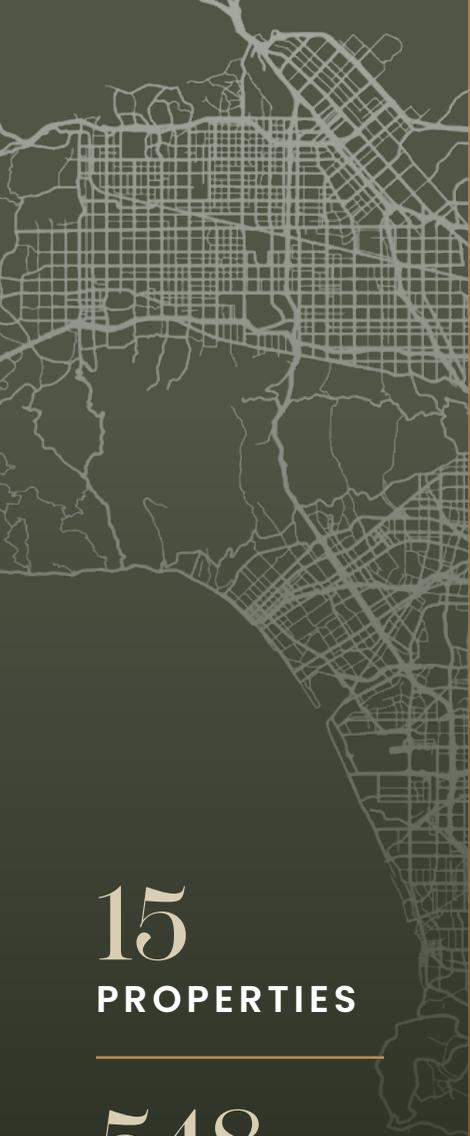




NORTH LOS ANGELES
MULTIFAMILY PORTFOLIO



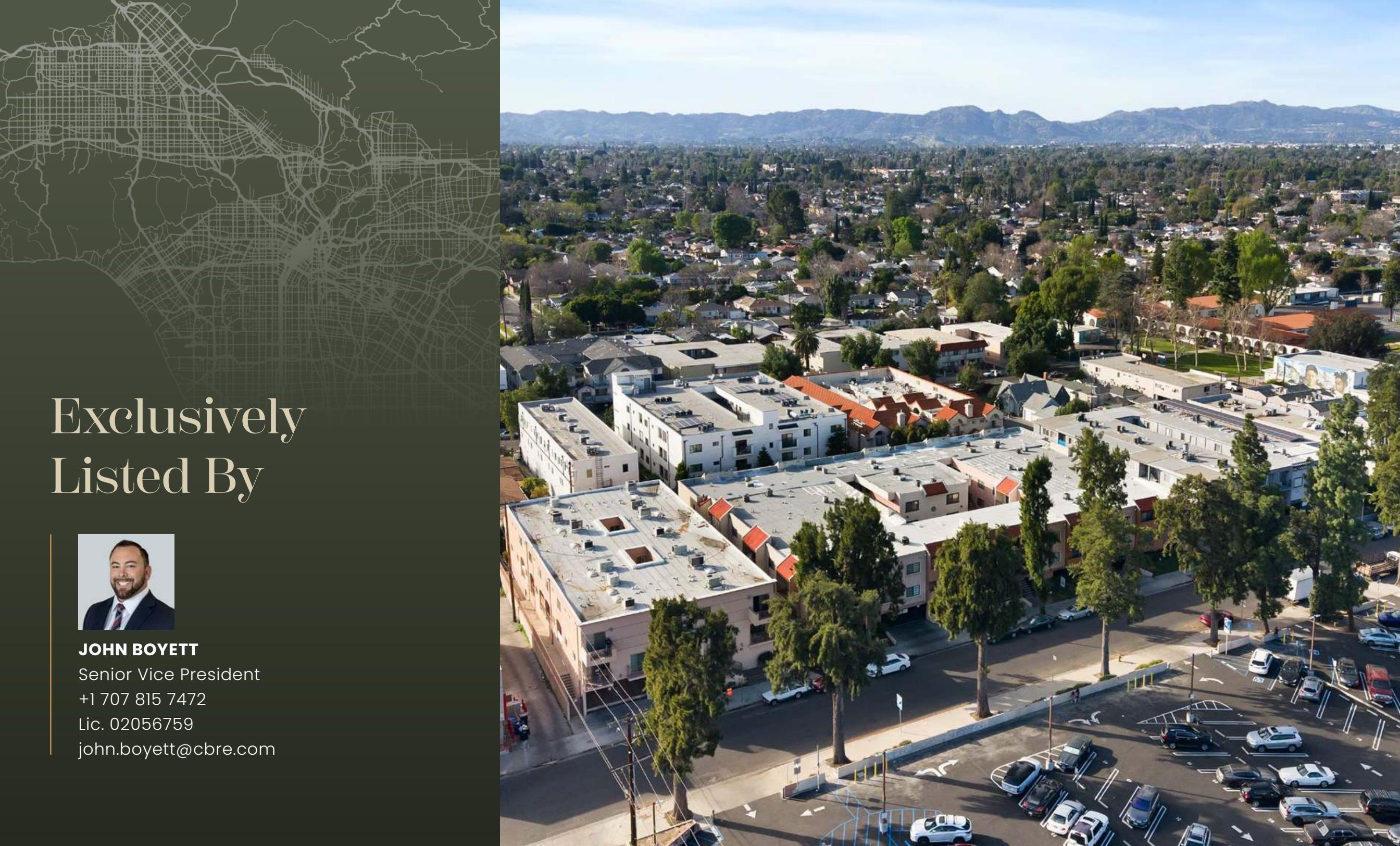
15
PROPERTIES

548
UNITS

ONE
STRATEGIC
PORTFOLIO

CONFIDENTIAL OFFERING MEMORANDUM

BOYETT TEAM
MULTIFAMILY INVESTMENTS



Exclusively Listed By



JOHN BOYETT

Senior Vice President

+1 707 815 7472

Lic. 02056759

john.boyett@cbre.com



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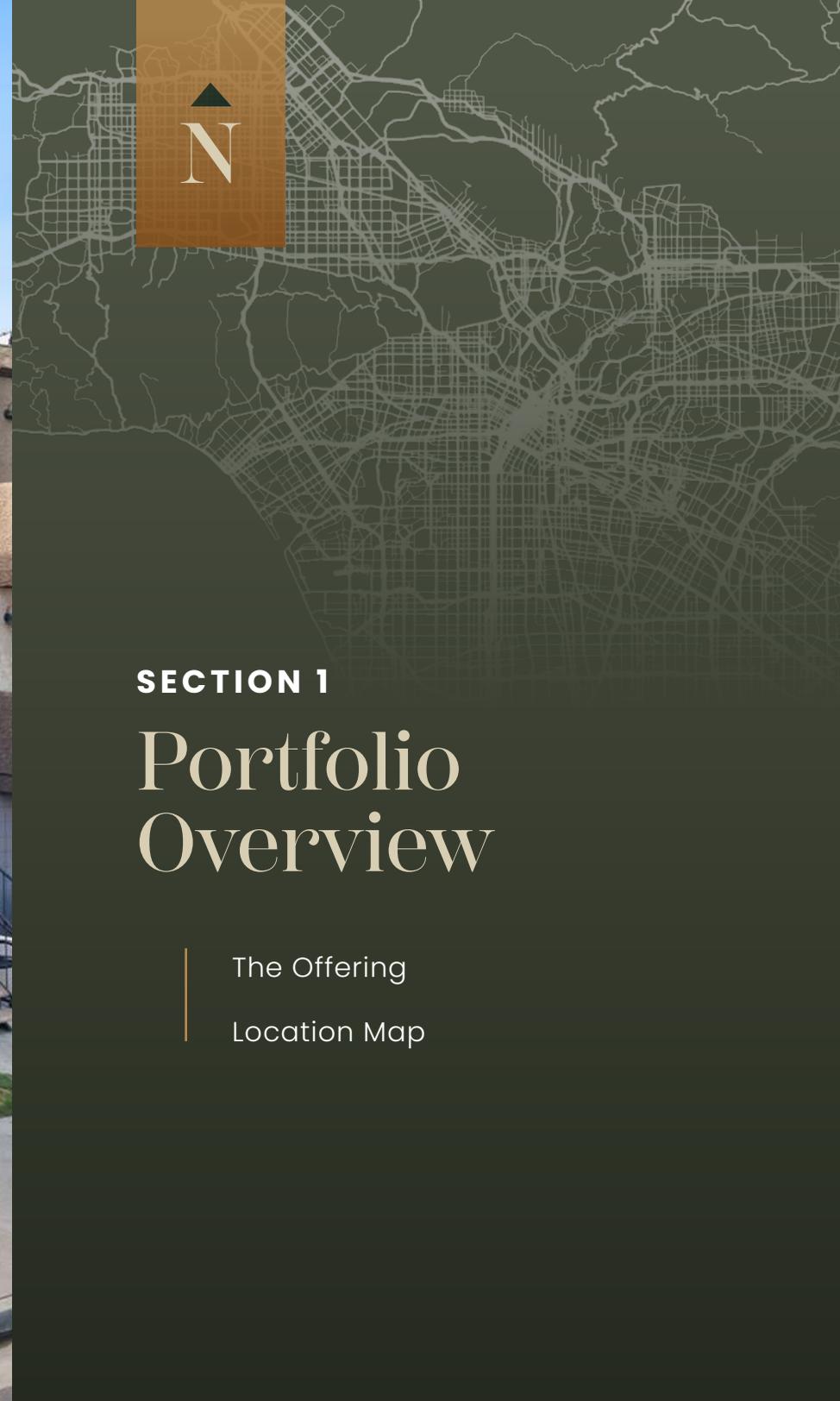
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SECTION 1

Portfolio Overview

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THE Offering

The Boyett Team at CBRE is pleased to present a rare 15-property, 548-unit multifamily portfolio spanning some of Greater Los Angeles' most consistently high-demand rental submarkets — including Eagle Rock, West Hills, Northridge, Reseda, Castaic, and multiple pockets of Santa Clarita. Together, the assets form a uniquely diversified yet operationally aligned collection of well-maintained properties that combine scale, stability, and meaningful rental upside across supply-constrained neighborhoods.

Across the portfolio, long-term ownership, consistent historical performance, and strong in-place occupancy provide an exceptional foundation for revenue durability. With construction years ranging primarily from the late 1970s through early 1990s, every property in the collection benefits from exemption from the Los Angeles RSO and, excluding Castaic (RSTPO), instead operates under AB 1482 (5% + CPI)* — allowing predictable rent growth and streamlined operational consistency across all assets.

A unifying theme across the offering is clear and measurable rental upside, generally ranging from ~8% to as high as ~28% depending on submarket. Every property participates in a RUBS program*, and many generate supplemental parking income, reinforcing expense recovery and supporting strong operating margins. Across the entire collection, repositioning opportunities exist through unit-turnover upgrades, operational optimization, and strategic enhancement of amenity offerings.

*Buyer to verify



Location Map

EAGLE ROCK

1 1615 Yosemite Dr, Los Angeles, CA 90041

WEST HILLS

2 23901 Los Rosas St, West Hills, CA 91304

3 8485 Valley Circle Blvd, West Hills, CA 91304

NORTHRIDGE

4 18550 Vincennes St, Northridge, CA 91324

RESEDA

5 7235 Baird Ave, Reseda, CA 91335

6 7259 Baird Ave, Reseda, CA 91335

CASTAIC

7 31717 Ridge Route Rd, Castaic, CA 91384

8 31657 Ridge Route Rd, Castaic, CA 91384

9 31737 Ridge Route Rd, Castaic, CA 91384

SANTA CLARITA

10 18046 Beneda Ln, Santa Clarita, CA 91351

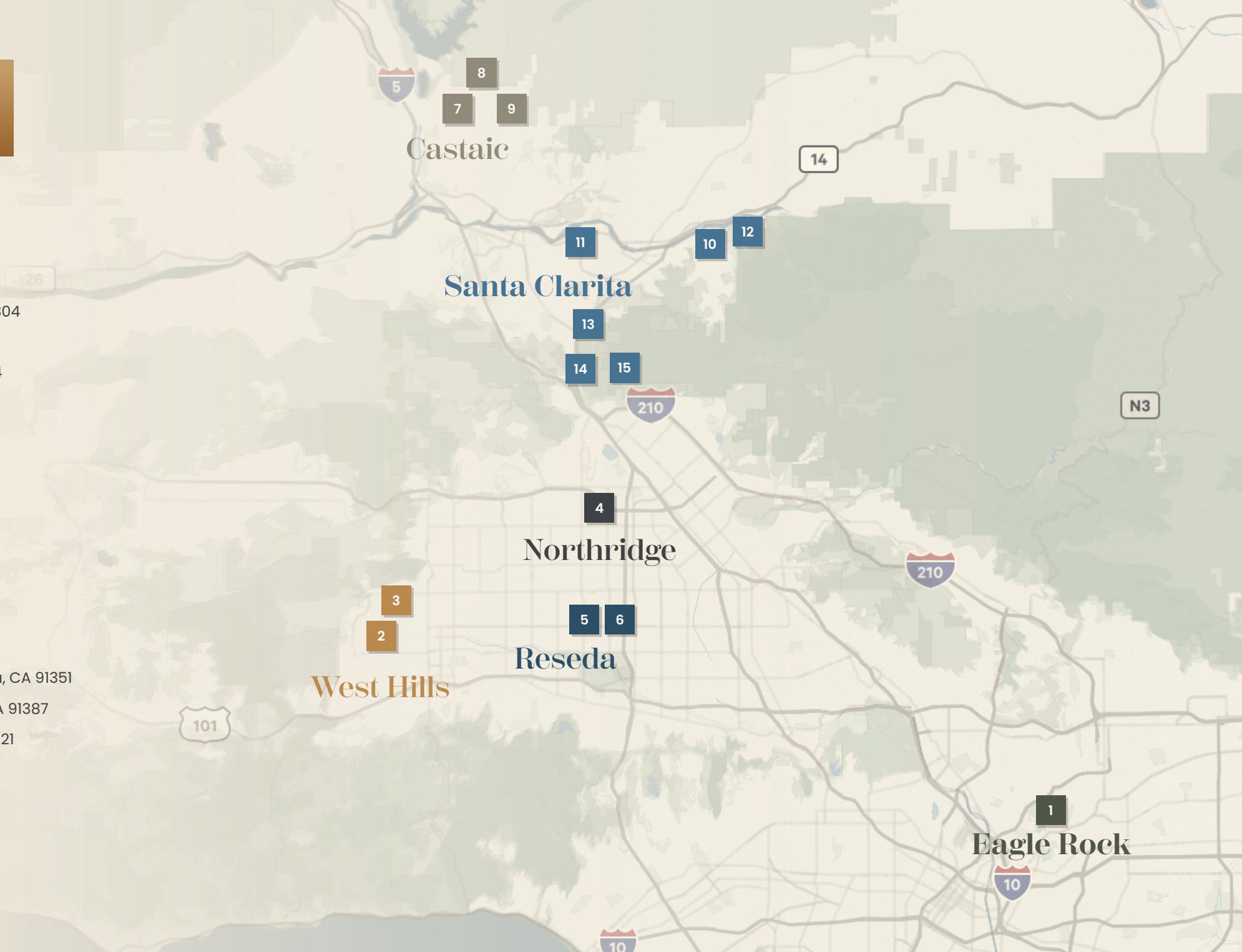
11 26087 Bouquet Canyon Rd, Santa Clarita, CA 91351

12 17740 Scherzinger Lane, Santa Clarita, CA 91387

13 24838 Newhall Ave, Santa Clarita, CA 91321

14 24308 Walnut St, Santa Clarita, CA 91321

15 24851 Walnut St, Santa Clarita, CA 91321





1615 Yosemite Dr

LOS ANGELES, CA 90041

1

PROPERTY

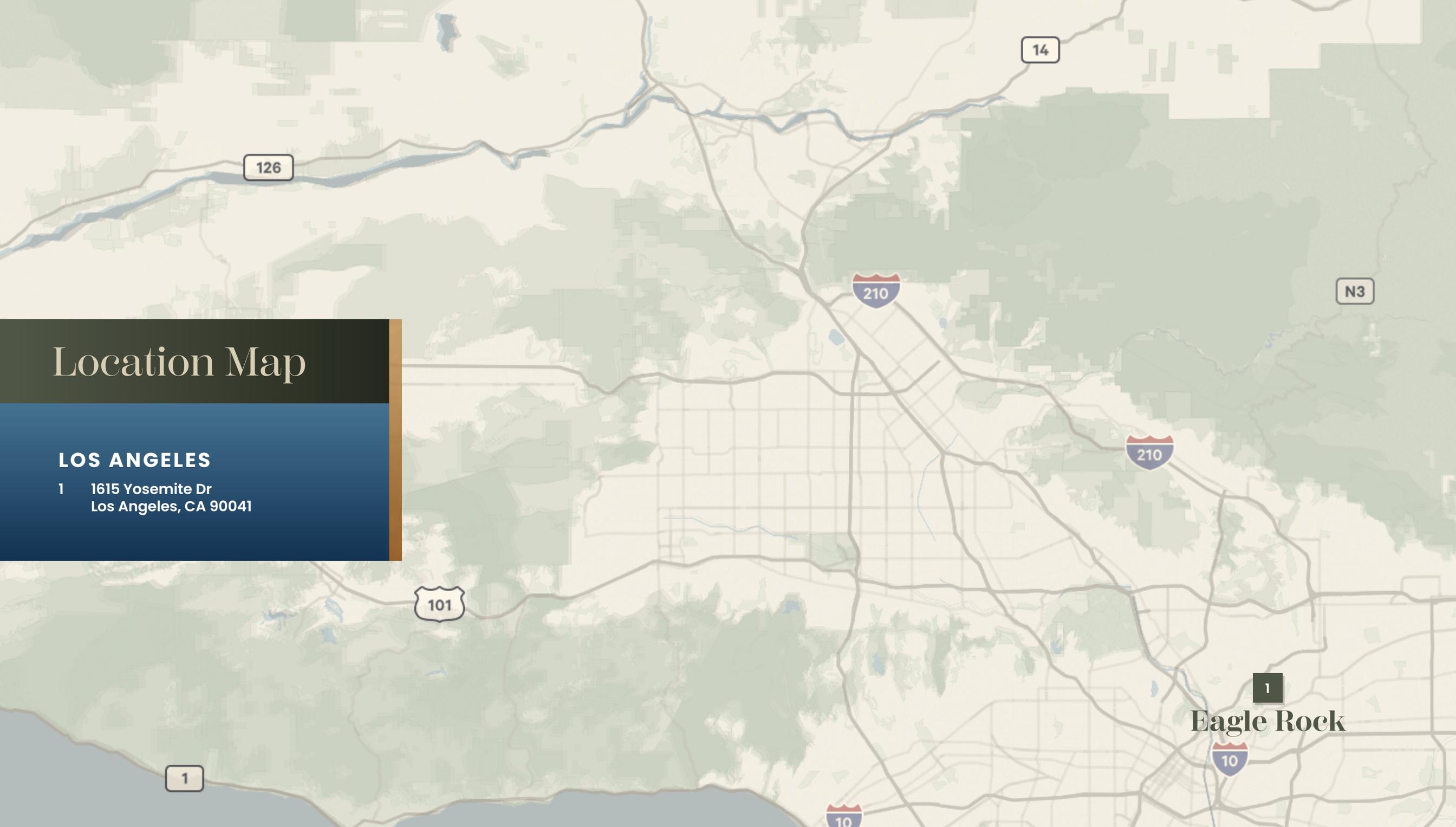
38

UNITS

Location Map

LOS ANGELES

1 1615 Yosemite Dr
Los Angeles, CA 90041



1
Eagle Rock

Eagle Rock



Eagle Rock, officially a neighborhood within the City of Los Angeles, is one of Northeast LA's most distinctive and sought after communities. Known for its historic homes, rolling hills, and strong neighborhood identity, Eagle Rock has grown into a vibrant residential enclave that blends small town charm with urban convenience. With a population of roughly 35,000 residents, the area serves as a cultural and commercial hub for the surrounding communities of Highland Park, Glassell Park, and Pasadena.

The neighborhood holds many distinctions. Eagle Rock is home to a thriving creative community, a diverse dining scene, and a well preserved collection of early 20th century architecture, including Craftsman, Spanish Revival, and Mid Century homes. Colorado Boulevard, the area's main commercial corridor, features independent cafés, boutiques, and restaurants that draw visitors from across Los Angeles. The neighborhood's proximity to major employment centers—such as Downtown LA, Glendale, and the studios in Burbank—continues to make it a desirable place to live. Eagle Rock is also known for its strong public schools, which contribute significantly to local demand.

In addition to its cultural and architectural appeal, Eagle Rock has a long history of community engagement and civic pride. Local organizations, neighborhood councils, and volunteer groups play an active role in shaping the area's identity, preserving its historic character, and supporting local businesses. Annual events, farmers markets, and community gatherings reinforce the neighborhood's reputation as one of the most tight knit and welcoming communities in Los Angeles.

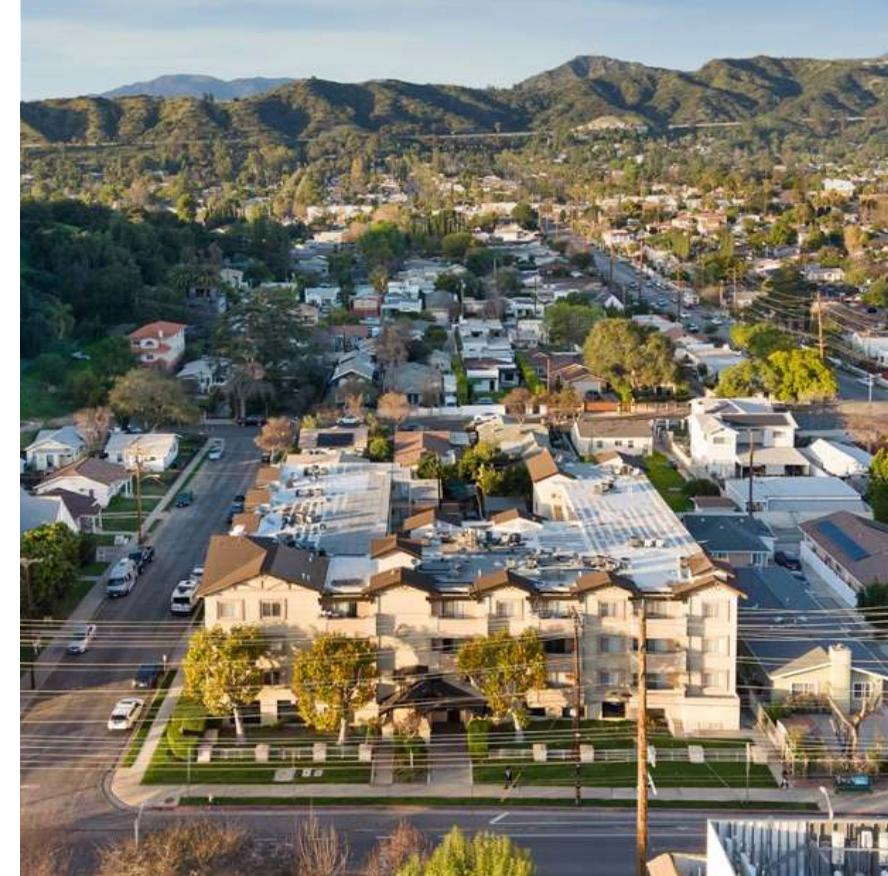
Eagle Rock's central location within the broader Los Angeles region further enhances its appeal. Residents enjoy convenient access to major freeways, public transit options, and nearby cultural institutions such as Occidental College, the Norton Simon Museum, and the vibrant arts and dining scenes of Pasadena and Highland Park. In many ways, Eagle Rock represents the ideal balance of historic charm, community spirit, and modern urban living within Southern California.

THE Offering

The Boyett Team at CBRE is proud to present 1615 Yosemite Drive, a well-maintained 38 unit apartment community positioned in the center of Eagle Rock — one of Northeast Los Angeles' most sought-after and supply-constrained rental neighborhoods. Built in 1990, the property combines meaningful scale with consistently strong renter demand, giving investors a rare chance to own a newer-construction asset in a market known for its stability, limited turnover, and long-term value growth. With operational upside still on the table, this offering appeals equally to buy-and-hold investors and groups looking to unlock additional income through thoughtful improvements.

Situated on a 22,368 SF lot, 1615 Yosemite Drive is a well-designed three-story, 31,692 SF community featuring an efficient mix of thirteen 1-bed/1-bath and twenty-five 2-bed/2-bath units. Residents enjoy on-site laundry, a community pool, and gated parking, with parking fees and active participation in a RUBS program offering a dependable income boost. Current rents—\$1,769 for one-bedrooms and \$1,978 for two-bedrooms—present roughly 15% upside. As a 1990 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth and an inflation hedge.

Set in the heart of Eagle Rock, the property benefits from the neighborhood's long-standing appeal, small-town feel, and strong community identity. Colorado Boulevard's cafés, boutiques, and restaurants are close by, and proximity to major job centers in Downtown LA, Glendale, and Burbank keeps rental demand consistently strong. With its desirable setting and built-in operational upside, 1615 Yosemite Drive offers investors a compelling opportunity in one of Northeast LA's most sought-after submarkets.



Property Overview

1615 Yosemite Drive | Los Angeles, CA 90041

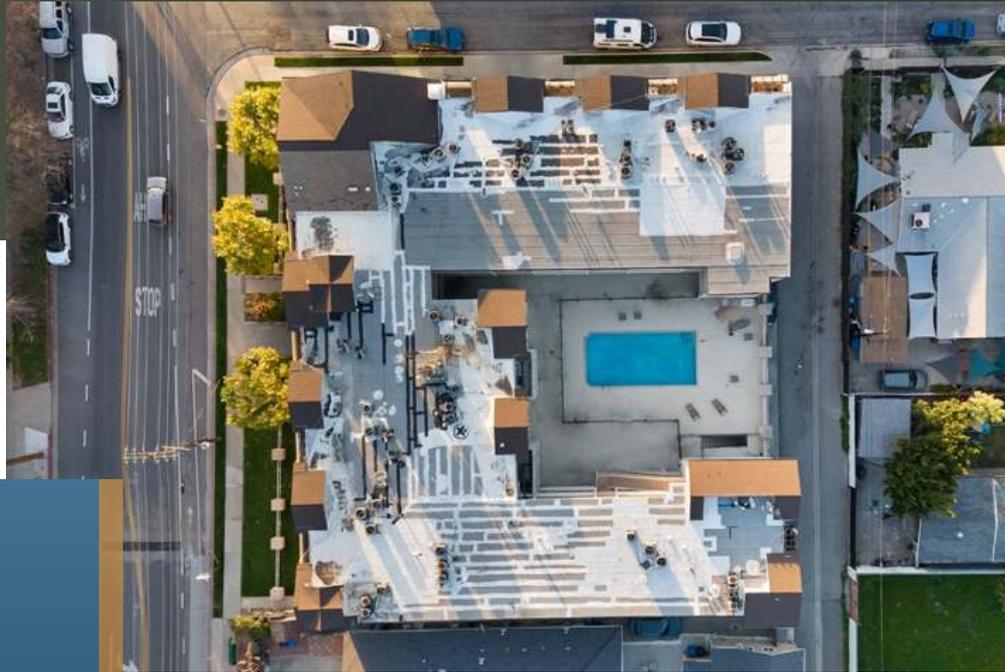
NUMBER OF UNITS	38
YEAR BUILT/RENOVATED	1990
APN	5689-008-036
GROSS SQ. FT.	31,692
AVERAGE S.F. PER UNIT	834
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	22,368
LOT SIZE (ACRES)	0.51
DENSITY	74
ZONING	LAR1
CROSS STREETS	Townsend Ave & Yosemite Dr



INVESTMENT
Highlights

1615 Yosemite Drive
Los Angeles, CA 90041

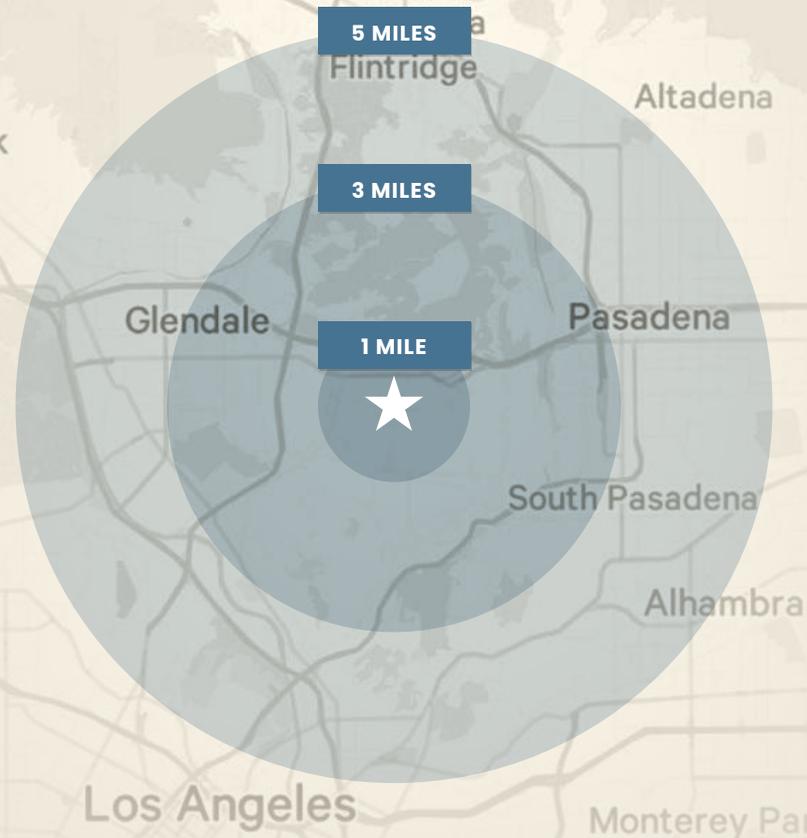
- ▲ 38 Unit Investment Opportunity in Eagle Rock
- ▲ (13) 1BR/1BA & (25) 2BR/2BA
- ▲ Over 15% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

EAGLE ROCK

1615 Yosemite Drive
Los Angeles, CA 90041



	1 Mile	3 Miles	5 Miles
Population			
2025 Population - Current Year Estimate	28,068	206,460	576,437
2030 Population - Five Year Projection	27,491	201,481	568,841
2020 Population - Census	29,169	215,142	601,000
2010 Population - Census	30,497	221,103	605,747
2020-2025 Annual Population Growth Rate	-0.73%	-0.78%	-0.79%
2025-2030 Annual Population Growth Rate	-0.41%	-0.49%	-0.26%
Households			
2025 Households - Current Year Estimate	10,071	81,393	229,671
2030 Households - Five Year Projection	10,090	81,382	232,732
2020 Households - Census	10,089	81,380	229,576
2010 Households - Census	10,106	77,923	217,800
2020-2025 Compound Annual Household Growth Rate	-0.03%	0.00%	0.01%
2025-2030 Annual Household Growth Rate	0.04%	0.00%	0.27%
2025 Average Household Size	2.60	2.49	2.46
Household Income			
2025 Average Household Income	\$161,486	\$148,157	\$142,185
2030 Average Household Income	\$183,362	\$166,419	\$159,073
2025 Median Household Income	\$120,846	\$103,086	\$99,398
2030 Median Household Income	\$140,121	\$117,877	\$112,234
2025 Per Capita Income	\$58,042	\$58,493	\$56,744
2030 Per Capita Income	\$67,386	\$67,313	\$65,185
Housing Units			
2025 Housing Units	10,624	85,259	242,142
2025 Vacant Housing Units	553	3,866	12,471
	5.2%	4.5%	5.2%
2025 Occupied Housing Units	10,071	81,393	229,671
	94.8%	95.5%	94.8%
2025 Owner Occupied Housing Units	5,493	34,797	90,516
	51.7%	40.8%	37.4%
2025 Renter Occupied Housing Units	4,578	46,596	139,155
	43.1%	54.7%	57.5%
Education			
2025 Population 25 and Over	20,197	155,465	434,186
HS and Associates Degrees	7,595	59,586	162,584
	37.6%	38.3%	37.4%
Bachelor's Degree or Higher	10,837	77,256	216,246
	53.7%	49.7%	49.8%
Place of Work			
2025 Businesses	1,047	7,686	29,672
2025 Employees	8,083	64,217	251,983

NEIGHBORHOOD
Drivers

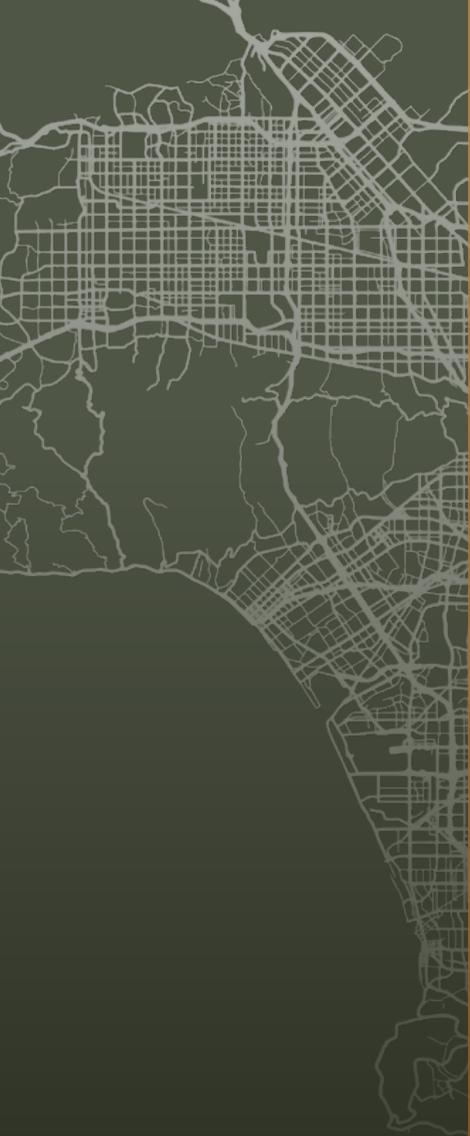
EAGLE ROCK



1615 YOSEMITE DRIVE

YOSEMITE DR

TOWNSEND AVE



West Hills

MULTIFAMILY PORTFOLIO



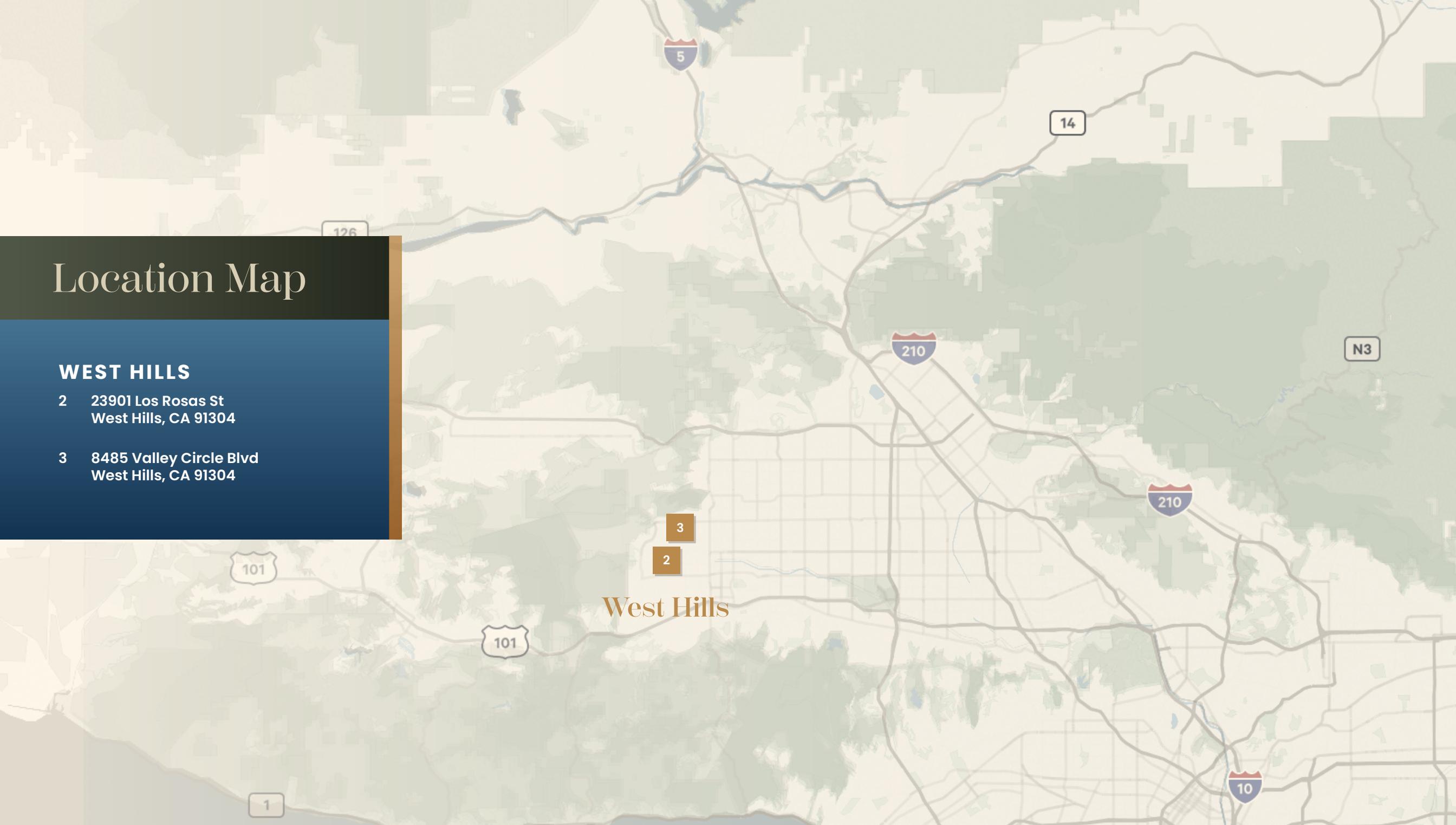
2
PROPERTIES

46
UNITS

Location Map

WEST HILLS

- 2 23901 Los Rosas St
West Hills, CA 91304
- 3 8485 Valley Circle Blvd
West Hills, CA 91304





West Hills, located in the western San Fernando Valley, is one of Los Angeles' most peaceful and residential communities. Known for its quiet streets, rolling foothills, and well maintained neighborhoods, West Hills offers a suburban atmosphere while still benefiting from its connection to the greater Los Angeles region. With a population of roughly 40,000 residents, the area serves as a calm and family oriented counterpart to the busier commercial centers nearby.

The community holds many distinctions. West Hills is home to a variety of parks, open spaces, and recreational areas, including the popular Orcutt Ranch, Shadow Ranch Park, and the scenic trails of El Escorpión Canyon. The neighborhood's tree lined streets and larger lots contribute to its reputation as one of the Valley's more tranquil and spacious residential pockets. Its location near major corridors such as the 101 and 118 freeways provides convenient access to employment centers in Woodland Hills, Calabasas, and the Warner Center district.

In addition to its natural and residential appeal, West Hills has a strong sense of community involvement and local pride. Neighborhood councils, volunteer groups, and long standing civic organizations play an active role in preserving the area's suburban character and supporting local initiatives. Seasonal events, community programs, and family friendly activities help reinforce West Hills' identity as a welcoming and close knit neighborhood.

West Hills' blend of suburban comfort, outdoor amenities, and regional accessibility makes it a distinctive part of the western San Fernando Valley. Residents enjoy proximity to shopping centers, schools, parks, and cultural attractions while benefiting from the quieter, more relaxed environment that defines the area. In many ways, West Hills represents the balance of natural beauty, community spirit, and everyday convenience that continues to attract long term residents and new arrivals alike.

THE Offering

The Boyett Team at CBRE is pleased to present the West Hills Two-Property Portfolio, a rare chance to acquire 46 units across two well-maintained apartment communities in one of the San Fernando Valley's most peaceful and consistently sought-after residential neighborhoods. Built between 1980 and 1981, 23901 Los Rosas Street and 8485 Valley Circle Boulevard sit less than a mile apart, offering investors meaningful scale with the operational simplicity of managing properties in close proximity.

Together, the assets provide an appealing combination of steady tenant demand, efficient operations, and clear rental upside within a supply-constrained pocket of The West Valley. West Hills is known for its quiet suburban feel, strong community identity, and proximity to major Valley employment centers — attributes that continue to support stable occupancy and durable long-term performance.

For investors seeking well-located multifamily assets with upside potential and dependable fundamentals, the West Hills Two-Property Portfolio offers a compelling opportunity in a submarket where quality inventory rarely comes to market.



THE Offering

23901 Los Rosas Street — 30 Units | Built 1980

Positioned on a generous 41,307 SF lot, 23901 Los Rosas Street is a well-maintained two-story, 24,656 SF apartment community offering an efficient mix of twenty 1-bedroom units and ten 2-bedroom units. The property is centered around a landscaped courtyard that creates a comfortable, community-oriented environment for residents. On-site laundry and a RUBS program further support stable, efficient operations.

In-place rents average \$1,785 for one-bedrooms and \$1,821 for two-bedrooms, leaving approximately 10% rental upside for a new owner. As a 1980 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth and a hedge against inflation.

With its sizable lot, simple building layout, and clear operational upside, 23901 Los Rosas Street presents investors with a well-located, easy-to-manage asset in a consistently strong West Hills rental market.



Property Overview

23901 Los Rosas Street | West Hills, CA 91304

NUMBER OF UNITS	30
YEAR BUILT/RENOVATED	1980
APN	2017-023-017
GROSS SQ. FT.	24,656
AVERAGE S.F. PER UNIT	822
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	41,307
LOT SIZE (ACRES)	0.95
DENSITY	32
ZONING	LARE11
CROSS STREETS	Valley Circle Blvd & Los Rosas St



INVESTMENT
Highlights

23901 Los Rosas Street
West Hills, CA 91304

- ▲ 30 Unit Investment Opportunity in West Hills
- ▲ (20) 1BR/1BA & (10) 2BR/2BA
- ▲ Over 10% Upside in Rents
- ▲ Gated Parking
- ▲ RUBS Income
- ▲ Courtyard



Demographics

WEST HILLS

23901 Los Rosas St
West Hills, CA 91304



	1 Mile	3 Miles	5 Miles			
Population						
2025 Population - Current Year Estimate	5,022	79,323	270,747			
2030 Population - Five Year Projection	4,970	78,271	269,955			
2020 Population - Census	5,027	81,624	271,958			
2010 Population - Census	4,924	78,983	255,522			
2020-2025 Annual Population Growth Rate	-0.02%	-0.54%	-0.08%			
2025-2030 Annual Population Growth Rate	-0.21%	-0.27%	-0.06%			
Households						
2025 Households - Current Year Estimate	1,881	28,133	99,402			
2030 Households - Five Year Projection	1,901	28,359	101,227			
2020 Households - Census	1,836	28,056	96,348			
2010 Households - Census	1,807	27,090	89,163			
2020-2025 Compound Annual Household Growth Rate	0.46%	0.05%	0.60%			
2025-2030 Annual Household Growth Rate	0.21%	0.16%	0.36%			
2025 Average Household Size	2.67	2.78	2.70			
Household Income						
2025 Average Household Income	\$211,731	\$157,356	\$146,518			
2030 Average Household Income	\$239,941	\$176,185	\$163,445			
2025 Median Household Income	\$166,237	\$116,672	\$106,840			
2030 Median Household Income	\$202,722	\$135,865	\$121,719			
2025 Per Capita Income	\$77,277	\$55,653	\$53,807			
2030 Per Capita Income	\$89,465	\$63,653	\$61,307			
Housing Units						
2025 Housing Units	1,962	29,071	103,830			
2025 Vacant Housing Units	81	4.1%	938	3.2%	4,428	4.3%
2025 Occupied Housing Units	1,881	95.9%	28,133	96.8%	99,402	95.7%
2025 Owner Occupied Housing Units	1,653	84.3%	18,650	64.2%	53,464	51.5%
2025 Renter Occupied Housing Units	228	11.6%	9,483	32.6%	45,938	44.2%
Education						
2025 Population 25 and Over	3,794	58,128	197,744			
HS and Associates Degrees	1,194	31.5%	25,990	44.7%	88,184	44.6%
Bachelor's Degree or Higher	2,437	64.2%	25,718	44.2%	86,755	43.9%
Place of Work						
2025 Businesses	98	3,700	16,516			
2025 Employees	1,263	29,858	137,515			

THE Offering

8485 Valley Circle Boulevard — 16 Units | Built 1981

Located on a 10,897 SF lot, 8485 Valley Circle Boulevard is a well-maintained 16-unit community totaling 12,121 SF of building area. The property offers a complementary unit mix of eleven 1-bedroom units and five 2-bedroom units. Residents enjoy the convenience of an on-site laundry facility and a welcoming central courtyard. The property also generates parking income and operates under a RUBS program, supporting efficient, stable operations.

Current average rents of \$1,708 for one-bedrooms and \$2,004 for two-bedrooms leave approximately 10% rental upside for a new owner. As a 1981 construction, the property is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

With its clean presentation, compact scale, and built-in revenue potential, 8485 Valley Circle Boulevard represents an appealing, easy-to-manage asset in the consistently strong West Hills rental market.



Property Overview

8485 Valley Circle Blvd | West Hills, CA 91304

NUMBER OF UNITS	16
YEAR BUILT/RENOVATED	1981
APN	2017-025-057
GROSS SQ. FT.	12,121
AVERAGE S.F. PER UNIT	758
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	10,897
LOT SIZE (ACRES)	0.25
DENSITY	64
ZONING	LARE11
CROSS STREETS	Valley Circle Blvd & Los Rosas St



INVESTMENT
Highlights

8485 Valley Circle Blvd
West Hills, CA 91304

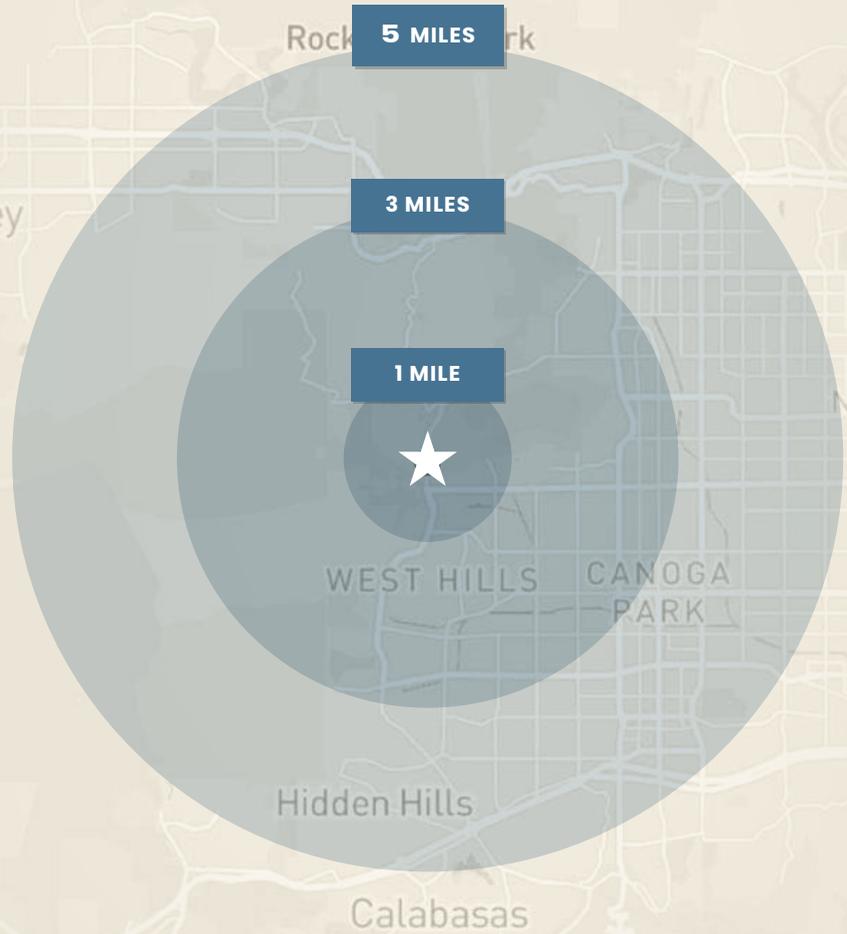
- ▲ 16 Unit Investment Opportunity in West Hills
- ▲ (11) 1BR/1BA & (5) 2BR/2BA
- ▲ Over 10% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Courtyard



Demographics

WEST HILLS

8485 Valley Circle Blvd
West Hills, CA 91304



	1 Mile	3 Miles	5 Miles			
Population						
2025 Population - Current Year Estimate	5,016	79,323	272,613			
2030 Population - Five Year Projection	4,964	78,278	271,789			
2020 Population - Census	5,021	81,604	273,845			
2010 Population - Census	4,919	78,979	257,428			
2020-2025 Annual Population Growth Rate	-0.02%	-0.54%	-0.09%			
2025-2030 Annual Population Growth Rate	-0.21%	-0.26%	-0.06%			
Households						
2025 Households - Current Year Estimate	1,880	28,109	100,106			
2030 Households - Five Year Projection	1,900	28,339	101,933			
2020 Households - Census	1,835	28,023	97,045			
2010 Households - Census	1,806	27,056	89,858			
2020-2025 Compound Annual Household Growth Rate	0.46%	0.06%	0.59%			
2025-2030 Annual Household Growth Rate	0.21%	0.16%	0.36%			
2025 Average Household Size	2.66	2.79	2.70			
Household Income						
2025 Average Household Income	\$211,710	\$157,511	\$146,736			
2030 Average Household Income	\$239,922	\$176,408	\$163,671			
2025 Median Household Income	\$166,142	\$116,664	\$106,952			
2030 Median Household Income	\$202,722	\$136,062	\$121,851			
2025 Per Capita Income	\$77,267	\$55,727	\$53,941			
2030 Per Capita Income	\$89,459	\$63,759	\$61,449			
Housing Units						
2025 Housing Units	1,961	29,050	104,566			
2025 Vacant Housing Units	81	4.1%	941	3.2%	4,460	4.3%
2025 Occupied Housing Units	1,880	95.9%	28,109	96.8%	100,106	95.7%
2025 Owner Occupied Housing Units	1,652	84.2%	18,633	64.1%	53,833	51.5%
2025 Renter Occupied Housing Units	228	11.6%	9,476	32.6%	46,273	44.3%
Education						
2025 Population 25 and Over	3,788	58,110	199,138			
HS and Associates Degrees	1,192	31.5%	25,938	44.6%	88,684	44.5%
Bachelor's Degree or Higher	2,434	64.3%	25,743	44.3%	87,576	44.0%
Place of Work						
2025 Businesses	98	3,686	16,522			
2025 Employees	1,263	29,375	137,502			

NEIGHBORHOOD
Drivers

WEST HILLS

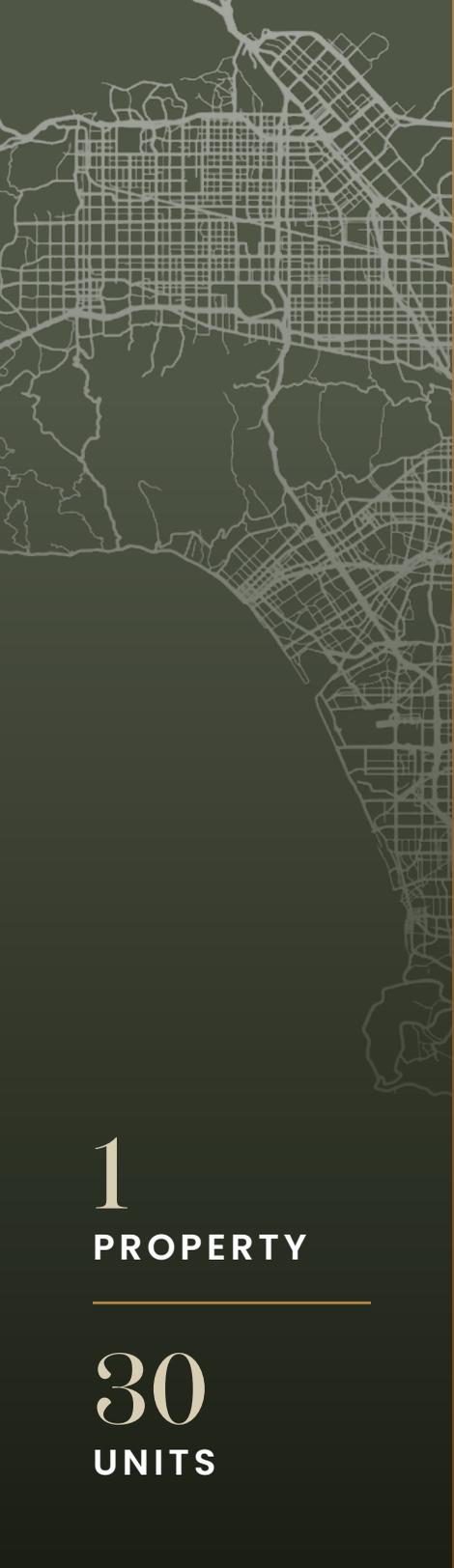


8485 VALLEY CIRCLE BLVD

23901 LOS ROSAS ST

LOS ROSAS ST

VALLEY CIRCLE BLVD



▲
18550 Vincennes St
N O T H R I D G E , C A 9 1 3 2 4



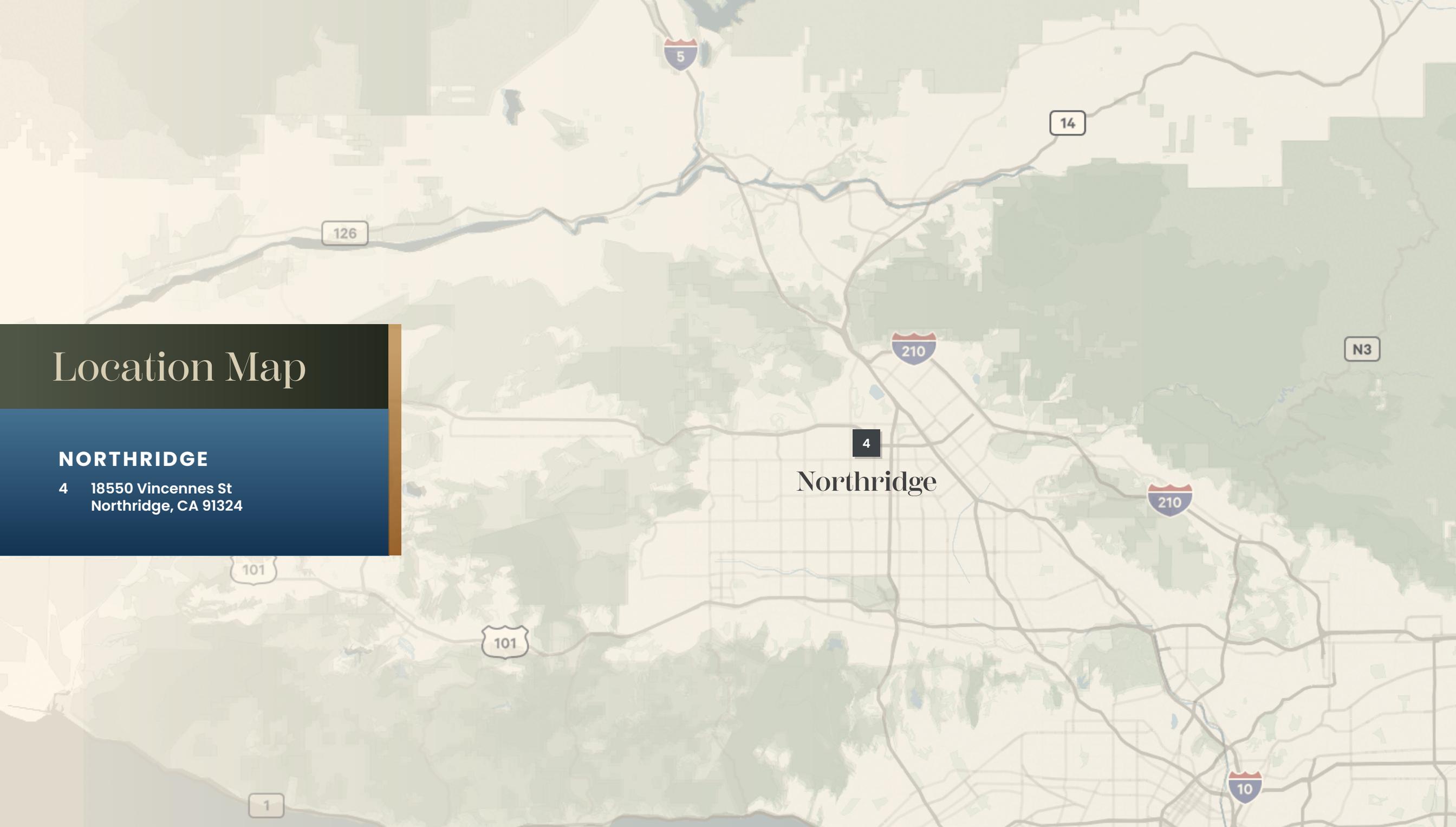
1
PROPERTY

30
UNITS

Location Map

NORTHRIDGE

4 18550 Vincennes St
Northridge, CA 91324





Northridge, located in the northwestern San Fernando Valley, is one of Los Angeles' most established suburban communities. Known for its wide residential streets, spacious lots, and strong sense of neighborhood identity, Northridge offers a quieter, more traditional suburban environment while still being firmly connected to the broader Los Angeles region. With a population of roughly 70,000 residents, the area serves as a major anchor for the Valley, both culturally and economically.

The community holds many distinctions. Northridge is home to California State University, Northridge (CSUN), one of the largest public universities in the state, which brings a vibrant mix of academic, cultural, and athletic activity to the area. The neighborhood also features a wide range of parks, shopping centers, and local businesses, including the Northridge Fashion Center, one of the Valley's primary retail destinations. Its central location provides convenient access to major freeways, making it a practical home base for commuters working throughout Los Angeles County.

In addition to its educational and commercial strengths, Northridge has a long history of community involvement and resilience. Local organizations, neighborhood councils, and civic groups play an active role in shaping the area's development, supporting local initiatives, and maintaining the suburban character that residents value. Community events, farmers markets, and cultural programs—many hosted through CSUN—help reinforce Northridge's identity as a welcoming and engaged neighborhood.

Northridge's blend of suburban comfort, academic influence, and regional accessibility makes it a unique part of the San Fernando Valley. Residents enjoy proximity to cultural venues, recreational facilities, and a wide range of dining and shopping options, all while benefiting from the quieter, more spacious environment that defines the area. In many ways, Northridge represents the balance of stability, community spirit, and everyday convenience that continues to attract long term residents and new arrivals alike.

THE Offering

The Boyett Team at CBRE is pleased to present 18550 Vincennes Street, a well-positioned 30-unit apartment community in the highly desirable Northridge submarket of the San Fernando Valley. Built in 1980, the property offers investors an appealing combination of scale, operational efficiency, and meaningful rental upside in one of Los Angeles' most stable and consistently demanded residential neighborhoods.

18550 Vincennes Street — 30 Units | Built 1980

18550 Vincennes Street is a well-positioned 30-unit community in the highly desirable Northridge submarket, offering investors a compelling blend of scale, efficiency, and meaningful upside in one of the San Fernando Valley's most consistently demanded residential neighborhoods. Situated on a 23,998 SF lot, the single building totals 26,250 SF of rentable area and features a balanced mix of twelve 1-bed/1.5-bath units and eighteen 2-bed/2-bath units. Residents benefit from on-site laundry, a community pool, gated parking, and additional revenue generated through parking fees, with a RUBS program further supporting operational efficiency. Current average rents of \$1,821 for one-bedrooms and \$1,922 for two-bedrooms present approximately 22% rental upside. As a 1980 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth and an inflationary hedge.

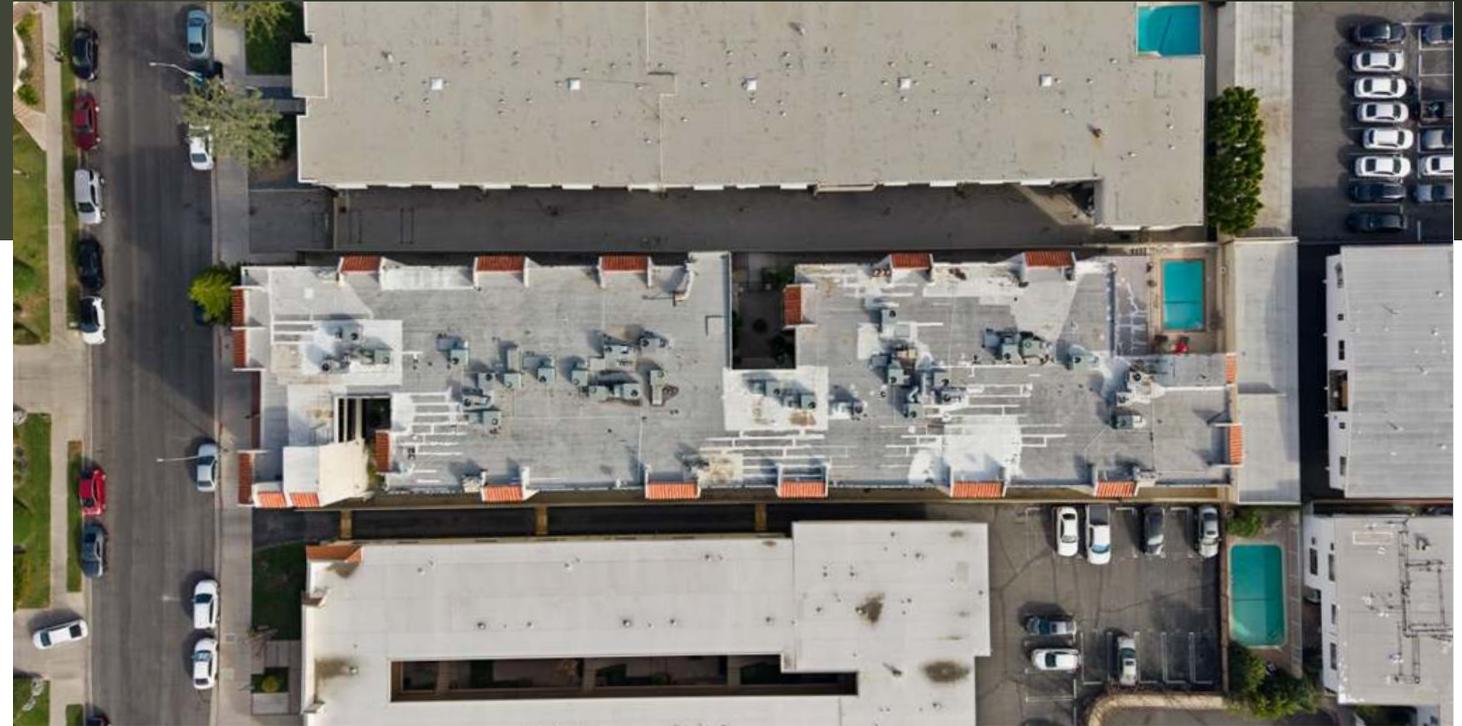
The Northridge location strengthens the offering considerably. Known for its wide streets, suburban character, and long-standing community identity, the neighborhood offers a quieter lifestyle while maintaining excellent connectivity across Los Angeles. The presence of California State University, Northridge (CSUN)—one of the largest public universities in the state—drives steady rental demand and anchors a vibrant mix of cultural and academic activity. Nearby amenities such as the Northridge Fashion Center, local parks, neighborhood businesses, and convenient freeway access make this an attractive and practical home base for long-term renters. Together, these fundamentals position 18550 Vincennes Street as a stable, well-located, and operationally efficient asset with clear value-add potential.



Property Overview

18550 Vincennes Street | Northridge, CA 91324

NUMBER OF UNITS	30
YEAR BUILT/RENOVATED	1980
APN	2763-004-042
GROSS SQ. FT.	40,252
AVERAGE S.F. PER UNIT	875
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	23,998
LOT SIZE (ACRES)	0.55
DENSITY	54
ZONING	LAR3
CROSS STREETS	Reseda Blvd & Vincennes St



INVESTMENT
Highlights

18550 Vincennes Street
Northridge, CA 91324

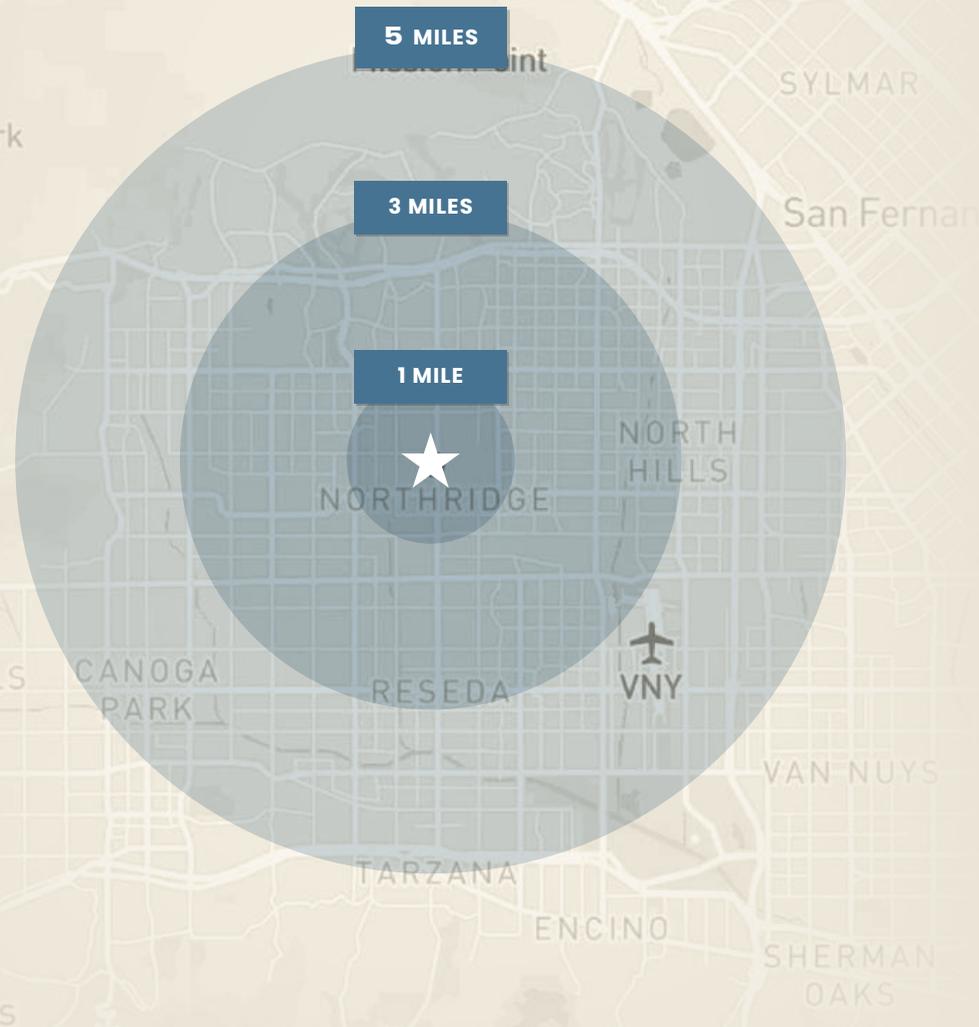
- ▲ 30 Unit Investment Opportunity in Northridge
- ▲ (12) 1BR/1.5BA & (18) 2BR/2BA
- ▲ Over 22% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

NORTHRIDGE

18550 Vincennes St
Northridge, CA 91324



	1 Mile	3 Miles	5 Miles			
Population						
2025 Population - Current Year Estimate	22,827	200,495	569,549			
2030 Population - Five Year Projection	22,668	198,339	564,359			
2020 Population - Census	23,906	204,688	576,439			
2010 Population - Census	23,155	196,011	550,820			
2020-2025 Annual Population Growth Rate	-0.88%	-0.39%	-0.23%			
2025-2030 Annual Population Growth Rate	-0.14%	-0.22%	-0.18%			
Households						
2025 Households - Current Year Estimate	8,344	67,853	193,224			
2030 Households - Five Year Projection	8,430	68,578	195,748			
2020 Households - Census	8,415	66,859	188,741			
2010 Households - Census	8,250	63,957	177,032			
2020-2025 Compound Annual Household Growth Rate	-0.16%	0.28%	0.45%			
2025-2030 Annual Household Growth Rate	0.21%	0.21%	0.26%			
2025 Average Household Size	2.49	2.89	2.90			
Household Income						
2025 Average Household Income	\$132,892	\$139,390	\$129,842			
2030 Average Household Income	\$148,768	\$157,941	\$146,490			
2025 Median Household Income	\$100,195	\$104,089	\$93,644			
2030 Median Household Income	\$109,040	\$118,633	\$107,185			
2025 Per Capita Income	\$49,214	\$47,274	\$44,145			
2030 Per Capita Income	\$56,001	\$54,720	\$50,912			
Housing Units						
2025 Housing Units	8,950	70,806	200,854			
2025 Vacant Housing Units	606	6.8%	2,953	4.2%	7,630	3.8%
2025 Occupied Housing Units	8,344	93.2%	67,853	95.8%	193,224	96.2%
2025 Owner Occupied Housing Units	3,368	37.6%	38,010	53.7%	96,090	47.8%
2025 Renter Occupied Housing Units	4,976	55.6%	29,843	42.1%	97,134	48.4%
Education						
2025 Population 25 and Over	15,651	145,805	407,450			
HS and Associates Degrees	7,063	45.1%	66,475	45.6%	191,074	46.9%
Bachelor's Degree or Higher	7,196	46.0%	59,420	40.8%	152,241	37.4%
Place of Work						
2025 Businesses	1,478	8,846	23,659			
2025 Employees	16,130	81,338	198,614			

NEIGHBORHOOD
Drivers

NORTHRIDGE

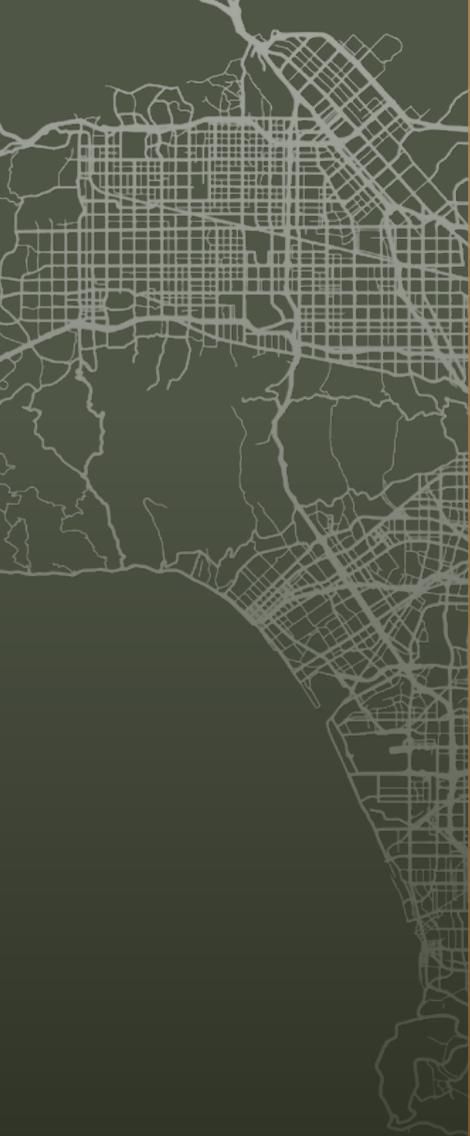


18550 VINCENNES ST

VINCENNES ST

LIGGETT ST

RESEDA BLVD

An aerial photograph of a city street scene. The street is lined with multi-story buildings, some with flat roofs and others with pitched roofs. There are many trees, including palm trees, and a parking lot with several cars. In the background, there are mountains under a clear blue sky.

Reseda

MULTIFAMILY PORTFOLIO

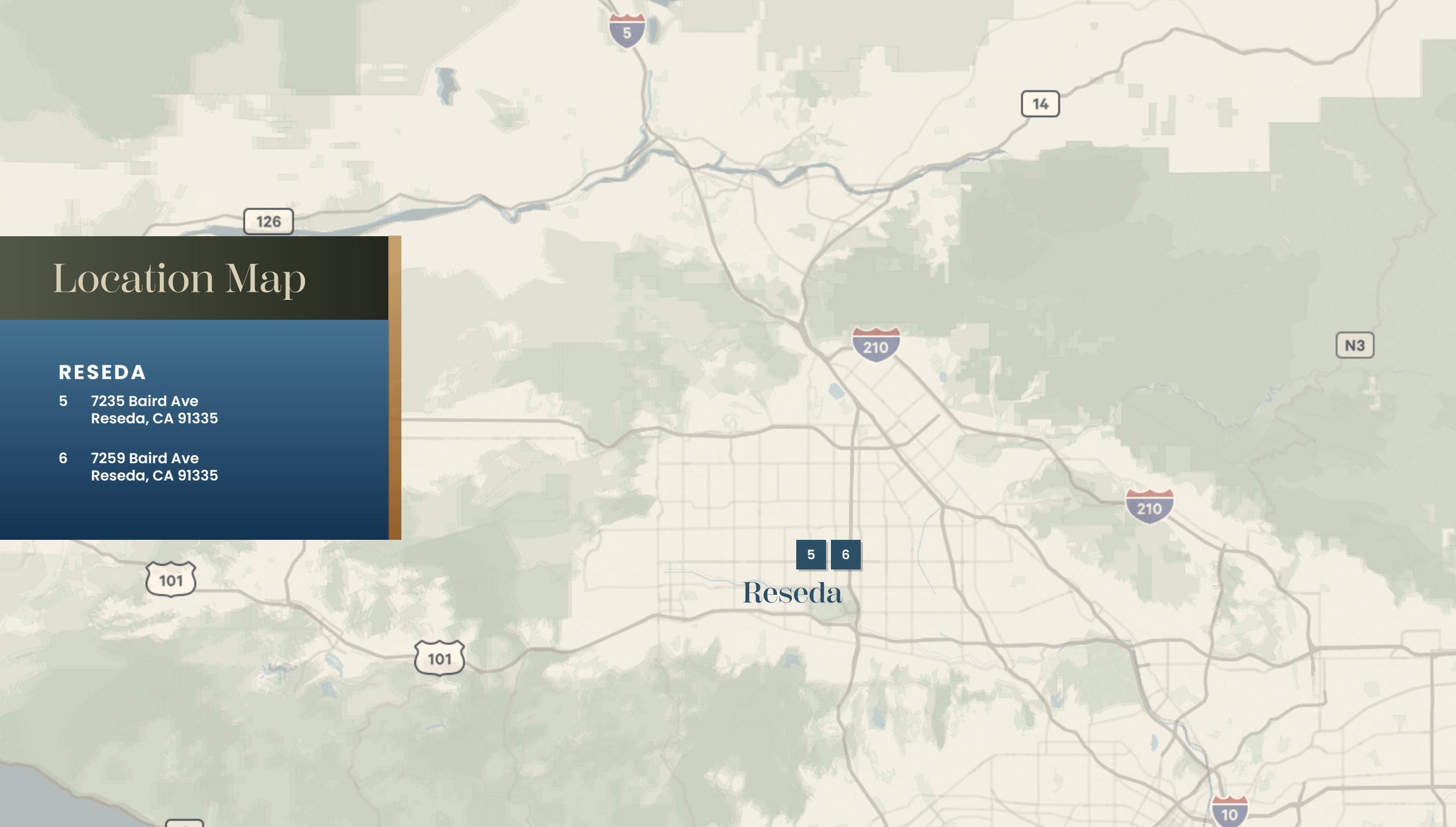
2
PROPERTIES

47
UNITS

Location Map

RESEDA

- 5 7235 Baird Ave
Reseda, CA 91335
- 6 7259 Baird Ave
Reseda, CA 91335



Reseda



Reseda, located in the heart of the San Fernando Valley, is one of Los Angeles' most established and diverse residential communities. Known for its classic suburban layout, long standing neighborhoods, and central Valley location, Reseda offers a blend of convenience, cultural variety, and everyday livability. With a population of roughly 75,000 residents, the area serves as a major connector between surrounding communities such as Tarzana, Lake Balboa, and Northridge.

The neighborhood holds many distinctions. Reseda is home to a wide range of parks, recreation centers, and community facilities, including the popular Reseda Park and Recreation Center, which features a large lake, sports fields, and family friendly amenities. The area has a rich history in the entertainment industry, having served as a filming location for numerous movies and television shows over the decades. Its central location provides easy access to major corridors like the 101 and 405 freeways, making it a practical home base for commuters throughout the Valley and greater Los Angeles.

In addition to its recreational and cultural appeal, Reseda has a strong sense of community involvement and local pride. Neighborhood councils, civic groups, and long standing local organizations play an active role in supporting small businesses, improving public spaces, and fostering community engagement. Annual events, youth programs, and cultural gatherings help reinforce Reseda's identity as a welcoming and tightly knit neighborhood with deep roots.

Reseda's blend of suburban comfort, cultural diversity, and regional accessibility makes it a distinctive part of the San Fernando Valley. Residents enjoy proximity to shopping centers, schools, parks, and a wide range of dining options, all while benefiting from the neighborhood's relaxed, unpretentious atmosphere. In many ways, Reseda represents the balance of community spirit, everyday convenience, and long term stability that continues to attract both long time residents and new arrivals to the area.

THE Offering

47 Units | Built 1987 | Reseda, Los Angeles

The Boyett Team at CBRE is pleased to present the Reseda Two Property Portfolio, a rare opportunity to acquire 47 units across two well-maintained apartment communities located on the same block in the heart of Reseda—one of the San Fernando Valley’s most established and consistently demanded rental markets. 7235 Baird Avenue and 7259 Baird Avenue offer investors an appealing combination of scale, operational efficiency, and meaningful rental upside in a centrally located neighborhood known for its long-term stability and diverse tenant base.

With their close proximity, cohesive layouts, and strong in-place performance, these properties present a compelling opportunity for investors seeking a reliable, easy-to-manage portfolio in a submarket where demand remains durable and well-positioned assets rarely come to market.



THE Offering

7235 Baird Ave | 38 Units | Built 1987

Positioned on a 32,332 SF lot, 7235 Baird Avenue is a well-maintained three-story, 35,880 SF apartment community featuring a highly desirable unit mix of four 1-bedroom units and thirty-four 2-bed/2-bath units. Residents enjoy a community pool, on-site laundry, and gated parking, which also provides supplemental parking income.

Current average rents of \$1,832 for one-bedrooms and \$1,988 for two-bedrooms offer approximately 17% rental upside, and active participation in a RUBS program that helps streamline operating expenses. As a 1987 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth and a 5% hedge on top of inflation.

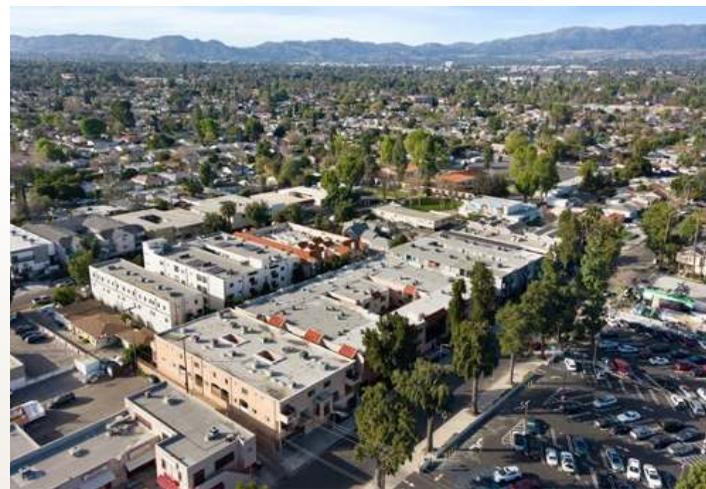
With its large unit sizes, strong amenity mix, and clear revenue growth potential, 7235 Baird Avenue presents a compelling opportunity in a consistently high-demand Reseda location.



Property Overview

7235 Baird Avenue | Reseda, CA 91335

NUMBER OF UNITS	38
YEAR BUILT/RENOVATED	1987
APN	2118-028-025
GROSS SQ. FT.	35,880
AVERAGE S.F. PER UNIT	944
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	32,332
LOT SIZE (ACRES)	0.74
DENSITY	51
ZONING	LAR3
CROSS STREETS	Sherman Way & Reseda Blvd



INVESTMENT
Highlights

7235 Baird Avenue
Reseda, CA 91335

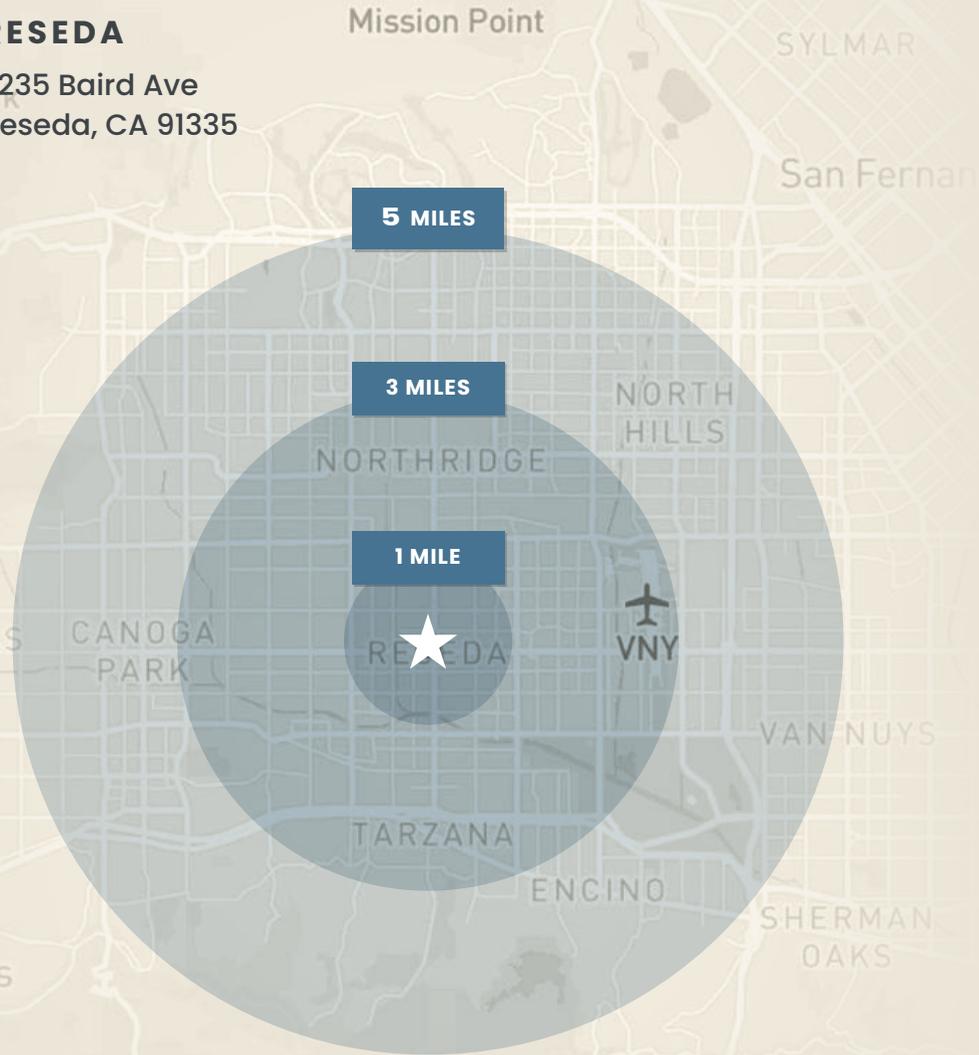
- ▲ 38 Unit Investment Opportunity in Reseda
- ▲ (4) 1BR/1BA & (34) 2BR/2BA
- ▲ Over 19% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

RESEDA

7235 Baird Ave
Reseda, CA 91335



	1 Mile	3 Miles	5 Miles			
Population						
2025 Population - Current Year Estimate	42,773	239,359	585,511			
2030 Population - Five Year Projection	42,189	235,999	580,538			
2020 Population - Census	43,161	243,666	594,098			
2010 Population - Census	41,045	233,705	564,350			
2020-2025 Annual Population Growth Rate	-0.17%	-0.34%	-0.28%			
2025-2030 Annual Population Growth Rate	-0.27%	-0.28%	-0.17%			
Households						
2025 Households - Current Year Estimate	13,889	84,021	210,172			
2030 Households - Five Year Projection	14,007	84,575	213,045			
2020 Households - Census	13,615	82,890	205,615			
2010 Households - Census	12,756	78,496	191,775			
2020-2025 Compound Annual Household Growth Rate	0.38%	0.26%	0.42%			
2025-2030 Annual Household Growth Rate	0.17%	0.13%	0.27%			
2025 Average Household Size	3.01	2.79	2.74			
Household Income						
2025 Average Household Income	\$110,739	\$127,958	\$131,199			
2030 Average Household Income	\$129,433	\$146,250	\$148,006			
2025 Median Household Income	\$75,351	\$90,075	\$91,439			
2030 Median Household Income	\$88,655	\$104,721	\$105,246			
2025 Per Capita Income	\$35,844	\$44,890	\$47,132			
2030 Per Capita Income	\$42,833	\$52,345	\$54,347			
Housing Units						
2025 Housing Units	14,428	87,607	219,766			
2025 Vacant Housing Units	539	3.7%	3,586	4.1%	9,594	4.4%
2025 Occupied Housing Units	13,889	96.3%	84,021	95.9%	210,172	95.6%
2025 Owner Occupied Housing Units	5,532	38.3%	41,171	47.0%	94,690	43.1%
2025 Renter Occupied Housing Units	8,357	57.9%	42,850	48.9%	115,482	52.5%
Education						
2025 Population 25 and Over	30,574	173,997	421,319			
HS and Associates Degrees	14,344	46.9%	78,837	45.3%	187,146	44.4%
Bachelor's Degree or Higher	9,608	31.4%	69,024	39.7%	170,819	40.5%
Place of Work						
2025 Businesses	1,551	11,824	33,919			
2025 Employees	10,595	93,531	272,192			

THE Offering

7259 Baird Avenue — 9 Units | Built 1987

Just steps from its companion property, 7259 Baird Avenue is a well-maintained 9-unit community situated on an 8,004 SF lot with 7,960 SF of building area. The property offers a balanced and efficient mix of four 1-bedroom units, two 2-bed/1.5-bath units, and three 2-bed/2-bath units. Residents benefit from on-site laundry and gated parking, which also produces additional parking income.

Current average rents range from \$1,777 for one-bedrooms to \$2,295 for 2-bed/1.5-bath units and \$2,130 for 2-bed/2-bath units, representing approximately 7% rental upside. The property operates under a RUBS program and, as a 1987 construction, is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

Compact, well-maintained, and income-efficient, 7259 Baird Avenue complements its larger counterpart by offering additional scale and stable performance in a high-demand Reseda rental corridor.



Property Overview

7259 Baird Avenue | Reseda, CA 91335

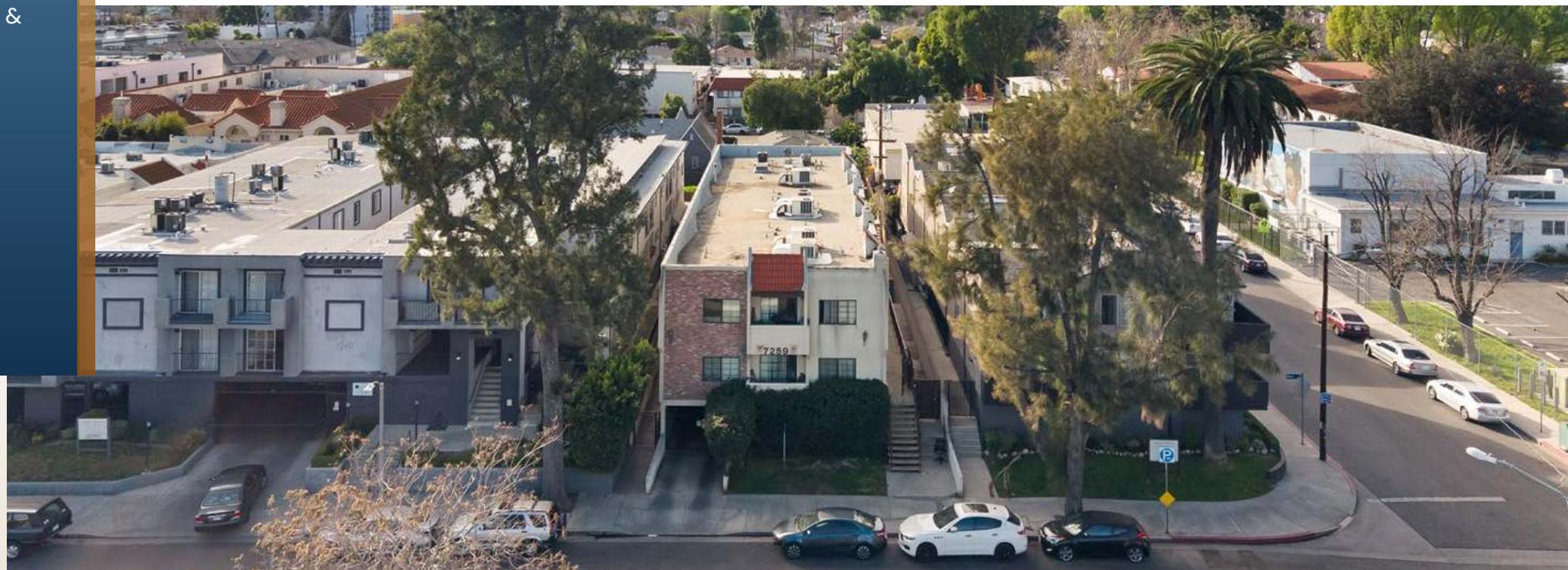
NUMBER OF UNITS	9
YEAR BUILT/RENOVATED	1987
APN	2118-028-023
GROSS SQ. FT.	7,960
AVERAGE S.F. PER UNIT	884
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	8,004
LOT SIZE (ACRES)	0.18
DENSITY	49
ZONING	LAR3
CROSS STREETS	Sherman Way & Reseda Blvd



INVESTMENT
Highlights

7259 Baird Avenue
Reseda, CA 91335

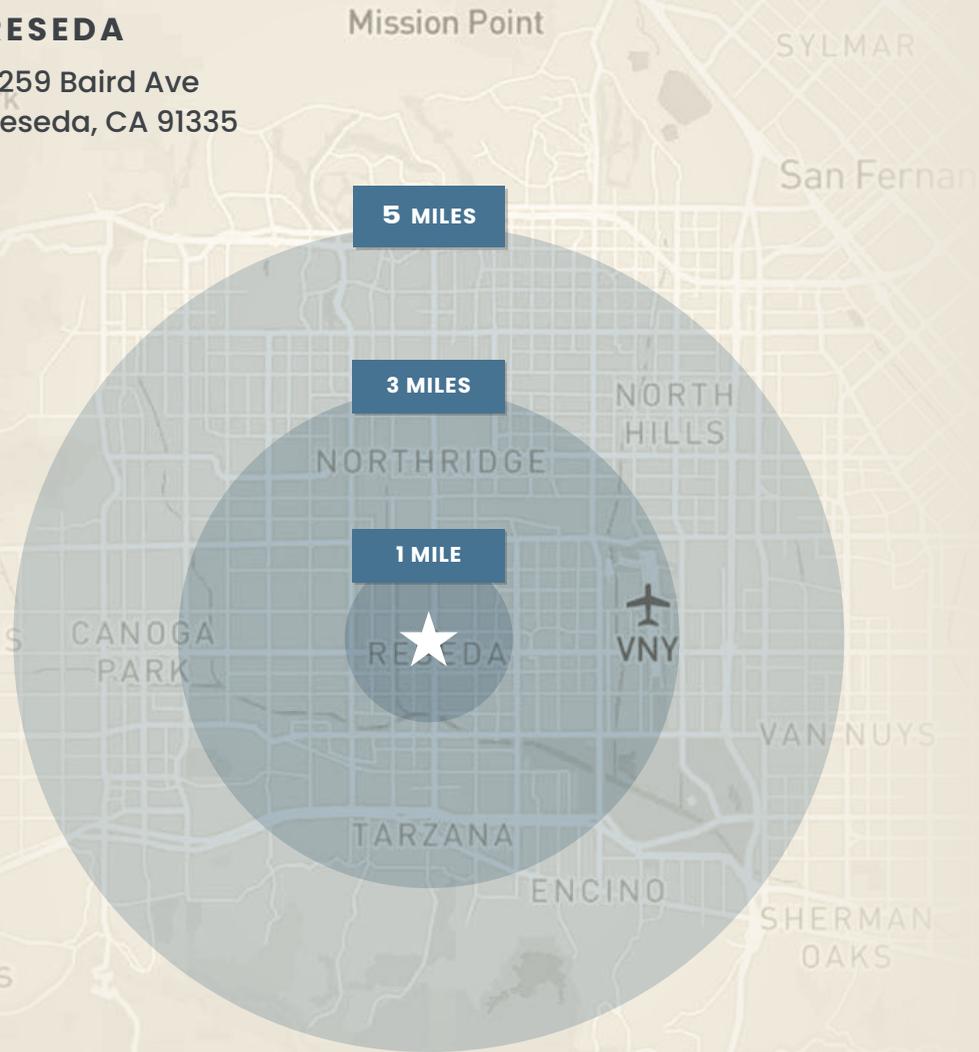
- ▲ 9 Unit Investment Opportunity in Reseda
- ▲ (4) 1BR/1BA & (2) 2BR/1.5BA & (3) 2BR/2BA
- ▲ Over 7% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Parking Income



Demographics

RESEDA

7259 Baird Ave
Reseda, CA 91335



	1 Mile	3 Miles	5 Miles
Population			
2025 Population - Current Year Estimate	42,814	240,084	589,362
2030 Population - Five Year Projection	42,235	236,905	584,337
2020 Population - Census	43,208	243,947	598,036
2010 Population - Census	41,150	234,033	568,216
2020-2025 Annual Population Growth Rate	-0.17%	-0.30%	-0.28%
2025-2030 Annual Population Growth Rate	-0.27%	-0.27%	-0.17%
Households			
2025 Households - Current Year Estimate	13,876	84,514	211,380
2030 Households - Five Year Projection	13,997	85,151	214,270
2020 Households - Census	13,596	83,185	206,816
2010 Households - Census	12,730	78,843	192,917
2020-2025 Compound Annual Household Growth Rate	0.39%	0.30%	0.42%
2025-2030 Annual Household Growth Rate	0.17%	0.15%	0.27%
2025 Average Household Size	3.02	2.78	2.74
Household Income			
2025 Average Household Income	\$110,117	\$127,964	\$130,912
2030 Average Household Income	\$128,743	\$146,251	\$147,691
2025 Median Household Income	\$75,349	\$89,985	\$91,229
2030 Median Household Income	\$88,609	\$104,693	\$105,068
2025 Per Capita Income	\$35,538	\$44,940	\$46,980
2030 Per Capita Income	\$42,482	\$52,403	\$54,176
Housing Units			
2025 Housing Units	14,402	88,268	220,994
2025 Vacant Housing Units	526	3,754	9,614
	3.7%	4.3%	4.4%
2025 Occupied Housing Units	13,876	84,514	211,380
	96.3%	95.7%	95.6%
2025 Owner Occupied Housing Units	5,547	41,307	95,086
	38.5%	46.8%	43.0%
2025 Renter Occupied Housing Units	8,329	43,207	116,294
	57.8%	48.9%	52.6%
Education			
2025 Population 25 and Over	30,595	174,448	423,935
HS and Associates Degrees	14,368	79,045	188,557
	47.0%	45.3%	44.5%
Bachelor's Degree or Higher	9,597	69,272	171,302
	31.4%	39.7%	40.4%
Place of Work			
2025 Businesses	1,562	11,860	33,953
2025 Employees	10,406	93,964	272,513

NEIGHBORHOOD
Drivers

RESEDA



7235 BAIRD AVE

7259 BAIRD AVE

BAIRD AVE

WYANDOTTE ST



▲
Castaic
MULTIFAMILY PORTFOLIO

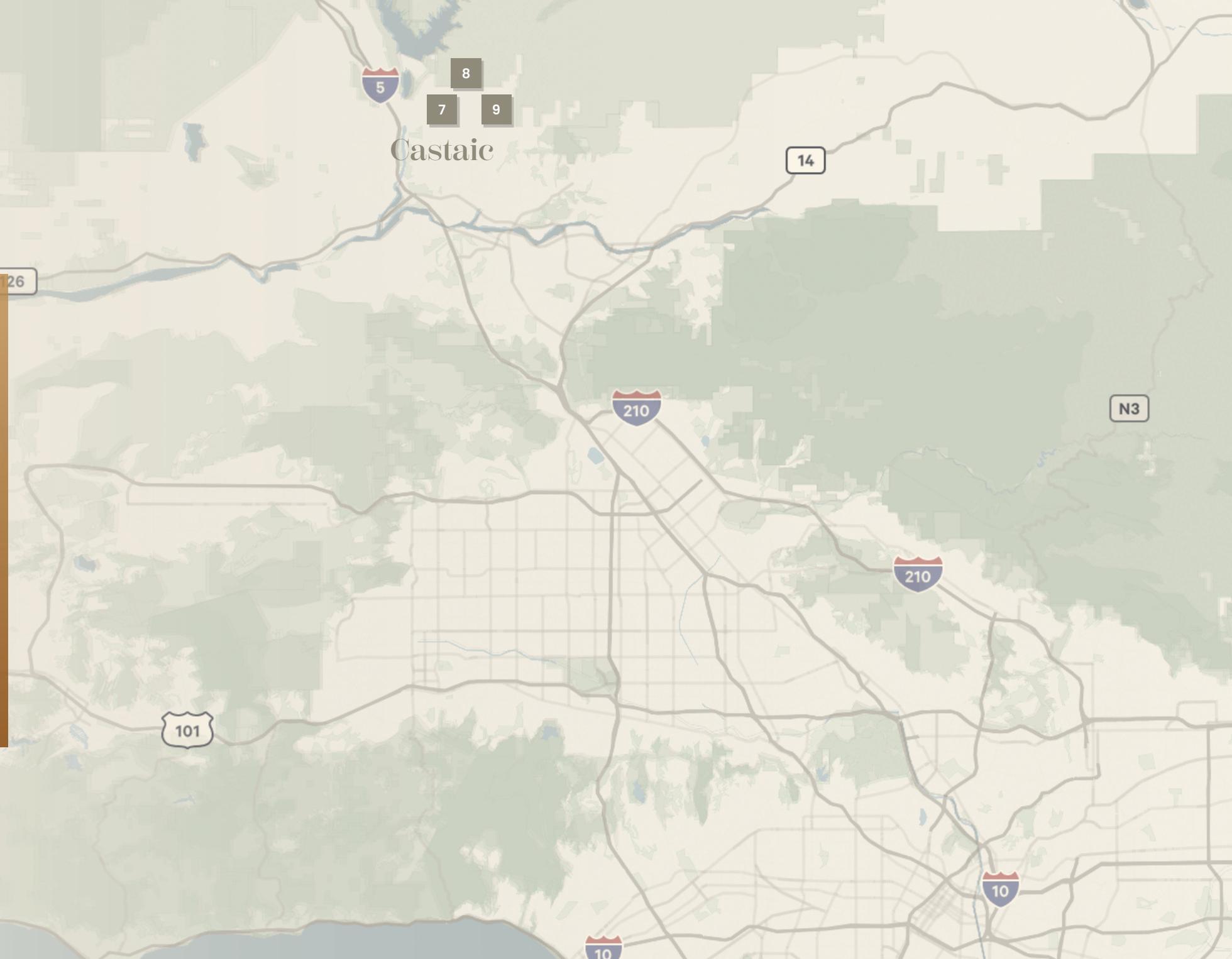
3
PROPERTIES

160
UNITS

Location Map

CASTAIC

- 7 31717 Ridge Route Rd
Castaic, CA 91384
- 8 31657 Ridge Route Rd
Castaic, CA 91384
- 9 31737 Ridge Route Rd
Castaic, CA 91384



Castaic



Castaic, located in the northern part of Los Angeles County, is one of the Santa Clarita Valley's most distinctive and fast growing communities. Known for its open landscapes, family friendly neighborhoods, and easy access to outdoor recreation, Castaic offers a quieter, more spacious environment while still maintaining strong ties to the greater Los Angeles region. With a population of roughly 20,000 residents, the area serves as a gateway between the Santa Clarita Valley and the northern stretches of the county.

The community holds many distinctions. Castaic is home to the well known Castaic Lake Recreation Area, a major regional destination for boating, fishing, camping, and outdoor activities. The surrounding hills and trails attract hikers, cyclists, and nature enthusiasts from across Southern California. Its location near the I 5 freeway provides convenient access to employment centers in Santa Clarita, the San Fernando Valley, and Los Angeles, making it a practical choice for commuters seeking more space and a slower pace of life.

In addition to its natural amenities, Castaic has a strong sense of community involvement and local pride. Neighborhood associations, volunteer groups, and civic organizations play an active role in supporting local schools, maintaining public spaces, and organizing community events. Seasonal festivals, youth sports programs, and family oriented gatherings help reinforce Castaic's identity as a welcoming and close knit community with deep roots in the region.

Castaic's blend of outdoor recreation, suburban comfort, and regional accessibility makes it a unique part of northern Los Angeles County. Residents enjoy proximity to parks, schools, shopping centers, and the broader amenities of the Santa Clarita Valley, all while benefiting from the area's open space and relaxed atmosphere. In many ways, Castaic represents the balance of natural beauty, community spirit, and everyday convenience that continues to attract long term residents and new arrivals alike.

THE Offering

Ridge Route Road, Three-Property Portfolio 160 Units | Built 1979–1991 | Castaic

The Boyett Team at CBRE is pleased to present the Ridge Route Three-Property Portfolio, a rare opportunity to acquire 160 units across three well-maintained apartment communities along Ridge Route Road in Castaic—one of the Santa Clarita Valley’s most distinctive, stable, and consistently high-demand residential markets.

The portfolio delivers an exceptional blend of scale, geographic concentration, and operational efficiency, with clear rental upside supported by long-term ownership and steady performance.

All three communities participate in RUBS and generate additional parking income, reinforcing expense control and ancillary revenue. With a combined scheduled income of approximately \$3.02 million annually, the portfolio provides a strong in-place cash flow foundation and multiple avenues for growth through unit turnover, operational optimization, and strategic repositioning.



THE Offering

31717 Ridge Route Road — 30 Units | Built 1979

31717 Ridge Route Road is a well-maintained 30-unit community on a 1.03-acre site, offering a balanced mix of one- and two-bedroom floor plans. Residents enjoy a community pool, on-site laundry, and on-site parking, supporting strong day-to-day functionality and renter appeal. The property also participates in a RUBS program and is enrolled in SCEP, reinforcing efficient operations.

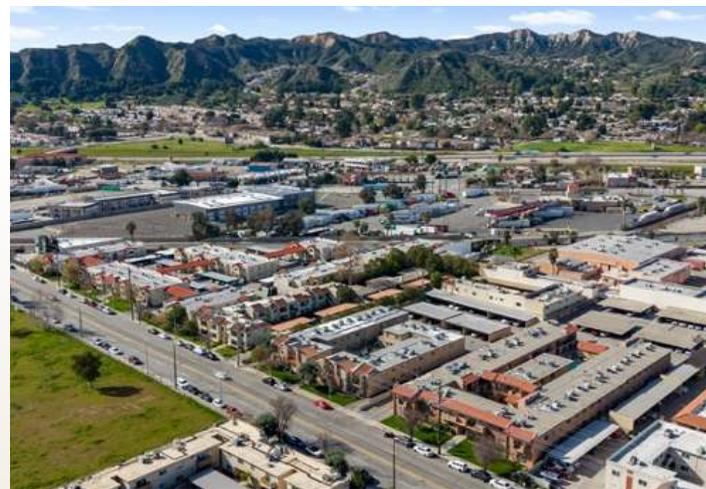
Current rents reflect approximately 21% rental upside, providing a clear path to revenue growth through unit turnover, targeted upgrades, and operational refinement. With its generous site, stable performance, and prime Ridge Route Road location, 31717 Ridge Route Road is a strong anchor within the portfolio's scale and income-growth story.



Property Overview

31717 Ridge Route Road | Castaic, CA 91384

NUMBER OF UNITS	30
YEAR BUILT/RENOVATED	1979
APN	2865-008-027
GROSS SQ. FT.	26,026
AVERAGE S.F. PER UNIT	868
NO. OF BUILDINGS	4
LOT SIZE (SQ. FT.)	44,972
LOT SIZE (ACRES)	1.03
DENSITY	29
ZONING	LCR3*
CROSS STREETS	Lake Hughes Rd & Ridge Route Road



INVESTMENT
Highlights

31717 Ridge Route Road
Castaic, CA 91384

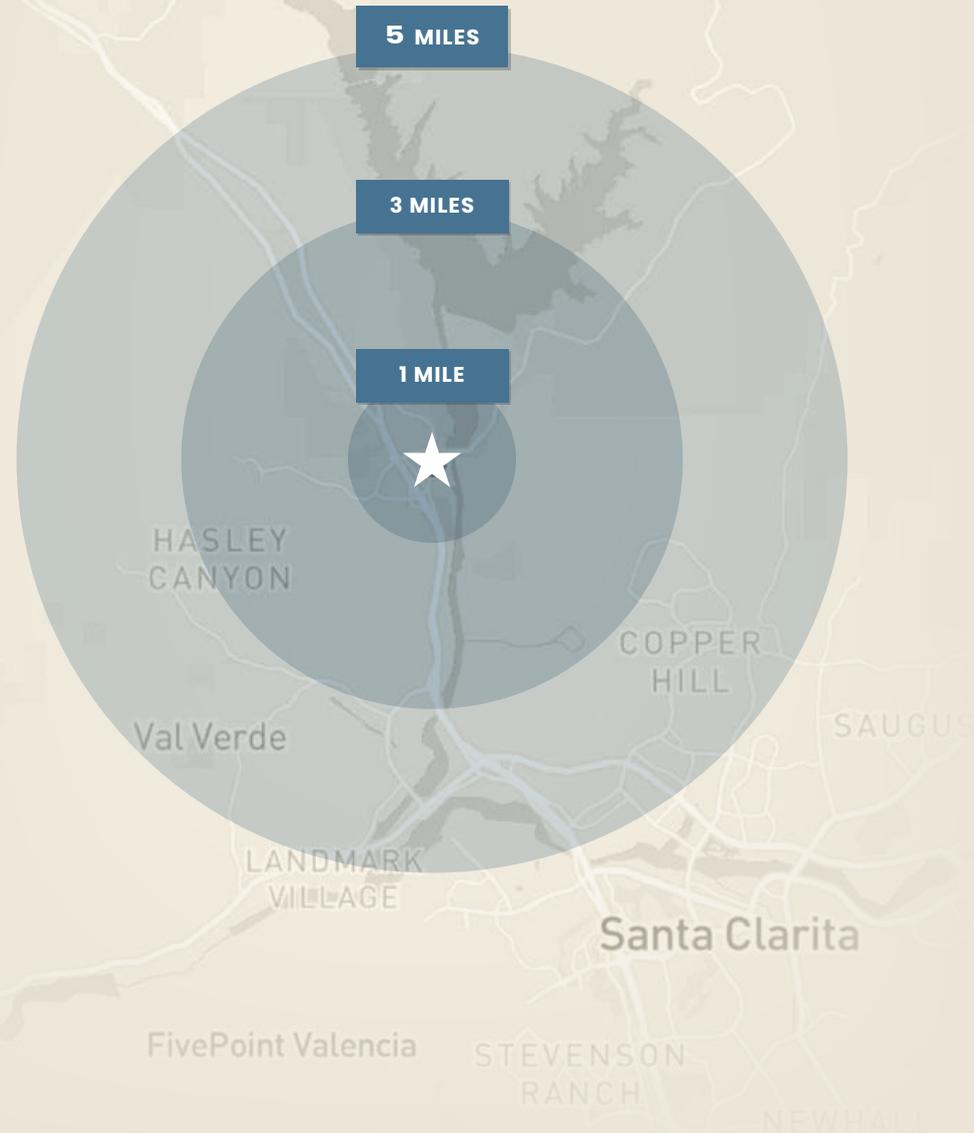
- ▲ 30 Unit Investment Opportunity in Castaic
- ▲ (14) 1BR/1BA & (16) 2BR/2BA
- ▲ Over 24% Upside in Rents
- ▲ Tenant Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

CASTAIC

31717 Ridge Route Rd
Castaic, CA 91384



Population	1 Mile	3 Miles	5 Miles			
2025 Population - Current Year Estimate	6,543	23,800	50,082			
2030 Population - Five Year Projection	6,598	24,121	49,892			
2020 Population - Census	6,320	23,594	50,501			
2010 Population - Census	6,074	25,051	44,435			
2020-2025 Annual Population Growth Rate	0.66%	0.17%	-0.16%			
2025-2030 Annual Population Growth Rate	0.17%	0.27%	-0.08%			
Households						
2025 Households - Current Year Estimate	2,342	6,055	14,694			
2030 Households - Five Year Projection	2,424	6,300	14,912			
2020 Households - Census	2,181	5,762	14,369			
2010 Households - Census	1,979	5,505	11,813			
2020-2025 Compound Annual Household Growth Rate	1.37%	0.95%	0.43%			
2025-2030 Annual Household Growth Rate	0.69%	0.80%	0.29%			
2025 Average Household Size	2.79	3.01	3.03			
Household Income						
2025 Average Household Income	\$134,860	\$178,482	\$185,996			
2030 Average Household Income	\$152,315	\$199,896	\$207,056			
2025 Median Household Income	\$107,938	\$148,153	\$156,531			
2030 Median Household Income	\$120,044	\$167,956	\$177,836			
2025 Per Capita Income	\$47,945	\$46,163	\$54,965			
2030 Per Capita Income	\$55,605	\$52,948	\$62,285			
Housing Units						
2025 Housing Units	2,402	6,168	15,037			
2025 Vacant Housing Units	60	2.5%	113	1.8%	343	2.3%
2025 Occupied Housing Units	2,342	97.5%	6,055	98.2%	14,694	97.7%
2025 Owner Occupied Housing Units	1,603	66.7%	5,036	81.6%	11,722	78.0%
2025 Renter Occupied Housing Units	739	30.8%	1,019	16.5%	2,972	19.8%
Education						
2025 Population 25 and Over	4,490	17,056	34,286			
HS and Associates Degrees	2,454	54.7%	8,391	49.2%	15,491	45.2%
Bachelor's Degree or Higher	1,777	39.6%	5,806	34.0%	15,245	44.5%
Place of Work						
2025 Businesses	167	345	2,665			
2025 Employees	1,311	2,465	32,390			

THE Offering

31657 Ridge Route Rd | 84 Units | Built 1991

31657 Ridge Route Road is a well-maintained 84-unit community situated on a 3.28-acre site in the heart of Castaic. The property offers a highly desirable mix of one, two, and three-bedroom units. Residents enjoy a community pool and on-site parking, supporting strong renter appeal and everyday convenience. The community also participates in a RUBS program and is enrolled in SCEP, reinforcing efficient operations and cost control.

Current rents reflect approximately 27% rental upside, creating substantial room for revenue growth through unit turnover, targeted improvements, and strategic repositioning. With its expansive site, large unit layouts, and central Ridge Route Road location, 31657 Ridge Route Road serves as the portfolio's high-density anchor and a standout value-add opportunity within the Castaic market.



Property Overview

31657 Ridge Route Road | Castaic, CA 91384

NUMBER OF UNITS	84
YEAR BUILT/RENOVATED	1991
APN	2865-009-022
GROSS SQ. FT.	74,372
AVERAGE S.F. PER UNIT	885
NO. OF BUILDINGS	15
LOT SIZE (SQ. FT.)	142,719
LOT SIZE (ACRES)	3.28
DENSITY	26
ZONING	-
CROSS STREETS	Lake Hughes Rd & Ridge Route Road



INVESTMENT
Highlights

31657 Ridge Route Road
Castaic, CA 91384

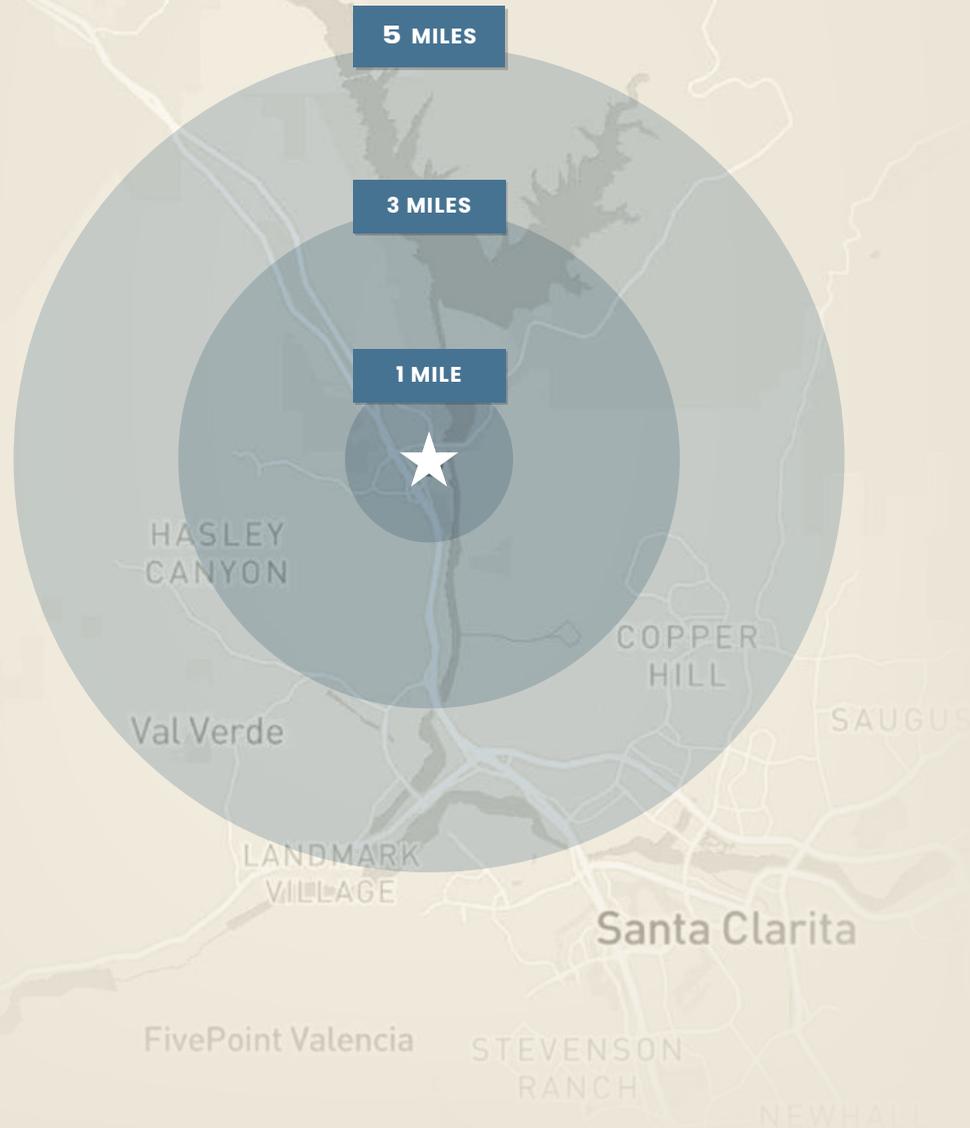
- ▲ 84 Unit Investment Opportunity in Castaic
- ▲ (23) 1BR/1BA & (50) 2BR/2BA & (11) 3BR/2BA
- ▲ Over 28% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

CASTAIC

31657 Ridge Route Rd
Castaic, CA 91384



Population	1 Mile	3 Miles	5 Miles			
2025 Population - Current Year Estimate	6,543	24,226	53,581			
2030 Population - Five Year Projection	6,598	24,533	53,414			
2020 Population - Census	6,320	24,042	51,238			
2010 Population - Census	6,074	25,503	45,369			
2020-2025 Annual Population Growth Rate	0.66%	0.15%	0.86%			
2025-2030 Annual Population Growth Rate	0.17%	0.25%	-0.06%			
Households						
2025 Households - Current Year Estimate	2,342	6,168	15,625			
2030 Households - Five Year Projection	2,424	6,411	15,858			
2020 Households - Census	2,181	5,877	14,582			
2010 Households - Census	1,979	5,621	12,080			
2020-2025 Compound Annual Household Growth Rate	1.37%	0.92%	1.32%			
2025-2030 Annual Household Growth Rate	0.69%	0.78%	0.30%			
2025 Average Household Size	2.79	3.02	3.07			
Household Income						
2025 Average Household Income	\$134,860	\$179,439	\$189,758			
2030 Average Household Income	\$152,315	\$200,871	\$211,275			
2025 Median Household Income	\$107,938	\$149,008	\$158,853			
2030 Median Household Income	\$120,044	\$168,755	\$182,514			
2025 Per Capita Income	\$47,945	\$46,557	\$56,983			
2030 Per Capita Income	\$55,605	\$53,358	\$64,554			
Housing Units						
2025 Housing Units	2,402	6,283	15,982			
2025 Vacant Housing Units	60	2.5%	115	1.8%	357	2.2%
2025 Occupied Housing Units	2,342	97.5%	6,168	98.2%	15,625	97.8%
2025 Owner Occupied Housing Units	1,603	66.7%	5,139	81.8%	12,544	78.5%
2025 Renter Occupied Housing Units	739	30.8%	1,029	16.4%	3,081	19.3%
Education						
2025 Population 25 and Over	4,490	17,351	36,587			
HS and Associates Degrees	2,454	54.7%	8,536	49.2%	16,810	45.9%
Bachelor's Degree or Higher	1,777	39.6%	5,938	34.2%	16,203	44.3%
Place of Work						
2025 Businesses	167	391	2,729			
2025 Employees	1,311	3,197	33,844			

THE Offering

31737 Ridge Route Rd | 46 Units | Built 1984

31737 Ridge Route Road is a well-maintained 46-unit community situated on a 1.50-acre site, offering a desirable mix of one- and two-bedroom floor plans. Residents benefit from a community pool, on-site parking, and a layout that supports strong renter appeal and everyday convenience. The property also participates in a RUBS program and is enrolled in SCEP, contributing to efficient operations and stable income performance.

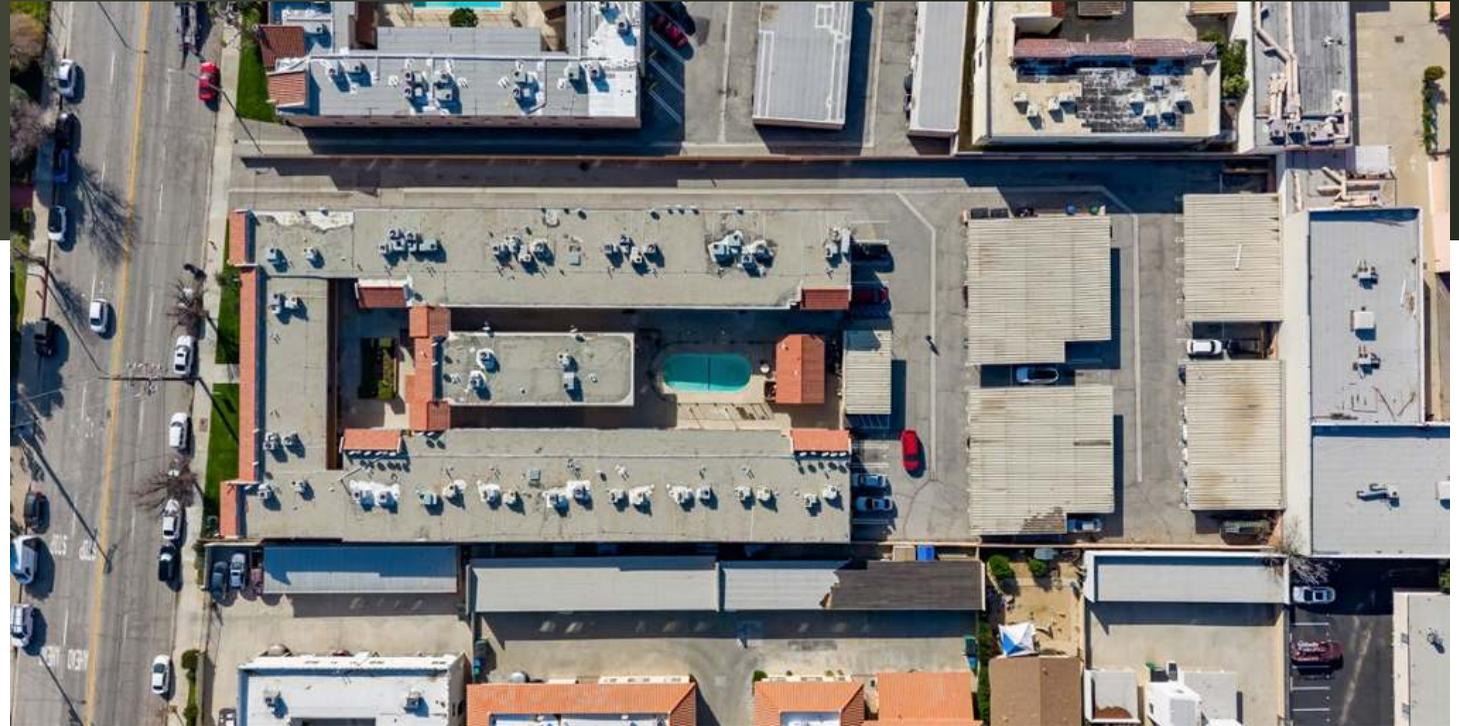
Current rents reflect approximately 21% rental upside, creating clear potential for revenue enhancement through unit turnover, targeted upgrades, and ongoing operational refinement. With its attractive unit mix, solid amenity base, and central location along Ridge Route Road, 31737 Ridge Route Road rounds out the portfolio with another compelling value-add opportunity in the high-demand Castaic market.



Property Overview

31737 Ridge Route Road | Castaic, CA 91384

NUMBER OF UNITS	46
YEAR BUILT/RENOVATED	1984
APN	2865-008-034
GROSS SQ. FT.	36,352
AVERAGE S.F. PER UNIT	790
NO. OF BUILDINGS	7
LOT SIZE (SQ. FT.)	65,438
LOT SIZE (ACRES)	1.50
DENSITY	31
ZONING	LCR3*
CROSS STREETS	Lake Hughes Rd & Ridge Route Road



INVESTMENT
Highlights

31737 Ridge Route Road
Castaic, CA 91384

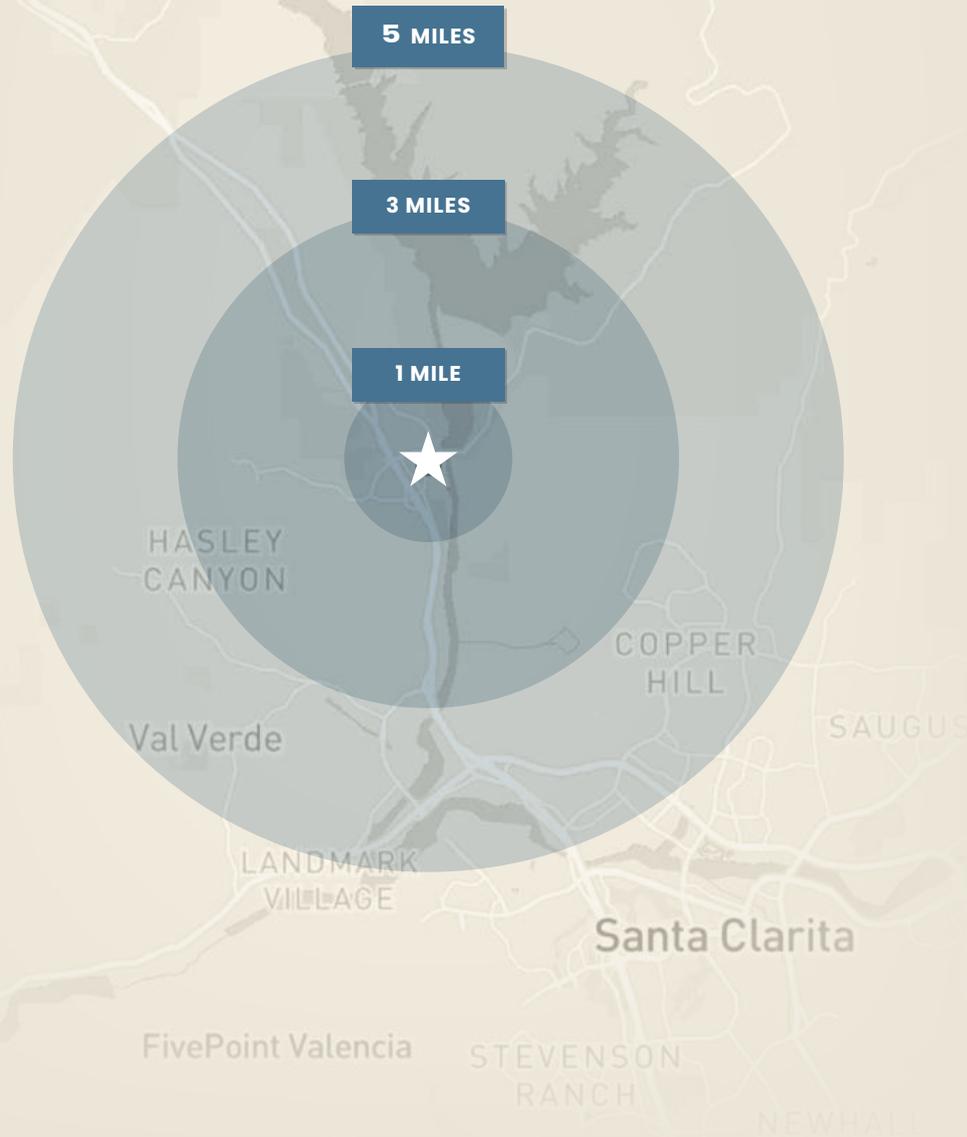
- ▲ 46 Unit Investment Opportunity in Castaic
- ▲ (18) 1BR/1BA & (28) 2BR/2BA
- ▲ Over 22% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

CASTAIC

31737 Ridge Route Rd
Castaic, CA 91384



Population	1 Mile	3 Miles	5 Miles			
2025 Population - Current Year Estimate	6,502	23,571	49,812			
2030 Population - Five Year Projection	6,559	23,899	49,633			
2020 Population - Census	6,276	23,349	50,195			
2010 Population - Census	6,029	24,794	44,166			
2020-2025 Annual Population Growth Rate	0.68%	0.18%	-0.15%			
2025-2030 Annual Population Growth Rate	0.17%	0.28%	-0.07%			
Households						
2025 Households - Current Year Estimate	2,335	5,974	14,610			
2030 Households - Five Year Projection	2,417	6,219	14,829			
2020 Households - Census	2,174	5,679	14,284			
2010 Households - Census	1,972	5,423	11,737			
2020-2025 Compound Annual Household Growth Rate	1.37%	0.97%	0.43%			
2025-2030 Annual Household Growth Rate	0.69%	0.81%	0.30%			
2025 Average Household Size	2.78	3.01	3.02			
Household Income						
2025 Average Household Income	\$134,735	\$178,954	\$186,025			
2030 Average Household Income	\$152,196	\$200,409	\$207,125			
2025 Median Household Income	\$107,810	\$148,682	\$156,492			
2030 Median Household Income	\$119,925	\$168,311	\$177,949			
2025 Per Capita Income	\$47,881	\$46,125	\$54,909			
2030 Per Capita Income	\$55,537	\$52,904	\$62,232			
Housing Units						
2025 Housing Units	2,395	6,087	14,948			
2025 Vacant Housing Units	60	2.5%	113	1.9%	338	2.3%
2025 Occupied Housing Units	2,335	97.5%	5,974	98.1%	14,610	97.7%
2025 Owner Occupied Housing Units	1,597	66.7%	4,960	81.5%	11,658	78.0%
2025 Renter Occupied Housing Units	738	30.8%	1,014	16.7%	2,952	19.7%
Education						
2025 Population 25 and Over	4,460	16,901	34,099			
HS and Associates Degrees	2,439	54.7%	8,309	49.2%	15,408	45.2%
Bachelor's Degree or Higher	1,765	39.6%	5,739	34.0%	15,145	44.4%
Place of Work						
2025 Businesses	165	343	2,534			
2025 Employees	1,297	2,454	31,007			

NEIGHBORHOOD
Drivers

CASTAIC



31657 RIDGE ROUTE RD

31717 RIDGE ROUTE RD

31737 RIDGE ROUTE RD

RIDGE RTE RD



▲
Santa Clarita
MULTIFAMILY PORTFOLIO



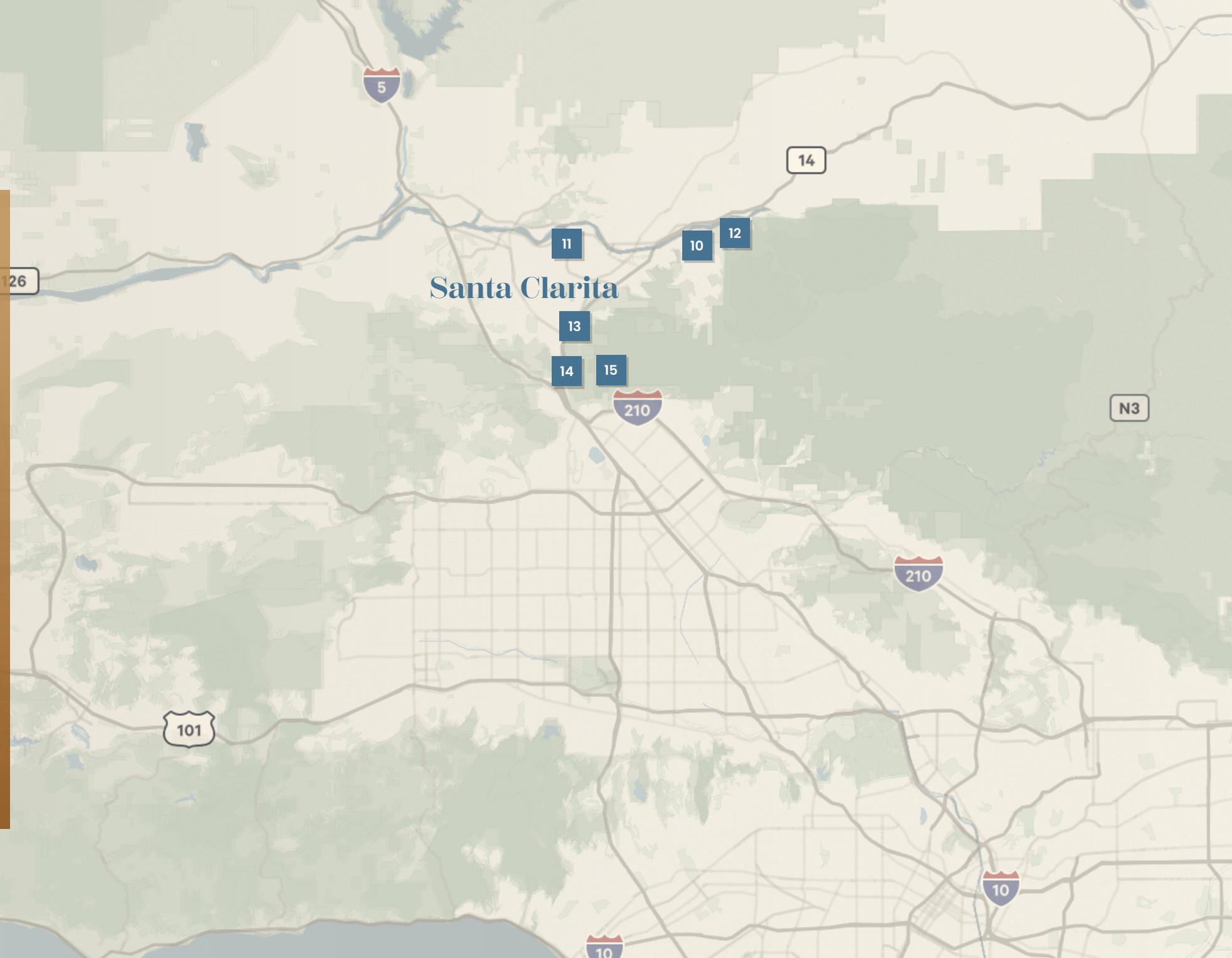
6
PROPERTIES

227
UNITS

Location Map

SANTA CLARITA

- 10 18046 Beneda Ln
Santa Clarita, CA 91351
- 11 26087 Bouquet Canyon Rd
Santa Clarita, CA 91351
- 12 17740 Scherzinger Ln
Santa Clarita, CA 91387
- 13 24838 Newhall Ave
Santa Clarita, CA 91321
- 14 24308 Walnut St
Santa Clarita, CA 91321
- 15 24851 Walnut St
Santa Clarita, CA 91321





Santa Clarita, located in northern Los Angeles County, is one of the region's fastest growing and most well planned communities. Known for its family friendly neighborhoods, expansive open spaces, and strong local economy, Santa Clarita offers a suburban lifestyle with modern amenities while maintaining close ties to the greater Los Angeles area. With a population of over 225,000 residents, it stands as one of the largest and most dynamic cities in Southern California.

The city holds many distinctions. Santa Clarita is home to a wide range of parks, trails, and recreational facilities, including the extensive Santa Clarita Trail System, which connects neighborhoods through miles of scenic pathways. The area is also known for major attractions such as Six Flags Magic Mountain, a regional entertainment landmark that draws visitors from across the state. Its location along the I 5 and SR 14 corridors provides convenient access to employment centers in Los Angeles, the San Fernando Valley, and surrounding counties.

In addition to its recreational and commercial strengths, Santa Clarita has a strong sense of community involvement and civic engagement. Local organizations, neighborhood groups, and city led initiatives play an active role in maintaining public spaces, supporting local businesses, and organizing community events. Seasonal festivals, farmers markets, and cultural programs contribute to the city's reputation as a welcoming and vibrant place to live.

Santa Clarita's blend of suburban comfort, outdoor amenities, and regional accessibility makes it a standout community within Southern California. Residents enjoy proximity to high quality schools, shopping centers, parks, and cultural attractions, all while benefiting from the city's clean, organized, and family oriented environment. In many ways, Santa Clarita represents the balance of natural beauty, community spirit, and everyday convenience that continues to attract long term residents and new arrivals alike.

THE Offering

Santa Clarita Six-Property Portfolio — 227 Units | Built 1977–1987

Six Properties. Three Submarkets. One of L.A.
County's Most Stable Growth Corridors.

The Boyett Team at CBRE is pleased to present the Santa Clarita Six-Property Portfolio, an exceptional opportunity to acquire 227 units across six well-maintained apartment communities strategically positioned throughout the Santa Clarita Valley—a region consistently recognized as one of Northern Los Angeles County's most stable, desirable, and high-demand rental markets.

Spanning the submarkets of Canyon Country, Saugus, and Newhall, the portfolio offers investors a rare blend of scale, geographic diversification, and strong operational continuity across assets that have benefited from long-term ownership and reliable performance. These submarkets each contribute their own demand drivers:

Canyon Country

Strong renter demand driven by connectivity along Soledad Canyon Road, major retail nodes, and large-format unit sizes that outperform competing properties.

Saugus

Family-oriented stability, proximity to residential amenities, and long-term tenant retention supported by neighborhood schools and established housing stock.

Newhall

A revitalized historic district with walkable retail, upgraded streetscapes, and proximity to Hart Park, Lyons Avenue, and the cultural anchors of Old Town Newhall.

Together, these positioning advantages form a portfolio with durable occupancy, operational efficiency, and multiple levers for income growth.

All six communities participate in RUBS, generate additional parking income, and operate under AB 1482 (5% + CPI), supporting predictable annual rent growth and ensuring consistent revenue management across the offering. With a combined scheduled income approaching \$4.97 million annually, the portfolio delivers a strong in-place cash flow foundation.

Across the properties, investors will find consistent rental upside, appealing unit mixes, and desirable amenities—including pools, gated or garage parking, landscaped open spaces, and efficient laundry setups. The assets present clear pathways for revenue growth through unit turnover, targeted interior enhancements, expense optimization, and strategic repositioning at both the property and portfolio level.

In a market where single assets of this caliber rarely come to market—let alone six at once—the Santa Clarita Six-Property Portfolio represents a compelling opportunity to secure immediate scale, operational advantages, and long-term value in one of Los Angeles County's most resilient rental environments.

THE Offering

18046 Beneda Lane — Santa Clarita (Canyon Country) **25 Units | Built 1979**

18046 Beneda Lane is a well-maintained 25-unit community on a 71,365 SF lot in Santa Clarita, prominently positioned within the Canyon Country submarket—an established corridor known for strong renter demand and everyday convenience near Soledad Canyon Road’s retail and services. The property offers spacious one- and two-bedroom floor plans.

Residents enjoy a community pool and carport parking with additional income, while RUBS participation supports efficient expense recovery. Current rents reflect ~18% rental upside, creating a straightforward path to revenue growth through turnover and targeted in-unit improvements. As a 1979 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

Well located, easy to manage, and positioned for measurable upside, 18046 Beneda Lane is a compelling Canyon Country offering within the broader Santa Clarita market.



Property Overview

18046 Beneda Lane | Santa Clarita, CA 91351

NUMBER OF UNITS	25
YEAR BUILT/RENOVATED	1979
APN	2803-024-014
GROSS SQ. FT.	22,668
AVERAGE S.F. PER UNIT	907
NO. OF BUILDINGS	3
LOT SIZE (SQ. FT.)	71,365
LOT SIZE (ACRES)	1.64
DENSITY	15
ZONING	SCUR3
CROSS STREETS	Sierra Hwy & Scherzinger Ln



INVESTMENT
Highlights

18046 Beneda Lane
Santa Clarita, CA 91351

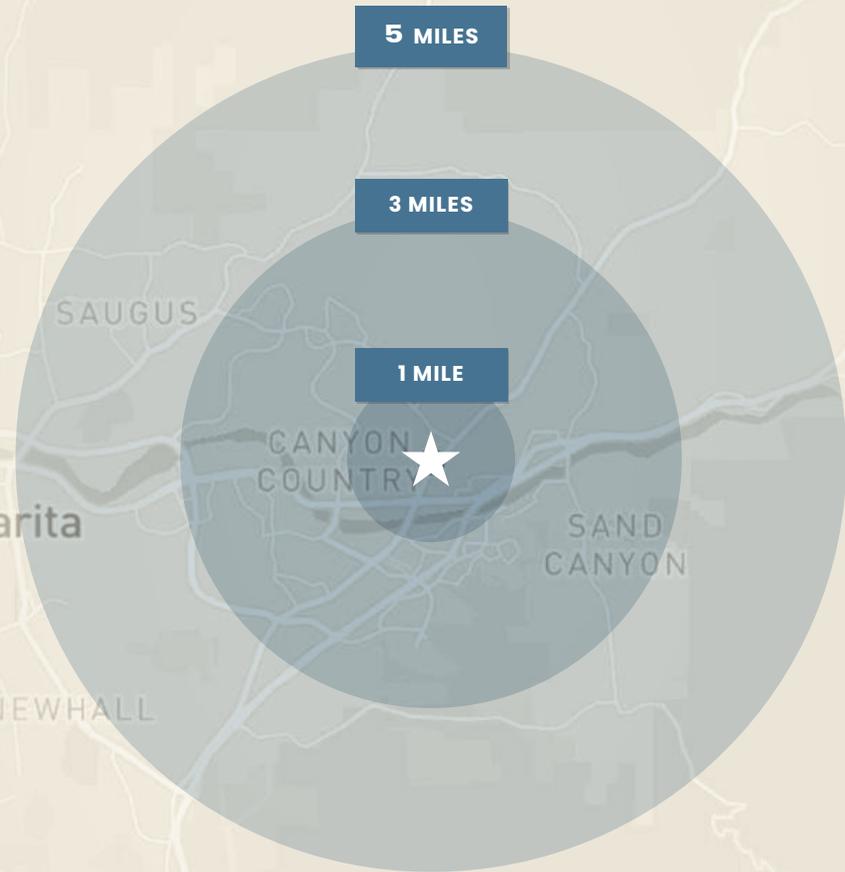
- ▲ 25 Unit Investment Opportunity in Santa Clarita
- ▲ (18) 1BR/1BA & (7) 2BR/1.5BA
- ▲ Over 18% Upside in Rents
- ▲ Tenant Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

SANTA CLARITA

18046 Beneda Ln
Santa Clarita, CA 91351



Population	1 Mile	3 Miles	5 Miles			
2025 Population - Current Year Estimate	23,195	96,347	145,083			
2030 Population - Five Year Projection	22,536	94,493	142,288			
2020 Population - Census	23,837	92,935	142,739			
2010 Population - Census	22,929	79,757	127,166			
2020-2025 Annual Population Growth Rate	-0.52%	0.69%	0.31%			
2025-2030 Annual Population Growth Rate	-0.57%	-0.39%	-0.39%			
Households						
2025 Households - Current Year Estimate	7,887	32,383	48,551			
2030 Households - Five Year Projection	7,850	32,448	48,624			
2020 Households - Census	7,703	30,237	46,335			
2010 Households - Census	7,163	25,888	40,850			
2020-2025 Compound Annual Household Growth Rate	0.45%	1.31%	0.89%			
2025-2030 Annual Household Growth Rate	-0.09%	0.04%	0.03%			
2025 Average Household Size	2.94	2.97	2.98			
Household Income						
2025 Average Household Income	\$113,679	\$149,044	\$154,823			
2030 Average Household Income	\$126,549	\$167,974	\$173,798			
2025 Median Household Income	\$89,762	\$118,395	\$123,537			
2030 Median Household Income	\$102,232	\$134,790	\$141,192			
2025 Per Capita Income	\$38,114	\$50,113	\$51,767			
2030 Per Capita Income	\$43,443	\$57,697	\$59,340			
Housing Units						
2025 Housing Units	8,142	33,469	49,980			
2025 Vacant Housing Units	255	3.1%	1,086	3.2%	1,429	2.9%
2025 Occupied Housing Units	7,887	96.9%	32,383	96.8%	48,551	97.1%
2025 Owner Occupied Housing Units	3,898	47.9%	22,160	66.2%	35,224	70.5%
2025 Renter Occupied Housing Units	3,989	49.0%	10,223	30.5%	13,327	26.7%
Education						
2025 Population 25 and Over	15,204	65,741	100,263			
HS and Associates Degrees	8,368	55.0%	35,573	54.1%	53,666	53.5%
Bachelor's Degree or Higher	4,214	27.7%	23,746	36.1%	37,565	37.5%
Place of Work						
2025 Businesses	560	2,160	3,395			
2025 Employees	3,956	15,457	25,105			

THE Offering

26087 Bouquet Canyon Road — Santa Clarita (Saugus) — 28 Units | Built 1979

26087 Bouquet Canyon Road is a well-maintained 28-unit community on a 41,064 SF lot in Santa Clarita, positioned within the Saugus submarket—known for its residential stability, everyday convenience, and strong family appeal. The property features a diverse mix of one-, two-, and three-bedroom floor plans, supporting broad renter demand and efficient leasing.

Residents benefit from on-site laundry and carport parking with additional income, while RUBS participation enhances expense recovery and operational efficiency. Current rents reflect approximately 21% rental upside, creating a clear path to revenue growth through turnover and targeted in-unit improvements. As a 1979 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

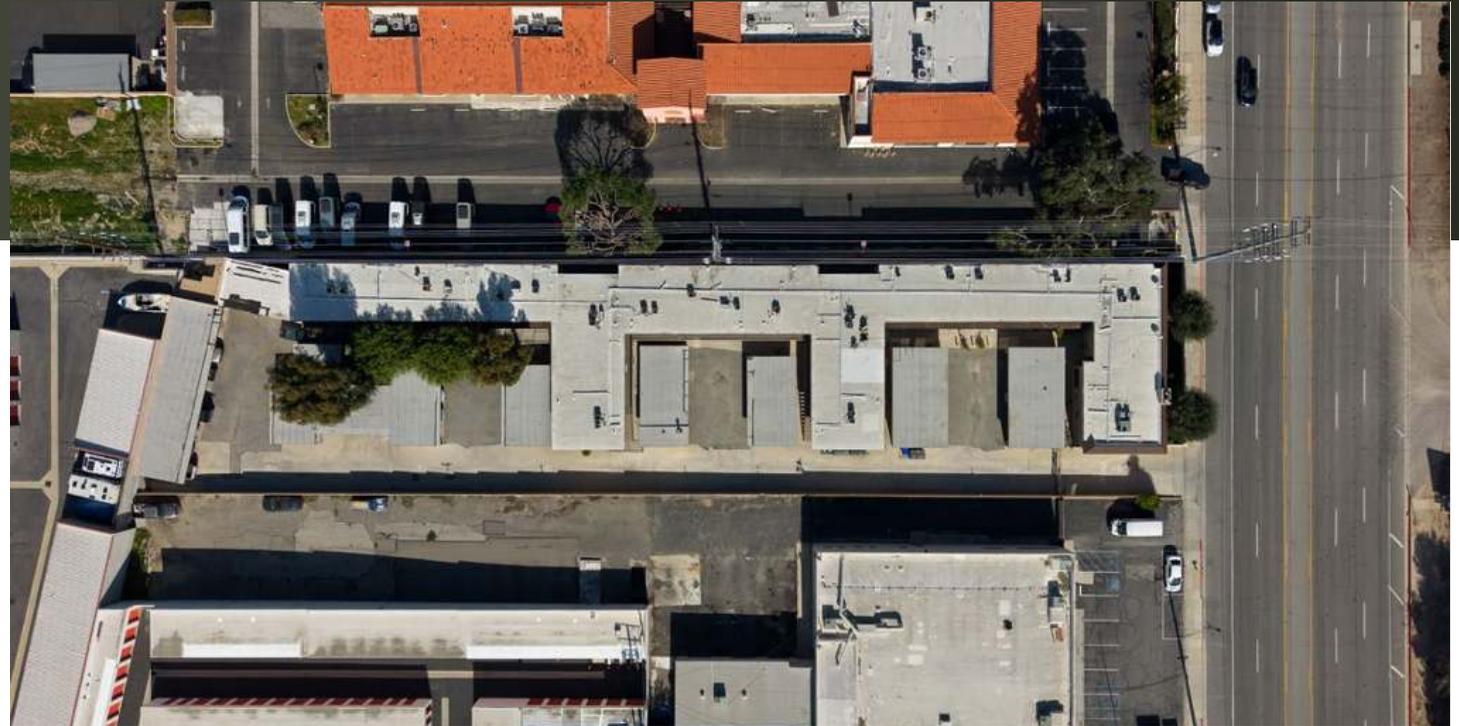
Well located along the Bouquet Canyon corridor with convenient access to neighborhood retail and services, 26087 Bouquet Canyon Road offers investors a straightforward, scale-efficient opportunity in one of Santa Clarita's most consistently demanded residential pockets.



Property Overview

26087 Bouquet Canyon Rd | Santa Clarita, CA 91351

NUMBER OF UNITS	28
YEAR BUILT/RENOVATED	1979
APN	2811-003-001
GROSS SQ. FT.	22,494
AVERAGE S.F. PER UNIT	803
NO. OF BUILDINGS	10
LOT SIZE (SQ. FT.)	41,064
LOT SIZE (ACRES)	0.94
DENSITY	30
ZONING	SCMX-C



INVESTMENT
Highlights

26087 Bouquet Canyon Road
Santa Clarita, CA 91351

- ▲ 28 Unit Investment Opportunity in Santa Clarita
- ▲ (21) 1BR, (6) 2BR & (1) 3BR
- ▲ Over 24% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ RUBS income



Demographics

SANTA CLARITA

26087 Bouquet Canyon Rd
Santa Clarita, CA 91351



Population	1 Mile	3 Miles	5 Miles			
2025 Population - Current Year Estimate	10,218	97,883	215,318			
2030 Population - Five Year Projection	10,015	95,423	210,757			
2020 Population - Census	10,707	101,416	216,653			
2010 Population - Census	8,601	96,228	201,665			
2020-2025 Annual Population Growth Rate	-0.89%	-0.67%	-0.12%			
2025-2030 Annual Population Growth Rate	-0.40%	-0.51%	-0.43%			
Households						
2025 Households - Current Year Estimate	4,058	35,642	73,086			
2030 Households - Five Year Projection	4,048	35,443	72,934			
2020 Households - Census	4,122	35,883	71,253			
2010 Households - Census	3,257	33,877	65,031			
2020-2025 Compound Annual Household Growth Rate	-0.30%	-0.13%	0.48%			
2025-2030 Annual Household Growth Rate	-0.05%	-0.11%	-0.04%			
2025 Average Household Size	2.51	2.72	2.85			
Household Income						
2025 Average Household Income	\$138,533	\$157,783	\$166,361			
2030 Average Household Income	\$155,514	\$175,690	\$185,146			
2025 Median Household Income	\$109,612	\$125,869	\$133,937			
2030 Median Household Income	\$123,389	\$142,814	\$153,822			
2025 Per Capita Income	\$56,208	\$57,613	\$56,559			
2030 Per Capita Income	\$64,227	\$65,436	\$64,157			
Housing Units						
2025 Housing Units	4,175	36,588	74,957			
2025 Vacant Housing Units	117	2.8%	946	2.6%	1,871	2.5%
2025 Occupied Housing Units	4,058	97.2%	35,642	97.4%	73,086	97.5%
2025 Owner Occupied Housing Units	2,403	57.6%	24,039	65.7%	52,556	70.1%
2025 Renter Occupied Housing Units	1,655	39.6%	11,603	31.7%	20,530	27.4%
Education						
2025 Population 25 and Over	7,344	69,143	150,186			
HS and Associates Degrees	3,824	52.1%	32,779	47.4%	72,397	48.2%
Bachelor's Degree or Higher	3,298	44.9%	32,157	46.5%	65,829	43.8%
Place of Work						
2025 Businesses	862	5,928	8,721			
2025 Employees	12,034	59,392	88,463			

THE Offering

17740 Scherzinger Lane – Santa Clarita (Canyon Country) – 64 Units | Built 1987

17740 Scherzinger Lane is a rare 64-unit community set on 12+ acres in Santa Clarita, prominently positioned within the Canyon Country submarket—a corridor known for durable renter demand, everyday convenience along Soledad Canyon Road, and strong connectivity across the Valley. The property comprises a single residential building totaling 56,500 SF and features an overwhelmingly consistent mix of two-bedroom floor plans, supporting efficient leasing and resident retention.

Residents enjoy a community pool and secured garage parking, while RUBS participation enhances expense recovery and operating efficiency. Current rents reflect ~15% rental upside, creating a clear pathway for revenue growth through turnover and targeted in-unit improvements. As a 1987 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

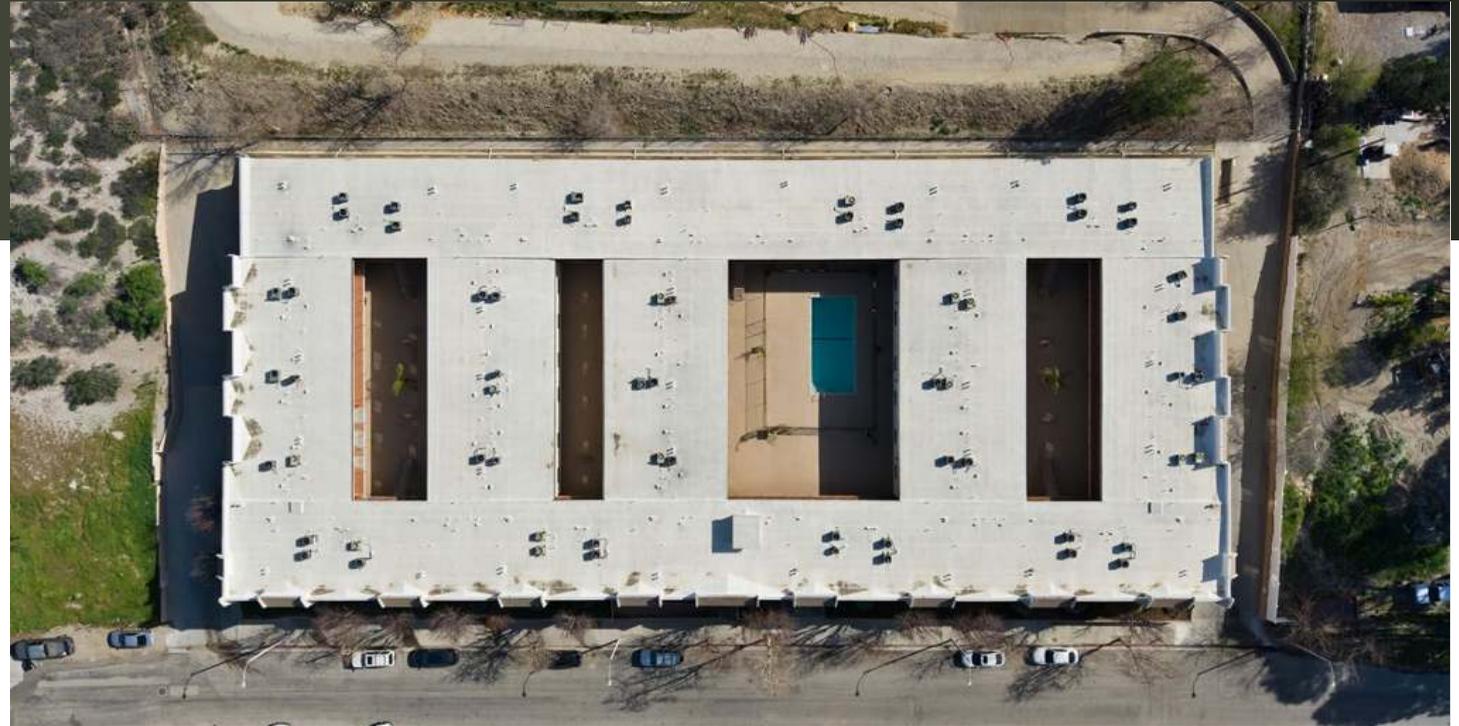
With its expansive site, uniform two-bedroom offering, and favorable Canyon Country positioning close to retail, services, and major arterials, 17740 Scherzinger Lane presents a compelling, scale-efficient opportunity within the broader Santa Clarita market.



Property Overview

17740 Scherzinger Lane | Santa Clarita, CA 91387

NUMBER OF UNITS	64
YEAR BUILT/RENOVATED	1987
APN	2839-021-015
GROSS SQ. FT.	56,500
AVERAGE S.F. PER UNIT	883
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	539,600
LOT SIZE (ACRES)	12.39
DENSITY	5
ZONING	SCUR1
CROSS STREETS	Sierra Hwy & Scherzinger Ln



INVESTMENT
Highlights

17740 Scherzinger Lane
Santa Clarita, CA 91387

- ▲ 64 Unit Investment Opportunity in Santa Clarita
- ▲ (2) 2BR/1BA & (62) 2BR/2BA
- ▲ Over 15% Upside in Rents
- ▲ Gated Parking
- ▲ On-Site Laundry
- ▲ Swimming Pool



Demographics

SANTA CLARITA

17740 Scherzinger Lane
Santa Clarita, CA 91387



Population	1 Mile	3 Miles	5 Miles			
2025 Population - Current Year Estimate	16,006	93,246	131,313			
2030 Population - Five Year Projection	15,501	91,402	128,749			
2020 Population - Census	14,526	89,739	128,576			
2010 Population - Census	15,527	78,493	112,945			
2020-2025 Annual Population Growth Rate	1.87%	0.73%	0.40%			
2025-2030 Annual Population Growth Rate	-0.64%	-0.40%	-0.39%			
Households						
2025 Households - Current Year Estimate	5,761	31,561	43,900			
2030 Households - Five Year Projection	5,723	31,611	43,955			
2020 Households - Census	5,066	29,414	41,721			
2010 Households - Census	5,212	25,613	36,375			
2020-2025 Compound Annual Household Growth Rate	2.48%	1.35%	0.97%			
2025-2030 Annual Household Growth Rate	-0.13%	0.03%	0.03%			
2025 Average Household Size	2.78	2.95	2.99			
Household Income						
2025 Average Household Income	\$131,508	\$147,597	\$154,787			
2030 Average Household Income	\$146,890	\$166,355	\$173,923			
2025 Median Household Income	\$102,079	\$117,048	\$123,500			
2030 Median Household Income	\$112,535	\$133,114	\$141,147			
2025 Per Capita Income	\$45,916	\$49,799	\$51,705			
2030 Per Capita Income	\$52,579	\$57,347	\$59,328			
Housing Units						
2025 Housing Units	5,968	32,648	45,196			
2025 Vacant Housing Units	207	3.5%	1,087	3.3%	1,296	2.9%
2025 Occupied Housing Units	5,761	96.5%	31,561	96.7%	43,900	97.1%
2025 Owner Occupied Housing Units	2,920	48.9%	21,406	65.6%	32,256	71.4%
2025 Renter Occupied Housing Units	2,841	47.6%	10,155	31.1%	11,644	25.8%
Education						
2025 Population 25 and Over	10,873	63,733	90,732			
HS and Associates Degrees	6,166	56.7%	34,609	54.3%	48,895	53.9%
Bachelor's Degree or Higher	3,466	31.9%	22,735	35.7%	33,899	37.4%
Place of Work						
2025 Businesses	455	1,920	3,170			
2025 Employees	3,176	13,994	23,080			

THE Offering

24838 Newhall Avenue — Santa Clarita (Newhall) — 65 Units | Built 1977

24838 Newhall Avenue is a well-maintained 65-unit community situated on a 94,412 SF lot, comprised of eleven residential buildings totaling 45,908 SF. The property offers an efficient mix of one- and two-bedroom floor plans, appealing to a wide renter base within Newhall, one of Santa Clarita's most established and centrally connected submarkets.

Residents enjoy a community pool, landscaped courtyards, on-site laundry, and gated parking with supplemental income. Current rents reflect approximately 21% rental upside, supported by RUBS participation and strong local demand. As a 1977 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

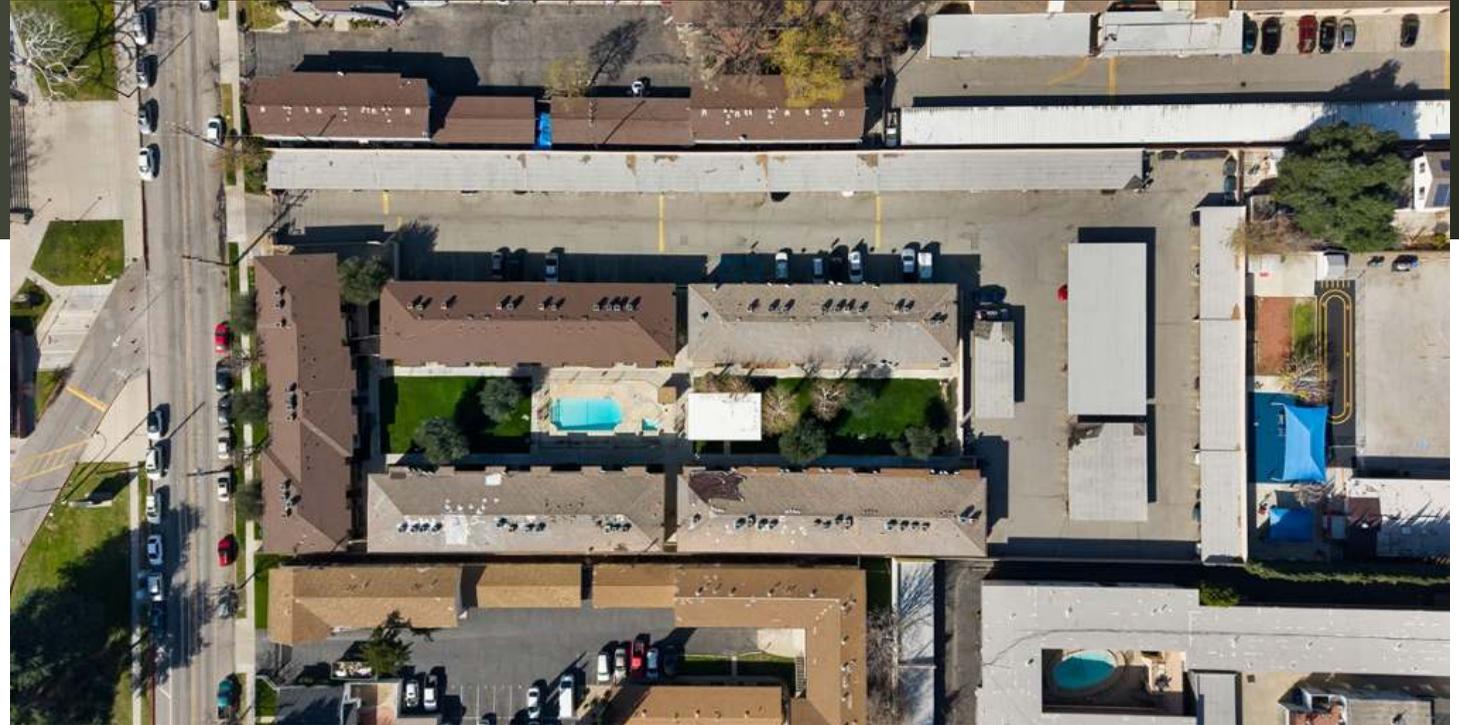
With its scale, clean operational profile, and favorable positioning near Newhall's retail corridors, neighborhood amenities, and expanding residential activity, 24838 Newhall Avenue represents a compelling value-add opportunity within the broader Santa Clarita market.



Property Overview

24838 Newhall Ave | Santa Clarita, CA 91321

NUMBER OF UNITS	65
YEAR BUILT/RENOVATED	1977
APN	2855-015-020
GROSS SQ. FT.	45,908
AVERAGE S.F. PER UNIT	706
NO. OF BUILDINGS	11
LOT SIZE (SQ. FT.)	94,412
LOT SIZE (ACRES)	2.17
DENSITY	30
ZONING	SCUR3
CROSS STREETS	Lyons Ave & Newhall Ave



INVESTMENT
Highlights

24838 Newhall Ave
Santa Clarita, CA 91321

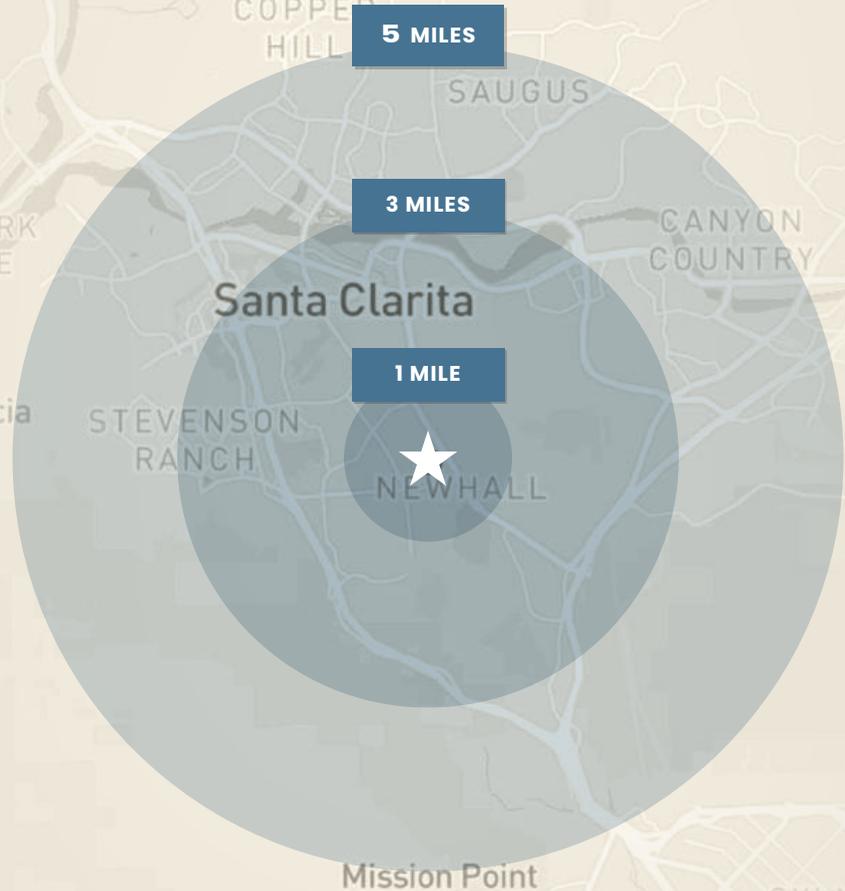
- ▲ 65 Unit Investment Opportunity in Santa Clarita
- ▲ (29) 1BR/1BA & (36) 2BR/1BA
- ▲ Over 22% Upside in Rents
- ▲ Gated Parking
- ▲ Courtyard
- ▲ Swimming Pool



Demographics

SANTA CLARITA

24838 Newhall Ave
Santa Clarita, CA 91321



Population	1 Mile		3 Miles		5 Miles	
2025 Population - Current Year Estimate	16,833		67,344		174,208	
2030 Population - Five Year Projection	16,488		65,938		170,281	
2020 Population - Census	17,620		70,054		174,946	
2010 Population - Census	17,503		68,292		163,863	
2020-2025 Annual Population Growth Rate	-0.87%		-0.75%		-0.08%	
2025-2030 Annual Population Growth Rate	-0.41%		-0.42%		-0.45%	
Households						
2025 Households - Current Year Estimate	5,528		24,497		61,825	
2030 Households - Five Year Projection	5,519		24,435		61,661	
2020 Households - Census	5,523		24,622		60,187	
2010 Households - Census	5,467		23,638		55,654	
2020-2025 Compound Annual Household Growth Rate	0.02%		-0.10%		0.51%	
2025-2030 Annual Household Growth Rate	-0.03%		-0.05%		-0.05%	
2025 Average Household Size	3.02		2.71		2.80	
Household Income						
2025 Average Household Income	\$129,462		\$149,418		\$159,234	
2030 Average Household Income	\$145,255		\$166,365		\$177,575	
2025 Median Household Income	\$95,319		\$115,422		\$126,267	
2030 Median Household Income	\$108,777		\$132,487		\$143,894	
2025 Per Capita Income	\$42,881		\$54,345		\$56,600	
2030 Per Capita Income	\$49,041		\$61,647		\$64,400	
Housing Units						
2025 Housing Units	5,657		25,345		63,584	
2025 Vacant Housing Units	129	2.3%	848	3.3%	1,759	2.8%
2025 Occupied Housing Units	5,528	97.7%	24,497	96.7%	61,825	97.2%
2025 Owner Occupied Housing Units	2,928	51.8%	14,937	58.9%	42,287	66.5%
2025 Renter Occupied Housing Units	2,600	46.0%	9,560	37.7%	19,538	30.7%
Education						
2025 Population 25 and Over	11,324		47,655		121,867	
HS and Associates Degrees	5,310	46.9%	22,494	47.2%	59,780	49.1%
Bachelor's Degree or Higher	4,274	37.7%	21,161	44.4%	52,910	43.4%
Place of Work						
2025 Businesses	975		3,452		7,509	
2025 Employees	6,289		36,417		73,864	

THE Offering

24308 Walnut Street — Santa Clarita (Newhall) **— 12 Units | Built 1984**

24308 Walnut Street is a boutique 12-unit community positioned on an 18,237 SF lot in Santa Clarita’s Newhall submarket, an amenity-rich corridor known for its revitalized Main Street, strong local identity, and convenient access to retail, dining, and transportation.

The property offers a desirable mix of one- and two-bedroom units, appealing to renters seeking well-located housing near the area’s historic and cultural anchors.

Residents enjoy a community pool and garage parking with supplemental income, while RUBS participation enhances operational efficiency and supports strong expense recovery. Current rents reflect approximately 9% rental upside, creating an attractive path for revenue growth via thoughtful turnover and targeted improvements. As a 1984 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

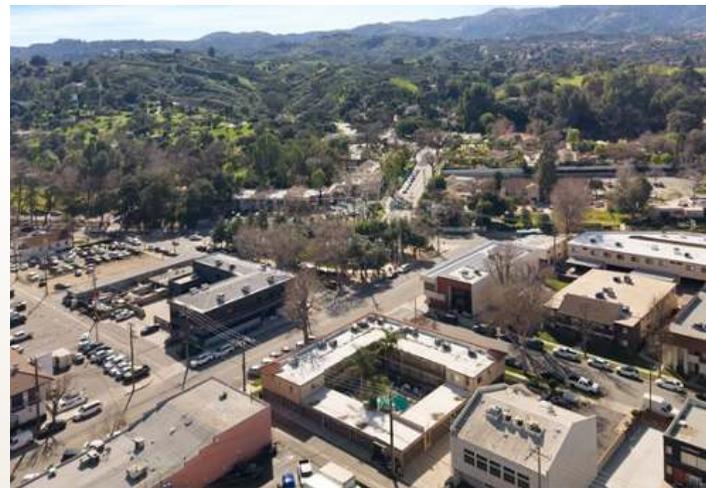
With its clean presentation, income-generating parking, and highly walkable Newhall positioning near parks, shops, and key arterials, 24308 Walnut Street stands as a compelling, low-density investment opportunity within the broader Santa Clarita market.



Property Overview

24308 Walnut St | Santa Clarita, CA 91321

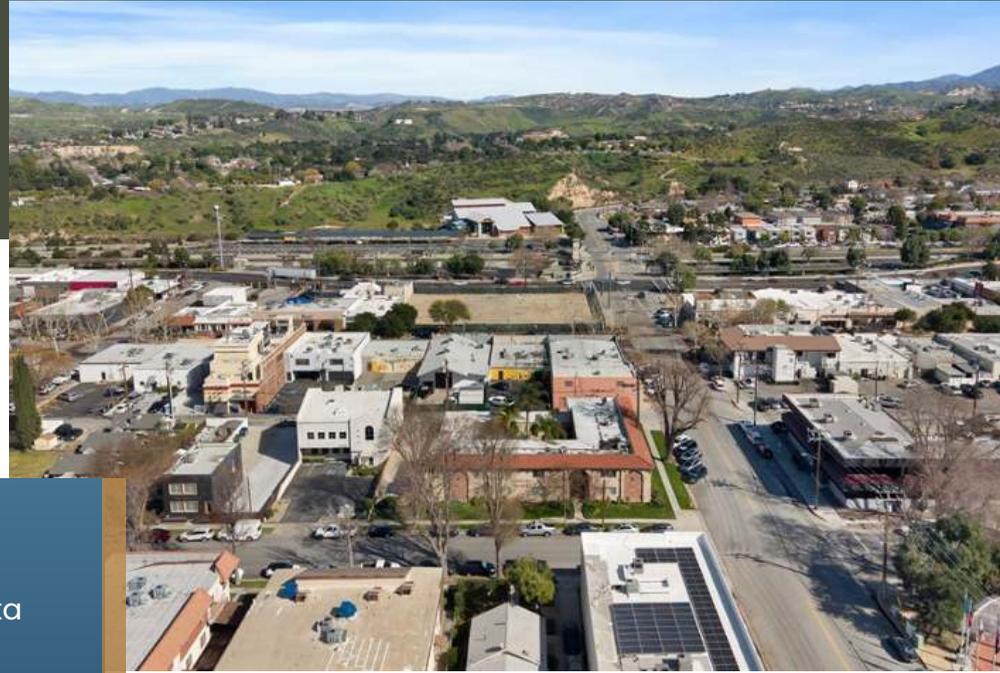
NUMBER OF UNITS	12
YEAR BUILT/RENOVATED	1984
APN	2831-012-039
GROSS SQ. FT.	9,362
AVERAGE S.F. PER UNIT	780
NO. OF BUILDINGS	1
LOT SIZE (SQ. FT.)	18,237
LOT SIZE (ACRES)	0.42
DENSITY	29
ZONING	SCSP
CROSS STREETS	Newhall Ave & Walnut St



INVESTMENT
Highlights

24308 Walnut St
Santa Clarita, CA 91321

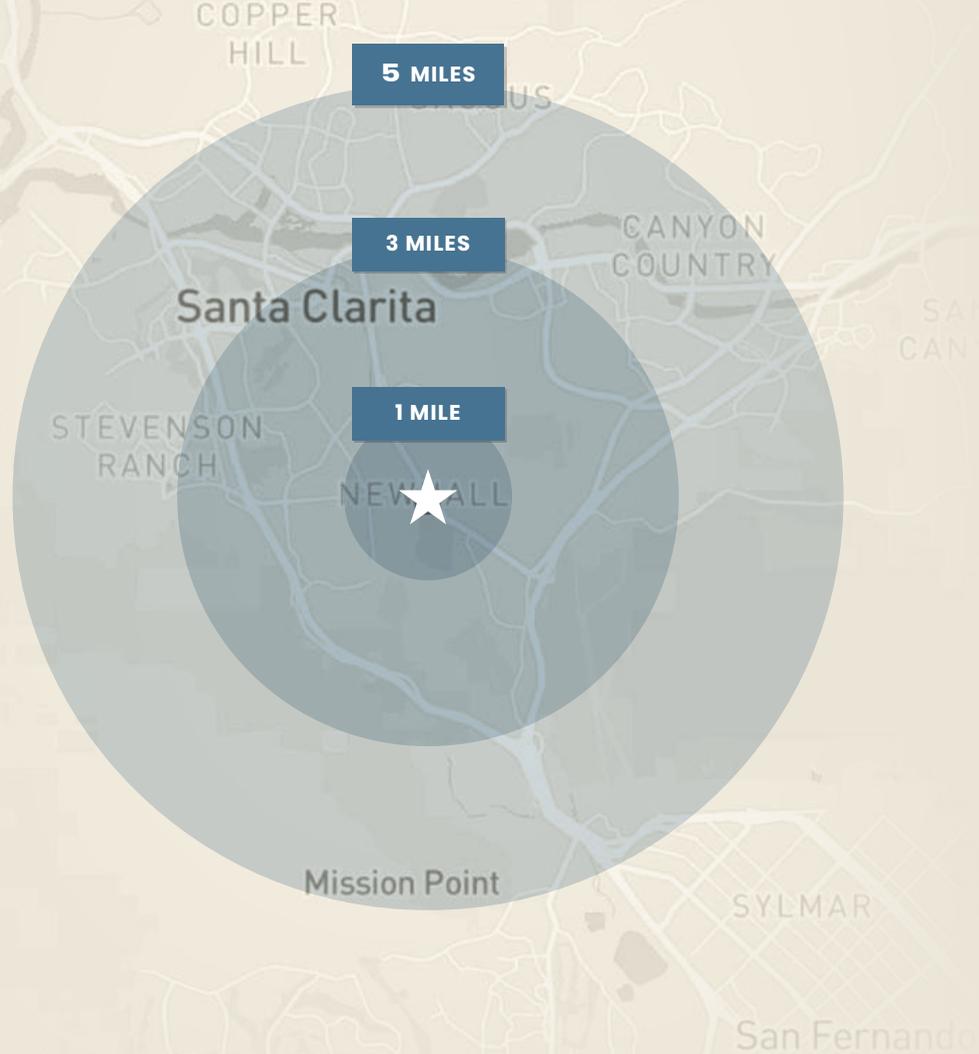
- ▲ 12 Unit Investment Opportunity in Santa Clarita
- ▲ (8) 1BR/1BA, (1) 2BR/1BA & (3) 2BR/2BA
- ▲ Over 10% Upside in Rents
- ▲ Secured Parking
- ▲ RUBS Income
- ▲ Swimming Pool



Demographics

SANTA CLARITA

24308 Walnut St
Santa Clarita, CA 91321



	1 Mile		3 Miles		5 Miles	
Population						
2025 Population - Current Year Estimate	13,369		62,842		161,321	
2030 Population - Five Year Projection	13,093		61,513		157,638	
2020 Population - Census	14,059		65,295		166,255	
2010 Population - Census	13,723		63,559		155,932	
2020-2025 Annual Population Growth Rate	-0.95%		-0.73%		-0.57%	
2025-2030 Annual Population Growth Rate	-0.42%		-0.43%		-0.46%	
Households						
2025 Households - Current Year Estimate	4,350		22,894		57,155	
2030 Households - Five Year Projection	4,344		22,824		57,012	
2020 Households - Census	4,338		23,010		56,972	
2010 Households - Census	4,025		21,947		52,625	
2020-2025 Compound Annual Household Growth Rate	0.05%		-0.10%		0.06%	
2025-2030 Annual Household Growth Rate	-0.03%		-0.06%		-0.05%	
2025 Average Household Size	3.05		2.70		2.80	
Household Income						
2025 Average Household Income	\$120,159		\$146,711		\$152,670	
2030 Average Household Income	\$135,172		\$163,557		\$170,156	
2025 Median Household Income	\$83,747		\$113,182		\$120,889	
2030 Median Household Income	\$94,881		\$129,861		\$136,679	
2025 Per Capita Income	\$38,727		\$53,112		\$54,106	
2030 Per Capita Income	\$44,407		\$60,303		\$61,553	
Housing Units						
2025 Housing Units	4,502		23,646		58,895	
2025 Vacant Housing Units	152	3.4%	752	3.2%	1,740	3.0%
2025 Occupied Housing Units	4,350	96.6%	22,894	96.8%	57,155	97.0%
2025 Owner Occupied Housing Units	1,780	39.5%	13,852	58.6%	37,806	64.2%
2025 Renter Occupied Housing Units	2,570	57.1%	9,042	38.2%	19,349	32.9%
Education						
2025 Population 25 and Over	8,800		44,363		112,898	
HS and Associates Degrees	4,244	48.2%	21,237	47.9%	55,348	49.0%
Bachelor's Degree or Higher	2,736	31.1%	19,252	43.4%	48,314	42.8%
Place of Work						
2025 Businesses	916		2,825		7,174	
2025 Employees	6,101		28,784		70,251	

THE Offering

24851 Walnut Street — Santa Clarita (Newhall) **— 33 Units | Built 1977**

24851 Walnut Street is a well-maintained 33-unit community on a 48,579 SF lot in Santa Clarita’s Newhall submarket, steps from the amenities of Old Town Newhall and minutes to Lyons Avenue’s retail and services. The property features a diverse mix of one, two, and three-bedroom floor plans, appealing to a broad renter base and supporting efficient leasing.

Residents enjoy a community swimming pool, on-site laundry, and gated parking with supplemental income, while RUBS participation enhances expense recovery and operational efficiency. Current rents reflect approximately 12% rental upside, creating a clear path to revenue growth through standard turnover and targeted in-unit improvements. As a 1977 construction, the asset is exempt from the Los Angeles RSO and operates under AB 1482 (5% + CPI), supporting predictable annual rent growth.

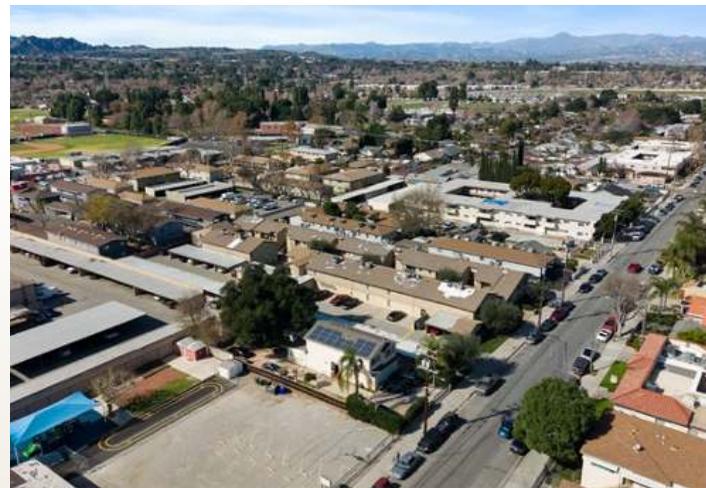
With its central Newhall location, clean operations, and measurable upside, 24851 Walnut Street offers investors an attractive, low-density opportunity within the broader Santa Clarita market.



Property Overview

24851 Walnut St | Santa Clarita, CA 91321

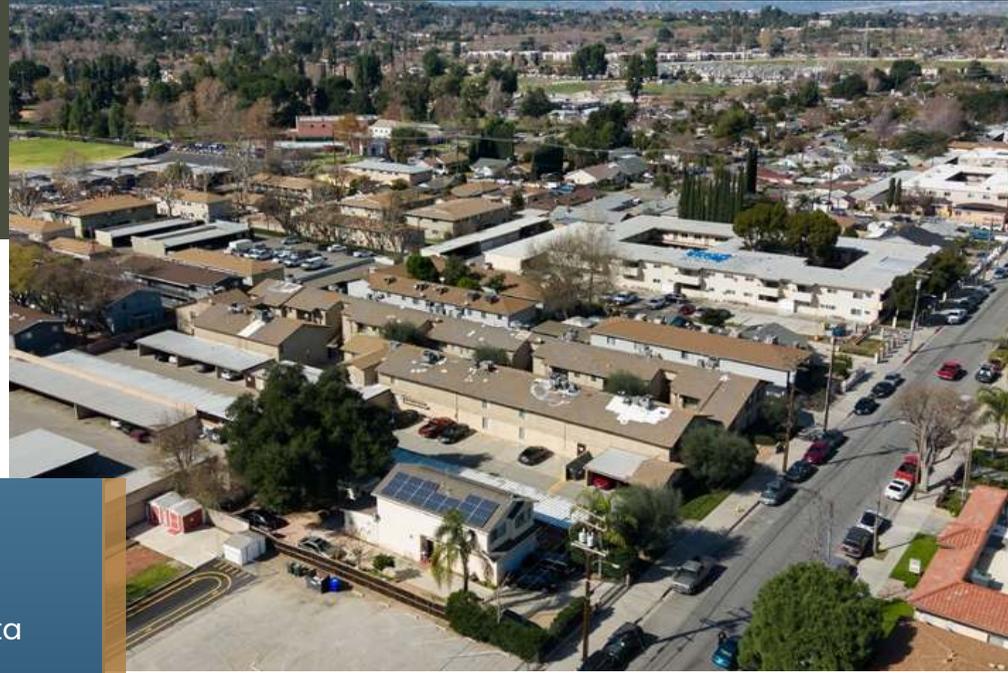
NUMBER OF UNITS	33
YEAR BUILT/RENOVATED	1977
APN	2855-015-011
GROSS SQ. FT.	26,757
AVERAGE S.F. PER UNIT	811
NO. OF BUILDINGS	2
LOT SIZE (SQ. FT.)	48,579
LOT SIZE (ACRES)	1.12
DENSITY	30
ZONING	SCUR3
CROSS STREETS	Lyons Ave & Walnut St



INVESTMENT
Highlights

24851 Walnut St
Santa Clarita, CA 91321

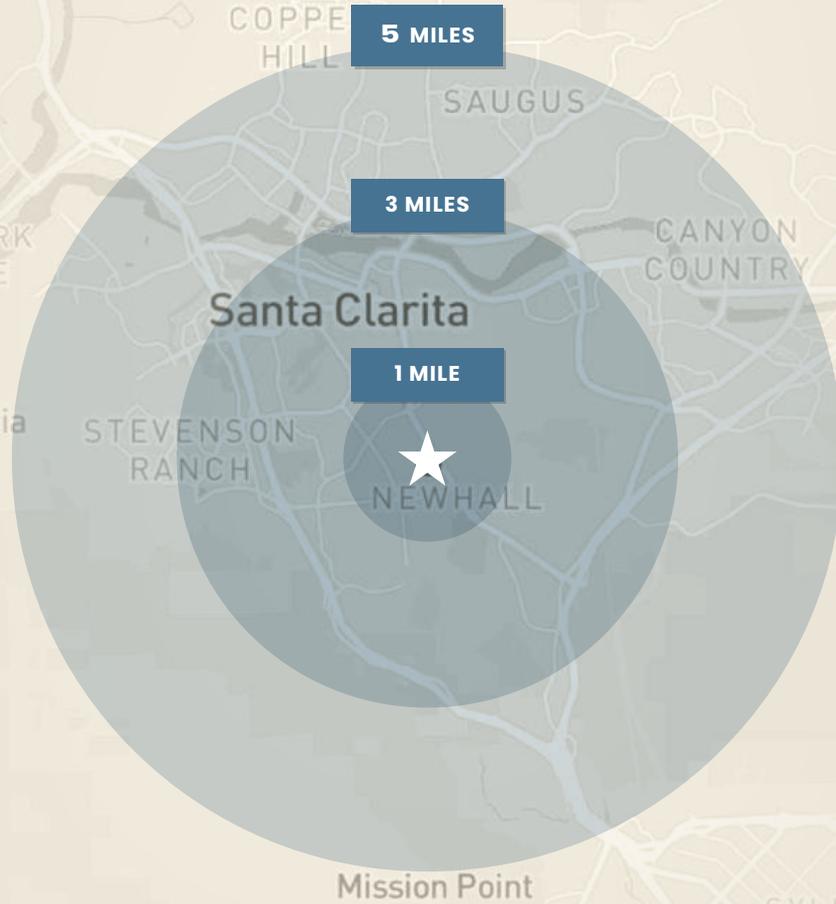
- ▲ 33 Unit Investment Opportunity in Santa Clarita
- ▲ (8) 1BR, (24) 2BR & (1) 3 BR
- ▲ Over 14% Upside in Rents
- ▲ Gated Parking
- ▲ RUBS Income
- ▲ Swimming Pool



Demographics

SANTA CLARITA

24851 Walnut St
Santa Clarita, CA 91321



Population	1 Mile		3 Miles		5 Miles	
2025 Population - Current Year Estimate	15,535		67,358		177,839	
2030 Population - Five Year Projection	15,232		65,951		173,803	
2020 Population - Census	16,259		70,070		178,714	
2010 Population - Census	16,397		68,304		166,689	
2020-2025 Annual Population Growth Rate	-0.86%		-0.75%		-0.09%	
2025-2030 Annual Population Growth Rate	-0.39%		-0.42%		-0.46%	
Households						
2025 Households - Current Year Estimate	5,114		24,497		63,116	
2030 Households - Five Year Projection	5,111		24,435		62,937	
2020 Households - Census	5,103		24,622		61,495	
2010 Households - Census	5,121		23,638		56,663	
2020-2025 Compound Annual Household Growth Rate	0.04%		-0.10%		0.50%	
2025-2030 Annual Household Growth Rate	-0.01%		-0.05%		-0.06%	
2025 Average Household Size	3.01		2.71		2.80	
Household Income						
2025 Average Household Income	\$125,372		\$149,340		\$159,348	
2030 Average Household Income	\$140,957		\$166,290		\$177,727	
2025 Median Household Income	\$91,819		\$115,367		\$126,391	
2030 Median Household Income	\$105,018		\$132,410		\$144,062	
2025 Per Capita Income	\$41,555		\$54,327		\$56,575	
2030 Per Capita Income	\$47,623		\$61,633		\$64,376	
Housing Units						
2025 Housing Units	5,234		25,347		64,899	
2025 Vacant Housing Units	120	2.3%	850	3.4%	1,783	2.7%
2025 Occupied Housing Units	5,114	97.7%	24,497	96.6%	63,116	97.3%
2025 Owner Occupied Housing Units	2,618	50.0%	14,934	58.9%	43,214	66.6%
2025 Renter Occupied Housing Units	2,496	47.7%	9,563	37.7%	19,902	30.7%
Education						
2025 Population 25 and Over	10,416		47,671		124,310	
HS and Associates Degrees	4,926	47.3%	22,506	47.2%	60,914	49.0%
Bachelor's Degree or Higher	3,821	36.7%	21,164	44.4%	54,027	43.5%
Place of Work						
2025 Businesses	895		3,456		7,758	
2025 Employees	5,647		36,481		76,698	

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CMPM Project15_BRO_Boyett_v01_SG 03/06/26



NORTH LOS ANGELES

MULTIFAMILY PORTFOLIO

CONTACT US



John Boyett

Senior Vice President

+1 707 815 7472

john.boyett@cbre.com

Lic. 02056759

BOYETT TEAM

MULTIFAMILY INVESTMENTS

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