

FOOTHILL VISTA

13266 FOOTHILL BOULEVARD, SYLMAR, CALIFORNIA 91342

Marcus & Millichap
THE RAYMUNDO GROUP

\$7,650,000 | 28 MULTIFAMILY UNITS

**NOT SUBJECT TO LOS ANGELES RENT CONTROL | CONSTRUCTED IN 1985 — HIGHER ALLOWABLE RENT INCREASES
MOSTLY SPACIOUS TWO-BEDROOM UNITS | ATTRACTIVE 6.17% CAP RATE AND 9.93 GRM**

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THE RAYMUNDO GROUP

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FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342



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FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

INVESTMENT OVERVIEW

Marcus & Millichap

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INVESTMENT HIGHLIGHTS

- Not Subject to Los Angeles City Rent Control
- Constructed in 1985 — Higher Allowable Annual Rent Increases via AB 1482
- Attractive 6.17% CAP Rate and 9.93 GRM Based on Current Income
- Outstanding Unit Mix — Mostly Two-Bedroom Units
- Spacious Floorplans — 28,285 Square Feet Spread Over 28 Units
- Substantial Income Generated via Existing RUBS Collections
- Majority of Unit Interiors Already Upgraded
- Ample Parking — Garage Space for 48 Vehicles
- Large Corner Lot Totalling 23,925 Square Feet
- Not on LADBS Seismic Retrofit List (Buyer to Verify)

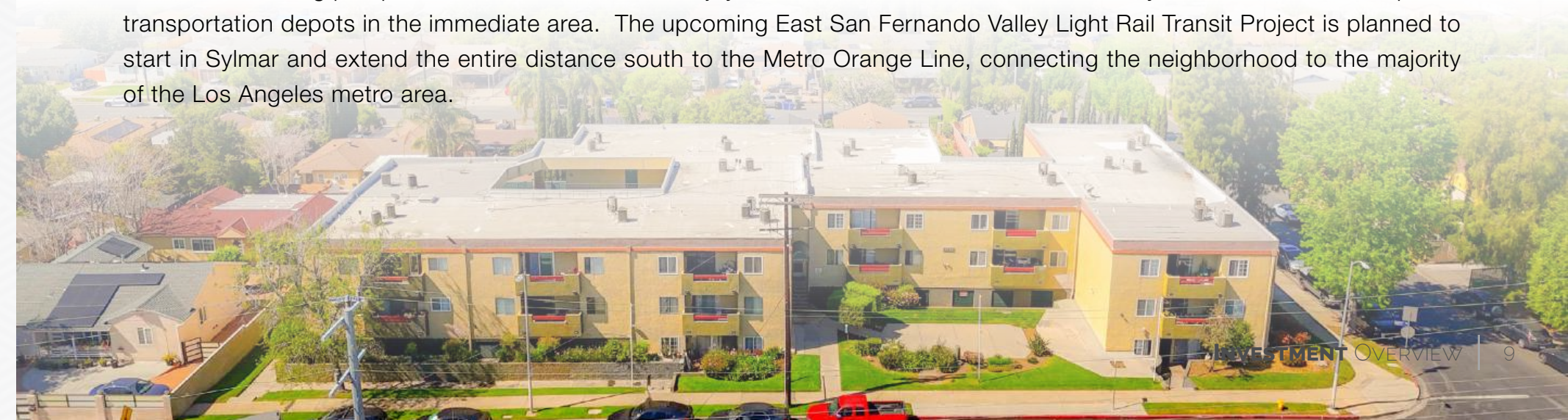


INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 13266 Foothill Boulevard, a 28-unit multifamily property located in the San Fernando Valley community of Sylmar, CA. Because the property was constructed in 1985, it is not subject to restrictive Los Angeles rent control. Instead, an owner is allowed to implement higher annual rent increases under California AB 1482. This could allow the investment's income to maintain pace with future rent growth, ensuring that the asset's cash flow is maximized.

Available at an already attractive 6.17% current CAP Rate and 9.93 GRM, the property offers income growth through both rent upside and expansion of the existing RUBS collections. The building's excellent unit mix, consisting primarily of two-bedroom apartments, coupled with amenities such as central air/heat, stainless steel appliances, and ample garage parking, makes it a desirable asset for tenants and landlords alike. The building is not on the Los Angeles Department of Building and Safety's seismic retrofit list (Buyer to verify), allowing an investor to avoid an otherwise burdensome capital expense. The on-site garage parking area can accommodate 48 vehicles, while street parking is more readily available because the building is surrounded primarily by single-family residences.

Located on a large corner lot along one of the San Fernando Valley's major streets, the property provides excellent visibility when attracting prospective tenants. Residents enjoy convenient access to the 210 Freeway, as well as numerous public transportation depots in the immediate area. The upcoming East San Fernando Valley Light Rail Transit Project is planned to start in Sylmar and extend the entire distance south to the Metro Orange Line, connecting the neighborhood to the majority of the Los Angeles metro area.



FOOTHILL VISTA

13266 FOOTHILL BOULEVARD, SYLMAR, CALIFORNIA 91342

LISTING PRICE

\$7,650,000

PRICE/UNIT

\$273,214

PRICE/SF

\$270

CAP RATE - CURRENT

6.17%

GIM - CURRENT

9.93

CAP RATE - PRO FORMA

7.10%

GIM - PRO FORMA

8.94

THE OFFERING

| | |
|----------------------|--------------------|
| Price | \$7,650,000 |
| Down Payment | 35% / \$2,677,500 |
| Price/Unit | \$273,214 |
| Price/SF | \$270 |
| Number of Units | 28 |
| Rentable Square Feet | 28,285 SF |
| Number of Buildings | 1 |
| Number of Stories | 2 |
| Year Built | 1985 |
| Lot Size | 23,925 SF |

VITAL DATA

| | |
|----------------------------------|-------------------|
| CAP Rate - Current | 6.17% |
| GIM - Current | 9.93 |
| Net Operating Income - Current | \$471,803 |
| Total Return - Current | 6.66% / \$178,427 |
| CAP Rate - Pro Forma | 7.10% |
| GIM - Pro Forma | 8.94 |
| Net Operating Income - Pro Forma | \$543,076 |
| Total Return - Pro Forma | 9.33% / \$249,700 |

PROPERTY DETAILS

THE OFFERING

Property Address: FOOTHILL VISTA
13266 Foothill Boulevard
Sylmar, CA 91342

Assessor's Parcel Number: 2513-026-028

SITE DESCRIPTION

Number of Units: 28
Number of Buildings: 1
Number of Stories: 2
Year Built: 1985
Rentable Square Feet: 28,285 SF
Lot Size: 23,925 SF
Parking: Garage for 48 Vehicles
Type of Ownership: Fee Simple

CONSTRUCTION

Framing: Wood Frame
Exterior: Stucco
Parking Surface: Concrete
Roof: Flat



OFFERING PRICE:
\$7,650,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

| No. of Units | Unit Type | Approx. Squire Feet |
|--------------|--------------|---------------------|
| 6 | 1 Bdr 1 Bath | 725 |
| 22 | 2 Bdr 2 Bath | 1,085 |
| 28 | TOTAL | 28,285 |



FOOTHILL VISTA

FOOTHILL VISTA

FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

LOCATION OVERVIEW

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Sylmar, CA

Suburban • Diverse • Mountain Views • Active • Accessible

STUNNING
VIEWS
ABOUND
IN THE
NORTHERN
SAN
FERNANDO
VALLEY

Located about 25 miles northwest of Downtown Los Angeles, Sylmar is a charming neighborhood in the northern stretches of the San Fernando Valley. Sylmar is known for its rich diversity, breathtaking mountain views, and longstanding olive trees. Sylmar is also home to the Nethercutt Museum, which features an extensive collection of rare automobiles and various antiques, and Los Angeles Mission College.

Sylmar offers residents plenty of opportunities for outdoor recreation. Among the neighborhood's many scenic parks is the hilly Veterans Memorial Community Regional Park, spanning 97 lush acres. Sylmar is also just a short drive from nearby Hansen Dam Recreation Area, which includes an aquatic center, skate park, horse park, soccer fields, and more. Direct access to the 5, 210, and 405 freeways as well as Metrolink's Antelope Valley Line makes getting around from Sylmar easy.

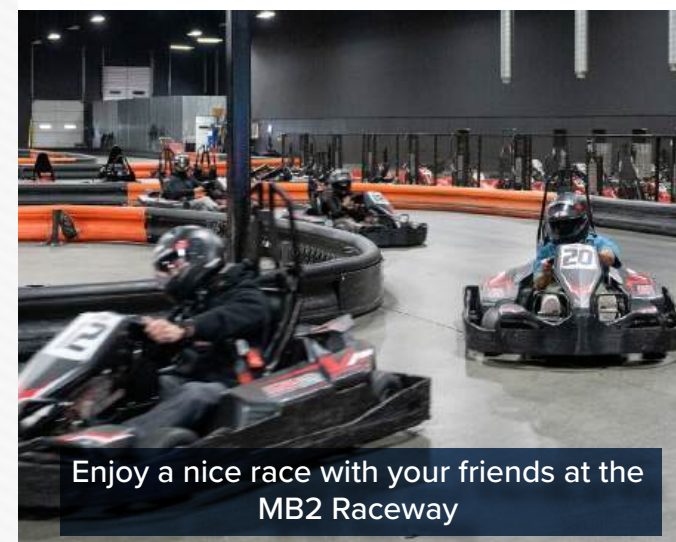
SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



The Community of Sylmar is horse friendly.



Los Angeles Mission College



Enjoy a nice race with your friends at the MB2 Raceway



Sylmar residents enjoy views of the San Gabriel Mountains.



Sylmar Leadership Academy serves students grades K-8.



Enjoy a friendly game of tennis at El Cariso Community Park



The Sylmar Recreation Center offers organized sports teams for kids.

MAJOR EMPLOYERS

Employees

| | | |
|----|--|-------|
| 1 | Providence Holy Cross Medical Center - Mission Hills | 4,612 |
| 2 | Kaiser Permanente Medical Center - Panorama City | 2,380 |
| 3 | ASC Group Inc | 1,137 |
| 4 | Desert Mechanical Inc-DMI | 1,100 |
| 5 | Los Angeles Department Water & Power | 1,009 |
| 6 | Los Angeles Mission College - LACC District | 1,000 |
| 7 | PMC Global Inc | 1,000 |
| 8 | California State Parole Services | 903 |
| 9 | Los Angeles County Metro Transportation Authority-Metro | 888 |
| 10 | Anthony Inc-Anthony International | 850 |
| 11 | Abbott Laboratories | 725 |
| 12 | Vallarta Food Enterprises Inc | 613 |
| 13 | Vallarta Food Enterprises Inc - Vallarta Training Center | 613 |
| 14 | Pacifica Hospital of the Valley | 607 |
| 15 | Sierracin/Sylmar Corporation-PPG Aerospace | 600 |
| 16 | Sierracin Corporation | 550 |
| 17 | Southern California Permanente Medical Group | 468 |
| 18 | Advanced Bionics LLC - AB | 450 |
| 19 | HealthCare Partners | 439 |
| 20 | Walmart Inc-Walmart | 412 |
| 21 | Spectrolab Inc | 400 |
| 22 | Athens Environmental Services | 400 |
| 23 | Contractors Warehouse | 373 |
| 24 | Bernards Builders Inc | 330 |

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|--------|---------|---------|
| 2030 Projection | | | |
| Total Population | 25,738 | 167,426 | 310,907 |
| 2025 Estimate | | | |
| Total Population | 25,149 | 165,965 | 307,692 |
| 2020 Census | | | |
| Total Population | 25,586 | 175,169 | 323,613 |
| 2010 Census | | | |
| Total Population | 24,372 | 171,163 | 318,558 |
| Daytime Population | | | |
| 2025 Estimate | 18,199 | 119,447 | 221,314 |
| HOUSEHOLDS | | | |
| 2030 Projection | | | |
| Total Households | 6,970 | 45,823 | 88,514 |
| 2025 Estimate | | | |
| Total Households | 6,803 | 45,235 | 87,299 |
| Average (Mean) Household Size | 3.7 | 3.7 | 3.6 |
| 2020 Census | | | |
| Total Households | 6,488 | 44,167 | 85,072 |
| 2010 Census | | | |
| Total Households | 5,834 | 40,851 | 79,781 |
| Growth 2025-2030 | 2.5% | 1.3% | 1.4% |
| HOUSING UNITS | | | |
| Occupied Units | | | |
| 2030 Projection | 7,156 | 46,914 | 90,576 |
| 2025 Estimate | 6,985 | 46,321 | 89,344 |
| Owner Occupied | 4,640 | 27,284 | 55,032 |
| Renter Occupied | 2,195 | 17,981 | 32,205 |
| Vacant | 182 | 1,086 | 2,045 |
| Persons in Units | | | |
| 2025 Estimate Total Occupied Units | 6,803 | 45,235 | 87,299 |
| 1 Person Units | 11.0% | 13.8% | 14.7% |
| 2 Person Units | 20.3% | 19.9% | 21.7% |
| 3 Person Units | 18.9% | 17.6% | 17.9% |
| 4 Person Units | 19.4% | 18.3% | 17.9% |
| 5 Person Units | 14.6% | 13.6% | 12.7% |
| 6+ Person Units | 15.9% | 16.9% | 15.1% |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| 2025 Estimate | | | |
| \$200,000 or More | 14.1% | 9.9% | 11.0% |
| \$150,000-\$199,999 | 13.8% | 10.9% | 11.4% |
| \$100,000-\$149,999 | 18.9% | 18.7% | 20.7% |
| \$75,000-\$99,999 | 12.9% | 14.3% | 14.0% |
| \$50,000-\$74,999 | 15.4% | 15.6% | 14.6% |
| \$35,000-\$49,999 | 8.5% | 9.4% | 9.0% |
| \$25,000-\$34,999 | 6.5% | 7.1% | 6.0% |
| \$15,000-\$24,999 | 5.9% | 6.9% | 6.0% |
| Under \$15,000 | 4.0% | 7.1% | 7.3% |
| Average Household Income | \$121,768 | \$104,908 | \$109,191 |
| Median Household Income | \$96,851 | \$84,302 | \$89,387 |
| Per Capita Income | \$33,212 | \$28,916 | \$31,374 |
| POPULATION PROFILE | | | |
| Population By Age | | | |
| 2025 Estimate Total Population | 25,149 | 165,965 | 307,692 |
| Under 20 | 26.1% | 26.9% | 25.6% |
| 20 to 34 Years | 21.8% | 21.6% | 21.2% |
| 35 to 39 Years | 7.6% | 7.1% | 7.0% |
| 40 to 49 Years | 13.9% | 13.4% | 13.3% |
| 50 to 64 Years | 18.7% | 18.3% | 18.8% |
| Age 65+ | 11.9% | 12.7% | 14.0% |
| Median Age | 37.0 | 37.0 | 38.0 |
| Population 25+ by Education Level | | | |
| 2025 Estimate Population Age 25+ | 16,879 | 110,046 | 208,433 |
| Elementary (0-8) | 16.3% | 20.3% | 18.1% |
| Some High School (9-11) | 14.6% | 13.4% | 12.2% |
| High School Graduate (12) | 27.3% | 26.9% | 26.1% |
| Some College (13-15) | 18.9% | 17.6% | 18.2% |
| Associate Degree Only | 5.8% | 5.9% | 6.4% |
| Bachelor's Degree Only | 12.4% | 11.9% | 14.0% |
| Graduate Degree | 4.6% | 4.0% | 4.9% |
| Population by Gender | | | |
| 2025 Estimate Total Population | 25,149 | 165,965 | 307,692 |
| Male Population | 50.5% | 50.0% | 50.0% |
| Female Population | 49.5% | 50.0% | 50.0% |

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 307,692. The population has changed by -3.41 since 2010. It is estimated that the population in your area will be 310,907 five years from now, which represents a change of 1.0 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,917 people per square mile.



HOUSEHOLDS

There are currently 87,299 households in your selected geography. The number of households has changed by 9.42 since 2010. It is estimated that the number of households in your area will be 88,514 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 3.6 people.



INCOME

In 2025, the median household income for your selected geography is \$89,387, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 54.53 since 2010. It is estimated that the median household income in your area will be \$105,127 five years from now, which represents a change of 17.6 percent from the current year.

The current year per capita income in your area is \$31,374, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$109,191, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 147,505 people in your selected area were employed. The 2010 Census revealed that 47.3 of employees are in white-collar occupations in this geography, and 32.5 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$660,191 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 51,518.00 owner-occupied housing units and 28,265.00 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. 18.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.4 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 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 31.7 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

NOTABLE LOCAL RETAILERS & RESTAURANTS



Appreciate the antique cars at the Nethercutt Museum in Sylmar



FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

PRICING & FINANCIAL ANALYSIS

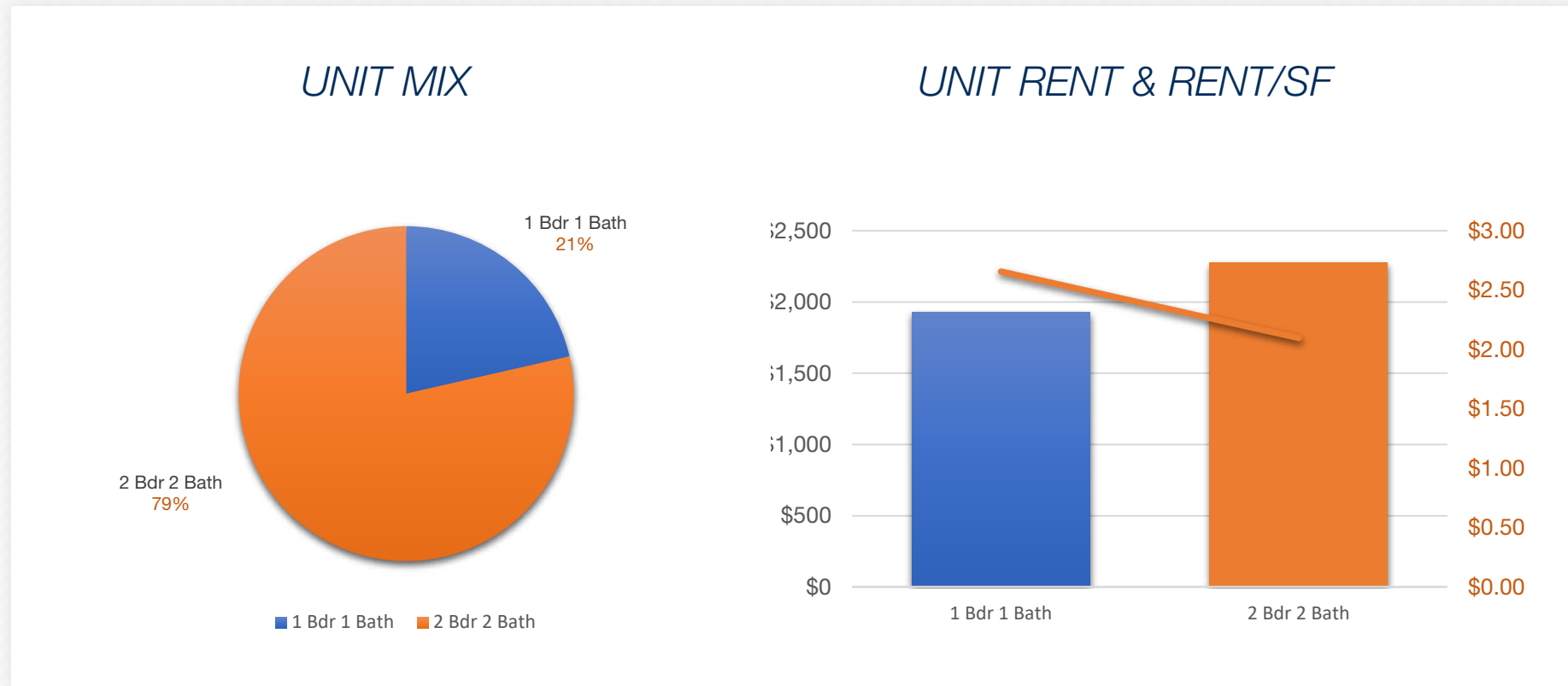
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UNIT MIX

| No. of Units | Unit Type | Approx. SF | Current Rents | Rent/SF | Monthly Income | Pro Forma Rents | Rent/SF | Monthly Income |
|--------------|--------------|---------------|---------------|---------|-----------------|-----------------|---------|-----------------|
| 6 | 1 Bdr 1 Bath | 725 | \$1,795-2,010 | \$2.66 | \$11,584 | \$2,000 | \$2.76 | \$12,000 |
| 22 | 2 Bdr 2 Bath | 1,085 | \$1,995-2,550 | \$2.11 | \$50,384 | \$2,595 | \$2.39 | \$57,090 |
| 28 | TOTAL | 28,285 | | | \$61,968 | | | \$69,090 |



INCOME & EXPENSES

| | Current | Per Unit | Pro Forma | Per Unit |
|------------------------------------|------------------|-----------------|------------------|-----------------|
| INCOME | | | | |
| GROSS POTENTIAL RENT | \$743,616 | \$26,558 | \$829,080 | \$29,610 |
| Parking Fees | \$1,200 | \$43 | \$1,200 | \$43 |
| Laundry Income | \$8,398 | \$300 | \$8,398 | \$300 |
| RUBS Income | \$17,330 | \$619 | \$17,330 | \$619 |
| GROSS POTENTIAL INCOME | \$770,544 | \$27,519 | \$856,008 | \$30,572 |
| Vacancy/Collection Allowance (GPR) | 3.0% / \$22,308 | \$797 | 3.0% / \$24,872 | \$888 |
| EFFECTIVE GROSS INCOME | \$748,236 | \$26,723 | \$831,136 | \$29,683 |

| | Current | Per Unit | Pro Forma | Per Unit |
|-----------------------------|------------------|-----------------|------------------|-----------------|
| EXPENSES | | | | |
| Real Estate Taxes | \$90,835 | \$3,244 | \$90,835 | \$3,244 |
| Insurance | \$32,528 | \$1,162 | \$32,528 | \$1,162 |
| Utilities | \$51,617 | \$1,843 | \$51,617 | \$1,843 |
| Repairs & Maintenance | \$14,000 | \$500 | \$14,000 | \$500 |
| Trash | \$23,964 | \$856 | \$23,964 | \$856 |
| Management Fee | \$29,929 | \$1,069 | \$41,557 | \$1,484 |
| Reserves & Replacements | \$5,600 | \$200 | \$5,600 | \$200 |
| Landscaping | \$3,150 | \$113 | \$3,150 | \$113 |
| Pest Control | \$1,010 | \$36 | \$1,010 | \$36 |
| Unit Turnover | \$5,600 | \$200 | \$5,600 | \$200 |
| On-Site Payroll | \$18,200 | \$650 | \$18,200 | \$650 |
| TOTAL EXPENSES | \$276,433 | \$9,873 | \$288,060 | \$10,288 |
| Expenses per SF | \$9.77 | | \$10.18 | |
| % of EGI | 36.9% | | 34.7% | |
| NET OPERATING INCOME | \$471,803 | \$16,850 | \$543,076 | \$19,396 |

RENT ROLL

| Unit Number | Unit Type | Unit SF | Current Rent | Rent/SF |
|-------------|--------------|---------|--------------|---------|
| Unit 001 | 2 Bdr 2 Bath | 1,085 | \$2,100 | \$1.94 |
| Unit 002 | 2 Bdr 2 Bath | 1,085 | \$2,180 | \$2.01 |
| Unit 101 | 2 Bdr 2 Bath | 1,085 | \$2,550 | \$2.35 |
| Unit 102 | 2 Bdr 2 Bath | 1,085 | \$2,420 | \$2.23 |
| Unit 103 | 2 Bdr 2 Bath | 1,085 | \$2,440 | \$2.25 |
| Unit 104 | 2 Bdr 2 Bath | 1,085 | \$2,015 | \$1.86 |
| Unit 105 | 1 Bdr 1 Bath | 725 | \$1,795 | \$2.48 |
| Unit 106 | 2 Bdr 2 Bath | 1,085 | \$2,350 | \$2.17 |
| Unit 107 | 1 Bdr 1 Bath | 725 | \$1,950 | \$2.69 |
| Unit 108 | 2 Bdr 2 Bath | 1,085 | \$2,348 | \$2.16 |
| Unit 109 | 2 Bdr 2 Bath | 1,085 | \$2,286 | \$2.11 |
| Unit 110 | 2 Bdr 2 Bath | 1,085 | \$2,368 | \$2.18 |
| Unit 111 | 2 Bdr 2 Bath | 1,085 | \$2,260 | \$2.08 |
| Unit 112 | 2 Bdr 2 Bath | 1,085 | \$2,168 | \$2.00 |
| Unit 113 | 1 Bdr 1 Bath | 725 | \$1,949 | \$2.69 |
| Unit 201 | 2 Bdr 2 Bath | 1,085 | \$2,327 | \$2.14 |
| Unit 202 | 2 Bdr 2 Bath | 1,085 | \$2,259 | \$2.08 |
| Unit 203 | 2 Bdr 2 Bath | 1,085 | \$2,475 | \$2.28 |
| Unit 204 | 2 Bdr 2 Bath | 1,085 | \$2,166 | \$2.00 |
| Unit 205 | 1 Bdr 1 Bath | 725 | \$1,990 | \$2.74 |

RENT ROLL (CONTINUED)

| Unit Number | Unit Type | Unit SF | Current Rent | Rent/SF |
|-------------|--------------|----------|---------------|-----------------|
| Unit 206 | 2 Bdr 2 Bath | 1,085 | \$2,301 | \$2.12 |
| Unit 207 | 1 Bdr 1 Bath | 725 | \$2,010 | \$2.77 |
| Unit 208 | 2 Bdr 2 Bath | 1,085 | \$2,280 | \$2.10 |
| Unit 209 | 2 Bdr 2 Bath | 1,085 | \$2,337 | \$2.15 |
| Unit 210 | 2 Bdr 2 Bath | 1,085 | \$1,995 | \$1.84 |
| Unit 211 | 2 Bdr 2 Bath | 1,085 | \$2,499 | \$2.30 |
| Unit 212 | 2 Bdr 2 Bath | 1,085 | \$2,260 | \$2.08 |
| Unit 213 | 1 Bdr 1 Bath | 725 | \$1,890 | \$2.61 |
| | Total | Vacant | | |
| 28 | Total | Occupied | 28,220 | \$61,968 |
| 28 | Total | | 28,220 | \$61,968 |

FINANCIAL OVERVIEW

Property Details

| | |
|----------------------|--|
| <i>Location</i> | FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342 |
| Price | \$7,650,000 |
| Down Payment | 35% / \$2,677,500 |
| Number of Units | 28 |
| Price/Unit | \$273,214 |
| Rentable Square Feet | 28,285 SF |
| Price/SF | \$270 |
| CAP Rate - Current | 6.17% |
| CAP Rate - Pro Forma | 7.23% |
| GRM - Current | 9.93 |
| GRM - Pro Forma | 8.94 |
| Year Built | 1985 |
| Lot Size | 23,925 SF |
| Type of Ownership | Fee Simple |

Financing

First Trust Deed

| | |
|-----------------|-------------|
| Loan Amount | \$4,972,500 |
| Interest Rate | 5.90% |
| Amortization | 30 Years |
| Monthly Payment | \$24,448.00 |

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

Annualized Operating Data

Income

| | Current | Pro Forma |
|-----------------------------------|--------------------------|--------------------------|
| Gross Potential Rent | \$743,616 | \$829,080 |
| Other Income | \$26,928 | \$26,928 |
| Gross Potential Income | \$770,544 | \$856,008 |
| Less: Vacancy / Deductions (GPR) | 3.0% / \$22,308 | 3.0% / \$24,872 |
| Effective Gross Income | \$748,236 | \$831,136 |
| Less: Expenses | \$276,433 | \$288,060 |
| Net Operating Income | \$471,803 | \$543,076 |
| Net Cash Flow Before Debt Service | \$471,803 | \$543,076 |
| Debt Service | \$293,376 | \$293,376 |
| Debt Coverage Ratio | 1.61 | 1.85 |
| Net Cash Flow After Debt Service | \$178,427 | \$249,700 |
| Total Return | 6.66% / \$178,427 | 9.33% / \$249,700 |

Expenses

| | Current | Pro Forma |
|-------------------------|------------------|------------------|
| Real Estate Taxes | \$90,835 | \$90,835 |
| Insurance | \$32,528 | \$32,528 |
| Utilities | \$51,617 | \$51,617 |
| Repairs & Maintenance | \$14,000 | \$14,000 |
| Trash | \$23,964 | \$23,964 |
| Management Fee | \$29,929 | \$41,557 |
| Reserves & Replacements | \$5,600 | \$5,600 |
| Landscaping | \$3,150 | \$3,150 |
| Pest Control | \$1,010 | \$1,010 |
| Unit Turnover | \$5,600 | \$5,600 |
| On-Site Payroll | \$18,200 | \$18,200 |
| Total Expenses | \$276,433 | \$288,060 |
| Expenses / Unit | \$9,873 | \$10,288 |
| Expenses / SF | \$9.77 | \$10.18 |
| % of EGI | 36.9% | 34.7% |



28

UNITS

1985

YEAR BUILT

28,285 SF

RENTABLE SF

23,925 SF

LOT SIZE

FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

PROPERTY DESCRIPTION

Marcus & Millichap

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Marcus & Millichap
THE RAYMUNDO GROUP

PROPERTY SUMMARY

THE OFFERING

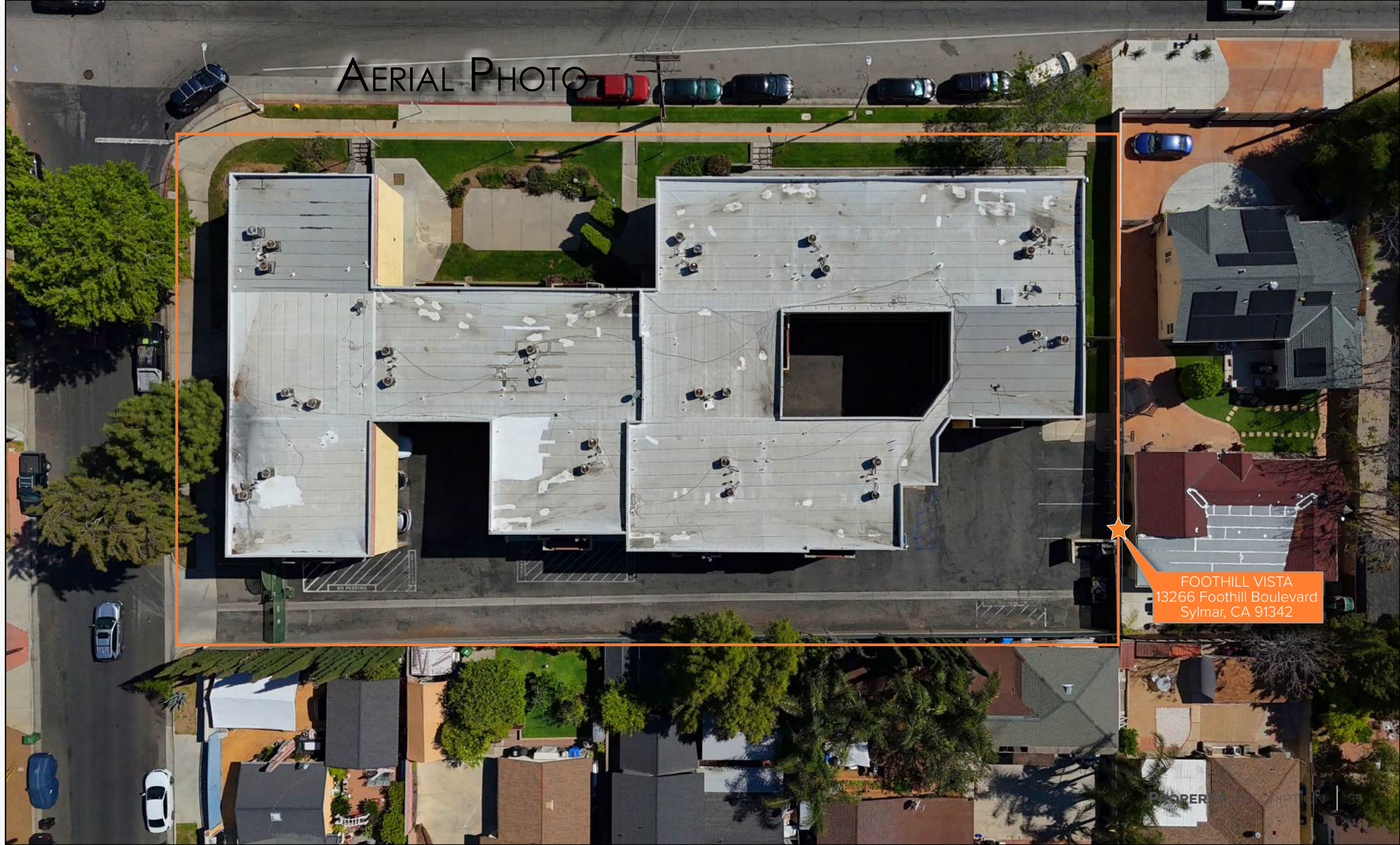
| | |
|--------------------------|--|
| Property Address | FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342 |
| Assessor's Parcel Number | 2513-026-028 |

SITE DESCRIPTION

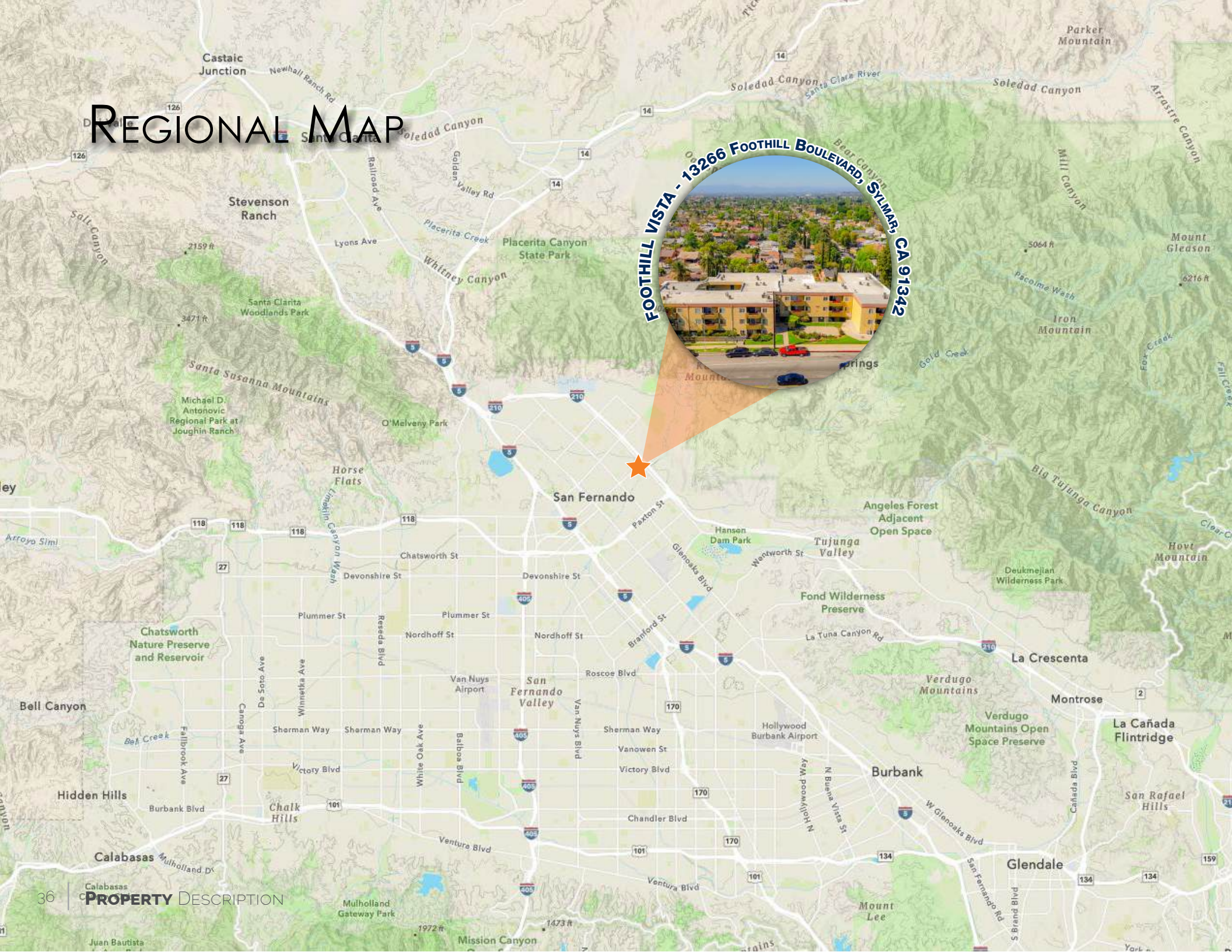
| | |
|----------------------|------------------------|
| Number of Units | 28 |
| Number of Buildings | 1 |
| Number of Stories | 2 |
| Year Built | 1985 |
| Rentable Square Feet | 28,285 SF |
| Lot Size | 23,925 SF |
| Parking | Garage for 48 Vehicles |
| Type of Ownership | Fee Simple |

CONSTRUCTION

| | |
|-----------------|------------|
| Framing | Wood Frame |
| Exterior | Stucco |
| Parking Surface | Concrete |
| Roof | Flat |



REGIONAL MAP



LOCAL MAP



PARCEL MAP

| | | | | | | | | | | |
|------|----|-----------------|-------------------|-------------------------------|--------------------------------|--------------------------------------|--|---------------------|-----------|---|
| 2513 | 26 | P. A. 2514-7 | TRA 16 8859 | REVISED 2-5-59 11-23-60 | 2-2-61 4-17-61 10-21-61P | 11-18-63TR 880315 850618404-86 | 86110607-87 950215 2019073102001001-03 | 2020010719004001-03 | SEARCH NO | OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002 |
|------|----|-----------------|-------------------|-------------------------------|--------------------------------|--------------------------------------|--|---------------------|-----------|---|

2020



MAPPING AND GIS
SERVICES
SCALE 1" = 80'



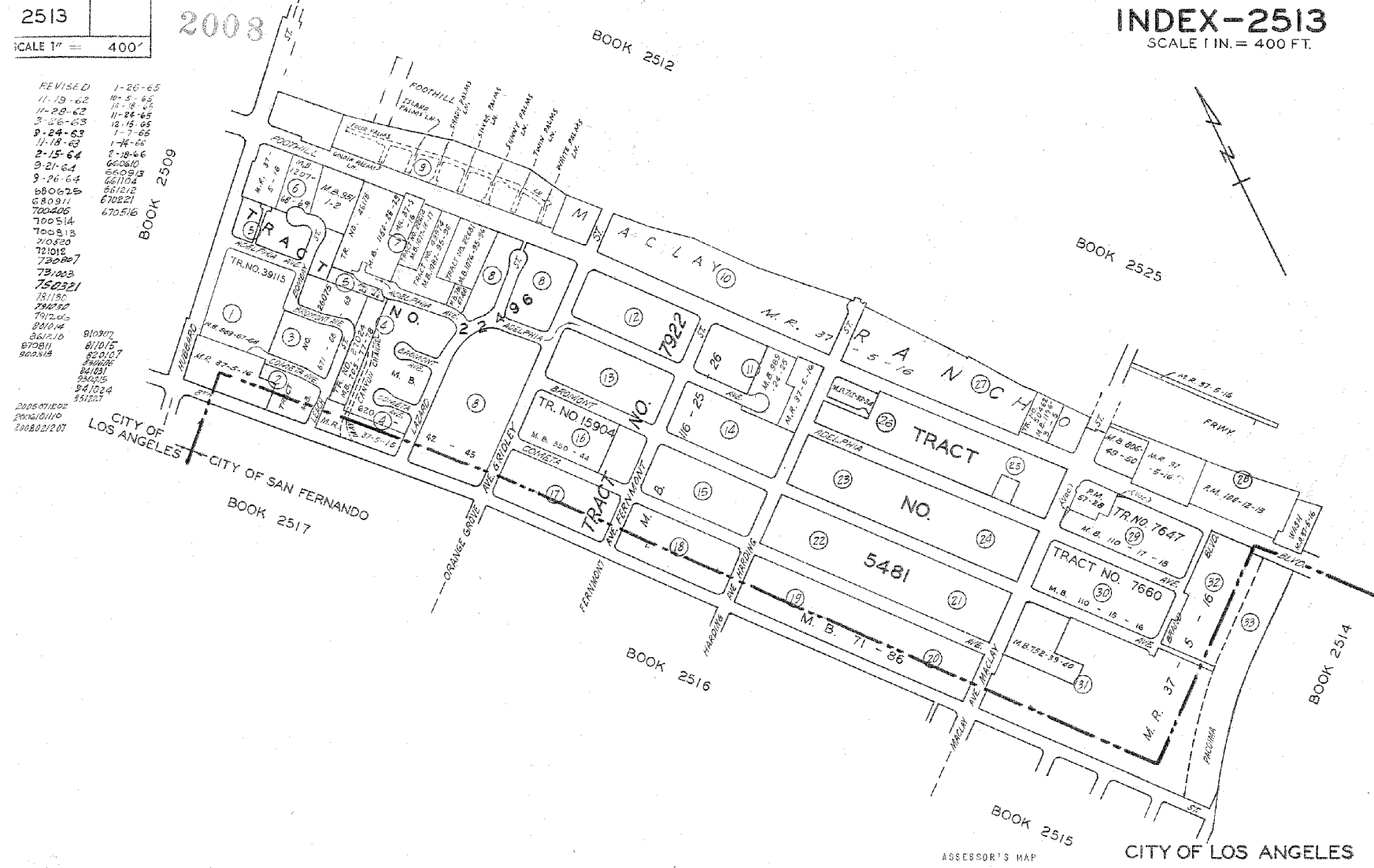
Date Saved: 1/8/2020
Date Printed: 12/18/2019

INDEX MAP

| | |
|------|------|
| 2513 | 2008 |
|------|------|

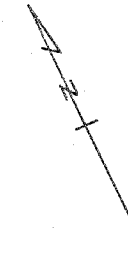
SCALE 1" = 400'

| REVISED | 1-26-65 |
|------------|----------|
| 11-13-62 | 87-8-82 |
| 11-28-62 | 10-18-82 |
| 3-26-63 | 11-24-82 |
| 9-24-63 | 12-19-82 |
| 11-18-63 | 1-7-83 |
| 2-15-64 | 1-14-84 |
| 9-21-64 | 1-18-84 |
| 9-26-64 | 660810 |
| 680625 | 660913 |
| 680911 | 661104 |
| 700405 | 661512 |
| 700514 | 670221 |
| 700513 | 670516 |
| 700520 | |
| 721015 | |
| 725997 | |
| 731453 | |
| 752321 | |
| 131130 | |
| 740112 | |
| 791205 | |
| 241114 | |
| 261210 | |
| 670211 | |
| 960313 | |
| 810907 | |
| 811012 | |
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| 841031 | |
| 840515 | |
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| 200601110 | |
| 2008021207 | |



INDEX-2513

SCALE 1 IN. = 400 FT.



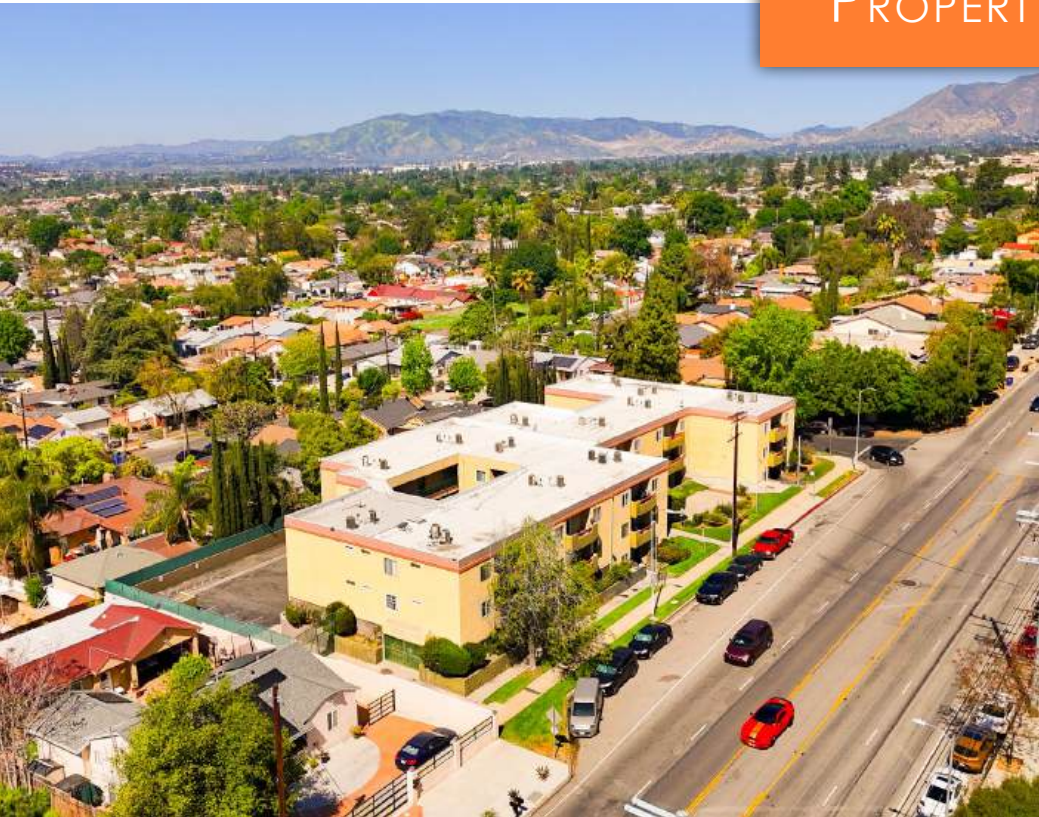
ASSESSOR'S MAP
COUNTY OF LOS ANGELES
CITY OF LOS ANGELES
CITY OF SAN FERNANDO



PROPERTY PHOTOS



PROPERTY PHOTOS







PROPERTY PHOTOS

PROPERTY PHOTOS



FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

SALES COMPARABLES

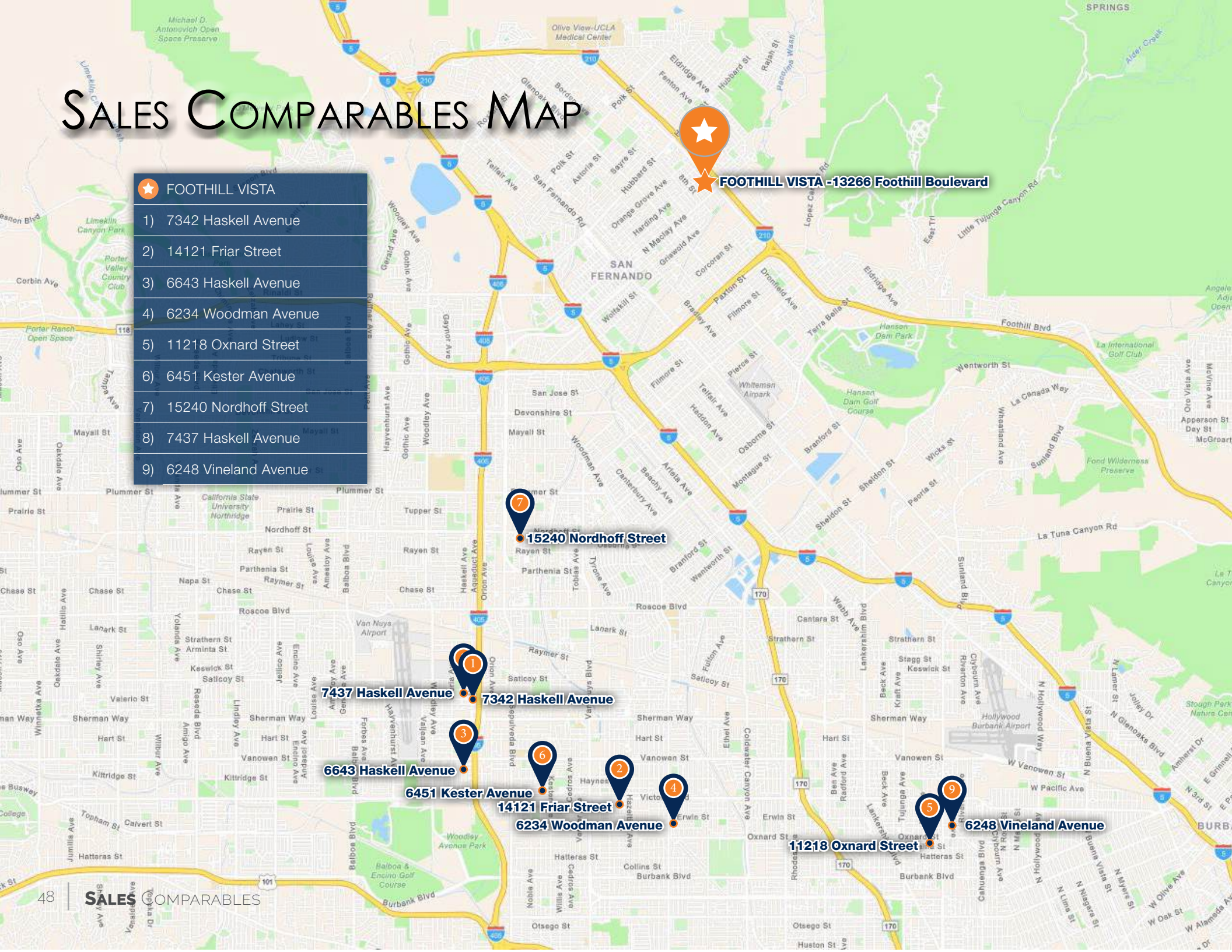
Marcus & Millichap

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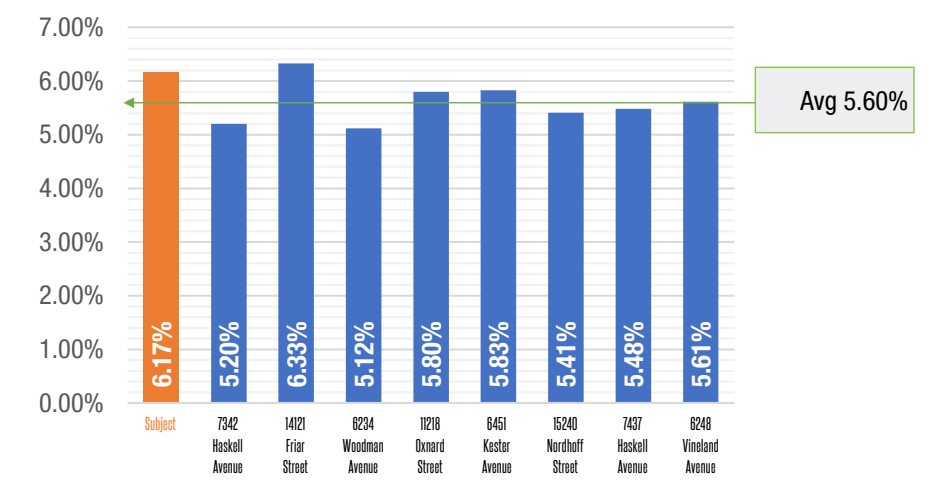
Marcus & Millichap
THE RAYMUNDO GROUP

SALES COMPARABLES MAP

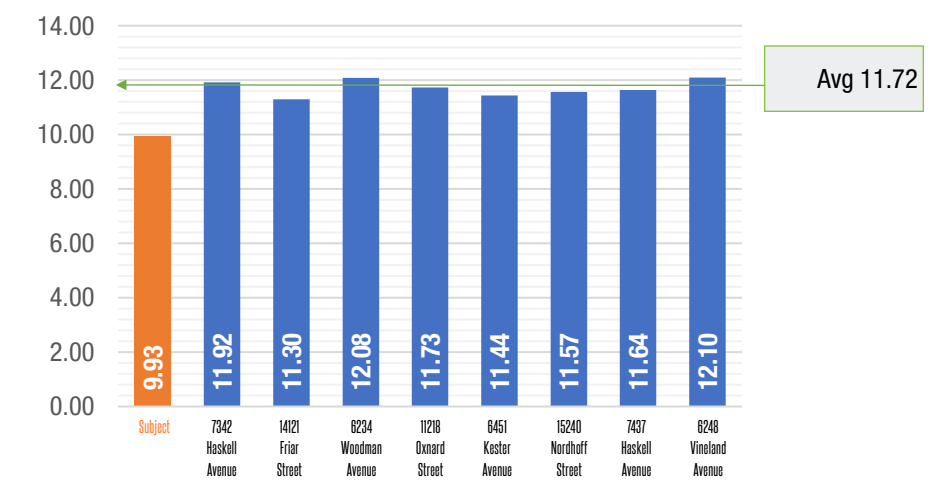
- ★ FOOTHILL VISTA
- 1) 7342 Haskell Avenue
- 2) 14121 Friar Street
- 3) 6643 Haskell Avenue
- 4) 6234 Woodman Avenue
- 5) 11218 Oxnard Street
- 6) 6451 Kester Avenue
- 7) 15240 Nordhoff Street
- 8) 7437 Haskell Avenue
- 9) 6248 Vineland Avenue



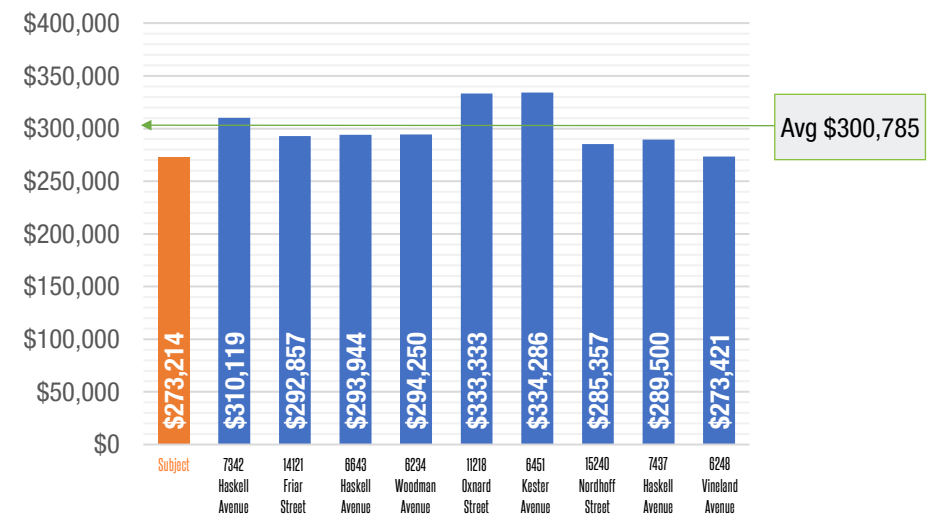
AVERAGE CAP RATE



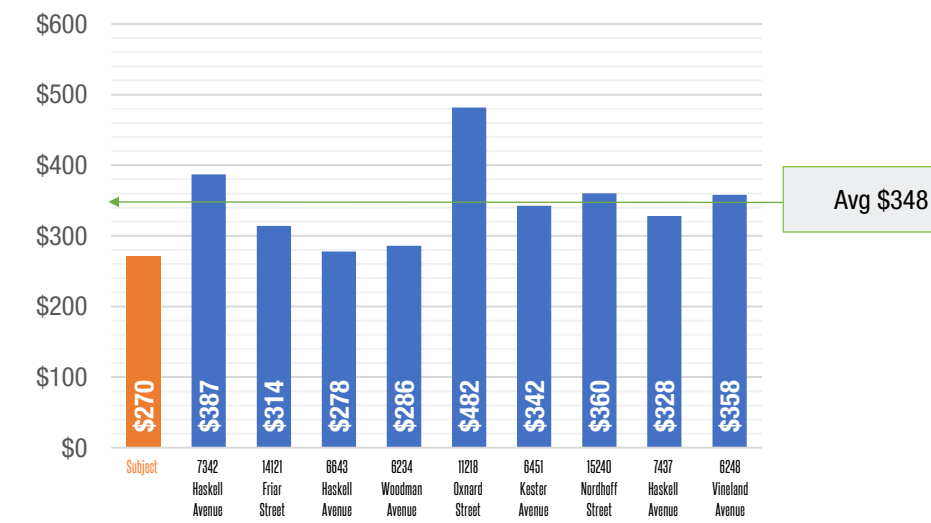
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





FOOTHILL VISTA
13266 Foothill Boulevard, Sylmar, CA 91342

Subject Property

Total No. of Units: 28
 Year Built: 1985
 Rentable SF: 28,285 SF
 Lot Size: 23,925 SF
Listing Price: \$7,650,000
 Price/Unit: \$273,214
 Price/SF: \$270
 CAP Rate: 6.17%
 GRM: 9.93

| No. of Units | Unit Type |
|--------------|--------------|
| 6 | 1 Bdr 1 Bath |
| 22 | 2 Bdr 2 Bath |



7342 Haskell Avenue
Van Nuys, CA 91406

Close of Escrow: 12/30/25
 Total No. of Units: 21
 Year Built: 1986
 Rentable SF: 16,831 SF
 Lot Size: 16,989 SF
Sales Price: \$6,512,500
 Price/Unit: \$310,119
 Price/SF: \$387
 CAP Rate: 5.20%
 GRM: 11.92

| No. of Units | Unit Type |
|--------------|--------------|
| 6 | 1 Bdr 1 Bath |
| 15 | 2 Bdr 2 Bath |



14121 Friar Street
Van Nuys, CA 91401

Close of Escrow: 12/30/25
 Total No. of Units: 7
 Year Built: 1998
 Rentable SF: 6,526 SF
 Lot Size: 7,480 SF
Sales Price: \$2,050,000
 Price/Unit: \$292,857
 Price/SF: \$314
 CAP Rate: 6.33%
 GRM: 11.30

| No. of Units | Unit Type |
|--------------|----------------|
| 6 | 2 Bdr 2 Bath |
| 1 | 2 Bdr 2.5 Bath |



6643 Haskell Avenue
Van Nuys, CA 91406

Close of Escrow: 12/02/25
 Total No. of Units: 18
 Year Built: 1987
 Rentable SF: 19,033 SF
 Lot Size: 19,800 SF
Sales Price: \$5,291,000
 Price/Unit: \$293,944
 Price/SF: \$278

| No. of Units | Unit Type |
|--------------|--------------|
| 18 | 2 Bdr 2 Bath |



4

**6234 Woodman Avenue
Van Nuys, CA 91401**

Close of Escrow: 10/29/25
 Total No. of Units: 9
 Year Built: 1987
 Rentable SF: 9,265 SF
 Lot Size: 8,276 SF
Sales Price: \$2,648,250
 Price/Unit: \$294,250
 Price/SF: \$286
 CAP Rate: 5.12%
 GRM: 12.08

| No. of Units | Unit Type |
|--------------|----------------|
| 1 | 1 Bdr 1.5 Bath |
| 8 | 2 Bdr 2 Bath |



5

**11218 Oxnard Street
North Hollywood, CA 91606**

Close of Escrow: 09/09/25
 Total No. of Units: 6
 Year Built: 1985
 Rentable SF: 4,152 SF
 Lot Size: 6,164 SF
Sales Price: \$2,000,000
 Price/Unit: \$333,333
 Price/SF: \$482
 CAP Rate: 5.80%
 GRM: 11.73

| No. of Units | Unit Type |
|--------------|----------------|
| 1 | 1 Bdr 1 Bath |
| 5 | 1 Bdr 1.5 Bath |



6

**6451 Kester Avenue
Van Nuys, CA 91411**

Close of Escrow: 07/15/25
 Total No. of Units: 14
 Year Built: 1988
 Rentable SF: 13,668 SF
 Lot Size: 14,810 SF
Sales Price: \$4,680,000
 Price/Unit: \$334,286
 Price/SF: \$342
 CAP Rate: 5.83%
 GRM: 11.44

| No. of Units | Unit Type |
|--------------|----------------|
| 3 | 2 Bdr 1.5 Bath |
| 2 | 2 Bdr 2 Bath |
| 9 | 2 Bdr 2.5 Bath |



7

**15240 Nordhoff Street
North Hills, CA 91343**

Close of Escrow: On Market
 Total No. of Units: 14
 Year Built: 1983
 Rentable SF: 11,092 SF
 Lot Size: 10,715 SF
Sales Price: \$3,995,000
 Price/Unit: \$285,357
 Price/SF: \$360
 CAP Rate: 5.41%
 GRM: 11.57

| No. of Units | Unit Type |
|--------------|--------------|
| 2 | 1 Bdr 1 Bath |
| 12 | 2 Bdr 2 Bath |

8



**7437 Haskell Avenue
Van Nuys, CA 91406**

Close of Escrow: On Market
 Total No. of Units: 10
 Year Built: 1987
 Rentable SF: 8,830 SF
 Lot Size: 6,767 SF
Sales Price: \$2,895,000
 Price/Unit: \$289,500
 Price/SF: \$328
 CAP Rate: 5.48%
 GRM: 11.64

| No. of Units | Unit Type |
|--------------|--------------|
| 10 | 1 Bdr 1 Bath |
| | |
| | |
| | |

9



**6248 Vineland Avenue
North Hollywood, CA 91606**

Close of Escrow: On Market
 Total No. of Units: 19
 Year Built: 1989
 Rentable SF: 14,507 SF
 Lot Size: 6,970 SF
Sales Price: \$5,195,000
 Price/Unit: \$273,421
 Price/SF: \$358
 CAP Rate: 5.61%
 GRM: 12.10

| No. of Units | Unit Type |
|--------------|--------------|
| 2 | Single |
| 14 | 1 Bdr 1 Bath |
| 3 | 2 Bdr 2 Bath |
| | |

SALES COMPARABLES SUMMARY

| | Address | Close of Escrow | No. of Units | Year Built | Sales Price | Price per Unit | Price per SF | CAP Rate | GRM |
|------------------------|--|-------------------------|--------------|------------|-------------|------------------|--------------|--------------|--------------|
| 1 | 7342 Haskell Avenue Van Nuys, CA 91406 | 12/30/2025 | 21 | 1986 | \$6,512,500 | \$310,119 | \$387 | 5.20% | 11.92 |
| 2 | 14121 Friar Street Van Nuys, CA 91401 | 12/30/2025 | 7 | 1998 | \$2,050,000 | \$292,857 | \$314 | 6.33% | 11.30 |
| 3 | 6643 Haskell Avenue Van Nuys, CA 91406 | 12/2/2025 | 18 | 1987 | \$5,291,000 | \$293,944 | \$278 | N/A | N/A |
| 4 | 6234 Woodman Avenue Van Nuys, CA 91401 | 10/29/2025 | 9 | 1987 | \$2,648,250 | \$294,250 | \$286 | 5.12% | 12.08 |
| 5 | 11218 Oxnard Street North Hollywood, CA 91606 | 9/9/2025 | 6 | 1985 | \$2,000,000 | \$333,333 | \$482 | 5.80% | 11.73 |
| 6 | 6451 Kester Avenue Van Nuys, CA 91411 | 7/15/2025 | 14 | 1988 | \$4,680,000 | \$334,286 | \$342 | 5.83% | 11.44 |
| 7 | 15240 Nordhoff Street North Hills, CA 91343 | On Market | 14 | 1983 | \$3,995,000 | \$285,357 | \$360 | 5.41% | 11.57 |
| 8 | 7437 Haskell Avenue Van Nuys, CA 91406 | On Market | 10 | 1987 | \$2,895,000 | \$289,500 | \$328 | 5.48% | 11.64 |
| 9 | 6248 Vineland Avenue North Hollywood, CA 91606 | On Market | 19 | 1989 | \$5,195,000 | \$273,421 | \$358 | 5.61% | 12.10 |
| A V E R A G E S | | | | | | \$300,785 | \$348 | 5.60% | 11.72 |
| ★ | FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342 | <i>Subject Property</i> | 28 | 1985 | \$7,650,000 | \$273,214 | \$270 | 6.17% | 9.93 |

FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

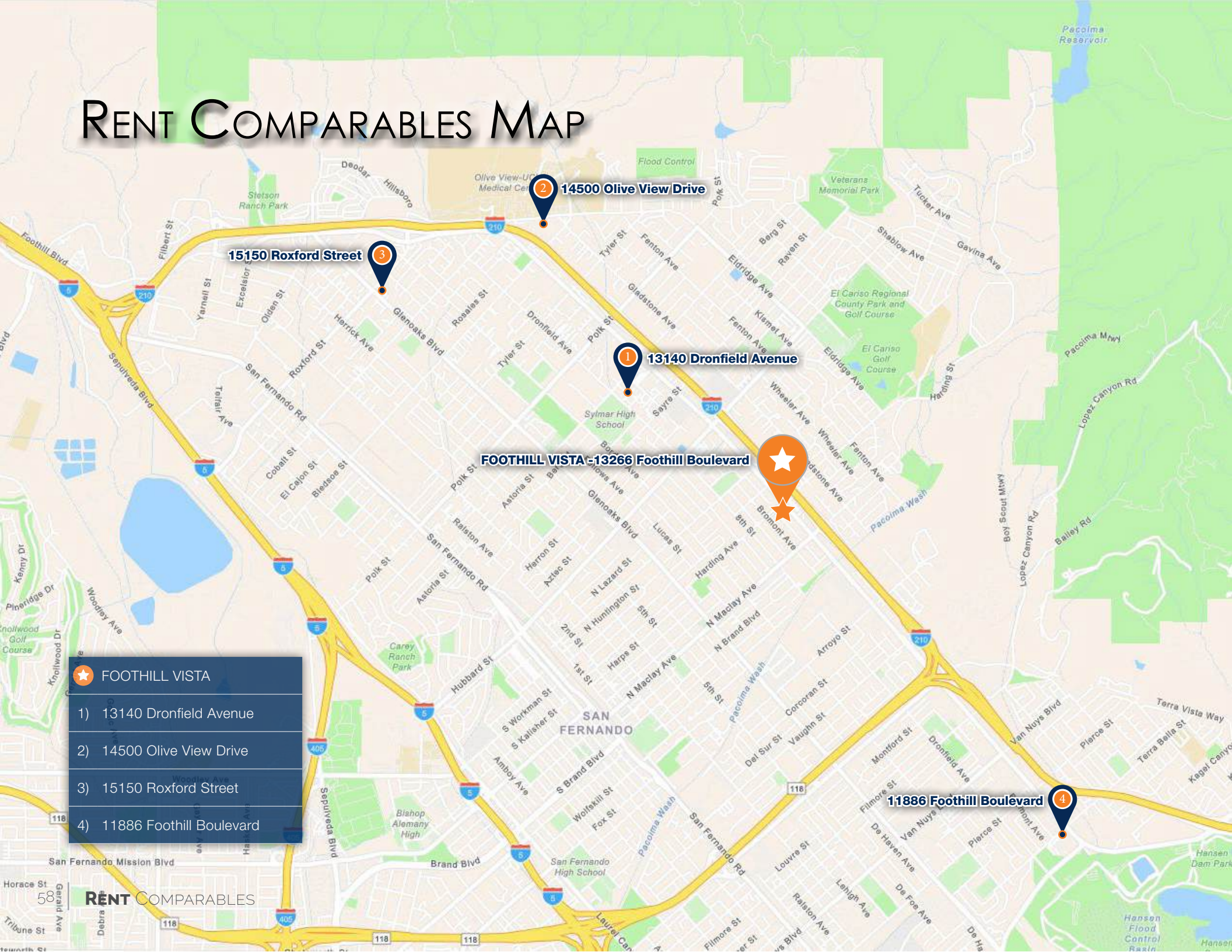
RENT COMPARABLES

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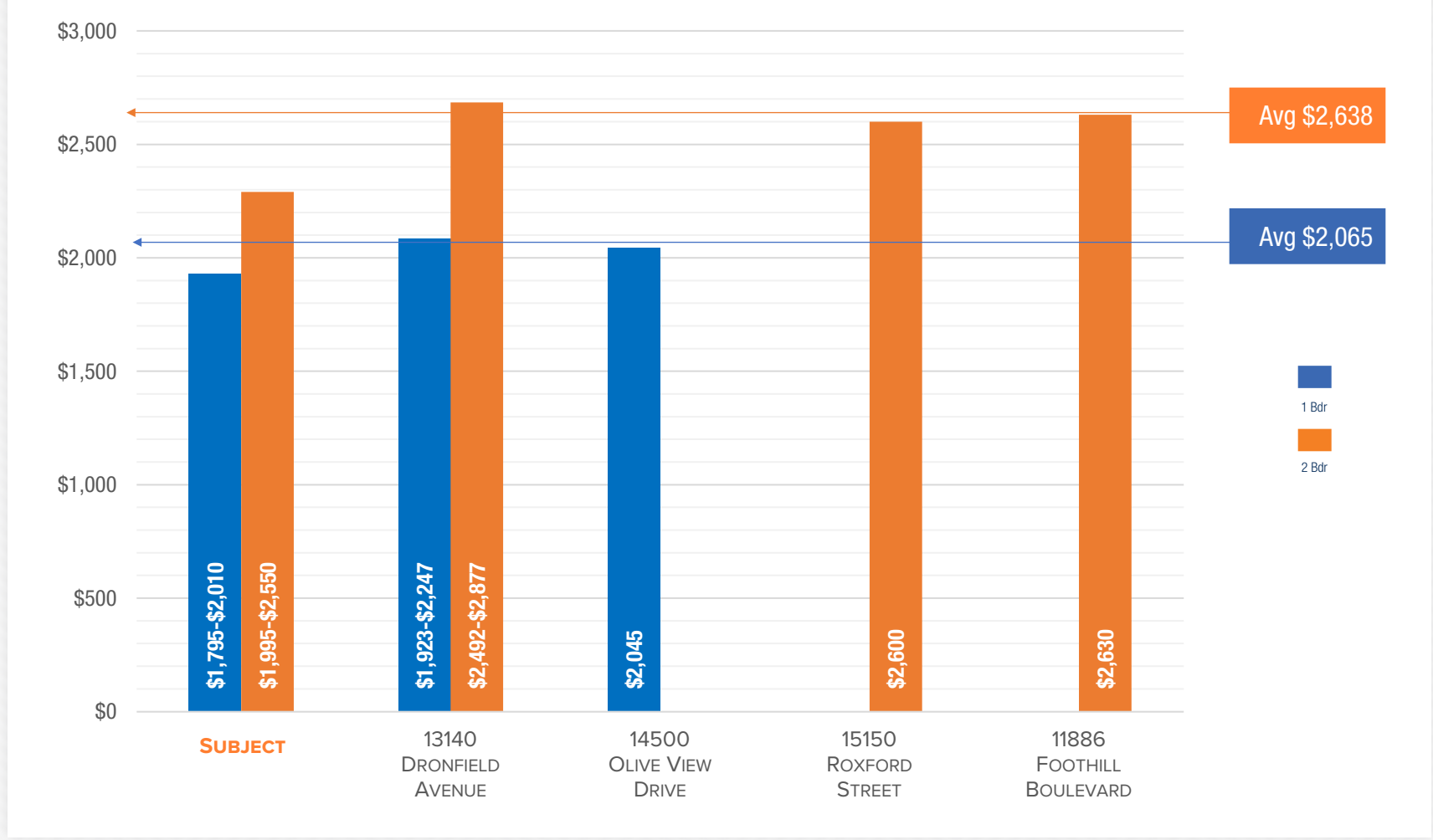
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RENT COMPARABLES MAP



- ★ FOOHILL VISTA
- 1) 13140 Dronfield Avenue
- 2) 14500 Olive View Drive
- 3) 15150 Roxford Street
- 4) 11886 Foothill Boulevard

AVERAGE RENTS - 1 & 2 BEDROOM UNITS





FOOTHILL VISTA
13266 Foothill Boulevard, Sylmar, CA 91342

Total No. of Units 28
 Year Built 1985

| Unit Type | SF | Rent | Rent/SF |
|--------------|-------|---------------|---------|
| 1 Bdr 1 Bath | 725 | \$1,795-1,990 | \$2.66 |
| 2 Bdr 2 Bath | 1,085 | \$1,940-2,499 | \$2.10 |



13140 Dronfield Avenue
Sylmar, CA 91342

Total No. of Units 135
 Year Built 2007

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|-----------------|---------|
| 1 Bdr 1 Bath | 683 | \$1,923-\$2,247 | \$3.05 |
| 2 Bdr 1 Bath | 957 | \$2,492-\$2,877 | \$2.81 |

Amenities
 Property features carpet flooring, black appliances, granite countertops, central air/heat, balconies, a swimming pool, a fitness center, and on-site laundry.



14500 Olive View Drive
Sylmar, CA 91342

Total No. of Units 98
 Year Built 1971

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------|---------|
| 1 Bdr 1 Bath | 716 | \$2,045 | \$2.86 |

Amenities
 Property features wood flooring, wall AC units, stainless steel appliances, quartz countertops, walk-in closets, balconies, a swimming pool, and on-site laundry.



15150 Roxford Street
Sylmar, CA 91342

Total No. of Units 33
 Year Built 2016

| Unit Type | SF | Rent | Rent/SF |
|--------------|-------|---------|---------|
| 2 Bdr 2 Bath | 1,012 | \$2,600 | \$2.57 |

Amenities
 Property features wood flooring, stainless steel appliances, central air/heat, balconies, recessed lighting, and on-site laundry.

4



**11886 Foothill Boulevard
Sylmar, CA 91342**

Total No. of Units 80
Year Built 1980

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------|---------|
| 2 Bdr 2 Bath | 810 | \$2,630 | \$3.25 |

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, a swimming pool, and on-site laundry.

RENT COMPARABLES SUMMARY

| | Address | No. of Units | Year Built / Renovated | Unit Type | Approximate Square Footage | Market Rents | Rent Per Square Foot |
|------------------------|--|--------------|------------------------|--------------------------------|----------------------------|------------------------------------|--------------------------|
| 1 | 13140 Dronfield Avenue Sylmar, CA 91342 | 135 | 2007 | 1 Bdr 1 Bath 2 Bdr 1 Bath | 683 957 | \$1,923-\$2,247 \$2,492-\$2,877 | \$3.05 \$2.81 |
| 2 | 14500 Olive View Drive Sylmar, CA 91342 | 98 | 1971 | 1 Bdr 1 Bath | 716 | \$2,045 | \$2.86 |
| 3 | 15150 Roxford Street Sylmar, CA 91342 | 33 | 2016 | 2 Bdr 2 Bath | 1,012 | \$2,600 | \$2.57 |
| 4 | 11886 Foothill Boulevard Sylmar, CA 91342 | 80 | 1980 | 2 Bdr 2 Bath | 810 | \$2,630 | \$3.25 |
| A V E R A G E S | | | | 1 Bedroom 2 Bedroom | 700 926 | \$2,065 \$2,638 | \$2.95 \$2.85 |
| ★ | FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342 | 28 | 1985 | 1 Bdr 1 Bath 2 Bdr 2 Bath | 725 1,085 | \$1,795-1,990 \$1,940-2,499 | \$2.66 \$2.10 |

FOOTHILL VISTA
13266 FOOTHILL BOULEVARD
SYLMAR, CA 91342

Exclusively Listed By:

BEN SAVOY

ASSOCIATE INVESTMENTS
NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1815 DIRECT
(818) 602-8850 MOBILE
BEN.SAVOY@MARCUSMILLICHAP.COM



RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

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