3115 IVY ST

LOS ANGELES, CA 90034

8 UNITS - CULVER CITY LOCATION

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EXCLUSIVELY LISTED BY

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3115
IVY ST
LOS ANGELES, CA 90034


Ivy St
3100 S
3115
IVY


3115







01
PROPERTY DETAILS

THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap is pleased to present 3115 Ivy Street, an 8-unit apartment community located in the highly desirable Culver City/ Palms neighborhood of West Los Angeles. Built in 1964, the property offers approximately 6,038 square feet of rentable living area on a 6,157-square-foot lot, providing investors with a well-located and stable asset in one of the Westside's most consistently strong rental markets.

The building features a practical and appealing unit mix, with bright interiors, efficient layouts, and the long-term durability associated with classic mid-century construction. These characteristics support steady tenant demand and create a reliable operating environment for ownership, while still offering clear opportunities for future modernization and value enhancement.

3115 Ivy Street benefits from an exceptional location just steps away from Culver City, placing residents near major employment centers such as Culver City's expanding tech and creative office district, Sony Studios, and the broader Westside job base. The property is surrounded by a wide selection of dining, retail, and neighborhood conveniences along Venice Boulevard and Sepulveda Boulevard. Connectivity is another key advantage, with close access to the I-10 and I-405 Freeways as well as the Metro E Line, allowing for convenient travel throughout Greater Los Angeles.

Situated within a supply-constrained, transit-oriented, and high-demand rental pocket, 3115 Ivy Street represents a compelling opportunity to acquire a well-maintained multifamily asset with stable in-place income and meaningful potential for long-term appreciation.

PROPERTY SUMMARY

PRICING

Offering Price	$2,200,000	
Price/Unit	$275,000	
Price/SQFT	$364.36	
CAP Rate	6.48% Current	7.71% Market
GRM	9.61 Current	8.16 Market

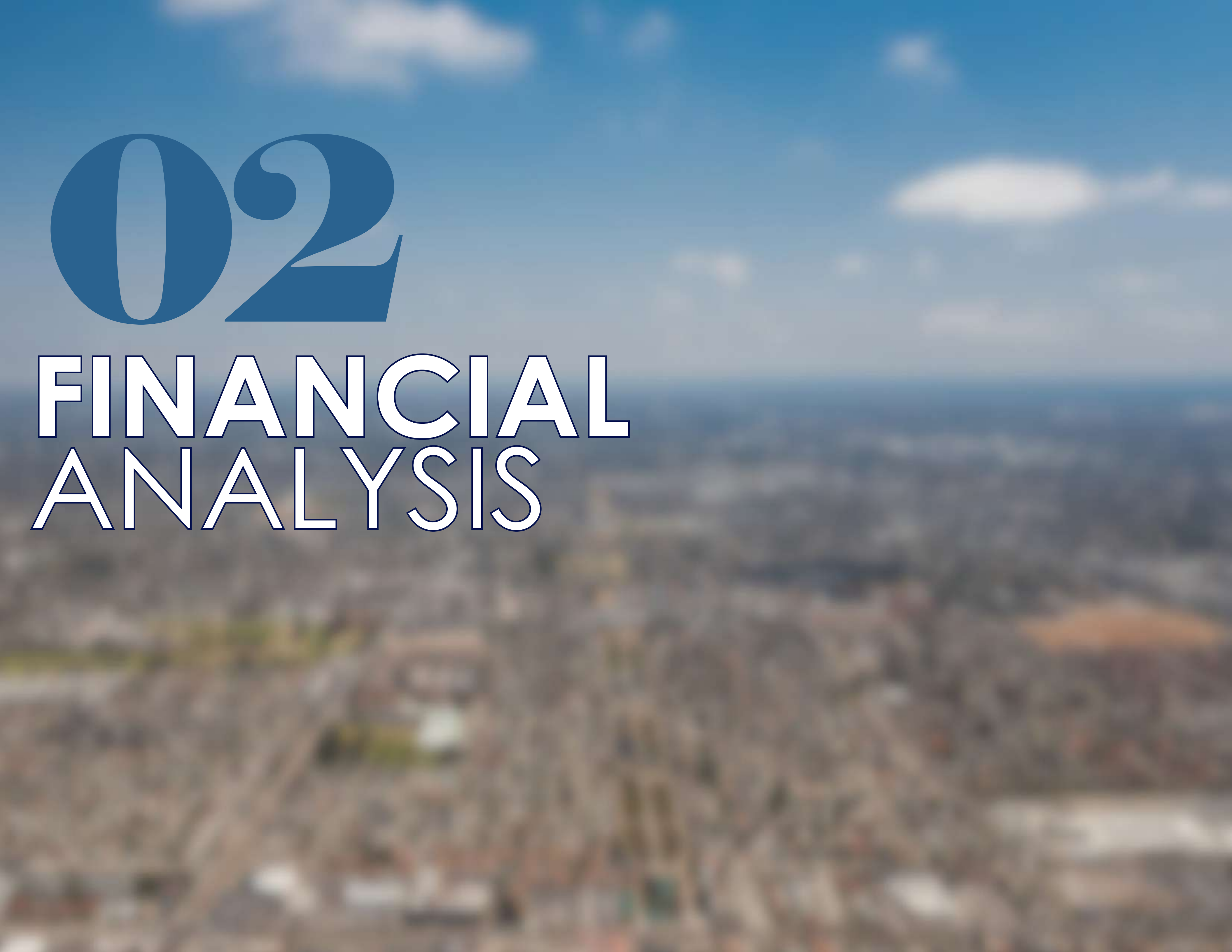
THE ASSET

Number of Units	8
Year Built	1964
Unit Mix	(1) Bachelor (1) 1 Bed + 1 Bath (4) 2 Bed + 2 Bath (2) 3 Bed + 2 Bath
Gross SqFt	6,038
Lot Size	6,157
Zoning	LARD1.5
Parcel Number	4312-009-037

INVESTMENT HIGHLIGHTS

- Excellent Culver City location surrounded by single-family homes
- 8-unit building featuring an attractive mix of: one (1) bachelor, one (1) one-bed/one-bath, four (4) two-bed/two-bath, and two (2) three-bed/two-bath units
- Two unoccupied two-car garages provide an opportunity for ADU expansion, secure storage rental, or additional parking income
- 5/8 of the Units Have Been Completely Remodeled
- Recent upgrades include a new roof (2022), copper plumbing improvements completed between 2021, and 2022, fresh exterior paint (2022), and a fully completed seismic retrofit
- Convenient access to Venice Boulevard, the I-10 Freeway, and the Metro Expo Line
- Close proximity to major employment hubs including Palms, Century City, Culver City, and the broader Silicon Beach tech and creative corridor


SUBWAY
The Willows
COMMUNITY SCHOOL
INTERSTATE CALIFORNIA 10
park century school
CALIFORNIA STATE PARKS SINCE 1864
HYATT
INTERSTATE CALIFORNIA 405
CVS
Southern California Hospital CULVER CITY
TRADER JOE'S
IN-N-OUT BURGER
3115
IVY ST
LOS ANGELES, CA 90034
STOP



02
FINANCIAL ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	1 Bed + 1 Bath	$2,200	$2,200	Vacant- Remodeled
2	Bachelor	$1,600	$1,600	Vacant- Remodeled
3	2 Bed + 2 Bath	$2,700	$2,800	Remodeled
4	3 Bed + 2 Bath	$1,780	$3,600	
5	2 Bed + 1.5 Bath	$2,700	$2,800	Vacant (Needs Remodel)
6	2 Bed + 2 Bath	$1,714	$2,800	
7	2 Bed + 2 Bath	$2,600	$2,800	
8	3 Bed + 2 Bath	$3,500	$3,600	Remodeled
		$18,795	**$22,200**	

RENT ROLL SUMMARY

UNIT #	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
1	Bachelor	$1,600	$1,600	$1,600	$1,600
1	1 Bed + 1 Bath	$2,200	$2,200	$2,200	$2,200
4	2 Bed + 2 Bath	$2,429	$9,715	$2,800	$11,200
2	3 Bed + 2 Bath	$2,640	$5,280	$3,600	$7,200
		TOTAL SCHEDULED RENT:	**$18,795**		**$22,200**

PRICING DETAILS

PRICING	
OFFERING PRICE	**$2,200,000**
Number of Units	8
Price per Unit	$275,000
Price per SqFt	$364.36
Gross SqFt	6,038
Lot Size	6,157
Year Built	1964

RETURNS	CURRENT	MARKET
Cap Rate	6.48%	7.71%
GRM	9.61	8.16

ANNUALIZED INCOME	CURRENT		MARKET	
Gross Potential Rent	$225,540		$266,400	
Laundry	$3,300		$3,300	
Gross Scheduled Income	$228,840		$269,700	
Vacancy Reserve	($6,865)	3%	($13,485)	5%
Effective Gross Income	$221,975		$256,215	
Less: Expenses	($79,508)	35%	($86,599)	32%
Net Operating Income	**$142,467**		**$169,616**	

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	$27,500	$27,500
Insurance	$11,034	$11,034
Utilities	$11,470	$11,470
Main. & Repairs	$11,442	$17,163
Off-Site Management (4%)	$8,879	$10,248
Landscaping	$2,020	$2,020
Rubbish	$5,163	$5,163
Misc. + Reserves	$2,000	$2,000
Total Expenses	**$79,508**	**$86,599**
Expenses/Unit	**$9,938.50**	**$10,824.88**
Expenses/SF	**$13.17**	**$14.34**

03
MARKET
COMPARABLES

SOLD COMPARABLES

1 3735 Cardiff Ave, Los Angeles, CA 90034
2 2051 S Corning St, Los Angeles, CA 90034
3 1952 S Holt Ave, Los Angeles, CA 90034
4 3624 Hughes Ave, Los Angeles, CA 90034
5 3212 La Cienega Ave, Los Angeles, CA 90034
6 4061 Irving Pl, Culver City, CA 90232
7 1728 S Robertson Blvd, Los Angeles, CA 90035
S 3115 Ivy St, Los Angeles, CA 90034

SOLD COMPARABLES

S

3115 IVY ST LOS ANGELES, CA 90034	
Price	$2,200,000
Units	8
Bldg SF	6,038
Year Built	1964
Cap Rate	6.48%
GRM	9.61
Price/SF	$364.36
Price/Unit	$275,000
Close of Escrow	N/A
Unit Mix	(1) Bachelor (1) 1+1 (4) 2+2 (2) 3+2

1

3735 CARDIFF AVE LOS ANGELES, CA 90034	
Price	$1,550,000
Units	6
Bldg SF	5,010
Year Built	1968
Cap Rate	4.62%
GRM	12.08
Price/SF	$309.38
Price/Unit	$258,333
Close of Escrow	12/31/2025
Unit Mix	(1) Studio (4) 1+1 (1) 2+2

2

2051 S CORNING ST LOS ANGELES, CA 90034	
Price	$2,050,000
Units	6
Bldg SF	6,448
Year Built	1960
Cap Rate	5.83%
GRM	10.26
Price/SF	$317.93
Price/Unit	$341,667
Close of Escrow	12/30/2025
Unit Mix	(1) Studio (5) 3+3

SOLD COMPARABLES

3

1952 S HOLT AVE
LOS ANGELES, CA 90034

Price	$1,985,000
Units	6
Bldg SF	6,442
Year Built	1963
Cap Rate	-
GRM	-
Price/SF	$308.13
Price/Unit	$330,833
Close of Escrow	11/3/2025
Unit Mix	(1) Studio (5) 3+3

4

3624 HUGHES AVE
LOS ANGELES, CA 90034

Price	$1,545,000
Units	6
Bldg SF	4,112
Year Built	1954
Cap Rate	4.32%
GRM	13.89
Price/SF	$375.73
Price/Unit	$257,500
Close of Escrow	8/11/2025
Unit Mix	(5) 1+1 (1) 2+2

5

3212 LA CIENEGA AVE
LOS ANGELES, CA 90034

Price	$2,100,000
Units	7
Bldg SF	5,393
Year Built	1957
Cap Rate	-
GRM	-
Price/SF	$389.39
Price/Unit	$300,000
Close of Escrow	11/22/2024
Unit Mix	(5) 1+1 (2) 2+2

SOLD COMPARABLES

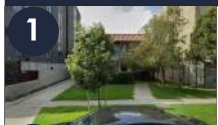
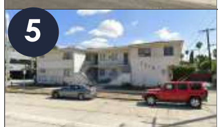
6

4061 IRVING PL CULVER CITY, CA 90232	
Price	$2,410,000
Units	6
Bldg SF	3,920
Year Built	1921
Cap Rate	5.17%
GRM	13.36
Price/SF	$614.80
Price/Unit	$401,667
Close of Escrow	2/4/2026
Unit Mix	(6) 1+1

7

1728 S ROBERTSON BLVD LOS ANGELES, CA 90035	
Price	$2,850,000
Units	8
Bldg SF	5,667
Year Built	1965
Cap Rate	5.08%
GRM	12.69
Price/SF	$502.91
Price/Unit	$356,250
Close of Escrow	4/25/2025
Unit Mix	(6) 1+1 (2) 2+2

SOLD COMPARABLES

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	$/UNIT	$/SQFT	CAP	GRM
1 	3735 Cardiff Ave Los Angeles, CA 90034	6	12/31/2025	1968	(1) Studio (4) 1+1 (1) 2+2	**$1,550,000**	$258,333	$309.38	4.62%	12.08
2 	2051 S Corning St Los Angeles, CA 90034	6	12/30/2025	1960	(1) Studio (5) 3+3	**$2,050,000**	$341,667	$317.93	5.83%	10.26
3 	1952 S Holt Ave Los Angeles, CA 90034	6	11/3/2025	1963	(1) Studio (5) 3+3	**$1,985,000**	$330,833	$308.13	-	-
4 	3624 Hughes Ave Los Angeles, CA 90034	6	8/11/2025	1954	(5) 1+1 (1) 2+2	**$1,545,000**	$257,500	$375.73	4.32%	13.89
5 	3212 La Cienega Ave Los Angeles, CA 90034	7	11/22/2024	1957	(5) 1+1 (2) 2+2	**$2,100,000**	$300,000	$389.39	-	-
6 	4061 Irving Pl Culver City, CA 90232	6	2/4/2026	1921	(6) 1+1	**$2,410,000**	$401,667	$614.80	5.17%	13.36
7 	1728 S Robertson Blvd Los Angeles, CA 90035	8	4/25/2025	1965	(6) 1+1 (2) 2+2	**$2,850,000**	$356,250	$502.91	5.08%	12.69
						$2,070,000	**$320,893**	**$402.61**	**5.00%**	**12.46**

SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	$/UNIT	$/SQFT	CAP	GRM
S 	3115 Ivy St Los Angeles, CA 90034	8	N/A	1964	(1) Bachelor (1) 1+1 (4) 2+2 (2) 3+2	**$2,200,000**	$275,000	$364.36	6.48%	9.61


RENT COMPARABLES
1 3330 S Durango Ave, Los Angeles, CA 90034
2 3674 Empire Dr, Los Angeles, CA 90034
3 3717 Cardiff Ave, Los Angeles, CA 90034
4 3300 Castle Heights Ave, Los Angeles, CA 90034
5 3715 S Canfield Ave, Los Angeles, CA 90034
6 3614 Faris Dr, Los Angeles, CA 90034
7 2303 1/2 Hauser Blvd, Los Angeles, CA 90016
8 1771 Beloit Ave, Los Angeles, CA 90025
S 3115 Ivy St, Los Angeles, CA 90034
8
7
S
4
1
6
5
3
2
CULVER CITY

RENT COMPARABLES

ADDRESS		UNIT MIX	PRICE	SQFT	PRICE/SQFT
Studio					
1 	3330 S Durango Ave Los Angeles, CA 90034	Studio	$1,550	350	$4.42
2 	3674 Empire Dr Los Angeles, CA 90034	Studio	$1,500	300	$5.00
One Bedroom					
3 	3717 Cardiff Ave Los Angeles, CA 90034	1 Bed + 1 Bath	$2,150	700	$3.07
4 	3300 Castle Heights Ave Los Angeles, CA 90034	1 Bed + 1 Bath	$2,139	700	$3.06
Two Bedroom					
5 	3715 S Canfield Ave Los Angeles, CA 90034	2 Bed + 2 Bath	$2,779	950	$2.89
6 	3614 Faris Dr Los Angeles, CA 90034	2 Bed + 2 Bath	$2,795	1000	$2.79
Three Bedroom					
7 	2303 1/2 Hauser Blvd Los Angeles, CA 90016	3 Bed + 2 Bath	$3,600	1600	$2.25
8 	1771 Beloit Ave Los Angeles, CA 90025	3 Bed + 2 Bath	$3,550	1200	$2.96


3115
IVY

04
AREA OVERVIEW

WELCOME TO
CULVER CITY

Culver City is one of Los Angeles' most vibrant and rapidly growing rental markets, offering a walkable environment, strong employment base, and excellent Westside connectivity.

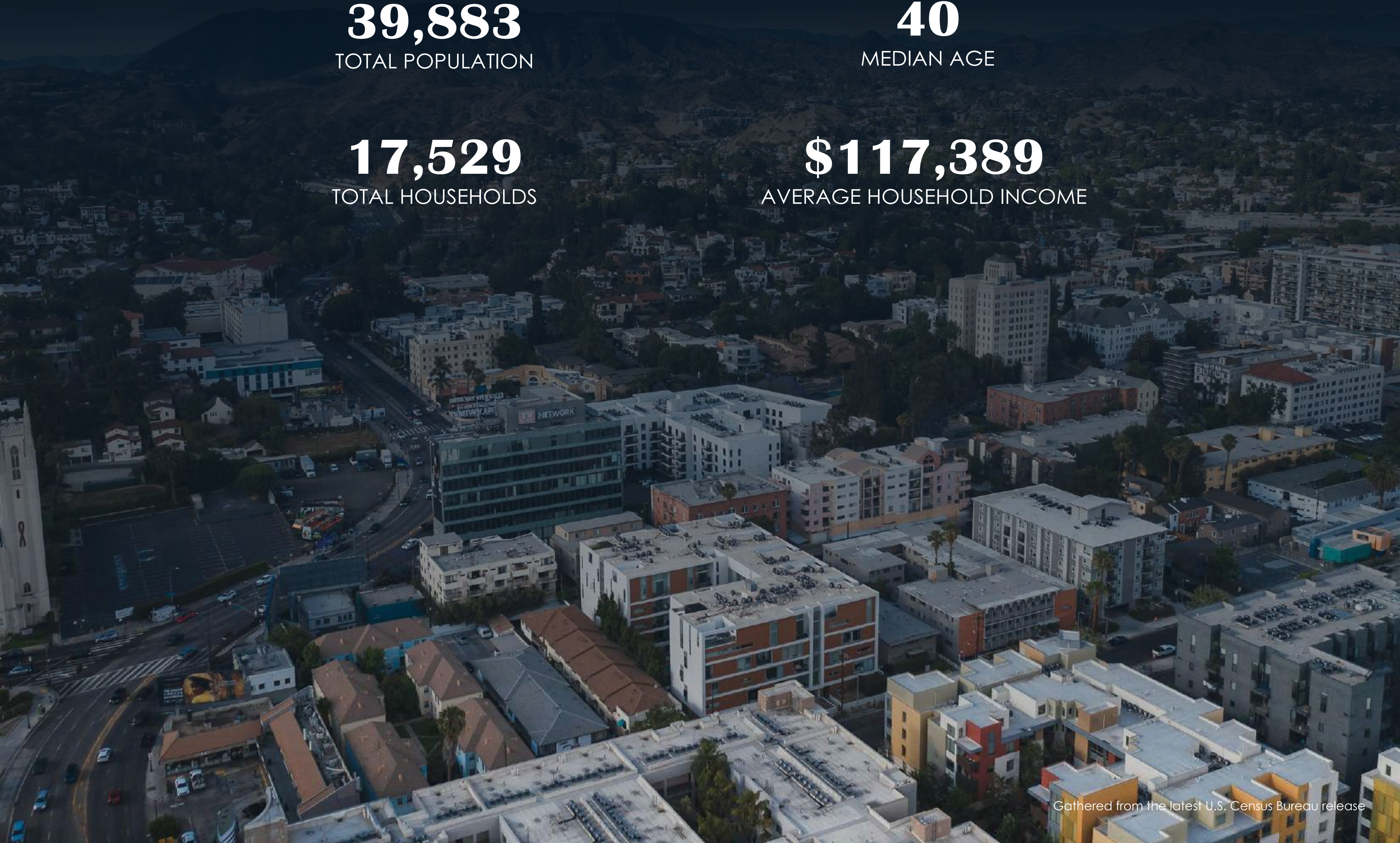
Anchored by major employers such as Sony Pictures Studios, Apple, Amazon Studios, and a wide range of creative and tech companies, Culver City continues to attract consistent renter demand. Residents enjoy immediate access to Downtown Culver City's restaurants, cafés, shopping, and cultural amenities.

With convenient access to the I-10 and I-405 Freeways, Venice Boulevard, and the Metro E Line, Culver City provides direct connectivity to Santa Monica, West LA, Downtown LA, and Silicon Beach, making it a highly desirable submarket for both residents and multifamily investors.

TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	27,000
Target Corp	20,000
NBC Universal	15,000
Cedars-Sinai Medical Center	14,000
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
AT&T Inc.	10,500
Warner Bros. Entertainment Inc.	10,000
Farmer's Insurance Group	8,000
Children's Hospital Los Angeles	6,400
Paramont Pictures	4,500
Capitol Records	600

CULVER CITY DEMOGRAPHICS



39,883
TOTAL POPULATION

40
MEDIAN AGE

17,529
TOTAL HOUSEHOLDS

$117,389
AVERAGE HOUSEHOLD INCOME

Gathered from the latest U.S. Census Bureau release

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