


PLAY VIDEO



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

12 UNITS - SILVER LAKE LOCATION - VALUE ADD OPPORTUNITY

An aerial photograph of a densely populated urban area in Los Angeles, California. The image shows a mix of residential and commercial buildings, streets, and greenery. In the background, there are hills with sparse vegetation under a clear blue sky. A red callout box with a white background and a red border is centered in the image, containing the address information. A red line extends from the bottom of the callout box to a specific building in the foreground, which is outlined with a red dashed line. The building is a multi-story structure with a flat roof and several windows. The surrounding area includes other residential buildings, a parking lot, and a commercial building with a sign that says "LIQUOR".

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





01

PROPERTY  
DETAILS

# THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap and Michael Kamara of Lyon Stahl are pleased to present 1442 Lucile Ave, a well-maintained 12-unit apartment community ideally located in the highly desirable Silver Lake neighborhood of Los Angeles. Built in 1954, the property consists of 2 single units, 8 one-bedroom + one-bathroom units, and 2 two-bedroom + one-bathroom units. The building totals approximately 8,078 square feet and is situated on an 11,016 square foot lot, offering spacious layouts, select private outdoor areas, and valuable off-street parking with 12 parking spots. Additionally, the seismic retrofit has been completed, providing enhanced structural safety and peace of mind for investors.

Located just off Sunset Blvd near the 3700 block, 1442 Lucile Ave places residents within walking distance of Sunset Junction, boutique shopping, and some of LA's best dining options. The property is also close to the Silver Lake Reservoir and Griffith Park, which offers golf, tennis, hiking trails, the Greek Theatre, and the Griffith Observatory. Nearby major medical facilities include Children's Hospital, Kaiser Permanente, and Hollywood Presbyterian Hospital, adding convenience for residents.

With excellent connectivity to Sunset Blvd, Santa Monica Blvd, and easy access to the 5, 134, and 101 Freeways—as well as convenient routes to Downtown Los Angeles—the location combines accessibility with a vibrant community atmosphere. 1442 Lucile Ave represents a rare opportunity for investors to acquire a well-located asset in one of LA's strongest rental markets, offering stable in-place income with potential for future growth through strategic renovations and turnover.

# PROPERTY SUMMARY

## PRICING

|                |                  |                 |
|----------------|------------------|-----------------|
| Offering Price | \$3,075,000      |                 |
| Price/Unit     | \$256,250        |                 |
| Price/SQFT     | \$380.66         |                 |
| CAP Rate       | 5.17%<br>Current | 6.83%<br>Market |
| GRM            | 11.24<br>Current | 9.04<br>Market  |

## THE ASSET

|                 |  |
|-----------------|--|
| Number of Units | 12   |
| Year Built      | 1954   |
| Unit Mix        | (2) Single<br>(8) 1 Bed + 1 Bath<br>(2) 2 Bed + 1 Bath |
| Gross SqFt      | 8,078  |
| Lot Size        | 11,016   |
| Zoning          | LAR2   |
| Parcel Number   | 5427-015-005   |



# INVESTMENT HIGHLIGHTS

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Prime Silver Lake Location

12-Unit Apartment Building – 1954 Construction

12 Parking Spaces On-Site

Seismic Retrofit Has Been Completed

Versatile Unit Mix: 2 Singles, 8 One-Bed/One-Bath Units, 2 Two-Bed/One-Bath Units

Excellent Connectivity to Sunset Blvd, Santa Monica Blvd & 101 Freeway

Close to Silver Lake Reservoir, Griffith Park, Greek Theatre & Observatory

Near Major Employers & Medical Facilities: Children's Hospital, Kaiser Permanente,

Hollywood Presbyterian



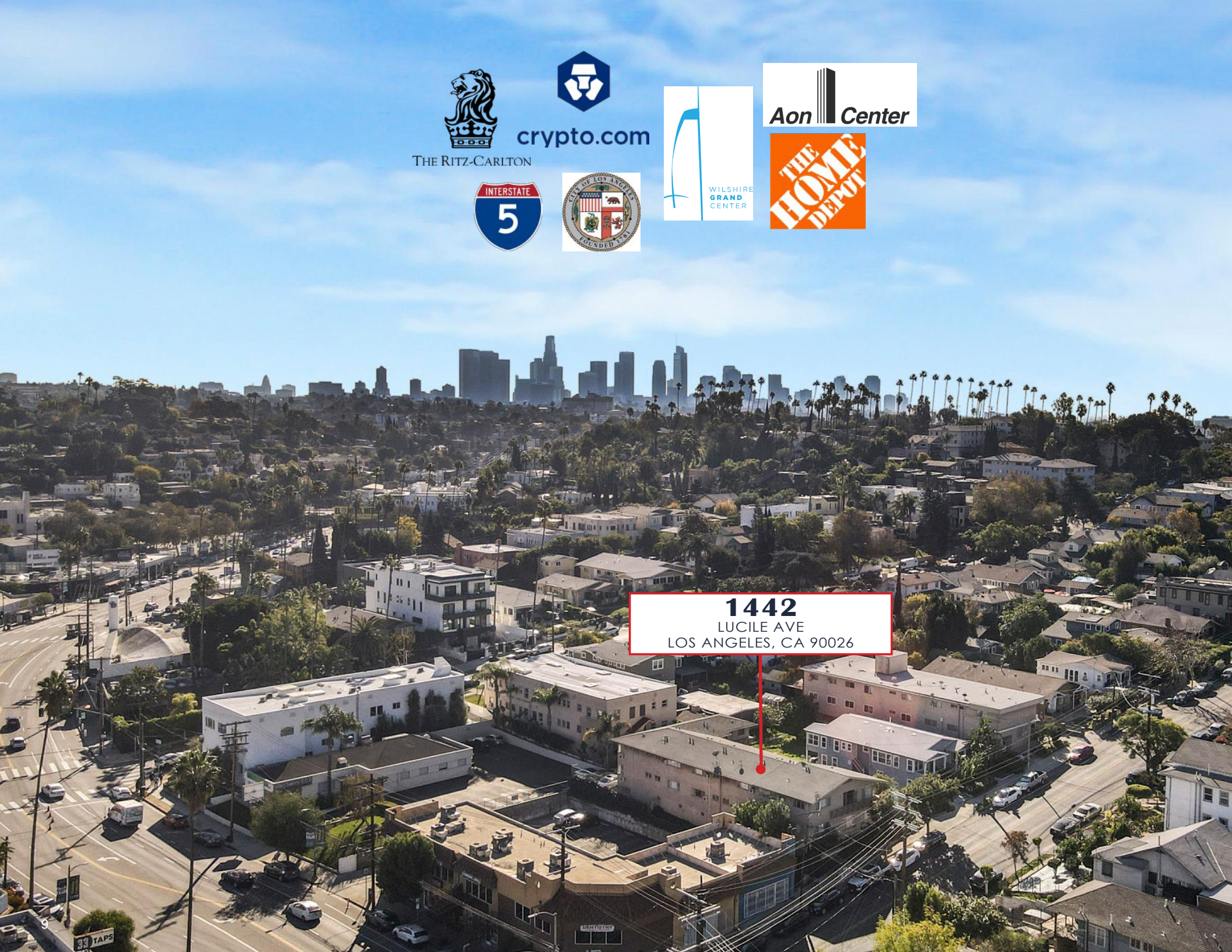
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**1442**  
LUCILE AVE  
LOS ANGELES, CA 90026





02

# FINANCIAL ANALYSIS

# RENT ROLL

| UNIT # | TYPE           | CURRENT RENT    | MARKET RENT     | NOTES    |
|--------|----------------|-----------------|-----------------|----------|
| 1      | 2 Bed + 1 Bath | \$2,600         | \$2,900         | Occupied |
| 2      | 1 Bed + 1 Bath | \$1,750         | \$2,300         | Occupied |
| 3      | 1 Bed + 1 Bath | \$1,750         | \$2,300         | Occupied |
| 4      | 1 Bed + 1 Bath | \$1,229         | \$2,300         | Occupied |
| 5      | Single         | \$1,500         | \$2,000         | Occupied |
| 6      | 1 Bed + 1 Bath | \$1,871         | \$2,300         | Occupied |
| 7      | 2 Bed + 1 Bath | \$2,800         | \$2,900         | Occupied |
| 8      | 1 Bed + 1 Bath | \$1,880         | \$2,300         | Occupied |
| 9      | 1 Bed + 1 Bath | \$1,880         | \$2,300         | Occupied |
| 10     | 1 Bed + 1 Bath | \$1,750         | \$2,300         | Occupied |
| 11     | Single         | \$1,740         | \$2,000         | Occupied |
| 12     | 1 Bed + 1 Bath | \$1,980         | \$2,300         | Occupied |
|        |                | <b>\$22,650</b> | <b>\$28,200</b> |          |

## RENT ROLL SUMMARY

| #                            | UNIT TYPE      | AVG CURRENT | CURRENT         | AVG MARKET | MARKET          |
|------------------------------|----------------|-------------|-----------------|------------|-----------------|
| 2                            | Single         | \$1,620     | \$3,240         | \$2,000    | \$4,000         |
| 8                            | 1 Bed + 1 Bath | \$1,751     | \$14,010        | \$2,300    | \$18,400        |
| 2                            | 2 Bed + 1 Bath | \$2,700     | \$5,400         | \$2,900    | \$5,800         |
| <b>TOTAL SCHEDULED RENT:</b> |                |             | <b>\$22,650</b> |            | <b>\$28,200</b> |

# PRICING DETAILS

| PRICING                |                    |
|------------------------|--------------------|
| <b>OFFERING PRICE</b>  | <b>\$3,075,000</b> |
| <b>Number of Units</b> | 12                 |
| <b>Price per Unit</b>  | \$256,250          |
| <b>Price per SqFt</b>  | \$380.66           |
| <b>Gross SqFt</b>      | 8,078              |
| <b>Lot Size</b>        | 11,016             |
| <b>Year Built</b>      | 1954               |

| RETURNS         | CURRENT | MARKET |
|-----------------|---------|--------|
| <b>Cap Rate</b> | 5.17%   | 6.83%  |
| <b>GRM</b>      | 11.24   | 9.04   |

| ANNUALIZED INCOME           | CURRENT          | MARKET           |
|-----------------------------|------------------|------------------|
| Gross Potential Rent        | \$271,800        | \$338,400        |
| Laundry                     | \$1,800          | \$1,800          |
| Gross Scheduled Income      | \$273,600        | \$340,200        |
| Vacancy Reserve             | (\$13,680) 5%    | (\$17,010) 5%    |
| Effective Gross Income      | \$259,920        | \$323,190        |
| Less: Expenses              | (\$100,871) 37%  | (\$113,149) 33%  |
| <b>Net Operating Income</b> | <b>\$159,049</b> | <b>\$210,041</b> |

| ANNUALIZED EXPENSES      | CURRENT           | MARKET            |
|--------------------------|-------------------|-------------------|
| Real Estate Taxes        | \$36,512          | \$36,512          |
| Insurance                | \$12,117          | \$12,117          |
| Utilities                | \$8,327           | \$8,327           |
| Main. & Repairs          | \$19,494          | \$29,241          |
| Off-Site Management (4%) | \$10,397          | \$12,927          |
| Landscaping              | \$1,800           | \$1,800           |
| Rubbish                  | \$9,224           | \$9,224           |
| Misc. + Reserves         | \$3,000           | \$3,000           |
| <b>Total Expenses</b>    | <b>\$100,871</b>  | <b>\$113,149</b>  |
| <b>Expenses/Unit</b>     | <b>\$8,405.89</b> | <b>\$9,429.08</b> |
| <b>Expenses/SF</b>       | <b>\$12.49</b>    | <b>\$14.01</b>    |



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**MARKET  
COMPARABLES**

# SOLD COMPARABLES

- 1 665-669 Silver Lake Blvd, Los Angeles, CA 90026
- 2 3370 Hamilton Way Los Angeles, CA 90026
- 3 805-809 N Kodak Dr, Los Angeles, CA 90026
- 4 3309 Ellsworth St Los Angeles, CA 90026
- 5 1613 Hillhurst Ave, Los Angeles, CA 90027
- 6 819-811 Kodak Dr, Los Angeles, CA 90026
- 7 1163-1165 Hyperion Ave, Los Angeles, CA 90029
- 8 3522 Bellevue Ave Los Angeles, CA 90026
- S 1442 Lucile Ave Los Angeles, CA 90026**



# SOLD COMPARABLES



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

|                 |                                  |
|-----------------|----------------------------------|
| Price           | \$3,075,000                      |
| Units           | 12                               |
| Bldg SF         | 8,078                            |
| Year Built      | 1954                             |
| Cap Rate        | 5.38%                            |
| GRM             | 10.94                            |
| Price/SF        | \$380.66                         |
| Price/Unit      | \$256,250                        |
| Close of Escrow | N/A                              |
| Unit Mix        | (2) Single<br>(8) 1+1<br>(2) 2+1 |

**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<br>(2) 2+1 |

**3370 HAMILTON WAY  
LOS ANGELES, CA 90026**

|                 |             |
|-----------------|-------------|
| Price           | \$1,825,000 |
| Units           | 6           |
| Bldg SF         | 3,538       |
| Year Built      | 1926        |
| Cap Rate        | 5.98%       |
| GRM             | 10.02       |
| Price/SF        | \$515.83    |
| Price/Unit      | \$304,167   |
| Close of Escrow | 7/11/2025   |
| Unit Mix        | (6) 1+1     |

# SOLD COMPARABLES



| 805-809 N KODAK DR<br>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<br>(1) 2+1 |

| 3309 ELLSWORTH ST<br>LOS ANGELES, CA 90026 |                               |
|--|-------------------------------|
| Price                                      | \$1,880,000                   |
| Units                                      | 6                             |
| Bldg SF                                    | 6,928                         |
| Year Built                                 | 1929                          |
| Cap Rate                                   | -                             |
| GRM  | -                             |
| Price/SF                                   | \$271.36                      |
| Price/Unit                                 | \$313,333                     |
| Close of Escrow                            | 11/20/2024                    |
| Unit Mix                                   | (2) 1+1<br>(2) 2+1<br>(2) 3+2 |

| 1613 HILLHURST AVE<br>LOS ANGELES, CA 90027 |             |
|---|-------------|
| Price                                       | \$2,100,000 |
| Units                                       | 8           |
| Bldg SF                                     | 4,418       |
| Year Built                                  | 1952        |
| Cap Rate                                    | 4.87%       |
| GRM   | 13.15       |
| Price/SF                                    | \$475.33    |
| Price/Unit                                  | \$262,500   |
| Close of Escrow                             | 11/18/2024  |
| Unit Mix                                    | (8) 1+1     |

# SOLD COMPARABLES



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| 819-811 KODAK DR<br>LOS ANGELES, CA 90026 |                        |
|---|------------------------|
| Price                                     | \$3,000,000            |
| Units                                     | 14                     |
| Bldg SF                                   | 6,373                  |
| Year Built                                | 1926                   |
| Cap Rate                                  | 5.18%                  |
| GRM                                       | 11.58                  |
| Price/SF                                  | \$470.74               |
| Price/Unit                                | \$214,286              |
| Close of Escrow                           | 11/15/2024             |
| Unit Mix                                  | (12) Single<br>(2) 1+1 |


| 1163-1165 HYPERION AVE<br>LOS ANGELES, CA 90029 |             |
|---|-------------|
| Price   | \$1,200,000 |
| Units   | 5           |
| Bldg SF   | 2,677       |
| Year Built                                      | 1923        |
| Cap Rate  | -           |
| GRM   | -           |
| Price/SF  | \$448.26    |
| Price/Unit                                      | \$240,000   |
| Close of Escrow                                 | 10/11/2024  |
| Unit Mix  | (5) 1+1     |

| 3522 BELLEVUE AVE<br>LOS ANGELES, CA 90026 |                    |
|--|--------------------|
| Price                                      | \$2,250,000        |
| Units                                      | 8                  |
| Bldg SF                                    | 6,840              |
| Year Built                                 | 1961               |
| Cap Rate                                   | -                  |
| GRM  | -                  |
| Price/SF                                   | \$328.95           |
| Price/Unit                                 | \$281,250          |
| Close of Escrow                            | 8/16/2024          |
| Unit Mix                                   | (1) 1+1<br>(7) 2+1 |

# SOLD COMPARABLES

|   | ADDRESS   | UNITS | COE        | BUILT | UNIT MIX                      | PRICE              | \$/UNIT          | \$/SQFT         | CAP          | GRM          |
|---|---|-------|------------|-------|-------------------------------|--------------------|------------------|-----------------|--------------|--------------|
|   | 665-669 Silver Lake Blvd<br>Los Angeles, CA 90026 | 5     | 10/22/2025 | 1958  | (3) 1+1<br>(2) 2+1            | <b>\$1,025,000</b> | \$205,000        | \$266.23        | 3.90%        | 15.6         |
|   | 3370 Hamilton Way<br>Los Angeles, CA 90026        | 6     | 7/11/2025  | 1926  | (6) 1+1                       | <b>\$1,825,000</b> | \$304,167        | \$515.83        | 5.98%        | 10.02        |
|   | 805-809 N Kodak Dr<br>Los Angeles, CA 90026       | 6     | 7/9/2025   | 1927  | (5) 1+1<br>(1) 2+1            | <b>\$1,330,000</b> | \$221,667        | \$471.46        | 5.80%        | 10.51        |
|   | 3309 Ellsworth St<br>Los Angeles, CA 90026        | 6     | 11/20/2024 | 1929  | (2) 1+1<br>(2) 2+1<br>(2) 3+2 | <b>\$1,880,000</b> | \$313,333        | \$271.36        | -            | -            |
|   | 1613 Hillhurst Ave<br>Los Angeles, CA 90027       | 8     | 11/18/2024 | 1952  | (8) 1+1                       | <b>\$2,100,000</b> | \$262,500        | \$475.33        | 4.87%        | 13.15        |
|   | 819-811 Kodak Dr<br>Los Angeles, CA 90026         | 14    | 11/15/2024 | 1926  | (12) Single<br>(2) 1+1        | <b>\$3,000,000</b> | \$214,286        | \$470.74        | 5.18%        | 11.58        |
|   | 1163-1165 Hyperion Ave<br>Los Angeles, CA 90029   | 5     | 10/11/2024 | 1923  | (5) 1+1                       | <b>\$1,200,000</b> | \$240,000        | \$448.26        | -            | -            |
|  | 3522 Bellevue Ave<br>Los Angeles, CA 90026        | 8     | 8/16/2024  | 1961  | (1) 1+1<br>(7) 2+1            | <b>\$2,250,000</b> | \$281,250        | \$328.95        | -            | -            |
|   |   |       |            |       |                               | <b>\$1,826,250</b> | <b>\$255,275</b> | <b>\$406.02</b> | <b>5.15%</b> | <b>12.17</b> |

# SUBJECT PROPERTY

|  | ADDRESS                                  | UNITS | COE | BUILT | UNIT MIX                         | PRICE              | \$/UNIT   | \$/SQFT  | CAP   | GRM   |
|--|--|-------|-----|-------|----------------------------------|--------------------|-----------|----------|-------|-------|
|  | 1442 Lucile Ave<br>Los Angeles, CA 90026 | 12    | N/A | 1954  | (2) Single<br>(8) 1+1<br>(2) 2+1 | <b>\$3,075,000</b> | \$256,250 | \$380.66 | 5.38% | 10.94 |

# RENT COMPARABLES

- 1 955 Hyperion Ave Los Angeles, CA 90029
- 2 3351 Hamilton Way Los Angeles, CA 90026
- 3 1508 Micheltorena St, Los Angeles, CA 90026
- 4 873 N Hoover St Los Angeles, CA 90029
- 5 1327 N Kingsley Dr Los Angeles, CA 90027
- 6 504 N Heliotrope Dr Los Angeles, CA 90004
- 7 335 N Mariposa Ave Los Angeles, CA 90004
- 8 245 N Alvarado St Los Angeles, CA 90026
- 9 5240 Virginia Ave Los Angeles, CA 90029
- S 1442 Lucile Ave Los Angeles, CA 90026**



# RENT COMPARABLES

|  | ADDRESS  | UNIT MIX       | PRICE   | SQFT | PRICE/SQFT |
|--|--|----------------|---------|------|------------|
| <b>SINGLE</b>  |  |                |         |      |            |
|    |  955 Hyperion Ave<br>Los Angeles, CA 90029     | Single         | \$2,000 | 410  | \$4.88     |
|    |  3351 Hamilton Way<br>Los Angeles, CA 90026    | Single         | \$1,998 | 300  | \$6.66     |
|    |  1508 Micheltorena St<br>Los Angeles, CA 90026 | Single         | \$2,000 | 400  | \$5.00     |
| <b>ONE BEDROOM</b>   |  |                |         |      |            |
|    |  873 N Hoover St<br>Los Angeles, CA 90029      | 1 Bed + 1 Bath | \$2,300 | 650  | \$3.54     |
|    |  1327 N Kingsley Dr<br>Los Angeles, CA 90027   | 1 Bed + 1 Bath | \$2,295 | 650  | \$3.53     |
|    |  504 N Heliotrope<br>Dr Los Angeles, CA 90004 | 1 Bed + 1 Bath | \$2,300 | 950  | \$2.42     |
| <b>TWO BEDROOM</b>   |  |                |         |      |            |
|  |  335 N Mariposa Ave<br>Los Angeles, CA 90004 | 2 Bed + 1 Bath | \$2,900 | 1500 | \$1.93     |
|  |  245 N Alvarado St<br>Los Angeles, CA 90026  | 2 Bed + 1 Bath | \$2,850 | 960  | \$2.97     |
|  |  5240 Virginia Ave<br>Los Angeles, CA 90029  | 2 Bed + 1 Bath | \$2,850 | 1000 | \$2.85     |





04

AREA  
OVERVIEW

# SILVER LAKE

Silver Lake is one of Los Angeles' most desirable neighborhoods, known for its creative energy, vibrant culture, and scenic charm. Located near Echo Park and Los Feliz, the area offers quick access to Sunset Junction, boutique shopping, and some of LA's best dining and entertainment.

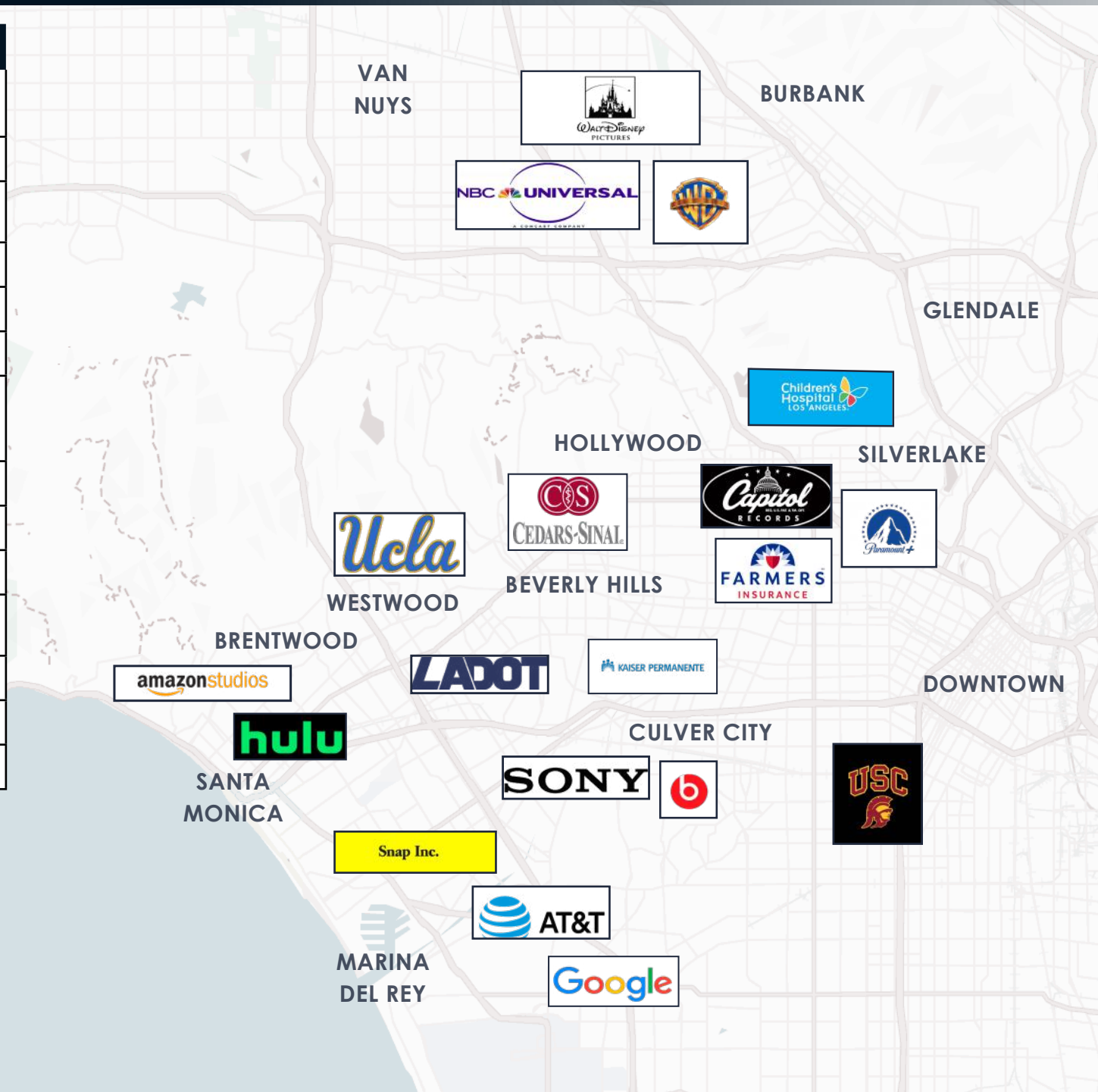
The neighborhood features the Silver Lake Reservoir, walking paths, and dog parks, creating a highly walkable environment with a strong sense of community. Its eclectic mix of cafés, independent retailers, and cultural venues makes it a hub for artists and professionals alike.

With proximity to major employment centers like Downtown LA and Hollywood, and excellent connectivity via Sunset Boulevard and the 101 Freeway, Silver Lake combines lifestyle, accessibility, and enduring rental demand—making it one of LA's most supply-constrained markets.



# TOP EMPLOYERS

| EMPLOYERS   | EMPLOYEES |
|---|-----------|
| University of California, Los Angeles             | 50,200    |
| Kaiser Permanente                                 | 40,800    |
| University of Southern California                 | 22,400    |
| Target Corp                                       | 20,000    |
| Cedars-Sinai Medical Center                       | 16,300    |
| Walt Disney Co.                                   | 12,200    |
| Los Angeles County Metro Transportation Authority | 11,700    |
| NBCUniversal                                      | 11,000    |
| AT&T Inc.   | 10,500    |
| Children's Hospital Los Angeles                   | 6,400     |
| Warner Bros. Entertainment Inc.                   | 4,100     |
| Farmer's Insurance Group                          | 2,800     |
| Paramount Pictures                                | 1,700     |
| Capitol Records                                   | 600       |



# SILVER LAKE DEMOGRAPHICS

**29,400**  
TOTAL POPULATION

**37**  
MEDIAN AGE

**12,355**  
TOTAL HOUSEHOLDS

**\$85,835**  
AVERAGE HOUSEHOLD INCOME