

OFFERING MEMORANDUM

**2030-2034-2038  
HOLLY DRIVE**

**CAN BE SOLD  
SEPARATELY**

Los Angeles, CA 90068

Marcus & Millichap



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Activity ID #ZAH0120011

Marcus & Millichap

2030-2038 HOLLY DR

EXCLUSIVELY  
LISTED BY

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Encino

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CalDRE #00765098

  
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## DISCLAIMER

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# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights  
2030-2034-2038 Holly Drive

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# OFFERING SUMMARY

2030-2038 HOLLY DR



Listing Price  
**\$8,700,000**



Cap Rate  
**6.51%**



Number of Units  
**33**

## FINANCIAL

Listing Price	\$8,700,000
Down Payment	46% / \$4,000,000
NOI	\$566,355
Cap Rate	6.51%
GIM	10.1
Total Return	7.58%
Price/SF	\$305.45
Price/Unit	\$263,636

## OPERATIONAL

Gross SF	28,483 SF
Number of Units	33
Lot Size	0.69 Acres (30,056 SF)
Occupancy	97%
Year Built	1963



## **2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY**

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**PORTFOLIO OF THREE SEPARATE AND ADJOINING PROPERTIES OFFERED FOR SALE IN THE MOST COVETED HOLLYWOOD HILLS RESIDENTIAL MARKET OF LOS ANGELES- CAN BE SOLD SEPARATELY**

**33 units in three separate parcels:**

**2030 Holly Drive - 18 units in two separate structures - 95% two bedroom apartments**

**2034 Holly Drive - 5 units, mostly townhomes with a swimming pool- mostly two and three bedroom apartments**

**2038 Holly Drive - 10 units - mostly two bedroom apartments**

**Much desired canyon living away from busy city life**

**Great curb appeal on quiet residential street**

**Bright and large apartments with generously sized patios and/or balconies**

**Some units have new windows and walk-in closets**

**Sparkling pool and attractive pool deck**

**New electrical panels with permits**

**Seismic retrofit completed**

**New water heaters 2025**

**New exterior paint**

**Ample parking; laundry on-site**

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

2030-2034-2038 HOLLY DRIVE

## **2030 Holly Drive, Los Angeles 90068**

**APN #5576-019-037**

**Price: \$4,600,000**

**Number of Units - 18**

**Square Footage - 14,977**

## **2034 Holly Drive, Los Angeles 90068**

**APN #5576-019-028**

**Price: \$1,700,000**

**Number of Units - 5**

**Square Footage - 6,645**

## **2038 Holly Drive, Los Angeles 90068**

**APN #5576-019-027**

**Price: \$2,400,000**

**Number of Units - 10**

**Square Footage - 6,961**

SECTION 2

# 02

## PROPERTY INFORMATION

Additional Photos  
Additional Photos  
Additional Photos  
Additional Photos  
Additional Photos  
Regional Map  
Local Map  
Aerial Map

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# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

ADDITIONAL PHOTOS



# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

ADDITIONAL PHOTOS



# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

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ADDITIONAL PHOTOS



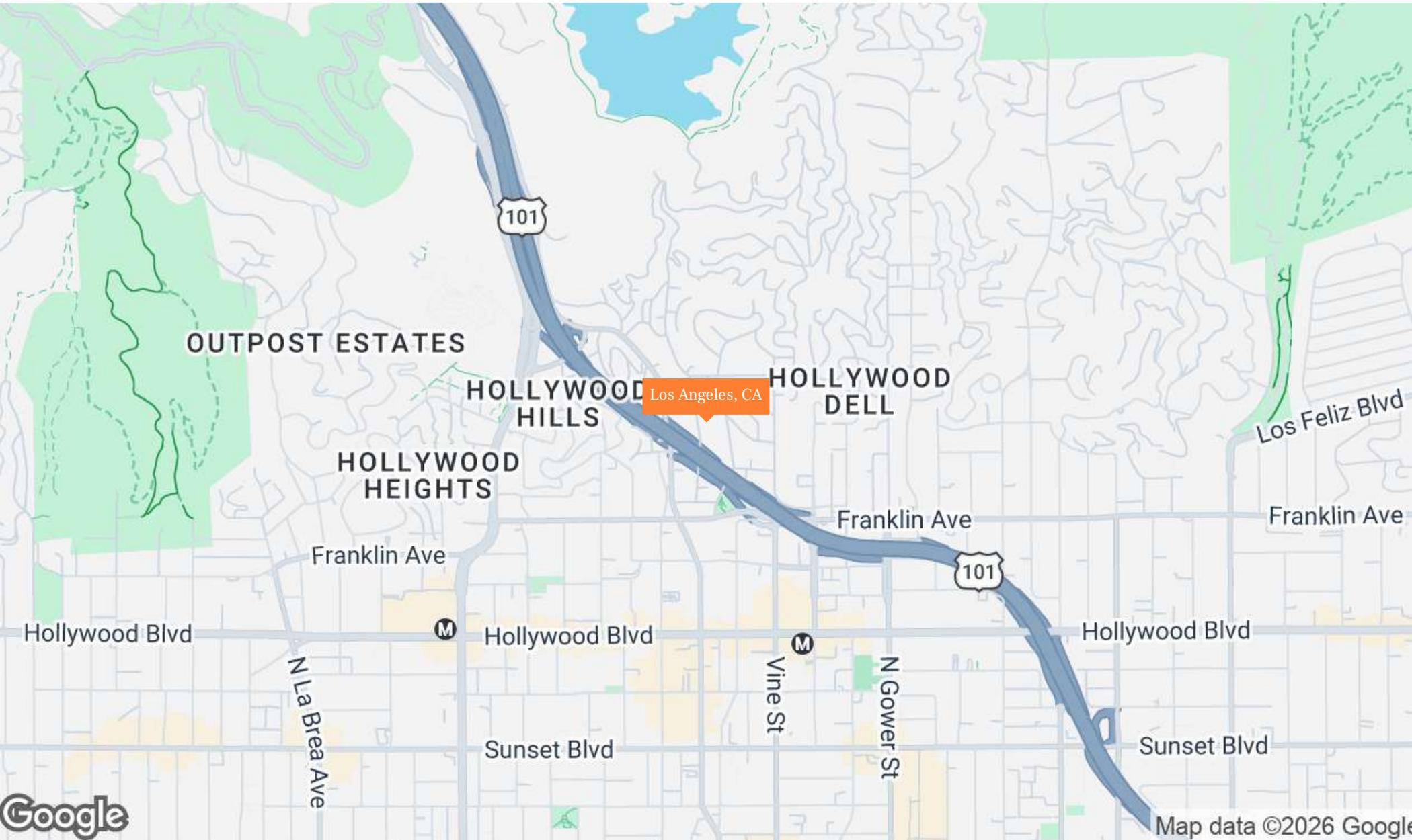
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

ADDITIONAL PHOTOS



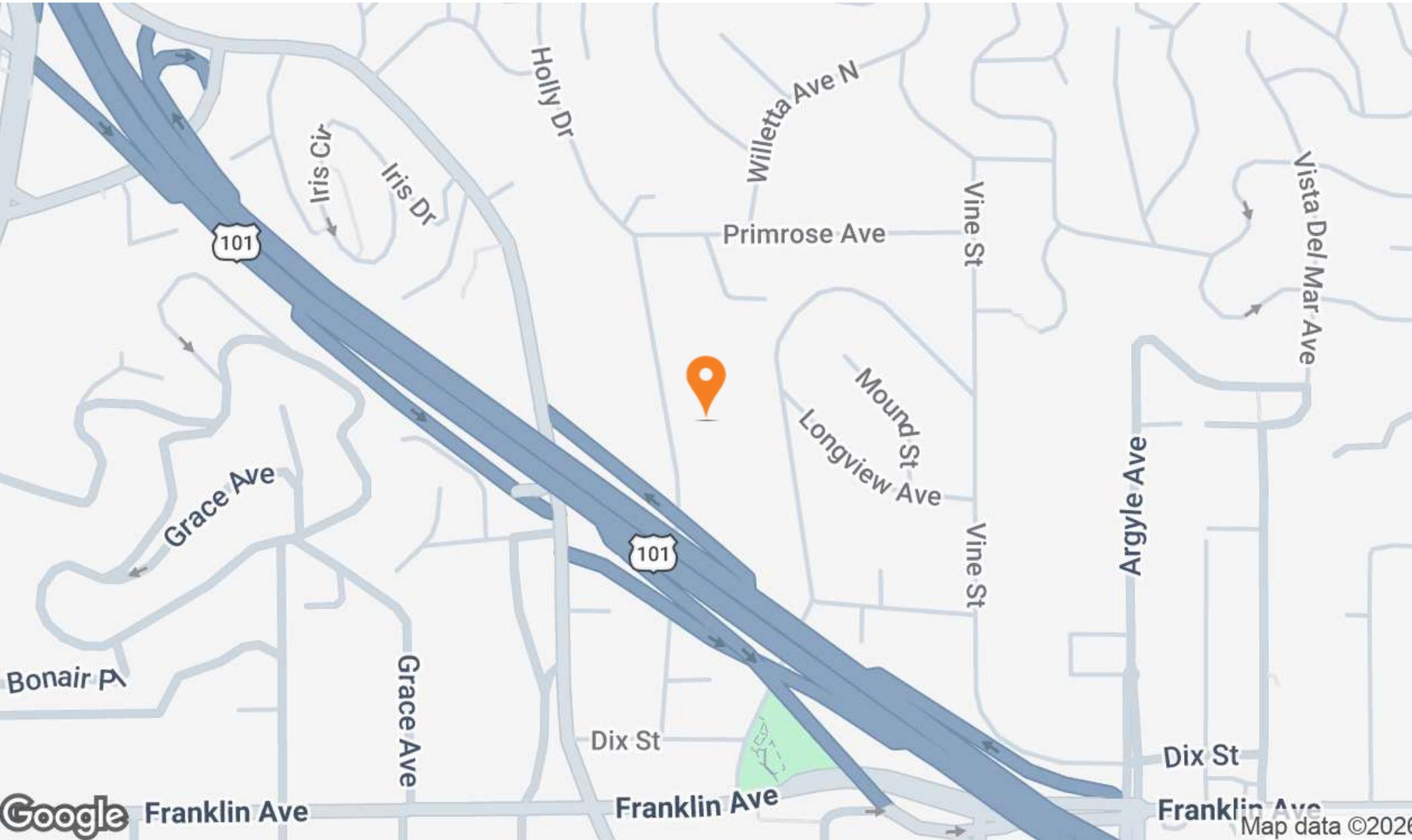
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

REGIONAL MAP



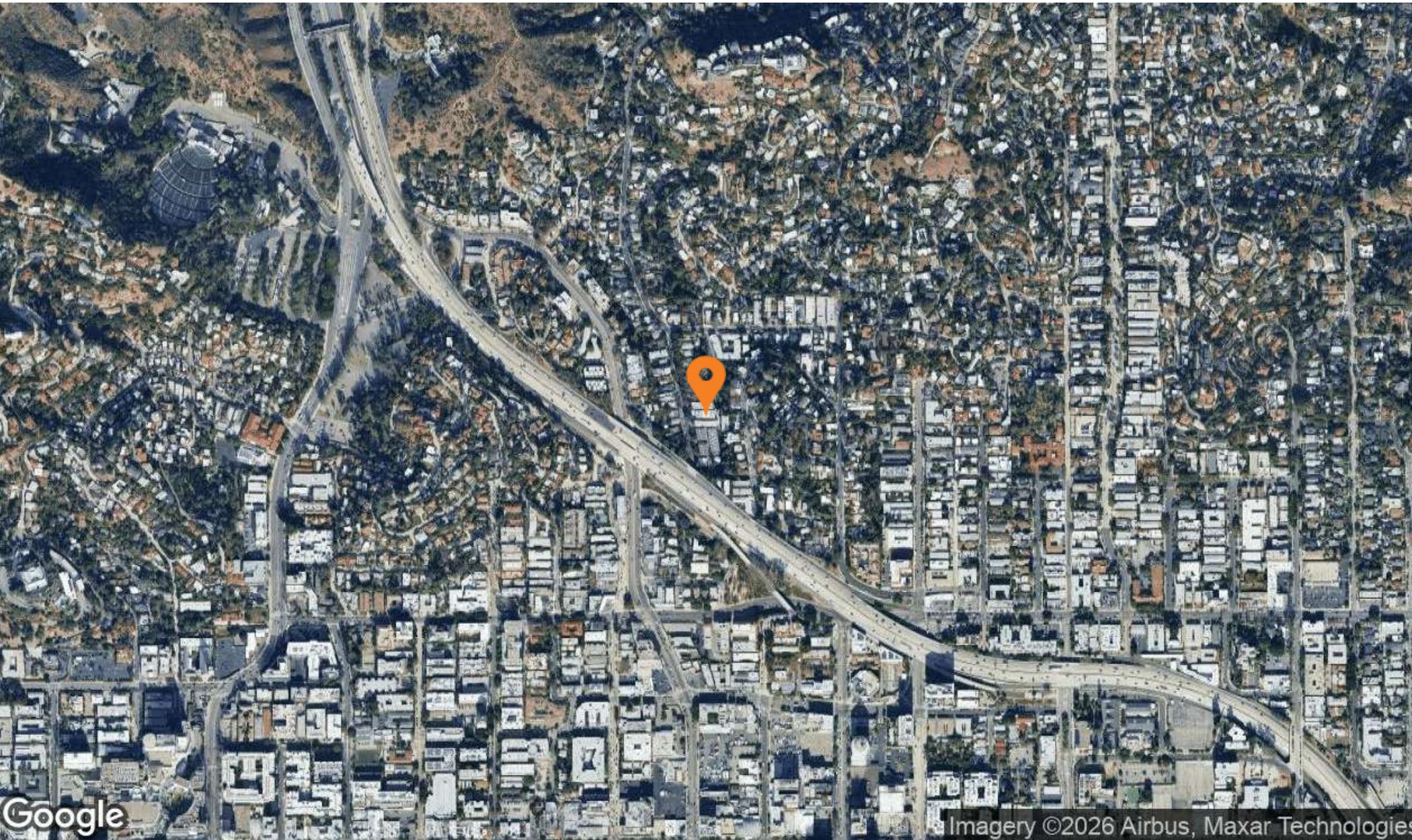
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

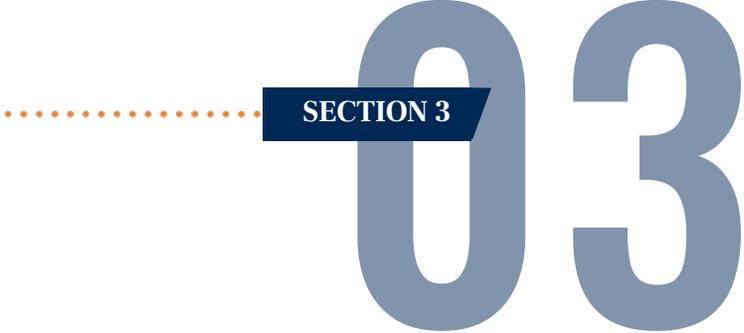
LOCAL MAP



# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

AERIAL MAP





SECTION 3

03



# FINANCIAL ANALYSIS

Financial Details  
2030 Holly Drive  
2034 Holly Drive  
2038 Holly Drive

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# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## FINANCIAL DETAILS

As of March,2026

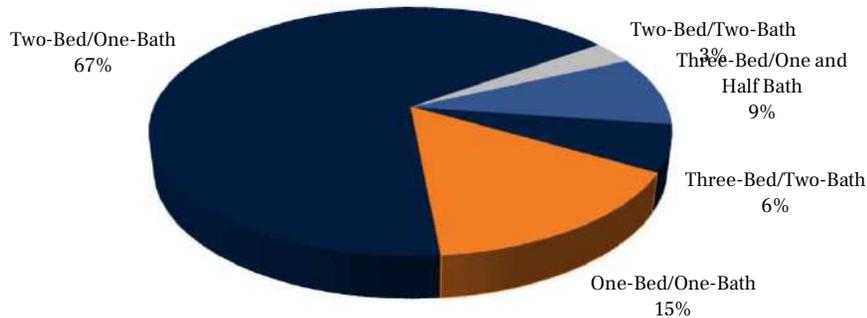
UNIT	UNIT TYPE	SCHEDULED	POTENTIAL
		Rent / Month	Rent / Month
2030-A	Two-Bed/One-Bath	\$1,342	\$3,200
2030-B	Two-Bed/One-Bath	\$2,250	\$3,200
2030-C	Two-Bed/One-Bath	\$2,339	\$3,200
2030-D	Two-Bed/One-Bath	\$2,004	\$3,200
2030-E	Two-Bed/One-Bath	\$1,342	\$3,200
2030-F	Two-Bed/One-Bath	\$1,342	\$3,200
2030-G	Two-Bed/One-Bath	\$2,400	\$3,200
2030-H	Two-Bed/One-Bath	\$1,620	\$3,200
2030-01	Three-Bed/Two-Bath	\$3,052	\$4,150
2030-02	Two-Bed/One-Bath	\$2,523	\$3,200
2030-03	Two-Bed/One-Bath	\$2,200	\$3,200
2030-04	Two-Bed/One-Bath	\$2,220	\$3,200
2030-05	Two-Bed/One-Bath	\$2,450	\$3,200
2030-06	Two-Bed/One-Bath	\$2,624	\$3,200
2030-07	Two-Bed/One-Bath	\$2,283	\$3,200
2030-08	Two-Bed/One-Bath	\$2,394	\$3,200
2030-09	Two-Bed/Two-Bath Vacant	\$3,500	\$3,500
2030-10	One-Bed/One-Bath	\$1,500	\$2,750
2034-01	Three-Bed/One and Half Bath Townhouse	\$3,160	\$3,950
2034-02	Two-Bed/One and a Half Bath Townhouse	\$3,064	\$3,200
2034-03	Three-Bed/Two-Bath Townhouse	\$901	\$4,150
2034-04	Three-Bed/One and Half Bath One Level	\$2,545	\$3,950
2034-05	Three-Bed/One and Half Bath Townhouse	\$2,840	\$3,950
2038-01	Two-Bed/One-Bath	\$1,792	\$3,200
2038-02	Two-Bed/One-Bath	\$2,227	\$3,200
2038-03	One-Bed/One-Bath	\$2,163	\$2,750
2038-04	One-Bed/One-Bath	\$1,587	\$2,750
2038-05	Two-Bed/One-Bath	\$1,332	\$3,200
2038-06	Two-Bed/One-Bath	\$2,624	\$3,200
2038-07	Two-Bed/One-Bath	\$2,561	\$3,200
2038-08	One-Bed/One-Bath	\$1,587	\$2,750
2038-09	One-Bed/One-Bath	\$1,606	\$2,750
2038-10	Two-Bed/One-Bath	\$1,425	\$3,200
<b>Total</b>	<b>Square Feet: 28,483</b>	<b>\$70,799</b>	<b>\$107,800</b>

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

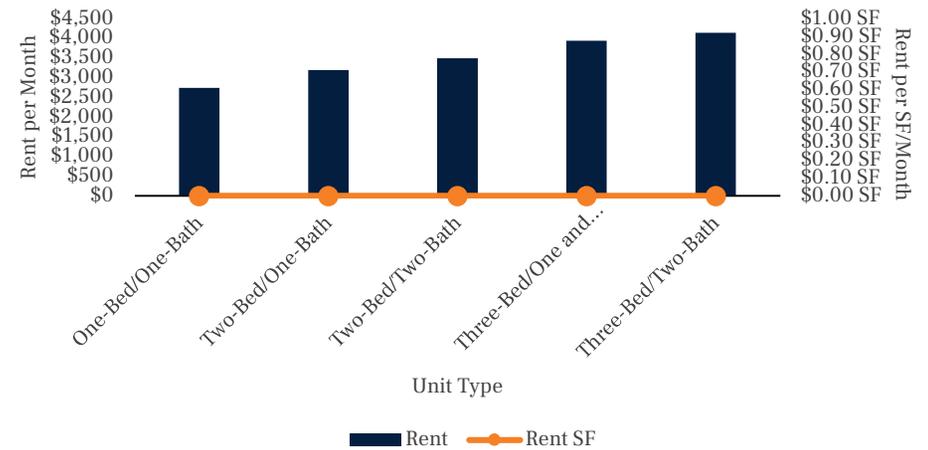
## FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	RENTAL RANGE	Current		POTENTIAL	
			Average Rent	Monthly Income	AVERAGE RENT	MONTHLY INCOME
One-Bed/One-Bath	5	\$1,500 - \$2,163	\$1,689	\$8,443	\$2,750	\$13,750
Two-Bed/One-Bath	21	\$1,332 - \$2,624	\$2,062	\$43,294	\$3,200	\$67,200
Two-Bed/One and a Half Bath Townhouse	1	\$3,064 - \$3,064	\$3,064	\$3,064	\$3,200	\$3,200
Two-Bed/Two-Bath Vacant	1	\$3,500 - \$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Three-Bed/One and Half Bath Townhouse	2	\$2,840 - \$3,160	\$3,000	\$6,000	\$3,950	\$7,900
Three-Bed/One and Half Bath One Level	1	\$2,545 - \$2,545	\$2,545	\$2,545	\$3,950	\$3,950
Three-Bed/Two-Bath	1	\$3,052 - \$3,052	\$3,052	\$3,052	\$4,150	\$4,150
Three-Bed/Two-Bath Townhouse	1	\$901 - \$901	\$901	\$901	\$4,150	\$4,150
<b>TOTALS/WEIGHTED AVERAGES</b>	<b>33</b>		<b>\$2,145</b>	<b>\$70,799</b>	<b>\$3,267</b>	<b>\$107,800</b>
<b>GROSS ANNUALIZED RENTS</b>			<b>\$849,588</b>		<b>\$1,293,600</b>	

Unit Distribution



Unit Rent



# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
<b>Rental Income</b>						
Gross Current Rent	849,588		1,293,600		39,200	45.42
Physical Vacancy	(25,488)	3.0%	(38,808)	3.0%	(1,176)	(1.36)
<b>TOTAL VACANCY</b>	<b>(\$25,488)</b>	<b>3.0%</b>	<b>(\$38,808)</b>	<b>3.0%</b>	<b>(\$1,176)</b>	<b>(\$1)</b>
Effective Rental Income	824,100		1,254,792		38,024	44.05
<b>Other Income</b>						
Laundry Income	7,339		7,339		222	0.26
<b>TOTAL OTHER INCOME</b>	<b>\$7,339</b>		<b>\$7,339</b>		<b>\$222</b>	<b>\$0.26</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$831,439</b>		<b>\$1,262,131</b>		<b>\$38,246</b>	<b>\$44.31</b>
<b>EXPENSES</b>						
	<b>Current</b>		<b>Pro Forma</b>	<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
Real Estate Taxes	104,400		104,400		3,164	3.67
Insurance	27,769		27,769	[2]	841	0.97
Utilities	47,145		47,145		1,429	1.66
Trash Removal	12,737		12,737		386	0.45
Repairs & Maintenance	24,056		24,056		729	0.84
Landscaping	2,400		2,400		73	0.08
Pool	3,600		3,600		109	0.13
Pest Control	945		945		29	0.03
Management Fee - On Site	18,000		18,000		545	0.63
Management Fee - Off Site	24,032		24,032		728	0.84
<b>TOTAL EXPENSES</b>	<b>\$265,084</b>		<b>\$265,084</b>		<b>\$8,033</b>	<b>\$9.31</b>
<b>EXPENSES AS % OF EGI</b>	<b>31.9%</b>		<b>21.0%</b>			
<b>NET OPERATING INCOME</b>	<b>\$566,355</b>		<b>\$997,047</b>		<b>\$30,214</b>	<b>\$35.00</b>

Notes and assumptions to the above analysis are on the following page.

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## FINANCIAL DETAILS

SUMMARY	
Price	\$8,700,000
Down Payment	\$4,000,000
Number of Units	33
Price Per Unit	\$263,636
Price Per SqFt	\$305.45
Gross SqFt	28,483
Lot Size	0.69 Acres
Approx. Year Built	1963

RETURNS	Current	Pro Forma
CAP Rate	6.51%	11.46%
GIM	10.15	6.69
Cash-on-Cash	7.58%	18.35%
Debt Coverage Rat	2.15	3.79

FINANCING	1st Loan
Loan Amount	\$4,700,000
Loan Type	New
Interest Rate	5.60% Interest Only
Amortization	0 Years
Year Due	2029

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
5	One-Bed/One-Bath	\$1,689	\$2,750
22	Two-Bed/One-Bath	\$2,107	\$3,200
1	Two-Bed/Two-Bath	\$3,500	\$3,500
3	Three-Bed/One and Half Bath	\$2,848	\$3,950
2	Three-Bed/Two-Bath	\$1,977	\$4,150

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$849,588		\$1,293,600
Less: Vacancy/Deductions	3.0%	\$25,488	3.0%	\$38,808
Total Effective Rental Income		\$824,100		\$1,254,792
Other Income		\$7,339		\$7,339
Effective Gross Income		\$831,439		\$1,262,131
Less: Expenses	31.9%	\$265,084	21.0%	\$265,084
Net Operating Income		\$566,355		\$997,047
Cash Flow		\$566,355		\$997,047
Debt Service		\$263,200		\$263,200
Net Cash Flow After Debt S	7.58%	\$303,155	18.35%	\$733,847
TOTAL RETURN		7.58%		18.35%

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$104,400	\$104,400
Insurance	\$27,769	\$27,769
Utilities	\$47,145	\$47,145
Trash Removal	\$12,737	\$12,737
Repairs & Maintenance	\$24,056	\$24,056
Landscaping	\$2,400	\$2,400
Pool	\$3,600	\$3,600
Pest Control	\$945	\$945
Management Fee - On Site	\$18,000	\$18,000
Management Fee - Off Site	\$24,032	\$24,032
TOTAL EXPENSES	\$265,084	\$265,084
Expenses/Unit	\$8,033	\$8,033
Expenses/SF	\$9.31	\$9.31

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

2030 HOLLY DRIVE

## 2030 HOLLY DRIVE

APN #5576-019-037

Number of Units - 18

Square Feet - 14,977

Lot Size - 15,080 SF

Year Built - 1962

Price: \$4,600,000

UNIT	UNIT TYPE	SCHEDULED Rent / Month	POTENTIAL Rent / Month
2030-A	Two-Bed/One-Bath	\$1,342	\$3,200
2030-B	Two-Bed/One-Bath	\$2,250	\$3,200
2030-C	Two-Bed/One-Bath	\$2,339	\$3,200
2030-D	Two-Bed/One-Bath	\$2,004	\$3,200
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2030-H	Two-Bed/One-Bath	\$1,620	\$3,200
2030-01	Three-Bed/Two-Bath	\$3,052	\$4,150
2030-02	Two-Bed/One-Bath	\$2,523	\$3,200
2030-03	Two-Bed/One-Bath	\$2,200	\$3,200
2030-04	Two-Bed/One-Bath	\$2,220	\$3,200
2030-05	Two-Bed/One-Bath	\$2,450	\$3,200
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2030-07	Two-Bed/One-Bath	\$2,283	\$3,200
2030-08	Two-Bed/One-Bath	\$2,394	\$3,200
2030-09	Two-Bed/Two-Bath Vacant	\$3,500	\$3,500
2030-10	One-Bed/One-Bath	\$1,500	\$2,750
<b>Total</b>	<b>Square Feet: 14,977</b>	<b>\$39,385</b>	<b>\$58,400</b>

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

2034 HOLLY DRIVE

## 2034 HOLLY DRIVE

APN #5576-019-028

Number of Units - 5

Square Feet - 6,645

Lot Size - 7,494 SF

Year Built - 1963

Price: \$1,700,000

UNIT	UNIT TYPE	SCHEDULED Rent / Month	POTENTIAL Rent / Month
2034-01	Three-Bed/One and Half Bath Townhouse	\$3,160	\$3,950
2034-02	Two-Bed/One and a Half Bath Townhouse	\$3,064	\$3,200
2034-03	Three-Bed/Two-Bath Townhouse	\$901	\$4,150
2034-04	Three-Bed/One and Half Bath One Level	\$2,545	\$3,950
2034-05	Three-Bed/One and Half Bath Townhouse	\$2,840	\$3,950
<b>Total</b>	<b>Square Feet: 6,645</b>	<b>\$12,510</b>	<b>\$19,200</b>

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

2038 HOLLY DRIVE

## 2038 HOLLY DRIVE

APN #5576-019-027

Number of Units - 10

Square Feet - 6,961

Lot Size - 7,493 SF

Year Built - 1962

Price: \$2,400,000

UNIT	UNIT TYPE	SCHEDULED Rent / Month	POTENTIAL Rent / Month
2038-01	Two-Bed/One-Bath	\$1,792	\$3,200
2038-02	Two-Bed/One-Bath	\$2,227	\$3,200
2038-03	One-Bed/One-Bath	\$2,163	\$2,750
2038-04	One-Bed/One-Bath	\$1,587	\$2,750
2038-05	Two-Bed/One-Bath	\$1,332	\$3,200
2038-06	Two-Bed/One-Bath	\$2,624	\$3,200
2038-07	Two-Bed/One-Bath	\$2,561	\$3,200
2038-08	One-Bed/One-Bath	\$1,587	\$2,750
2038-09	One-Bed/One-Bath	\$1,606	\$2,750
2038-10	Two-Bed/One-Bath	\$1,425	\$3,200
<b>Total</b>	<b>Square Feet: 6,961</b>	<b>\$18,904</b>	<b>\$30,200</b>

SECTION 4

# 04

## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Cap Rate Chart  
GRM Chart  
Price per SF Chart  
Price per Unit Chart  
Sale Comps

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# SALE COMPS MAP



2030-2034-2038 Holly Drive - Can Be Sold Separately



1936 Whitley Ave



2401 Beachwood Dr



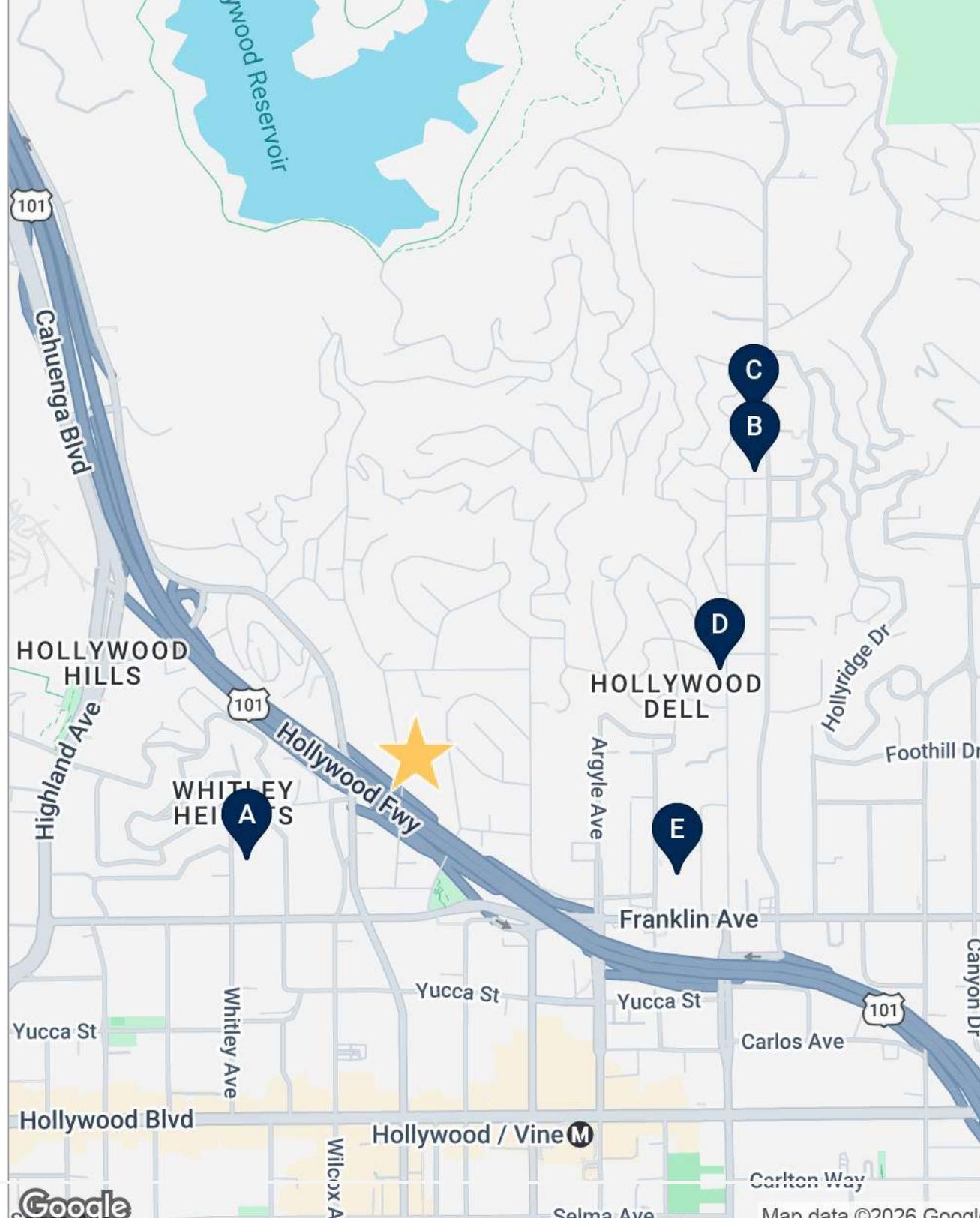
2447 Beachwood Dr



2141 N Gower St



1926 Vista Del Mar Ave



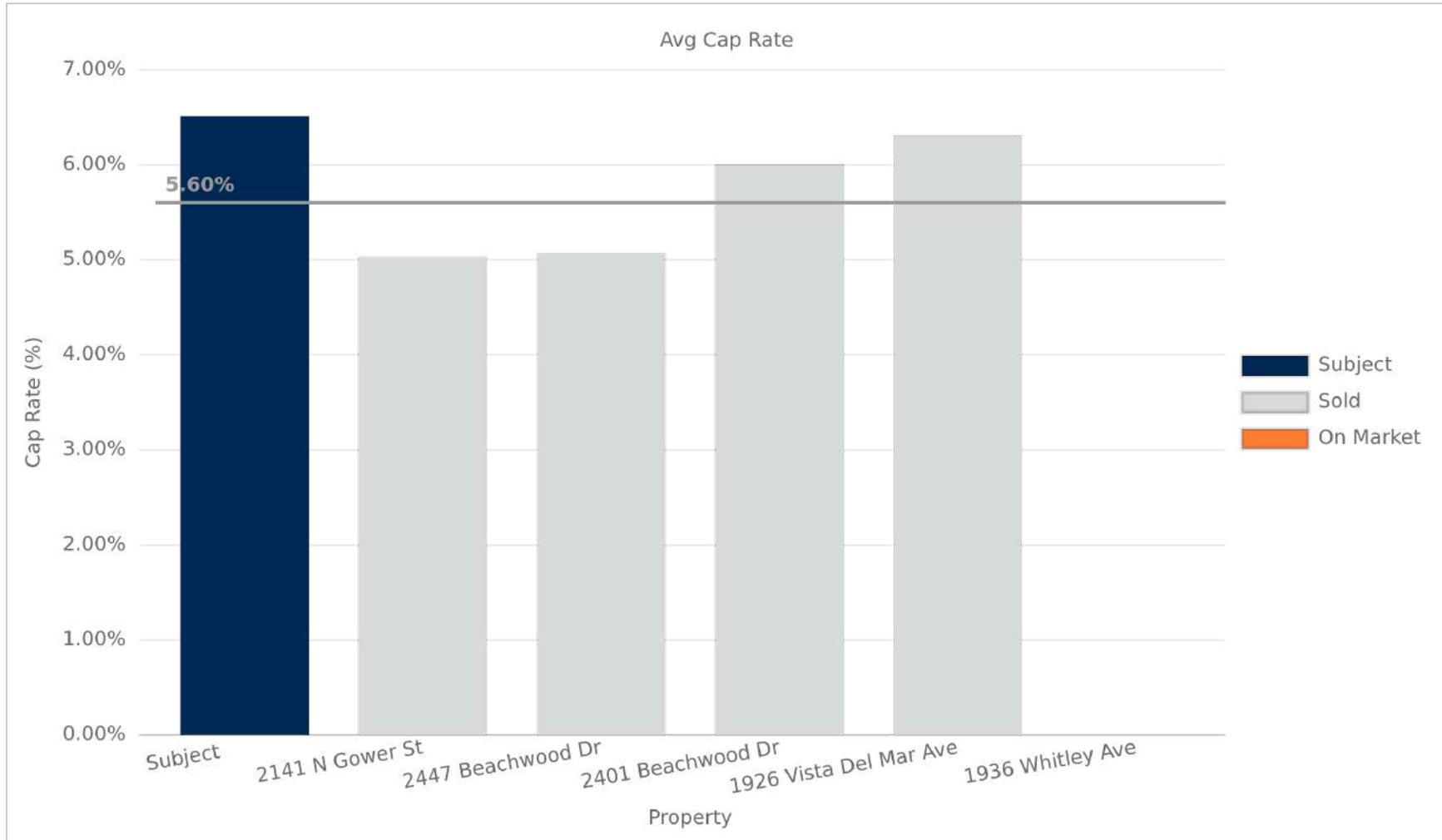
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>2030-2034-2038 Holly Drive - Can Be Sold Separately</b> 2030-2038 Holly Dr Los Angeles, CA 90068	\$8,700,000	28,483 SF	\$305.45	0.69 AC	\$263,636	6.51%	33	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>1936 Whitley Ave</b> Los Angeles, CA 90068	\$3,425,000	12,433 SF	\$275.48	0.18 AC	\$263,461	-	13	03/21/2025
	<b>2401 Beachwood Dr</b> Los Angeles, CA 90068	\$2,575,000	9,680 SF	\$266.01	0.16 AC	\$286,111	6.00%	9	10/09/2024
	<b>2447 Beachwood Dr</b> Los Angeles, CA 90068	\$4,150,000	20,222 SF	\$205.22	0.28 AC	\$296,428	5.07%	14	06/14/2024
	<b>2141 N Gower St</b> Los Angeles, CA 90068	\$1,500,000	4,304 SF	\$348.51	0.16 AC	\$300,000	5.03%	5	03/21/2024
	<b>1926 Vista Del Mar Ave</b> Los Angeles, CA 90068	\$1,985,000	6,464 SF	\$307.09	0.16 AC	\$248,125	6.31%	8	02/28/2025
	<b>AVERAGES</b>	<b>\$2,727,000</b>	<b>10,621 SF</b>	<b>\$280.46</b>	<b>0.19 AC</b>	<b>\$278,825</b>	<b>5.60%</b>	<b>10</b>	<b>-</b>

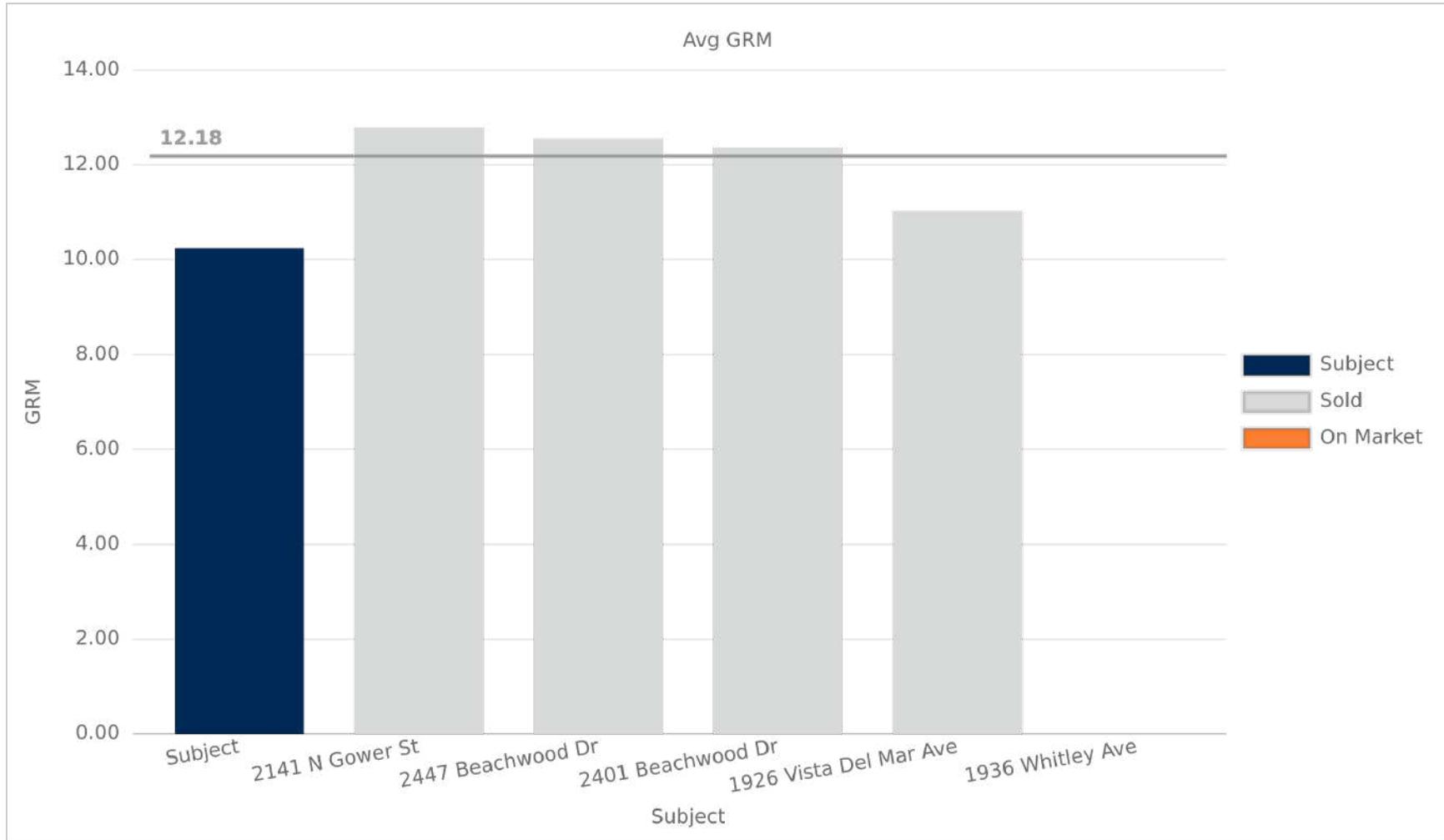
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

CAP RATE CHART



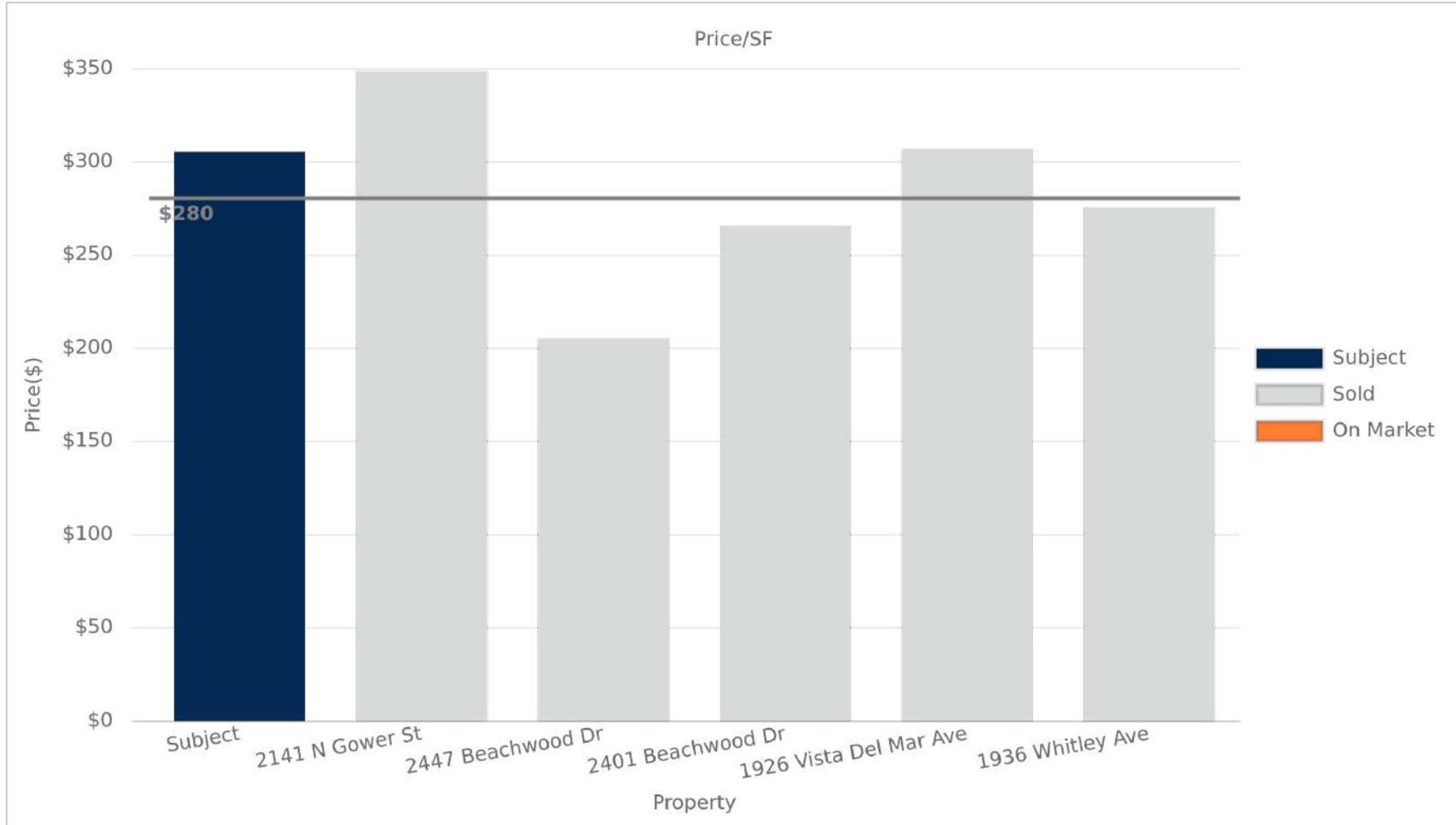
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

GRM CHART



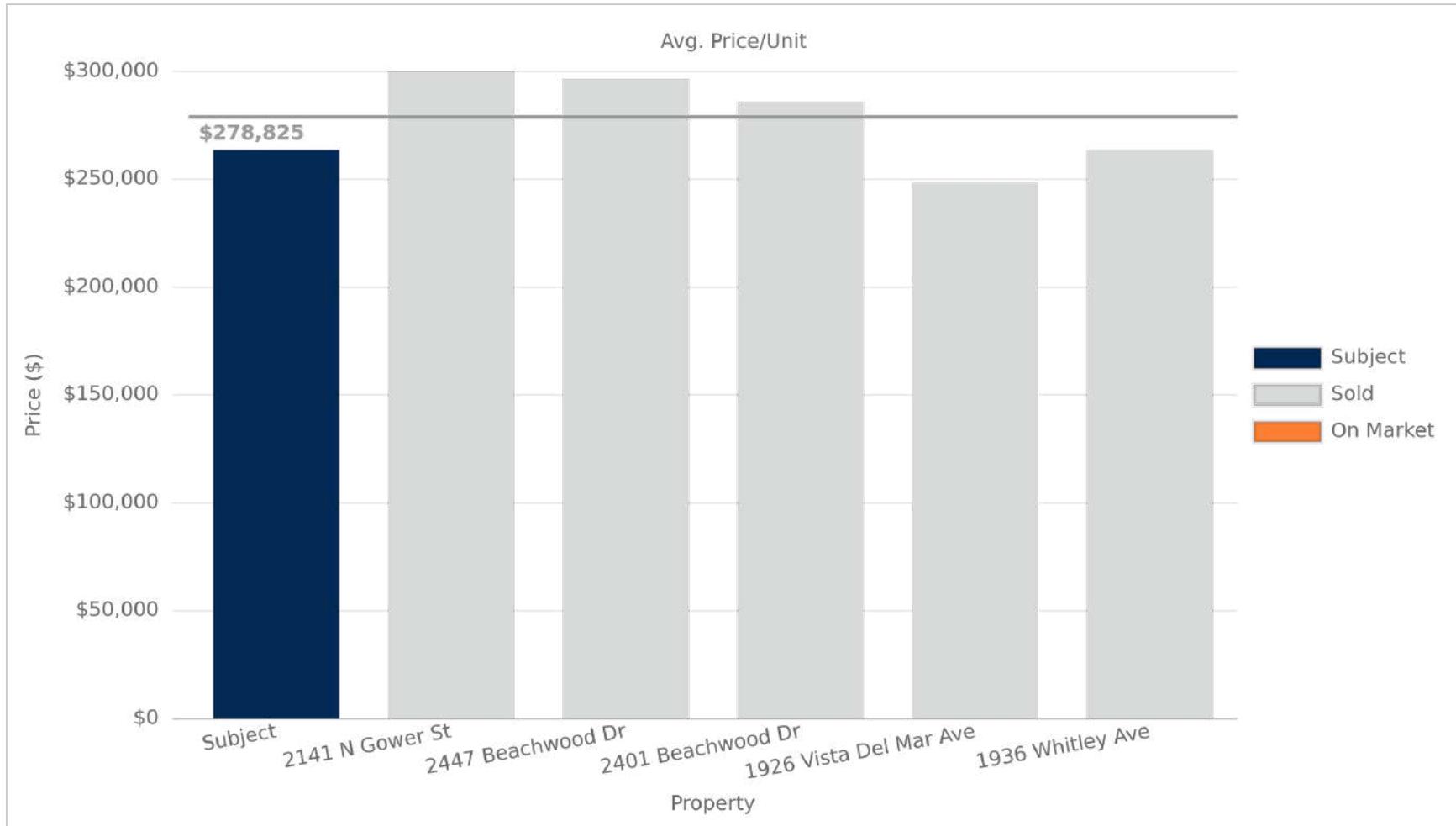
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

PRICE PER SF CHART



# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

PRICE PER UNIT CHART



# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

SALE COMPS



**★ 2030-2034-2038 Holly Drive - Can Be Sold Separately**  
2030-2038 Holly Dr, Los Angeles, CA 90068

Listing Price:	\$8,700,000	Price/SF:	\$305.45
Property Type:	Multifamily	GRM:	10.24
Cap Rate:	6.51%	Year Built:	1963
COE:	On Market	Number Of Units:	33
Lot Size:	0.69 Acres	Price/Unit:	\$263,636
Total SF:	28,483 SF		

UNIT TYPE	# UNITS	% OF
One-Bed/One-Bath	5	15.2
Three-Bed/1.5 Bath	3	9.1
Three-Bed/Two-Bath	2	6.1
Two-Bed/One-Bath	22	66.7
Two-Bed/Two-Bath	1	3.0
<b>TOTAL/AVG</b>	<b>33</b>	<b>100%</b>



**A 1936 Whitley Ave**  
Los Angeles, CA 90068

Sale Price:	\$3,425,000	Price/SF:	\$275.48
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1966
COE:	03/21/2025	Number Of Units:	13
Lot Size:	0.18 Acres	Price/Unit:	\$263,461
Total SF:	12,433 SF		

UNIT TYPE	# UNITS	% OF
Studio	3	23.1
1+1	6	46.2
2+1	2	15.4
2+1.5	2	15.4
<b>TOTAL/AVG</b>	<b>13</b>	<b>100%</b>

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

SALE COMPS



**B** 2401 Beachwood Dr  
Los Angeles, CA 90068

Sale Price:	\$2,575,000	Price/SF:	\$266.01
Property Type:	Multifamily	GRM:	12.37
Cap Rate:	6.00%	Year Built:	1956
COE:	10/09/2024	Number Of Units:	9
Lot Size:	0.16 Acres	Price/Unit:	\$286,111
Total SF:	9,680 SF		

UNIT TYPE	# UNITS	% OF
Studio	1	11.1
1+1	8	88.9
<b>TOTAL/AVG</b>	<b>9</b>	<b>100%</b>



**C** 2447 Beachwood Dr  
Los Angeles, CA 90068

Sale Price:	\$4,150,000	Price/SF:	\$205.22
Property Type:	Multifamily	GRM:	12.55
Cap Rate:	5.07%	Year Built:	1968
COE:	06/14/2024	Number Of Units:	14
Lot Size:	0.28 Acres	Price/Unit:	\$296,428
Total SF:	20,222 SF		

UNIT TYPE	# UNITS	% OF
Studio	1	7.1
1+1	1	7.1
2+1.5	11	78.6
2+1	1	7.1
<b>TOTAL/AVG</b>	<b>14</b>	<b>100%</b>

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

SALE COMPS



**D** 2141 N Gower St  
Los Angeles, CA 90068

Sale Price:	\$1,500,000	Price/SF:	\$348.51
Property Type:	Multifamily	GRM:	12.79
Cap Rate:	5.03%	Year Built:	1924
COE:	03/21/2024	Number Of Units:	5
Lot Size:	0.16 Acres	Price/Unit:	\$300,000
Total SF:	4,304 SF		

UNIT TYPE	# UNITS	% OF
1+1	3	60
2+1	1	20
2+2	1	20
<b>TOTAL/AVG</b>	<b>5</b>	<b>100%</b>



**E** 1926 Vista Del Mar Ave  
Los Angeles, CA 90068

Sale Price:	\$1,985,000	Price/SF:	\$307.09
Property Type:	Multifamily	GRM:	11.02
Cap Rate:	6.31%	Year Built:	1960
COE:	02/28/2025	Number Of Units:	8
Lot Size:	0.16 Acres	Price/Unit:	\$248,125
Total SF:	6,464 SF		

UNIT TYPE	# UNITS	% OF
1+1	8	100
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>

SECTION 5

05

# MARKET OVERVIEW

Market Overview  
Demographics

Marcus & Millichap

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## MARKET OVERVIEW

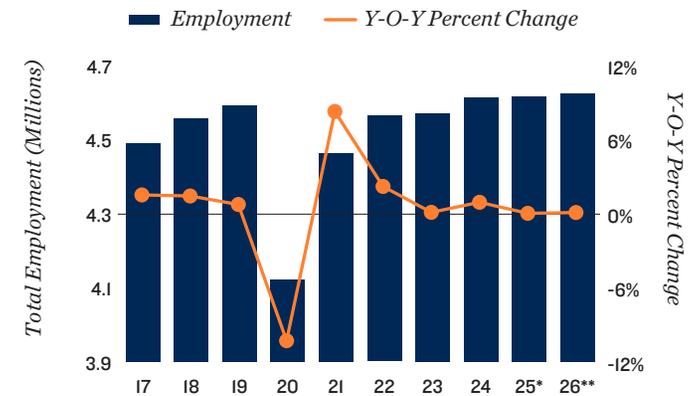
### LOS ANGELES

#### Rental Demand Proves Steadfast, but Metro Faces Heightened Exposure to Broader Headwinds

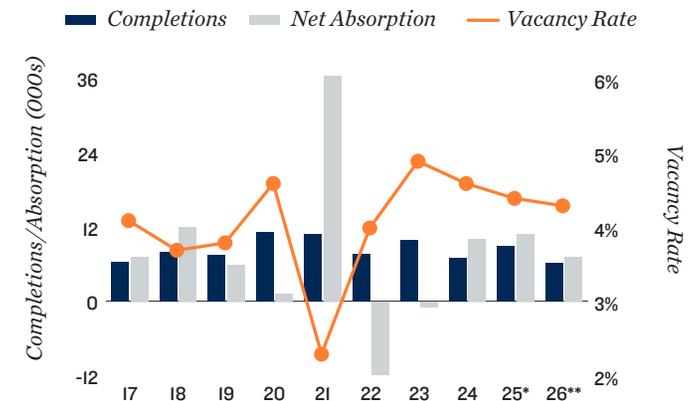
**Emerging and longstanding tailwinds limit the impact of near-term hurdles.** After two years of moderate vacancy compression, Los Angeles’ rental market will face several challenges in 2026 that could alter the trajectory of local demand. Home to the nation’s fourth-largest immigrant population — more than 4 million people as of 2023 — the market will continue to be acutely affected by stricter immigration policies, which reduced the number of individuals arriving to the U.S. legally last year. The ongoing decline in local film- and entertainment-related jobs may also affect the metro’s renter pool. Over the past three years, the number of Los Angelenos employed in the motion picture industry has declined by at least 40,000. Fortunately, the market will face limited supply pressure in 2026, as approximately 6,200 units are slated for delivery — the lowest total since 2015. This, along with the metro’s longstanding barriers to homeownership, will counter the headwinds affecting the renter pool, keeping the metro in a low-vacancy state over the near term.

**Private investor interest apparent.** Los Angeles tallied the most transactions among major markets last year, with sub-\$5 million sales accounting for nearly 90 percent of deal flow. Home to below-average rent and Class C vacancy in the 3 percent to 4 percent range, Greater Inglewood, Long Beach, and other parts of South Bay should continue to attract upside-seeking buyers targeting assets that command similar capital infusions. Exhibiting comparable fundamentals, the San Gabriel and San Fernando valleys will represent additional centers of Class C trading in 2026, with investors often acquiring assets via 1031 exchange. In Los Angeles proper, investor demand for these assets will be impacted by recent changes to the city’s rent stabilization ordinance, which now caps rent increases for apartments built before 1978 at 4 percent or 90 percent of CPI.

#### Employment Trends



#### Supply and Demand



\* Estimate; \*\* Forecast  
Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## MARKET OVERVIEW

### 2026 MARKET FORECAST

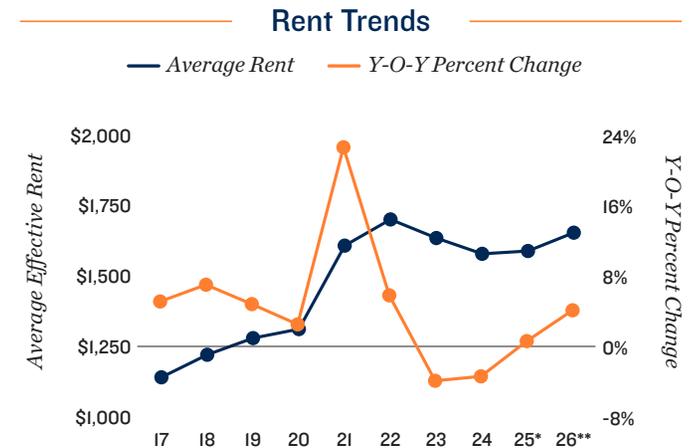
**+1.4%**  **Employment:** Aided by healthcare hiring, Los Angeles registers a second straight year of modest job creation that translates to the addition of 6,000 positions.

**17,000**  **units** **Construction:** For the fifth consecutive year, local apartment inventory expands by less than 1 percent. Deliveries in Los Angeles proper account for nearly half the units added metrowide.

**-10 bps**  **Vacancy:** Supply and demand remain aligned despite the metro's exposure to several significant headwinds. As such, vacancy dips slightly to 4.3 percent — on par with the market's long-term average.

**+2.1%**  **Rent:** Four-year-low vacancy, fueled partially by encouraging renewal activity, supports moderate rent growth in 2026. The metro's average effective rate ends this year at \$2,950 per month.

**INVESTMENT:** *After last year's devastating Palisades and Eaton fires, local apartment insurance rates are likely to continue rising, which investors will factor into their acquisition criteria and offers.*



\* Estimate; \*\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	42,421	286,703	916,135
<b>2025 Estimate</b>			
Total Population	40,795	281,612	901,323
<b>2020 Census</b>			
Total Population	39,023	279,320	900,308
<b>2010 Census</b>			
Total Population	35,685	280,164	893,561
<b>Daytime Population</b>			
2025 Estimate	48,553	332,233	1,022,154
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	25,460	149,755	437,420
<b>2025 Estimate</b>			
Total Households	24,347	145,873	426,685
Average (Mean) Household Size	1.6	2.0	2.1
<b>2020 Census</b>			
Total Households	22,223	138,493	406,324
<b>2010 Census</b>			
Total Households	20,181	132,007	383,636
Growth 2025-2030	4.6%	2.7%	2.5%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	29,045	163,277	471,415
2025 Estimate	27,719	158,887	459,533
Owner Occupied	3,593	27,694	89,450
Renter Occupied	20,681	118,213	337,199
Vacant	3,372	13,014	32,848
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	24,347	145,873	426,685
1 Person Units	61.5%	49.5%	43.0%
2 Person Units	26.0%	29.9%	30.4%
3 Person Units	7.4%	10.6%	12.6%
4 Person Units	3.4%	6.0%	8.4%
5 Person Units	1.1%	2.4%	3.5%
6+ Person Units	0.7%	1.5%	2.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	13.8%	16.3%	15.0%
\$150,000-\$199,999	7.1%	8.0%	8.3%
\$100,000-\$149,999	14.7%	15.9%	16.1%
\$75,000-\$99,999	11.7%	11.4%	11.6%
\$50,000-\$74,999	15.8%	13.9%	14.2%
\$35,000-\$49,999	8.3%	9.2%	9.5%
\$25,000-\$34,999	7.1%	6.9%	7.1%
\$15,000-\$24,999	7.0%	6.7%	6.9%
Under \$15,000	14.4%	11.6%	11.3%
Average Household Income	\$105,584	\$112,937	\$108,427
Median Household Income	\$81,400	\$88,439	\$84,900
Per Capita Income	\$62,363	\$59,338	\$52,669
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	40,795	281,612	901,323
Under 20	9.6%	13.4%	16.2%
20 to 34 Years	34.3%	29.2%	27.1%
35 to 39 Years	11.5%	10.5%	9.6%
40 to 49 Years	15.3%	14.8%	14.5%
50 to 64 Years	16.5%	17.6%	17.9%
Age 65+	12.9%	14.5%	14.8%
Median Age	41.0	41.0	40.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	34,006	228,345	704,494
Elementary (0-8)	4.2%	7.1%	9.8%
Some High School (9-11)	2.7%	4.9%	5.5%
High School Graduate (12)	13.1%	14.2%	15.4%
Some College (13-15)	17.2%	15.4%	15.4%
Associate Degree Only	5.9%	5.5%	6.1%
Bachelor's Degree Only	38.8%	36.1%	32.4%
Graduate Degree	18.0%	16.8%	15.5%
<b>Population by Gender</b>			
2025 Estimate Total Population	40,795	281,612	901,323
Male Population	53.9%	51.8%	50.7%
Female Population	46.1%	48.2%	49.3%

# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 901,323. The population has changed by 0.87 percent since 2010. It is estimated that the population in your area will be 916,135 five years from now, which represents a change of 1.6 percent from the current year. The current population is 50.7 percent male and 49.3 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 11,474 people per square mile.



### HOUSEHOLDS

There are currently 426,685 households in your selected geography. The number of households has changed by 11.22 percent since 2010. It is estimated that the number of households in your area will be 437,420 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.1 people.



### INCOME

In 2025, the median household income for your selected geography is \$84,900, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 89.47 percent since 2010. It is estimated that the median household income in your area will be \$101,570 five years from now, which represents a change of 19.6 percent from the current year.

The current year per capita income in your area is \$52,669, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$108,427, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 515,603 people in your selected area were employed. The 2010 Census revealed that 62.9 of employees are in white-collar occupations in this geography, and 15.4 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



### HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 87,492.00 owner-occupied housing units and 296,145.00 renter-occupied housing units in your area.



### EDUCATION

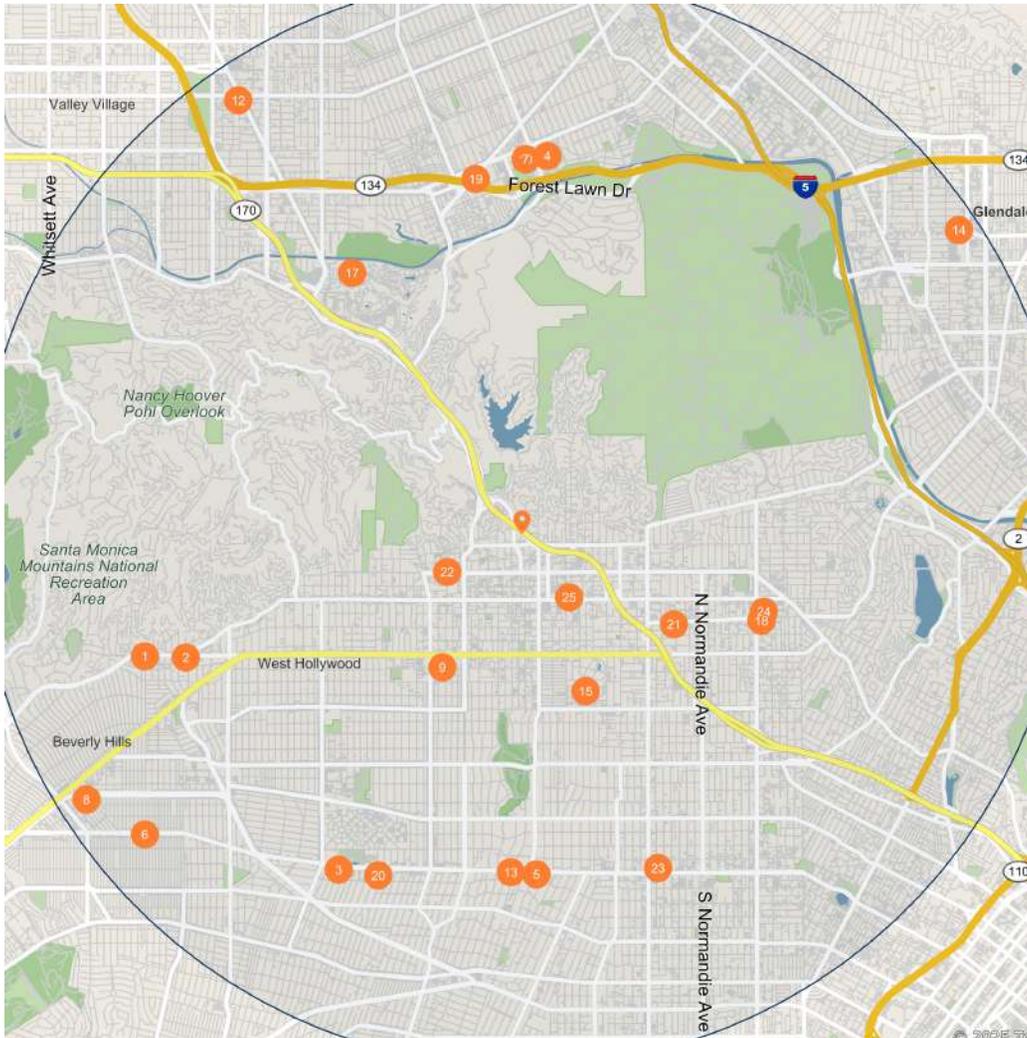
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 46.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.1 percent in the selected area compared with the 19.6 percent in the U.S.

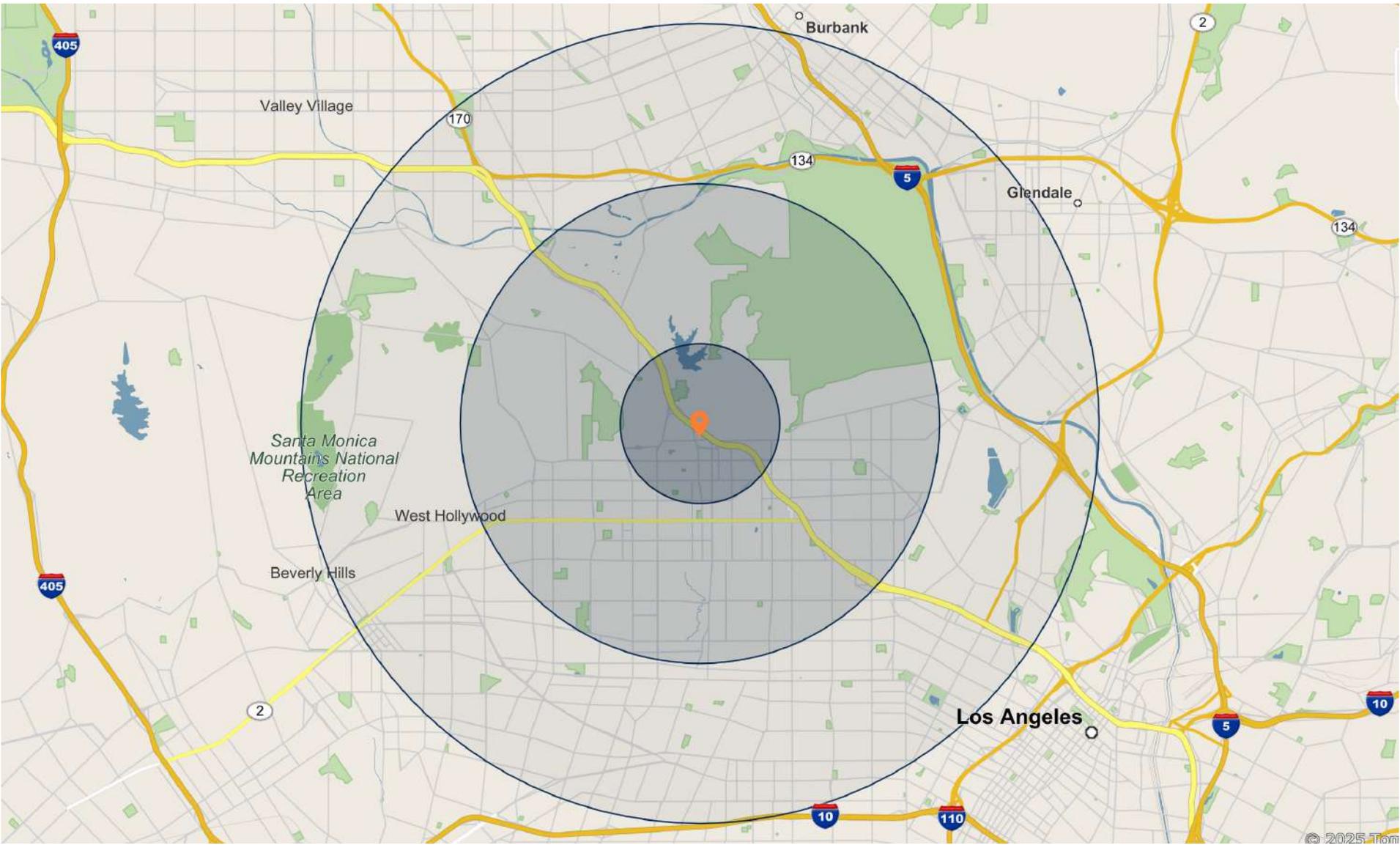
# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

## DEMOGRAPHICS



# 2030-2034-2038 HOLLY DRIVE - CAN BE SOLD SEPARATELY

DEMOGRAPHICS



2030-2038 HOLLY DR

EXCLUSIVELY  
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