Marcus & Millichap
THE AZZI GROUP

OFFERING MEMORANDUM

6509–6510 BRYNHURST AVE

6509–6510 BRYNHURST AVE, LOS ANGELES, CA 90043

THE AZZI GROUP
40 YEARS OF EXCELLENCE
Marcus & Millichap

SELLER FINANCING AVAILABLE

Seller Financing Considered by Ownership
Contact us for additional details.

NON-ENDORSEMENT AND DISCLAIMER NOTICE

NON-ENDORSEMENTS

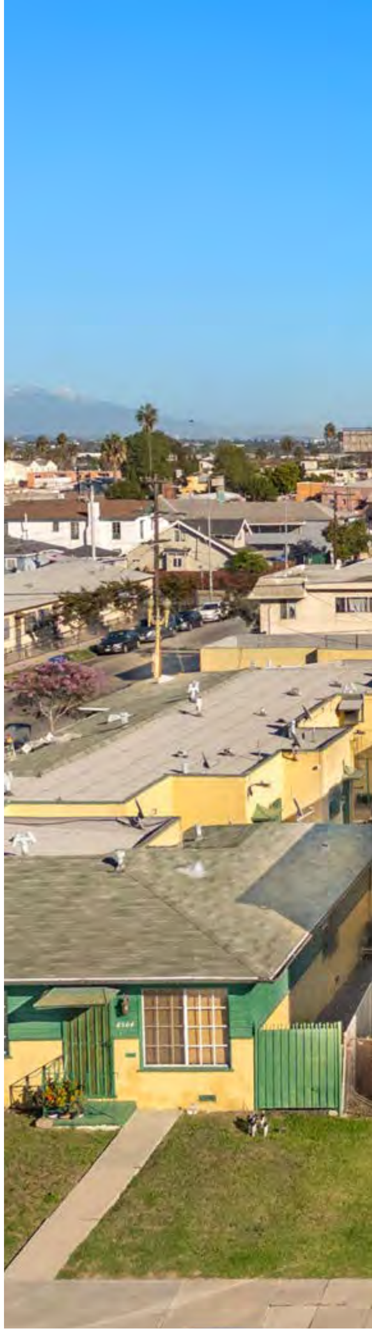
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

TONY SOLOMON
Broker of Record
License #01238010
23975 Park Sorrento
Suite 400
Calabasas, CA 91302

Marcus & Millichap
THE AZZI GROUP



6509-6510 BRYNHURST AVE

A 21-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY

TONY AZZI

President and Founder, The Azzi Group
Executive Managing Director Investments
LOS ANGELES OFFICE
Tel: (310) 909-5454
Fax: (310) 909-5410
tazzi@theazzigroup.com
License: CA 00910513 / CA 01325569

RABBIE BANAFSHEHA

Senior Director Investments, The Azzi Group
LOS ANGELES OFFICE
Tel: (310) 909-2316
Fax: (310) 909-5410
rbanafsheha@theazzigroup.com
License: CA 01466016

ARTEEN ZAHIRI

Associate Director Investments, The Azzi Group
LOS ANGELES OFFICE
Tel: (310) 909-5433
Fax: (310) 909-5410
AZahiri@theazzigroup.com
License: CA 02233174

Marcus & Millichap
THE AZZI GROUP

WE'VE GOT YOU COVERED EVERY STEP OF THE DEAL

WWW.THEAZZIGROUP.COM

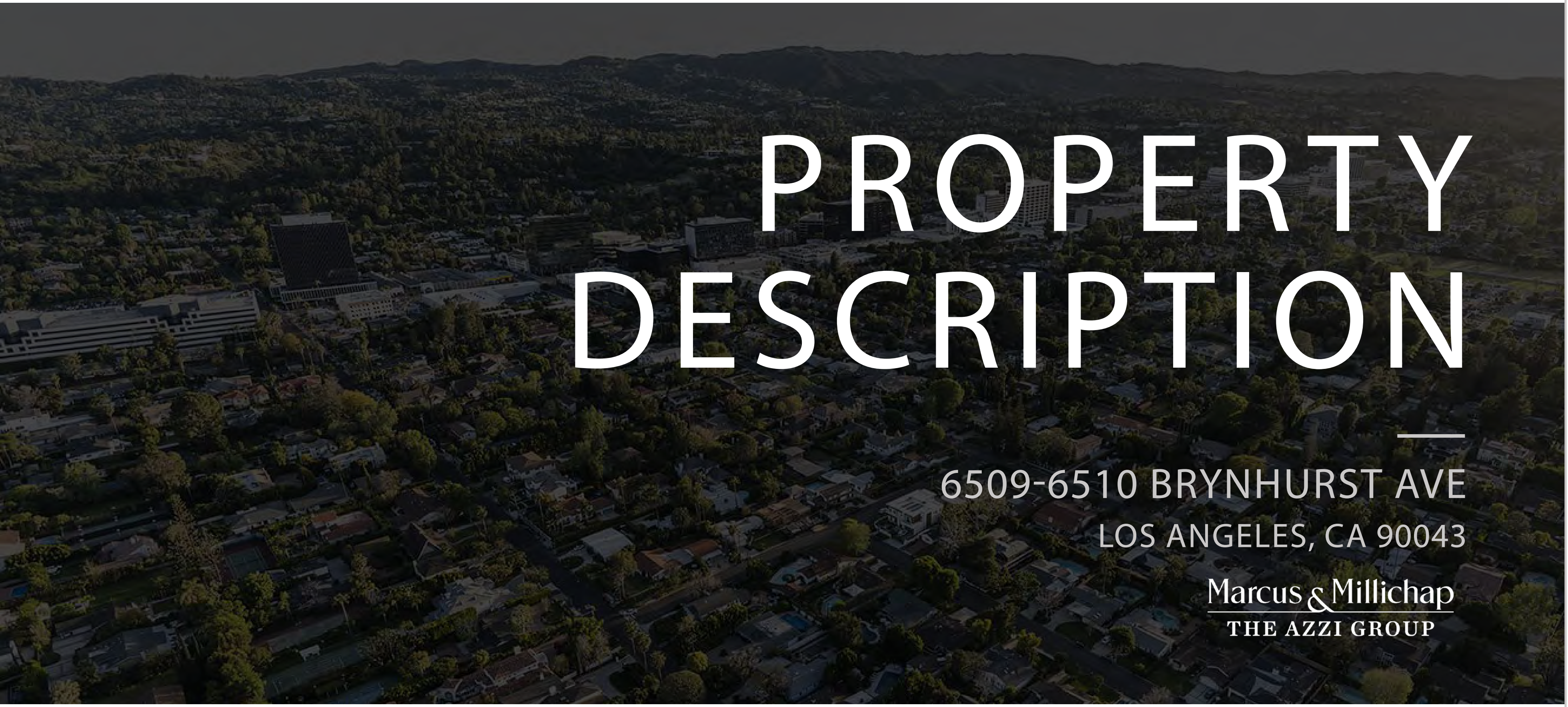
6509-6510 BRYNHURST AVE

A 21-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY

Marcus & Millichap
THE AZZI GROUP



PROPERTY DESCRIPTION

6509-6510 BRYNHURST AVE

LOS ANGELES, CA 90043

Marcus & Millichap
THE AZZI GROUP

PROPERTY DETAILS

The Azzi Group of Marcus & Millichap is pleased to present the opportunity to acquire 6509–6510 Brynhurst Ave, a two-property, 21-unit investment opportunity located in the 90043 zip code of Los Angeles.

SUBJECT PROPERTY	
Property Address	6509-6510 Brynhurst Ave Los Angeles, CA 90043
Assessor's Parcel Number	4006-019-004 4006-020-004
Zoning	LAR3
Number of Units	21 019-004: 11 020-004: 10
Number of Buildings	4
Number of Stories	2
Year Built	019-004: 1964 020-004: 1953
Gross Square Feet	14,636
Lot Size	22,725 SF

INVESTMENT HIGHLIGHTS

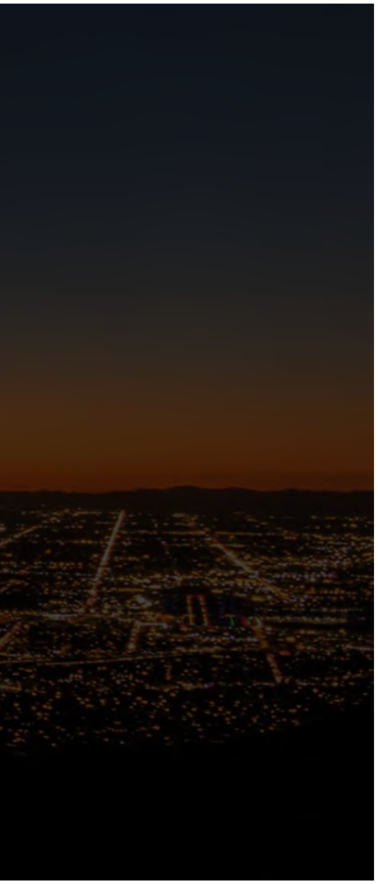
- EXCEPTIONAL VALUE-ADD OPPORTUNITY WITH 78% RENTAL UPSIDE!
- ON-SITE LAUNDRY FACILITIES AND PARKING FOR TENANTS!
- SELLER FINANCING AVAILABLE - Ownership is open to providing attractive seller financing—significantly reducing the buyer's equity requirement, improving cash-on-cash returns, and allowing investors to lock in highly accretive debt at closing.
- CHARMING 1953 & 1964 CONSTRUCTION WITH CLASSIC CURB APPEAL - Two well-maintained, two-story buildings totaling 21 units across two separate properties, offering stable in-place operations and scalable upside.
- TWO LARGE OPPOSING LOTS TOTALING 22,725 SF - Expansive combined lot area with 14,636 SF of gross building area, providing operational flexibility and attractive long-term redevelopment optionality.
- DESIRABLE UNIT MIX - (3) Studios | (6) One-Bedrooms | (12) Two-Bedrooms — a diversified mix that appeals to both individuals and families within a high-demand workforce housing corridor.
- VALUE-ADD & REDEVELOPMENT POTENTIAL - Favorable LAR3 zoning supports ADU additions (buyer to verify) and offers a clear pathway for higher-density multifamily redevelopment.
- STRONG RENTER DEMAND IN THE UNDERSERVED 90043 ZIP CODE - Supported by Proximity to Major Employment Centers Such as SoFi Stadium and by the K Line serving as a Key Transit Corridor Nearby Major Retail Hubs including Westfield Culver City and Baldwin Hills Crenshaw Plaza!
- ATTRACTIVE LONG-TERM HOLD IN A RAPIDLY EVOLVING LOS ANGELES SUBMARKET!

LOCATION OVERVIEW

6509-6510 BRYNHURST AVE

LOS ANGELES, CA 90043

Marcus & Millichap
THE AZZI GROUP



South Los Angeles

MARKET OVERVIEW

STRONG DEMAND & ACCESS TO MAJOR EMPLOYMENT HUBS

South Los Angeles is experiencing a major transformation fueled by increasing demand for affordable housing, ongoing transit investments, and spillover growth from nearby submarkets. The 90043 zip code benefits from its highly central location with convenient access to Downtown LA, Culver City, USC, and Inglewood, making it a preferred choice for renters seeking value and connectivity. The area is also popular among employees of SoFi Stadium, Intuit Dome, and LAX, who appreciate the short commute and abundant nearby amenities. As one of the city's most rapidly evolving submarkets, 90043 continues to demonstrate strong, stable rental demand supported by a deep tenant pool, while steadily rising median home prices indicate sustained long-term growth and improving neighborhood fundamentals.

905K
TOTAL POPULATION

$675K
MEDIAN HOME PRICE

$61,000
AVERAGE HH INCOME

6509-6510 Brynhurst Ave is nestled in the heart of South Los Angeles, offering convenient access to the Crenshaw Corridor, thriving Inglewood, and the dynamic Downtown LA core. Surrounded by cultural landmarks, major transit lines, and emerging retail, the location blends historic charm with modern momentum.

DOWNTOWN LOS ANGELES

Downtown Los Angeles (DTLA) is a rapidly transforming urban hub, combining high-rise living, major employment, and cultural hotspots in a single, highly accessible area. Home to LA's Financial District, the Arts District, and several world-class venues such as L.A. Live, Crypto.com Arena, and The Broad Museum, DTLA has become a central lifestyle destination. Billions in public and private investment over the past decade have revitalized the area, with modern transit lines, luxury apartment towers, and a thriving culinary and nightlife scene.

CULVER CITY

Once a quiet suburb, Culver City has become a powerhouse for media, entertainment, and technology. With Amazon Studios, Apple TV+, HBO, and Sony Pictures all establishing major offices in the area, Culver City is now a top destination for high-paying jobs and creative professionals. Its revitalized downtown area features art galleries, fine dining, boutique fitness studios, and upscale residential communities. As one of the most walkable neighborhoods in LA, Culver City continues to see record-setting real estate prices and strong tenant demand.

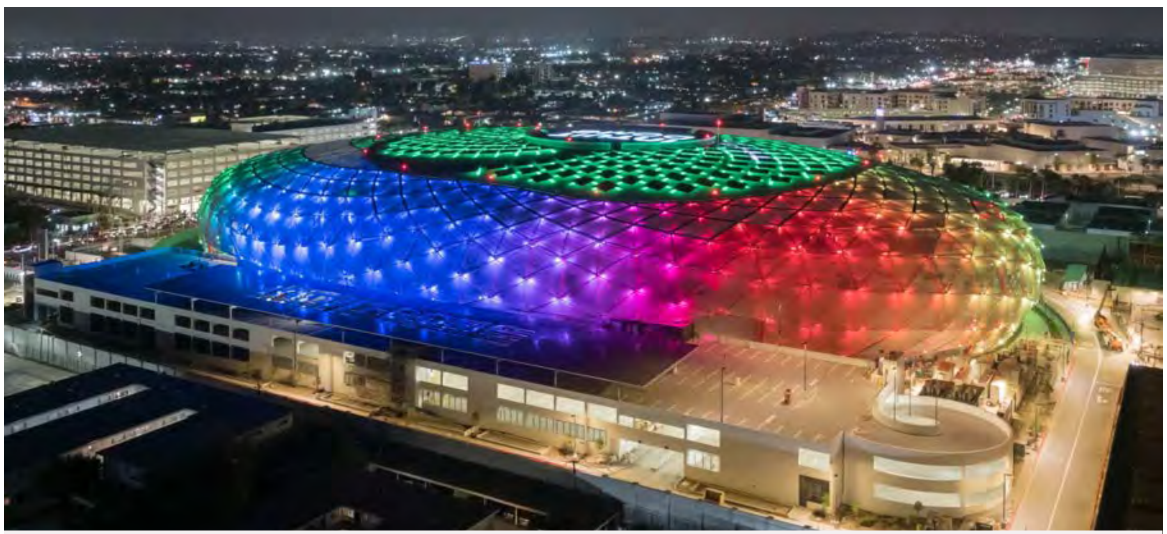
INGLEWOOD

Inglewood is one of Los Angeles' fastest-growing neighborhoods, experiencing a major transformation fueled by billions in public and private investment. Home to SoFi Stadium, the Kia Forum, and the Intuit Dome, Inglewood has become a national destination for sports, entertainment, and economic opportunity. The area has seen a surge in new development, improved infrastructure, and rising home values. Located just south of the property, Inglewood offers immediate access to major transit corridors, LAX, and a rapidly expanding cultural and business hub.

LOCATION HIGHLIGHT

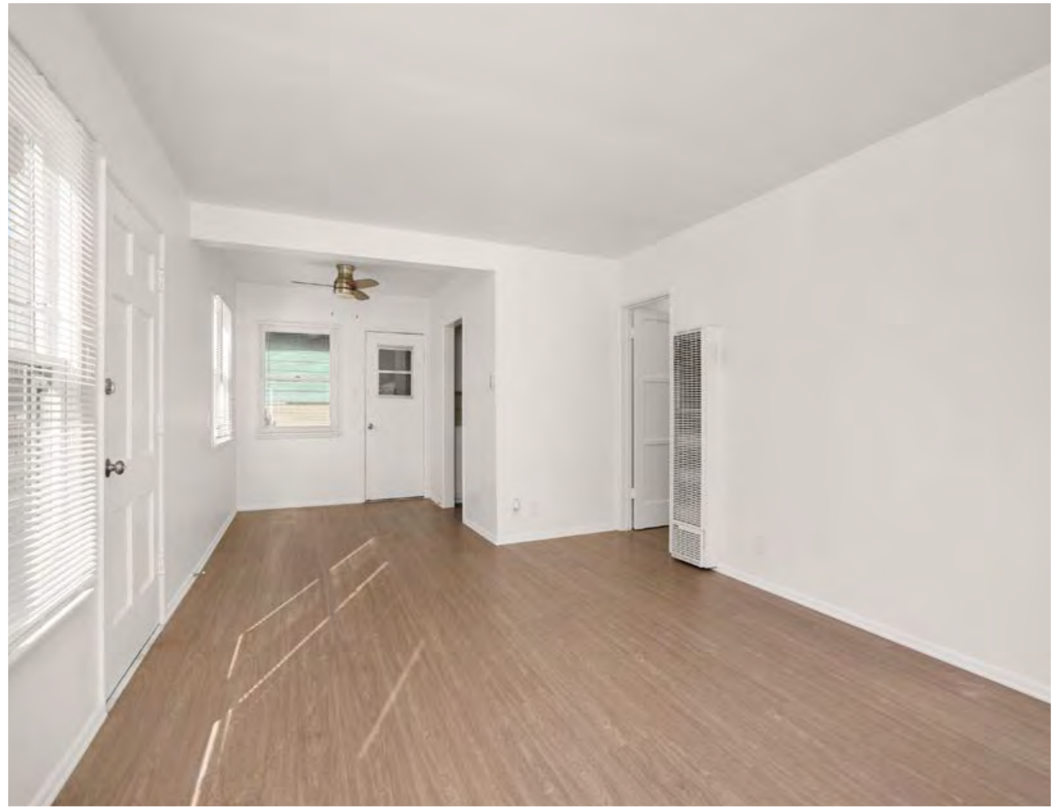

USC

SOFI STADIUM


INTUIT DOME

THE CULVER STUDIOS


6510




WASH IDB 908

POISED FOR UPSIDE

2026-2028+ IMPACT & GROWTH DRIVERS NEAR 6509–6510 BRYNHURST AVE

6509–6510 Brynhurst Ave sits just minutes from SoFi Stadium, the Intuit Dome, and the 300-acre Hollywood Park district, placing it directly within the near-Olympic growth zone. With SoFi hosting the LA28 Opening Ceremony, World Cup 2026, and Super Bowl 2027, the area continues to attract major investment, new jobs, and rising tenant demand. The property draws renters working at SoFi Stadium, Hollywood Park Studios, NFL Media, surrounding retail and hospitality centers, and LAX—all benefiting from the short commute and more attainable rents in 90043. The Metro K Line further enhances connectivity to Inglewood and the airport, strengthening long-term mobility and demand. Positioned between LAX and the Hollywood Park economic hub, Brynhurst is well-situated to benefit from ongoing revitalization, rising home values, and sustained workforce housing demand.

SOFI STADIUM

HOST VENUE FOR THE 2026 FIFA WORLD CUP, LA28 OPENING CEREMONY, & SUPER BOWL LXI (2027)

2026 FIFA WORLD CUP

2028 SUMMER OLYMPICS

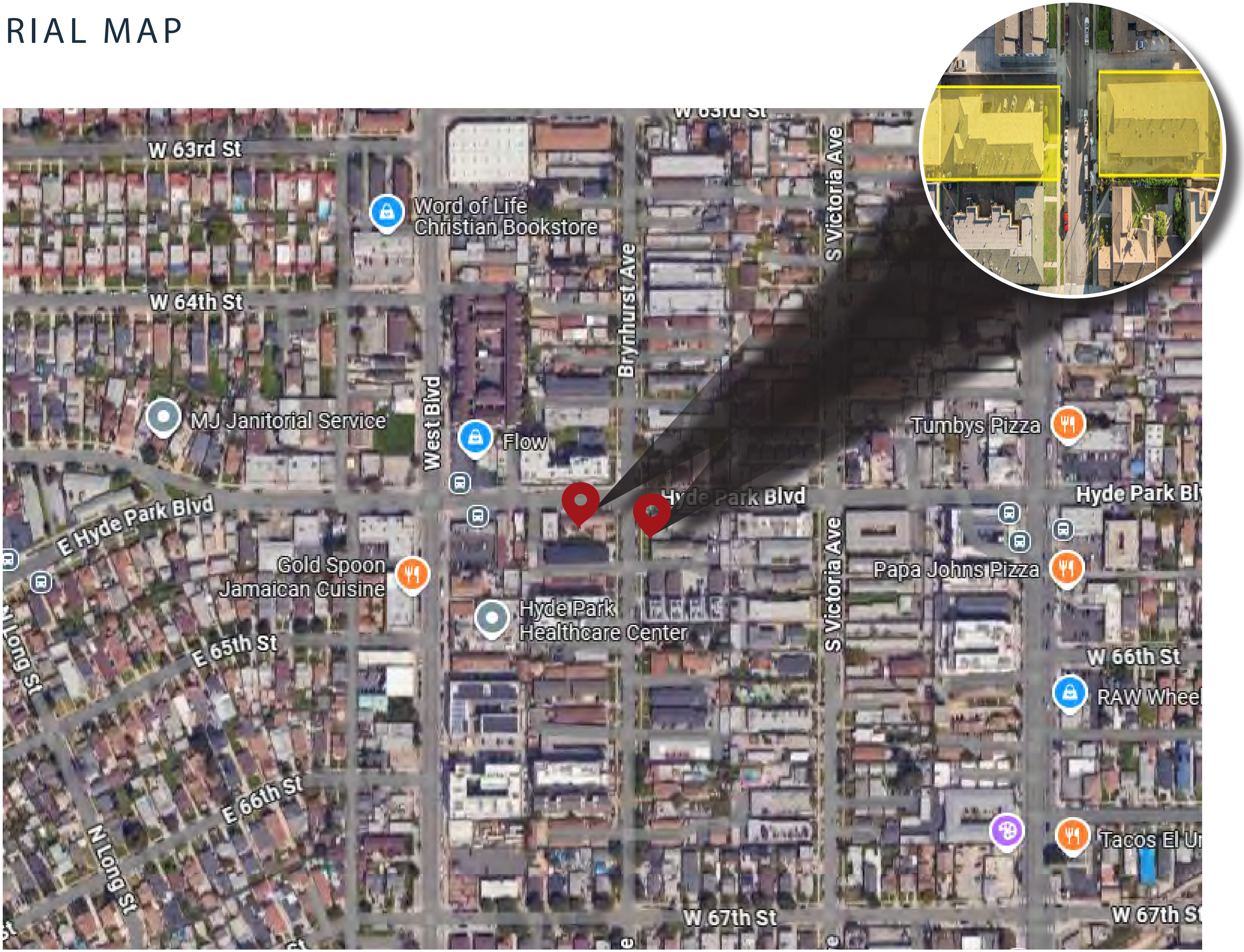
SUPER BOWL LXI (2027)

TRANSIT MAP


Slauson Ave
Westfield Culver City
FOX HILLS
La Cienega Blvd
Slauson Ave
Metro
K Downtown Inglewood
1.6 Miles
6509-6510
BRYNHURST AVE
LOS ANGELES, CA 90043
Fairview Heights
W Florence Ave
Metro
K Fairview Heights
.5 Mile
E Hyde Park Blvd
Edward
Vincent
Jr. Park
N La Brea Ave
Crenshaw Blvd
N Prairie Ave
Metro
K Westchester/Veterans
2.9 Miles
W Florence Ave
Downtown
Inglewood
Westchester
/ Veterans
Inglewood
K
Metro
C LAX/Metro Transit Center
3.8 Miles
Kia Forum
Kia Forum - 2.2 Miles
SoFi Stadium
SoFi Stadium - 2.6 Miles
Hollywood Park Casino - 3.4 Miles
Intuit Dome - 3.5 Miles
SoFi Stadium
E Arbor Vitae St
GRAMERCY PARK
LAX / Metro
Transit Center
Hilton Los
Angeles Airport
Hollywood Park Casino
W Century Blvd

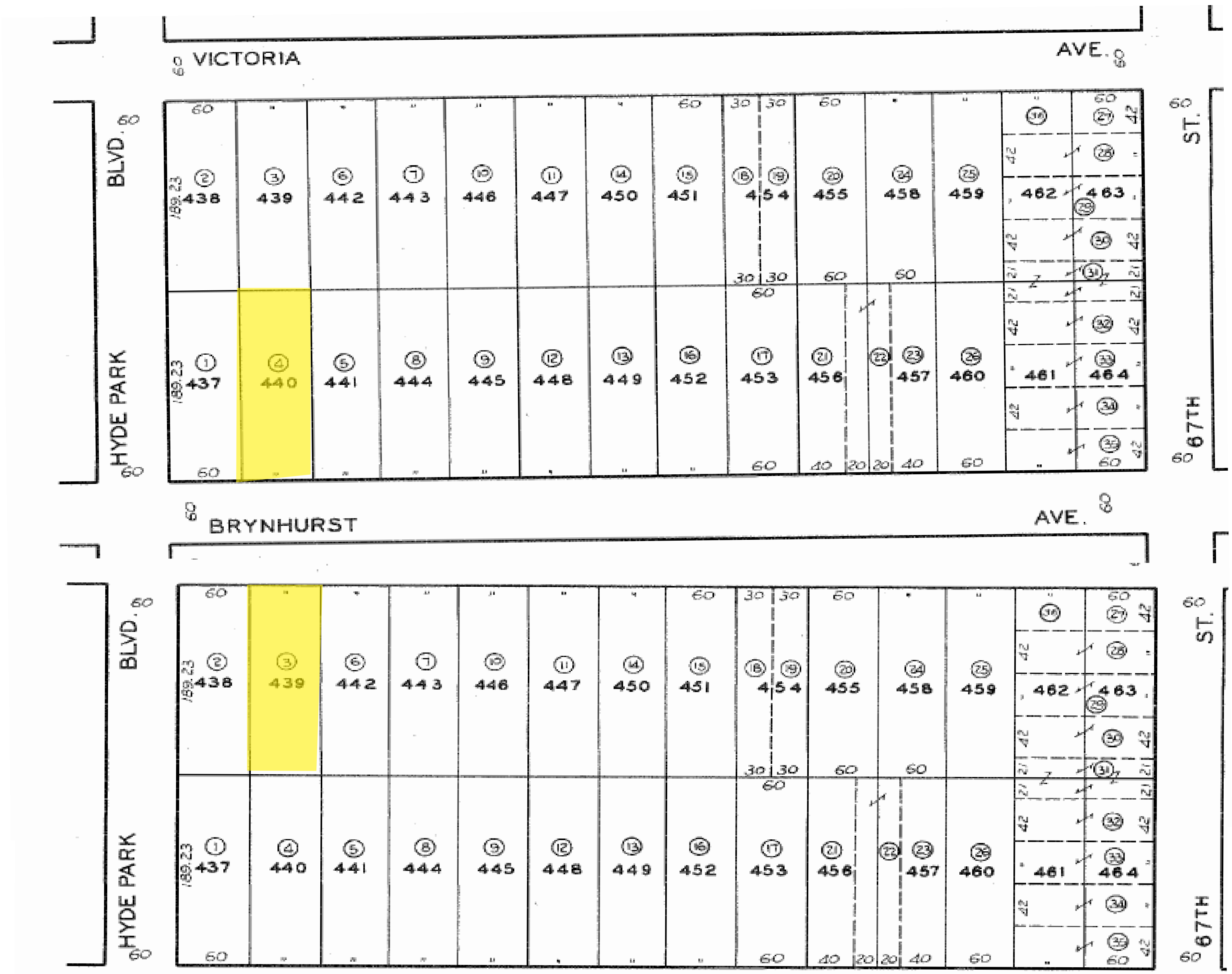

Culver City
Transit Center
LADERA
HEIGHTS
SLAUSON
Hyde Park
HYDE PARK
Fairview
Heights
Slauson
GAGE
CENTINELA
INGLEWOOD
Downtown
Inglewood
FLORENCE
6509-6510
BRYNHURST AVE
LOS ANGELES, CA 90043
Loyola Marymount
University
WESTCHESTER
HOWARD
HUGHES
Westchester/
Veterans
Inglewood
Transit Center
Kia
Forum
SoFi
Stadium
MANCHESTER
Manchester
ARBOR VITAE
LAX/Metro
Transit Center

AERIAL MAP


W 63rd St
W 64th St
Word of Life Christian Bookstore
Brynhurst Ave
S Victoria Ave
MJ Janitorial Service
West Blvd
Flow
Tumbys Pizza
Hyde Park Blvd
E Hyde Park Blvd
Gold Spoon Jamaican Cuisine
Papa Johns Pizza
Hyde Park Healthcare Center
E 65th St
N Long St
W 66th St
RAW Wheel
E 66th St
Tacos El U
W 67th St

TAX MAP

APN: 4006-019-004 / 4006-020-004



SALE COMPARABLES

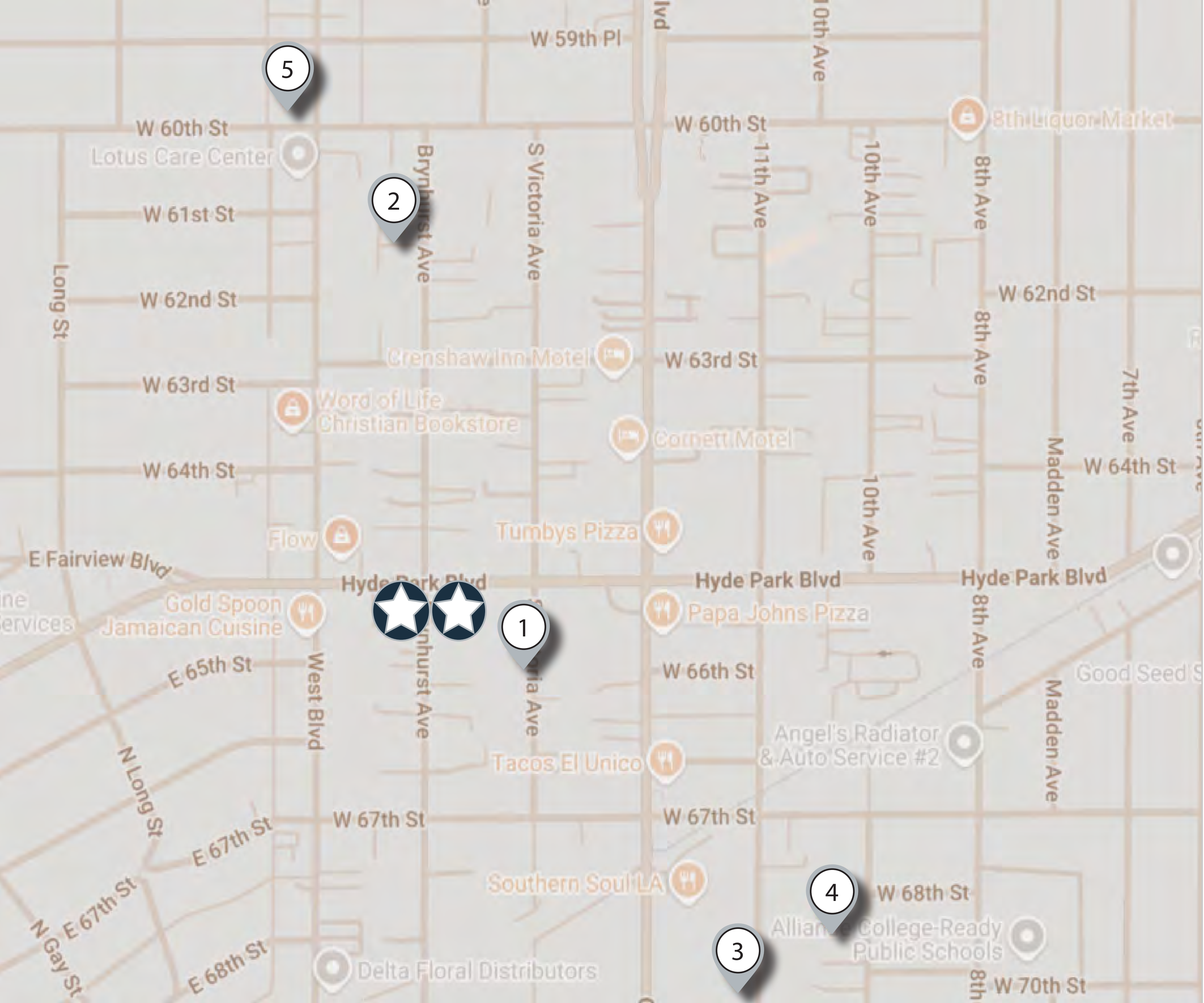
6509-6510 BRYNHURST AVE

LOS ANGELES, CA 90043

Marcus & Millichap
THE AZZI GROUP

SALE COMPARABLES – SUMMARY

		PROPERTY ADDRESS	SALE PRICE	YEAR BUILT	NO. OF UNITS	PRICE/ UNIT	PRICE/ SF	CAP RATE	GRM	COE	UNIT MIX
		Subject Property: 6509-6510 Brynhurst Ave Los Angeles, CA 90043	**$3,095,000**	**1953/1964**	**21**	**$147,381**	**$211.46**	**5.34%**	**9.49**	**N/A**	**(3) Studio (6) 1+1 (12) 2+1**
1		6525-6529 S Victoria Ave Los Angeles, CA 90043	$1,290,000	1959	8	$161,250	$194.60	6.92%	10.19	7/31/2025	(2) 1+1 (4) 2+2 (2) 3+2
2		6107 Brynhurst Ave Los Angeles, CA 90043	$2,100,000	1958	14	$150,000	$227.82	5.00%	N/A	x7/29/2025	(13) 1+1 (1) 2+1
3		6821 11th Ave Los Angeles, CA 90043	$1,670,000	1958	8	$208,750	$299.28	7.00%	9.22	6/11/2025	(2) 1+1 (4) 2+2 (2) 3+2
4		6811 10th Ave Los Angeles, CA 90043	$4,400,000	1965	27	$162,963	$176.77	7.80%	7.50	6/10/2025	(2) 1+1 (5) 2+1 (12) 2+1.5 (7) 3+2 (1) 3+3
5		3617 W 60th St Los Angeles, CA 90043	$1,675,000	1964	8	$209,375	$177.66	N/A	N/A	9/18/2024	(7) 2+2 (1) 3+2
					AVG.	**$178,468**	**$215.23**	**6.68%**	**8.97**		



SALE COMPARABLES

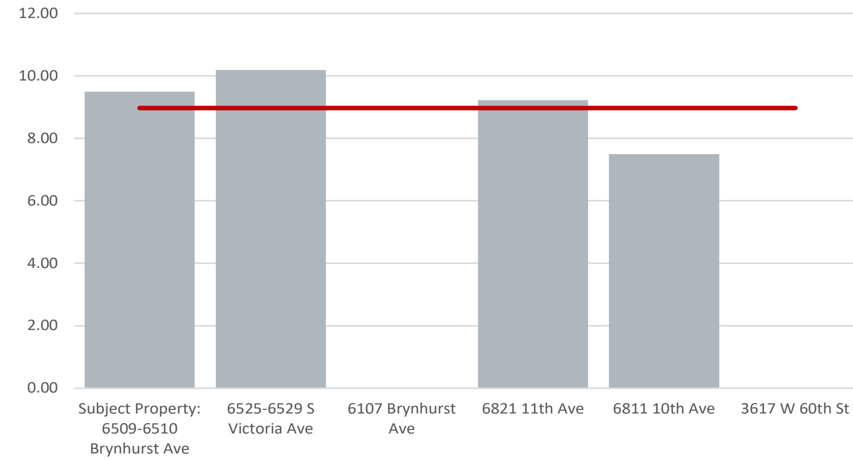
SALES COMPARABLES

AVERAGE CAP RATE

AVG. 6.68%

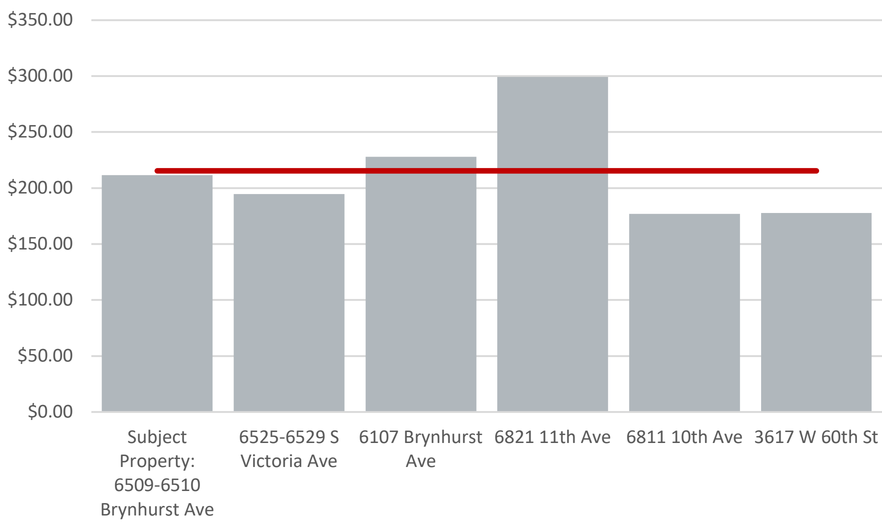
AVERAGE GRM

AVG. 8.97



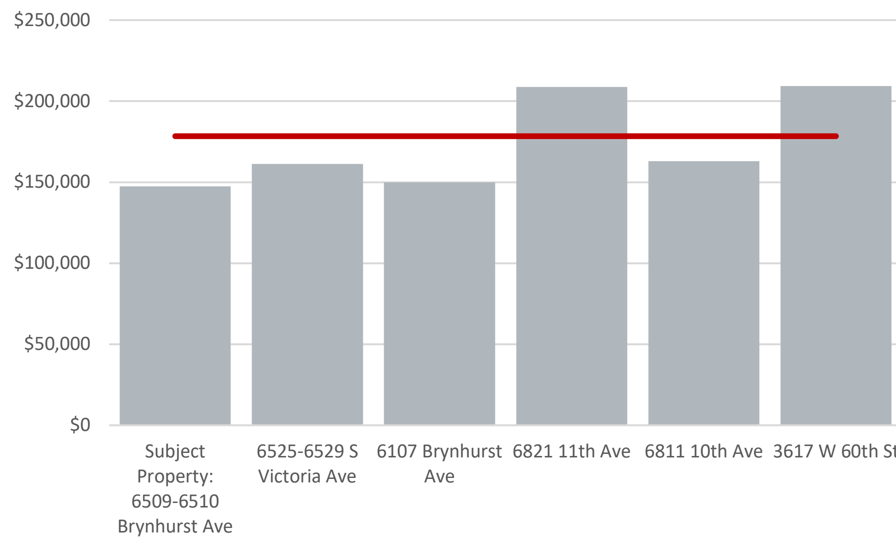
AVERAGE PRICE PER SQUARE FOOT

AVG. $215



AVERAGE PRICE PER UNIT

AVG. $178,468




HUMPS

Marcus & Millichap
THE AZZI GROUP

LEASE COMPARABLES

6509-6510 BRYNHURST AVE

LOS ANGELES, CA 90043

Marcus & Millichap
THE AZZI GROUP

LEASE COMPARABLES – SUMMARY

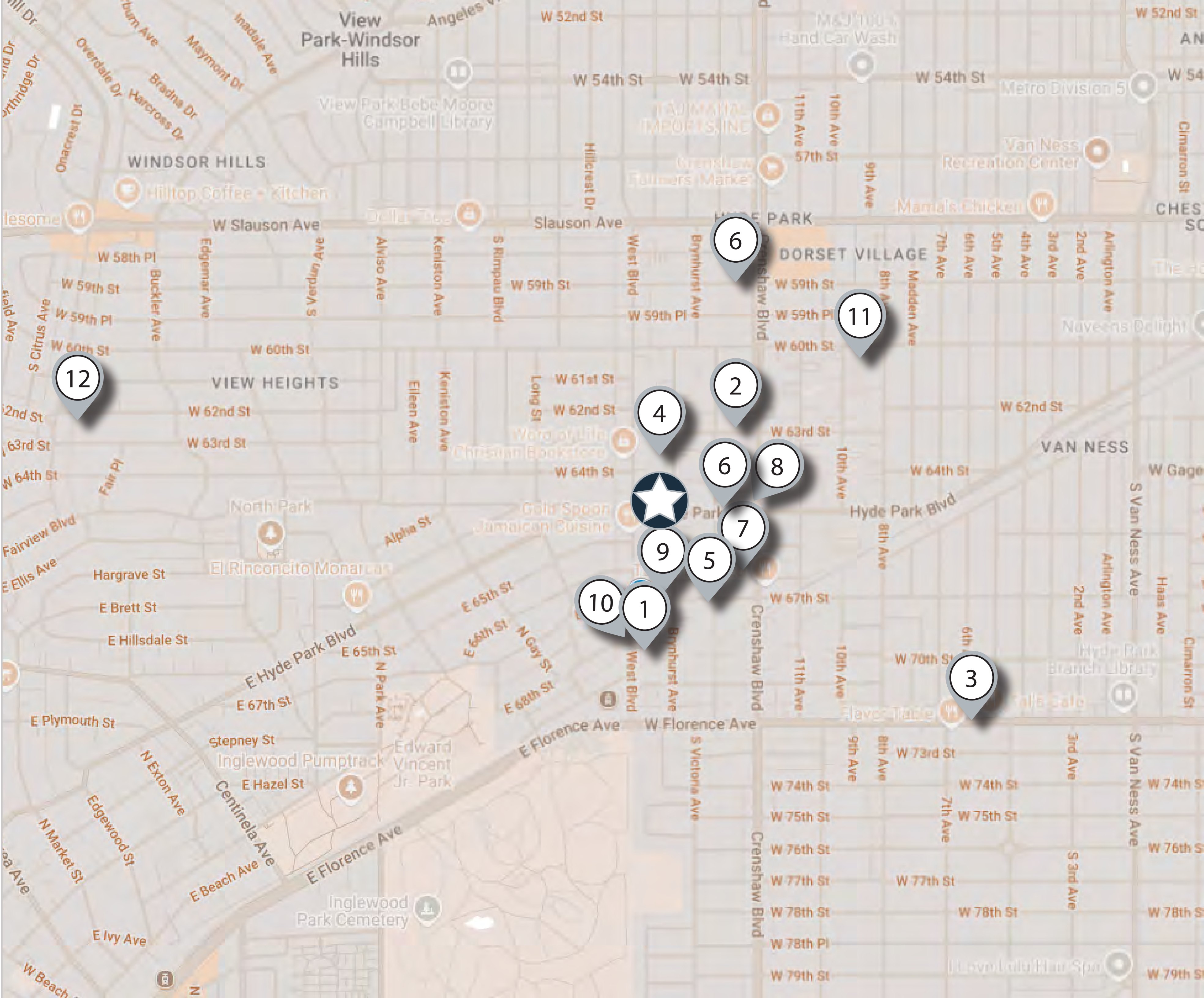
	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property 6509-6510 Brynhurst Ave	Los Angeles, CA 90043	**Studio**	**21**	**1953 / 1964**	**$796**	**400**	**$1.99**	**2**	**90%**
1	6732 West Blvd	Los Angeles, CA 90043	Studio	10	1953	$1,500	400	$3.75	1	90%
2	6203 Crenshaw Blvd	Los Angeles, CA 90043	Studio	14	1955	$1,500	400	$3.75	1	93%
3	7050 6th Ave	Los Angeles, CA 90043	Studio	8	1954	$1,595	350	$4.56	1	88%
4	3500 W 63rd St	Los Angeles, CA 90043	Studio	14	1965	$1,500	400	$3.75	1	93%
					AVG.	**$1,524**	**388**	**$3.95**		**91%**

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property 6509-6510 Brynhurst Ave	Los Angeles, CA 90043	**1 Bdr - 1 Bath**	**21**	**1953 / 1964**	**$1,013**	**700**	**$1.45**	**2**	**90%**
5	6611 S Victoria Ave	Los Angeles, CA 90043	1 Bdr - 1 Bath	10	1964	$1,850	722	$2.56	1	90%
6	6416 S Victoria Ave	Los Angeles, CA 90043	1 Bdr - 1 Bath	10	1955	$1,995	700	$2.85	0	100%
7	6531-6549 Crenshaw Blvd	Los Angeles, CA 90043	1 Bdr - 1 Bath	10	1947	$1,395	576	$2.42	0	100%
8	6422 S Victoria Ave	Los Angeles, CA 90043	1 Bdr - 1 Bath	9	1950	$1,625	650	$2.50	1	89%
					AVG.	**$1,716**	**662**	**$2.58**		**93%**

LEASE COMPARABLES – SUMMARY

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAILABLE	OCCUPANCY
	Subject Property **6509-6510 Brynhurst Ave**	**Los Angeles, CA 90043**	**2 Bdr - 1 Bath**	**21**	**1953 / 1964**	**$2,075**	**900**	**$2.31**	**2**	**90%**
9	6607-6611 Brynhurst Ave	Los Angeles, CA 90043	2 Bdr - 1 Bath	9	1946	$2,200	800	$2.75	1	89%
10	6714 West Blvd	Los Angeles, CA 90043	2 Bdr - 1 Bath	5	1937	$2,350	1,100	$2.14	1	80%
11	3123 W 60th St	Los Angeles, CA 90043	2 Bdr - 1 Bath	3	1975	$2,899	848	$3.42	1	67%
12	6116 Overhill Dr	Los Angeles, CA 90043	2 Bdr - 1 Bath	4	1944	$2,900	800	$3.63	1	75%
					AVG.		**887**	**$2.98**		**78%**

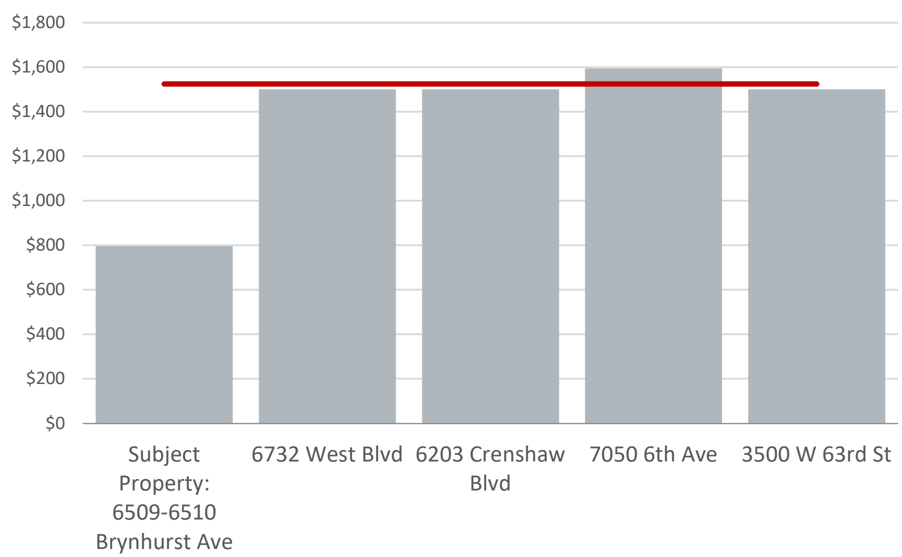
LEASE COMPARABLES



LEASE COMPARABLES

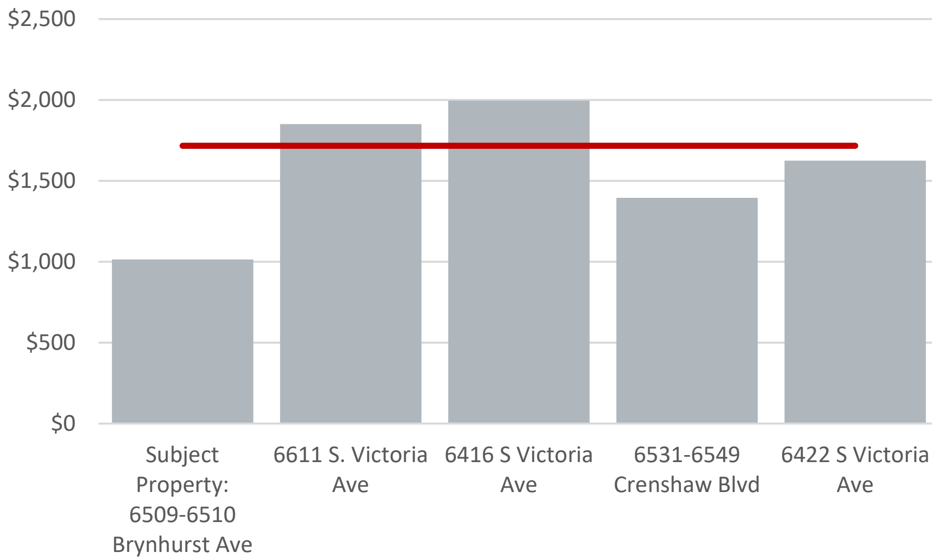
AVERAGE RENT - STUDIO

AVG. $1,524



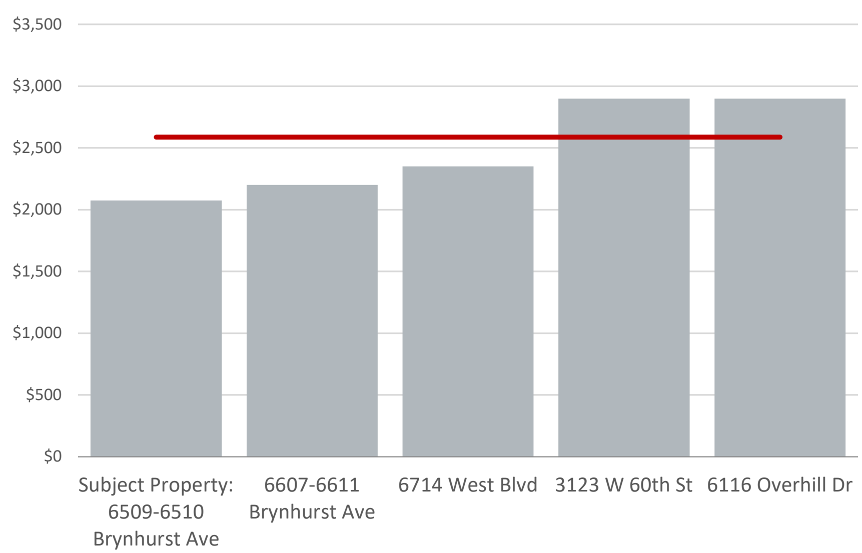
AVERAGE RENT - 1 BDR - 1 BATH

AVG. $1,716

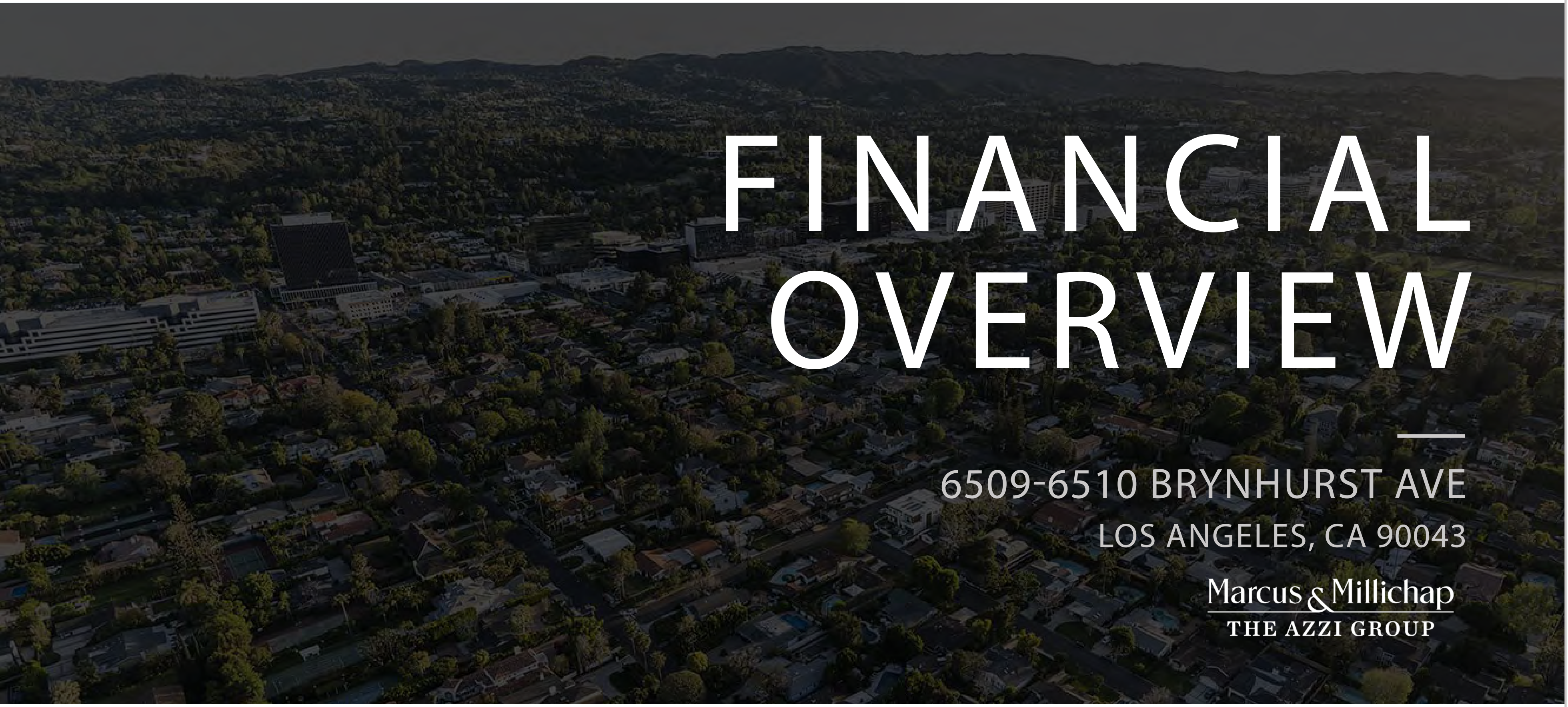


AVERAGE RENT - 2 BDR - 1 BATH

AVG. $2,587



Marcus & Millichap
THE AZZI GROUP



FINANCIAL OVERVIEW

6509-6510 BRYNHURST AVE

LOS ANGELES, CA 90043

Marcus & Millichap
THE AZZI GROUP

RENT ROLL

NO. OF UNITS	UNIT TYPE			APPROX. UNIT SF*	CURRENT RENT	RENT/SF	PRO FORMA RENT	PRO FORMA RENT/SF
6509 Brynhurst Ave								
6509 - 1	2 Bed	1 Bath	VACANT	900	$2,600	$2.89	$2,600	$2.89
6509 - 2	2 Bed	1 Bath		900	$1,102	$1.22	$2,600	$2.89
6509 - 3	2 Bed	1 Bath		900	$1,782	$1.98	$2,600	$2.89
6509 - 4	2 Bed	1 Bath		900	$1,102	$1.22	$2,600	$2.89
6509 -5	2 Bed	1 Bath		900	$1,102	$1.22	$2,600	$2.89
6509 - 6	2 Bed	1 Bath		900	$1,118	$1.24	$2,600	$2.89
6509 - 7	2 Bed	1 Bath		900	$1,216	$1.35	$2,600	$2.89
6509 - 8	2 Bed	1 Bath		900	$1,102	$1.22	$2,600	$2.89
6509 - 9	2 Bed	1 Bath		900	$1,102	$1.22	$2,600	$2.89
6509 - 10	2 Bed	1 Bath		900	$1,951	$2.17	$2,600	$2.89
6509 - 11	2 Bed	1 Bath		900	$1,102	$1.22	$2,600	$2.89
6509 - ADU**	1 Bed	1 Bath	UNBUILT	650	$0	$0	$1,850	$2.85
6509 - ADU**	1 Bed	1 Bath	UNBUILT	650	$0	$0	$1,850	$2.85
6510 Brynhurst Ave								
6510 - 1	1 Bed	1 Bath	VACANT	700	$1,850	$2.64	$1,850	$2.64
6510 - 2	1 Bed	1 Bath		700	$1,815	$2.59	$1,850	$2.64
6510 - 3	Studio	1 Bath		400	$603	$1.51	$1,500	$3.75
6510 - 4	Studio	1 Bath		400	$819	$2.05	$1,500	$3.75
6510 - 5	2 Bed	1 Bath		900	$1,163	$1.29	$2,600	$2.89
6510 - 6	1 Bed	1 Bath		700	$1,043	$1.49	$1,850	$2.64
6510 - 7	1 Bed	1 Bath	VACANT	700	$1,850	$2.64	$1,850	$2.64
6510 - 8	Studio	1 Bath		400	$716	$1.79	$1,500	$3.75
6510 - 9	1 Bed	1 Bath		700	$996	$1.42	$1,850	$2.64
6510 - 10	1 Bed	1 Bath		700	$1,034	$1.48	$1,850	$2.64
6510 - ADU**	1 Bed	1 Bath	UNBUILT	650	$0	$0	$1,850	$2.85
6510 - ADU**	1 Bed	1 Bath	UNBUILT	650	$0	$0	$1,850	$2.85
3	TOTAL	VACANT			$6,300		$0	
18	TOTAL	OCCUPIED			$20,868		$54,200	
21	TOTAL			14,636	$27,168	$1.44	$54,200	$2.93

*Estimated

** Adding four ±650 SF ADUs would increase pro forma income by approximately $7,400 per month ($88,800 annually), creating a highly accretive value-add opportunity with strong rent-to-income efficiency. ADUs are not currently under construction, and all development potential is subject to buyer verification with the City of Los Angeles.

HIGH-IMPACT ADU DEVELOPMENT OPPORTUNITY

Adding four new ±650 SF ADUs transforms the property's long-term performance, significantly boosting income, NOI, DSCR, and return on cost. With strong tenant demand, limited new supply, and a high-efficiency rent-to-cost profile, this value-add strategy positions the asset as a compelling, cash-flowing investment.

ADU FINANCIAL SUMMARY	
Number of ADUs	4
Unit Size (Each)	±650 SF
Total Added SF	±2,600 SF
Pro Forma Rent (Per ADU)	$1,850/mo
Total Added Monthly Income*	$7,400/mo
Total Added Annual Income*	$88,800/yr

*Estimated

TOTAL COSTS	
Purchase Price	$3,095,000
Hard Costs - ADU Construction*	$525,000
Soft Costs- ADU Construction*	$75,000
All-In ADU Cost*	$600,000
Total All-In Basis*	$3,695,000

*Estimated

Disclaimer: All ADU rents, costs, projections, and feasibility assumptions are estimates only and subject to buyer verification. Buyer must independently confirm zoning, permitting, construction costs, unit sizes, rentability, and all entitlement requirements with the City of Los Angeles. ADUs are not currently under construction.

ADU-DRIVEN VALUE CREATION

- Four ±650 SF ADUs add $88.8K in annual income and ~$71K in NOI, increasing total pro forma NOI from $378,727 (before ADUs) to $438,748 (after ADUs).
- Total ADU cost of $600K produces a ~10% return on cost, based on a 26.9%
- expense load—strong relative to surrounding cap rates.
- After ADUs, the property achieves a approx. 14.26% cap rate.
- With 2.5% annual rent growth, Year-5 NOI is projected at ~$496K, supporting a potential ±$8.4M sale price at a 5.28% exit cap.
- Adds new rentable SF and improves long-term asset value and marketability.

ESTIMATED ADU CONTRIBUTION	
Pro Forma NOI (Including ADUs):	$426,748
Pro Forma Cap Rate (Including ADUs):	13.79%
Pro Forma NOI (without ADUs):	$366,727
Pro Forma Cap Rate (without ADUs):	11.85%

INCOME & EXPENSES

Total Number of Units (Current)	21	
Total Area (Gross)	14,636	SF

Total Number of Units (Pro Forma w/ADUs)	25	
Total Area (Gross - Pro Forma)	17,236	SF

INCOME		CURRENT	PER UNIT		PRO FORMA	PER UNIT		PRO FORMA (w/ ADUs)	PER UNIT
GROSS POTENTIAL RENT		$326,016	$15,525		$561,600	$26,743		$631,800	$25,272
Other Income						$0			$0
Total Other Income		$0	$0		$0	$0		$0	$0
GROSS POTENTIAL INCOME		$326,016	$15,525		$561,600	$26,743		$631,800	$25,272
Vacancy/Collection Allowance (GPR)	5.0%	$16,301	$776	5.00%	$28,080	$1,337	5.00%	$31,590	$1,264
EFFECTIVE GROSS INCOME		$309,715	$14,748		$533,520	$25,406		$600,210	$24,008

EXPENSES									
Real Estate Taxes*	1.25%	$38,688	$1,842	$38,688	$1,842	$1,842	1.25%	$38,688	$1,548
Insurance*	$1.50	$21,954	$1,045	$21,954	$1,045	$1,045	$1.50	$21,954	$878
Utilities: Power, Gas, Water & Trash*		$50,000	$2,381	$50,000	$2,381	$1,333		$50,000	$2,000
Repairs & Maintenance*	5.00%	$15,486	$737	$26,676	$1,270	$1,270	5.00%	$30,011	$1,200
Groundskeeper*		$1,600	$76	$1,600	$76	$76		$1,600	$64
Pest Control*		$1,200	$57	$1,200	$57	$57		$1,200	$48
Management Fee*	5.00%	$15,486	$737	$26,676	$1,270	$1,270	5.00%	$30,011	$1,200
TOTAL EXPENSES		$144,413	$6,877	$166,794	$7,943	$7,252		$173,463	$6,939
Expenses per SF		$9.87		$11.40				$11.85	
% of EGI		46.63%		31.26%				28.90%	
NET OPERATING INCOME		$165,302	$7,872	$366,727	$17,463	$18,154		$426,748	$17,070

*Estimated

FINANCIAL OVERVIEW

LOCATION

6509-6510 BRYNHURST AVE
LOS ANGELES, CA 90043

Price		$3,095,000	
Down Payment	40%	$1,240,000	
Number of Units		21	
Price/Unit		$147,381	
Gross Square Feet		14,636	
Price/SF		$211.46	
CAP Rate - Current		5.34%	
CAP Rate - Pro Forma		13.79%	
GRM - Current		9.49	
GRM - Pro Forma		4.90	
Year Built		1964	
Lot Size		22,725	SF
Type of Ownership		Fee Simple	

FINANCING*

Loan Amount	$1,855,000	
Loan Type	Proposed New	
Interest Rate	6.000%	
Amortization	30	Years
Monthly Payments	$11,121.66	

* Seller Financing Considered by Ownership
— Contact Agent for More Info

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

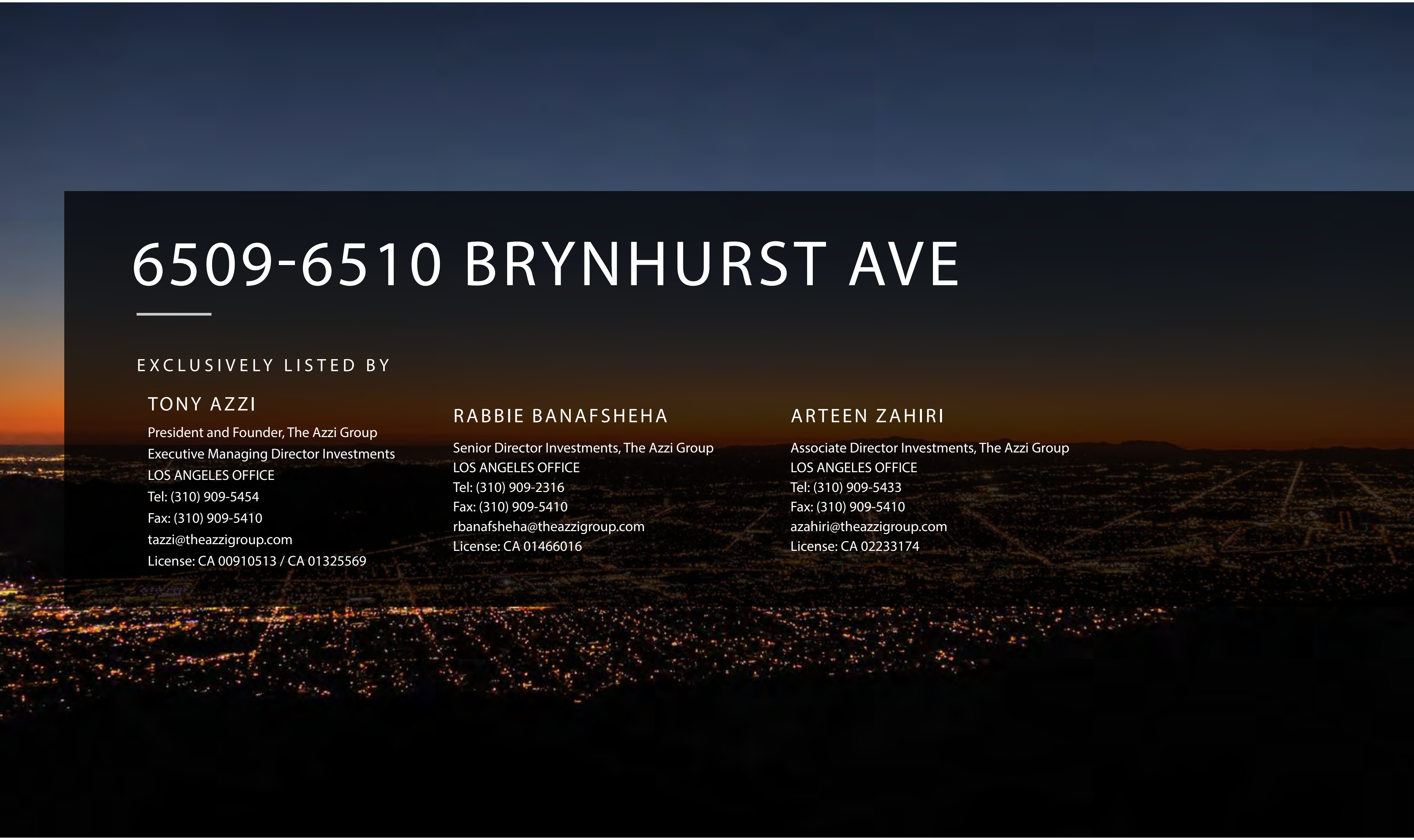
ANNUALIZED OPERATING DATA

Income		Current		Pro Forma
Gross Potential Rent		$326,016		$631,800
Other Income		$0		$0
Gross Potential Income		$326,016		$631,800
Less: Vacancy/Deductions (GPR)	5.00%	$16,301	5.00%	$31,590
Effective Gross Income		$309,715		$600,210
Less: Expenses		$144,413		$173,463
Net Operating Income		$165,302		$426,748
Net Cash Flow Before Debt Service		$165,302		$426,748
Debt Service		$133,460		$133,460
Debt Service Coverage Ratio (DSCR)		1.24		3.20
Net Cash Flow After Debt Service	2.57%	$31,842	23.65%	$293,288
Principal Reduction		$23,464		$23,464
Total Return	4.46%	$55,306	25.54%	$316,751

EXPENSES

Real Estate Taxes*	1.25%	$38,688	1.25%	$38,688
Insurance*	$1.50	$21,954	$1.50	$21,954
Utilities: Power, Gas, Water & Trash*		$50,000		$50,000
Repairs & Maintenance*	5.00%	$15,486	5.00%	$30,011
Groundskeeper*		$1,600		$1,600
Pest Control*		$1,200		$1,200
Management Fee*	5.00%	$15,486	5.00%	$30,011
Total Expenses		$144,413		$173,463
Expenses/Unit		$6,877		$8,260
Expenses/SF		$9.87		$11.85
% of EGI		46.63%		28.90%

*Estimated



6509-6510 BRYNHURST AVE

EXCLUSIVELY LISTED BY

TONY AZZI
President and Founder, The Azzi Group
Executive Managing Director Investments
LOS ANGELES OFFICE
Tel: (310) 909-5454
Fax: (310) 909-5410
tazzi@theazzigroup.com
License: CA 00910513 / CA 01325569

RABBIE BANAFSHEHA
Senior Director Investments, The Azzi Group
LOS ANGELES OFFICE
Tel: (310) 909-2316
Fax: (310) 909-5410
rbanafsheha@theazzigroup.com
License: CA 01466016

ARTEEN ZAHIRI
Associate Director Investments, The Azzi Group
LOS ANGELES OFFICE
Tel: (310) 909-5433
Fax: (310) 909-5410
azahiri@theazzigroup.com
License: CA 02233174