

19 UNIT APARTMENT PORTFOLIO | EXCEPTIONAL GLENDALE LOCATION

5 STRUCTURES ON 3 CONTIGUOUS PARCELS | SIGNIFICANT UPSIDE POTENTIAL

EXCELLENT BELOW MARKET ASSUMABLE LOAN @3.64%



1638-1640 LAKE ST & 431 WINCHESTER AVE

GLENDALE, CA 91201

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Marcus & Millichap

THE JEFF LOUKS GROUP

The background of the slide is a wide-angle, aerial photograph of a city at sunset. The city is densely packed with buildings of various heights, including several skyscrapers. In the foreground, there are more modern, glass-enclosed office buildings. The middle ground shows a mix of residential and commercial areas with more trees and smaller buildings. The background features a range of hills or mountains under a sky with warm, golden-hour lighting.

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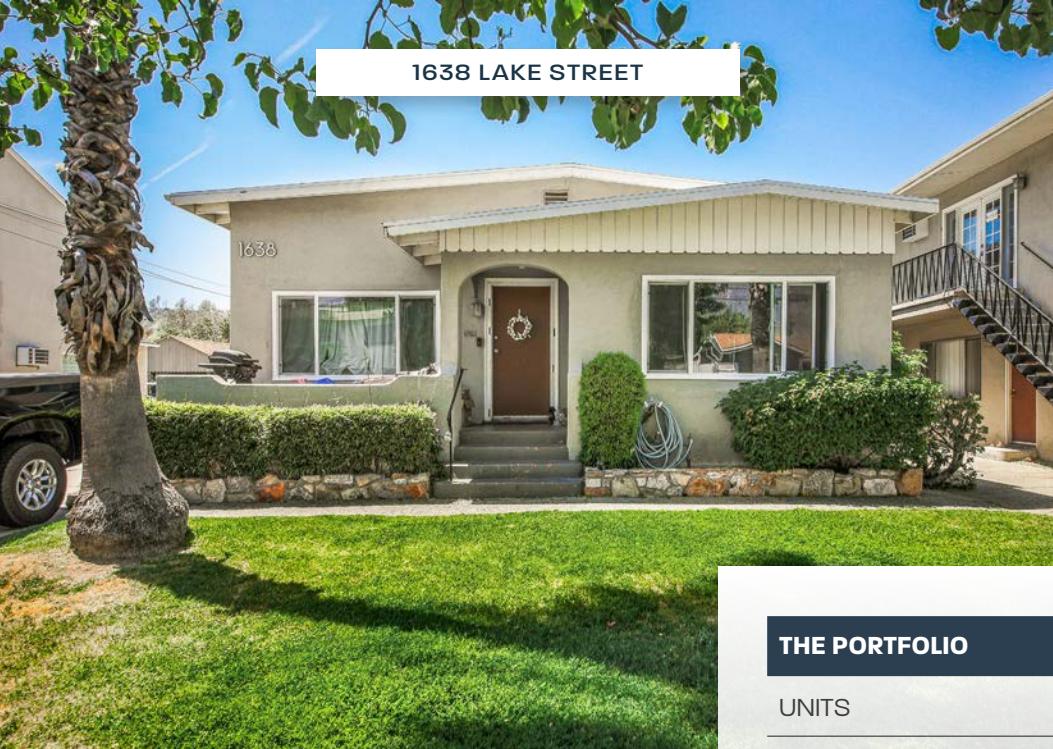
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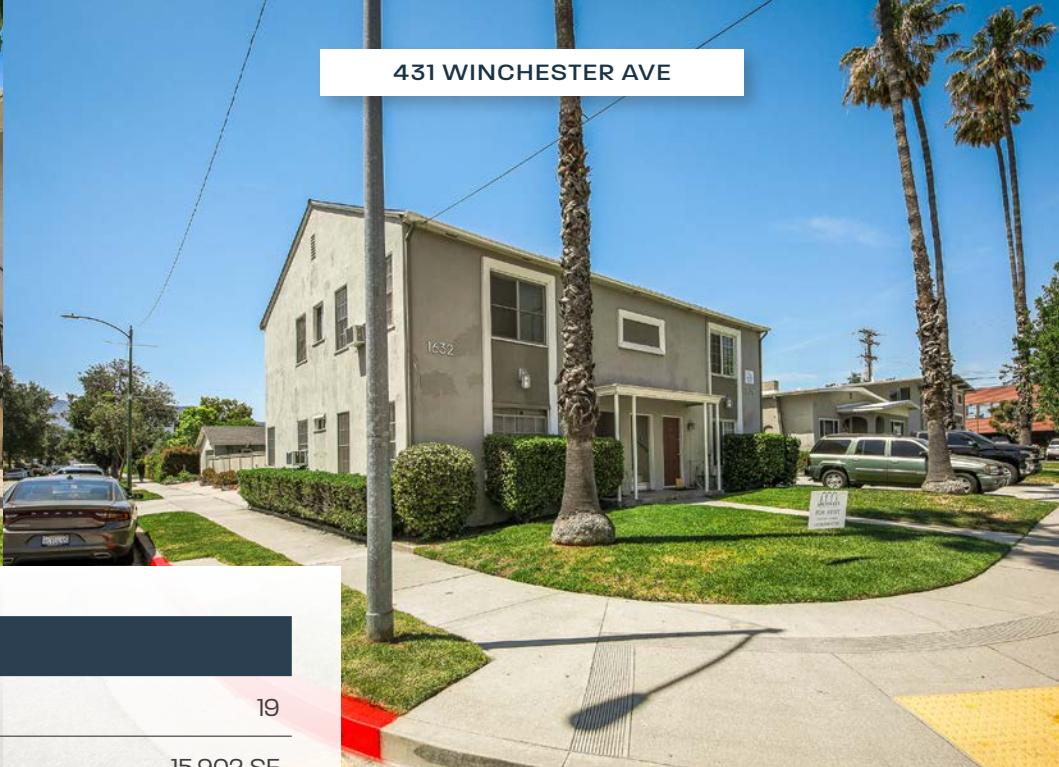
SECTION 1

EXECUTIVE SUMMARY

1638 LAKE STREET



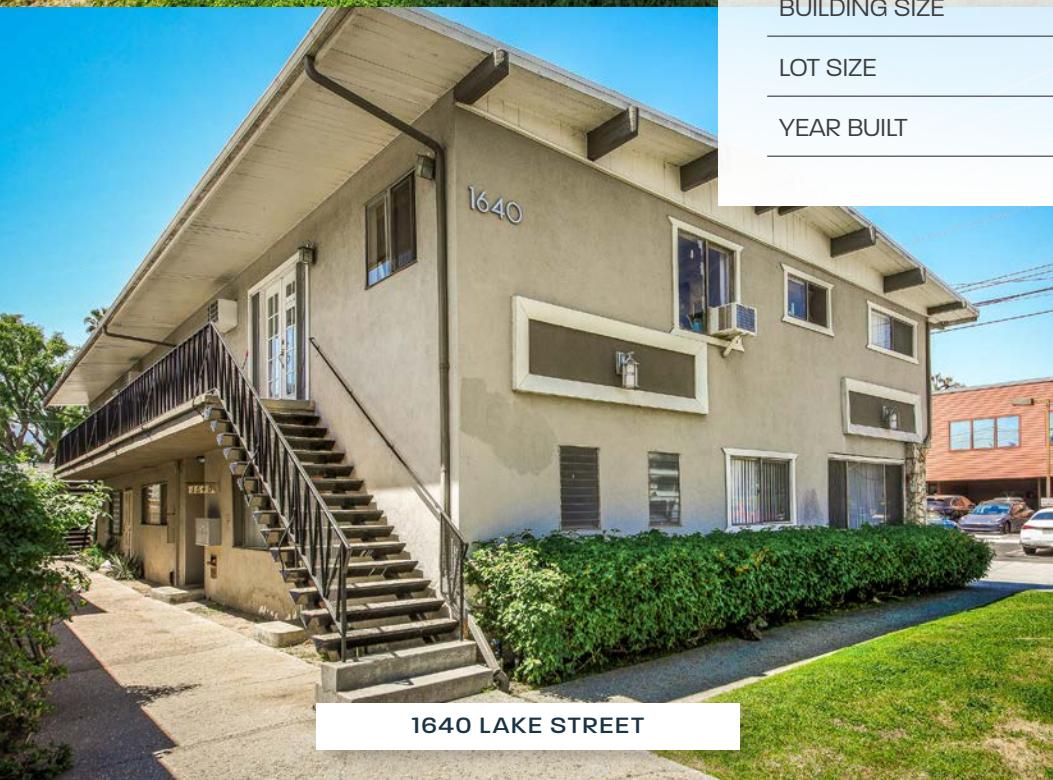
431 WINCHESTER AVE



THE PORTFOLIO

UNITS	19
BUILDING SIZE	15,902 SF
LOT SIZE	23,312 SF
YEAR BUILT	1926-1953

1640 LAKE STREET



431 WINCHESTER AVENUE





BURBANK TOWN CENTER



the Habit
BURGER GRILL



STARBUCKS



CVS



TRADER JOE'S

Smart & Final
extra!

WALGREENS



WESTERN AVE

LAKE STREET

WINCHESTER AVE

EXECUTIVE SUMMARY

The Jeff Louks Group is pleased to present this exceptional portfolio offering of 1638 Lake Street, 1640 Lake Street and 431 Winchester Avenue in the highly desirable Glendale market. This offering is a rare opportunity to acquire three contiguous multifamily properties totaling 19 units in this leading submarket.

The portfolio comprises a diverse unit mix of 1) 3bed/1.5bath, 8) 2bed/1bath, 9) 1bed/1bath, and 1) Studio, catering to a wide range of tenant preferences. The properties, built in 1926 (1638 Lake St., 7 units), 1946 (431 Winchester Ave., 5 units), and 1953 (1640 Lake St., 7 units), feature a blend of vintage charm and mid-century appeal, with well-maintained structures that offer significant value-add potential.

Investors can capitalize on Glendale's strong rental demand, driven by its proximity to major employment hubs in Los Angeles, Burbank, and Pasadena, as well as its vibrant local amenities. The portfolio's contiguous layout enhances operational efficiencies, while the diverse unit configurations provide flexibility for rent optimization.

- ✓ Excellent Below Market Assumable Loan @ 3.64%
- ✓ Large Corner Lot
- ✓ Charming Property in a Residential Pocket of Glendale
- ✓ Comprised of 5 Structures on 3 Contiguous Parcels
- ✓ Excellent Assumable Loan
- ✓ Highly Desirable Rental Market
- ✓ Across the Street from Benjamin Franklin Elementary
- ✓ 80 Walk Score - Very Walkable





1638 LAKE ST

GLENDALE, CA 91201





1640 LAKE ST

GLENDALE, CA 91201





431 WINCHESTER AVE

GLENDALE, CA 91201





HERBERT HOOVER HIGH SCHOOL

GLENDALE

JOHN FERRARO ATHLETIC FIELDS



GRIFFITH MANOR PARK



BENJAMIN FRANKLIN ELEMENTARY

LAKE STREET

WINCHESTER AVE



SECTION 2

FINANCIAL ANALYSIS

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	CURRENT		ESTIMATED MARKET	
		Avg Rent/Unit	Monthly Income	Avg Rent/Unit	Monthly Income
1	3+1.5	\$2,845	\$2,845	\$3,000	\$3,000
8	2+1	\$2,246	\$17,969	\$2,400	\$19,200
9	1+1	\$1,896	\$17,065	\$1,900	\$17,100
1	Studio	\$1,550	\$1,550	\$1,700	\$1,700
TOTAL SCHEDULED RENT		\$39,429		\$41,000	
LAUNDRY		\$228		\$228	
PET RENT		\$196		\$196	
MONTHLY SCHEDULED GROSS INCOME		\$39,853		\$41,424	
ANNUALIZED SCHEDULED GROSS INCOME		\$478,235		\$497,087	

Utilities Paid by Tenant for a Majority of the Units (See Listing Agent for Specific Details) : Gas & Electricity*



1638-1640 LAKE ST & 431 WINCHESTER AVE
RENT ROLL SUMMARY

NO.	TYPE	ACTUAL RENT
431	2+1	\$2,185
1632	1+1	\$1,925
1632.5	1+1	\$1,870
1634	1+1	\$1,995
1634.5	1+1	\$1,925
1638 (Vacant)	2+1	\$2,500
1638-A	2+1	\$2,279
1638-B	1+1	\$1,850
1638-C	1+1	\$1,945
1638-D	2+1	\$2,185
1638-E	1+1	\$1,900
1638-F	2+1	\$2,235
1640	3+1.5	\$2,845
1640-A	2+1	\$2,175
1640-B	2+1	\$2,235
1640-C	2+1	\$2,175
1640-D	1+1	\$1,795
1640-E	1+1	\$1,860
1640-F (Vacant)	Studio	\$1,550
TOTAL		\$39,429

PRICING ANALYSIS

SUMMARY

PRICE	\$4,725,000
DOWN PAYMENT - 36%	\$1,700,000
NUMBER OF UNITS	19
PRICE PER UNIT	\$248,684
CURRENT GRM	9.88
PRO FORMA GRM	9.51
APPROX. CURRENT CAP	6.10%
PRO FORMA CAP	6.35%
YEAR BUILT / AGE	1926-1953
LOT SF	23,312
GROSS SF	15,902
PRICE PER GROSS SF	\$297.13

ASSUMABLE FINANCING

APPROX. LOAN AMOUNT	\$3,025,000
LENDER	JP Morgan Chase
TERMS	Principal & Interest Payments
INTEREST RATE	3.64%
FIXED RATE	Until 05/01/2027
MATURES	05/01/2050

ESTIMATED ANNUALIZED OPERATING DATA

	CURRENT	PRO FORMA
SCHEDULED GROSS INCOME	\$478,235	\$497,087
VACANCY RATE RESERVE	3% \$14,347	3% \$14,913
GROSS OPERATING INCOME	\$463,888	\$482,174
ESTIMATED EXPENSES	37% \$175,592	37% \$182,087
ESTIMATED NET OPERATING INCOME	\$288,296	\$300,087
LOAN PAYMENTS	\$184,345	\$184,345
PRE TAX CASH FLOWS	6.11% \$103,952	6.81% \$115,742
PRINCIPAL REDUCTION	\$74,235	\$74,235
ESTIMATED TOTAL RETURN BEFORE TAXES	10.48% \$178,186	11.18% \$189,977

ESTIMATED ANNUALIZED EXPENSES

	CURRENT	PRO FORMA
PROPERTY TAXES (1.147219%)	\$59,655	\$59,655
INSURANCE	\$13,360	\$13,360
UTILITIES	\$14,788	\$14,788
MAIN. & REPAIRS	\$23,912	\$24,854
OFF-SITE MANAGEMENT (4%)	\$18,556	\$24,109
ON-SITE MANAGER	\$22,755	\$22,755
LANDSCAPING	\$2,730	\$2,730
RUBBISH	\$9,851	\$9,851
POOL	\$5,235	\$5,235
MISC & RESERVES	\$4,750	\$4,750
ESTIMATED TOTAL EXPENSES	\$175,592	\$182,087
EXPENSES/SF	\$11.04	\$11.45
EXPENSES/UNIT	\$9,242	\$9,584



SECTION 3

MARKET COMPARABLES

SALES COMPARABLES

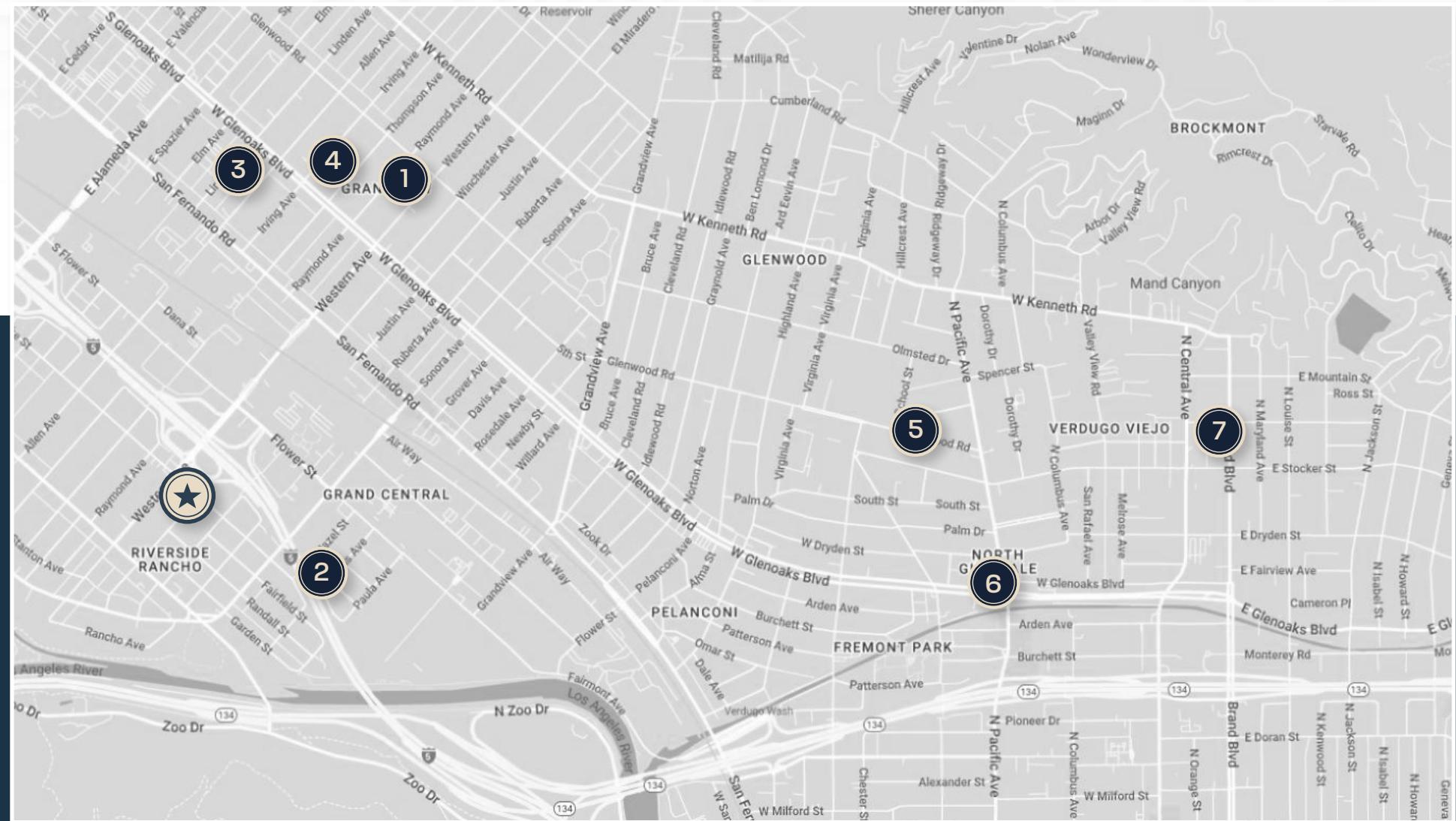
#	ADDRESS	PRICE	BUILDING SF	PRICE/SF	PRICE/UNIT	CAP	GRM	UNITS	BUILT	UNIT MIX	SALE DATE
1	1164 Raymond Ave Glendale, CA 91201	\$2,100,000	5,156	\$407.29	\$420,000			5	1964	(5) 1+1	3/18/2025
2	1415 Cosmic Way Glendale, CA 91201	\$1,924,000	5,523	\$348.36	\$320,667	3.80%		6	1962	(5) 2+2 (1) 1+1	12/2/2024
3	1052 Linden Ave Glendale, CA 91201	\$1,650,000	4,072	\$405.21	\$330,000	5.18%		5	1923	(4) 1+1 (1) 3+2	10/30/2024
4	1128 Irving Ave Glendale, CA 91201	\$1,825,000	2,902	\$628.88	\$365,000	5.16%	13.55	5	1925	(4) 1+1 (1) 2+2	9/30/2024
5	559 Glenwood Rd Glendale, CA 91202	\$2,300,000	6,642	\$346.28	\$328,571	3.56%	16.75	7	1952	(6) 2+2 (1) Studio	6/25/2024
6	653 W Glenoaks Blvd Glendale, CA 91202	\$2,020,000	4,412	\$457.84	\$336,667	3.81%	16.04	6	1940	(2) 2+2 (3) 1+1 (1) Studio	8/27/2024
7	1235 N Brand Blvd Glendale, CA 91202	\$3,800,000	8,212	\$462.74	\$316,667	3.87%	15.38	12	1953	(10) 1+1 (2) 2+2	10/25/2024
AVERAGE				\$436.66	\$345,367	4.23%	15.43				
S	1638-1640 Lake St & 431 Winchester Ave Glendale, CA 91202	\$4,725,000	15,902	\$297.13	\$248,684	6.10%	9.88	19	1926- 1953	(1) 3+1.5 (8) 2+1 (9) 1+1 (1) Studio	

SALES COMPARABLES

SUBJECT PROPERTY

- 1 1164 Raymond Ave
- 2 1415 Cosmic Way
- 3 1052 Linden Ave

- 4 1128 Irving Ave
- 5 559 Glenwood Rd
- 6 653 W Glenoaks Blvd
- 7 1235 N Brand Blvd



1638-1640 LAKE ST & 431 WINCHESTER AVE
SALES COMPARABLES

1



1164 RAYMOND AVE

GLENDALE, CA 91201

PRICE	\$2,100,000
BUILDING SF	5,156
PRICE/SF	\$407.29
PRICE/UNIT	\$420,000
CAP RATE	
GRM	
# UNITS	5
YEAR BUILT	1964
SALE DATE	3/18/2025
UNIT MIX	(5) 1+1

2



1415 COSMIC WAY

GLENDALE, CA 91201

PRICE	\$1,924,000
BUILDING SF	5,523
PRICE/SF	\$348.36
PRICE/UNIT	\$320,667
CAP RATE	3.80%
GRM	
# UNITS	6
YEAR BUILT	1962
SALE DATE	12/2/2024
UNIT MIX	(5) 2+2 (1) 1+1

1638-1640 LAKE ST & 431 WINCHESTER AVE
SALES COMPARABLES

3



1052 LINDEN AVE

GLENDALE, CA 91201

PRICE	\$1,650,000
BUILDING SF	4,072
PRICE/SF	\$405.21
PRICE/UNIT	\$330,000
CAP RATE	5.18%
GRM	
# UNITS	5
YEAR BUILT	1923
SALE DATE	10/30/2024
UNIT MIX	(4) 1+1 (1) 3+2

4



1128 IRVING AVE

GLENDALE, CA 91201

PRICE	\$1,825,000
BUILDING SF	2,902
PRICE/SF	\$628.88
PRICE/UNIT	\$365,000
CAP RATE	5.16%
GRM	13.55
# UNITS	5
YEAR BUILT	1925
SALE DATE	9/30/2024
UNIT MIX	(4) 1+1 (1) 2+2

1638-1640 LAKE ST & 431 WINCHESTER AVE
SALES COMPARABLES

5



559 GLENWOOD RD

GLENDALE, CA 91202

PRICE	\$2,300,000
BUILDING SF	6,642
PRICE/SF	\$346.28
PRICE/UNIT	\$328,571
CAP RATE	3.56%
GRM	16.75
# UNITS	7
YEAR BUILT	1952
SALE DATE	6/25/2024
UNIT MIX	(6) 2+2 (1) Studio

6



653 W GLENOAKS BLVD

GLENDALE, CA 91202

PRICE	\$2,020,000
BUILDING SF	4,412
PRICE/SF	\$457.84
PRICE/UNIT	\$336,667
CAP RATE	3.81%
GRM	16.04
# UNITS	6
YEAR BUILT	1940
SALE DATE	8/27/2024
UNIT MIX	(2) 2+2 (3) 1+1 (1) Studio

1638-1640 LAKE ST & 431 WINCHESTER AVE
SALES COMPARABLES

7



1235 N BRAND BLVD

GLENDALE, CA 91202

PRICE	\$3,800,000
BUILDING SF	8,212
PRICE/SF	\$462.74
PRICE/UNIT	\$316,667
CAP RATE	3.87%
GRM	15.38
# UNITS	12
YEAR BUILT	1953
SALE DATE	10/25/2024
UNIT MIX	(10) 1+1 (2) 2+2



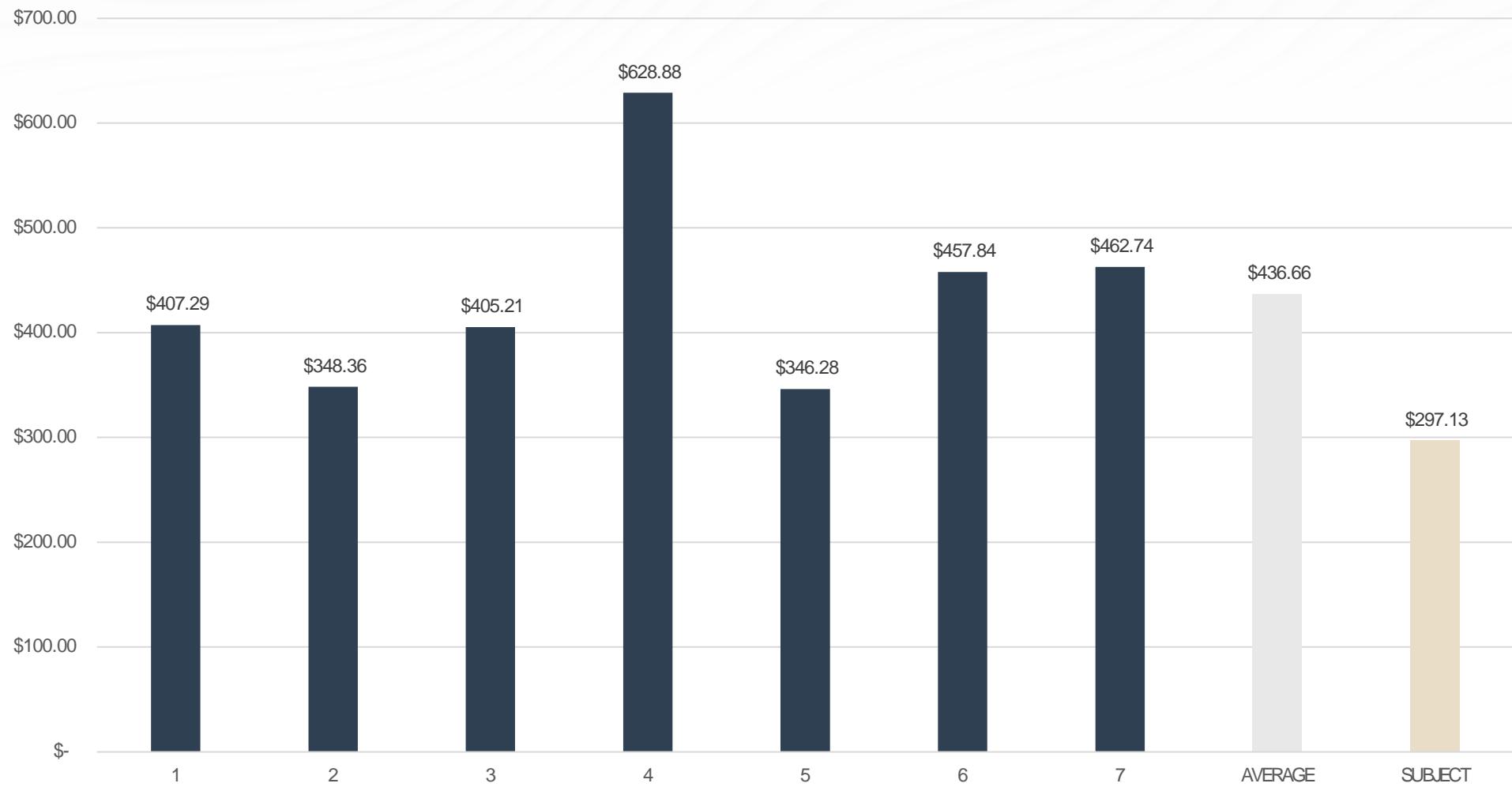
1638-1640 LAKE ST & 431 WINCHESTER AVE

GLENDALE, CA 91201

PRICE	\$4,725,000
BUILDING SF	15,902
PRICE/SF	\$297.13
PRICE/UNIT	\$248,684
CAP RATE	6.10%
GRM	9.88
# UNITS	19
YEAR BUILT	1926-1953
UNIT MIX	(1) 3+1.5 (8) 2+1 (9) 1+1 (1) Studio

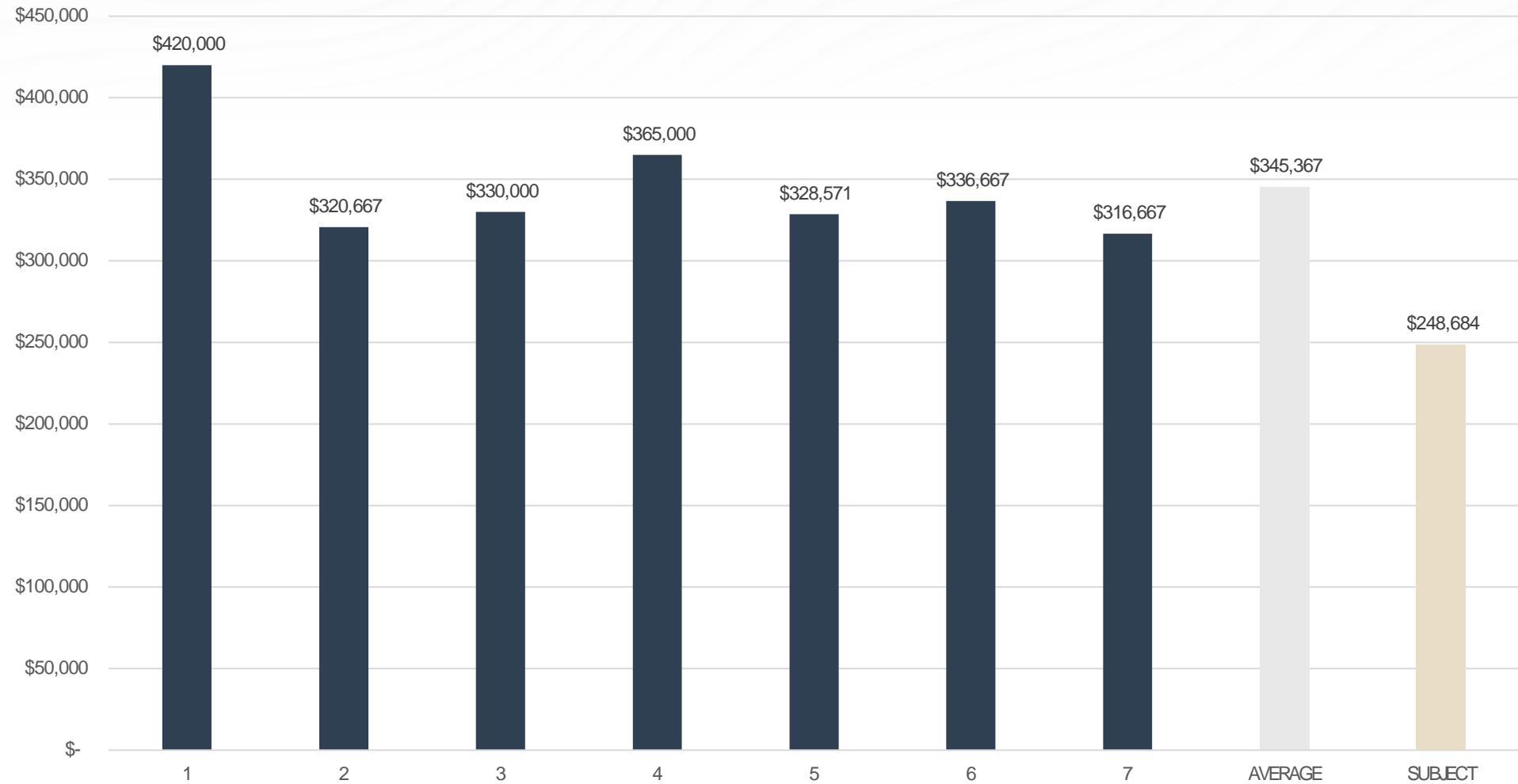
SALES COMPARABLES

PRICE PER UNIT



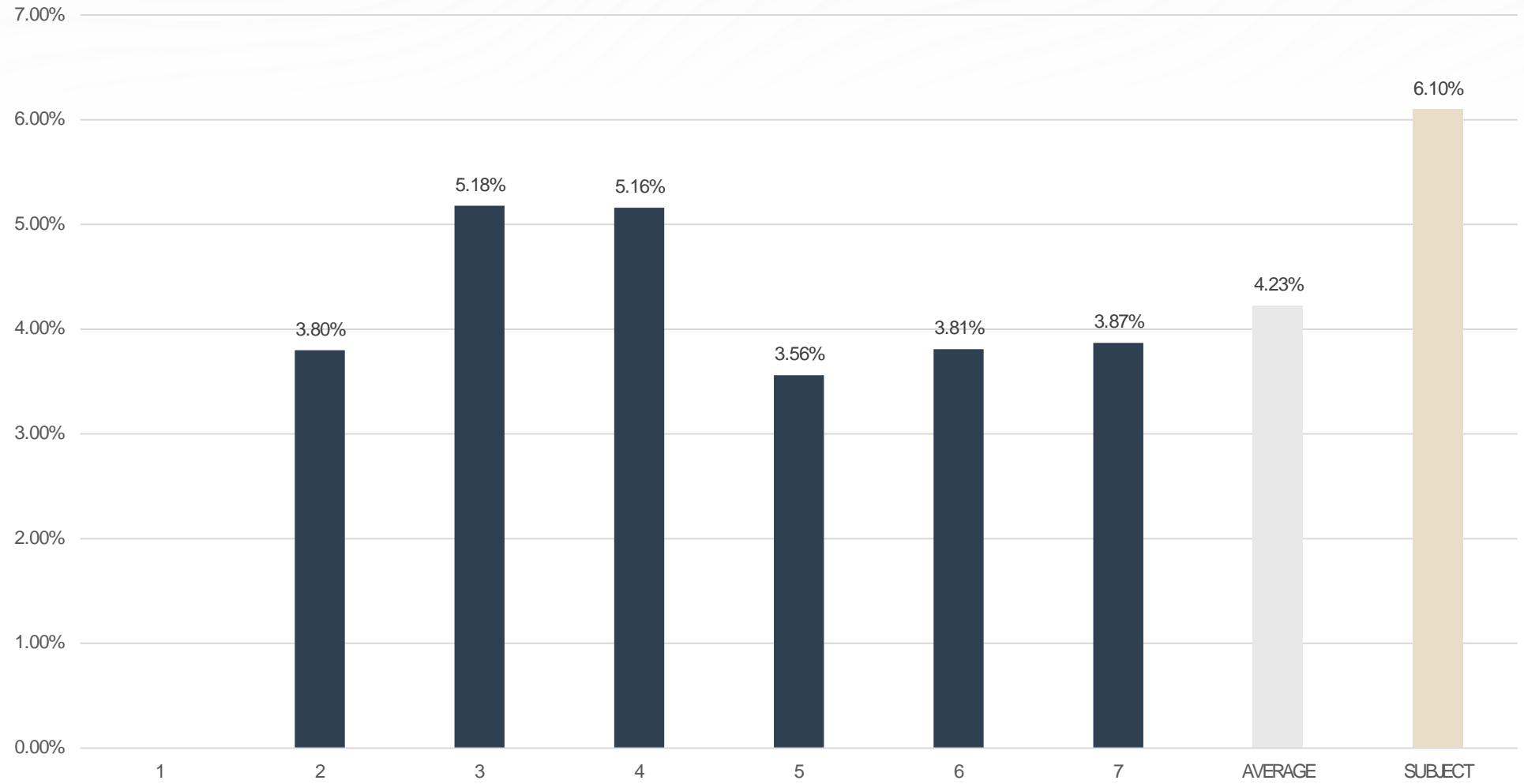
SALES COMPARABLES

PRICE PER SF



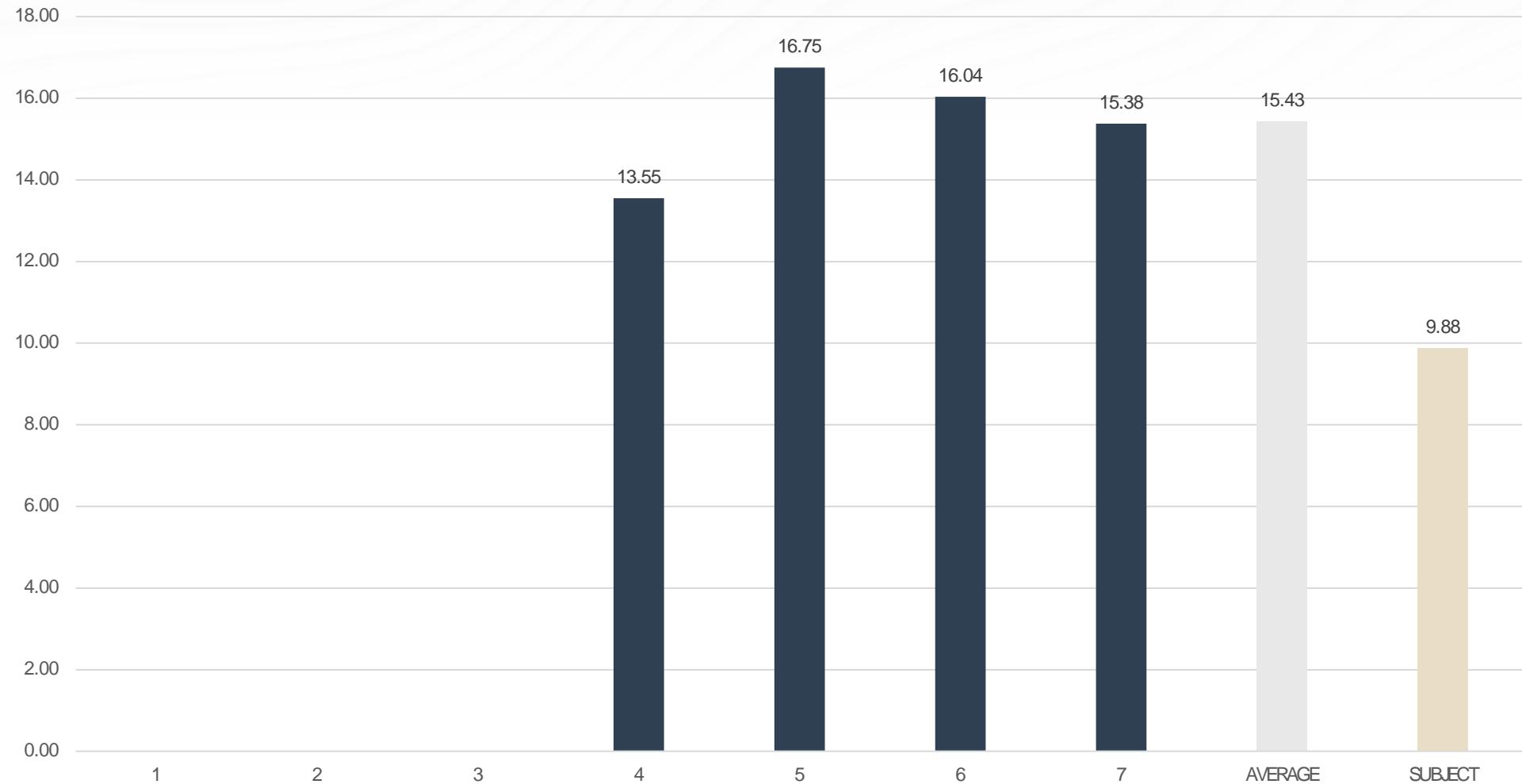
SALES COMPARABLES

CAP RATE



SALES COMPARABLES

G R M





1638-1640 LAKE ST & 431 WINCHESTER AVE

1638-1640 LAKE ST & 431 WINCHESTER AVE
RENT COMPARABLES

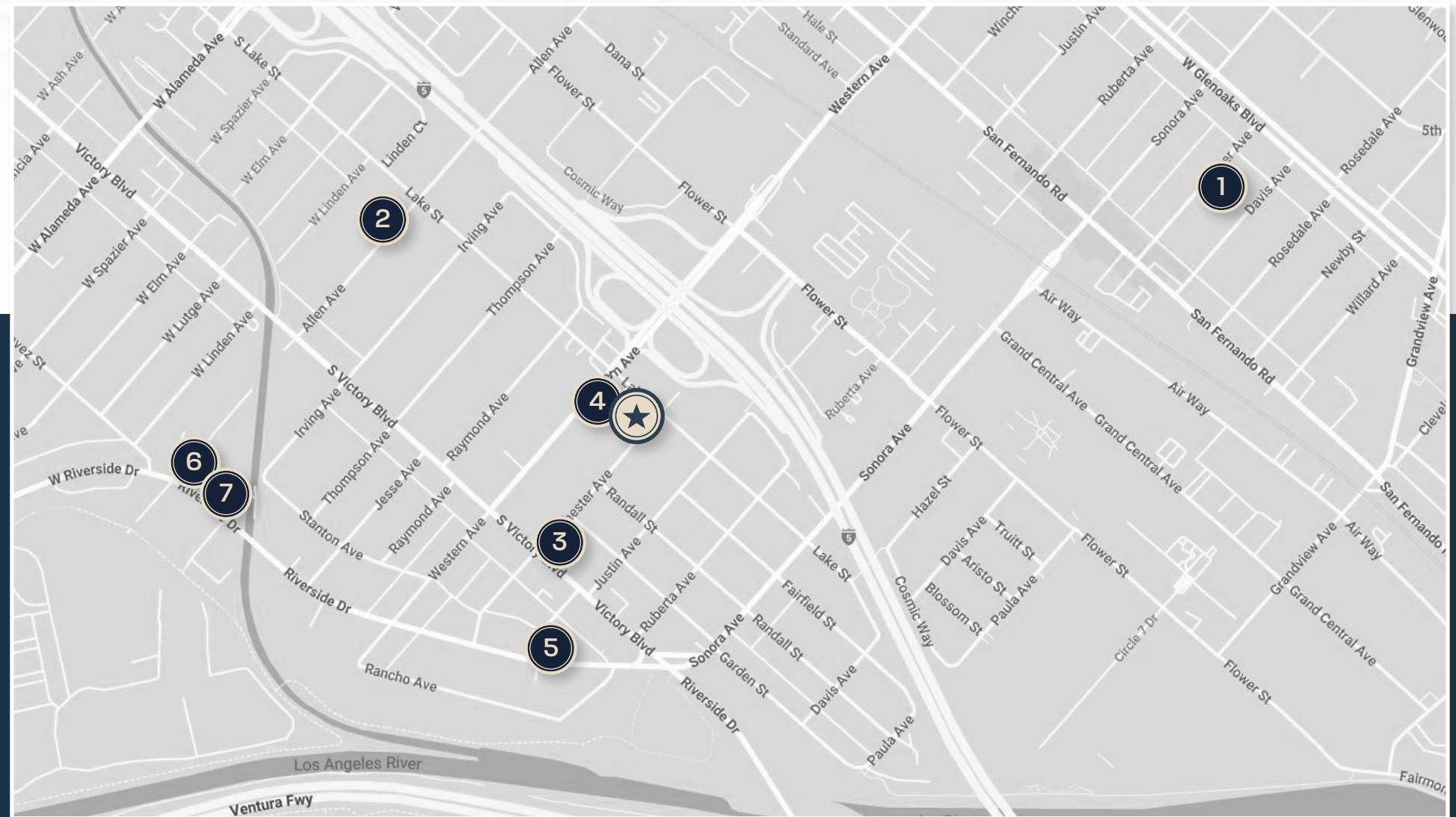
#	ADDRESS	3 BEDROOM		2 BEDROOM		1 BEDROOM		STUDIO	
		TYPE	RENT	TYPE	RENT	TYPE	RENT	TYPE	RENT
1	1046 Grover Ave Glendale, CA 91201	3+2	\$3,295						
2	425 Allen Ave Glendale, CA 91201			2+1	\$2,700				
3	1623 Victory Blvd Glendale, CA 91201			2+1	\$2,695				
4	426 Western Ave Glendale, CA 91201					1+1	\$2,150		
5	1555 Riverside Dr Glendale, CA 91201					1+1	\$2,150		
6	1851 Riverside Dr Glendale, CA 91201							Studio	\$1,775
7	1841 Riverside Dr Glendale, CA 91201							Studio	\$1,700
AVERAGE			\$3,295		\$2,698		\$2,150		\$1,777
S	1638-1640 Lake St & 431 Winchester Ave Glendale, CA 91202	3+1.5 Market	\$2,845 \$3,000	2+1 Market	\$2,246 \$2,400	1+1 Market	\$1,896 \$1,900	Studio Market	\$1,550 \$1,700

RENT COMPARABLES

★ SUBJECT PROPERTY

- 1 1164 Raymond Ave
- 2 1415 Cosmic Way
- 3 1052 Linden Ave

- 4 1128 Irving Ave
- 5 559 Glenwood Rd
- 6 653 W Glenoaks Blvd
- 7 1235 N Brand Blvd





SECTION 4

MARKET OVERVIEW



Glendale

CALIFORNIA

Glendale is home to two of the most iconic shopping destinations in the region: The Americana at Brand and the Glendale Galleria. Together, these adjacent centers attract millions of annual visitors and feature an elite mix of national retailers, luxury brands, trendy boutiques, and chef-driven restaurants. The surrounding retail corridors—including Brand Boulevard, Central Avenue, and San Fernando Road—are lined with specialty stores, fitness concepts, personal services, and coffee shops, creating a dynamic pedestrian-friendly retail experience.

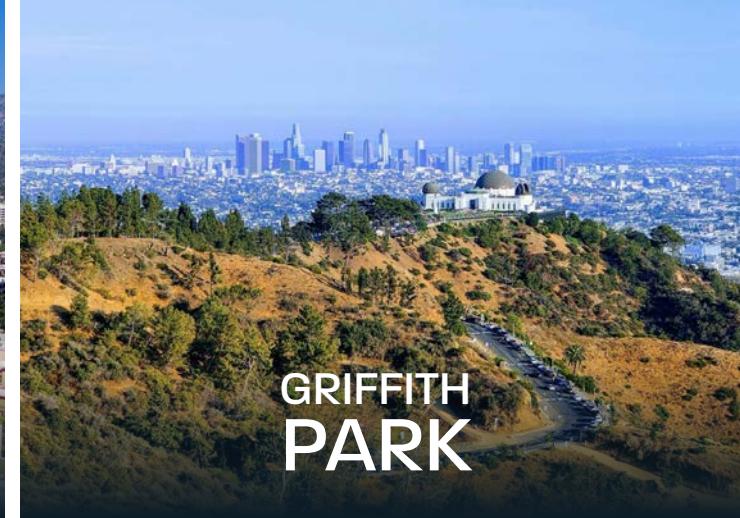
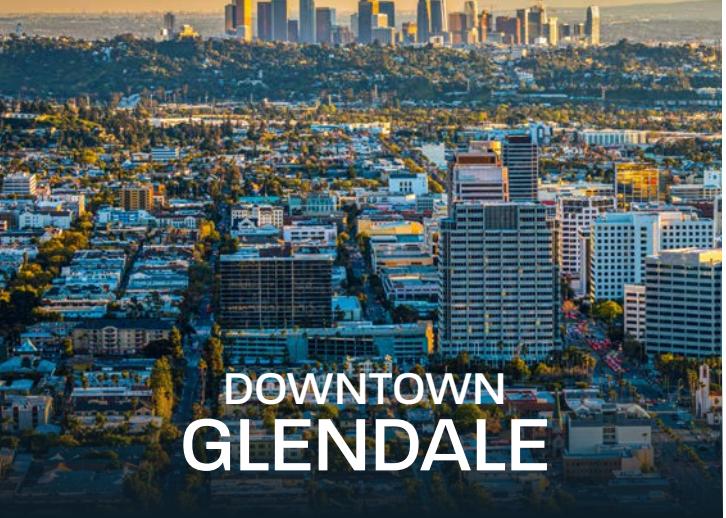
The area's strong daytime and evening foot traffic, along with its growing population of young professionals and families, makes it a prime submarket for retail investment, small business growth, and future mixed-use development.

From its prime location, Glendale offers exceptional connectivity to some of Los Angeles' most influential and economically powerful neighborhoods:

- Burbank (5 miles): A global media and production hub anchored by Warner Bros., Disney, and NBCUniversal.
- Downtown Los Angeles (10 miles): The region's financial and cultural core, with ongoing revitalization and development.
- Pasadena (9 miles): A high-income market with strong educational, tech, and healthcare industries.
- Silver Lake, Atwater Village, and Echo Park (6–8 miles): Highly desirable eastside neighborhoods known for their creative communities and trend-setting culture.
- Hollywood and West Hollywood (10–12 miles): Major tourist, entertainment, and nightlife districts within easy driving distance.

Whether by car or public transit, Glendale offers unmatched regional accessibility, with direct links via I-5, SR-134, I-210, and nearby Metrolink and Metro bus connections.

The surrounding 91201 submarket offers a unique blend of urban convenience and suburban livability, drawing a wide range of tenants—from entertainment industry professionals to growing families seeking strong schools and a safe, walkable community. Residents benefit from close proximity to Brand Park, Griffith Park, and an array of neighborhood-serving amenities.



CLOSE PROXIMITY
GLENDALE
CALIFORNIA



METROLINK

VENTURA COUNTY LINE



2.30 MILES
TO BURBANK
DOWNTOWN STATION





MEDIA CAPITAL OF THE WORLD

Burbank, California is widely celebrated as the “Media Capital of the World,” a reputation earned through its deep roots in the film, television, and animation industries. Nestled just northeast of Hollywood, Burbank has evolved into a global epicenter for entertainment, where storytelling meets technology, and creative vision comes to life on screens both big and small. Its unique blend of world-class studio facilities, seasoned talent, and industry infrastructure makes it a natural home for some of the most influential names in media.

Among the most iconic players headquartered in Burbank is Warner Bros. Studios, a historic powerhouse in both film and television that continues to produce blockbuster hits and critically acclaimed content. Just down the road sits The Walt Disney Studios, the creative nucleus of a global empire that includes Disney, Pixar, Marvel Studios, and Lucasfilm. Together, these two studios alone account for a significant portion of the world's cinematic output.

Animation also thrives in Burbank, making the city a hub for both family-friendly programming and edgy, experimental series. Cartoon Network Studios and Nickelodeon Animation Studio both maintain major production facilities in the city, contributing beloved shows like Adventure Time, The Loud House, and Steven Universe to the cultural zeitgeist. Warner Bros. Animation and DC Studios, both headquartered here, anchor the city's dominance in animated storytelling and superhero franchises. Independent studios such as Rough Draft Studios and Titmouse, Inc. add even more depth to Burbank's creative landscape, producing cult favorites like Futurama, The Venture Bros., and Big Mouth.

Beyond its studio lots and production houses, Burbank is also a center for post-production, sound editing, and media management, including operations for Warner Bros. Discovery's vast network of television brands such as CNN, TNT, and TBS. Its concentration of creative talent and technical expertise, combined with a business-friendly local government and infrastructure designed to support large-scale media operations, make Burbank an unparalleled location for content creation.

In every corner of the city—from its legendary backlots to its cutting-edge animation studios—Burbank fuels the stories that entertain the world. Whether you're a filmmaker, animator, executive, or fan, Burbank remains a vital part of the entertainment ecosystem, where innovation, tradition, and imagination collide to define what's next in media.





GLENDALE

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	22,256	177,293	528,067
Median Age	42.0	42.0	41.0
Households	9,302	76,153	236,417
Renter Occupied Households	78%	64%	65%
Bachelor's Degree Attainment	32%	43%	46%
Average Household Income	\$88,191	\$114,409	\$113,639
Median Household Income	\$63,313	\$88,577	\$89,379

MAJOR EMPLOYERS



MAJOR EMPLOYERS	EMPLOYEES
1 Travelers Home & Mar Insur Co	5,034
2 Burlington Coat Factory	4,041
3 Walt Disney Records Direct-Disney	2,990
4 Providence Holy Cross	2,561
5 Glendale Adventist Medical Ctr	2,550
6 Childrens Hospital Los Angeles	2,213
7 Providence Holy Cross Fundation	2,000
8 Providence St Joseph Med Ctr	2,000
9 Rusty Pelican Restaurants Inc	1,983
10 All in One Inc	1,904
11 Andrews International Inc	1,700
12 NBCUniversal Media LLC-Universal Pictures Intl	1,655
13 Countrywide Home Loans Inc-Countrywide	1,567
14 Certified Laboratories LLC	1,503
15 Walt Disney Company-Disney	1,460
16 McCormick & Schmick Holding	1,433
17 Cha Hollywood Medical Ctr LP	1,432
18 Valet Parking Svc A Cal Partnr	1,268
19 Hollywood Presbyterian Med Ctr	1,250
20 Scanline Vfx Inc	1,200
21 Glendale Cmnty College Dist	1,180
22 IKEA Holding Us Inc-IKEA Burbank	1,176
23 Dreamworks Animation Pubg LLC	1,118
24 Walt Disney Imagineering RES Dev In-Disney	1,011
25 Foh Holdings Inc	1,000



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