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4126-4128 CLAYTON AVE
LOS ANGELES, CA 90027

4 UNITS - LOS FELIZ LOCATION

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An aerial photograph of a residential neighborhood in Los Angeles. The image shows a mix of older and newer homes. A prominent modern house with white and dark grey siding and a flat roof is highlighted with a red callout box. The house has a garage and a small courtyard. In the background, the Los Angeles skyline is visible under a clear blue sky. The surrounding area is densely packed with houses, many with palm trees and lush greenery.

4126-4128
CLAYTON AVE
LOS ANGELES, CA 90027











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 a few wispy white clouds. The text '01' is prominently displayed in the upper right quadrant in a large, dark blue, serif font.

01

PROPERTY
DETAILS

THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap is pleased to present 4126–4128 Clayton Ave, a newly constructed 4-unit apartment community located in the highly desirable Los Feliz neighborhood of Los Angeles. Completed in 2026, the property consists of approximately 5,011** square feet of modern living space on a 6,569 square foot lot. Each unit features contemporary design, open layouts, and high-quality finishes that appeal to today's renter seeking style, comfort, and convenience.

Residents enjoy thoughtfully designed interiors, generous natural light, and the advantages of brand-new construction, contributing to strong tenant demand and minimal operational maintenance for ownership.

Centrally positioned near Hollywood, Silver Lake, and Griffith Park, the property offers quick access to an array of dining, retail, and entertainment options along Sunset Boulevard and throughout the vibrant Eastside communities. Its close proximity to major employment hubs—including the Hollywood media district and surrounding creative industries—further enhances long-term rental stability.

With excellent connectivity to the 101 Freeway and nearby arterial corridors, 4126–4128 Clayton Ave provides seamless mobility throughout Los Angeles, supporting both lifestyle convenience and strong renter appeal.

Located in a supply-constrained, high-demand rental pocket, this offering represents a rare opportunity to acquire a turnkey, newly built multifamily asset with stable in-place income and meaningful long-term growth potential.

** Building and unit square footage figures are approximate and may be based on architectural plans or preliminary documents. Actual as-built dimensions and rentable area may vary. Neither Seller nor Broker makes any representation or warranty as to accuracy. Buyer to independently verify.

PROPERTY SUMMARY

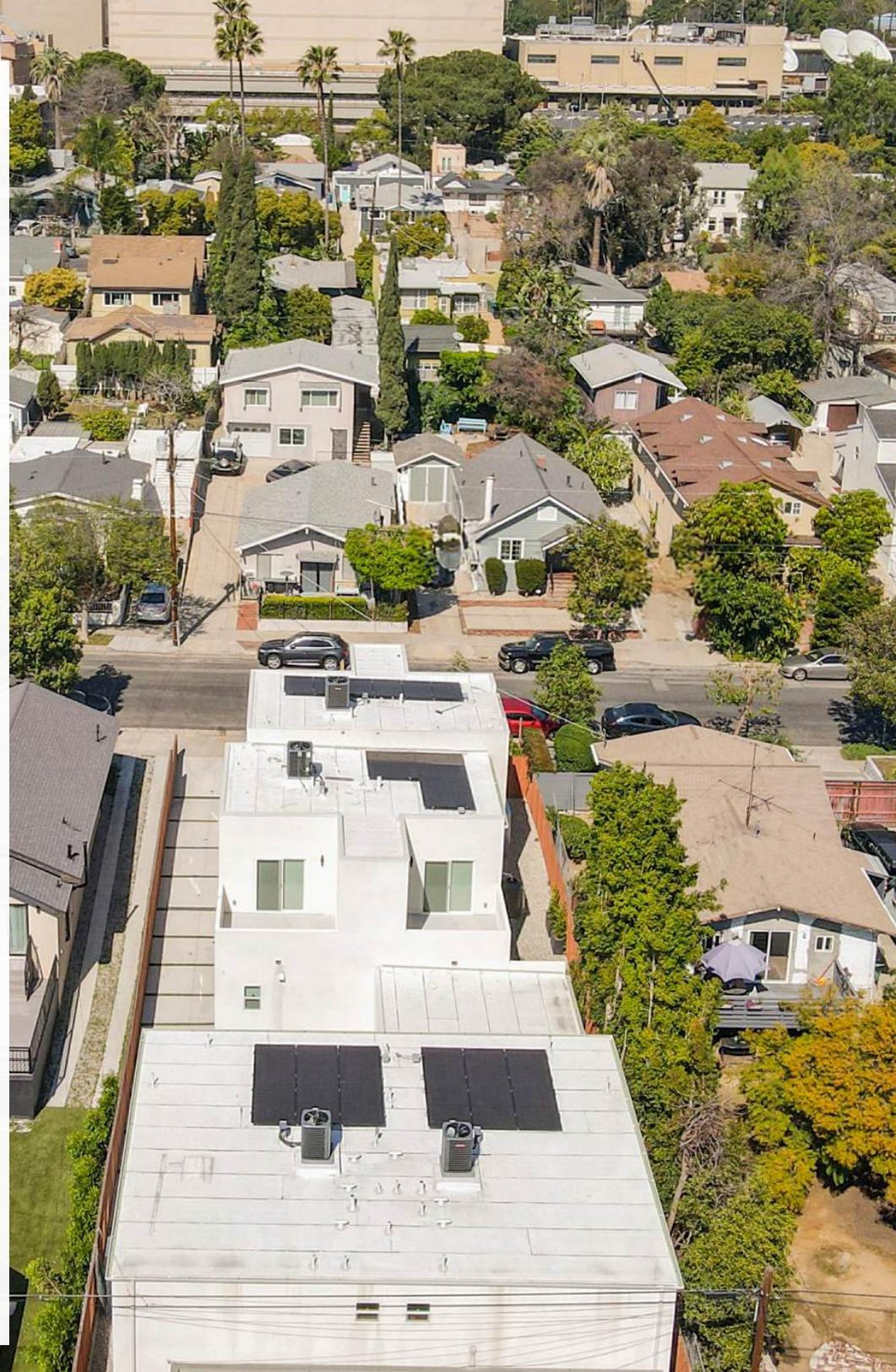
PRICING

Offering Price	\$2,995,000	
Price/Unit	\$748,750	
Price/SQFT	\$597.69	
CAP Rate	5.45% Current	5.45% Market
GRM	12.37 Current	12.37 Market

THE ASSET

Number of Units	4
Year Built	2026
Unit Mix	(2) 3 Bed + 2.5 TH (2) 3 Bed + 3 TH
Gross SqFt	5,011**
Lot Size	6,569
Zoning	LAR1
Parcel Number	5430-020-021

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INVESTMENT HIGHLIGHTS

4-Unit Townhome Community | Completed in 2026 -Not Subject to Rent Control

Located in a High-Demand, Low-Vacancy Los Feliz Rental Market

Highly Desirable Unit Mix: (2) Three-Bedroom / 2.5-Bath Townhomes and (2) Three-Bedroom / 3-Bath Townhomes

Brand-New Construction with Premium Modern Finishes Private

Brand-New Washer/Dryer & Full Kitchen Appliance Packages

Custom Kitchen Cabinetry, Designer Fixtures, and Contemporary Tile Work

Surrounded by Single Family Homes

Steps Away from Dining, Shopping and Entertainment on Hillhurst Ave and Sunset Blvd

usbank



METROLINK

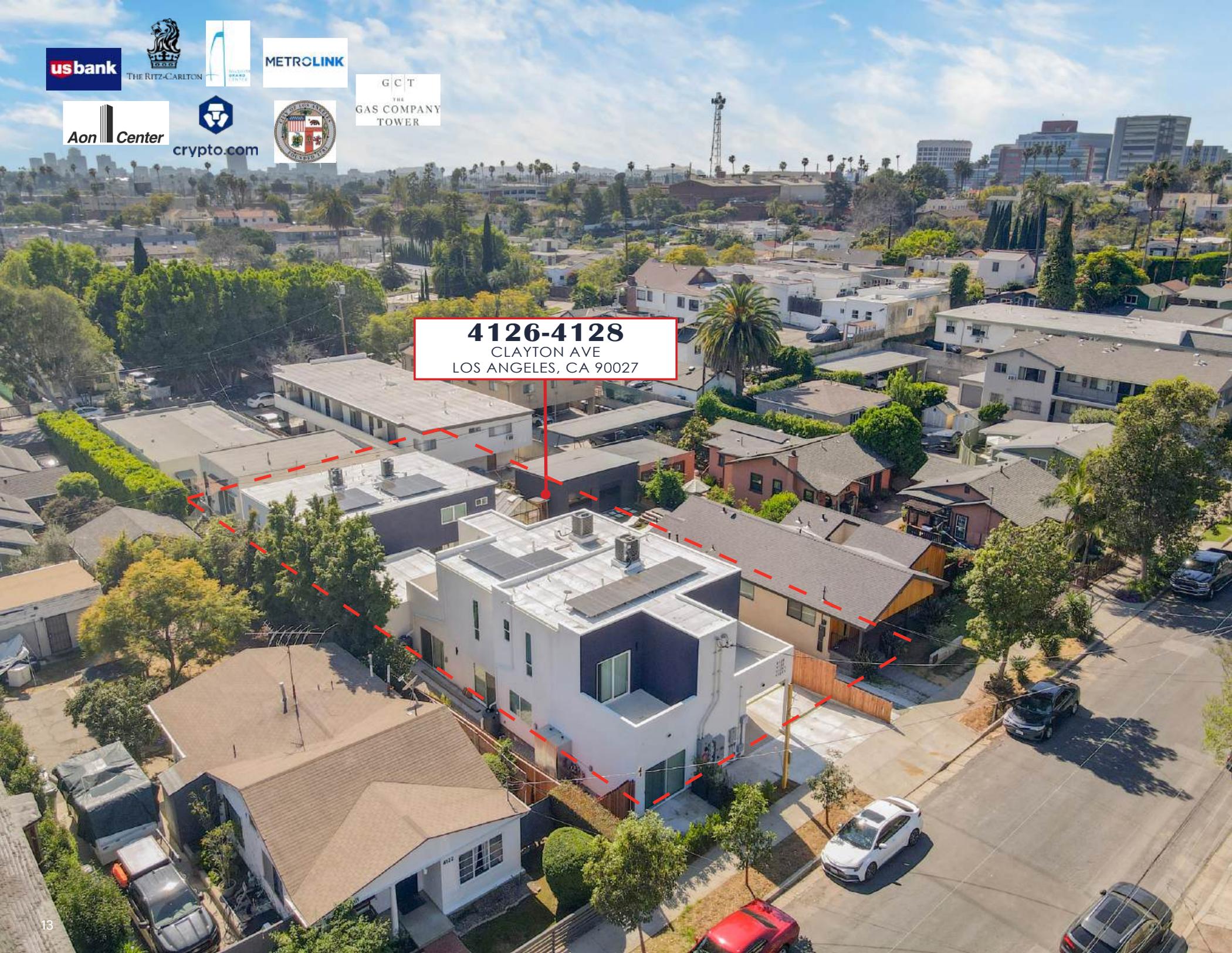
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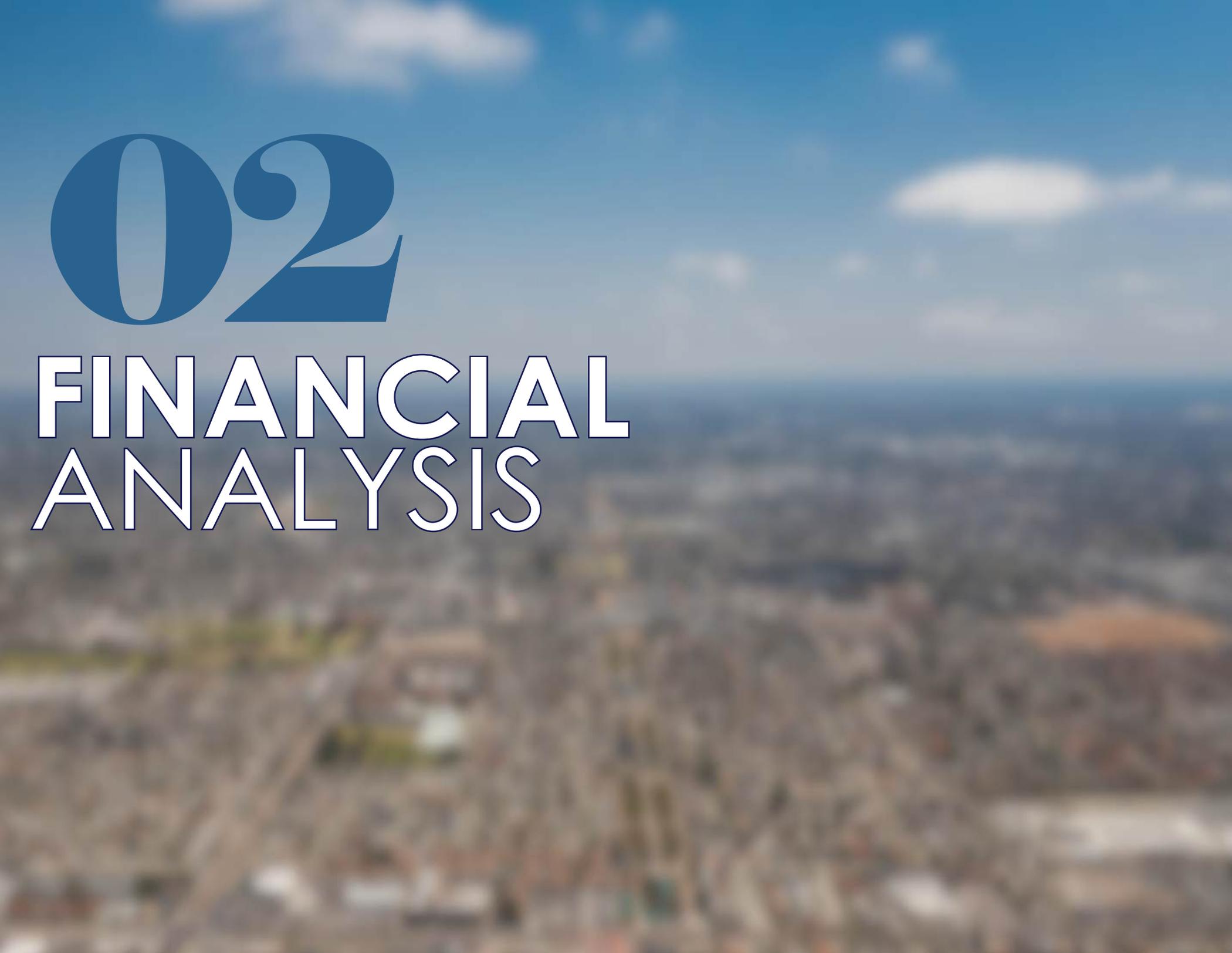
Aon Center

crypto.com



4126-4128
CLAYTON AVE
LOS ANGELES, CA 90027



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 overall scene is bright and clear, suggesting a sunny day.

02

FINANCIAL ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
4126	3+3 TH	\$4,995	\$4,995	Vacant
4126.5	3+2.5 TH	\$4,795	\$4,795	Vacant
4128	3+3 TH	\$4,995	\$4,995	Vacant
4128.5	3+2.5 TH	\$4,795	\$4,795	Vacant
		\$19,580	\$19,580	

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
2	3+2.5 TH	\$4,795	\$9,590	\$4,795	\$9,590
2	3+3 TH	\$4,995	\$9,990	\$4,995	\$9,990
TOTAL SCHEDULED RENT:			\$19,580		\$19,580

PRICING DETAILS

PRICING	
OFFERING PRICE	\$2,995,000
Number of Units	4
Price per Unit	\$748,750
Price per SqFt	\$597.69
Gross SqFt	5,011**
Lot Size	6,569
Year Built	2026

RETURNS	CURRENT	MARKET
Cap Rate	5.45%	5.45%
GRM	12.37	12.37

** Building and unit square footage figures are approximate and may be based on architectural plans or preliminary documents. Actual as-built dimensions and rentable area may vary. Neither Seller nor Broker makes

ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$234,960	\$234,960
Other Income (RUBs)	\$7,200	\$7,200
Gross Scheduled Income	\$242,160	\$242,160
Vacancy Reserve	(\$12,108) 5%	(\$12,108) 5%
Effective Gross Income	\$230,052	\$230,052
Less: Expenses	(\$66,771) 28%	(\$66,771) 28%
Net Operating Income	\$163,281	\$163,281

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$35,562	\$35,562
Insurance	\$6,264	\$6,264
Utilities	\$8,400	\$8,400
Main. & Repairs	\$4,843	\$4,843
Off-Site Management (4%)	\$9,202	\$9,202
Landscaping	\$1,500	\$1,500
Misc. + Reserves	\$1,000	\$1,000
Total Expenses	\$66,771	\$66,771
Expenses/Unit	\$16,692.77	\$16,692.77
Expenses/SF	\$13.32	\$13.32



03

MARKET
COMPARABLES

SOLD COMPARABLES

- 1 966 Sanborn Ave, Los Angeles, CA 90029
- 2 610 N Gramercy Pl, Los Angeles, CA 90004
- 3 1223 N June St, Los Angeles, CA 90038
- 4 837 N Harvard Blvd, Los Angeles, CA 90029
- 5 713 N Gramercy Pl, Los Angeles, CA 90038
- 6 1754 N Berendo St, Los Angeles, CA 90027
- S 4126-4128 Clayton Ave. Los Angeles, CA 90027**

LOS FELIZ

3

6

S

1

5

4

2

SOLD COMPARABLES

S



**4126-4128 CLAYTON AVE
LOS ANGELES, CA 90027**

Price	\$2,995,000
Units	4
Bldg SF	5,011
Year Built	2026
Cap Rate	5.45%
GRM	12.37
Price/SF	\$597.69
Price/Unit	\$748,750
Close of Escrow	N/A
Unit Mix	(2) 3+2.5 TH (2) 3+3 TH

1



**966 SANBORN AVE
LOS ANGELES, CA 90029**

Price	\$3,925,000
Units	4
Bldg SF	6,809
Year Built	2024
Cap Rate	5.14%
GRM	13.63
Price/SF	\$576.44
Price/Unit	\$981,250
Close of Escrow	3/20/2025
Unit Mix	(1) 2+2 (2) 3+2 (1) 4+3.5

2



**610 N GRAMERCY PL
LOS ANGELES, CA 90004**

Price	\$2,750,000
Units	4
Bldg SF	5,423
Year Built	2022
Cap Rate	4.90%
GRM	14.28
Price/SF	\$507.10
Price/Unit	\$687,500
Close of Escrow	9/17/2025
Unit Mix	(1) 2+2 (3) 3+2

SOLD COMPARABLES



1223 N JUNE ST LOS ANGELES, CA 90038	
Price	\$3,600,000
Units	4
Bldg SF	6,329
Year Built	2022
Cap Rate	4.93%
GRM	14.19
Price/SF	\$568.81
Price/Unit	\$900,000
Close of Escrow	3/28/2025
Unit Mix	(1) 3+2 (1) 3+4 (1) 4+4 (1) 4+5

837 N HARVARD BLVD LOS ANGELES, CA 90029	
Price	\$2,900,000
Units	4
Bldg SF	5,596
Year Built	2020
Cap Rate	5.13%
GRM	13.65
Price/SF	\$518.23
Price/Unit	\$725,000
Close of Escrow	6/6/2025
Unit Mix	(4) 4+3

713 N GRAMERCY PL LOS ANGELES, CA 90038	
Price	\$3,685,000
Units	4
Bldg SF	7,554
Year Built	2024
Cap Rate	5.01%
GRM	13.97
Price/SF	\$487.82
Price/Unit	\$921,250
Close of Escrow	1/31/2025
Unit Mix	(4) 4+4

SOLD COMPARABLES

6



**1754 N BERENDO ST
LOS ANGELES, CA 90027**

Price	\$3,950,000
Units	4
Bldg SF	5,600
Year Built	2024
Cap Rate	4.09%
GRM	17.15
Price/SF	\$705.36
Price/Unit	\$987,500
Close of Escrow	On Market
Unit Mix	(4) 3+2

SOLD COMPARABLES

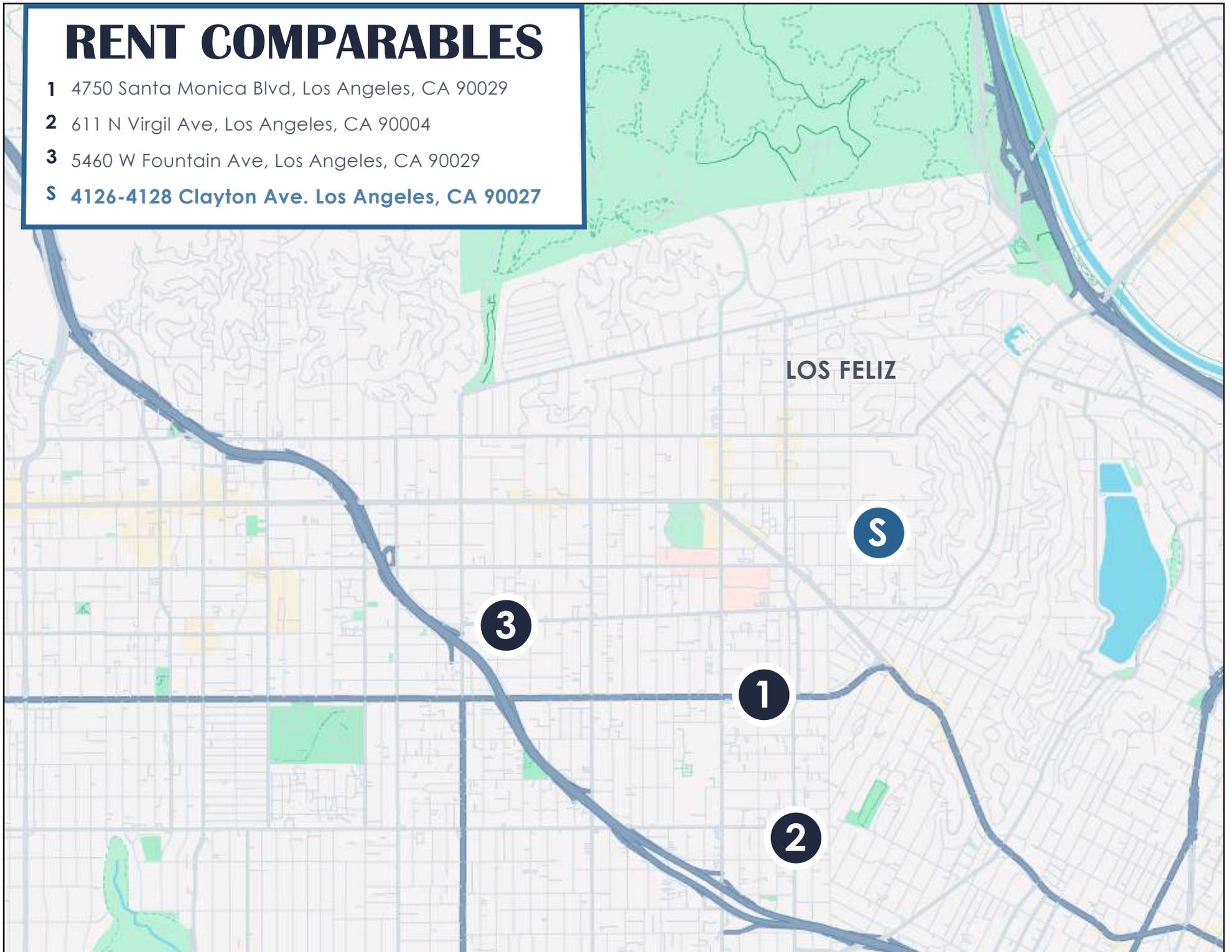
	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
 	966 Sanborn Ave Los Angeles, CA 90029	4	3/20/2025	2024	(1) 2+2 (2) 3+2 (1) 4+3.5	\$3,925,000	\$981,250	\$576.44	5.14%	13.63
 	610 N Gramercy Pl Los Angeles, CA 90004	4	9/17/2025	2022	(1) 2+2 (3) 3+2	\$2,750,000	\$687,500	\$507.10	4.90%	14.28
 	1223 N June St Los Angeles, CA 90038	4	3/28/2025	2022	(1) 3+2 (1) 3+4 (1) 4+4 (1) 4+5	\$3,600,000	\$900,000	\$568.81	4.93%	14.19
 	837 N Harvard Blvd Los Angeles, CA 90029	4	6/6/2025	2020	(4) 4+3	\$2,900,000	\$725,000	\$518.23	5.13%	13.65
 	713 N Gramercy Pl Los Angeles, CA 90038	4	1/31/2025	2024	(4) 4+4	\$3,685,000	\$921,250	\$487.82	5.01%	13.97
 	1754 N Berendo St Los Angeles, CA 90027	4	On Market	2024	(4) 3+2	\$3,950,000	\$987,500	\$705.36	4.09%	17.15
						\$3,468,333	\$867,083	\$560.63	4.87%	14.48

SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
 	4126-4128 Clayton Ave Los Angeles, CA 90027	4	N/A	2026	(2) 3+2.5 TH (2) 3+3 TH	\$2,995,000	\$748,750	\$597.69	5.45%	12.37

RENT COMPARABLES

- 1 4750 Santa Monica Blvd, Los Angeles, CA 90029
- 2 611 N Virgil Ave, Los Angeles, CA 90004
- 3 5460 W Fountain Ave, Los Angeles, CA 90029
- S 4126-4128 Clayton Ave. Los Angeles, CA 90027



RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
	THREE BEDROOM				
1	 4750 Santa Monica Blvd Los Angeles, CA 90029	3 Bed + 3 Bath	\$4,998	1242	\$4.02
2	 611 N Virgil Ave Los Angeles, CA 90004	3 Bed + 3 Bath	\$4,999	1304	\$3.83
3	 5460 W Fountain Ave Los Angeles, CA 90029	3 Bed + 3 Bath	\$4,999	1200	\$4.17



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 a large, dark blue serif font in the upper left quadrant.

04

AREA
OVERVIEW

WELCOME TO **LOS FELIZ**

Los Feliz is one of Los Angeles' most desirable Eastside neighborhoods, offering a blend of walkable village charm, historic character, and strong rental demand. The area sits between Silver Lake, Hollywood, and Atwater Village, giving residents quick access to cafés, restaurants, and daily conveniences along Hillhurst and Vermont Avenues, as well as cultural anchors like Griffith Park, the Greek Theatre, and the Griffith Observatory.

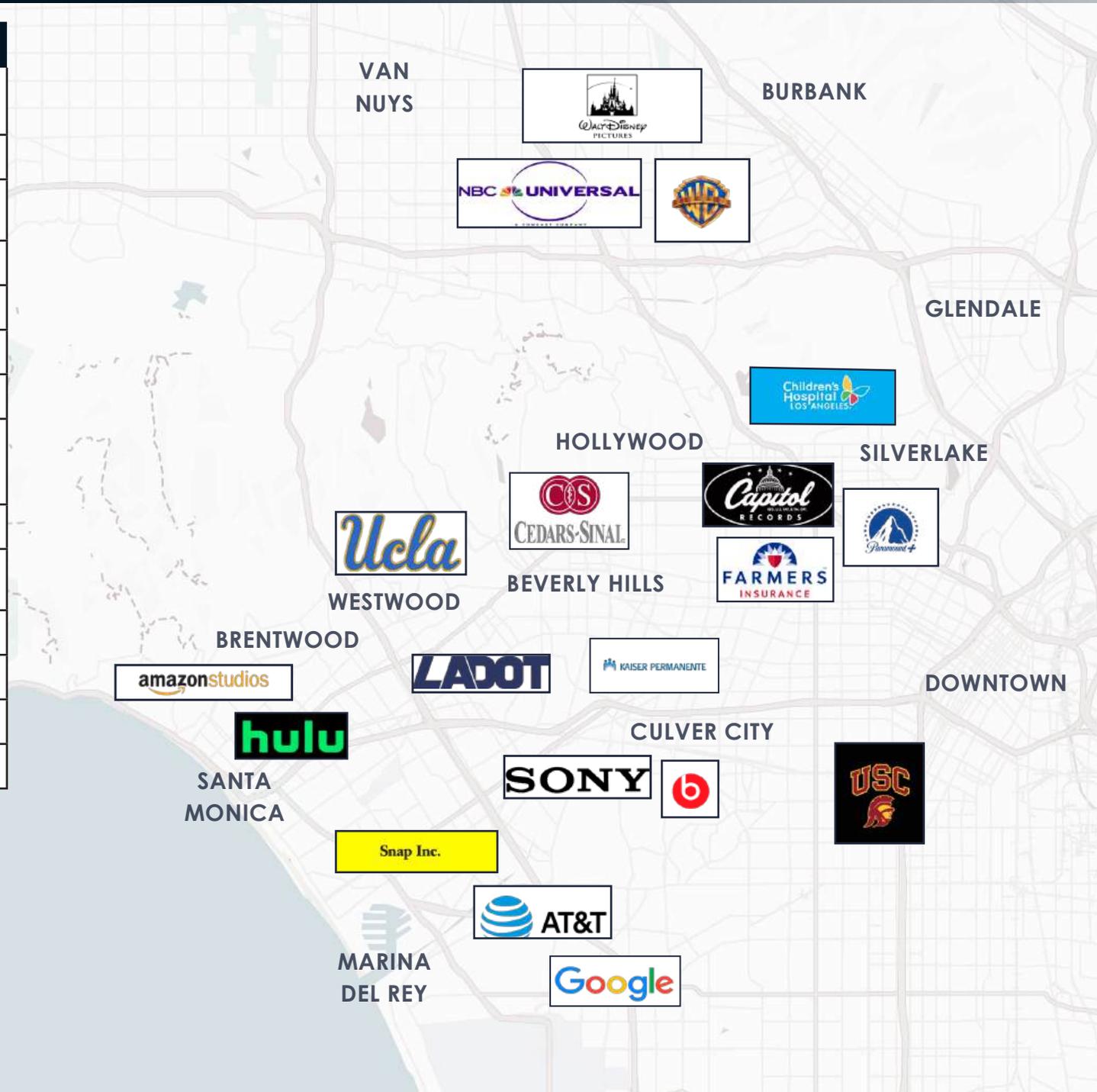
With excellent access to the 101 Freeway and major corridors such as Los Feliz and Sunset Boulevards, the neighborhood provides easy connectivity across the city. Its close proximity to Hollywood's media district and the broader creative workforce supports consistent renter demand.

Highly walkable, centrally located, and supply-constrained, Los Feliz remains one of the most stable and attractive rental markets for both residents and 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



LOS FELIZ DEMOGRAPHICS

32,666

TOTAL POPULATION

38

MEDIAN AGE

16,108

TOTAL HOUSEHOLDS

\$90,532

AVERAGE HOUSEHOLD INCOME

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LOS ANGELES, CA 90027

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