4447 OCEAN VIEW BLVD

MONTROSE, CA 91020

20 UNITS – FIRST TIME ON THE MARKET IN OVER 23 YEARS

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW

4447 Ocean View Boulevard is a well maintained **20 unit multifamily asset** located in the highly desirable Montrose submarket of Los Angeles. Built in **1963** and situated on a generous **31,478 SF lot**, the property offers an attractive blend of stability, scale, and rental upside in one of the most supply constrained pockets of the Crescenta Valley. The building totals 16,369 square feet and provides **26 on site parking spaces**, a rare amenity for the area.

The unit mix—**(11) one bedroom/one bath units and (9) two bedroom/one bath units**—caters to the strong demand from local renters seeking quality housing near top rated schools, walkable retail, and major employment corridors. Current rents remain meaningfully below market, with the rent roll showing an achievable **20% rental upside** based on the pro forma schedule included in the financials demonstrating a clear value add pathway supported by comparable market rents.

Positioned along the Ocean View Boulevard corridor, the property benefits from excellent accessibility to Montrose Shopping Park, the 210 and 2 freeways, and the broader Glendale–La Cañada employment basin. The immediate neighborhood is characterized by clean streets, mature landscaping, and a mix of single family homes and low density multifamily buildings—an environment that consistently attracts long term tenants and supports premium rent levels.

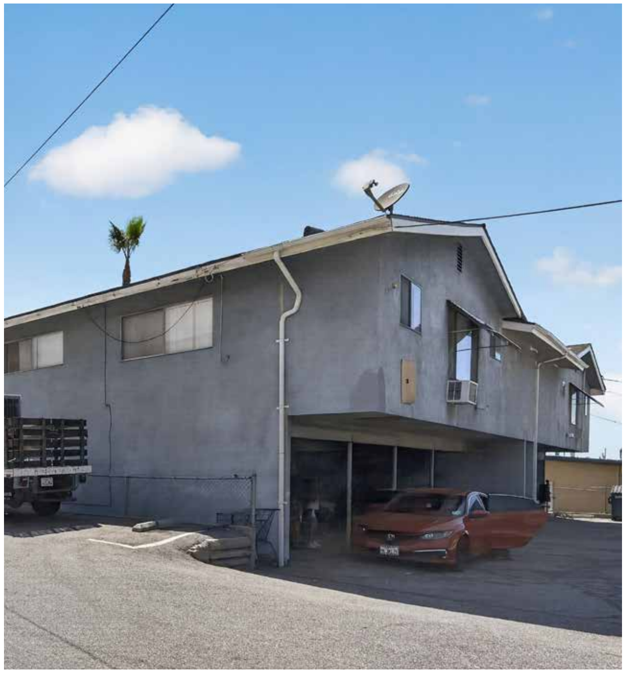
With its combination of scale, location, operational stability, and clear value add potential, 4447 Ocean View Boulevard represents a compelling opportunity for investors seeking durable cash flow and long term appreciation in one of Los Angeles' most coveted suburban communities.

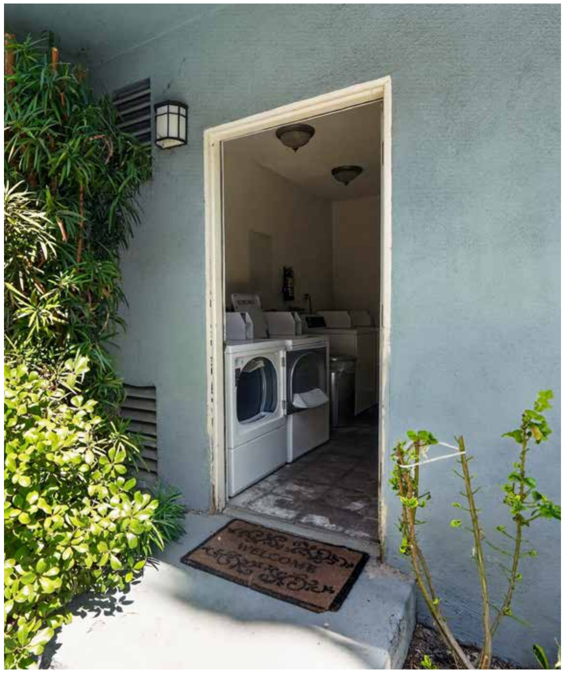
KEY METRICS & PROPERTY PHOTOS

KEY METRICS

Address:	4447 Ocean View Blvd, Montrose, CA 91020
APNs:	5810-009-033 & 5810-009-031
Land Area:	31,478
Building SF:	16,369
Years Built:	1963
# of Units:	20
Zoning:	LCR3YY
Utilities:	Individually metered for gas, electric & master metered for water/sewer.
Laundry:	Laundry room on-site
Parking:	20 tuck-under spaces, 6 surface spaces

EXTERIOR PHOTOS






LOCATION OVERVIEW

MONTROSE IS ONE OF THE MOST SOUGHT AFTER RESIDENTIAL POCKETS IN THE CRESCENTA VALLEY—an enclave known for its small town charm, walkable amenities, and exceptional public schools, all within minutes of major Los Angeles employment centers. Tucked between La Cañada Flintridge and Glendale, Montrose offers a rare blend of suburban tranquility and urban convenience that consistently attracts long term, high quality tenants.

At the heart of the community is the Montrose Shopping Park, a historic open air retail district lined with boutique shops, cafés, restaurants, and weekly farmers markets. This pedestrian friendly corridor serves as the neighborhood's social hub and reinforces the area's "village" feel—an amenity profile that is increasingly scarce in Los Angeles County. Residents enjoy the ability to walk to daily conveniences while remaining just minutes from the 210 and 2 freeways, providing seamless access to Glendale, Burbank's Media District, Pasadena, and Downtown Los Angeles.

Montrose is also widely recognized for its top tier public schools within the Glendale Unified School District. Local campuses—including Monte Vista Elementary, Rosemont Middle School, and Crescenta Valley High School—are consistently ranked among the strongest in the region, drawing families seeking academic stability and contributing to the area's long term renter demand. The neighborhood's well educated, higher income demographic base supports strong rent fundamentals and low turnover.

The community's tree lined streets, low density residential character, and proximity to outdoor recreation—including Deukmejian Wilderness Park and the Angeles National Forest—further enhance its appeal. Montrose offers a lifestyle that blends quiet residential living with immediate access to retail, dining, and employment, making it one of the most resilient and supply constrained multifamily submarkets in Los Angeles.

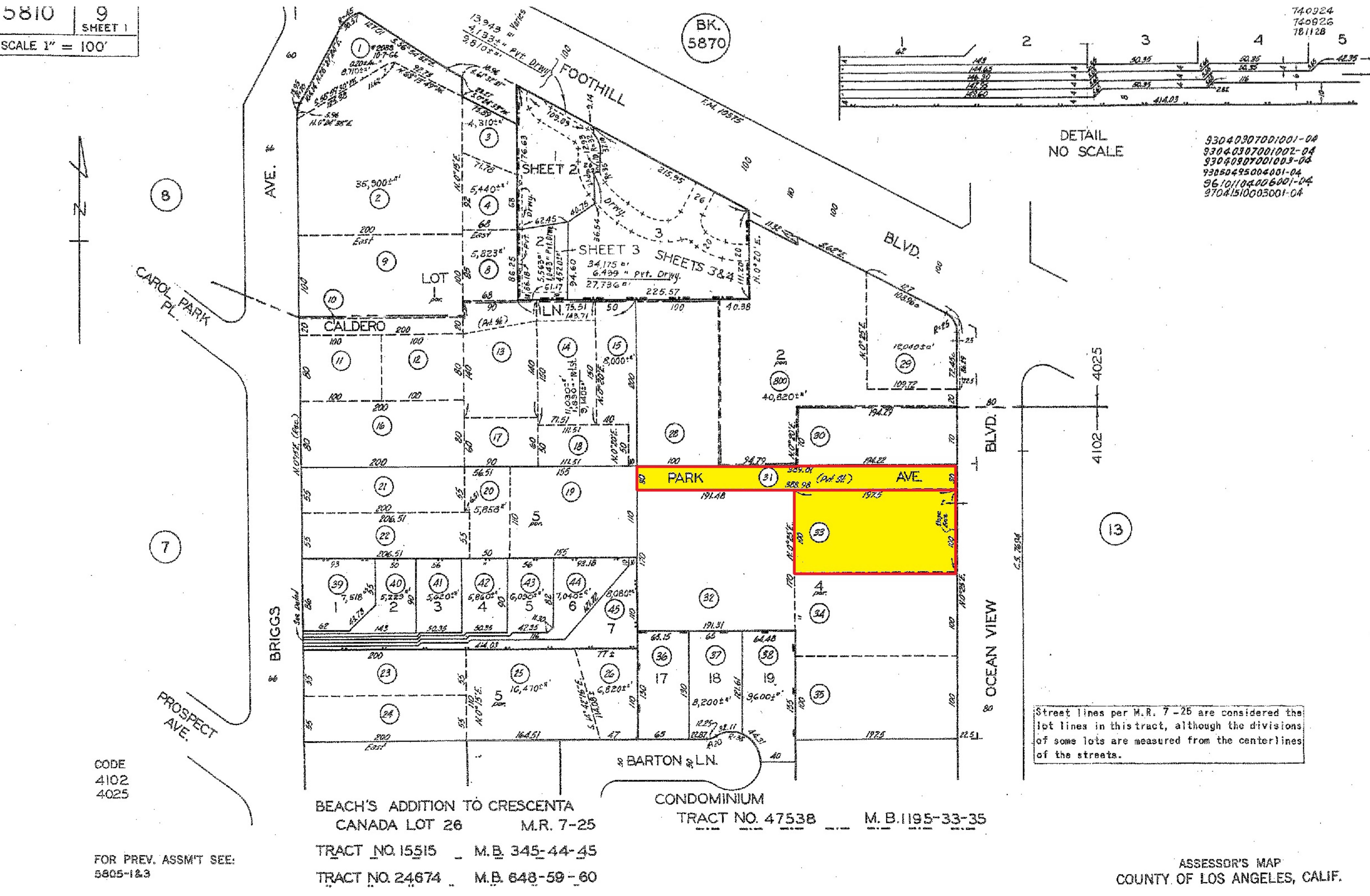
For investors, Montrose represents a high barrier to entry location with stable tenancy, strong schools, and enduring demand drivers—an ideal setting for long term multifamily performance.

AERIAL MAP

N
210
BRIAR ST
LA CAÑADA FLINTRIDGE
FOOTHILL BLVD
SITE
OCEAN VIEW BLVD

AERIAL MAP

PARCEL MAP


5810 | 9
SHEET 1
SCALE 1" = 100'
BK. 5870
FOOTHILL
BLVD.
DETAIL
NO SCALE
SHEET 2
SHEET 3
SHEETS 3&4
CALDERO
LN.
LOT
PARK
AVE.
CAROL PARK PL.
BRIGGS
AVE.
PROSPECT AVE.
OCEAN VIEW
BLVD.
BARTON LN.
4102
4025
Street lines per M.R. 7-25 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.
CODE
4102
4025
BEACH'S ADDITION TO CRESCENTA
CANADA LOT 26 M.R. 7-25
TRACT NO. 15515 M.B. 345-44-45
TRACT NO. 24674 M.B. 648-59-60
CONDOMINIUM
TRACT NO. 47538 M.B. 1195-33-35
FOR PREV. ASSM'T SEE:
5805-1&3
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PROPERTY HIGHLIGHTS

Prime Montrose Location: Situated in one of the Crescenta Valley's most desirable neighborhoods, offering a walkable small town environment with immediate access to Montrose Shopping Park, top rated schools, and major employment corridors.

Attractive Basis With Strong Metrics: Offered at $287,500 per unit and $351 per SF, positioning the asset competitively against recent Montrose sales while providing scale rarely available in this submarket.

Significant Rental Upside: Current rents remain materially below market, with a documented 20% rental upside supported by the pro forma rent roll and neighborhood comparables.

Stable Income With Value Add Potential: In place 5.41% cap rate with the ability to achieve 7.11% on stabilization, driven by turnover, light renovations, and operational optimization.

Desirable Unit Mix & On Site Parking: Well balanced mix of (11) 1+1 and (9) 2+1 units, all with dedicated parking (26 spaces), appealing to long term renters seeking convenience and quality housing.

First Time on the Market in over 23 Years - High Barrier to Entry Submarket: Montrose's limited multifamily supply, strong demographics, and consistently low vacancy create durable long term fundamentals and support rent growth and appreciation

SALE COMPARABLES

	ADDRESS	SALE DATE	SALE PRICE	BUILT	UNITS	UNIT MIX	BLDG. SF	LAND SF	PRICE/ UNIT	PRICE/ SF	GRM	CAP
	4439 Ocean View Blvd, Montrose 91020	7/31/26	$5,540,000	1962	20	(14) 1+1, (6) 2+1	16,338	19,700	$277,000	$339	10.88	5.61%
	4123 Ocean View Blvd, Montrose 91020	3/31/26	$1,685,000	1948	6	(6) 1+1	3,998	5,306	$280,833	$421	13.78	4.94%
	3822 Sunset Ave, Montrose 91020	1/22/26	$2,935,000	1961	9	(9) 2+1	8,138	13,216	$326,111	$361		
	2754 Montrose Ave, Montrose 91020	1/14/26	$2,975,000	1962	10	(4) 1+1, (6) 2+1	10,691	16,117	$297,500	$278	10.96	6.00%
	2463 Montrose Ave, Montrose 91020	8/18/25	$3,200,000	1962	8	(7) 2+1 (1) 1+1	11,205	9,244	$400,000	$286	16.79	4.87%
	Sales Comp Average:		$3,267,000	1959	11		10,074	12,717	$316,289	$337	13.10	5.36%
	Subject Property:		**$5,750,000**	**1963**	**20**	**(11) 1+1 (9) 2+1**	**16,369**	**31,478**	**$287,500**	**$351**	**11.47**	**5.41%**

SALE COMPARABLES MAP

SALES COMPS

#	
1	4439 Ocean View Blvd
2	4123 Ocean View Blvd
3	3822 Sunset Ave
4	2754 Montrose Ave
5	2463 Montrose Ave

RENT COMPARABLES

1+1 RENT COMPS

ADDRESS	CITY	BR	BATH	SQFT	LOT SZ	YEAR BUILT	RENT
2306 Mira Vista Ave, #16	Montrose	1	1	680	16,618	1964	$2,200
3123 Foothill Blvd #08	La Crescenta	1	1	650	42,735	1959	$2,000
3220 Altura Ave	La Crescenta	1	1	610	92,686	1977	$2,000
2306 Mira Vista Ave, #17	Montrose	1	1	680	16,618	1964	$2,250
4625 La Crescenta Ave, #A	La Crescenta	1	1	500	5,672	2025	$2,200
	Average:	**1**	**1**	**624**	**34,866**	**1977**	**$2,130**

2+1 RENT COMPS

ADDRESS	CITY	BEDS	BATH	SQFT	LOT SZ	YEAR BUILT	RENT
2520 Montrose Ave	Montrose	2	1	600	10,454	1947	$2,832
2512 Canada Blvd	Glendale	2	1	800	12,589	1948	$2,975
4439 Ocean View Blvd	Montrose	2	1	1,000	19,700	1962	$2,495
2255 Montrose Ave	Montrose	2	1	930	20,271	1964	$2,854
2310 Montrose Ave	Montrose	2	1	987	8,665	1939	$2,869
2700 Piedmont Ave	Montrose	2	1	743	10,454	2016	$2,990
	Average:	**2**	**1**	**843**	**13,689**	**1963**	**$2,836**

RENT COMPARABLES MAP

RENT COMPS

#	1 + 1 UNITS	
1	2306 Mira Vista Ave #16	Montrose
2	3123 Foothill Blvd #08	La Crescenta
3	3220 Altura Ave	La Crescenta
4	2306 Mira Vista Ave #17	Montrose
5	4625 La Crescenta Ave #A	La Crescenta

#	2 +1 UNITS	
6	2520 Montrose Ave	Montrose
7	2512 Canada Blvd	Glendale
8	4439 Ocean View Blvd	Montrose
9	2255 Montrose Ave	Montrose
10	2310 Montrose Ave	Montrose
11	2700 Piedmont Ave	Montrose

RENT ROLL

UNIT #	UNIT TYPE	LAST INCREASE	NOTES	ESTIMATED UNIT SF	CURRENT RENT	RENT/SF	MARKET RENT	RENT/SF
1	1+1	Vacant		775	$2,250	$2.90	$2,250	$2.90
2	1+1	02/01/2026		775	$2,087	$2.69	$2,250	$2.90
3	2+1	08/01/2026	Manager	675	$1,177	$1.74	$2,795	$4.14
4	2+1			675	$2,058	$3.05	$2,795	$4.14
5	2+1	08/01/2026	Section 8	675	$1,731	$2.56	$2,795	$4.14
6	2+1			775	$2,400	$3.10	$2,795	$3.61
7	1+1	08/01/2026		775	$2,160	$2.79	$2,250	$2.90
8	2+1	02/01/2025		775	$2,500	$3.23	$2,795	$3.61
9	2+1	08/01/2026		775	$2,171	$2.80	$2,795	$3.61
10	1+1	08/01/2026		675	$1,774	$2.63	$2,250	$3.33
11	2+1	Vacant		775	$2,795	$3.61	$2,795	$3.61
12	1+1	Vacant	Vacated 9/6/26	675	$2,000	$2.96	$2,250	$3.33
13	1+1	Vacant		675	$2,250	$3.33	$2,250	$3.33
14	1+1	Vacant		675	$2,250	$3.33	$2,250	$3.33
15	1+1	02/01/2026		675	$1,950	$3.33	$2,250	$3.33
16	1+1	08/01/2026		675	$1,649	$2.89	$2,250	$3.33
17	1+1	08/01/2026		675	$1,677	$2.44	$2,250	$3.33
18	2+1			775	$2,500	$2.16	$2,795	$3.61
19	1+1	08/01/2026		675	$1,936	$3.70	$2,250	$3.33
20	2+1	08/01/2026		775	$2,247	$2.50	$2,795	$3.61

# OF UNITS	UNIT TYPE	EST. UNIT SF	MONTHLY INCOME	PRO FORMA MONTHLY
9	2+1	775	$19,579	$25,155
11	1+1	675	$21,983	$24,750

TOTAL UNITS:		TOTAL MONTHLY	TOTAL MONTHLY PROFORMA
20		**$41,562**	**$49,905**
	Annual Scheduled Gross Income:	**$498,744**	**$598,860**
	Additional Income: Laundry	**$2,600**	**$2,800**
	Additional Income: Parking Space	**$0**	**$0**
	Total Yearly Scheduled Income:	**$501,344**	**$601,660**

**Square feet of units is estimated*

RENT ROLL | INCOME & EXPENSES

		ACTUAL		PRO FORMA
Units		20		
List Price		$5,750,000		
Down Payment	30%	$1,725,000		
Year Built		1963		
Parking:		20		
Building SF		16,369		
Lot Square Feet		31,478		
Price/Unit		$287,500		
Price/SF		$351		
Cap Rate		5.41%		7.11%
GRM		11.47		9.60
Land Cost/SF		$183		

ESTIMATED ANNUALIZED OPERATING DATA

		ACTUAL		PRO FORMA
Scheduled Gross Income		$498,744		$598,860
Additional Income		$2,600		$2,800
Less Vacancy	3.0%	$15,040	3.0%	$18,050
Gross Operating Income		$486,304		$583,610
Less Expenses	35%	$174,956	25%	$174,956
Net Operating Income		$311,348		$408,654
Less Loan Payments		$251,563		$251,563
Pre-Tax Cash Flow		$59,785		$157,092
Cash on Cash		3.47%		9.11%
Debt Coverage Ratio	1.24			
Rental Upside	20%			

INCOME & EXPENSE

Loan Amount	$4,025,000		
Terms	3-Year Fixed	Interest Only	6.25%

Loan information is subject to change.

RENT ROLL SUMMARY

			ACTUAL		PRO FORMA	
# OF UNITS	UNIT TYPE	SF	AVG RENT/ UNIT	TOTAL INCOME	AVG RENT/ UNIT	TOTAL INCOME
9	2+1	850	$2,175	$19,579	$2,795	$25,155
11	1+1	675	$1,998	$21,983	$2,250	$24,750
Monthly Scheduled Gross Income				**$41,562**		**$49,905**
Additional Income: Laundry				**$2,600**		**$2,800**
Total Yearly Scheduled Income				**$501,344**		**$601,660**

ESTIMATED ANNUALIZED EXPENSES

Taxes:	1.09%	$62,491
Insurance:		$22,017
On-Site Management:		$14,124
Off-Site Management:		$19,452
Landscape:		$1,440
Natural Gas:		$4,590
Water/Sewer:		$27,196
Electric:		$1,305
Rubbish Removal:		$2,285
Maintenance & Repairs:		$13,000
Miscellaneous & Reserves:		$4,000
Rent Registration:		$1,800
Pest Control:		$1,256
Total Expenses:	**35%**	**$174,956**
Per SF		$10.69
Per Unit		$8,748


PASADENA
LA CAÑADA
FLINTRIDGE
GLENDALE
2
210
MONTROSE AVE
SITE
OCEAN VIEW BLVD
OCEAN VIEW BLVD
FOOTHILL BLVD
BRIGGS AVE
N
N

PROPERTY PHOTO

PROPERTY PHOTO

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