Los Angeles Multifamily Cap Rates by Submarket

Typical going-in cap rate ranges for apartment buildings, based on closed-comparable data reported in early 2026. Individual deals vary with building condition, RSO status, and rent upside.

SUBMARKET	CAP RATE RANGE
Westside (Santa Monica, Beverly Hills, Century City, Brentwood)	3.5% – 4.5%
Koreatown / Hollywood / Silver Lake (incl. East Hollywood, Echo Park)	4.0% – 5.0%
Downtown LA	4.5% – 5.5%
San Fernando Valley	4.5% – 5.5%
South Los Angeles	5.0% – 7.5%
Long Beach	5.5% – 7.0%

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