

FIRST TIME FOR SALE IN 28 YEARS!



PLAY HERE

1350 EDGECLIFFE AVE
LOS ANGELES, CA 90026

13 UNITS - SILVERLAKE LOCATION - VALUE ADD OPPORTUNITY

Marcus & Millichap

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections 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.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

TABLE OF CONTENTS

01

PROPERTY DETAILS

Property Summary
The Opportunity
Investment Highlights

02

FINANCIAL ANALYSIS

Rent Roll
Pricing Details

03

MARKET COMPARABLES

Sold Comparables
Rent Comparables

04

AREA OVERVIEW

Location
Accessibility
Employment
Demographics

EXCLUSIVELY LISTED BY



MICHAEL STERMAN

Senior Vice President Investments
Director - National Multi Housing Group
Tel: (818) 212-2784
Michael.Sterman@marcusmillichap.com
License CA: #01911703

STERMANMFG.COM

An aerial photograph of a residential neighborhood in Los Angeles. The scene shows a mix of single-story and two-story houses, many with grey roofs. A prominent white house with a grey roof is in the foreground. To its left is a house with a red-tiled roof. To its right is a street with parked cars and a 'STOP' sign. In the background, there are many palm trees and a hillside with more houses. A red callout box with a white background and a red border is positioned in the upper center of the image. It contains the address '1350 EDGECLIFFE AVE LOS ANGELES, CA 90026'. A red line extends from the bottom of the callout box to a specific house in the neighborhood.

1350
EDGECLIFFE AVE
LOS ANGELES, CA 90026







01

PROPERTY DETAILS

THE OPPORTUNITY

The Sterman Multifamily Group of Marcus & Millichap is pleased to present 1350 Edgecliffe Avenue, a 13-unit apartment property located in the highly desirable Silver Lake submarket of Los Angeles. First time on the market in 28 years, the property was constructed in 1955 and is situated on an approximately 11,087 square foot lot with roughly 11,676 square feet of rentable space. The unit mix consists of six (6) one-bedroom/one-bath units and seven (7) two-bedroom/one-bath units, offering a strong and balanced layout that appeals to a broad tenant base. The property also provides thirteen (13) off-street parking spaces and has completed its seismic retrofit.

1350 Edgecliffe Avenue benefits from its prime Silver Lake location just off Sunset Boulevard, near the heart of the highly sought-after Sunset Junction corridor, placing tenants within immediate reach of popular dining, retail, and entertainment destinations. The property offers convenient connectivity to major employment hubs including Downtown Los Angeles, Hollywood, and Glendale, as well as excellent access to major thoroughfares such as Sunset Boulevard, the US-101, and surrounding arterials, allowing for efficient travel throughout Los Angeles.

The property presents a compelling value-add opportunity through significant upside in rents. With its excellent location, strong unit mix, and long-term ownership history, 1350 Edgecliffe Avenue offers investors a unique opportunity to capitalize on both stability and future growth in one of Los Angeles' most vibrant rental markets.

PROPERTY SUMMARY

PRICING

Offering Price	\$3,350,000	
Price/Unit	\$257,692	
Price/SQFT	\$286.91	
CAP Rate	5.48% Current	8.17% Market
GRM	11.14 Current	8.09 Market

THE ASSET

Number of Units	13
Year Built	1955
Unit Mix	(6) 1 Bed + 1 Bath (7) 2 Bed + 1 Bath
Gross SqFt	11,676
Lot Size	11,087
Zoning	LARD1.5
Parcel Number	5427-024-033



INVESTMENT HIGHLIGHTS

- **First Time For Sale in 28 Years!**
- Excellent Silverlake Location
- Strong Unit mix consisting of six (6) one-bedroom/one-bath units, seven (7) two-bedroom/
one-bath units
 - 13 Off Street Parking Spaces
 - Seismic Retrofit Completed
 - Significant Upside in Rents
- Convenient connectivity to major employment hubs, including Downtown Los Angeles,
Hollywood, and Glendale
- Great access to major thoroughfares including Sunset Boulevard, the US-101, and nearby
arterials, providing efficient connectivity throughout Los Angeles



crypto.com



1350
EDGECLIFFE AVE
LOS ANGELES, CA 90026



The background of the slide is a blurred, high-angle photograph of a city skyline, likely New York City, showing a dense cluster of buildings and skyscrapers under a hazy sky. The colors are muted, with various shades of blue, grey, and brown.

02

FINANCIAL ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	1 Bed + 1 Bath	\$1,845	\$2,350	Occupied
2	1 Bed + 1 Bath	\$2,195	\$2,350	Occupied
3	1 Bed + 1 Bath	\$1,530	\$2,350	Occupied
4	2 Bed + 1 Bath	\$2,619	\$2,900	Occupied
5	2 Bed + 1 Bath	\$1,296	\$2,900	Occupied
6	2 Bed + 1 Bath	\$1,302	\$2,900	Occupied
7	1 Bed + 1 Bath	\$1,290	\$2,350	Occupied
8	1 Bed + 1 Bath	\$1,228	\$2,350	Occupied
9	1 Bed + 1 Bath	\$1,290	\$2,350	Occupied
10	2 Bed + 1 Bath	\$2,339	\$2,900	Occupied
11	2 Bed + 1 Bath	\$2,900	\$2,900	Vacant
12	2 Bed + 1 Bath	\$2,618	\$2,900	Occupied
14	2 Bed + 1 Bath	\$2,495	\$2,900	Occupied
		\$24,951	\$34,400	

RENT ROLL SUMMARY

UNIT #	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
6	1 Bed + 1 Bath	\$1,563	\$9,380	\$2,350	\$14,100
7	2 Bed + 1 Bath	\$2,224	\$15,571	\$2,900	\$20,300
TOTAL SCHEDULED RENT:			\$24,951		\$34,400

PRICING DETAILS

PRICING	
OFFERING PRICE	\$3,350,000
Number of Units	13
Price per Unit	\$257,692
Price per SqFt	\$286.91
Gross SqFt	11,676
Lot Size	11,087
Year Built	1955

RETURNS	CURRENT	MARKET
Cap Rate	5.48%	8.17%
GRM	11.14	8.09

ANNUALIZED INCOME	CURRENT		MARKET	
Gross Potential Rent	\$299,415		\$412,800	
Laundry	\$1,200		\$1,200	
Gross Scheduled Income	\$300,615		\$414,000	
Vacancy Reserve	(\$9,018)	3%	(\$20,700)	5%
Effective Gross Income	\$291,596		\$393,300	
Less: Expenses	(\$107,885)	36%	(\$119,469)	29%
Net Operating Income	\$183,711		\$273,831	

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$40,200	\$40,200
Insurance	\$17,514	\$17,514
Utilities	\$13,873	\$13,873
Main. & Repairs	\$15,031	\$22,546
Off-Site Management (4%)	\$11,664	\$15,732
Landscaping	\$1,200	\$1,200
Rubbish	\$5,154	\$5,154
Misc. + Reserves	\$3,250	\$3,250
Total Expenses	\$107,885	\$119,469
Expenses/Unit	\$8,298.86	\$9,189.92
Expenses/SF	\$9.24	\$10.23



03

MARKET COMPARABLES

SOLD COMPARABLES

- 1 1442 Lucile Ave, Los Angeles, CA 90026
- 2 4442 Kingswell Ave, Los Angeles, CA 90027
- 3 665-669 Silver Lake Blvd, Los Angeles, CA 90026
- 4 4120-4124 Normal Ave, Los Angeles, CA 90029
- 5 805-809 N Kodak Dr, Los Angeles, CA 90026
- 6 1311-1315 N Allesandro St, Los Angeles, CA 90026
- 7 240 Robinson St, Los Angeles, CA 90026
- 8 3370 Hamilton Way, Los Angeles, CA 90026
- 9 639-641 Robinson St, Los Angeles, CA 90026
- 10 2916 Marathon St, Los Angeles, CA 90026
- S 1350 Edgecliffe Ave. Los Angeles, CA 90026**



SOLD COMPARABLES



**1350 EDGECLIFFE AVE
LOS ANGELES, CA 90026**

Price	\$3,350,000
Units	13
Bldg SF	11,676
Year Built	1955
Cap Rate	5.48%
GRM	11.14
Price/SF	\$286.91
Price/Unit	\$257,692
Close of Escrow	N/A
Unit Mix	(6) 1+1 (7) 2+1



**1442 LUCILE AVE
LOS ANGELES, CA 90026**

Price	\$2,920,000
Units	12
Bldg SF	8,078
Year Built	1954
Cap Rate	5.51%
GRM	10.67
Price/SF	\$361.48
Price/Unit	\$243,333
Close of Escrow	1/22/2026
Unit Mix	(2) Studio (8) 1+1 (2) 2+1



**4442 KINGSWELL AVE
LOS ANGELES, CA 90027**

Price	\$1,650,000
Units	6
Bldg SF	4,953
Year Built	1973
Cap Rate	5.63%
GRM	10.84
Price/SF	\$333.13
Price/Unit	\$275,000
Close of Escrow	12/16/2025
Unit Mix	(1) Studio (3) 1+1 (2) 2+1

SOLD COMPARABLES

3



**665-669 SILVER LAKE BLVD
LOS ANGELES, CA 90026**

Price	\$1,025,000
Units	5
Bldg SF	3,850
Year Built	1958
Cap Rate	3.90%
GRM	15.6
Price/SF	\$266.23
Price/Unit	\$205,000
Close of Escrow	10/22/2025
Unit Mix	(3) 1+1 (2) 2+1

4



**4120-4124 NORMAL AVE
LOS ANGELES, CA 90029**

Price	\$5,800,000
Units	20
Bldg SF	14,104
Year Built	1964
Cap Rate	5.77%
GRM	-
Price/SF	\$411.23
Price/Unit	\$290,000
Close of Escrow	10/14/2025
Unit Mix	(18) 1+1 (2) 2+1

5



**805-809 N KODAK DR
LOS ANGELES, CA 90026**

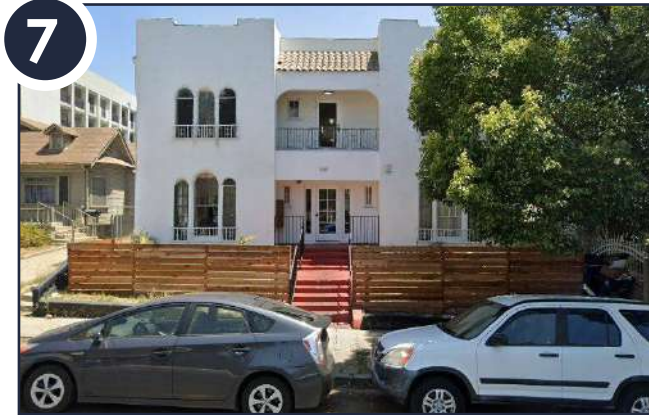
Price	\$1,330,000
Units	6
Bldg SF	2,821
Year Built	1927
Cap Rate	5.80%
GRM	10.51
Price/SF	\$471.46
Price/Unit	\$221,667
Close of Escrow	7/9/2025
Unit Mix	(5) 1+1 (1) 2+1

SOLD COMPARABLES



6

1311-1315 N ALLESSANDRO ST LOS ANGELES, CA 90026	
Price	\$2,070,000
Units	6
Bldg SF	4,123
Year Built	1942
Cap Rate	5.80%
GRM	10.96
Price/SF	\$502.06
Price/Unit	\$345,000
Close of Escrow	1/30/2026
Unit Mix	(4) 1+1 (2) 2+1



7

240 ROBINSON ST LOS ANGELES, CA 90026	
Price	\$2,699,627
Units	8
Bldg SF	7,896
Year Built	1926
Cap Rate	-
GRM	-
Price/SF	\$341.90
Price/Unit	\$337,453
Close of Escrow	1/29/2026
Unit Mix	(8) 1+1



8

3370 HAMILTON WAY LOS ANGELES, CA 90026	
Price	\$1,825,000
Units	6
Bldg SF	3,538
Year Built	1926
Cap Rate	-
GRM	10.01
Price/SF	\$515.83
Price/Unit	\$304,167
Close of Escrow	7/11/2025
Unit Mix	(6) 1+1

SOLD COMPARABLES

9



**639-641 ROBINSON ST
LOS ANGELES, CA 90026**

Price	\$2,710,000
Units	6
Bldg SF	4,073
Year Built	1931
Cap Rate	4.96%
GRM	13.09
Price/SF	\$665.36
Price/Unit	\$451,667
Close of Escrow	4/11/2025
Unit Mix	(1) 1+1 (5) 2+1

10



**2916 MARATHON ST
LOS ANGELES, CA 90026**

Price	\$2,375,000
Units	5
Bldg SF	4,468
Year Built	1921
Cap Rate	5.86%
GRM	12.74
Price/SF	\$531.56
Price/Unit	\$475,000
Close of Escrow	1/29/2025
Unit Mix	(4) 1+1 (1) 2+1

SOLD COMPARABLES

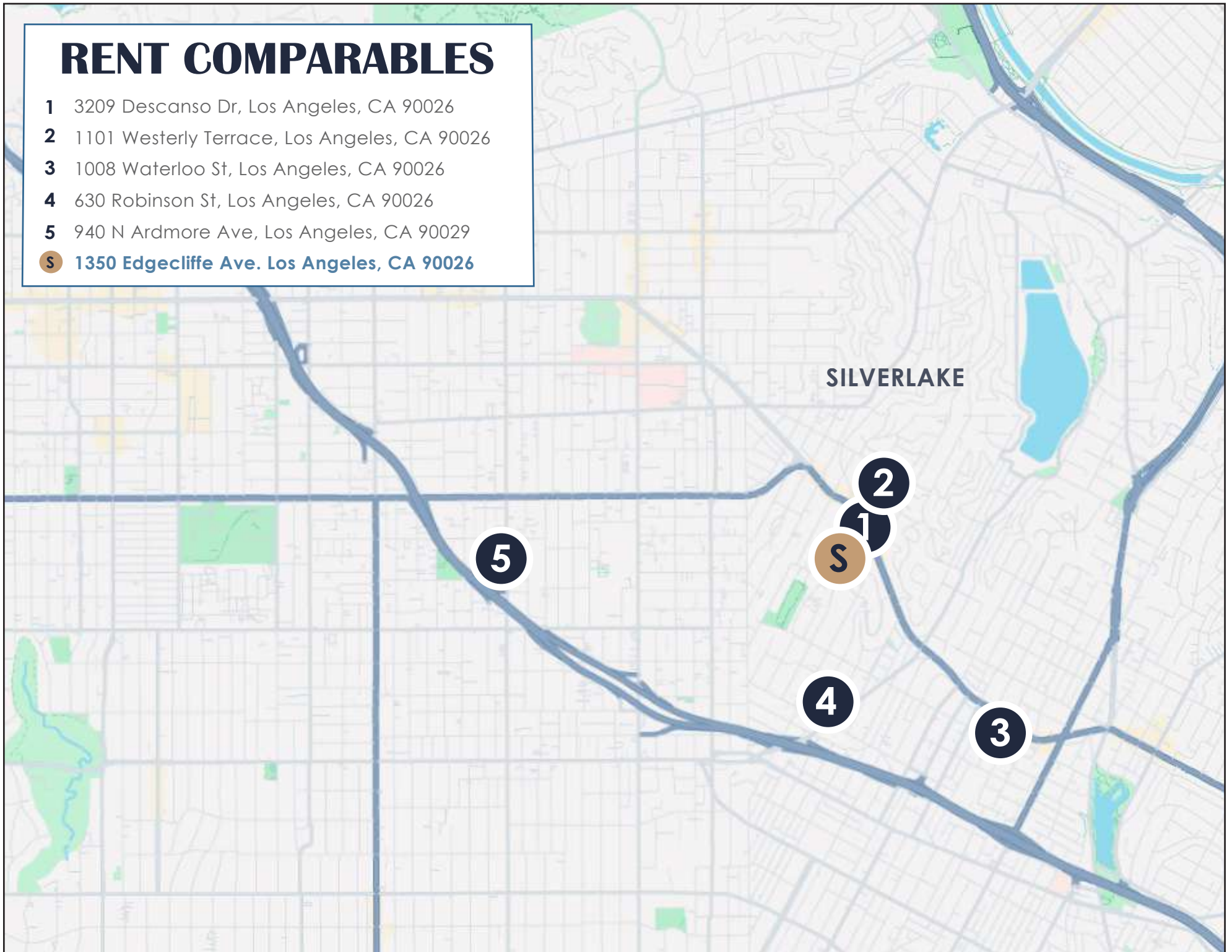
	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	1442 Lucile Ave Los Angeles, CA 90026	12	1/22/2026	1954	(2) Studio (8) 1+1 (2) 2+1	\$2,920,000	\$243,333	\$361.48	5.51%	10.67
	4442 Kingswell Ave Los Angeles, CA 90027	6	12/16/2025	1973	(1) Studio (3) 1+1 (2) 2+1	\$1,650,000	\$275,000	\$333.13	5.63%	10.84
	665-669 Silver Lake Blvd Los Angeles, CA 90026	5	10/22/2025	1958	(3) 1+1 (2) 2+1	\$1,025,000	\$205,000	\$266.23	3.90%	15.6
	4120-4124 Normal Ave Los Angeles, CA 90029	20	10/14/2025	1964	(18) 1+1 (2) 2+1	\$5,800,000	\$290,000	\$411.23	-	-
	805-809 N Kodak Dr Los Angeles, CA 90026	6	7/9/2025	1927	(5) 1+1 (1) 2+1	\$1,330,000	\$221,667	\$471.46	5.80%	10.51
	1311-1315 N Allesandro St Los Angeles, CA 90026	6	1/30/2026	1942	(4) 1+1 (2) 2+1	\$2,070,000	\$345,000	\$502.06	5.80%	10.96
	240 Robinson St Los Angeles, CA 90026	8	1/29/2026	1926	(8) 1+1	\$2,699,627	\$337,453	\$341.90	-	-
	3370 Hamilton Way Los Angeles, CA 90026	6	7/11/2025	1926	(6) 1+1	\$1,825,000	\$304,167	\$515.83	-	10.01
	639-641 Robinson St Los Angeles, CA 90026	6	4/11/2025	1931	(1) 1+1 (5) 2+1	\$2,710,000	\$451,667	\$665.36	4.96%	13.09
	2916 Marathon St Los Angeles, CA 90026	5	1/29/2025	1921	(4) 1+1 (1) 2+1	\$2,375,000	\$475,000	\$531.56	5.86%	12.74
						\$2,440,463	\$314,829	\$440.02	5.35%	11.80

SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	1350 Edgecliffe Ave Los Angeles, CA 90026	13	N/A	1955	(6) 1+1 (7) 2+1	\$3,350,000	\$257,692	\$286.91	5.48%	11.14

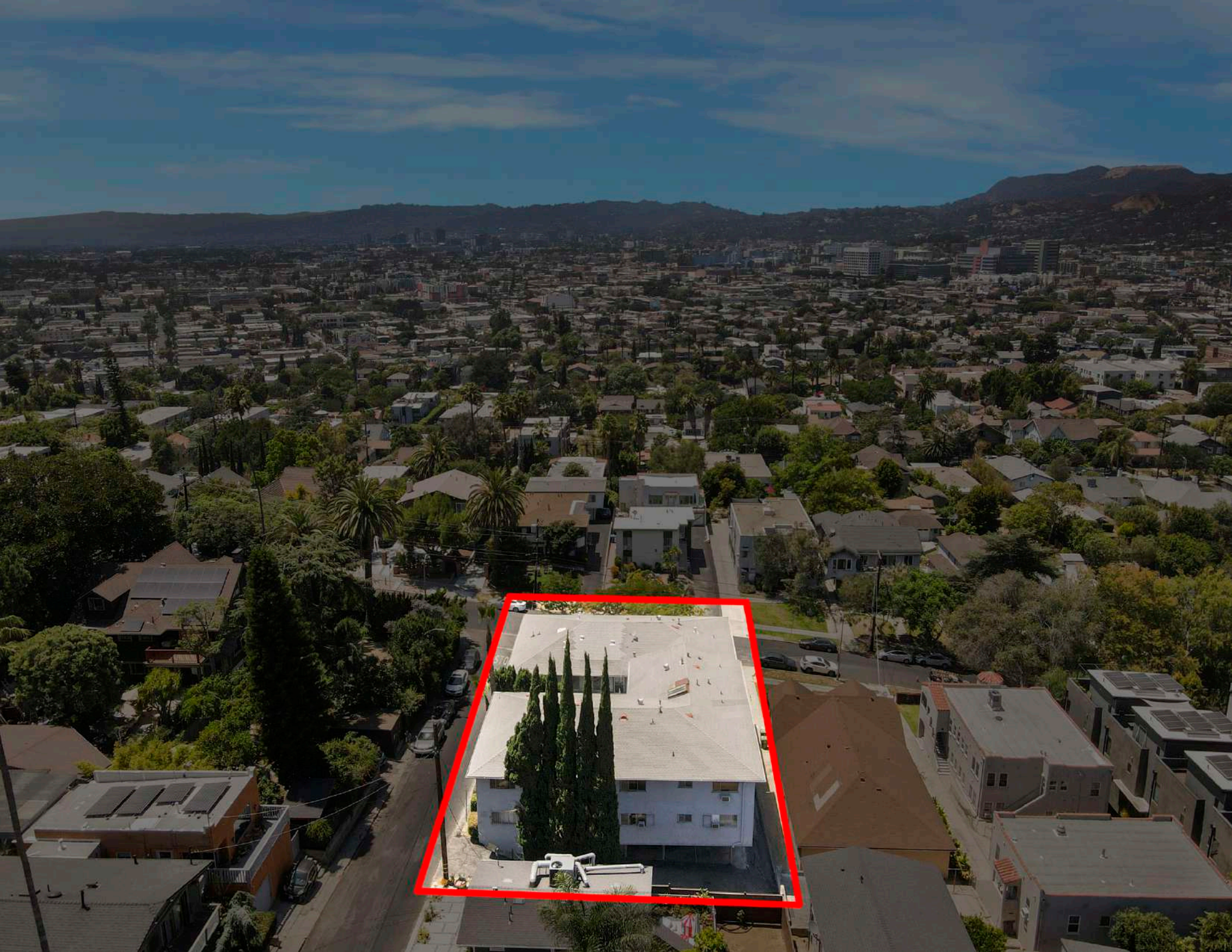
RENT COMPARABLES

- 1 3209 Descanso Dr, Los Angeles, CA 90026
- 2 1101 Westerly Terrace, Los Angeles, CA 90026
- 3 1008 Waterloo St, Los Angeles, CA 90026
- 4 630 Robinson St, Los Angeles, CA 90026
- 5 940 N Ardmore Ave, Los Angeles, CA 90029
- S 1350 Edgecliffe Ave. Los Angeles, CA 90026**



RENT COMPARABLES

ADDRESS		UNIT MIX	PRICE	SQFT	PRICE/SQFT
ONE BEDROOM					
	3209 Descanso Dr Los Angeles, CA 90026	1 Bed + 1 Bath	\$2,350	644	\$3.65
	1101 Westerly Terrace Los Angeles, CA 90026	1 Bed + 1 Bath	\$2,350	475	\$4.95
	1008 Waterloo St Los Angeles, CA 90026	1 Bed + 1 Bath	\$2,350	650	\$3.62
TWO BEDROOM					
	630 Robinson St Los Angeles, CA 90026	2 Bed + 1 Bath	\$2,800	900	\$3.11
	940 N Ardmore Ave Los Angeles, CA 90029	2 Bed + 1 Bath	\$2,800	850	\$3.29



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of greenery and built-up areas. The sky is a clear, vibrant blue with a few wispy white clouds scattered across it. The text '04' is prominently displayed in the upper left corner in a large, dark blue serif font.

04

AREA OVERVIEW

SILVERLAKE

Silver Lake is one of Los Angeles' most vibrant and sought-after rental markets, offering a highly walkable, lifestyle-driven environment with strong appeal to young professionals, creatives, and design-oriented tenants.

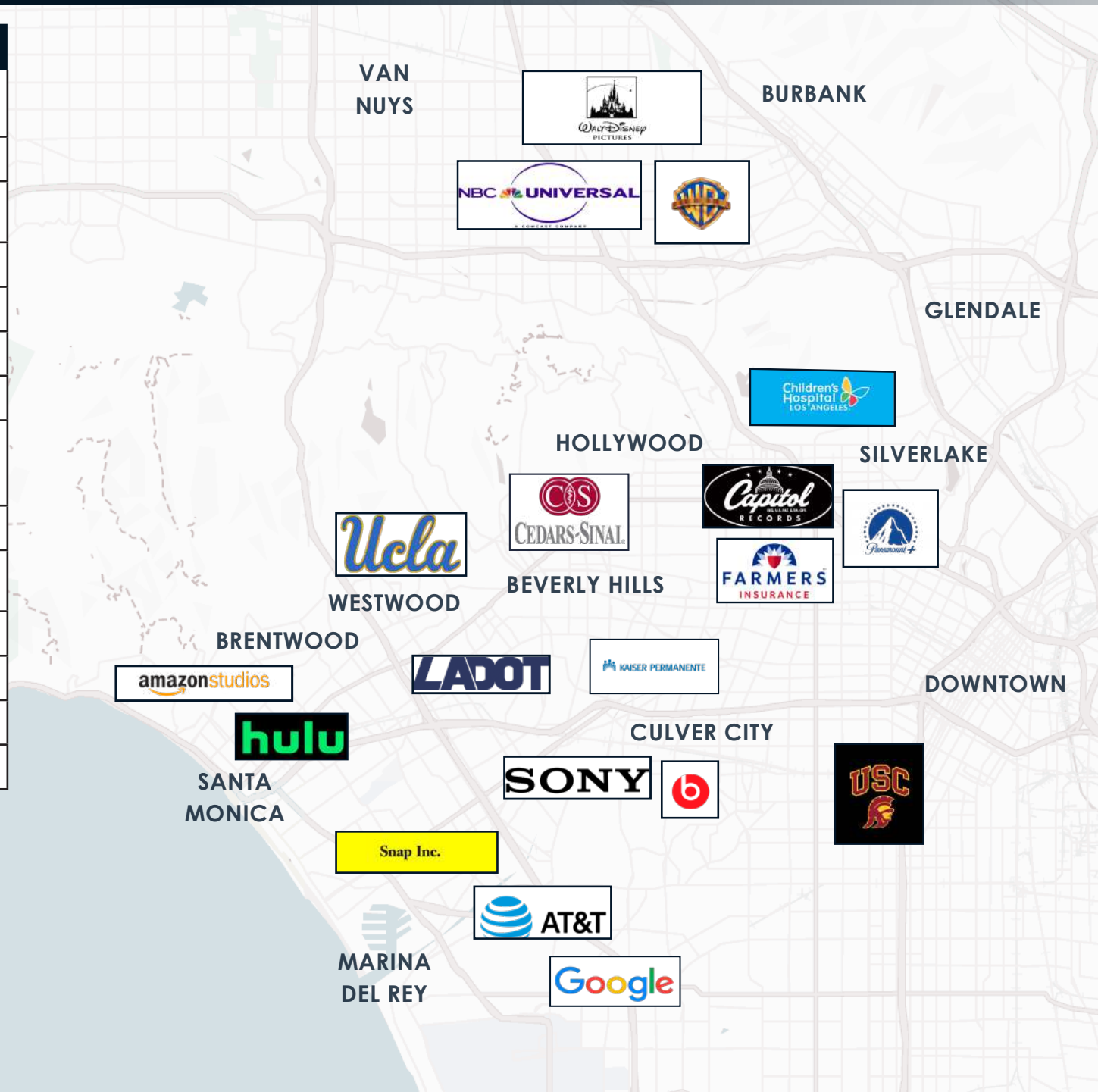
The submarket is anchored by a diverse mix of boutique retail, acclaimed dining, and creative office users, with a strong local employment base supported by nearby Hollywood, Downtown Los Angeles, and Echo Park. Residents enjoy access to popular corridors such as Sunset Boulevard, Sunset Junction, and the Silver Lake Reservoir, contributing to consistent rental demand.

With convenient access to the 101 and 2 Freeways, as well as proximity to Metro transit lines, Silver Lake provides strong connectivity to Downtown Los Angeles, Hollywood, and Glendale, making it a highly desirable location 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



WEST HOLLYWOOD DEMOGRAPHICS

30,000

TOTAL POPULATION

40

MEDIAN AGE

14,000

TOTAL HOUSEHOLDS

\$110,000

AVERAGE HOUSEHOLD INCOME

1350 EDGECLIFFE AVE

LOS ANGELES, CA 90026

EXCLUSIVELY LISTED BY



MICHAEL STERMAN

Senior Vice President Investments

Director - National Multi Housing Group

Tel: (818) 212-2784

Michael.Sterman@marcusmillichap.com

License CA: #01911703

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Marcus & Millichap. This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of an tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.) 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.