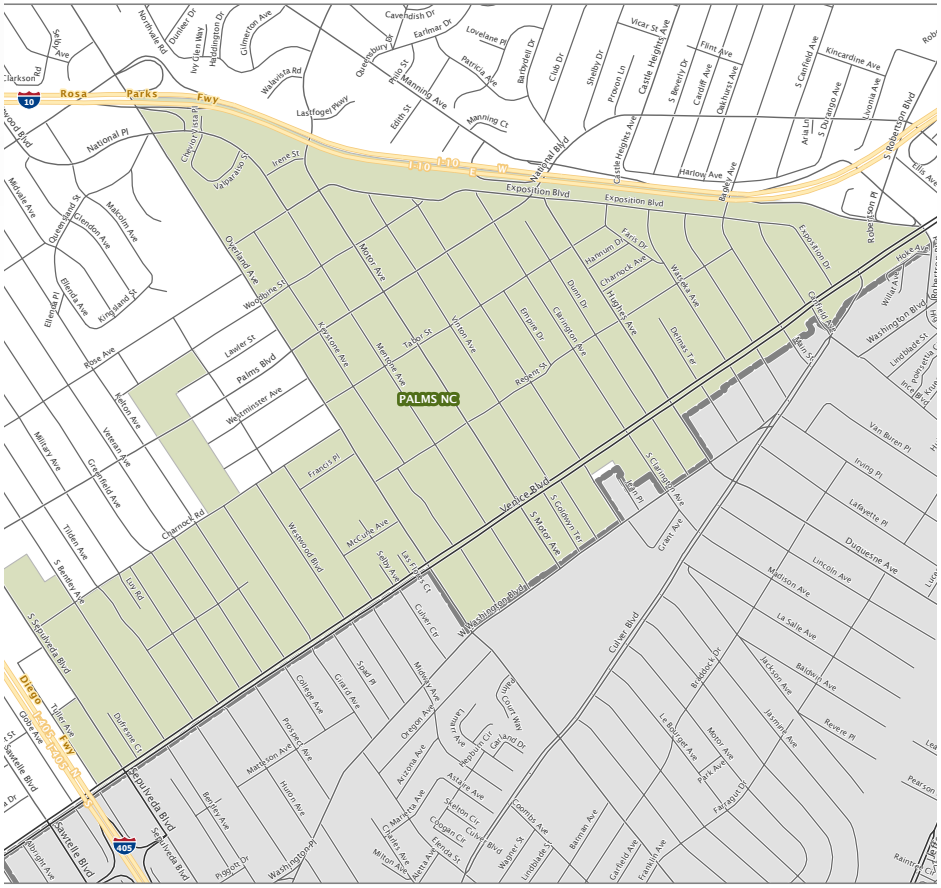
Average Household Income of $137,237

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.

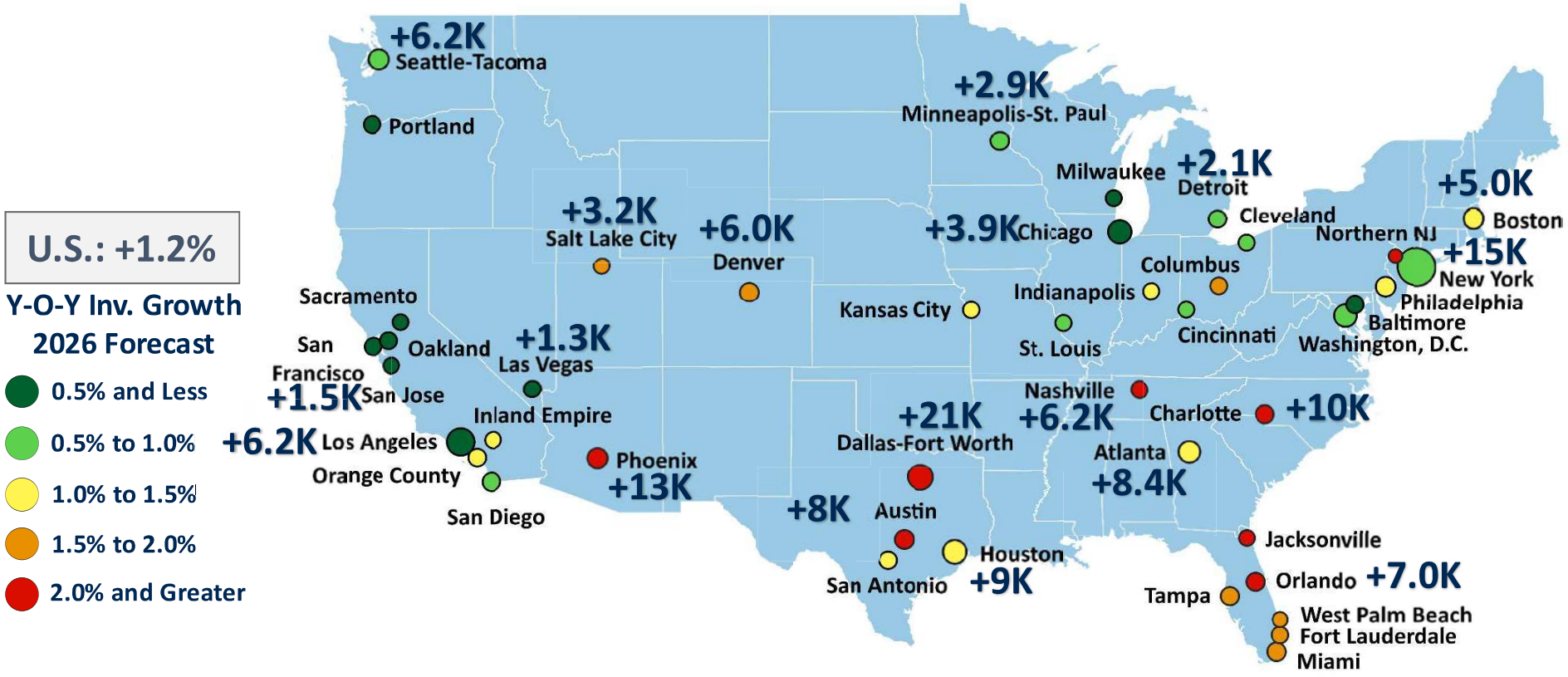
Amenities include Expo Line light rail stations, strong bus connectivity, bike infrastructure, neighborhood retail and dining along Venice and Washington Boulevards, and close access to Downtown Culver City, The Platform, and major employment hubs in Culver City, Playa Vista, and Santa Monica.

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



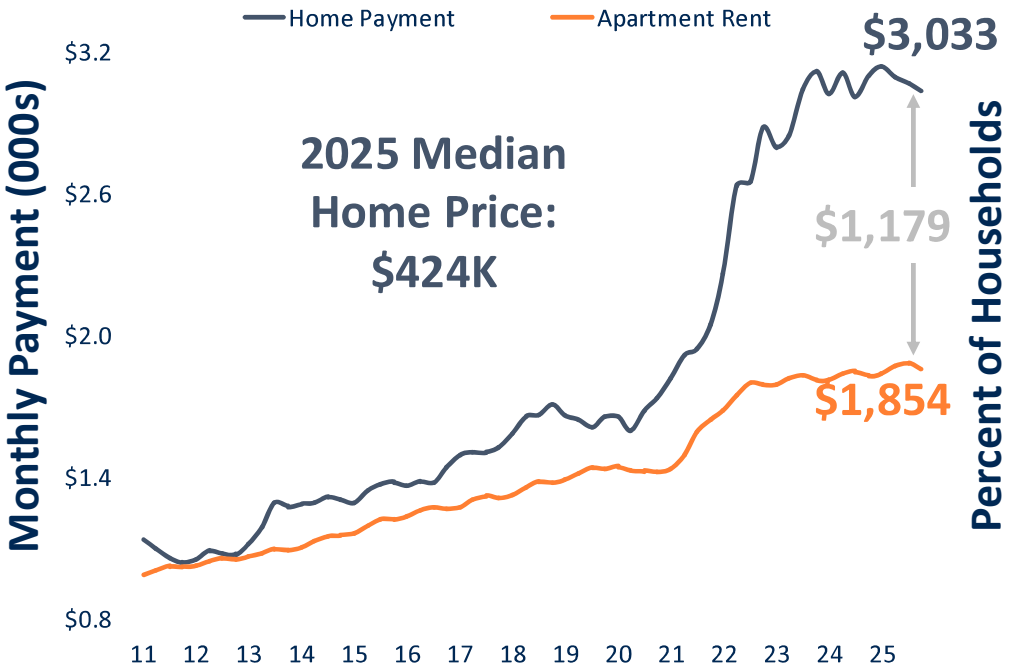
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

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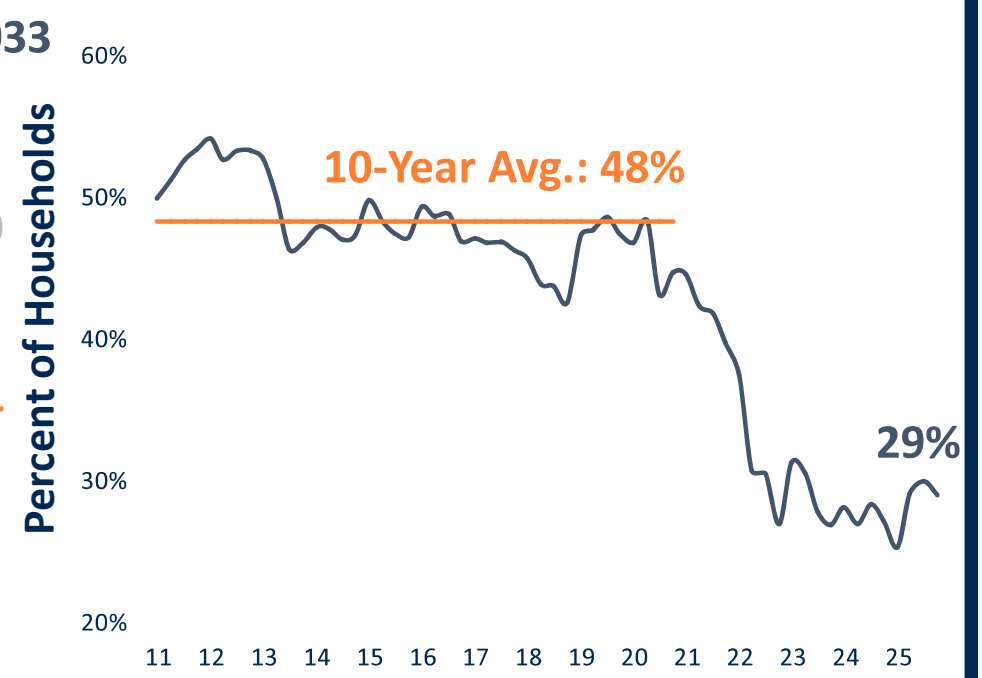
MARKET OVERVIEW

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

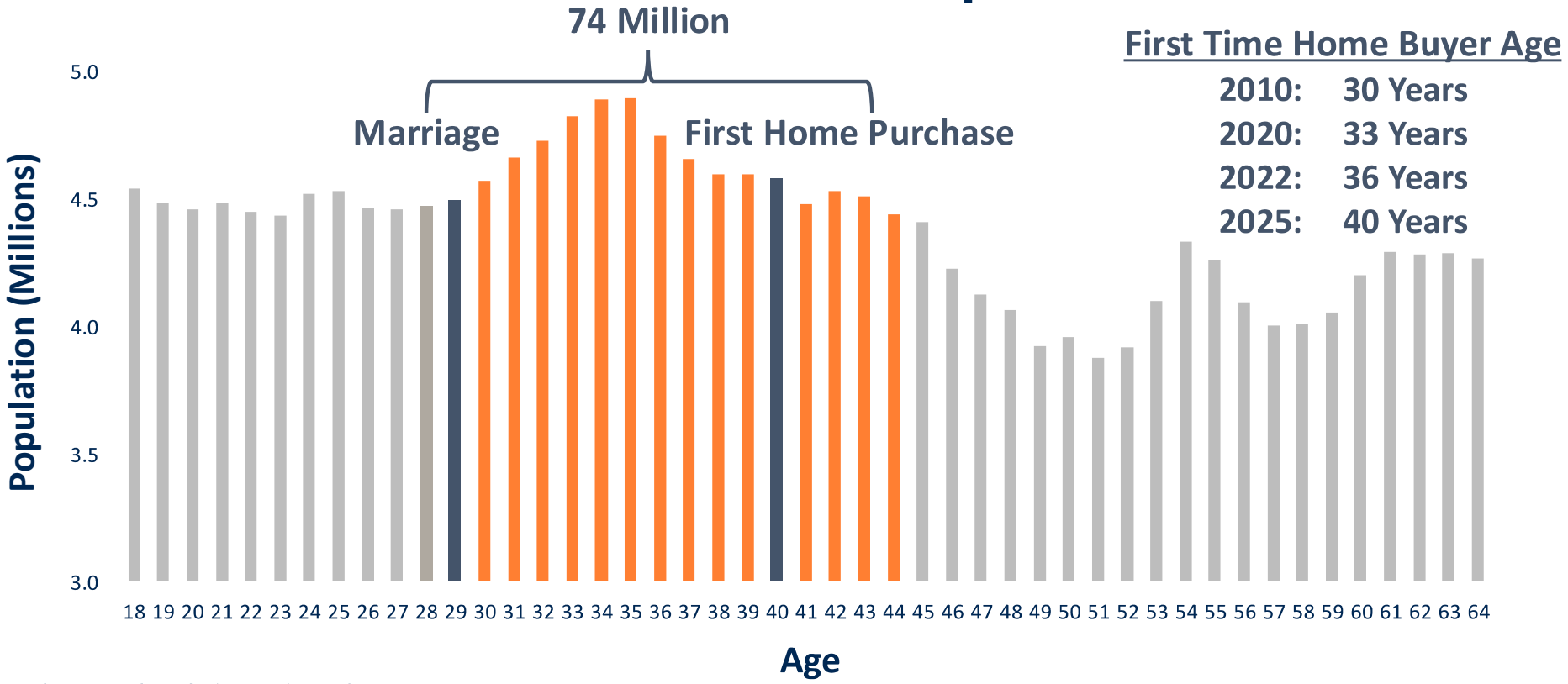


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand

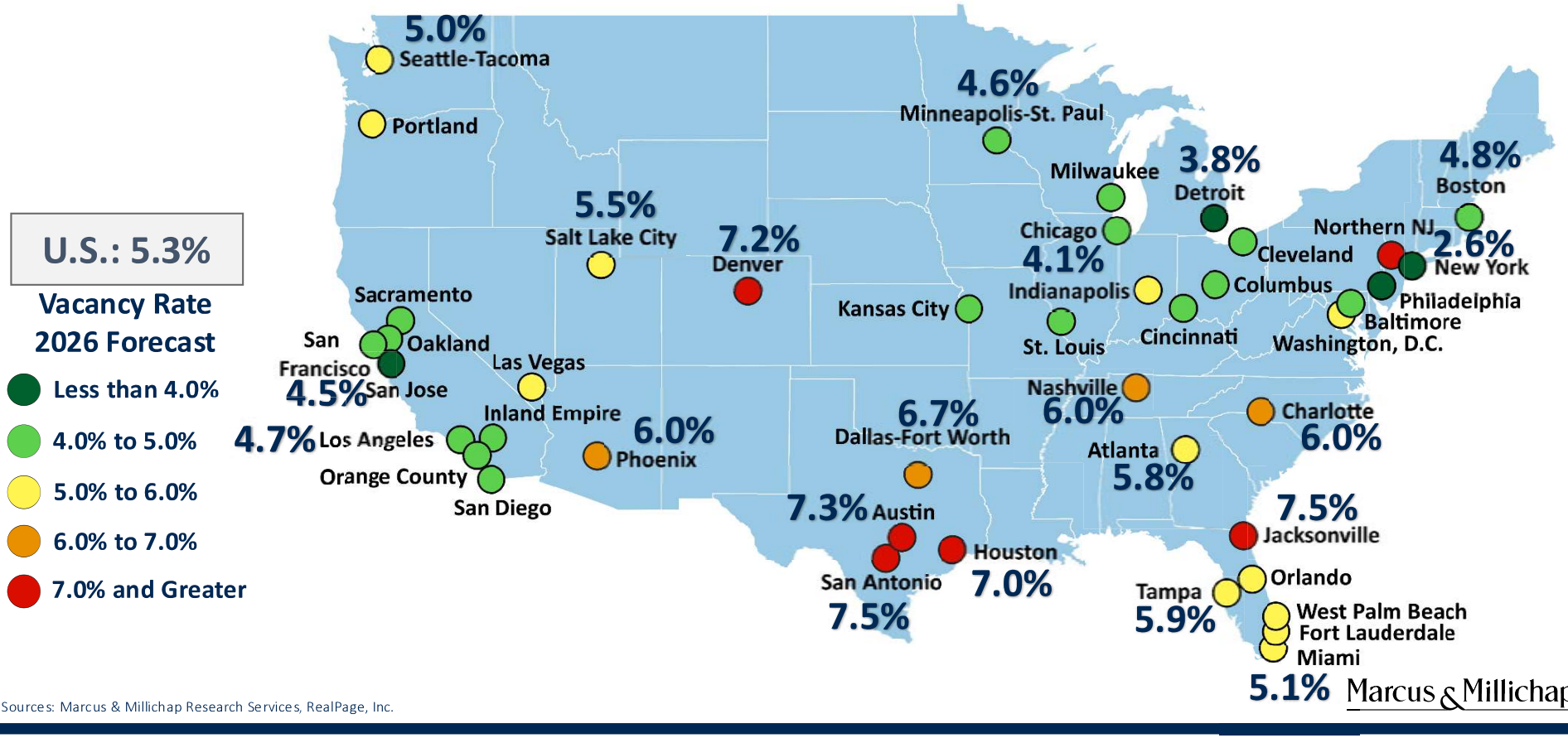


Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



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

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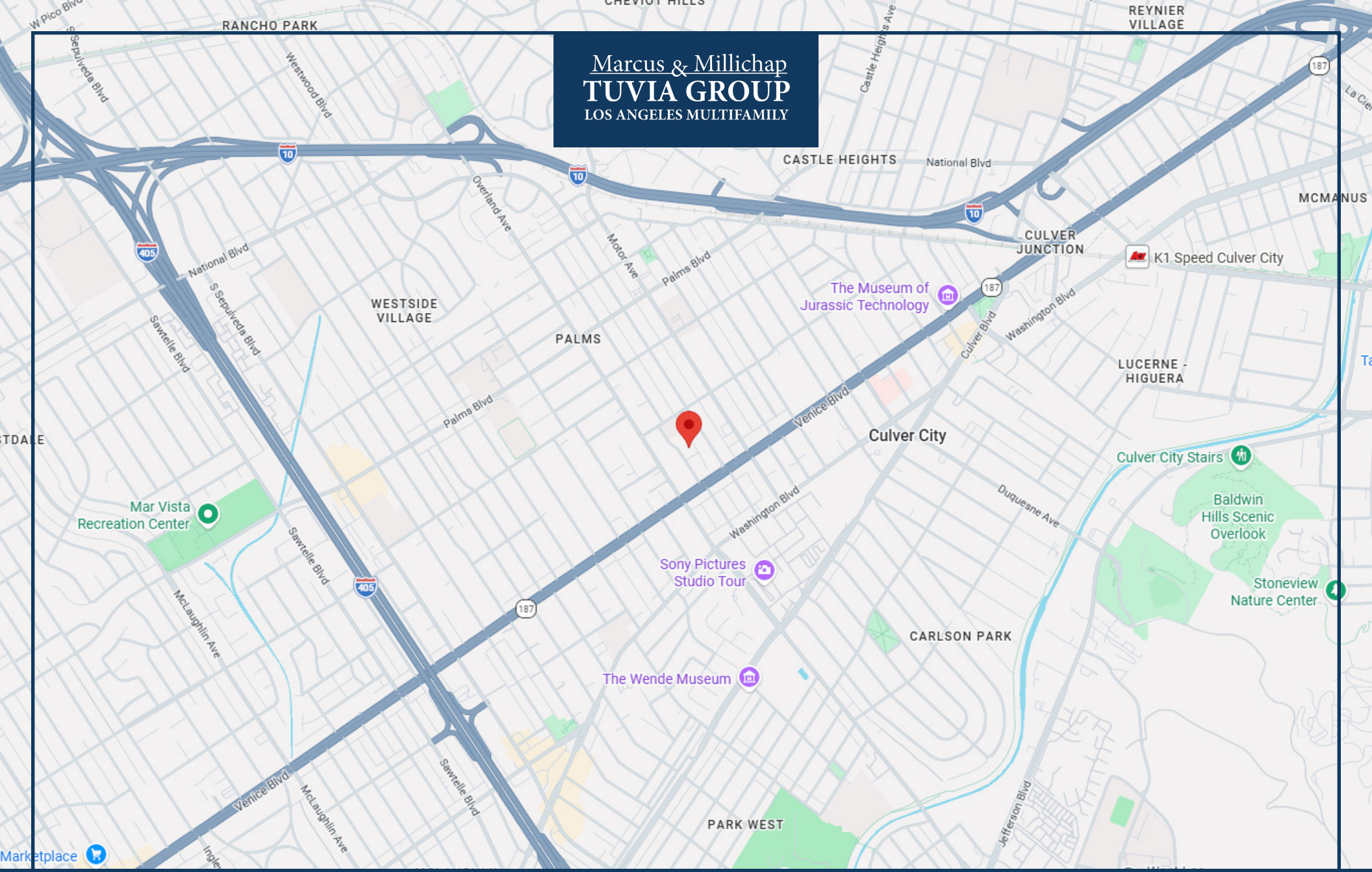
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3744 KEYSTONE AVE