



OFFERING MEMORANDUM

10218

Bradley Avenue
Los Angeles, CA



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An aerial photograph of a residential neighborhood. The image shows several houses with different roof colors (red, grey, brown) and styles. There are green trees scattered throughout the area. A street runs horizontally across the middle of the image, with several cars parked along the side. The overall scene is a typical suburban or urban residential area.

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10218
Bradley Avenue

PROPERTY INFORMATION

EXECUTIVE SUMMARY

10218 Bradley Ave is a single-story 10-unit multi-family property in the neighborhood of Pacoima, CA. Built in 1952, the lot offers 48,439 SF of usable area and 7,326 SF of existing improvements. There are 8 separate structures with units consisting of (5) 2-bedroom & 1-bathroom; (4) 1-bedroom, one bathroom, & (1) studio, aligning with the strong rental demand in the area. Each unit has its own parking space, along with street parking available, which makes this a valued convenience for residents.

Located on Bradley Ave, bringing a blend of commercial and residential properties, this property not only benefits from the connectivity to key parts of the San Fernando Valley, but is also ideally located right in the center of Pacoima with easy access and minutes away from the 5, 118, and 210 freeways and the Whiteman Airport. Tenants are in close proximity to Taco Llama, Queens Burgers, Lab Five Soccer, Inicio Coffee, Bobo's Burgers, Lenchitas, El Pollo Loco, Starbucks, O'Reilly's Auto Parts, Costco, Best Buy, Lowes, and so much more.

Pacoima is also rapidly becoming an attractive hub for the movie industry, due to its affordable production costs, and diverse range of locations that provide everything from urban landscapes to mountain views. The area's diversity has brought improved infrastructure and modern amenities, while its growing creative ecosystem supports local talent and independent filmmakers. Pacoima is an ideal, cost-effective choice for productions looking for a unique, versatile setting in close reach of the bustling film industry. With some production companies having already established themselves in this city, such as Artnet Studios, Quixote Film Studios (3 locations in Pacoima), XR Stage, and Brilliant Screen Studios.

For Investors, this shows that Pacoima is a promising city with rapid and exceptional growth, and with the upcoming light rail that will run from Van Nuys Blvd in Van Nuys to San Fernando Road in Pacoima, investors will be looking at tremendous appreciation in the near future. The property offers a significant income upside. Long-Term tenants have kept rents 36% below market, allowing for potential rent growth as units turn over. Strategic improvements and rental adjustments can yield excellent returns!

10218 Bradley Avenue

\$2,050,000

LIST PRICE

\$279.83

COST PER NET RSF

\$42

COST PER SF LAND

R1-CUGU

ZONING

48,439

LOT SF

PROPERTY OVERVIEW

PROPERTY/BUILDING INFORMATION

Property Address	10218 Bradley Ave, Pacoima, CA
Property Type	10-Unit Multifamily
Lot Size SF	48,439
Zoning	R-1-CUGU
Year Built	1952
Building SF	7,326
Structures	8



PROPERTY HIGHLIGHTS



Diversified Unit Mix

The property features a mix of unit types, including 2-bedroom + 1-bath and 1-bedroom + 1-bath units, which cater to a variety of tenant needs. This diversified unit configuration helps ensure steady occupancy and stable rental income.



Strong Cash Flow Potential

The after-tax net cash flow is projected to grow from \$15,949 at current rents to \$90,745 at market rents (taking loan into account), reflecting a 9.60% return and providing the potential for substantial income growth as rents are increased.



Substantial Land Value

The land price per square foot is \$42 a competitive rate for the location, with a total land size of 48,439 square feet, providing an opportunity for future development or capital appreciation.



Strong Income Potential

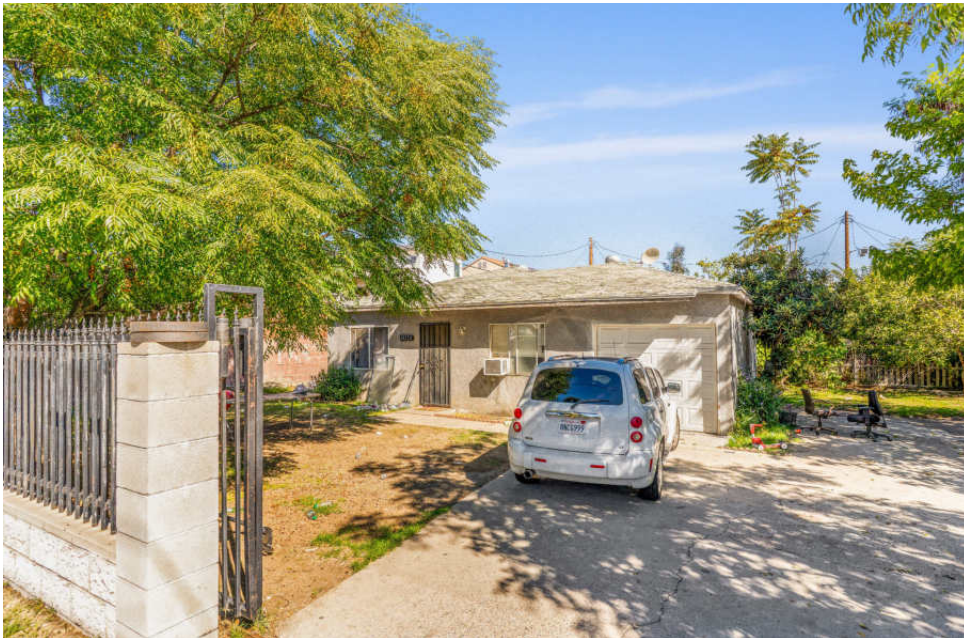
With a gross scheduled income of \$155,014 (current rents) and the potential to increase to \$241,200 (market rents), the property offers strong cash flow growth and significant upside in rental income.



Impressive Tax Benefits

With an approximate annual depreciation of \$85,199 using cost segregation, the property offers significant tax advantages for investors, improving after-tax cash flow and overall return on investment.

PHOTOS



PHOTOS



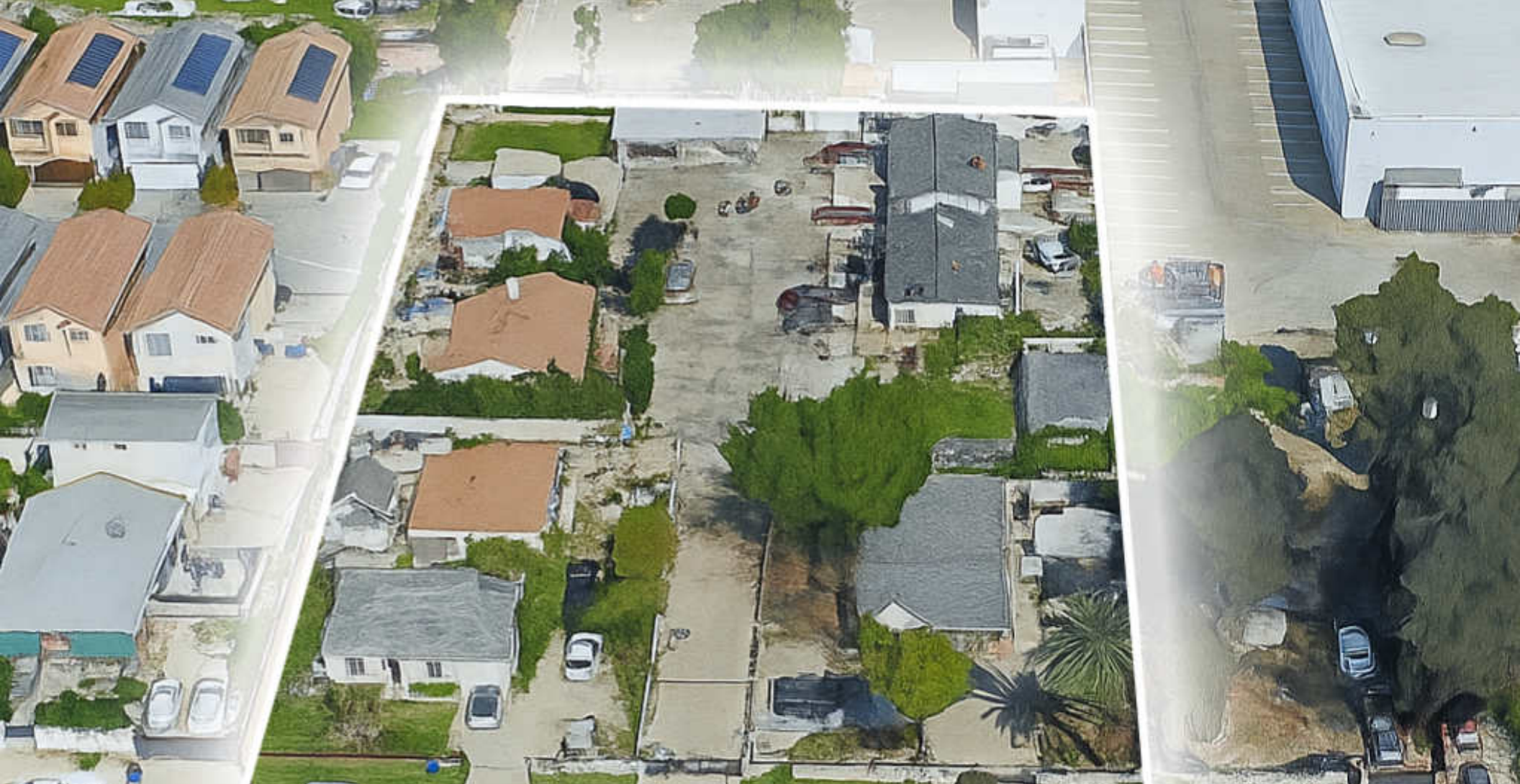
OSBORNE ST

10218
BRADLEY AVENUE
LOS ANGELES, CA

WINGO ST

BRADLEY AVE

10218 Bradley Avenue



10218
Bradley Avenue

LOCATION OVERVIEW

LOCATION DETAILS

LOCATION INFORMATION

City, State, Zip	Pacoima, California 91331
Submarket	Pacoima
Market	San Frenando Valley - Los Angeles
Neighborhood Type	Residential / Industrial

AREA OVERVIEW

Nearest Int Airport	Bob Hope Airport, approx. 10 miles
Nearest Fire Service	Los Angeles Fire Department, approx. 10 miles
Nearest Police Service	Los Angeles Police Department, approx 3 miles
Nearest Elementary School	Vena Avenue Elementary School, approx. 1 mile
Nearest High School	Arleta High School, approx. 2 miles
Freeways	5 (I-5), 118 (CA-118) (less than 5 miles away)

LOCATION HIGHLIGHTS



RAPID POPULATION GROWTH

Pacoima's population grew over 10% in five years, boosting rental demand and a 6.5% yearly rent rise, per LA Economic Development Corp. With its affordability, central location, and access to major employment hubs, the area continues to attract working families and long-term renters. Limited new supply and tenant retention support ongoing rent growth, making it a stable investment driven by demographics rather than short-term strategies.



STRATEGIC LOCATION

Pacoima is well-connected with major freeways like the 5, 118, and 210, allowing easy access to the San Fernando Valley and Los Angeles. The upcoming light rail will further improve access, increasing property values by up to 10% in the next five years.



THRIVING ENTERTAINMENT INDUSTRY

Pacoima is becoming a key location for the entertainment industry, thanks to affordable production costs and diverse landscapes. Studios like Quixote and XR Stage have helped create a 15% increase in local creative jobs, driving demand for housing.



INCOME UPSIDE FOR INVESTORS

Benefiting from rising rental demand, with area rents typically trending well above the current in-place levels, often by 30–40% or more in comparable units. As major public infrastructure improvements progress, including ongoing light-rail expansion and increased investment around the airport corridor, market rents are projected to accelerate further. This positioning offers investors long-term growth supported not by forced renovations alone, but by the neighborhood's broader economic and transit-driven evolution.



DIVERSE DEMOGRAPHICS

Pacoima's growing mix of young professionals and families benefits from improved local amenities. New retail and infrastructure projects are driving up demand for housing, contributing to a vibrant multi-family rental market.



LONG-TERM GROWTH

Ongoing infrastructure projects, like the North San Fernando Valley light rail, are expected to increase property values by 12% by 2027. These developments ensure long-term growth, making Pacoima an ideal location for strategic investment.

MARKET OVERVIEW

Located in the heart of Pacoima, CA, 10218 Bradley Ave offers a prime opportunity in one of the San Fernando Valley's most up-and-coming neighborhoods. Known for its strong residential demand, Pacoima provides a perfect mix of accessibility and community, with key freeway connections to I-5, 118, and 210, as well as proximity to Whitman Airport. This easy access to the rest of Los Angeles makes it an attractive choice for both renters and investors looking for a solid return in a thriving area.

The property itself is a well-maintained 10-unit multi-family building set on a large 48,439 SF lot, with a total rentable area of 7,326 SF. Its unit mix of (5) 2-bedroom, (4) 1-bedroom, and (1) studio apartments offers an appealing variety to meet the demand of local tenants. The added benefit of parking for each unit is a key feature, enhancing the property's value in this high-demand area where parking can be a premium.

Pacoima is quickly becoming a hub for the entertainment industry, with affordable production costs and diverse filming locations attracting major studios. Companies like Artnet Studios, Quixote Film Studios, and XR Stage have already set up operations in the area, contributing to the neighborhood's growing reputation as a creative and commercial hotspot. This influx of industry has brought significant improvements to local infrastructure and amenities, further boosting demand for housing.

For investors, the potential in Pacoima is clear. With rents 59% below market, 10218 Bradley Ave offers considerable upside as rents are adjusted to market rates. The ongoing development, including the upcoming light rail project connecting Van Nuys to Pacoima, will only enhance the neighborhood's appeal. This is an ideal opportunity for investors looking to tap into a rapidly growing market with substantial future returns.

\$83,969

Median Household
Income (Approx.)

\$762,200

Median Home Property
Value (Approx.)

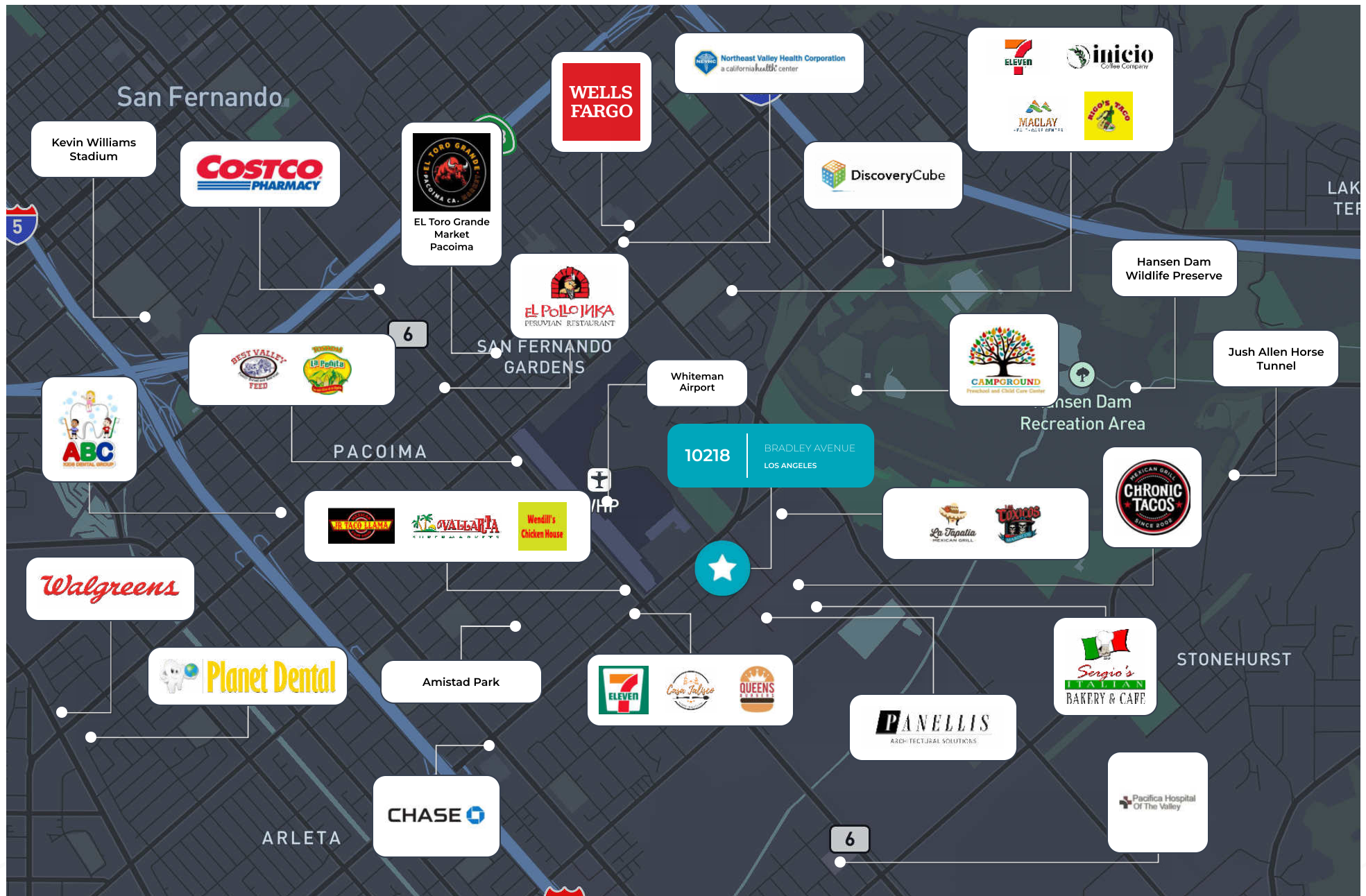
30,000

Traffic Count
(Approx.)

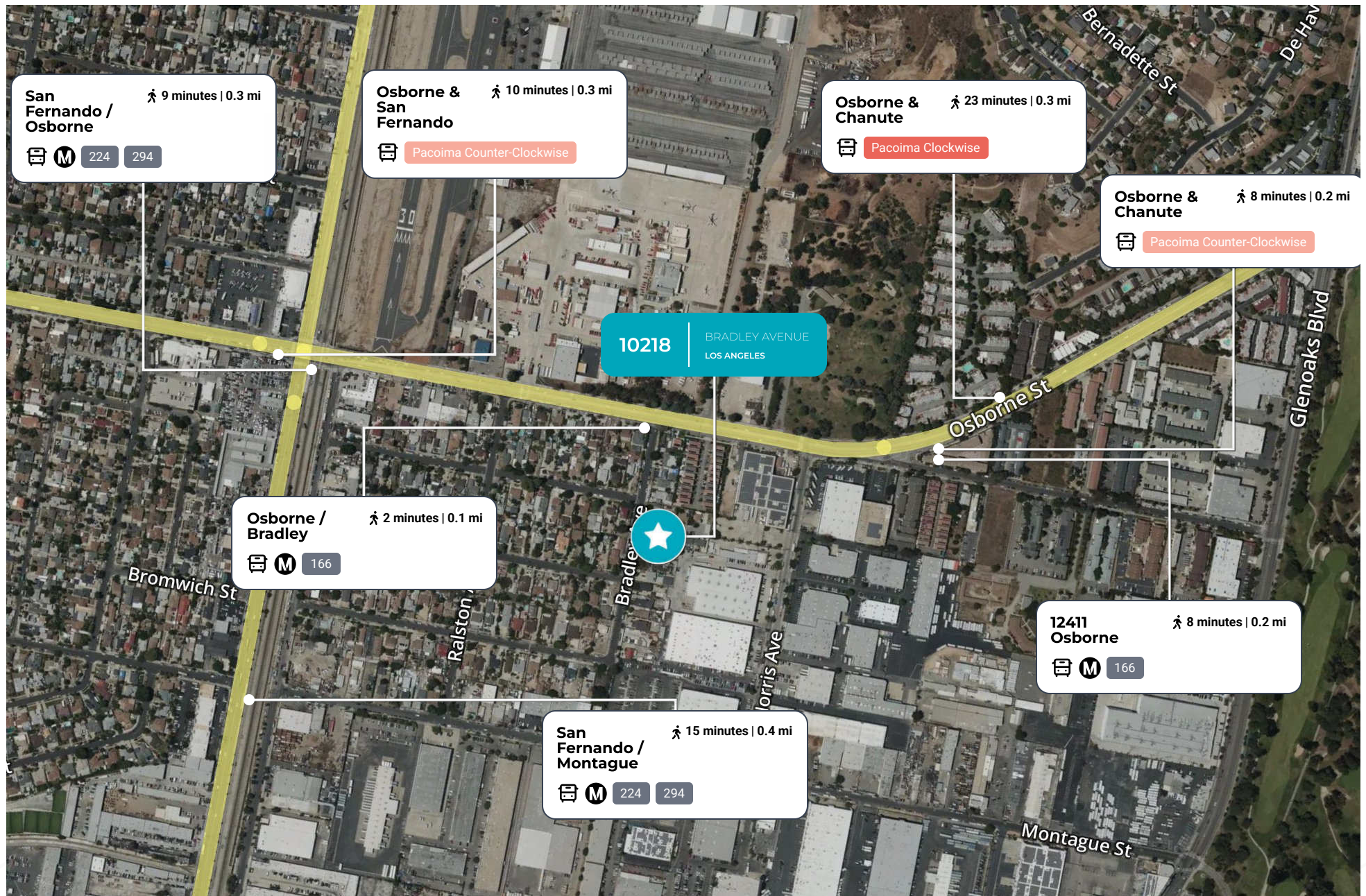
\$1,803

Median Monthly Rent
(Approx.)

AMENITIES MAP

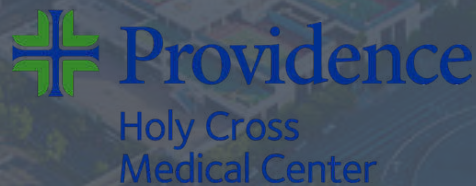


TRANSPORTATION MAP



MAJOR EMPLOYERS

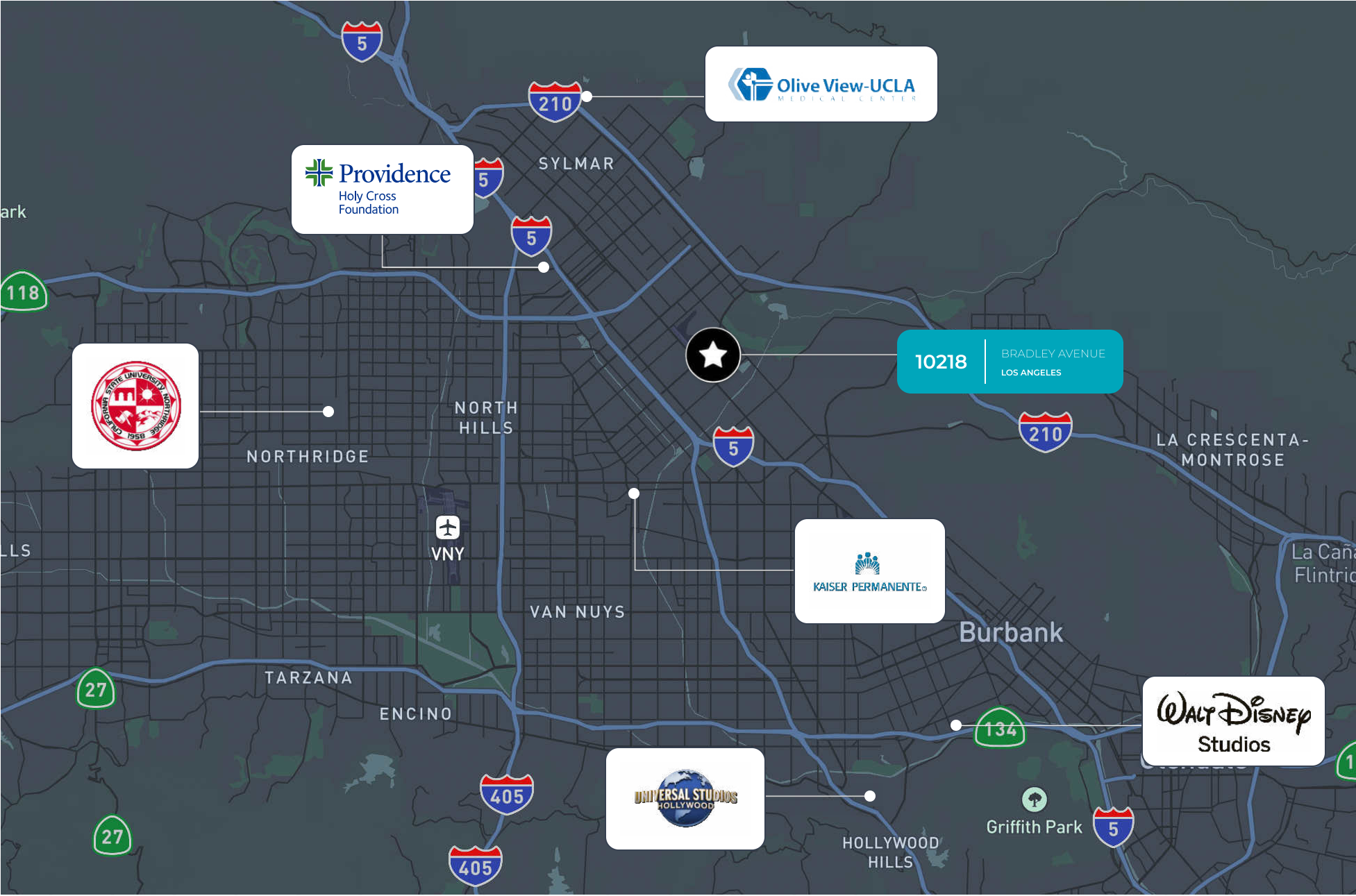
The
WALT DISNEY
Company



The employment landscape at 10218 Bradley Ave, Pacoima, CA, features a diverse mix of industries led by major employers in media, healthcare, education, and entertainment. Disney Studios and Universal Studios Hollywood are key players in the entertainment sector, employing thousands and supporting related businesses. Healthcare is crucial, with Kaiser Permanente, Olive View-UCLA Medical Center, and Providence Holy Cross Medical Center providing significant jobs and serving as regional hubs. California State University, Northridge, one of California's largest public universities, adds to the job base with education and research. Proximity to Interstate 5, State Route 118, and the Metro Orange Line improves connectivity and workforce mobility across the San Fernando Valley and Los Angeles. The area's concentration of stable, high-profile employers across sectors shows strong employment resilience and a solid economic foundation, supporting demand for residential and commercial properties.

Employer	Industry	Employees	Distance
The Walt Disney Company	Entertainment	15,000	11.9 mi
Universal Studios Hollywood	Entertainment	10,000	11.5 mi
California State University, Northridge	Education	5,000	11.0 mi
Kaiser Permanente			
Panorama City Medical Center	Healthcare	3,500	3.8 mi
Olive View-UCLA Medical Center	Healthcare	3,000	8.0 mi
Providence Holy Cross Medical Center	Healthcare	2,000	4.8 mi

MAJOR EMPLOYERS MAP





10218
Bradley Avenue

SALES COMPARABLES

SALES COMPARABLES SUMMARY

Subject Property	Asking Price	Price/Unit	Price/SF	Price/SF Lot	Closed	CAP Rate	GRM	Units	Building SF	Lot SF	Year Built
10218 Bradley Ave	\$2,050,000	\$205,000	\$279.83	\$42	Subject	3.88%	13.22	10	7,326	48,439	1952

Address	Price	Price/Unit	Price/SF	Price/SF Lot	Closed	CAP Rate	GRM	Units	Building SF	Lot SF	Year Built
10714 Sutter Ave	\$1,250,000	\$156,250	\$252.02	\$179.34	9/3/2025	5.17%	10.5	8	4,960	6,970	1961
10960 Sutter Ave	\$1,425,000	\$142,500	\$243.34	\$160.67	7/22/2025	4.44%	11.43	10	5,856	8,669	1962
137 Orange Grove Ave	\$1,825,000	\$202,778	\$149.24	\$229.04	8/29/2025	5.26%	11.39	9	12,229	7,968	1957
1414 2nd St	\$1,800,000	\$200,000	\$477.45	\$196.55	8/29/2025	5.22%	11.5	9	3,770	9,158	1962
1946 2nd St	\$1,220,000	\$203,333	\$285.31	\$117.65	8/22/2025	6.54%	10.83	6	4,276	10,370	1955
7001 Hazeltine Ave	\$1,795,000	\$179,500	\$220.25	\$101.57	8/28/2025	5.65%	10.3	10	8,150	17,672	1953
Averages		\$178,527	\$242.40	\$164.85	-	5.45%	10.74	8.33	7,690	10,226	1958

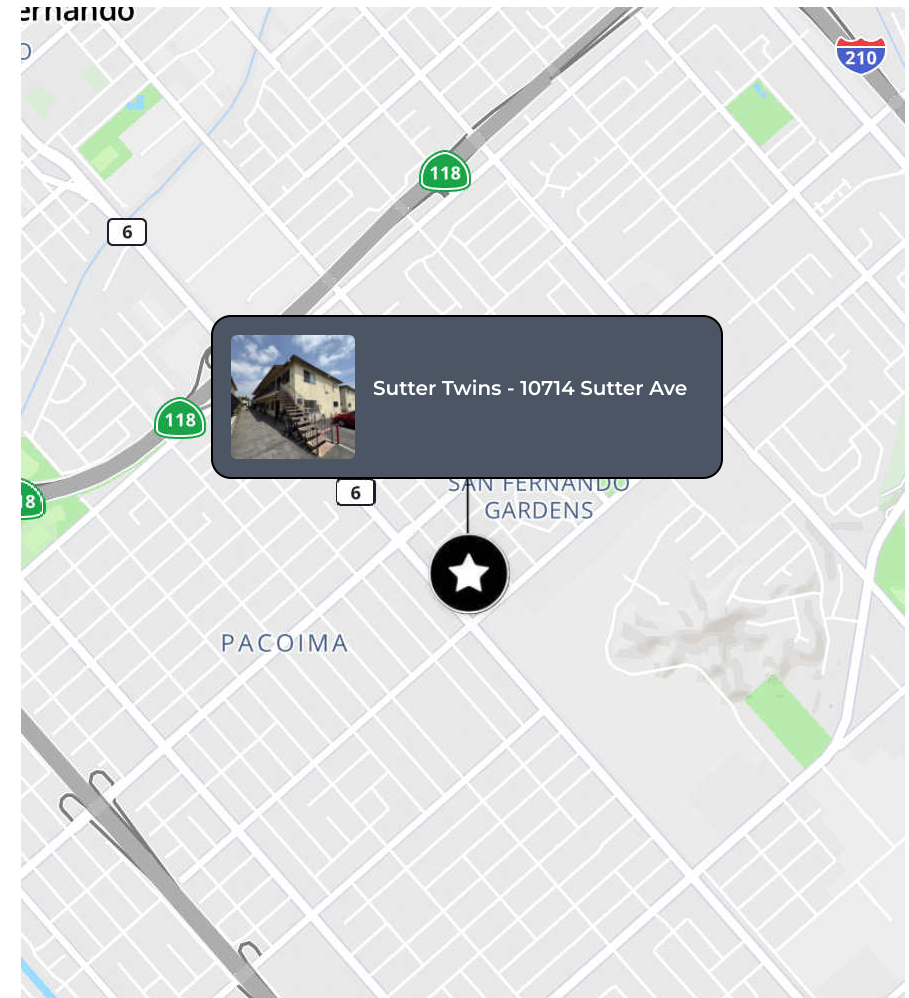
10714 Sutter Ave

Pacoima, CA 91331

- Sold for \$179.34 per SF of land
- Located 1.4 miles from subject property opposite the airport
- Zoned RD-2-1-0-CUGU



10218 Bradley Avenue



Sale Summary

Asking Price	\$1,250,000
Price Per Unit	\$156,250
Price per SF	\$252.02
Closed	9/3/25
CAP Rate	5.71%
GRM	10.50
Units	8
Building SF	4,960 SF
Lot SF	6,970 SF
Built	1961

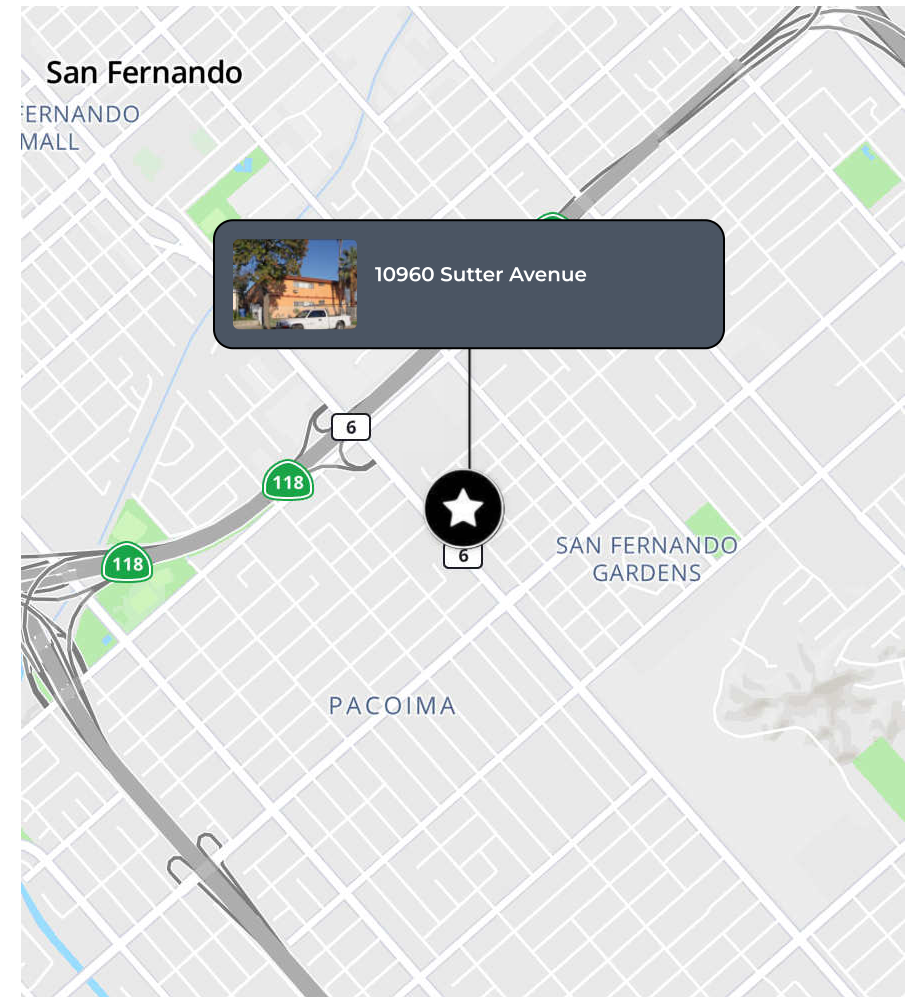
10960 Sutter Ave

Pacoima, CA 91331

- Sold for \$160.67 per SF of land
- Located 1.5 miles from subject property
- Zoned RD1.5-1-O



10218 Bradley Avenue



Sale Summary

Asking Price	\$1,425,000
Price Per Unit	\$142,500/unit
Price per SF	\$243.34/SF
Closed	7/22/2025
CAP Rate	4.44%
GRM	11.43
Units	10
Building SF	5,856 SF
Lot SF	8,669 SF
Built	1962

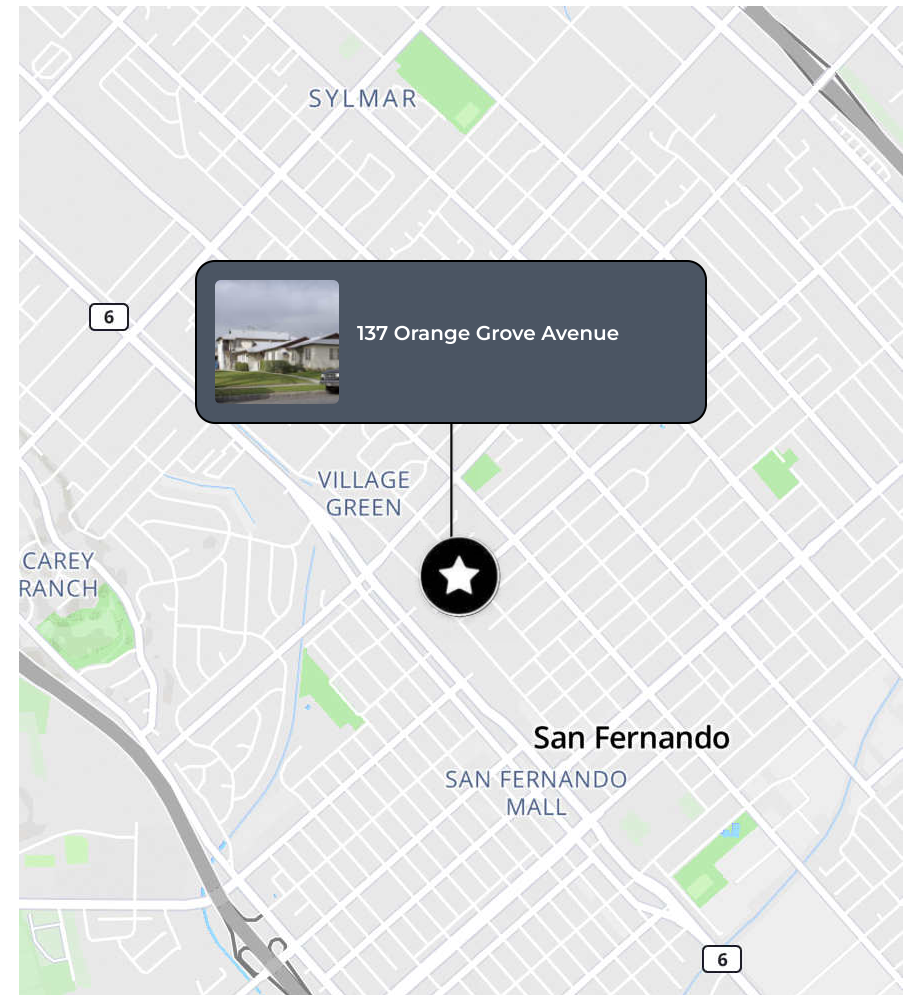
137 Orange Grove Ave

San Fernando, CA 91340

- Sold for \$229.04 per SF of land
- Located 3.8 miles from subject property
- Zoned SFR-3*



10218 Bradley Avenue



Sale Summary

Asking Price	\$1,825,000
Price Per Unit	\$202,778
Price per SF	\$149.24
Closed	8/29/25
CAP Rate	5.26%
GRM	11.39
Units	9
Building SF	12,229
Lot SF	7,968 SF
Built	1957

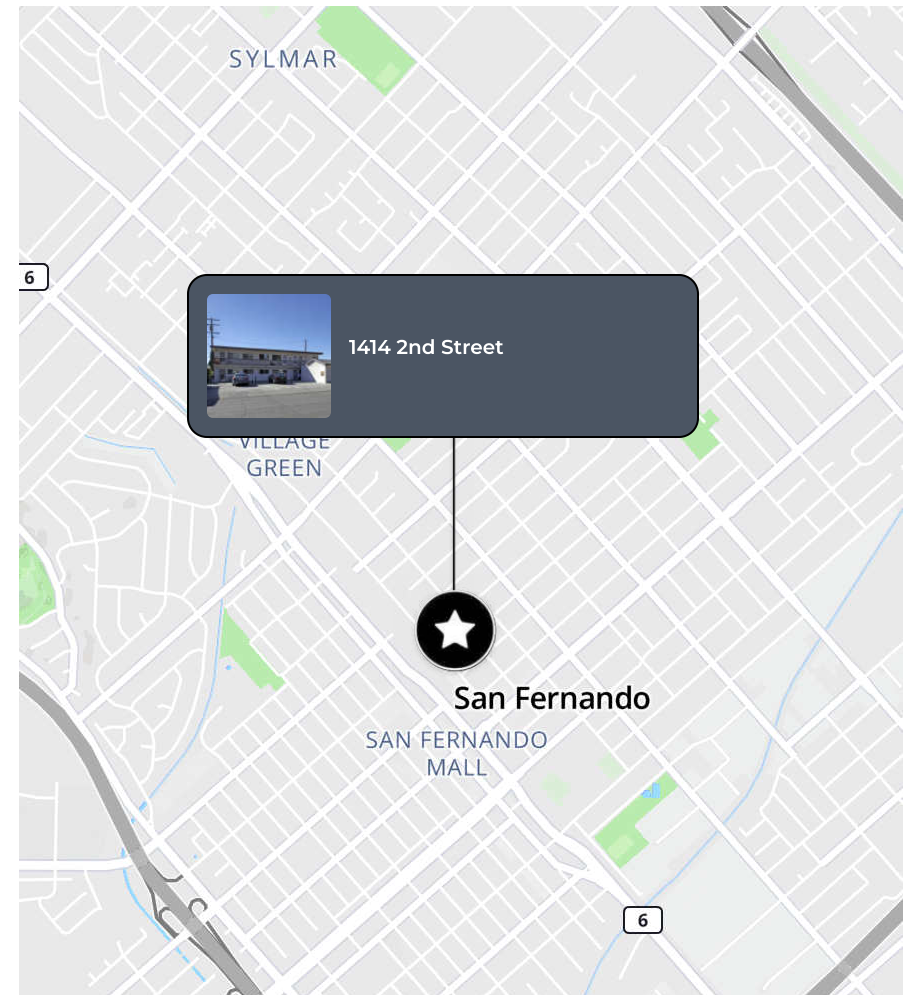
1414 2nd St

San Fernando, CA 91340

- Sold for \$196.55 per SF of land
- Located 3.5 miles from subject property
- Zoned R-3



10218 Bradley Avenue



Sale Summary

Asking Price	\$1,800,000
Price Per Unit	\$200,000
Price per SF	\$477.45
Closed	8/29/25
CAP Rate	5.22%
GRM	11.50
Units	9
Building SF	3,770 SF
Lot SF	9,158 SF
Built	1962

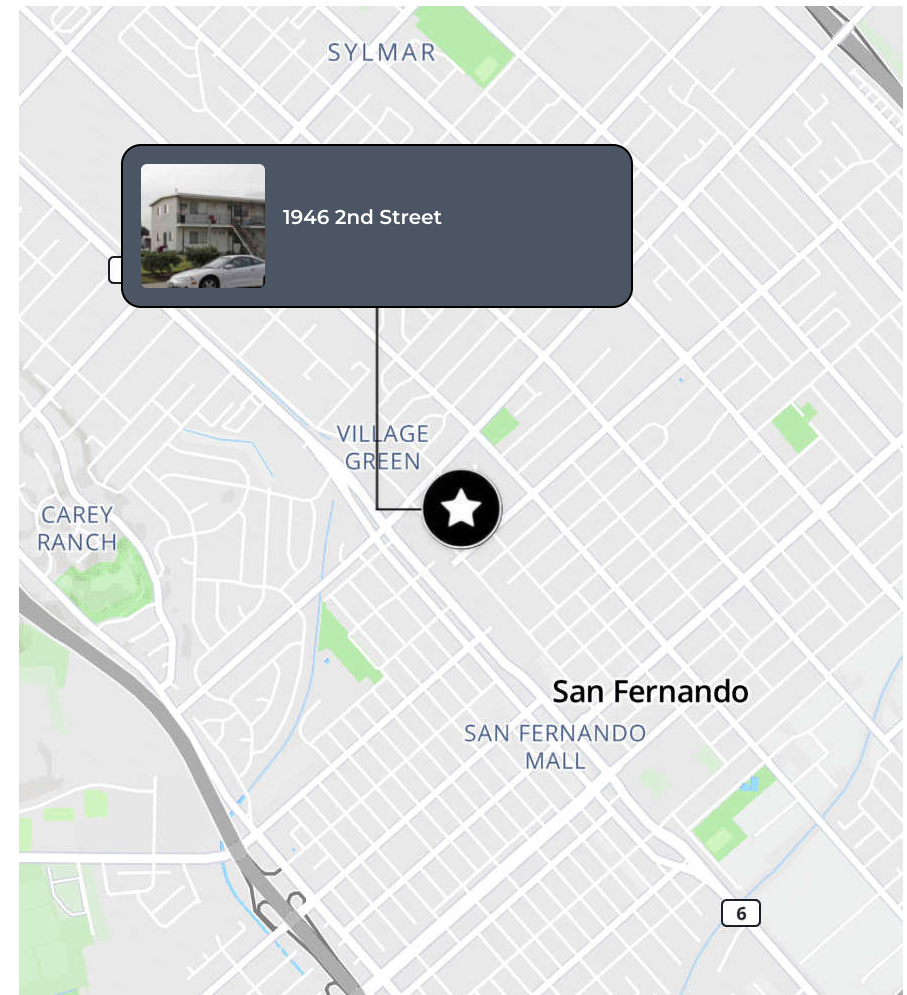
1946 2nd St

San Fernando, CA 91340

- Sold for \$117.65 per SF of land
- Located 3.0 miles from subject property
- Zoned SFR3*



10218 Bradley Avenue



Sale Summary

Asking Price	\$1,220,000
Price Per Unit	\$203,333/unit
Price per SF	\$285.31/SF
Closed	8/22/2025
CAP Rate	6.54%
GRM	10.83
Units	6
Building SF	4,276 SF
Lot SF	10,370 SF
Built	1955

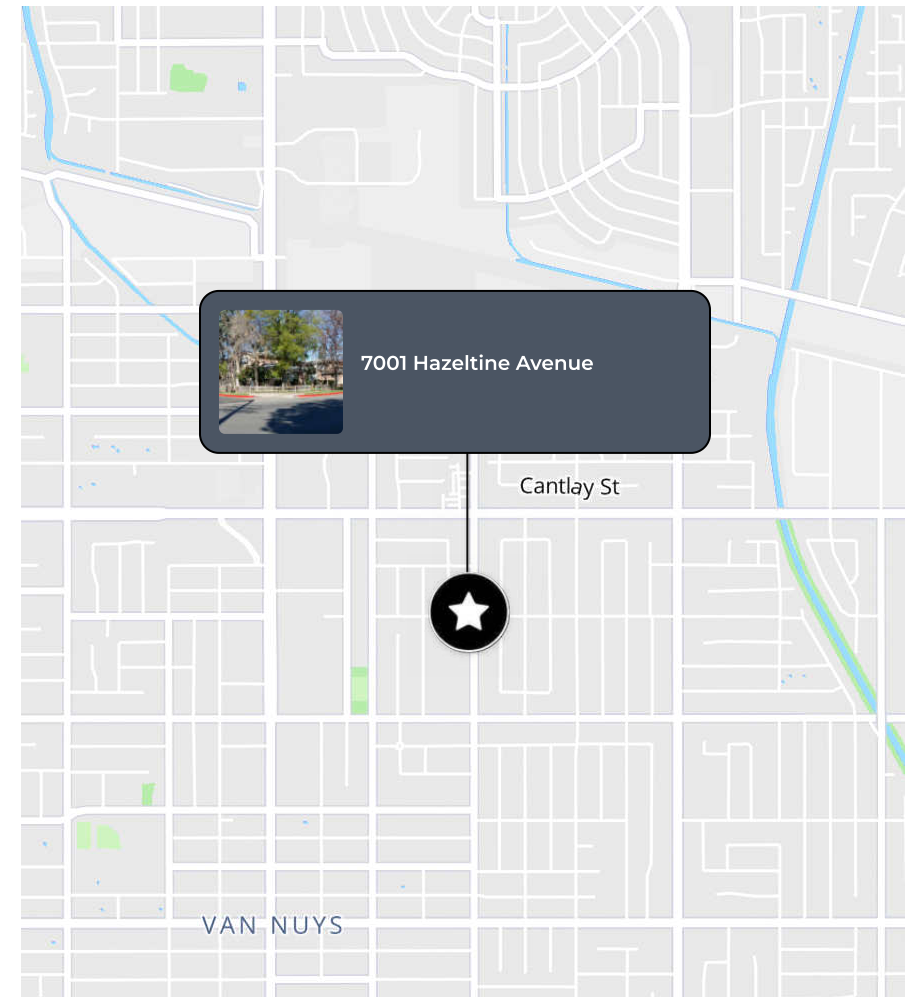
7001 Hazeltine Ave

Van Nuys, CA 91405

- Sold for \$101.57 per SF of land
- Located 5.7 miles from subject property
- Zoned R-1 - Multiple dwelling



10218 Bradley Avenue



Sale Summary

Asking Price	\$1,795,000
Price Per Unit	\$179,500
Price per SF	\$220.25
Closed	8/28/25
CAP Rate	5.65%
GRM	10.30
Units	10
Building SF	8,150 SF
Lot SF	17,672 SF
Built	1953

Michael D. Antonovich
Open S



1946 2nd Street

Asking Price	Price/Unit
\$1,220,000	\$203,333
Units	Year Built
6	1955



137 Orange Grove Avenue

Asking Price	Price/Unit
\$1,825,000	\$202,778
Units	Year Built
9	1957



10960 Sutter Avenue

Asking Price	Price/Unit
\$1,425,000	\$142,500
Units	Year Built
10	1962

118

GRANADA
HILLS



1414 2nd Street

Asking Price	Price/Unit
\$1,800,000	\$200,000
Units	Year Built
9	1962

California State
University

NORTHRIDGE

405

San Fernando

118

PACOIMA

5



WHP



10714 Sutter Avenue

Asking Price	Price/Unit
\$1,250,000	\$156,250
Units	Year Built
8	1961



10218 Bradley Avenue

Asking Price	Price/Unit
\$2,050,000	\$205,000
Units	Year Built
10	1952

405

PANORAMA
CITY

170

SUN
VALLEY

6



7001 Hazeltine Avenue

Asking Price	Price/Unit
\$1,795,000	\$179,500
Units	Year Built
10	1953

BALBOA

VAN NUYS



BUR

5

Burbo



10218
Bradley Avenue

LAND COMPARABLES

LAND COMPARABLES SUMMARY

Subject Property	Asking Price	Price/SF	Price/SF Lot	Closed	Building SF	Lot SF	Year Built
10218 Bradley Ave	\$2,050,000	\$279.83	\$42	Subject	7,326	48,439	1952

Address	Price	Price/SF	Price/SF Lot	Closed	Building SF	Lot SF	Year Built
12181-12201 Branford St	\$4,600,000	\$1,036.04	\$84.48	10/10/2025	4,440	54,450	1956
1522 San Fernando Rd	\$2,100,000	-	\$83.98	1/14/2025	-	25,006	-
Averages		\$560.01	\$84.23		4,440	39,728	1956

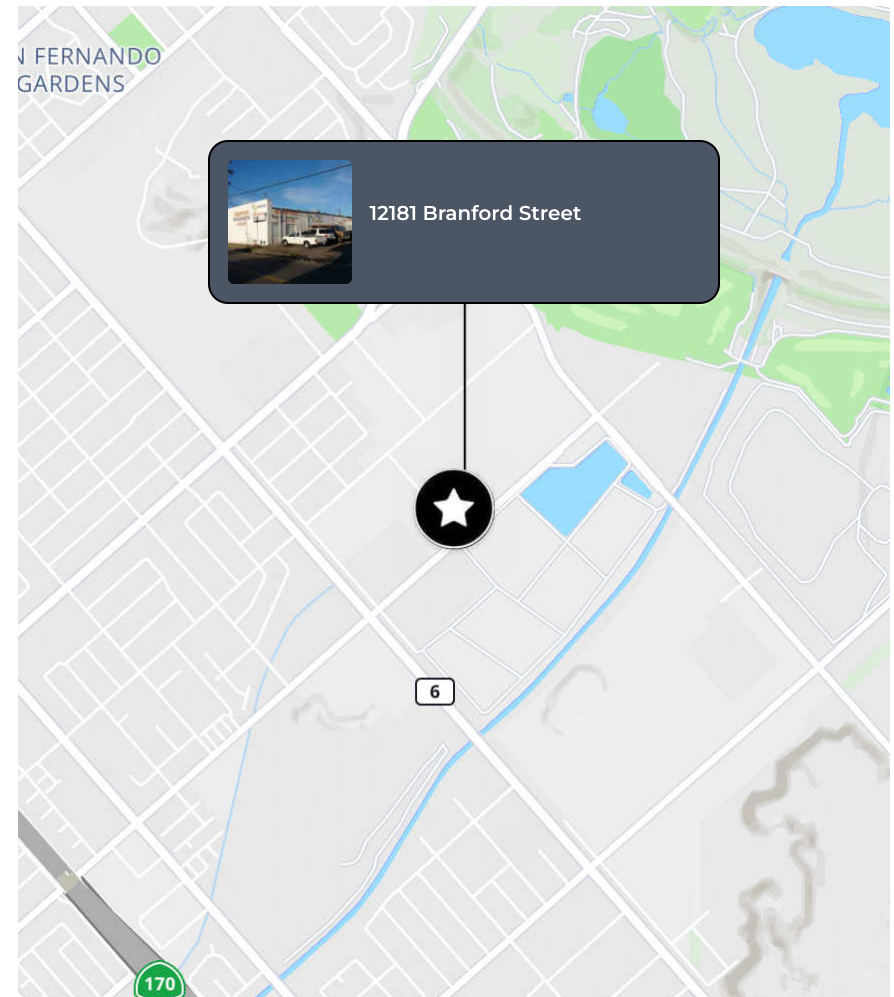
12181-12201 Branford St

Sun Valley, CA 91352

- Sold for \$84.48 per SF of land
- Located 0.4 miles from subject property
- Zoned LAM2



10218 Bradley Avenue



Sale Summary

Asking Price	\$4,600,000
Price Per Unit	-
Price per SF	\$1,036.04/SF
Closed	10/10/2025
CAP Rate	-
GRM	-
Units	-
Building SF	4,440 SF
Lot SF	54,450 SF
Built	1956

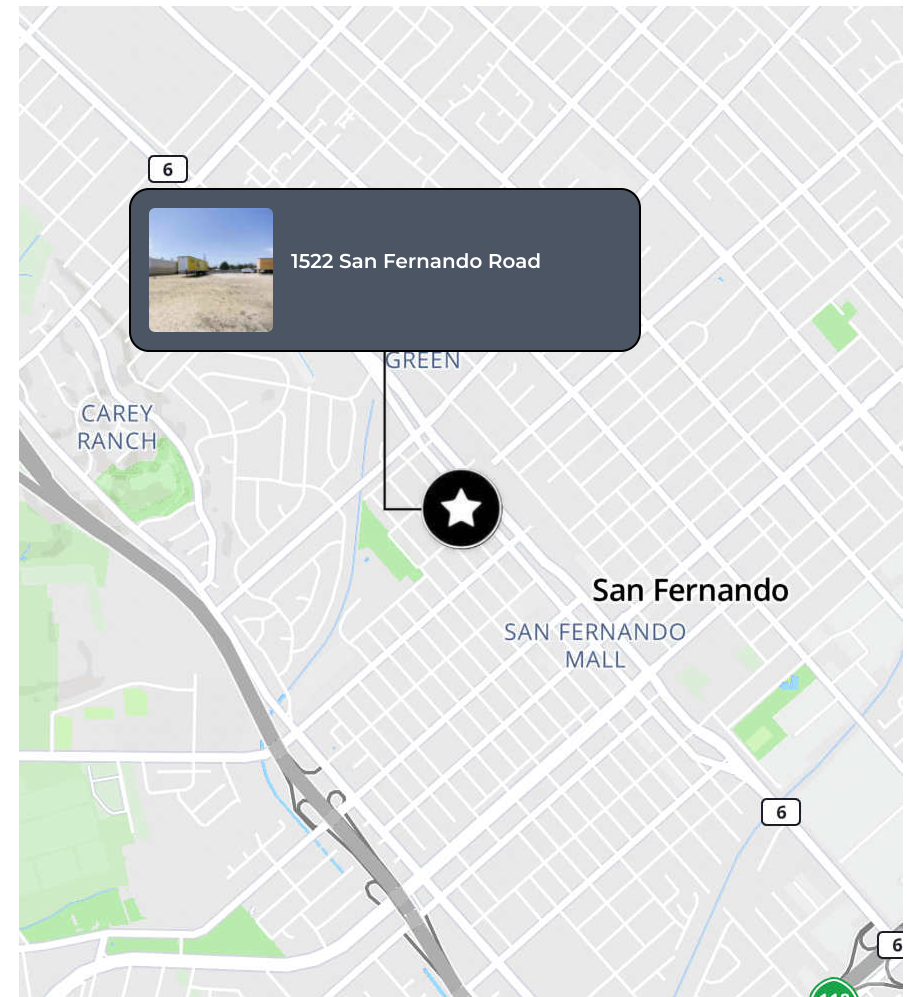
1522 San Fernando Rd

San Fernando, CA 91341

- Sold for \$83.98 per SF of land
- Located 3.3 miles from subject property
- Zoned SP5



10218 Bradley Avenue



Sale Summary

Asking Price	\$2,100,000
Price Per Unit	-
Price per SF	\$83.98/SF
Closed	1/14/2025
CAP Rate	-
GRM	-
Units	-
Building SF	-
Lot SF	25,006 SF
Built	1955



1522 San Fernando Road

Asking Price **\$2,100,000** Price/SF **\$83.98**
Lot SF **25,006**



10218 Bradley Avenue

Asking Price **\$2,050,000** Price/SF **\$279.83**
Lot SF **48,439**



12181 Branford Street

Asking Price **\$4,600,000** Price/SF **\$84.48**
Lot SF **54,450**





10218
Bradley Avenue

FINANCIAL OVERVIEW

RENT ROLL

Unit Type or Tenant Name	Approx. SF	Lease Date	Current Rent	Market Rent
2 Bedroom + 1 Bath	875	2012	\$ 1,805.30	\$ 2,200.00
Studio	451	2020	\$ 977.88	\$ 1,500.00
1 Bedroom + 1 Bath	625	2012	\$ 1,004.92	\$ 1,900.00
1 Bedroom + 1 Bath	625	2023	\$ 1,764.44	\$ 1,900.00
1 Bedroom + 1 Bath	625	2007	\$ 1,107.67	\$ 1,900.00
1 Bedroom + 1 Bath	625	2002	\$ 994.10	\$ 1,900.00
2 Bedroom + 1 Bath	875	2021	\$ 2,167.64	\$ 2,200.00
2 Bedroom + 1 Bath	875	2006	\$ 1,140.12	\$ 2,200.00
2 Bedroom + 1 Bath	875	1998	\$ 599.32	\$ 2,200.00
2 Bedroom + 1 Bath	875	1995	\$ 1,356.44	\$ 2,200.00
Totals	7326		\$12,917.83	\$20,100.00

FINANCIAL OVERVIEW

Income	Current	%	Market	%
Scheduled Gross Income	\$155,014		\$241,200	
Vacancy Rate Reserve	\$7,751	5%	\$12,060	5%
Gross Operating Income	\$147,263		\$229,140	

Expense	Current	%	Market	%
Landscaping	\$1,800	Per owner	\$1,800	Per owner
Professional Management	\$7,363	Est. 5%	\$11,457	Est. 5%
Property Insurance	\$10,989	Est.\$1.5/SF	\$10,989	Est.\$1.50/SF
Property Taxes	\$25,625	Est. 1.25%	\$25,625	Est. 1.25%
Repairs	\$7,500	Est.650/u	\$7,500	Est.650/u
Reserves	\$2,500	Est. 250/u	\$2,500	Est. 250/u
Water & Trash (LADWP)	\$12,000	Per owner	\$12,000	Per owner
Total	\$67,777	44%	\$71,871	30%

Net Operating Income:	\$79,486		\$157,269	
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Debt Service	Current		Market	
Loan Payments:	\$63,538		\$63,538	
Pre Tax Cash Flows:	\$15,949	1.69%	\$93,732	9.92%

Taxable Cash Flow + Principal	Current		Market	
Taxable Cash Flow + Principal	\$15,949		\$93,732	
Annual Depreciation	\$85,199		\$85,199	
Taxes	\$0		\$2,986	
After Tax Net Cash Flow	\$15,949	1.69%	\$90,745	9.60%

CASH FLOW SUMMARY

Pricing Data	Current	Market
List Price	\$2,050,000	\$2,050,000
Price/SF	\$279.83	\$279.83
CAP Rate	3.88%	7.67%
GRM	13.22	8.50

Annualized Operating Data	Current	Market
Scheduled Gross Income:	\$155,014	\$241,200
Vacancy Rate Reserve:	\$7,751	\$12,060
Gross Operating Income:	\$147,263	\$229,140
Expenses:	\$67,777	\$71,871
Net Operating Income:	\$79,486	\$157,269
Loan Payments:	\$63,538	\$63,538
Pre Tax Cash Flows:	\$15,949	\$93,732

Proposed Financing Data	Current
Loan Amount	\$1,105,000
Monthly Payment	\$5,295
Interest Rate	5.75%
DCR	1.25



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