

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

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LOS ANGELES, CA 90026







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An aerial, blurred view of a city with a large body of water in the foreground. The text '01 PROPERTY DETAILS' is overlaid on the right side of the image.

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	\$3,600,000	
Price/Unit	\$276,923	
Price/SQFT	\$308.32	
CAP Rate	5.02% Current	7.52% Market
GRM	11.98 Current	8.70 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



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1350
EDGECLIFFE AVE
LOS ANGELES, CA 90026

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	\$3,600,000
Number of Units	13
Price per Unit	\$276,923
Price per SqFt	\$308.32
Gross SqFt	11,676
Lot Size	11,087
Year Built	1955

RETURNS	CURRENT	MARKET
Cap Rate	5.02%	7.52%
GRM	11.98	8.70

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	(\$110,885) 37%	(\$122,469) 30%
Net Operating Income	\$180,711	\$270,831

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$43,200	\$43,200
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	\$110,885	\$122,469
Expenses/Unit	\$8,529.63	\$9,420.69
Expenses/SF	\$9.50	\$10.49

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of residential and commercial buildings, roads, and green spaces. The sky is a clear, vibrant blue with a few wispy white clouds. The text is overlaid on the right side of the image.

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	\$3,600,000
Units	13
Bldg SF	11,676
Year Built	1955
Cap Rate	5.02%
GRM	11.98
Price/SF	\$308.32
Price/Unit	\$276,923
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



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

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

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



**1311-1315 N ALLESANDRO 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

**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

**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























**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



**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

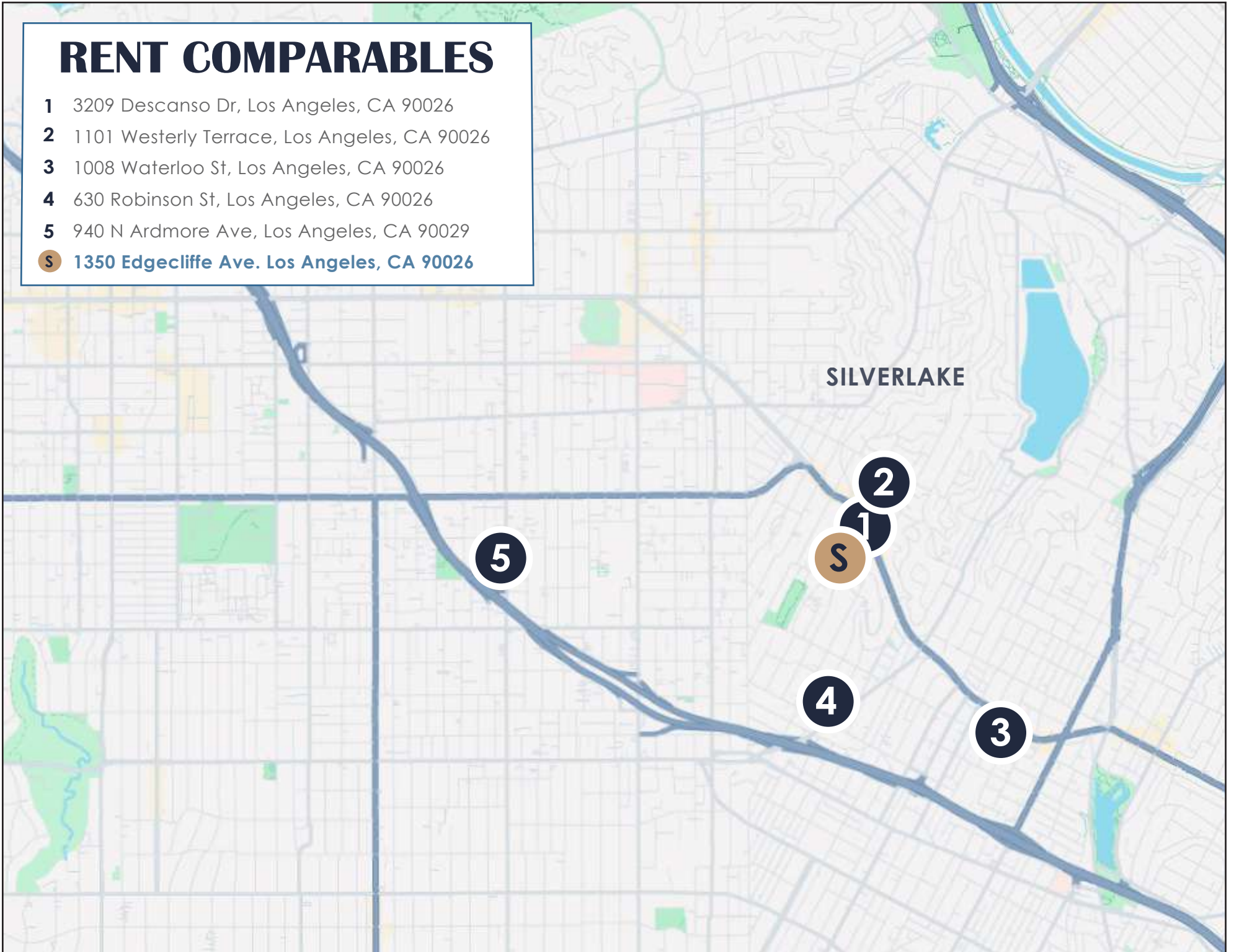
	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	 1442 Lucile Ave Los Angeles, CA 90026	12	1/22/2026	1954	(2) Studio (8) 1+1 (2) 2+1	\$2,920,000	\$243,333	\$361.48	5.51%	10.67
	 4442 Kingswell Ave Los Angeles, CA 90027	6	12/16/2025	1973	(1) Studio (3) 1+1 (2) 2+1	\$1,650,000	\$275,000	\$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	\$3,600,000	\$276,923	\$308.32	5.02%	11.98

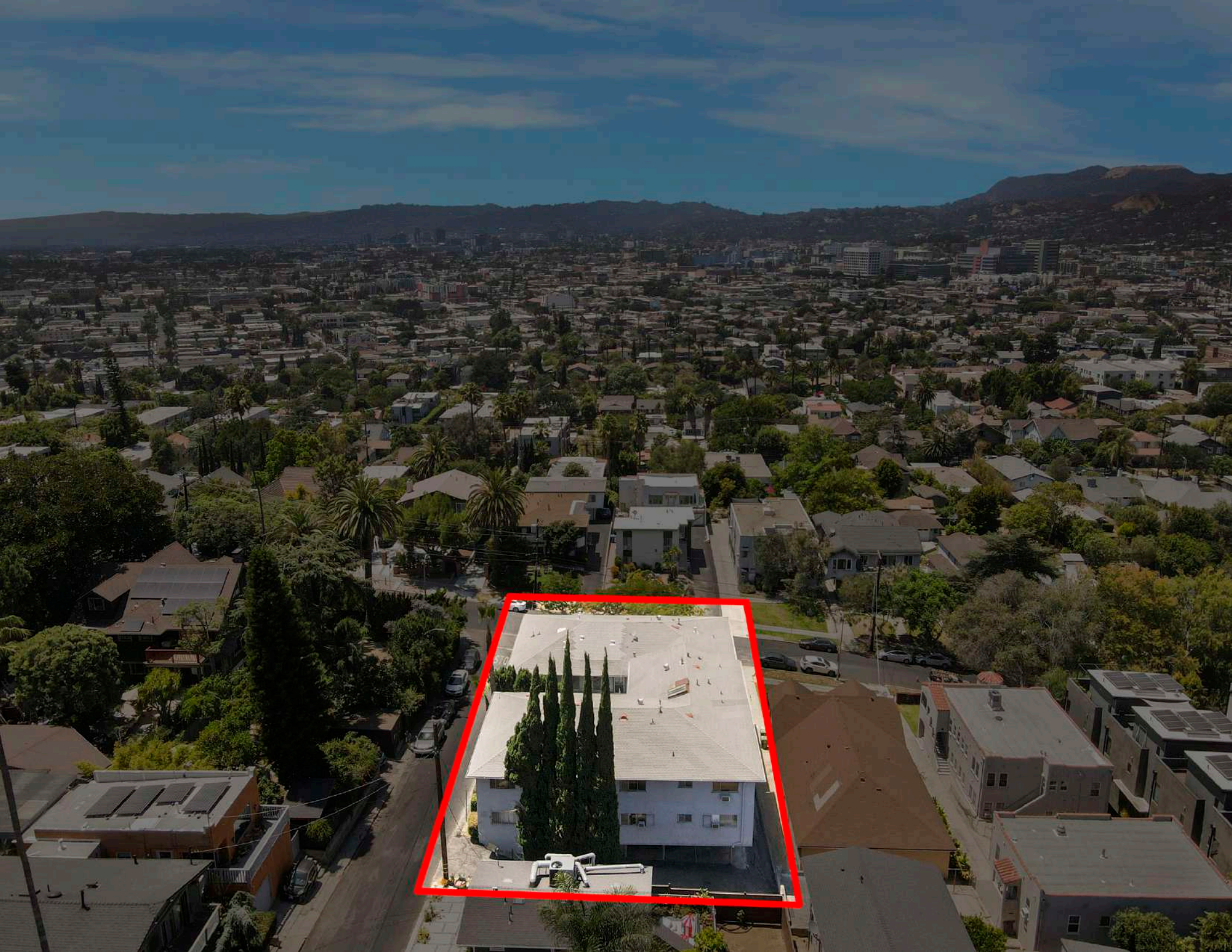
RENT COMPARABLES

- 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 residential and commercial buildings. The sky is a clear, vibrant blue with scattered white clouds. The text '04' is overlaid in the upper left quadrant 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.

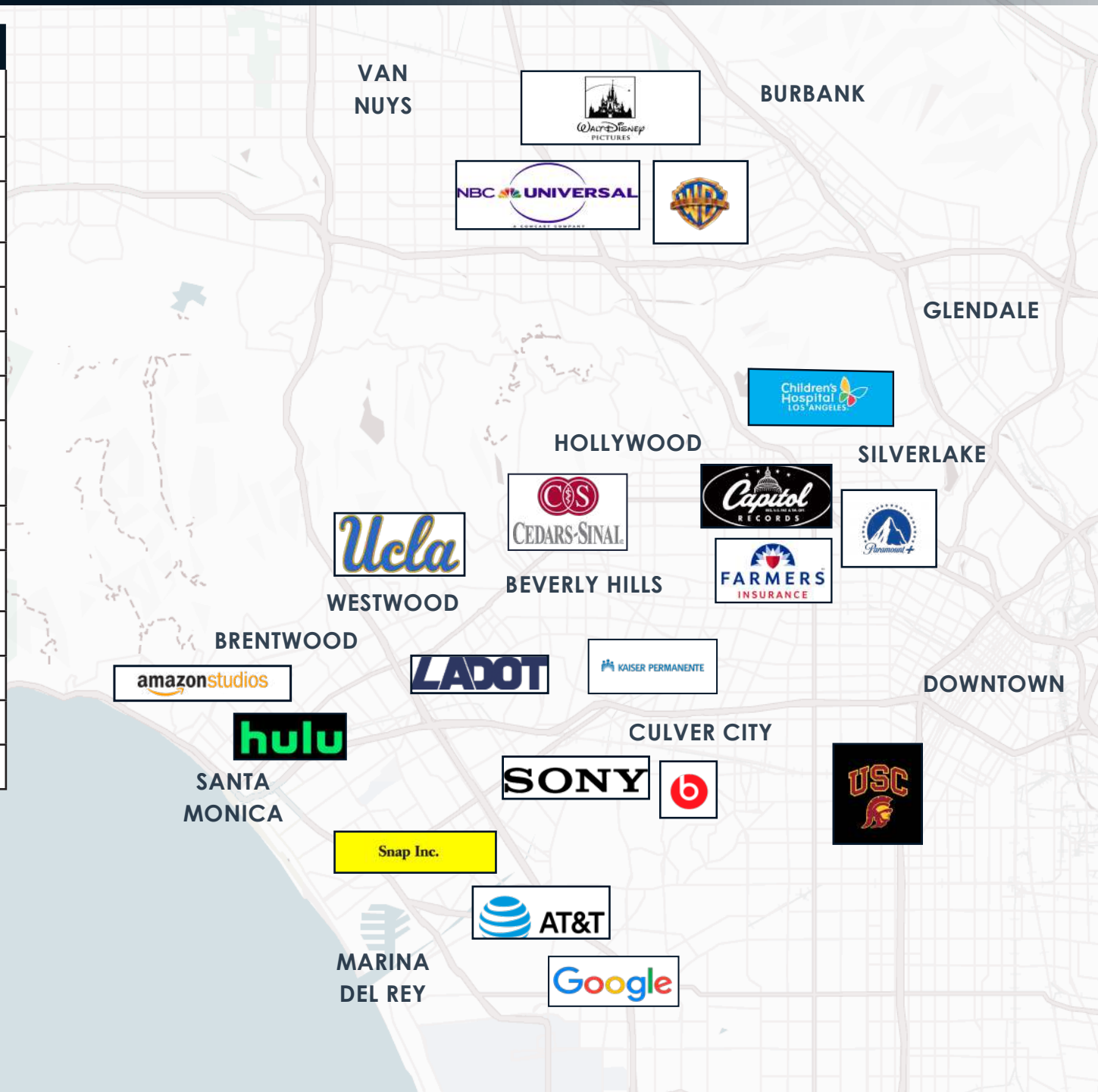
The submarket is anchored by a diverse mix of boutique retail, acclaimed dining, and creative office users, with a strong local employment base supported by nearby Hollywood, Downtown Los Angeles, and Echo Park. Residents enjoy access to popular corridors such as Sunset Boulevard, Sunset Junction, and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

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