

# JUST LISTED

15 UNITS | VALLEY VILLAGE | VALUE ADD

**PRICE**            **\$4,320,000**

Units                    15

Price/Unit            \$288,000

Price/SqFt            \$327.10

CAP                    5.45%

GRM                    11.53

**5228 HERMITAGE AVE**  
**VALLEY VILLAGE, CA 91607**



**Marcus & Millichap**

LAAA TEAM

Expertise | Execution | Excellence

- Built in 1970 | RSO Property
- Strong Value Add Potential
- Approx. 33% Upside in Rents
- Fully Gated & Secure Property
- Onsite Pool, Laundry, & BBQ
- Courtyard in Middle
- Prime Valley Village



**FILIP NICULETE**

*Senior Managing Director*

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**GLEN SCHER**

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“WE DIDN’T INVENT GREAT SERVICE.  
WE JUST WORK RELENTLESSLY TO PROVIDE IT”



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**LAAA TEAM CAREER CLOSINGS**

**429**    **\$1.34B**    **4,254**

DEALS

VOLUME

UNITS

[www.LAAA.com](http://www.LAAA.com)

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