OFFERING MEMORANDUM

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8843 ALCOTT

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THE BRODY GROUP

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PROPERTY OVERVIEW

8843 Alcott Street, Los Angeles

CORE WEST LA MULTIFAMILY

3.74% FIXED DEBT

10 UNITS IN PRIME PICO/ROBERTSON

The Brody Group of Marcus & Millichap is pleased to exclusively present 8843 Alcott Street—a 10-unit multifamily investment in the highly sought-after Pico/Robertson submarket featuring long-term fixed financing and recent major capital improvements. 8843 Alcott Street presents a rare opportunity to acquire a well-located 10-unit multifamily property in the highly desirable Pico/Robertson neighborhood of Los Angeles. Offered at $3,100,000, the property combines a prime West Los Angeles location with long-term fixed financing and recently completed capital improvements.

The asset benefits from assumable financing at 3.74% principal and interest—providing a significant advantage over current debt markets and delivering long-term stability in cash flow. This favorable financing structure positions the investment as both a defensive and growth-oriented acquisition. The property features a strong unit mix of one- and two-bedroom units, catering to a wide tenant base and supporting consistent occupancy. The location west of Robertson Boulevard places the asset within immediate proximity to Beverly Hills, Century City, and key Westside employment centers—driving sustained rental demand.

Recent ownership has completed major capital improvements, including a soft story seismic retrofit, horizontal repiping, and repaving of the driveway and walkways. These upgrades significantly reduce near-term capital expenditure requirements and enhance operational efficiency. With strong in-place income, long-term fixed debt, and the opportunity to increase rents through strategic unit upgrades, 8843 Alcott Street offers investors a compelling blend of stability, upside, and location in one of Los Angeles' most resilient rental markets.

PROPERTY HIGHLIGHTS

8843 Alcott Street, Los Angeles

3.74% FIXED RATE FINANCING

3.74% fixed through June 2027, then 2.50% + SOFR, currently projected to equal approximately 5.5% with expected declines over time.

PRIME PICO/ROBERTSON LOCATION (WEST OF ROBERTSON)

Highly desirable West LA neighborhood adjacent to Beverly Hills—strong rental demand driven by location, walkability, and lifestyle.

RECENT MAJOR CAPITAL IMPROVEMENTS COMPLETED

Soft story retrofit, horizontal repiping, and repaved driveway/walkways—significantly reducing future capital expenditure risk.

DESIRABLE UNIT MIX (1 & 2 BEDROOMS)

Functional layouts appealing to a broad tenant base—consistent occupancy and strong rental demand.

BOUTIQUE 10-UNIT SCALE

Ideal size for private investors and 1031 buyers seeking stable, manageable assets in core Los Angeles locations.

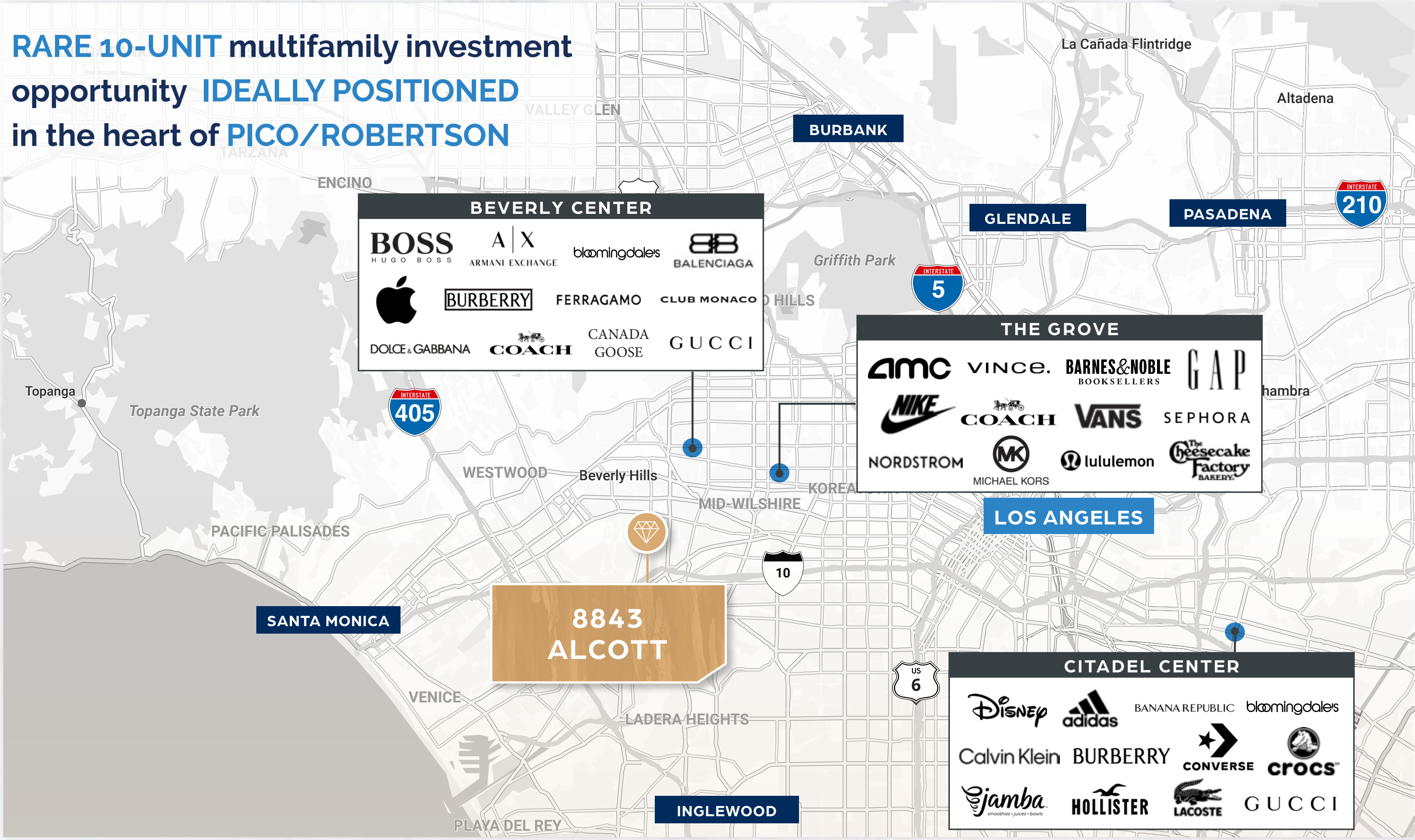
MARK-TO-MARKET RENTAL UPSIDE

Opportunity to renovate interiors and capture higher rents in a high-demand submarket.

8843 ALCOTT

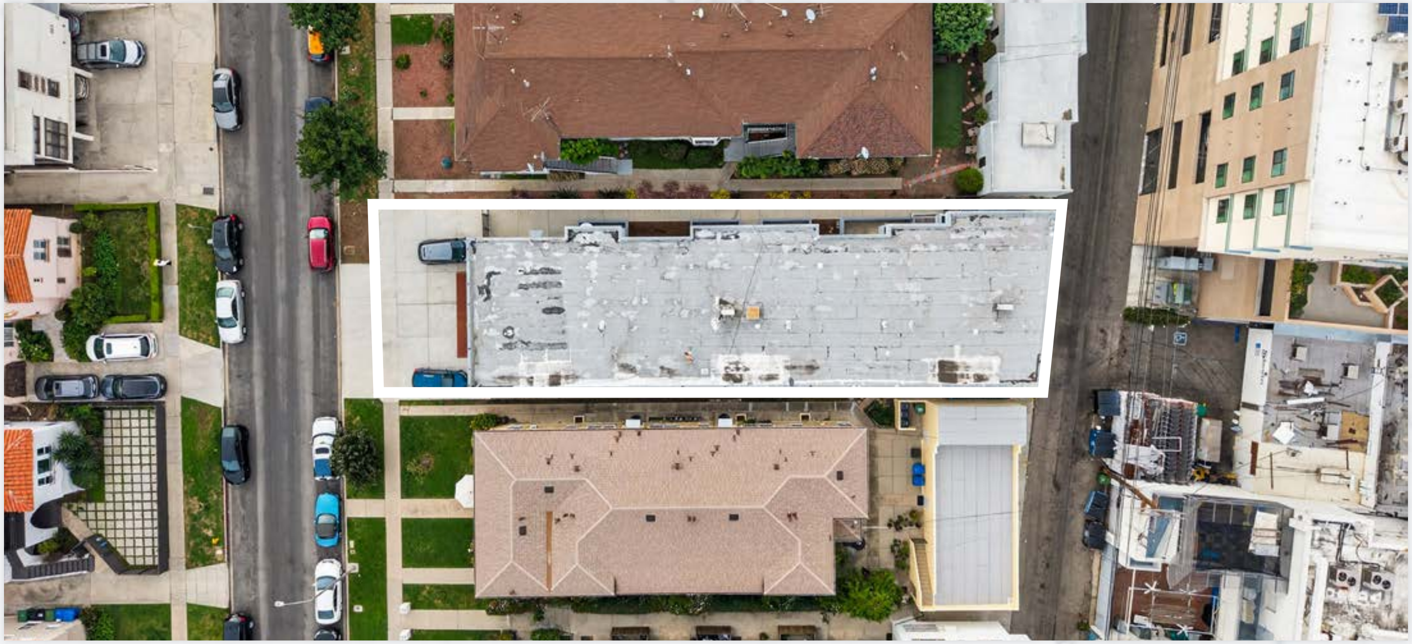
8843 ALCOTT STREET, LOS ANGELES

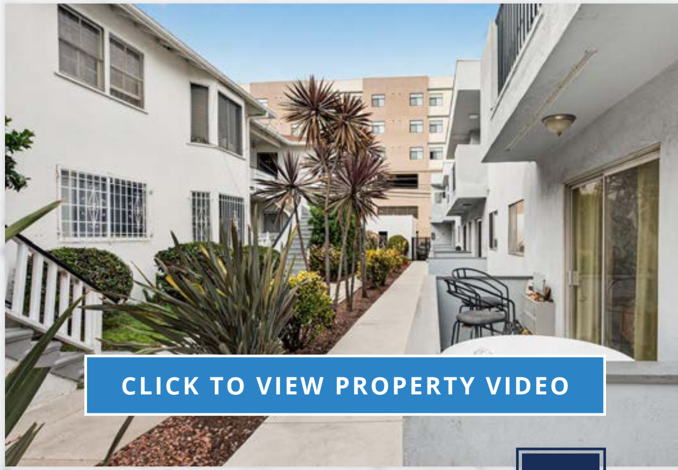
RARE 10-UNIT multifamily investment opportunity IDEALLY POSITIONED in the heart of PICO/ROBERTSON



BUILDING DETAILS	
Address	8843 Alcott Street Los Angeles, CA 90035
Building SF	7,550
Lot Size	0.13 Acres
Avg. Monthly Rent	$2,060
Year Built	1957
Number of Units	10
Capital Expenditure	Soft Story Retrofit, Horizontal Repiping, Repaved Drieway & Walkway


8843
ALCOTT

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FINANCIAL SUMMARY

8843 Alcott Street, Los Angeles

PROPERTY INFORMATION		
Price	$3,100,000	
Down Payment	$1,458,823	47%
Number of Units	10	
Price Per Unit	$310,000	
Price Per SqFt	$364.71	
Gross SqFt	8,500	
Lot Size	0.13 Acres	
Approx. Year Built	1957	

FINANCING	1ST LOAN	REFINANCE
Loan Amount	$1,641,177	$1,603,109
Loan Type	Assumed	Refi For Model
Interest Rate	3.74%	5.25%
Amortization	30 Years	30 Years
Year Due	2027	2032

RETURNS	CURRENT	YEAR 1
CAP Rate	5.42%	5.67%
GRM	12.63	12.25
Cash-on-Cash	4.75%	5.27%
Debt Coverage Ratio	1.70	1.78

# OF UNITS	UNIT TYPE	SQFT/ UNIT	SCHEDULED RENTS	MARKET RENTS
6	1 BD / 1 BA	750	$1,993	$1,993
4	2 BD / 2 BA	1,000	$2,123	$2,136

INCOME		CURRENT		YEAR 1
Gross Scheduled Rent		**$245,440**		**$253,123**
Less: Vacancy/Deductions	3.0%	$7,363	3.0%	$7,594
Total Effective Rental Income		**$238,077**		**$245,530**
Other Income		$767		$790
Effective Gross Income		**$238,844**		**$246,319**
Less: Expenses	29.6%	$70,685	28.7%	$70,685
Net Operating Income		**$168,159**		**$175,634**
Cash Flow		$168,159		$175,634
Debt Service		$98,800		$98,800
Net Cash Flow After Debt Service	4.75%	$69,358	5.27%	$76,834
Principal Reduction		$38,068		$38,068
Total Return	**7.36%**	**$107,427**	**7.88%**	**$114,902**

EXPENSES	CURRENT	YEAR 1
Real Estate Taxes	$34,720	$34,720
Insurance	$14,847	$14,847
Utilities - Gas & Electric	$6,866	$6,866
Utilities - Water & Sewer	$6,048	$6,048
Trash Removal	$5,150	$5,150
Pest Control	$948	$948
Alarm Monitoring/Inspection	$106	$106
Operating Reserves	$2,000	$2,000
Total Expenses	**$70,685**	**$70,685**
Expenses/Unit	**$7,069**	**$7,069**
Expenses/SF	**$8.32**	**$8.32**

*Property taxes are pro forma based on list price, not current tax rate

RENT ROLL SUMMARY

8843 Alcott Street, Los Angeles

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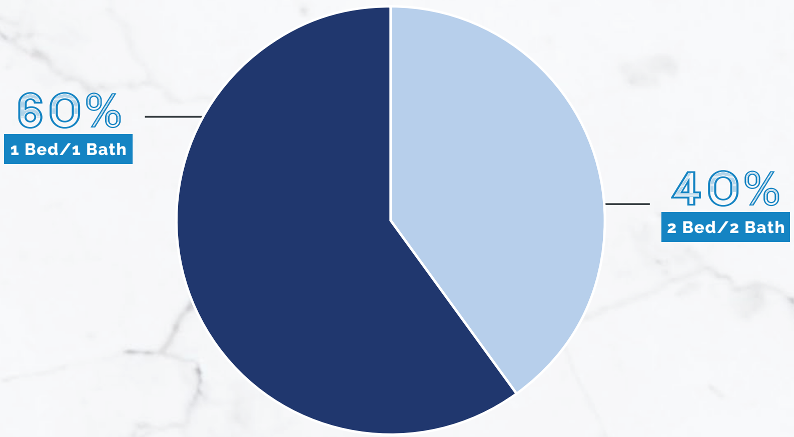
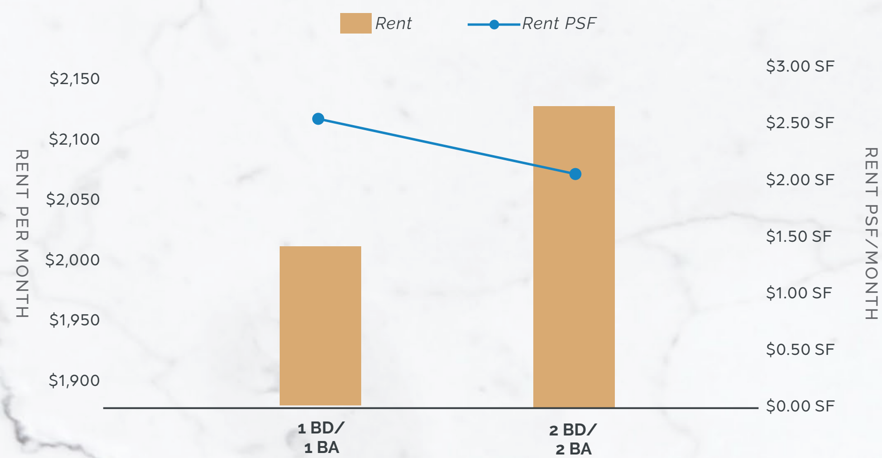
				SCHEDULED RENT			POTENTIAL RENT		
Unit Type	# of Units	Avg. Unit Size (SF)	Rental Range	Avg. Rent (Monthly)	Average Rent (PSF)	Monthly Income	Avg. Rent (Monthly)	Average Rent (PSF)	Monthly Income
1 BD / 1 BA	6	750	$1,125 – $2,369	$1,993	$2.66	$11,961	$1,993	$2.66	$11,960
2 BD / 2 BA	4	1,000	$1,542 – $2,595	$2,123	$2.12	$8,493	$2,136	$2.14	$8,545
Total/Avg.	**10**	**850**		**$2,045**	**$2.41**	**$20,453**	**$2,051**	**$2.41**	**$20,505**
Total (Annualized)						**$245,440**			**$246,061**

UNIT TYPE BREAKDOWN



GROSS RENT & RENT PSF BY UNIT TYPE



OPERATING STATEMENT

8843 Alcott Street, Los Angeles

Income	Current		Year 1		PER UNIT	PER SF	NOTES
Rental Income							
Gross Potential Rent	246,061		253,443		25,344	29.82	[1]
Loss / Gain to Lease	(621)	0.3%	(320)	0.1%	(32)	(0.04)	
Gross Current Rent	245,440		253,123		25,312	29.78	
Physical Vacancy	(7,363)	3.0%	(7,594)	3.0%	(759)	(0.89)	
Total Vacancy	**($7,363)**	**3.0%**	**($7,594)**	**3.0%**	**($759)**	**($1)**	
Effective Rental Income	**238,077**		**245,530**		**24,553**	**28.89**	
Other Income							
Utility Bill-Back	135		139		14	0.02	
All Other Income	632		651		65	0.08	[2]
Total Other Income	**$767**		**$790**		**$79**	**$0.09**	
Effective Gross Income	**$238,844**		**$246,319**		**$24,632**	**$28.98**	

Expenses	Current	Year 1	PER UNIT	PER SF	NOTES
Real Estate Taxes	34,720	34,720	3,472	4.08	
Insurance	14,847	14,847	1,485	1.75	
Utilities - Gas & Electric	6,866	6,866	687	0.81	
Utilities - Water & Sewer	6,048	6,048	605	0.71	
Trash Removal	5,150	5,150	515	0.61	
Pest Control	948	948	95	0.11	
Alarm Monitoring/Inspection	106	106	11	0.01	
Operating Reserves	2,000	2,000	200	0.24	[3]
Total Expenses	**$70,685**	**$70,685**	**$7,069**	**$8.32**	
EXPENSES AS % OF EGI	**29.6%**	**28.7%**			
Net Operating Income	**$168,159**	**$175,634**	**$17,563**	**$20.66**	

Notes:

[1] - We based our potential gross income on the following prevailing market rates provided by the agent. 1 BD / 2 BA: $2,195/Mo. 2 BD / 2 BA: $2,595/Mo.

[2] - We combined Laundry Income & Credit Ck Income as our other income. The income items were broken out as follows. Laundry: $571.85 & Credit Ck: $60

[3] - We assumed $200 per unit per year for our reserves. Which came out to $2,000 annually.

CASH FLOW

8843 Alcott Street, Los Angeles

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Income	Current	2027	2028	2029	2030	2031
Rental Income						
Gross Potential Rent	**246,061**	**253,443**	**261,046**	**268,878**	**276,944**	**285,253**
Loss / Gain to Lease	(621)	(320)	(329)	(339)	(350)	(360)
Gross Current Rent	**245,440**	**253,123**	**260,717**	**268,538**	**276,595**	**284,892**
Physical Vacancy	(7,363)	(7,594)	(7,822)	(8,056)	(8,298)	(8,547)
Total Vacancy	**(7,363)**	**(7,594)**	**(7,822)**	**(8,056)**	**(8,298)**	**(8,547)**
Effective Rental Income	**238,077**	**245,530**	**252,895**	**260,482**	**268,297**	**276,346**
Reimbursement Income	135	139	146	153	161	169
All Other Income	632	651	683	718	753	791
Total Other Income	**767**	**790**	**829**	**871**	**914**	**960**
Effective Gross Income	**238,844**	**246,319**	**253,725**	**261,353**	**269,211**	**277,306**
Expenses						
Operating Expenses	(6,205)	(6,205)	(6,205)	(6,205)	(6,205)	(6,205)
Real Estate Taxes	(34,720)	(34,720)	(34,720)	(34,720)	(34,720)	(34,720)
Insurance	(14,847)	(14,847)	(14,847)	(14,847)	(14,847)	(14,847)
Utilities	(12,914)	(12,914)	(12,914)	(12,914)	(12,914)	(12,914)
Total Expenses	**(68,685)**	**(68,685)**	**(68,685)**	**(68,685)**	**(68,685)**	**(68,685)**
Operating Reserves	**(2,000)**	**(2,000)**	**(2,000)**	**(2,000)**	**(2,000)**	**(2,000)**
Net Operating Income	**168,159**	**175,634**	**183,040**	**190,668**	**198,526**	**206,621**
Purchase Price/Net Residual Value						
Purchase Price/Net Residual Value	(3,100,000)					
Cash Flow Before Debt Financing		**175,634**	**183,040**	**190,668**	**198,526**	**206,621**
Debt Financing						
Loan Amount	1,641,177	1,603,109	0	0	0	0
Remaining Balance		(1,603,109)	0	0	0	0
Debt Service – Interest		(60,732)	(83,624)	(82,409)	(81,128)	(79,778)
Debt Service – Principal		(38,068)	(22,605)	(23,820)	(25,102)	(26,452)
Cash Flow After Debt Financing	**(1,458,823)**	**76,834**	**76,811**	**84,439**	**92,297**	**100,391**
Debt Coverage Ratio		1.78	1.72	1.79	1.87	1.95
Investor Return						
Cash on Cash Return		5.27%	5.27%	5.79%	6.33%	6.88%

RENT ROLL DETAIL

8843 Alcott Street, Los Angeles

Unit	Unit Type	Square Feet	Current Rent/Month	Current Rent/SF/Month	Potential Rent/Month	Potential Rent/SF/Month
A01	2 BD / 2 BA	1,000	$1,542	$1.54	$1,541	$1.54
A02	1 BD / 1 BA	750	$2,195	$2.93	$2,195	$2.93
A03	1 BD / 1 BA	750	$2,223	$2.96	$2,222	$2.96
A04	2 BD / 2 BA	1,000	$2,595	$2.60	$2,595	$2.60
A05	2 BD / 2 BA	1,000	$1,761	$1.76	$1,814	$1.81
A06	1 BD / 1 BA	750	$1,125	$1.50	$1,125	$1.50
A07	1 BD / 1 BA	750	$2,369	$3.16	$2,369	$3.16
A08	1 BD / 1 BA	750	$2,000	$2.67	$2,000	$2.67
A09	2 BD / 2 BA	1,000	$2,595	$2.60	$2,595	$2.60
A10	1 BD / 1 BA	750	$2,050	$2.73	$2,050	$2.73
Total		**8,500**	**$20,453**	**$2.41**	**$20,505**	**$2.41**

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PICO-ROBERTSON, NEIGHBORHOOD

Pico-Robertson is a centrally located neighborhood in the Westside of Los Angeles, situated near Beverly Hills and Century City.

Primarily a residential community, Pico-Robertson is home to a diverse population paired with a reliable base of neighborhood-serving retail. Known for its walkability and tight-knit atmosphere, Pico-Robertson is a well-established cultural hub with direct access to many of the largest economic, retail, and entertainment hubs located throughout Central Los Angeles.

One of Pico-Robertson's most compelling advantages is its immediate adjacency to world-renowned Rodeo Drive, one of the country's premier luxury retail destinations. Additionally, the neighborhood benefits from close access to the Wilshire Boulevard Corridor, a major employment and commercial artery featuring high-rise office towers, financial institutions, Class A multifamily properties, and medical facilities. These nearby hubs significantly enhance employment opportunities and consumer appeal for Pico-Robertson residents.

The neighborhood's primary commercial corridor runs along Pico Boulevard, where a mix of local businesses, specialty markets, restaurants, cafés, and professional services create a vibrant street presence. Likewise, national retailers and service-oriented businesses are interspersed throughout the corridor, supporting daily needs for residents and visitors alike. Pico-Robertson is a recognized cultural hub thanks to its prominent Orthodox Jewish community, reflected in the concentration of synagogues, kosher markets, bakeries, and schools that contribute to the area's distinct identity.

GROWTH SNAPSHOT

29,603	$172,121	65.5%
Population Summary [2029]	Average Household Income [2029]	Bachelor's Degree or Higher [2029]

ECONOMIC OVERVIEW

Employment in Pico-Robertson is driven largely by small businesses, retail, healthcare services, education, and professional offices, while many residents commute to nearby employment centers including Century City, Culver City, and Downtown Los Angeles. The neighborhood also benefits from convenient access to major thoroughfares such as Pico Boulevard, Olympic Boulevard, La Cienega Boulevard, and the nearby Interstate 10; providing regional connectivity throughout Los Angeles County. Public transportation options further link the community to surrounding commercial districts.

Characterized by tree-lined residential streets, mid-rise multifamily properties, and a blend of single-family homes and apartment buildings, Pico-Robertson represents a balanced urban environment. Its central location, cultural appeal, and proximity to major employment hubs continue to support stable demand and long-term neighborhood vitality within the broader Los Angeles market.

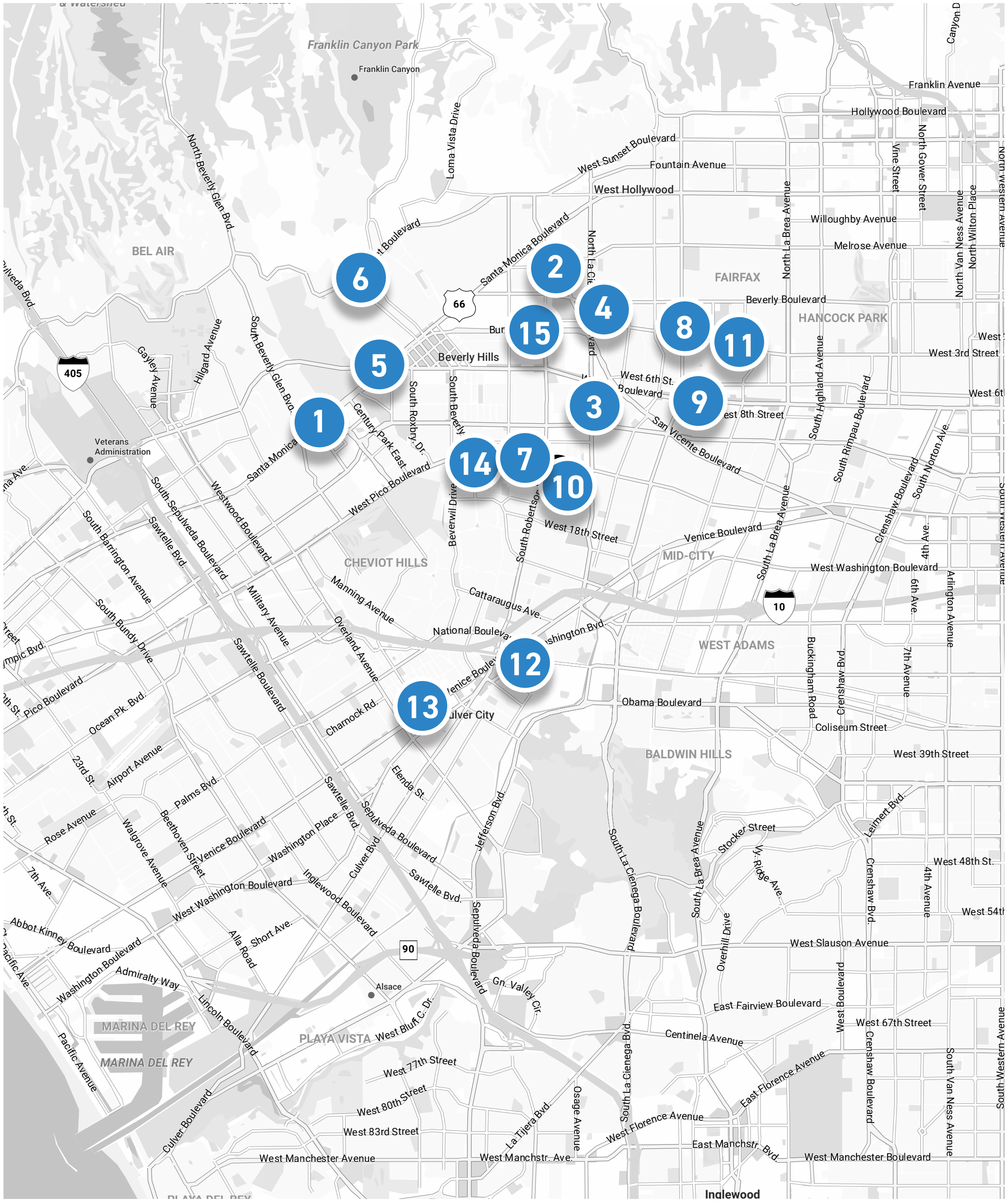
MARKET DRIVERS

Located in the heart of Pico-Robertson, the property benefits from strong Westside transit connectivity along Santa Monica Boulevard and Pico Boulevard, with direct bus service and convenient access to Metro E Line stations at Palms Station, La Cienega/Jefferson Station, and Expo/La Brea Station. These connections provide efficient access to Downtown Los Angeles, Culver City, and Santa Monica, along with seamless transfers across the broader Metro Rail system and planned Wilshire Corridor extensions.

The property also offers direct regional access to Century City, Beverly Hills, and Los Angeles International Airport (approximately 9–10 miles southwest). In a supply-constrained Westside submarket, this multimodal connectivity supports sustained renter demand by providing convenient access to major employment centers without full reliance on the 10 and 405 Freeways.

LOCATION HIGHLIGHTS

- A centrally located Los Angeles residential community neighborhood near Beverly Hills and Century City.
- Neighborhood characterized by walkability and tight-knit atmosphere with convenient access to key economic, retail, and entertainment hubs.
- Pico-Robertson benefits from immediate adjacency to Rodeo Drive along with proximity to the Wilshire Boulevard Corridor.
- The area is recognized as a cultural hub due to its prominent Orthodox Jewish character and the presence of several synagogues and kosher markets.
- Residents benefit from strong regional connectivity via Interstate 10 and public transportation.



AREAS OF INTEREST

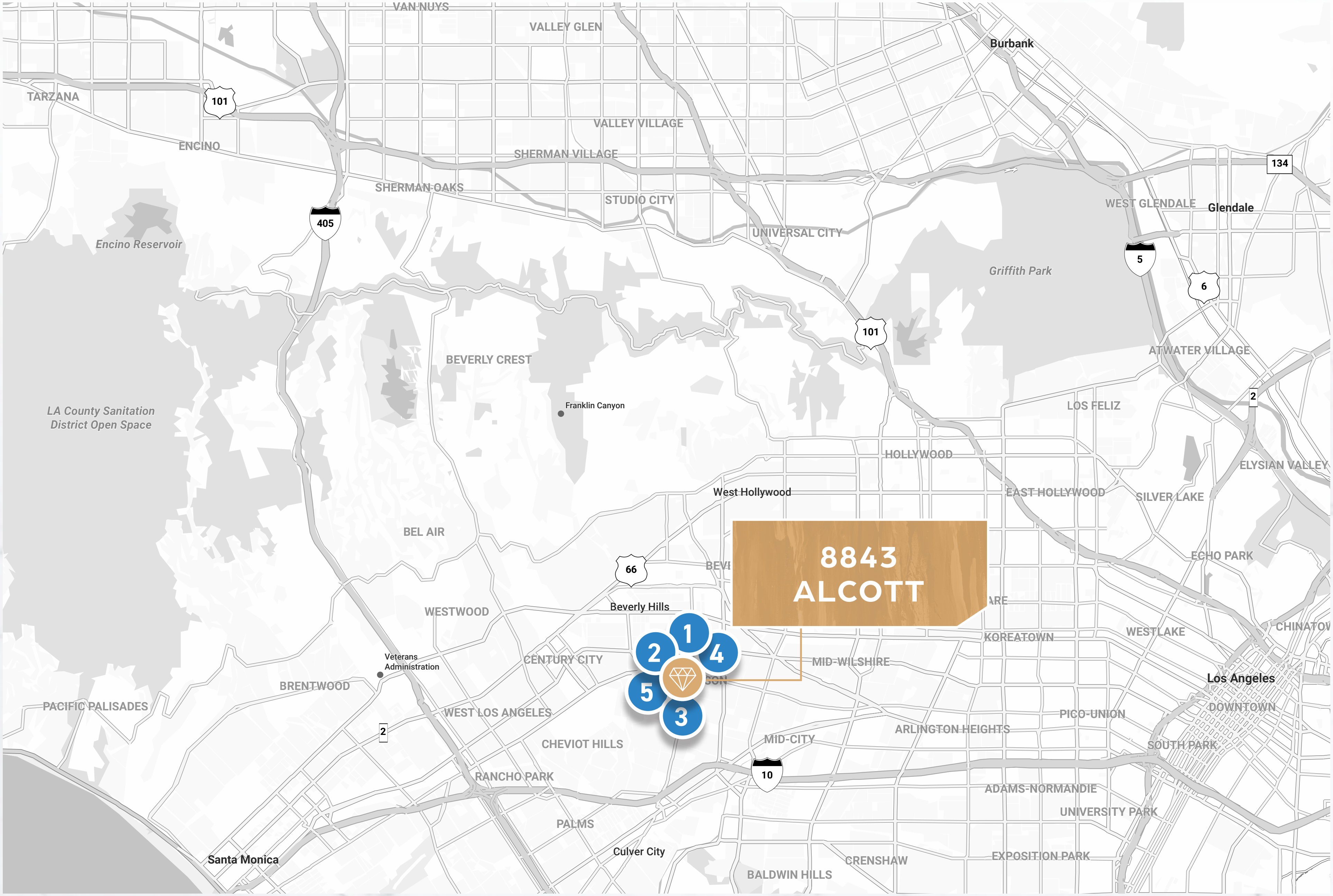
Mark	Location
1	Westfield Century City
2	Cedars-Sinai Medical Center
3	La Cienega Park
4	Beverly Center
5	Wilshire Boulevard Corridor
6	Rodeo Drive
7	Jeff's Gourmet Sausage Factory
8	Original Farmers Market
9	Museum Row/LACMA
10	Pizzeria Sei
11	The Grove
12	The Platform Culver City
13	Versailles Cuban Restaurant
14	Factor's Famous Deli
15	The Ivy

Westfield Century City

PICO-ROBERTSON DEMOGRAPHICS

	Radius			Zip Code	Submarket	City	Metro	County	State	National
YEAR	1 MILE	3 MILE	5 MILE	90035	BRENTWOOD/ WESTWOOD/ BEVERLY HILLS	LOS ANGELES	LOS ANGELES	LOS ANGELES	CALIFORNIA	UNITED STATES
POPULATION SUMMARY										
2010	44,522	322,379	841,828	28,919	229,785	3,791,969	9,841,286	9,818,603	37,253,819	310,631,538
2020	45,428	327,911	861,552	30,511	242,203	3,898,217	9,907,380	10,014,009	39,538,223	331,774,748
2024	43,654	325,263	864,230	29,139	240,197	3,823,272	9,776,728	9,770,352	39,284,968	335,709,751
2029*	44,221	332,028	881,495	29,603	244,263	3,873,508	9,782,449	9,874,561	39,913,621	341,976,078
20-34 POPULATION										
2010	10,996	88,296	238,444	7,539	68,211	953,240	2,228,450	2,228,519	8,083,788	62,649,565
2020	11,309	91,397	251,484	8,082	73,109	998,893	2,308,216	2,308,241	8,558,385	67,000,845
2024	10,188	85,043	238,642	7,191	69,314	932,624	2,143,283	2,143,309	8,290,175	68,019,298
2029*	9,429	77,142	221,982	6,502	65,679	895,448	2,099,814	2,099,839	8,259,749	68,922,580
MEDIAN HOUSEHOLD INCOME SUMMARY										
2010	$64,931	$61,865	$53,090	$63,284	$77,594	$48,682	$54,872	$55,812	$59,648	$50,245
2020	$103,391	$98,572	$85,968	$110,663	$113,485	$77,846	$76,707	$77,499	$84,861	$67,998
2024	$121,335	$114,536	$99,270	$119,671	$128,931	$87,338	$88,309	$89,285	$96,702	$80,913
2029*	$145,422	$138,600	$119,888	$141,520	$154,317	$103,547	$102,905	$108,139	$114,850	$95,698
AVERAGE HOUSEHOLD INCOME SUMMARY										
2010	$104,668	$101,906	$90,080	$101,554	$133,676	$79,172	$84,052	$84,054	$87,365	$73,387
2020	$131,827	$126,306	$112,019	$136,864	$142,618	$99,818	$104,548	$106,944	$115,050	$93,343
2024	$148,928	$141,878	$125,511	$149,244	$156,908	$110,017	$115,605	$118,117	$127,279	$103,571
2029*	$172,268	$164,295	$145,859	$172,121	$180,390	$127,452	$133,343	$136,305	$145,449	$117,775
BACHELOR'S DEGREE OR HIGHER SUMMARY										
2010	54.8%	53.0%	47.3%	57.9%	66.3%	30.6%	29.2%	29.2%	30.1%	28.2%
2020	63.4%	62.5%	57.1%	64.5%	69.8%	41.8%	40.1%	40.1%	41.8%	41.1%
2024	64.4%	63.3%	57.7%	65.4%	70.0%	42.6%	41.0%	41.0%	42.6%	42.1%
2029*	64.5%	63.3%	57.7%	65.5%	70.0%	42.7%	41.1%	41.1%	42.7%	42.3%
EMPLOYED CIVILIANS 16+ POPULATION										
2010	22,612	171,724	438,333	15,649	124,447	1,758,177	4,402,110	4,401,970	16,309,732	140,767,834
2020	24,075	188,264	482,083	16,771	126,268	1,994,862	4,949,016	4,948,909	18,880,829	159,134,877
2024	23,289	187,887	486,959	16,161	126,314	1,974,215	4,875,036	4,874,920	19,020,065	165,603,831
2029*	23,170	188,137	487,766	16,038	125,656	1,970,778	4,864,572	4,864,457	19,330,855	169,179,612

SALES COMPARABLES | MAP



SALES COMPARABLES | SUMMARY

	Property/Address	Sale Date	Total Units	Year Built	Total Price	Avg. SF	Price Per SF	Cap Rate
ALCOTT COMPARABLES								
1	**847 Sherbourne** 847 S Sherbourne Dr, Los Angeles, CA 90035	Aug-24	13	1957	$5,000,000	11,662	$428.74	5.60
2	**1110 Oakhurst** 1110 S Oakhurst Dr, Los Angeles, CA 90035	May-25	13	1966	$4,495,000	13,939	$322.48	4.63
3	**1728 Robertson** 1728 S Robertson Blvd, Los Angeles, CA 90035	Apr-25	8	1965	$2,850,000	5,667	$502.91	5.00
4	**919 Sherbourne** 919 S Sherbourne Dr, Los Angeles, CA 90035	Nov-25	5	1958	$2,240,000	5,750	$389.57	5.22
5	**1124 Glenville** 1124 Glenville Dr, Los Angeles, CA 90035	Aug-25	6	1953	$2,220,000	5,397	$411.34	3.89

SALES COMPARABLES

ALCOTT NEIGHBORHOOD

847 Sherbourne
847 S Sherbourne Dr,
Los Angeles, CA 90035

Sale Date	Aug-24
Total Units	13
Year Built	1957
Total Price	$5,000,000
Avg. SF	11,662
Price Per SF	$428.74
Cap Rate	5.60

1110 Oakhurst
1110 S Oakhurst Dr,
Los Angeles, CA 90035

Sale Date	May-25
Total Units	13
Year Built	1966
Total Price	$4,495,000
Avg. SF	13,939
Price Per SF	$322.48
Cap Rate	4.63

1728 Robertson
1728 S Robertson Blvd,
Los Angeles, CA 90035

Sale Date	Apr-25
Total Units	8
Year Built	1965
Total Price	$2,850,000
Avg. SF	5,667
Price Per SF	$502.91
Cap Rate	5.00

SALES COMPARABLES

ALCOTT NEIGHBORHOOD

919 Sherbourne
919 S Sherbourne Dr,
Los Angeles, CA 90035

Sale Date	Nov-25
Total Units	5
Year Built	1958
Total Price	$2,240,000
Avg. SF	5,750
Price Per SF	$389.57
Cap Rate	5.22

1124 Glenville
1124 Glenville Dr,
Los Angeles, CA 90035

Sale Date	Aug-25
Total Units	6
Year Built	1953
Total Price	$2,220,000
Avg. SF	5,397
Price Per SF	$411.34
Cap Rate	3.89

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ALCOTT

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