

JUST LISTED

5 UNITS | VALLEY VILLAGE | VALUE ADD

PRICE \$1,475,000

Units 5

Price/Unit \$295,000

Price/SqFt \$307.16

CAP 5.01%

GRM 12.05

5222 HERMITAGE AVE
VALLEY VILLAGE, CA 91607



Marcus & Millichap

LAAA TEAM

Expertise | Execution | Excellence

- Built in 1948 | RSO Property
- No Seismic Retrofit Needed
- Approx. 29% Upside in Rents
- Can Build 2 ADUs in Back
- 10 Parking Spots for 5 Units
- 2 Units Fully Renovated
- Brand New Roof in 2017



FILIP NICULETE

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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

DEALS

\$1.34B

VOLUME

4,254

UNITS

www.LAAA.com

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