

MULTIFAMILY PROPERTIES FOR SALE

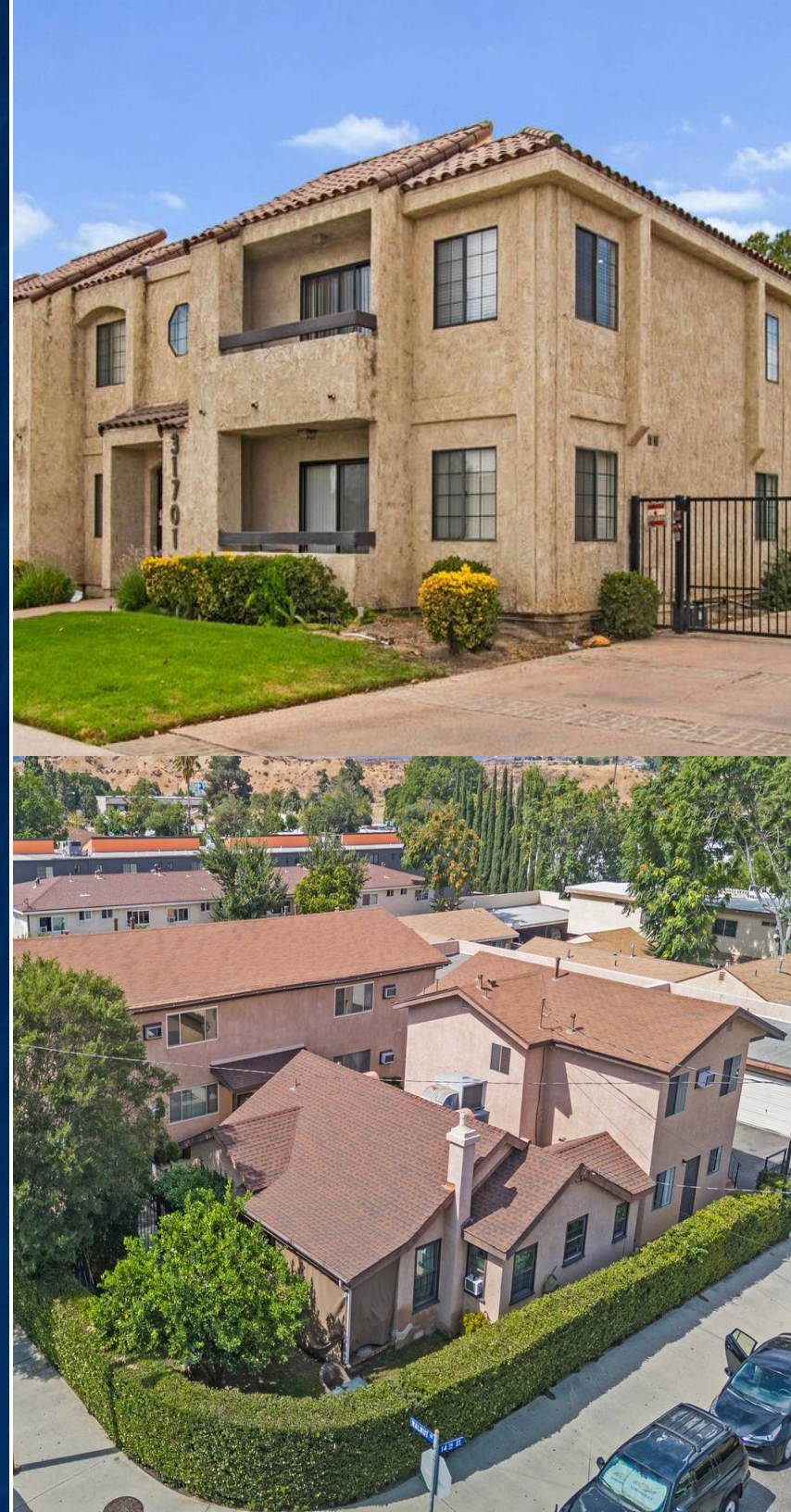
Santa Clarita Valley Portfolio

24802 & 24806 WALNUT STREET, SANTA CLARITA, CA 91321

24846 WALNUT STREET, SANTA CLARITA, CA 91321

31701 RIDGE ROUTE ROAD, CASTAIC, CA 91384

Marcus & Millichap
LAAA TEAM



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Exclusively Listed By

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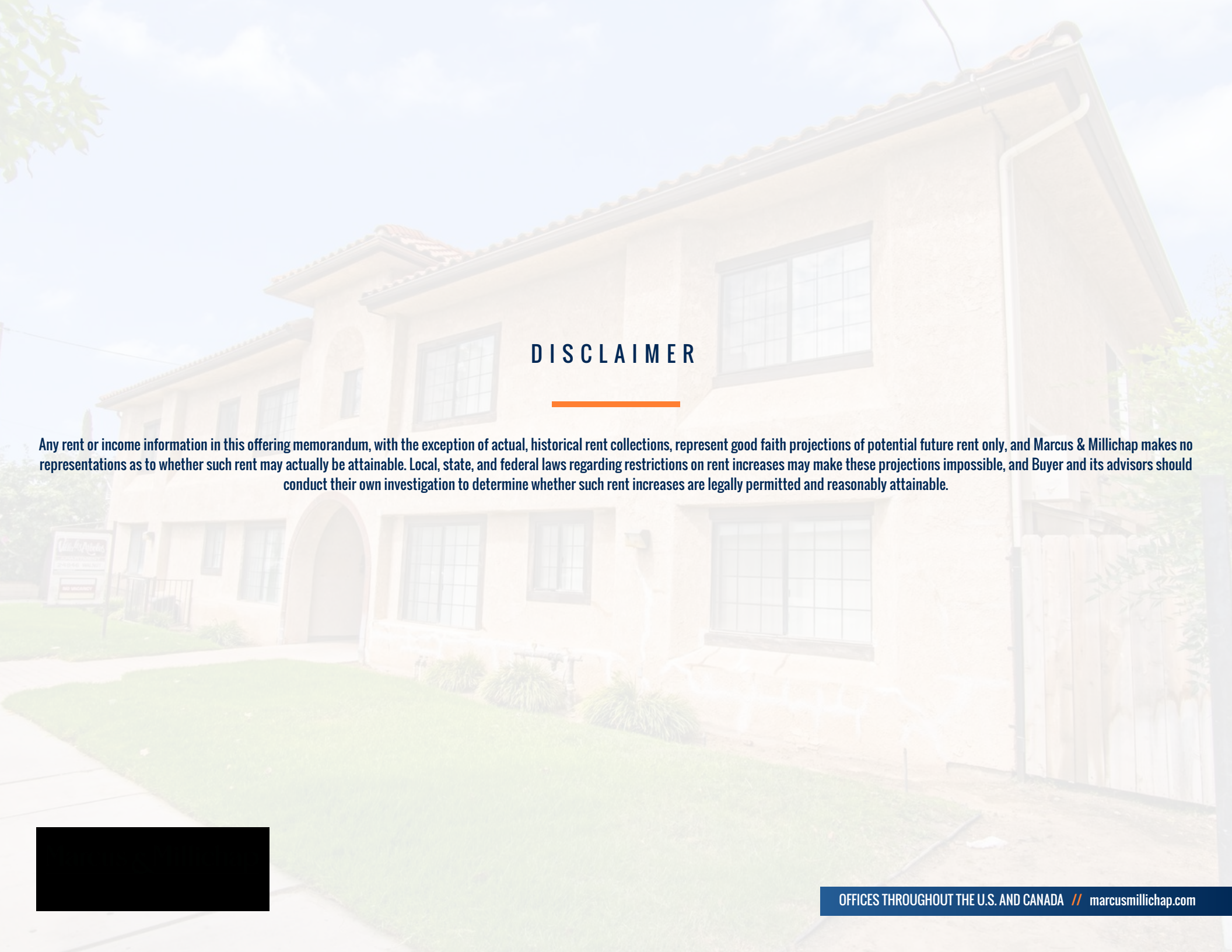
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SEC. 1 SANTA CLARITA VALLEY PORTFOLIO

Executive Summary

- Offering Summary
- Investment Overview
- Property Photos

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OFFERING SUMMARY: 24802 & 24806 WALNUT STREET

Santa Clarita Valley Portfolio

\$

Listing Price
\$1,725,000



Cap Rate
5.31%



of Units
7

FINANCIAL

Listing Price	\$1,725,000
Down Payment	45% / \$776,250
NOI	\$91,572
Cap Rate	5.31%
Total Return	4.20%
Price/SF	\$295.28
Rent/SF (Monthly)	\$2.18
Rent/SF (Annually)	\$26.16
Price/Unit	\$246,429

OPERATIONAL

Gross SF	5,842 SF
Rentable SF	5,842 SF
# of Units	7
Lot Size	0.26 Acres (11,325 SF)
Occupancy	97%
Year Built	1978



24802 & 24806 WALNUT STREET

24802 & 24806 Walnut Street, Santa Clarita, California 91321

INVESTMENT OVERVIEW

On the market for the first time in nearly 40 years, this 7-unit residential community on Walnut Street represents a rare opportunity to acquire a well-established property in one of Northern Los Angeles County's fastest-growing and most well-planned communities. The property was built and owned by the same family since its development in 1978, and is now being offered by the original owner's children. Long-term family stewardship of this kind is increasingly rare in today's multifamily market, and the result is exactly what an experienced investor would hope to find: an asset with a stable operational history, an established tenant base, and rents that have drifted meaningfully below what the market will bear.

The property sits on a 0.26-acre site totaling 5,842 rentable square feet and features a well-diversified unit mix — including one-bedroom and two-bedroom floor plans as well as a studio — that serves the broad spectrum of the Santa Clarita Valley renter market. In-place rents trail current market rates by a meaningful margin, and the path to stabilized performance is driven entirely by organic rent normalization as tenancy turns over naturally under new ownership.

Located approximately 30 miles north of downtown Los Angeles along the I-5 and SR-14 corridors — with convenient access to employment centers in Los Angeles, the San Fernando Valley, and surrounding counties — Santa Clarita is known for its family-friendly neighborhoods, expansive open spaces, and strong local economy. The city offers a suburban lifestyle with modern amenities while maintaining close ties to the greater Los Angeles area, and is home to a wide range of parks, trails, and recreational facilities, including the extensive Santa Clarita Trail System. Seasonal festivals, farmers markets, and strong civic engagement give the city a welcoming, community-oriented character that continues to attract long-term residents and new arrivals alike. Walnut Street sits within this established residential core — a corridor that has supported stable occupancy at this property for nearly half a century.

INVESTMENT HIGHLIGHTS

- First time on market in nearly 50 years - being sold by the original developers' children
- Seven units on Two APNs - residential financing may apply
- Five two-car garages on site make for a great opportunity for potential ADU conversions
- Gated parking and entrances
- Corner lot with great unit mix and large floorplans
- No local rent control - subject to AB 1482





OFFERING SUMMARY: 24846 WALNUT STREET

Santa Clarita Valley Portfolio



Listing Price
\$4,200,000



Cap Rate
5.13%



of Units
16

FINANCIAL

Listing Price	\$4,200,000
Down Payment	45% / \$1,890,000
NOI	\$215,435
Cap Rate	5.13%
Total Return	3.80%
Price/SF	\$268.27
Rent/SF (Monthly)	\$1.97
Rent/SF (Annually)	\$23.64
Price/Unit	\$262,500

OPERATIONAL

Gross SF	15,656 SF
Rentable SF	15,656 SF
# of Units	16
Lot Size	0.55 Acres (23,958 SF)
Occupancy	97%
Year Built	1985



24846 WALNUT STREET

24846 Walnut Street, Santa Clarita, California 91321

INVESTMENT OVERVIEW

On the market for the first time in nearly 40 years, this 16-unit apartment community on Walnut Street represents a rare opportunity to acquire a well-established residential asset in one of Northern Los Angeles County's fastest-growing and most well-planned communities. The property was built and owned by the same family since its development in 1985, and is now being offered by the original owner's children. Long-term family stewardship of this kind is increasingly rare in today's multifamily market, and the result is exactly what an experienced investor would hope to find: an asset with a stable operational history, an established tenant base, and rents that have drifted meaningfully below what the market will bear.

The property sits on a 0.55-acre site totaling 15,656 rentable square feet, with a unit mix weighted toward spacious one- and two-bedroom floor plans that average 979 square feet — well above the typical workforce apartment in this submarket. In-place rents trail current market rates by a meaningful margin across the majority of the unit mix, and the path to stabilized performance is driven entirely by natural rent normalization as tenancy turns over under new ownership.

Located approximately 30 miles north of downtown Los Angeles along the I-5 and SR-14 corridors — with convenient access to employment centers in Los Angeles, the San Fernando Valley, and surrounding counties — Santa Clarita is known for its family-friendly neighborhoods, expansive open spaces, and strong local economy. One of the largest and most dynamic cities in Southern California, it offers a suburban lifestyle with modern amenities while maintaining close ties to the greater Los Angeles area. The city is home to a wide range of parks, trails, and recreational facilities, including the extensive Santa Clarita Trail System, as well as major regional attractions like Six Flags Magic Mountain. Seasonal festivals, farmers markets, and a strong tradition of civic engagement give Santa Clarita a welcoming, community-oriented identity that continues to attract long-term residents and new arrivals alike. Walnut Street sits at the center of this established residential fabric — a corridor that has supported stable occupancy at this property for four decades.

INVESTMENT HIGHLIGHTS

- Subject to AB 1482 – no local rent control
- 22 parking spots
- Value Add and ADU potential
- Gated Parking and Entrance
- First time on the market since built
- Steady track record and well-maintained property





OFFERING SUMMARY: 31701 RIDGE ROUTE ROAD

Santa Clarita Valley Portfolio



Listing Price
\$7,500,000



Cap Rate
5.64%



of Units
33

FINANCIAL

Listing Price	\$7,500,000
Down Payment	40% / \$3,000,000
NOI	\$423,001
Cap Rate	5.64%
Total Return	4.77%
Price/SF	\$274.12
Rent/SF (Monthly)	\$2.20
Rent/SF (Annually)	\$26.40
Price/Unit	\$227,273

OPERATIONAL

Gross SF	27,360 SF
Rentable SF	27,360 SF
# of Units	33
Lot Size	1.34 Acres (58,370 SF)
Occupancy	97%
Year Built	1988



31701 RIDGE ROUTE ROAD

31701 Ridge Route Road, Castaic, California 91384

INVESTMENT OVERVIEW

31701 Ridge Route Road is a 33-unit apartment community in the heart of the Santa Clarita Valley, being offered to the open market for the first time in nearly 40 years. The property was built and owned by the same family since its development in 1986 and 1988, and is now being offered by the original owner's children. The property has a proven track record and has been well-maintained throughout its history.

The property comprises 33 residential units across 27,360 rentable square feet on a 1.34-acre site. The unit mix skews toward functional one- and two-bedroom floor plans — the bread and butter of the Santa Clarita Valley workforce renter — with units averaging 829 square feet. In-place rents trail current market rates by a meaningful margin, and five units are currently vacant, providing an incoming owner with an immediate opportunity to begin capturing market rents at close.

Situated along the I-5 corridor approximately 35 miles north of downtown Los Angeles, Castaic occupies a meaningful geographic and economic position as the northern gateway to the Santa Clarita Valley. The location gives residents direct freeway access to Santa Clarita's employment base to the south and to the broader Los Angeles metro beyond — all without the congestion and cost of living that define closer-in neighborhoods. Castaic Lake and the surrounding recreation corridor add a quality-of-life dimension that sets this community apart and contributes to the stable, deeply rooted residential character that has defined this property over nearly four decades of family ownership.

INVESTMENT HIGHLIGHTS

- First time on the market in 40 years
- Growing Population, Limited New Supply
- Desirable Unit Mix
- Attainable Cost Basis
- Onsite Laundry
- Gated Parking



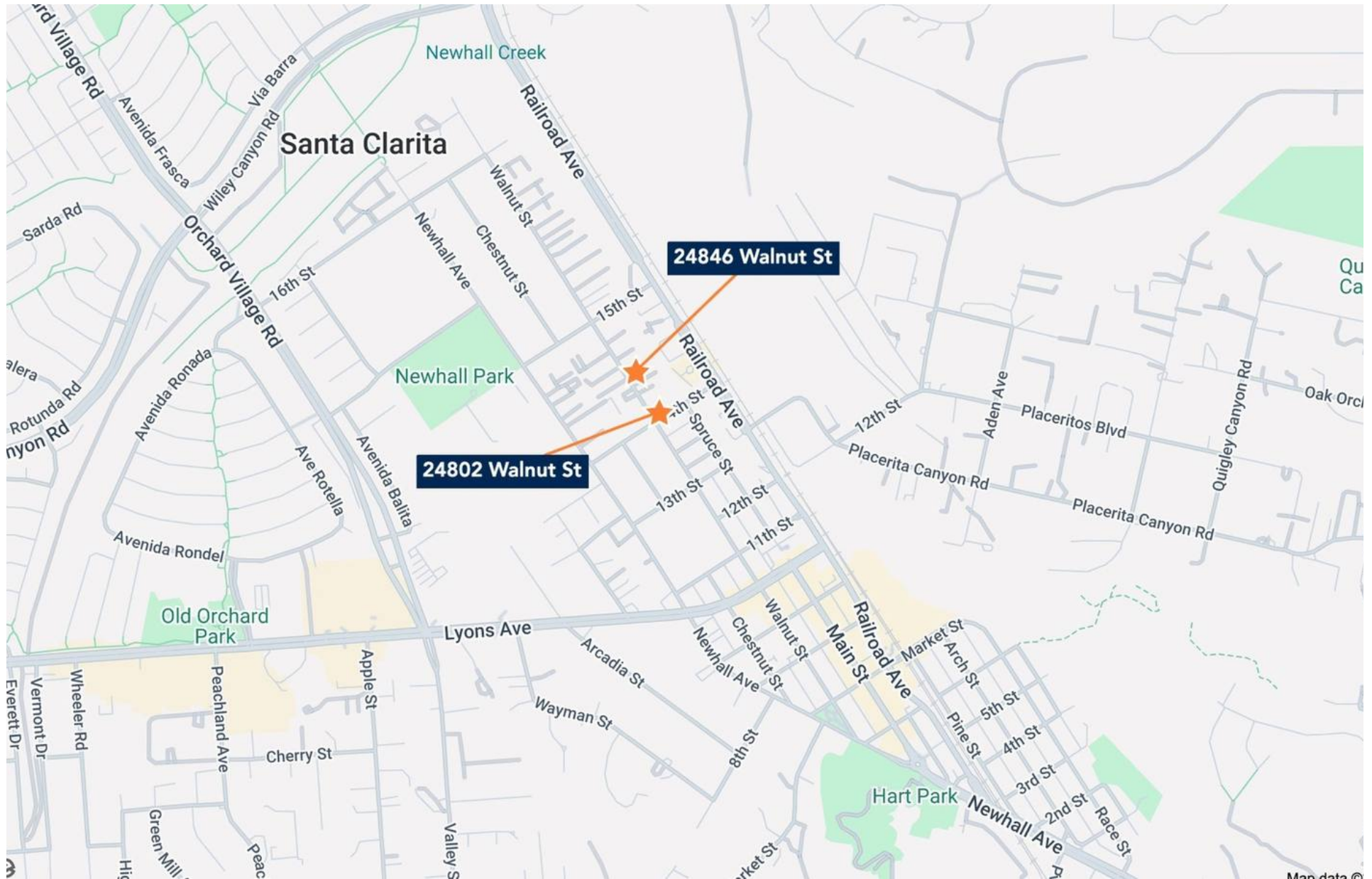


Property Information

- Local Maps
- Retailer Maps
- Regional Map

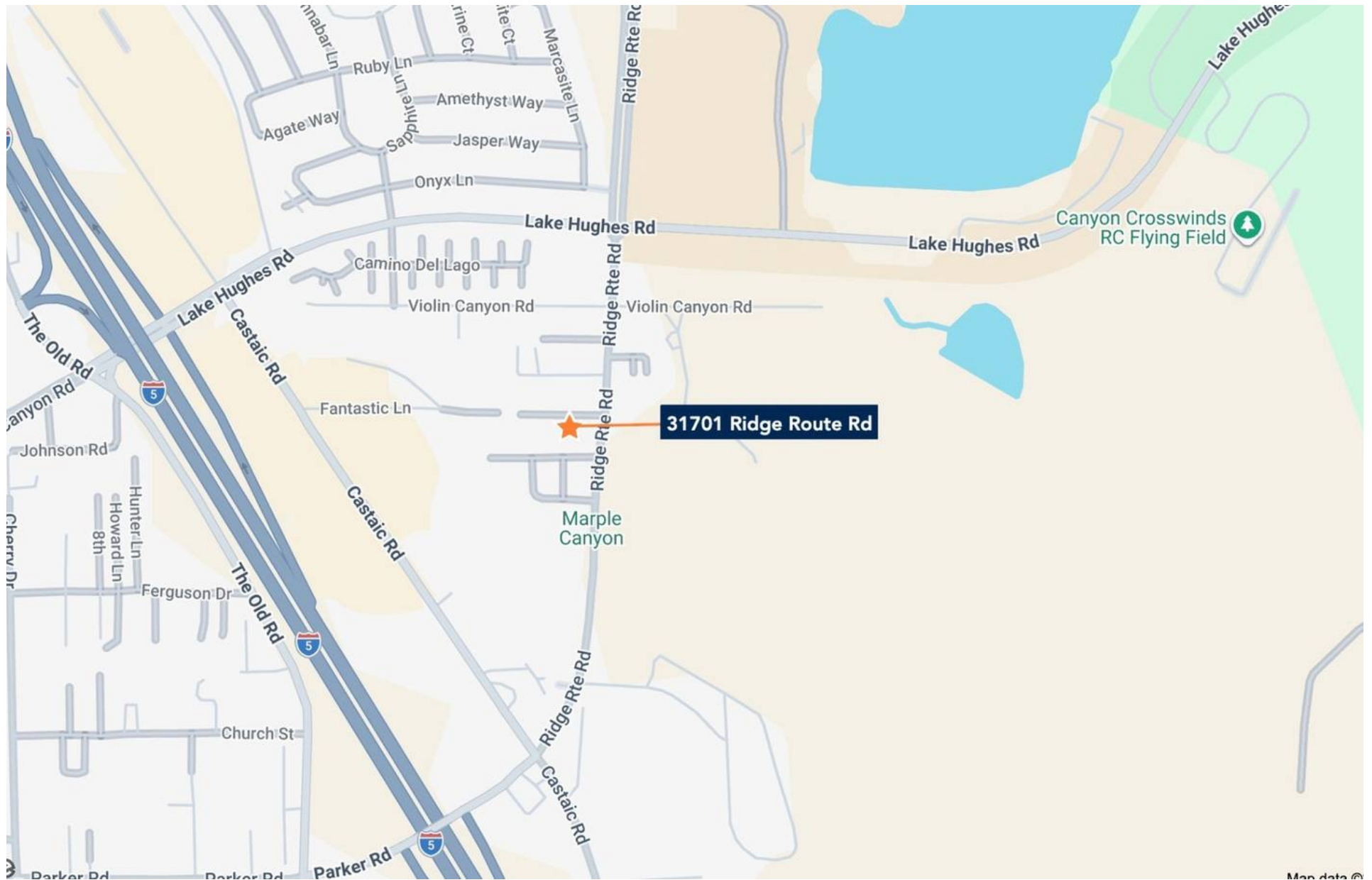
LOCAL MAP: 24802 & 24806 WALNUT STREET AND 24846 WALNUT STREET

Santa Clarita Valley Portfolio



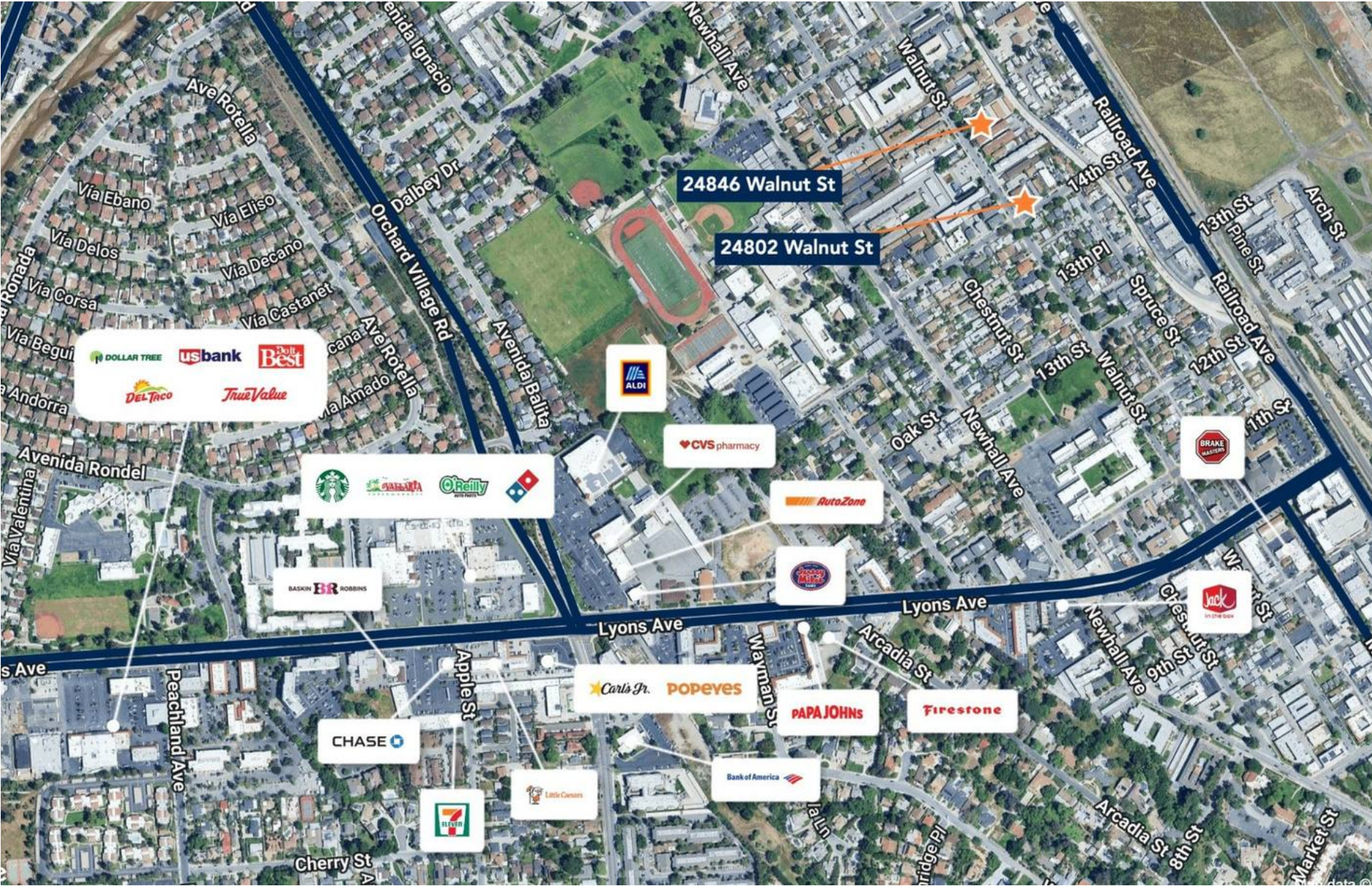
LOCAL MAP: 31701 RIDGE ROUTE ROAD

Santa Clarita Valley Portfolio



RETAILER MAP: 24802 & 24806 WALNUT STREET AND 24846 WALNUT STREET

Santa Clarita Valley Portfolio



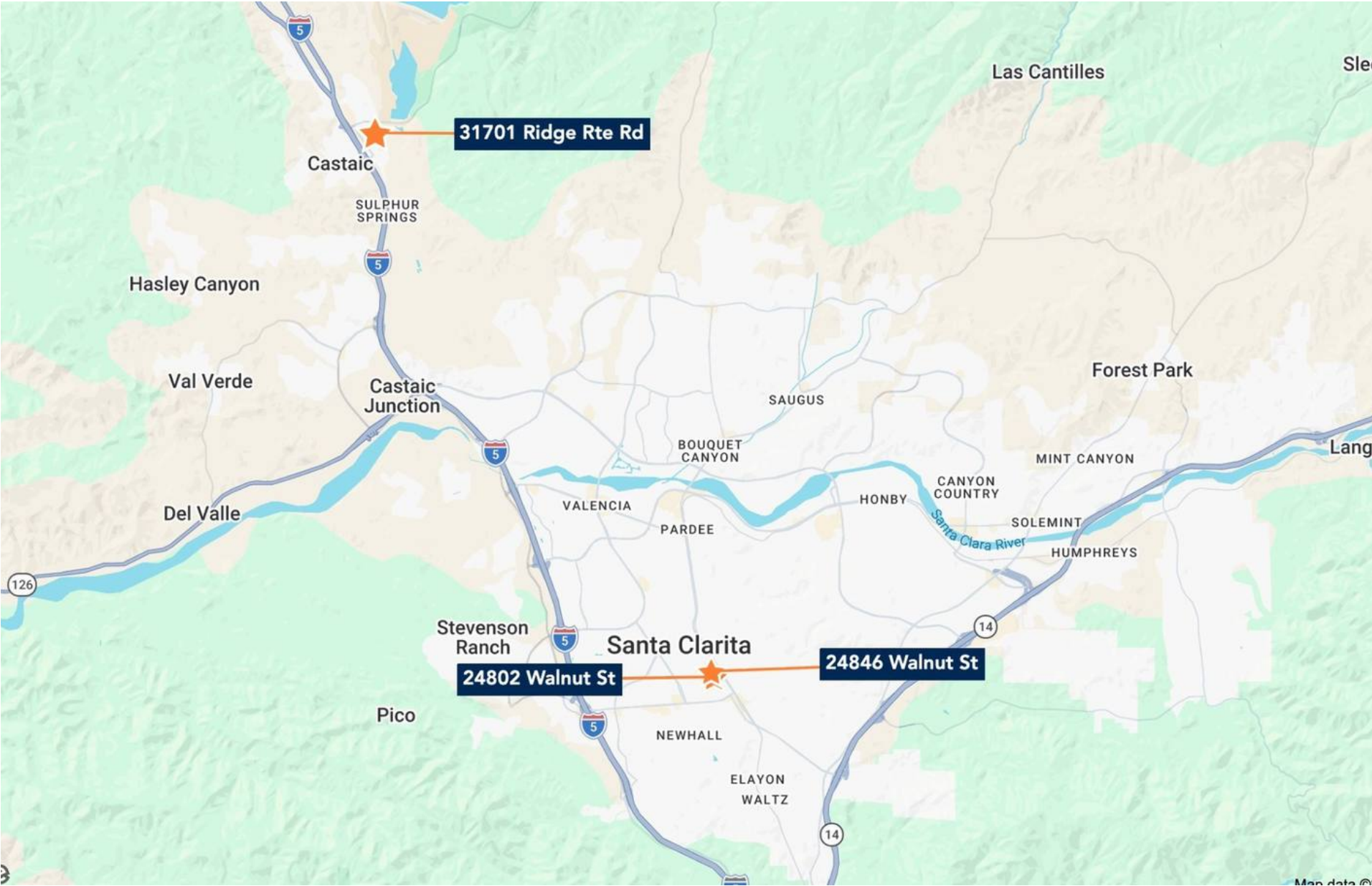
RETAILER MAP: 31701 RIDGE ROUTE ROAD

Santa Clarita Valley Portfolio



REGIONAL MAP

Santa Clarita Valley Portfolio



SEC. 3 SANTA CLARITA VALLEY PORTFOLIO

Financial Analysis

• Financial Details

Marcus & Millichap
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FINANCIAL DETAILS: 24802 & 24806 WALNUT STREET

Santa Clarita Valley Portfolio

As of July, 2026

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
A	2 Bedroom / 2 Bath	1,000	\$2,214	\$2.21	\$2,400	\$2.40
B	Studio (Vacant)	400	\$1,650	\$4.13	\$1,650	\$4.13
C	1 Bedroom / 1 Bath	650	\$1,850	\$2.85	\$2,000	\$3.08
1	1 Bedroom / 1 Bath	900	\$1,469	\$1.63	\$2,100	\$2.33
2	1 Bedroom / 1 Bath	900	\$1,469	\$1.63	\$2,100	\$2.33
3	1 Bedroom / 1 Bath	900	\$1,998	\$2.22	\$2,100	\$2.33
4	1 Bedroom / 1 Bath (Vacant)	900	\$2,100	\$2.33	\$2,100	\$2.33
Total		Square Feet: 5,842	\$12,750	\$2.18	\$14,450	\$2.47

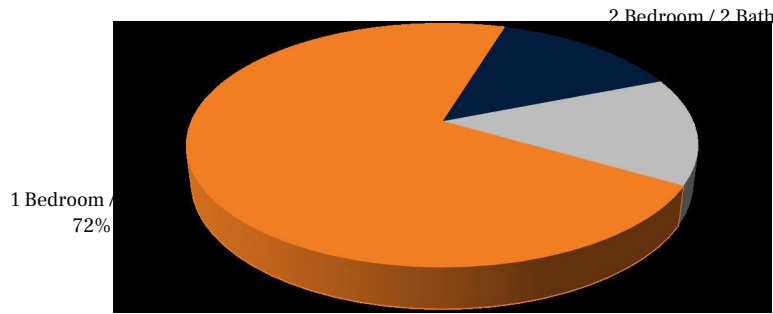
FINANCIAL DETAILS: 24802 & 24806 WALNUT STREET

Santa Clarita Valley Portfolio

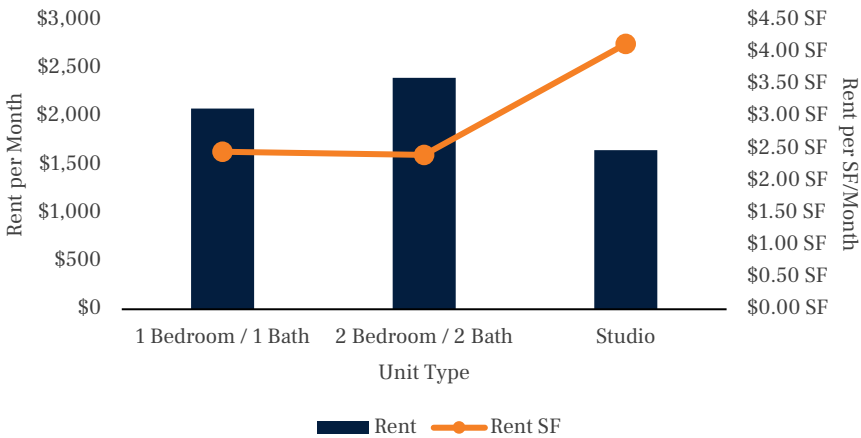
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom / 1 Bath	4	838	\$1,469 - \$1,998	\$1,697	\$2.03	\$6,786	\$2,075	\$2.48	\$8,300
1 Bedroom / 1 Bath (Vacant)	1	900	\$2,100 - \$2,100	\$2,100	\$2.33	\$2,100	\$2,100	\$2.33	\$2,100
2 Bedroom / 2 Bath	1	1,000	\$2,214 - \$2,214	\$2,214	\$2.21	\$2,214	\$2,400	\$2.40	\$2,400
Studio (Vacant)	1	400	\$1,650 - \$1,650	\$1,650	\$4.13	\$1,650	\$1,650	\$4.13	\$1,650
TOTALS/WEIGHTED AVERAGES	7	835		\$1,821	\$2.18	\$12,750	\$2,064	\$2.47	\$14,450

GROSS ANNUALIZED RENTS	\$153,000	\$173,400
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Unit Distribution



Unit Rent



FINANCIAL DETAILS: 24802 & 24806 WALNUT STREET

Santa Clarita Valley Portfolio

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	153,000		173,400		24,771	29.68
Physical Vacancy	(4,590)	3.0%	(5,202)	3.0%	(743)	(0.89)
TOTAL VACANCY	(\$4,590)	3.0%	(\$5,202)	3.0%	(\$743)	(\$1)
Effective Rental Income	148,410		168,198		24,028	28.79
Other Income						
Laundry/Parking Income	1,469		1,469		210	0.25
TOTAL OTHER INCOME	\$1,469		\$1,469		\$210	\$0.25
EFFECTIVE GROSS INCOME	\$149,879		\$169,667		\$24,238	\$29.04
EXPENSES	Current		Pro Forma		PER UNIT	PER SF
Real Estate Taxes	24,150		24,150		3,450	4.13
Insurance	9,000		9,000		1,286	1.54
Utilities	6,813		6,813		973	1.17
Repairs & Maintenance	4,900		4,900		700	0.84
Contract Services	2,800		2,800		400	0.48
General & Administrative	1,750		1,750		250	0.30
Operating Reserves	1,400		1,400		200	0.24
Management Fee	7,494	5.0%	8,483	5.0%	1,212	1.45
TOTAL EXPENSES	\$58,307		\$59,296		\$8,471	\$10.15
EXPENSES AS % OF EGI	38.9%		34.9%			
NET OPERATING INCOME	\$91,572		\$110,371		\$15,767	\$18.89

FINANCIAL DETAILS: 24802 & 24806 WALNUT STREET

Santa Clarita Valley Portfolio

SUMMARY

Price	\$1,725,000	
Down Payment	\$776,250	45%
Number of Units	7	
Price Per Unit	\$246,429	
Price Per SqFt	\$295.28	
Gross SqFt	5,842	
Lot Size	0.26 Acres	
Approx. Year Built	1978	

RETURNS

	Current	Pro Forma
CAP Rate	5.31%	6.40%
GRM	11.27	9.95
Cash-on-Cash	2.77%	5.19%
Debt Coverage Ratio	1.31	1.57

FINANCING

	Loan
Loan Amount	\$948,750
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
5	1 Bedroom / 1 Bath	850	\$1,777	\$2,080
1	2 Bedroom / 2 Bath	1,000	\$2,214	\$2,400
1	Studio	400	\$1,650	\$1,650

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$153,000		\$173,400
Less: Vacancy/Deductions	3.0%	\$4,590	3.0%	\$5,202
Total Effective Rental Income		\$148,410		\$168,198
Other Income		\$1,469		\$1,469
Effective Gross Income		\$149,879		\$169,667
Less: Expenses	38.9%	\$58,307	34.9%	\$59,296
Net Operating Income		\$91,572		\$110,371
Cash Flow		\$91,572		\$110,371
Debt Service		\$70,099		\$70,099
Net Cash Flow After Debt Service	2.77%	\$21,473	5.19%	\$40,271
Principal Reduction		\$11,117		\$11,833
TOTAL RETURN	4.20%	\$32,590	6.71%	\$52,104

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$24,150	\$24,150
Insurance	\$9,000	\$9,000
Utilities	\$6,813	\$6,813
Repairs & Maintenance	\$4,900	\$4,900
Contract Services	\$2,800	\$2,800
General & Administrative	\$1,750	\$1,750
Operating Reserves	\$1,400	\$1,400
Management Fee	\$7,494	\$8,483
TOTAL EXPENSES	\$58,307	\$59,296
Expenses/Unit	\$8,330	\$8,471
Expenses/SF	\$9.98	\$10.15

FINANCIAL DETAILS: 24846 WALNUT STREET

Santa Clarita Valley Portfolio

As of July, 2026

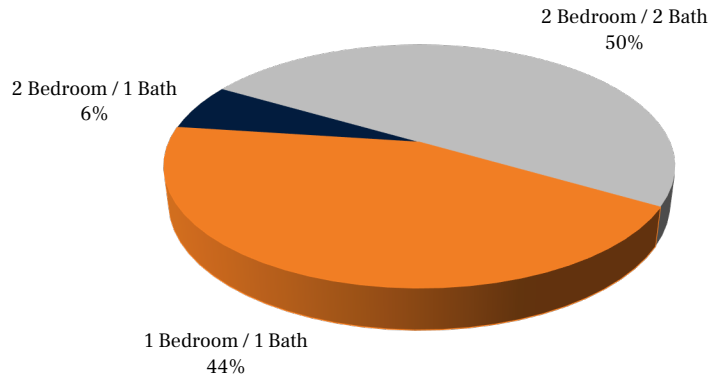
UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
101	1 Bedroom / 1 Bath (Vacant)	700	\$1,950	\$2.79	\$1,950	\$2.79
102	2 Bedroom / 1 Bath	950	\$1,950	\$2.05	\$2,300	\$2.42
103	1 Bedroom / 1 Bath	700	\$1,850	\$2.64	\$1,950	\$2.79
104	2 Bedroom / 2 Bath	1,000	\$1,982	\$1.98	\$2,400	\$2.40
105	1 Bedroom / 1 Bath	700	\$1,804	\$2.58	\$1,950	\$2.79
106	1 Bedroom / 1 Bath (Manager)	700	\$1,950	\$2.79	\$1,950	\$2.79
107	2 Bedroom / 2 Bath (Vacant)	1,000	\$2,400	\$2.40	\$2,400	\$2.40
108	1 Bedroom / 1 Bath	700	\$1,436	\$2.05	\$1,950	\$2.79
201	2 Bedroom / 2 Bath	1,000	\$2,084	\$2.08	\$2,400	\$2.40
202	2 Bedroom / 2 Bath	1,000	\$2,052	\$2.05	\$2,400	\$2.40
203	1 Bedroom / 1 Bath	700	\$1,850	\$2.64	\$1,950	\$2.79
204	2 Bedroom / 2 Bath	1,000	\$2,100	\$2.10	\$2,400	\$2.40
205	2 Bedroom / 2 Bath	1,000	\$2,100	\$2.10	\$2,400	\$2.40
206	2 Bedroom / 2 Bath	1,000	\$1,706	\$1.71	\$2,400	\$2.40
207	2 Bedroom / 2 Bath	1,000	\$1,652	\$1.65	\$2,400	\$2.40
208	1 Bedroom / 1 Bath	700	\$1,912	\$2.73	\$1,950	\$2.79
Total		Square Feet: 15,656	\$30,779	\$1.97	\$35,150	\$2.25

FINANCIAL DETAILS: 24846 WALNUT STREET

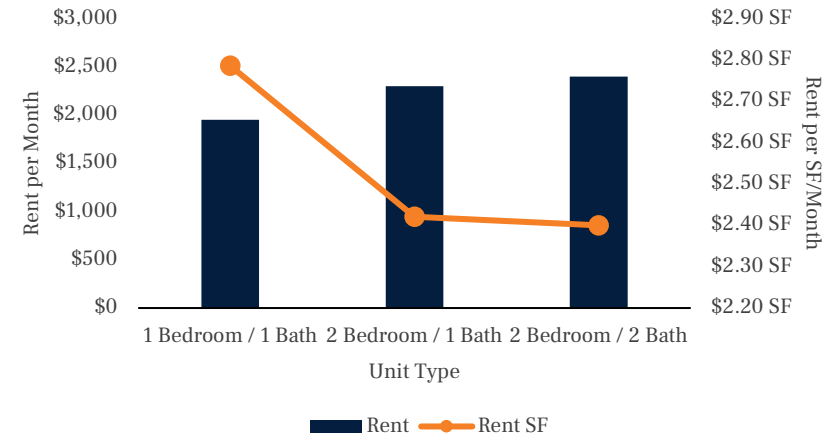
Santa Clarita Valley Portfolio

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom / 1 Bath	5	700	\$1,436 - \$1,912	\$1,770	\$2.53	\$8,852	\$1,950	\$2.79	\$9,750
1 Bedroom / 1 Bath (Vacant)	1	700	\$1,950 - \$1,950	\$1,950	\$2.79	\$1,950	\$1,950	\$2.79	\$1,950
1 Bedroom / 1 Bath (Manager)	1	700	\$1,950 - \$1,950	\$1,950	\$2.79	\$1,950	\$1,950	\$2.79	\$1,950
2 Bedroom / 1 Bath	1	950	\$1,950 - \$1,950	\$1,950	\$2.05	\$1,950	\$2,300	\$2.42	\$2,300
2 Bedroom / 2 Bath	7	1,000	\$1,652 - \$2,100	\$1,954	\$1.95	\$13,677	\$2,400	\$2.40	\$16,800
2 Bedroom / 2 Bath (Vacant)	1	1,000	\$2,400 - \$2,400	\$2,400	\$2.40	\$2,400	\$2,400	\$2.40	\$2,400
TOTALS/WEIGHTED AVERAGES	16	979		\$1,924	\$1.97	\$30,779	\$2,197	\$2.25	\$35,150
GROSS ANNUALIZED RENTS				\$369,343			\$421,800		

Unit Distribution



Unit Rent



FINANCIAL DETAILS: 24846 WALNUT STREET

Santa Clarita Valley Portfolio

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Scheduled Rent	369,343		421,800		26,363	26.94
Physical Vacancy	(11,080)	3.0%	(12,654)	3.0%	(791)	(0.81)
TOTAL VACANCY	(\$11,080)	3.0%	(\$12,654)	3.0%	(\$791)	(\$1)
Effective Rental Income	358,263		409,146		25,572	26.13
Other Income						
Laundry/Parking Income	4,364		4,364		273	0.28
TOTAL OTHER INCOME	\$4,364		\$4,364		\$273	\$0.28
EFFECTIVE GROSS INCOME	\$362,627		\$413,510		\$25,844	\$26.41
EXPENSES	Current		Pro Forma		PER UNIT	PER SF
Real Estate Taxes	58,800		58,800		3,675	3.76
Insurance	24,000		24,000		1,500	1.53
Utilities	12,661		12,661		791	0.81
Repairs & Maintenance	11,200		11,200		700	0.72
Contract Services	4,800		4,800		300	0.31
Payroll (Keyholder)	12,000		12,000		750	0.77
General & Administrative	2,400		2,400		150	0.15
Operating Reserves	3,200		3,200		200	0.20
Management Fee	18,131	5.0%	20,676	5.0%	1,292	1.32
TOTAL EXPENSES	\$147,192		\$149,737		\$9,359	\$9.56
EXPENSES AS % OF EGI	40.6%		36.2%			
NET OPERATING INCOME	\$215,435		\$263,774		\$16,486	\$16.85

Managers unit is shown as rented out with payroll backed out through the expenses. Current owner charges zero rent to the manager.

FINANCIAL DETAILS: 24846 WALNUT STREET

Santa Clarita Valley Portfolio

SUMMARY

Price	\$4,200,000	
Down Payment	\$1,890,000	45%
Number of Units	16	
Price Per Unit	\$262,500	
Price Per SqFt	\$268.27	
Gross SqFt	15,656	
Lot Size	0.55 Acres	
Approx. Year Built	1985	

RETURNS

	Current	Pro Forma
CAP Rate	5.13%	6.28%
GRM	11.37	9.96
Cash-on-Cash	2.37%	4.93%
Debt Coverage Ratio	1.26	1.55

FINANCING

Loan

Loan Amount	\$2,310,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
7	1 Bedroom / 1 Bath	700	\$1,822	\$1,950
1	2 Bedroom / 1 Bath	950	\$1,950	\$2,300
8	2 Bedroom / 2 Bath	1,000	\$2,010	\$2,400

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$369,343		\$421,800
Less: Vacancy/Deductions	3.0%	\$11,080	3.0%	\$12,654
Total Effective Rental Income		\$358,263		\$409,146
Other Income		\$4,364		\$4,364
Effective Gross Income		\$362,627		\$413,510
Less: Expenses	40.6%	\$147,192	36.2%	\$149,737
Net Operating Income		\$215,435		\$263,774
Cash Flow		\$215,435		\$263,774
Debt Service		\$170,677		\$170,677
Net Cash Flow After Debt Service	2.37%	\$44,758	4.93%	\$93,097
Principal Reduction		\$27,068		\$28,810
TOTAL RETURN	3.80%	\$71,826	6.45%	\$121,906

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$58,800	\$58,800
Insurance	\$24,000	\$24,000
Utilities	\$12,661	\$12,661
Repairs & Maintenance	\$11,200	\$11,200
Contract Services	\$4,800	\$4,800
Payroll (Keyholder)	\$12,000	\$12,000
General & Administrative	\$2,400	\$2,400
Operating Reserves	\$3,200	\$3,200
Management Fee	\$18,131	\$20,676
TOTAL EXPENSES	\$147,192	\$149,737
Expenses/Unit	\$9,200	\$9,359
Expenses/SF	\$9.40	\$9.56

FINANCIAL DETAILS: 31701 RIDGE ROUTE ROAD

Santa Clarita Valley Portfolio

As of July,2026

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
101	1 Bed / 1 Bath (Vacant)	755	\$1,950	\$2.58	\$1,950	\$2.58
102	1 Bed / 1 Bath	755	\$1,605	\$2.13	\$1,950	\$2.58
103	1 Bed / 1 Bath	755	\$1,809	\$2.40	\$1,950	\$2.58
104	1 Bed / 1 Bath	755	\$1,548	\$2.05	\$1,950	\$2.58
105	2 Bed / 2 Bath	955	\$1,494	\$1.56	\$2,400	\$2.51
106	2 Bed / 2 Bath (Vacant)	955	\$2,400	\$2.51	\$2,400	\$2.51
107	2 Bed / 2 Bath	955	\$2,050	\$2.15	\$2,400	\$2.51
108	2 Bed / 2 Bath	955	\$2,350	\$2.46	\$2,400	\$2.51
109	2 Bed / 1 Bath	950	\$2,600	\$2.74	\$2,350	\$2.47
110	2 Bed / 1 Bath (Manager)	950	\$2,300	\$2.42	\$2,350	\$2.47
111	2 Bed / 1 Bath	950	\$2,317	\$2.44	\$2,350	\$2.47
201	1 Bed / 1 Bath (Vacant)	755	\$1,597	\$2.12	\$1,950	\$2.58
202	1 Bed / 1 Bath	704	\$1,930	\$2.74	\$1,930	\$2.74
203	1 Bed / 1 Bath	755	\$1,707	\$2.26	\$1,950	\$2.58
204	1 Bed / 1 Bath	755	\$1,254	\$1.66	\$1,950	\$2.58
205	2 Bed / 2 Bath	955	\$1,976	\$2.07	\$2,400	\$2.51
206	2 Bed / 2 Bath	955	\$1,841	\$1.93	\$2,400	\$2.51
207	2 Bed / 2 Bath (Vacant)	955	\$2,400	\$2.51	\$2,400	\$2.51
208	2 Bed / 2 Bath	955	\$2,107	\$2.21	\$2,400	\$2.51
301	Studio / 1 Bath	625	\$1,376	\$2.20	\$1,650	\$2.64
302	1 Bed / 1 Bath	755	\$1,660	\$2.20	\$1,950	\$2.58
303	2 Bed / 2 Bath	955	\$2,004	\$2.10	\$2,400	\$2.51
304	1 Bed / 1 Bath	755	\$1,634	\$2.16	\$1,950	\$2.58
305	1 Bed / 1 Bath	755	\$1,238	\$1.64	\$1,950	\$2.58
306	1 Bed / 1 Bath	755	\$1,597	\$2.12	\$1,950	\$2.58
307	1 Bed / 1 Bath	755	\$1,705	\$2.26	\$1,950	\$2.58
401	Studio / 1 Bath	625	\$1,403	\$2.24	\$1,650	\$2.64
402	1 Bed / 1 Bath	755	\$1,656	\$2.19	\$1,950	\$2.58
403	2 Bed / 2 Bath	955	\$2,100	\$2.20	\$2,400	\$2.51
404	1 Bed / 1 Bath	755	\$1,249	\$1.65	\$1,950	\$2.58
405	1 Bed / 1 Bath	755	\$1,583	\$2.10	\$1,950	\$2.58
406	1 Bed / 1 Bath	755	\$1,850	\$2.45	\$1,950	\$2.58
407	1 Bed / 1 Bath (Vacant)	755	\$1,900	\$2.52	\$1,950	\$2.58
Total		Square Feet: 27,360	\$60,192	\$2.20	\$69,430	\$2.54

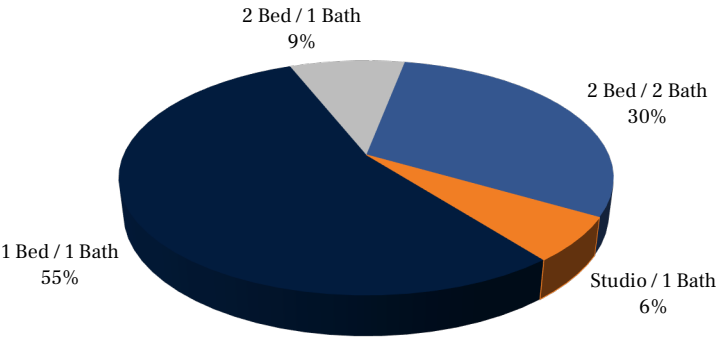
FINANCIAL DETAILS: 31701 RIDGE ROUTE ROAD

Santa Clarita Valley Portfolio

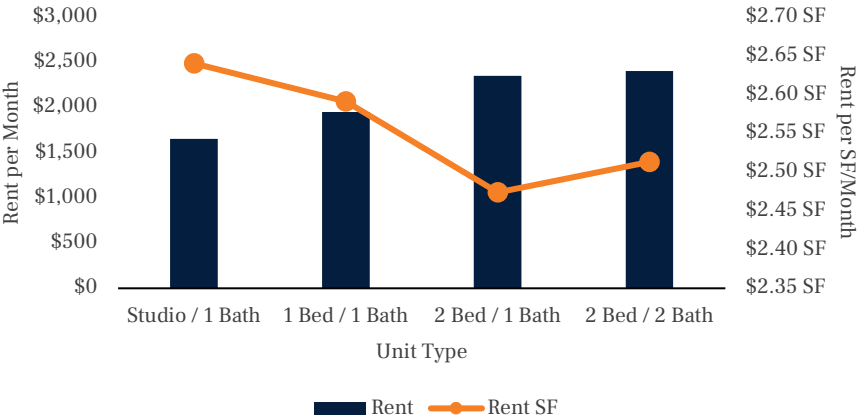
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio / 1 Bath	2	625	\$1,376 - \$1,403	\$1,389	\$2.22	\$2,779	\$1,650	\$2.64	\$3,300
1 Bed / 1 Bath	15	752	\$1,238 - \$1,930	\$1,602	\$2.13	\$24,027	\$1,949	\$2.59	\$29,230
1 Bed / 1 Bath (Vacant)	3	755	\$1,597 - \$1,950	\$1,816	\$2.40	\$5,447	\$1,950	\$2.58	\$5,850
2 Bed / 1 Bath	2	950	\$2,317 - \$2,600	\$2,459	\$2.59	\$4,917	\$2,350	\$2.47	\$4,700
2 Bed / 1 Bath (Manager)	1	950	\$2,300 - \$2,300	\$2,300	\$2.42	\$2,300	\$2,350	\$2.47	\$2,350
2 Bed / 2 Bath	8	955	\$1,494 - \$2,350	\$1,990	\$2.08	\$15,922	\$2,400	\$2.51	\$19,200
2 Bed / 2 Bath (Vacant)	2	955	\$2,400 - \$2,400	\$2,400	\$2.51	\$4,800	\$2,400	\$2.51	\$4,800
TOTALS/WEIGHTED AVERAGES	33	829		\$1,824	\$2.20	\$60,192	\$2,104	\$2.54	\$69,430

GROSS ANNUALIZED RENTS	\$722,305	\$833,160
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Unit Distribution



Unit Rent



FINANCIAL DETAILS: 31701 RIDGE ROUTE ROAD

Santa Clarita Valley Portfolio

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	722,305		833,160		25,247	30.45
Physical Vacancy	(21,669)	3.0%	(24,995)	3.0%	(757)	(0.91)
TOTAL VACANCY	(\$21,669)	3.0%	(\$24,995)	3.0%	(\$757)	(\$1)
Effective Rental Income	700,636		808,165		24,490	29.54
Other Income						
All Other Income	8,557		8,557		259	0.31
TOTAL OTHER INCOME	\$8,557		\$8,557		\$259	\$0.31
EFFECTIVE GROSS INCOME	\$709,193		\$816,722		\$24,749	\$29.85
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	105,000		105,000		3,182	3.84
Insurance	45,000		45,000		1,364	1.64
Utilities	24,824		24,824		752	0.91
Repairs & Maintenance	23,100		23,100		700	0.84
Contract Services	9,900		9,900		300	0.36
Payroll	40,000		40,000		1,212	1.46
General & Administrative	6,000		6,000		182	0.22
Operating Reserves	4,000		4,000		121	0.15
Management Fee	28,368	4.0%	32,669	4.0%	990	1.19
TOTAL EXPENSES	\$286,192		\$290,493		\$8,803	\$10.62
EXPENSES AS % OF EGI	40.4%		35.6%			
NET OPERATING INCOME	\$423,001		\$526,229		\$15,946	\$19.23

Current onsite manager pays no rent as payment. We put the manager's expense in the payroll line item of the expense section and used market rent for the manager's unit.

FINANCIAL DETAILS: 31701 RIDGE ROUTE ROAD

Santa Clarita Valley Portfolio

SUMMARY		
Price	\$7,500,000	
Down Payment	\$3,000,000	40%
Number of Units	33	
Price Per Unit	\$227,273	
Price Per SqFt	\$274.12	
Gross SqFt	27,360	
Lot Size	1.34 Acres	
Approx. Year Built	1986/1988	

RETURNS	Current	Pro Forma
CAP Rate	5.64%	7.02%
GRM	10.38	9.00
Cash-on-Cash	3.02%	6.46%
Debt Coverage Ratio	1.27	1.58

FINANCING	Loan
Loan Amount	\$4,500,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	Studio / 1 Bath	625	\$1,389	\$1,650
18	1 Bed / 1 Bath	752	\$1,637	\$1,949
3	2 Bed / 1 Bath	950	\$2,406	\$2,350
10	2 Bed / 2 Bath	955	\$2,072	\$2,400

OPERATING DATA

INCOME		Current	Pro Forma
Gross Scheduled Rent		\$722,305	\$833,160
Less: Vacancy/Deductions	3.0%	\$21,669	\$24,995
Total Effective Rental Income		\$700,636	\$808,165
Other Income		\$8,557	\$8,557
Effective Gross Income		\$709,193	\$816,722
Less: Expenses	40.4%	\$286,192	\$290,493
Net Operating Income		\$423,001	\$526,229
Cash Flow		\$423,001	\$526,229
Debt Service		\$332,487	\$332,487
Net Cash Flow After Debt Service	3.02%	\$90,514	\$193,742
Principal Reduction		\$52,731	\$56,123
TOTAL RETURN	4.77%	\$143,244	\$249,865

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$105,000	\$105,000
Insurance	\$45,000	\$45,000
Utilities	\$24,824	\$24,824
Repairs & Maintenance	\$23,100	\$23,100
Contract Services	\$9,900	\$9,900
Payroll	\$40,000	\$40,000
General & Administrative	\$6,000	\$6,000
Operating Reserves	\$4,000	\$4,000
Management Fee	\$28,368	\$32,669
TOTAL EXPENSES	\$286,192	\$290,493
Expenses/Unit	\$8,672	\$8,803
Expenses/SF	\$10.46	\$10.62

Sale Comparables

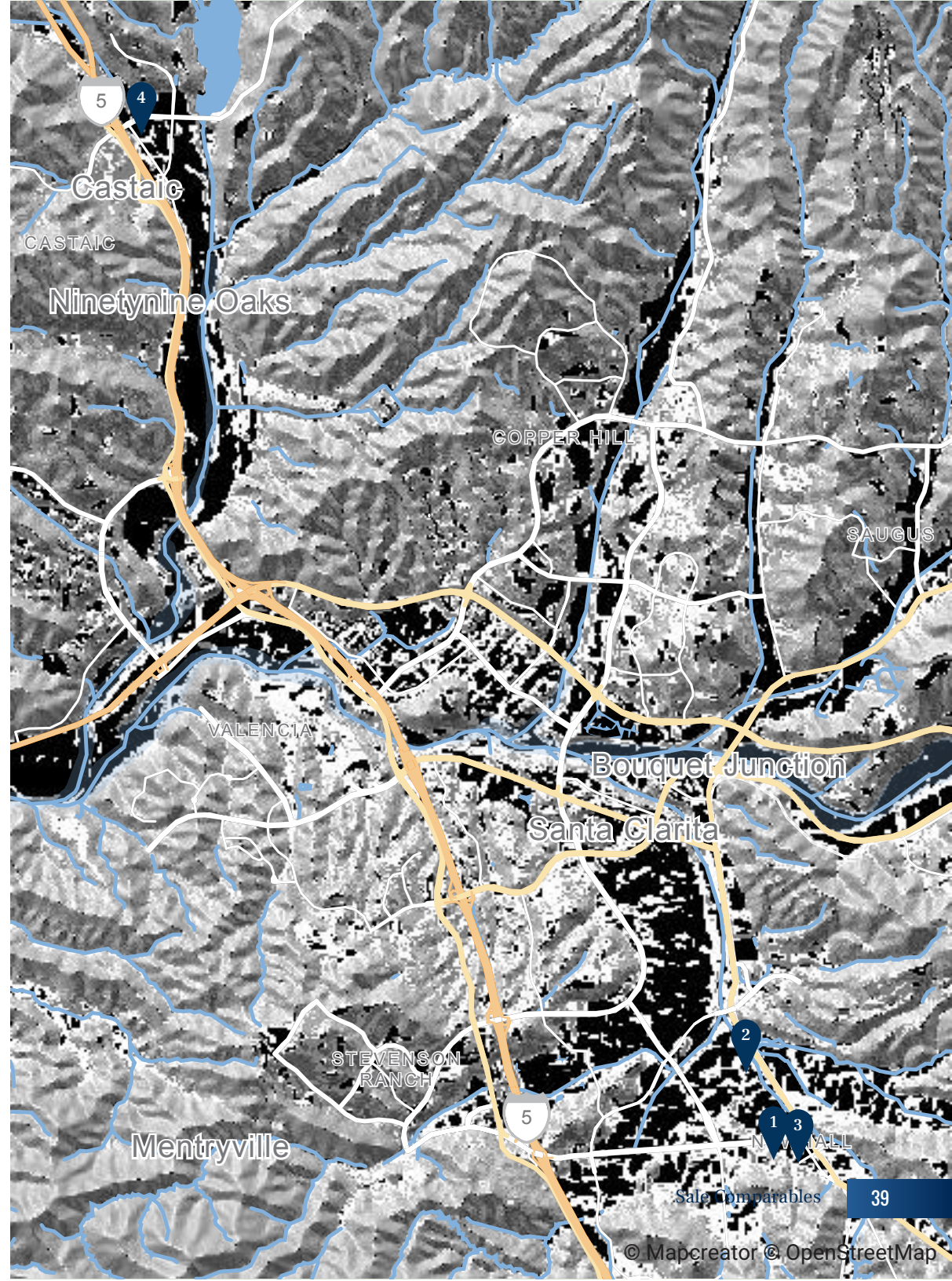
- Sales Comps Map
- Sales Comps Summary
- Cap Rate Chart
- GRM Chart
- Price per SF Chart
- Price per Unit Chart
- Sales Comps

SALES COMPS MAP

Santa Clarita Valley Portfolio

SALES COMPS MAP

- 1 Casa Seville Apartments
- 2 The Elms Apartments
- 3 22710 8th Street
- 4 Casa Violin Canyon Apartments



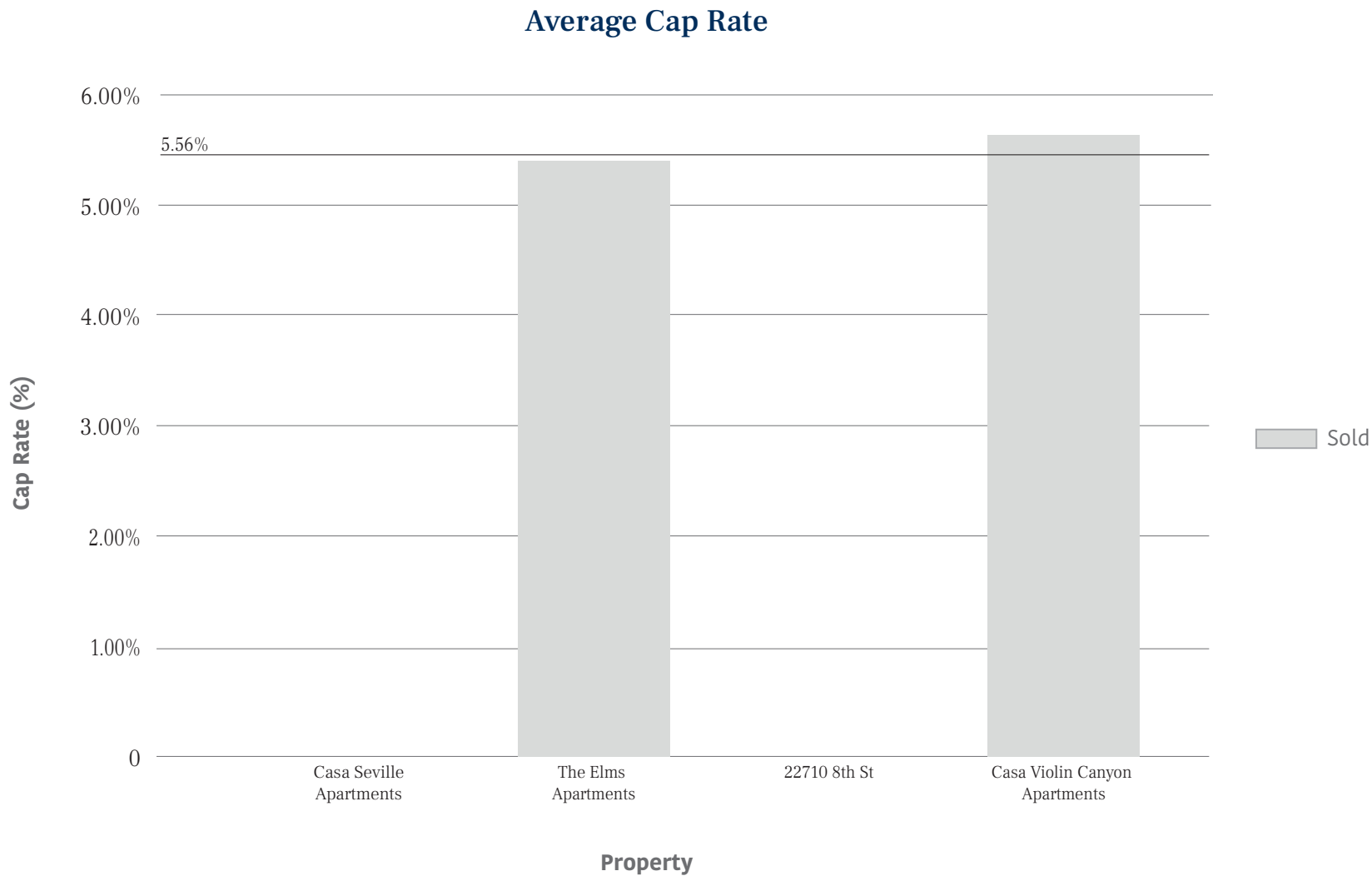
SALES COMPS SUMMARY

Santa Clarita Valley Portfolio

	SALES COMPARABLES	PRICE	BLDG SF	PRICE SF	LAND AREA SF	PRICE/UNIT	CAP RATE	GRM	# OF UNITS	CLOSE
1	Casa Seville Apartments 24411 Newhall Avenue Newhall, CA 91321	\$9,100,000	28,886	\$315.03	42,802 SF	\$303,333	-		30	05/13/2026
2	The Elms Apartments 24966 Walnut Street Newhall, CA 91321-1025	\$1,825,000	6,458	\$282.60	14,810 SF	\$202,778	5.42%	11.24	9	09/25/2025
3	22710 8th Street Santa Clarita, CA 91321-2947	\$6,400,000	20,012	\$319.80	27,578 SF	\$290,909	-		22	05/14/2025
4	Casa Violin Canyon Apartments 27614 Violin Canyon Road Castaic, CA 91384-3322	\$4,055,000	18,816	\$215.51	41,096 SF	\$184,318	5.69%	10.04	22	01/29/2025
	AVERAGES		18,543	\$283.24		\$245,335	5.56%	10.64		

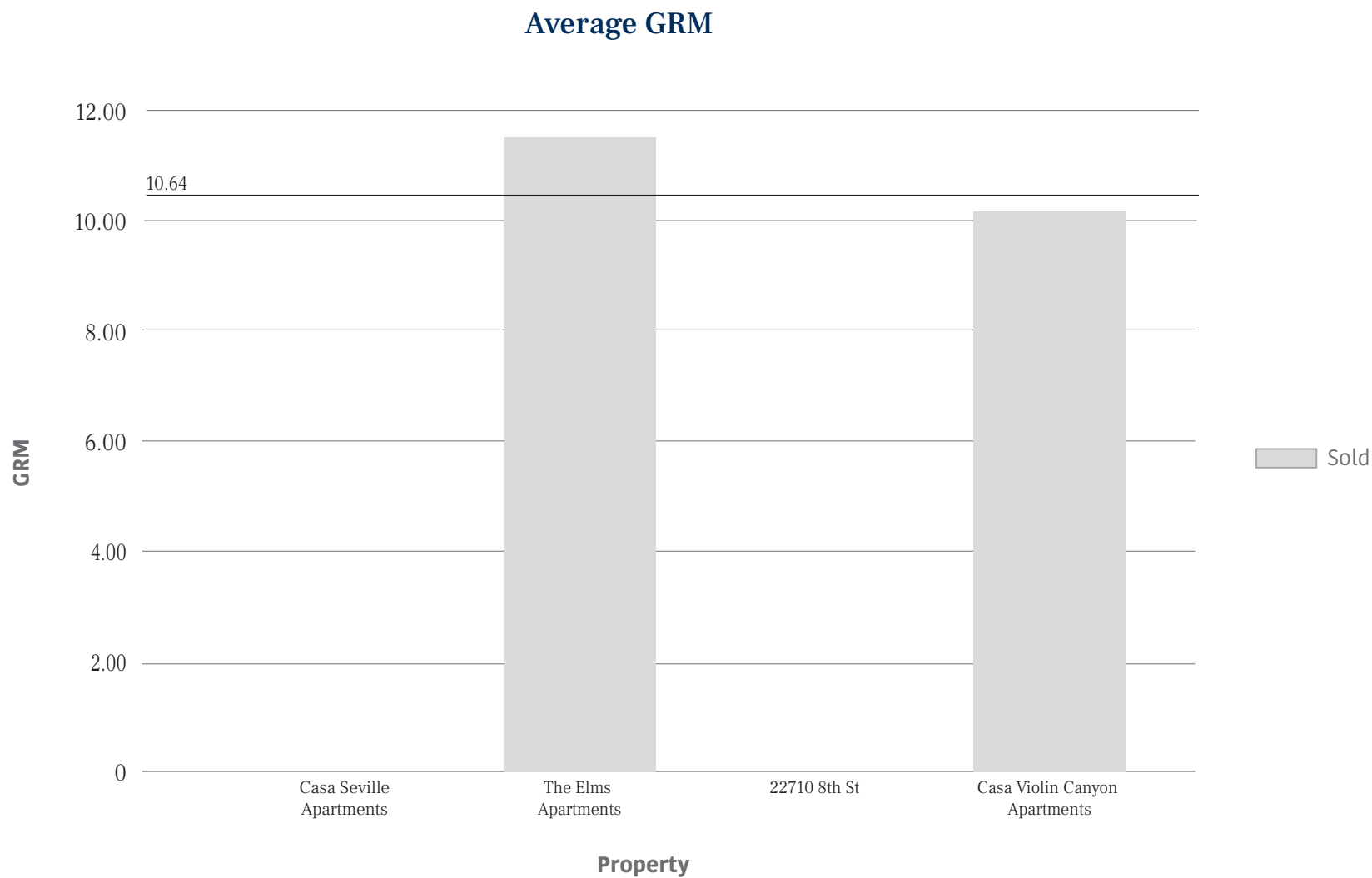
CAP RATE CHART

Santa Clarita Valley Portfolio



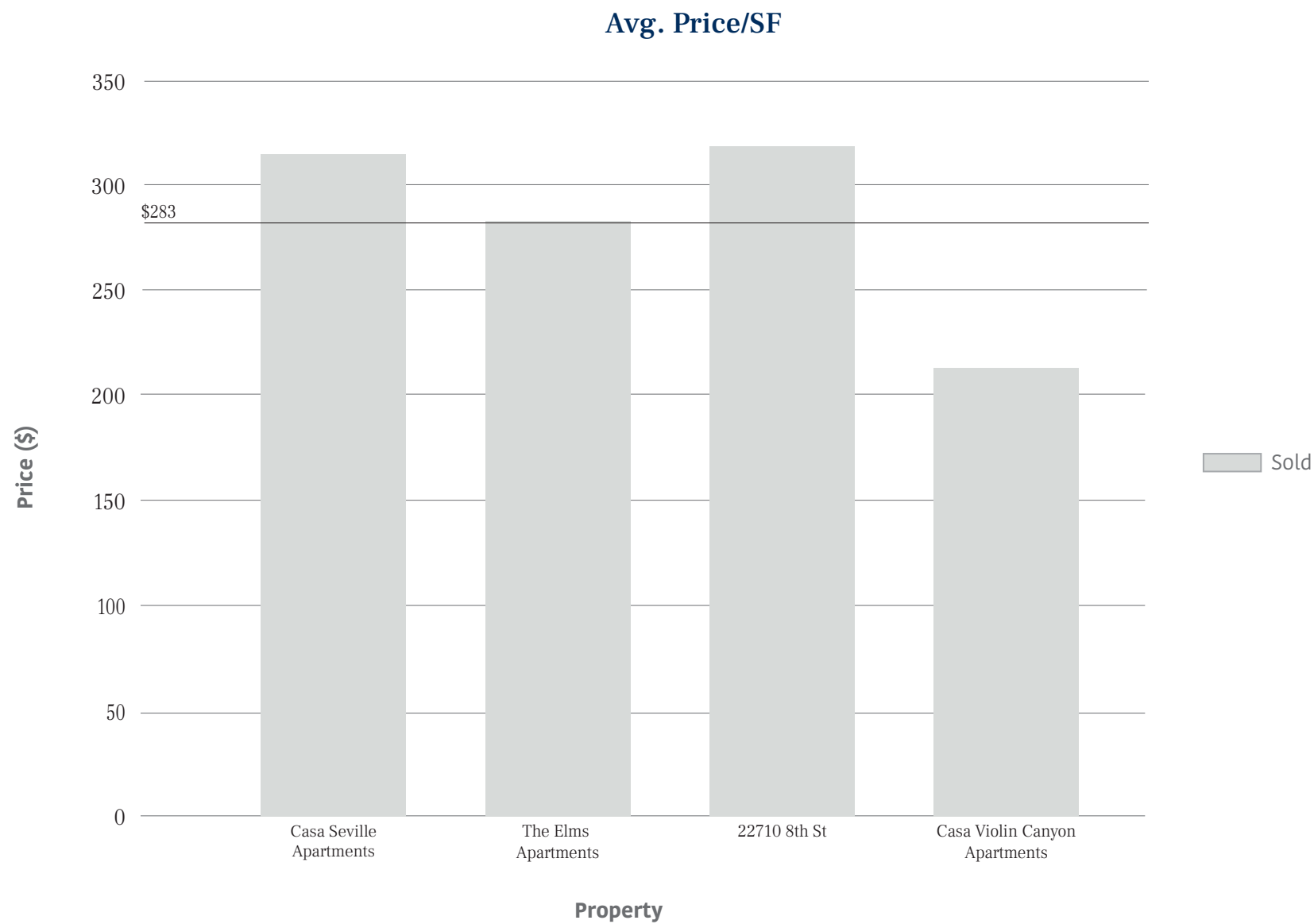
GRM CHART

Santa Clarita Valley Portfolio



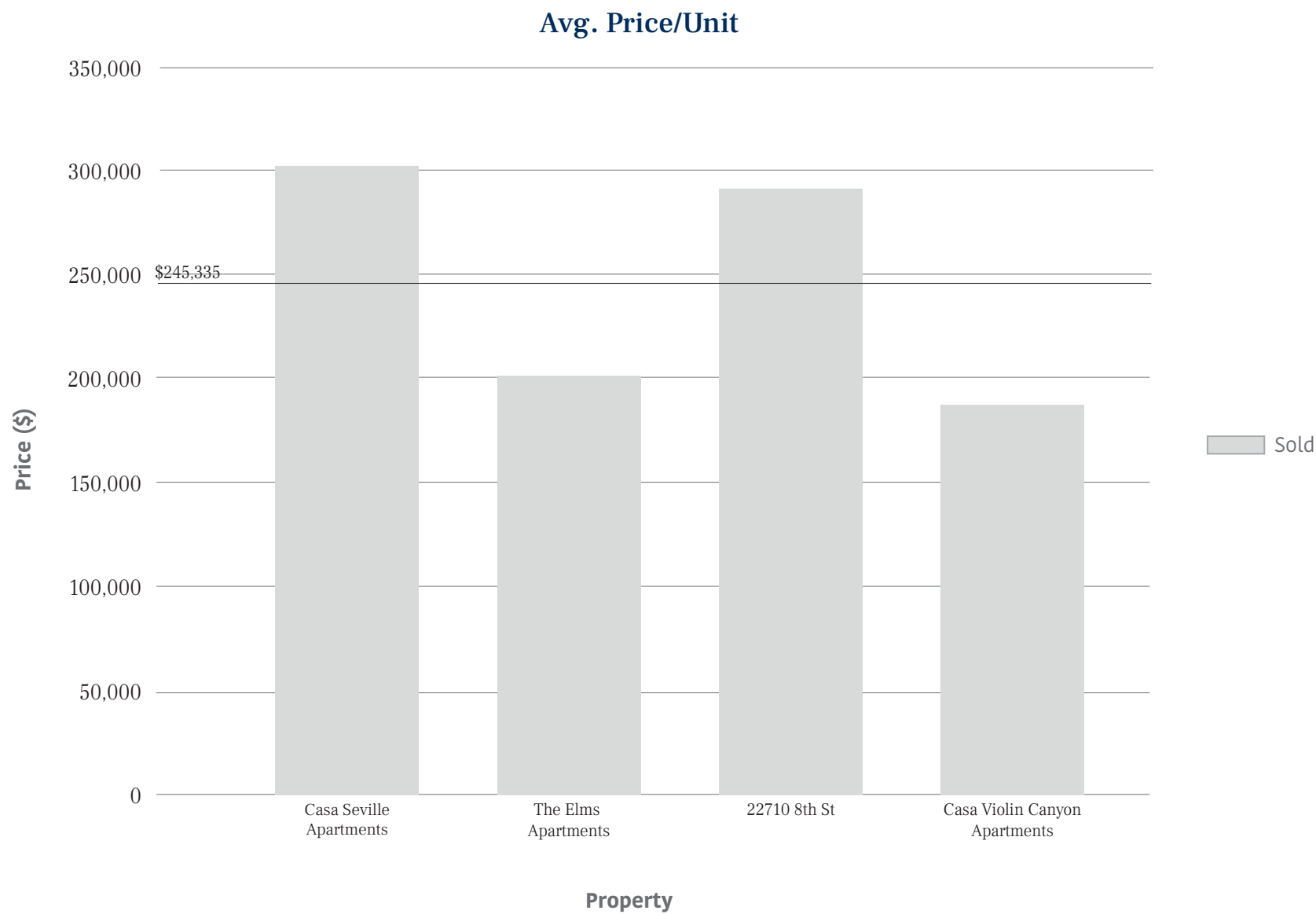
PRICE PER SF CHART

Santa Clarita Valley Portfolio



PRICE PER UNIT CHART

Santa Clarita Valley Portfolio



SALES COMPS

Santa Clarita Valley Portfolio



1 Casa Seville Apartments
24411 Newhall Avenue, Newhall, CA 91321

Sale Price	\$9,100,000
Property Type	Multifamily
COE	05/13/2026
Land Area SF	42,802
BLDG SF	28,886
Price/SF	\$315.03
GRM	-
Cap Rate	-
Year Built	1976
Number of Units	30
Price/Unit	\$303,333



2 The Elms Apartments
24966 Walnut Street, Newhall, CA 91321

Sale Price	\$1,825,000
Property Type	Multifamily
COE	09/25/2025
Land Area SF	14,810
BLDG SF	6,458
Price/SF	\$282.60
GRM	11.24
Cap Rate	5.42%
Year Built	1962
Number of Units	9
Price/Unit	\$202,778

SALES COMPS

Santa Clarita Valley Portfolio



3 22710 8th Street
Santa Clarita, CA 91321

Sale Price	\$6,400,000
Property Type	Multifamily
COE	05/14/2025
Land Area SF	27,578
BLDG SF	20,012
Price/SF	\$319.80
GRM	-
Cap Rate	-
Year Built	1985
Number of Units	22
Price/Unit	\$290,909



4 Casa Violin Canyon Apartments
27614 Violin Canyon Road, Castaic, CA 91384-3322

Sale Price	\$4,055,000
Property Type	Multifamily
COE	01/29/2025
Land Area SF	41,096
BLDG SF	18,816
Price/SF	\$215.51
GRM	10.04
Cap Rate	5.69%
Year Built	1981
Number of Units	22
Price/Unit	\$184,318

Market Overview

- Submarket Overview: Santa Clarita
- Submarket Overview: Castaic
- Market Overview
- Research
- Demographics: Santa Clarita
- Demographics: Castaic

SUBMARKET OVERVIEW: SANTA CLARITA

Santa Clarita Valley Portfolio

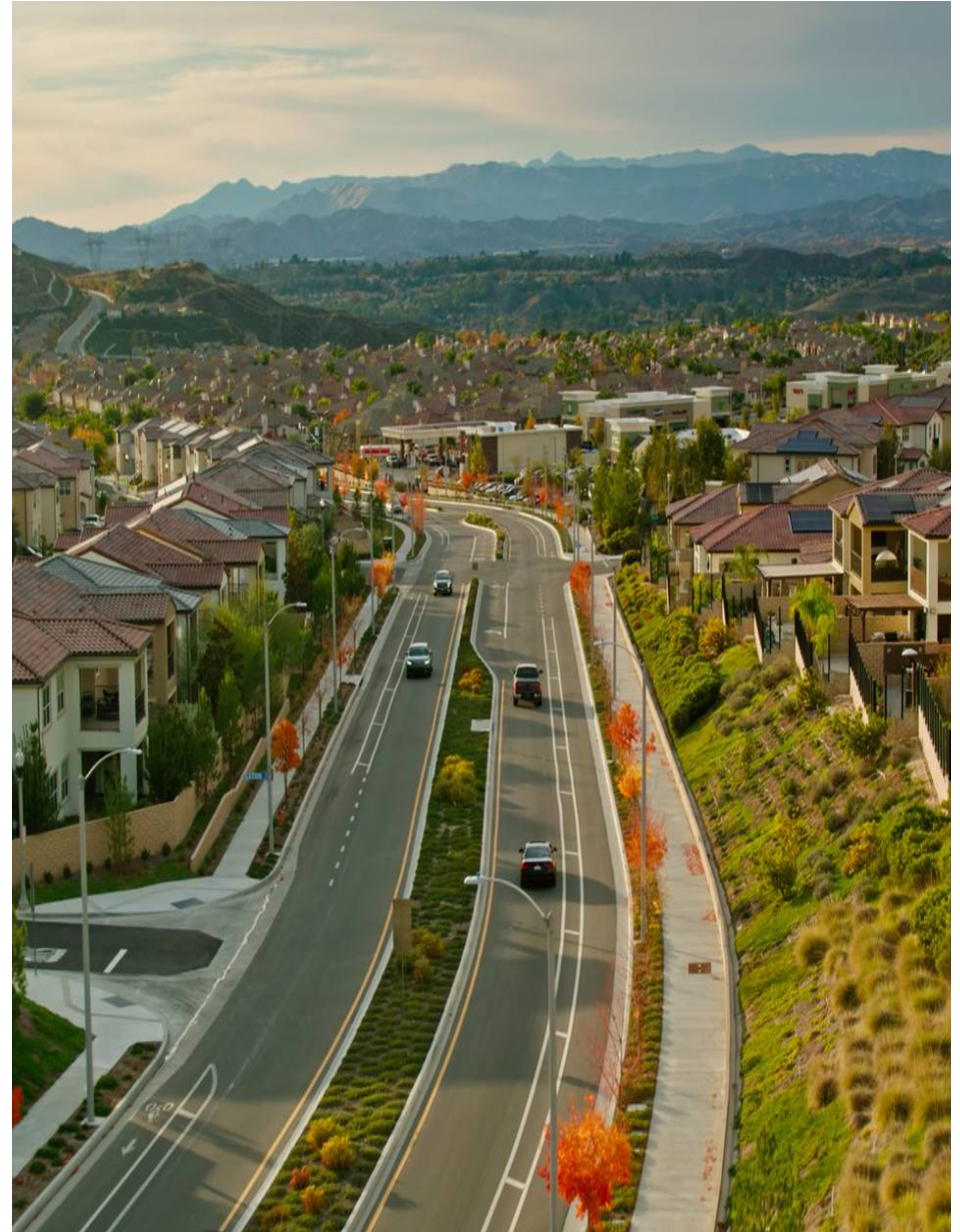
OVERVIEW

Santa Clarita is one of Southern California's premier suburban communities, located approximately 35 miles north of Downtown Los Angeles in northern Los Angeles County. Home to approximately 229,000 residents, the city has become one of the region's most desirable residential markets, offering exceptional quality of life, highly rated schools, and convenient access to the greater Los Angeles metropolitan area. For multifamily investors, Santa Clarita benefits from strong housing demand driven by its family-oriented neighborhoods, limited housing supply, and proximity to major employment centers throughout Los Angeles County. The city is renowned for its outdoor recreation and entertainment amenities, including Six Flags Magic Mountain, Six Flags Hurricane Harbor, Vasquez Rocks Natural Area Park, William S. Hart Park, and more than 11,000 acres of open space, parks, and trails.

Santa Clarita's economy is anchored by a diverse mix of healthcare, education, entertainment, logistics, tourism, and professional services. Major employers include Six Flags Magic Mountain, Henry Mayo Newhall Hospital, William S. Hart Union High School District, Princess Cruises, The Master's University, Amazon, and numerous film and television production companies that utilize the Santa Clarita Valley as one of Southern California's premier filming locations. The city's strategic location along Interstate 5 provides convenient access to Downtown Los Angeles, the San Fernando Valley, and major employment hubs throughout Southern California, supporting a strong commuter population and sustained rental demand. Supported by exceptional demographics, high quality of life, and long-term population stability, Santa Clarita remains an attractive destination for multifamily investment.

HIGHLIGHTS

- Premier Los Angeles County suburban community with strong long-term multifamily demand
- Diverse employment base anchored by healthcare, education, entertainment, logistics, and film production
- Home to Six Flags Magic Mountain, Henry Mayo Newhall Hospital, and numerous major regional employers
- Exceptional quality of life featuring top-rated schools, extensive parks and trails, and convenient access to Downtown Los Angeles



SUBMARKET OVERVIEW: CASTAIC

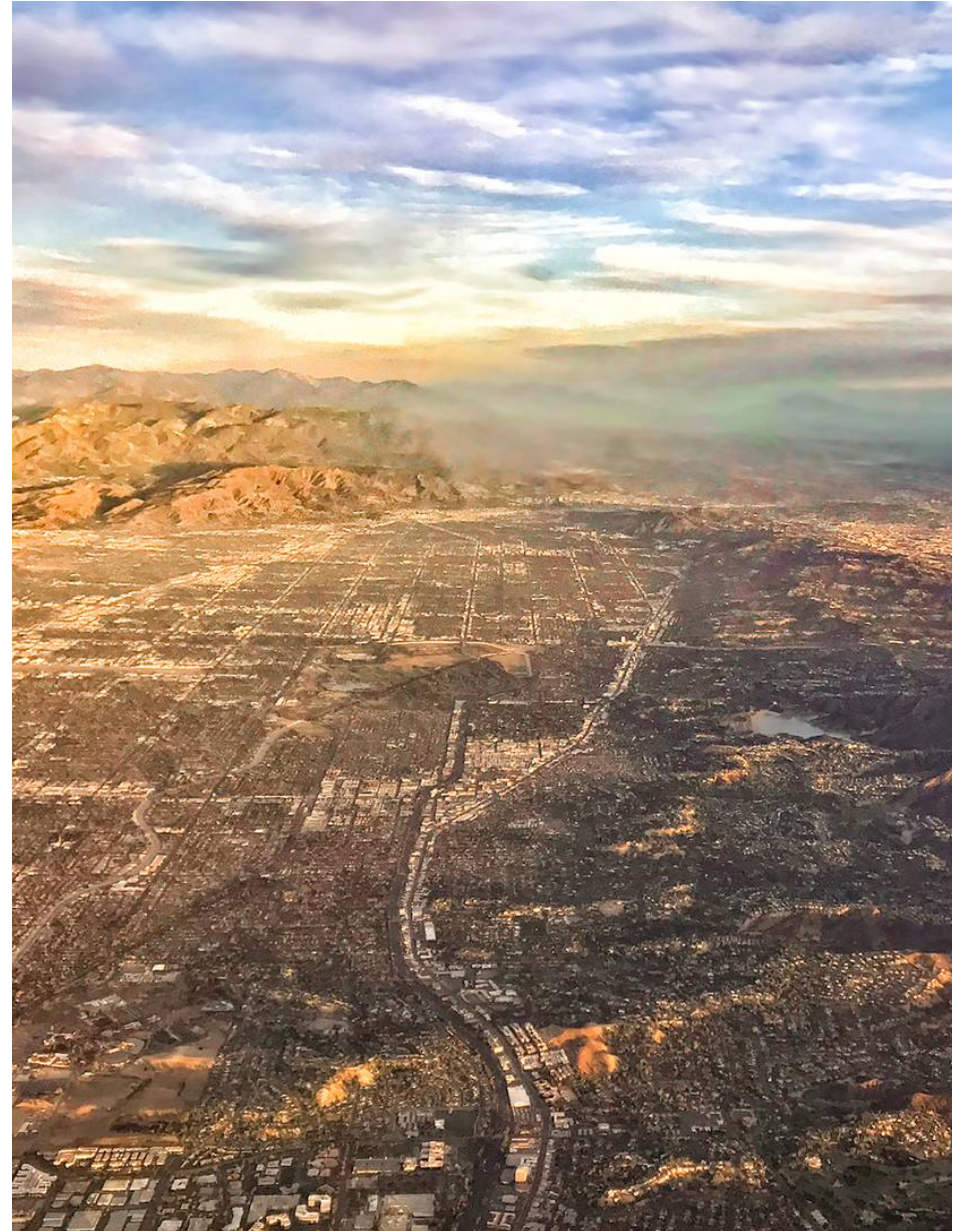
Santa Clarita Valley Portfolio

OVERVIEW

The investment property is in Castaic, an unincorporated community in northern Los Angeles County that benefits from its strategic location within the thriving Santa Clarita Valley. Positioned along Interstate 5 approximately 10 miles north of Santa Clarita and 40 miles northwest of Downtown Los Angeles, Castaic provides convenient access to one of the nation's largest employment centers while serving as a gateway between Southern California and the Central Valley. The area's five-mile population currently totals 49,053 residents and is projected to continue expanding through 2030. In addition to moderate population growth, long-term demand for apartment housing is supported by the area's strong household incomes. The five-mile median household income is \$132,504, approximately 69.5 percent above the U.S. average, while the local unemployment rate remains a modest 5.0 percent. The surrounding economy is anchored by a diverse mix of education, healthcare, government, tourism and advanced manufacturing employers that provide a stable employment base for multifamily housing. Six Flags Magic Mountain is the region's largest employer with approximately 3,000 employees, while other major employers include the William S. Hart Union High School District, College of the Canyons, Henry Mayo Newhall Hospital, California Institute of the Arts, the U.S. Postal Service processing center and the City of Santa Clarita. These institutions, together with a growing concentration of medical device and aerospace manufacturers such as Boston Scientific and Advanced Bionics, support a broad base of professional, healthcare and essential-service jobs throughout the Santa Clarita Valley. Overall, Castaic's proximity to major employment centers, regional recreation destinations, direct Interstate 5 connectivity, and strong economic fundamentals position the community as an attractive market for long-term multifamily investment.

HIGHLIGHTS

- Affluent Santa Clarita Valley community with household incomes nearly 70 percent above the U.S. average
- Strategic interstate five location providing direct access to Los Angeles and major employment centers
- Diverse employment base anchored by healthcare, education, tourism, and advanced manufacturing
- Growing population and strong economic fundamentals support long-term multifamily demand



MARKET OVERVIEW

Santa Clarita Valley Portfolio

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



WORLD PROMINENCE

Los Angeles will host the 2028 Summer Olympic and Paralympic games. The games are serving as a catalyst for infrastructure improvements and will introduce numerous new tourists to the market.



RESEARCH

Santa Clarita Valley Portfolio

TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.



\$10+

*Billion in U.S.
customs revenues
and taxes.*



4

*Commercial
airports in the
county.*



150

*Miles to the Mexican
border.*



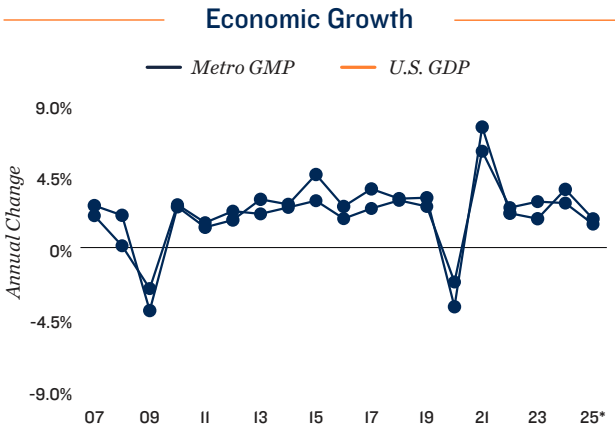
MORE THAN

15.6 M

TEU containers are shipped through the ports of Los Angeles and Long Beach Annually, ranking them first and second in the nation.

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States in 2025
- Fortune 500 companies headquartered in the metro include Walt Disney, Molina Healthcare, Edison International, Live Nation and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman and Raytheon Technologies Corp.
- The upcoming 2028 Olympic Games are expected to lead to the creation through both direct and indirect channels of thousands of jobs.
- Its two ports make the metro a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

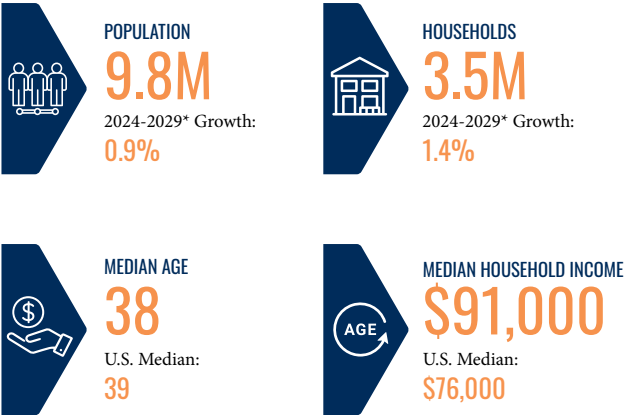
MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services

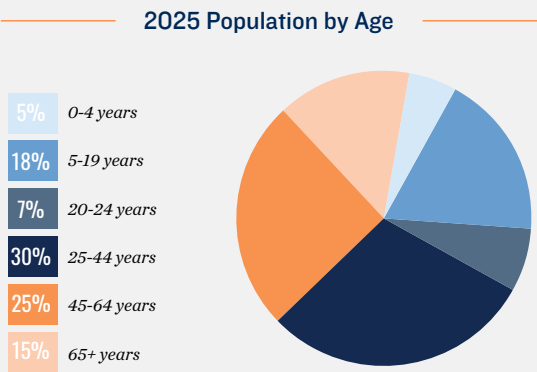
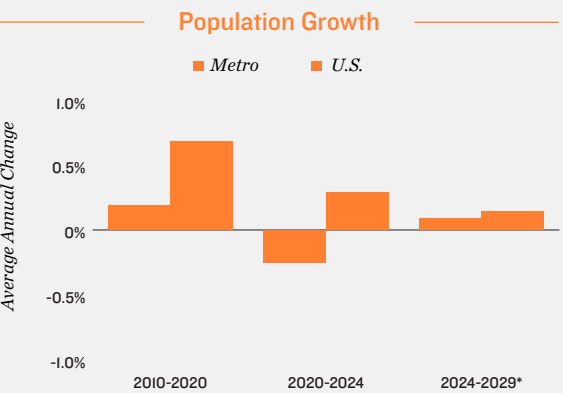
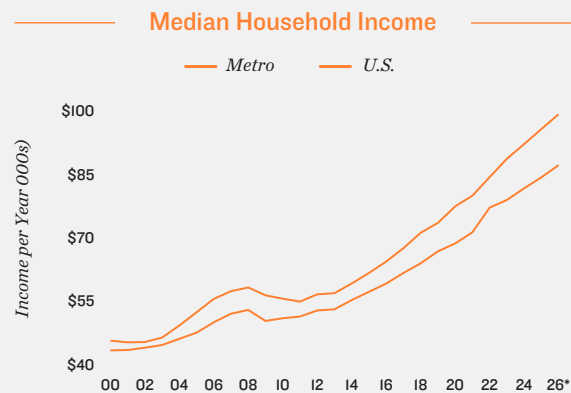
DEMOGRAPHICS

- A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States.
- About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level.
- Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.

QUICK FACTS



* Forecast



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

RESEARCH

Santa Clarita Valley Portfolio

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it’s possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus for the University of California and six California State University campuses. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college sports teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$916,000

Median
Home Price



100+

Museums



81

Miles of Shoreline



SPORTS

- Baseball | **MLB** | Los Angeles Dodgers
- Football | **NFL** | Los Angeles Rams
- Basketball | **NBA** | Los Angeles Lakers
- Hockey | **NHL** | Los Angeles Kings
- Soccer | **MLS** | Los Angeles Galaxy
- Basketball | **NBA** | Los Angeles Clippers
- Football | **NFL** | Los Angeles Chargers
- Soccer | **MLS** | Los Angeles FC



EDUCATION

- University of California, Los Angeles
- University of Southern California
- California Institute of Technology
- Loyola Marymount University
- California State University, Los Angeles
- California State University, Northridge



ARTS & ENTERTAINMENT

- Los Angeles Zoo & Botanical Gardens
- Los Angeles County Museum of Art
- Natural History Museum of Los Angeles County

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS: SANTA CLARITA

Santa Clarita Valley Portfolio

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	16,226	72,803	183,228
2025 Estimate			
Total Population	16,002	71,499	179,048
2020 Census			
Total Population	16,694	71,096	176,658
2010 Census			
Total Population	16,891	69,056	166,886
Daytime Population			
2025 Estimate	17,340	78,067	156,822
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,402	26,373	65,096
2025 Estimate			
Total Households	5,341	25,913	63,590
Average (Mean) Household Size	3.0	2.8	2.9
2020 Census			
Total Households	5,228	25,055	60,764
2010 Census			
Total Households	5,251	23,905	56,467
Growth 2025-2030	1.1%	1.8%	2.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	5,527	27,236	66,927
2025 Estimate	5,463	26,760	65,375
Owner Occupied	2,839	16,067	43,464
Renter Occupied	2,516	9,787	20,129
Vacant	123	847	1,786
Persons in Units			
2025 Estimate Total Occupied Units	5,341	25,913	63,590
1 Person Units	19.7%	21.8%	19.5%
2 Person Units	27.5%	30.9%	30.8%
3 Person Units	17.8%	18.4%	19.2%
4 Person Units	18.6%	17.0%	18.5%
5 Person Units	9.8%	7.3%	7.5%
6+ Person Units	6.5%	4.6%	4.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	15.8%	22.8%	22.7%
\$150,000-\$199,999	10.0%	12.6%	14.1%
\$100,000-\$149,999	19.0%	20.3%	21.6%
\$75,000-\$99,999	14.6%	12.4%	12.1%
\$50,000-\$74,999	12.0%	10.7%	10.7%
\$35,000-\$49,999	10.2%	7.5%	6.5%
\$25,000-\$34,999	7.1%	4.7%	4.2%
\$15,000-\$24,999	5.8%	4.6%	4.0%
Under \$15,000	5.4%	4.6%	4.1%
Average Household Income	\$118,362	\$143,765	\$148,742
Median Household Income	\$91,573	\$116,649	\$123,970
Per Capita Income	\$40,674	\$52,333	\$52,568
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	16,002	71,499	179,048
Under 20	27.1%	23.8%	24.6%
20 to 34 Years	20.0%	19.0%	18.2%
35 to 39 Years	6.8%	6.5%	6.7%
40 to 49 Years	12.4%	13.3%	13.9%
50 to 64 Years	18.3%	20.6%	21.1%
Age 65+	15.4%	16.9%	15.4%
Median Age	38.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	10,647	49,931	124,218
Elementary (0-8)	10.5%	5.1%	4.4%
Some High School (9-11)	8.2%	5.0%	4.5%
High School Graduate (12)	21.4%	17.5%	17.3%
Some College (13-15)	19.3%	22.1%	23.0%
Associate Degree Only	9.4%	9.3%	10.5%
Bachelor's Degree Only	21.2%	26.9%	26.5%
Graduate Degree	10.0%	14.1%	13.8%
Population by Gender			
2025 Estimate Total Population	16,002	71,499	179,048
Male Population	50.2%	49.3%	49.3%
Female Population	49.8%	50.7%	50.7%

DEMOGRAPHICS: SANTA CLARITA

Santa Clarita Valley Portfolio



POPULATION

In 2025, the population in your selected geography is 179,048. The population has changed by 7.29 percent since 2010. It is estimated that the population in your area will be 183,228 five years from now, which represents a change of 2.3 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,279 people per square mile.



HOUSEHOLDS

There are currently 63,590 households in your selected geography. The number of households has changed by 12.61 percent since 2010. It is estimated that the number of households in your area will be 65,096 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$123,970, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 45.01 percent since 2010. It is estimated that the median household income in your area will be \$144,362 five years from now, which represents a change of 16.4 percent from the current year.

The current year per capita income in your area is \$52,568, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$148,742, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 90,173 people in your selected area were employed. The 2010 Census revealed that 67 of employees are in white-collar occupations in this geography, and 14.9 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 36.00 minutes.



HOUSING

The median housing value in your area was \$755,118 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 39,058.00 owner-occupied housing units and 17,410.00 renter-occupied housing units in your area.



EDUCATION

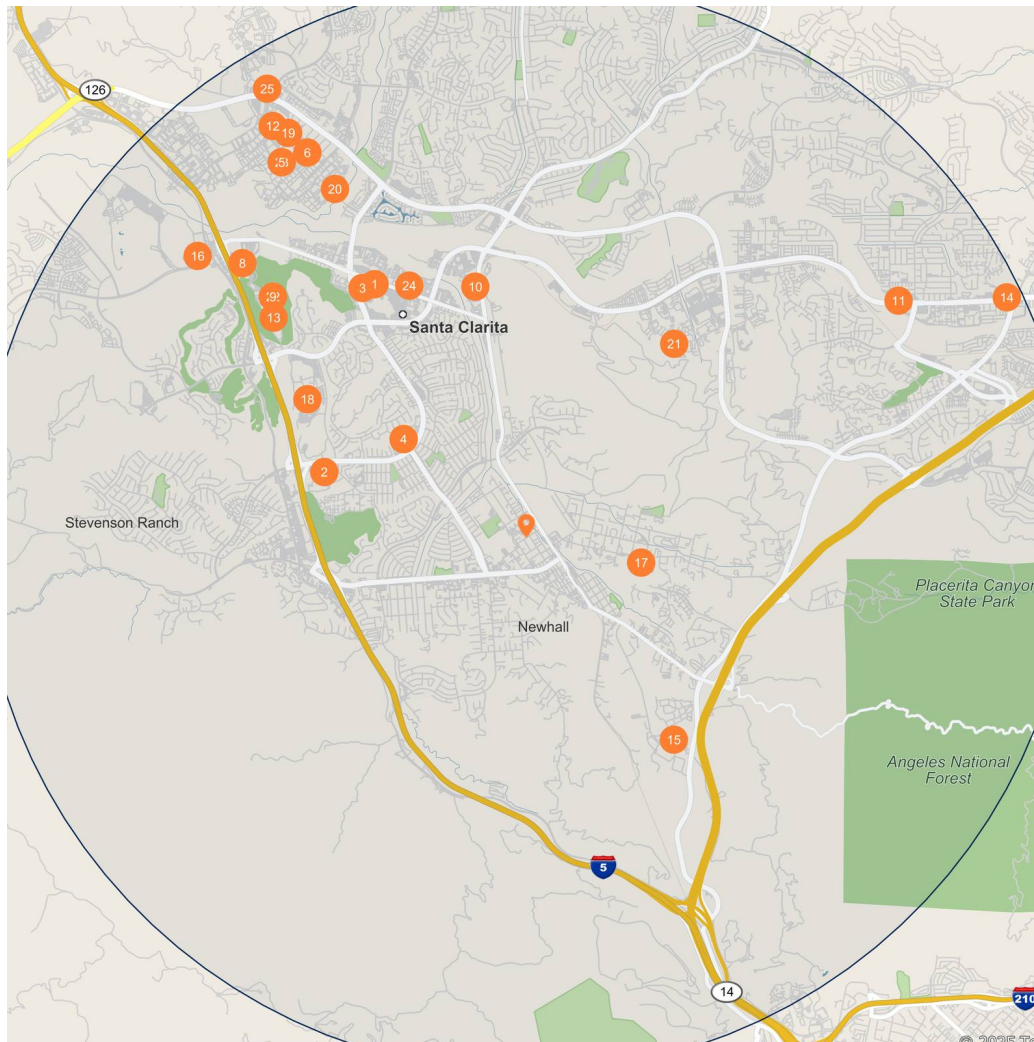
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 38.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.3 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS: SANTA CLARITA

Santa Clarita Valley Portfolio



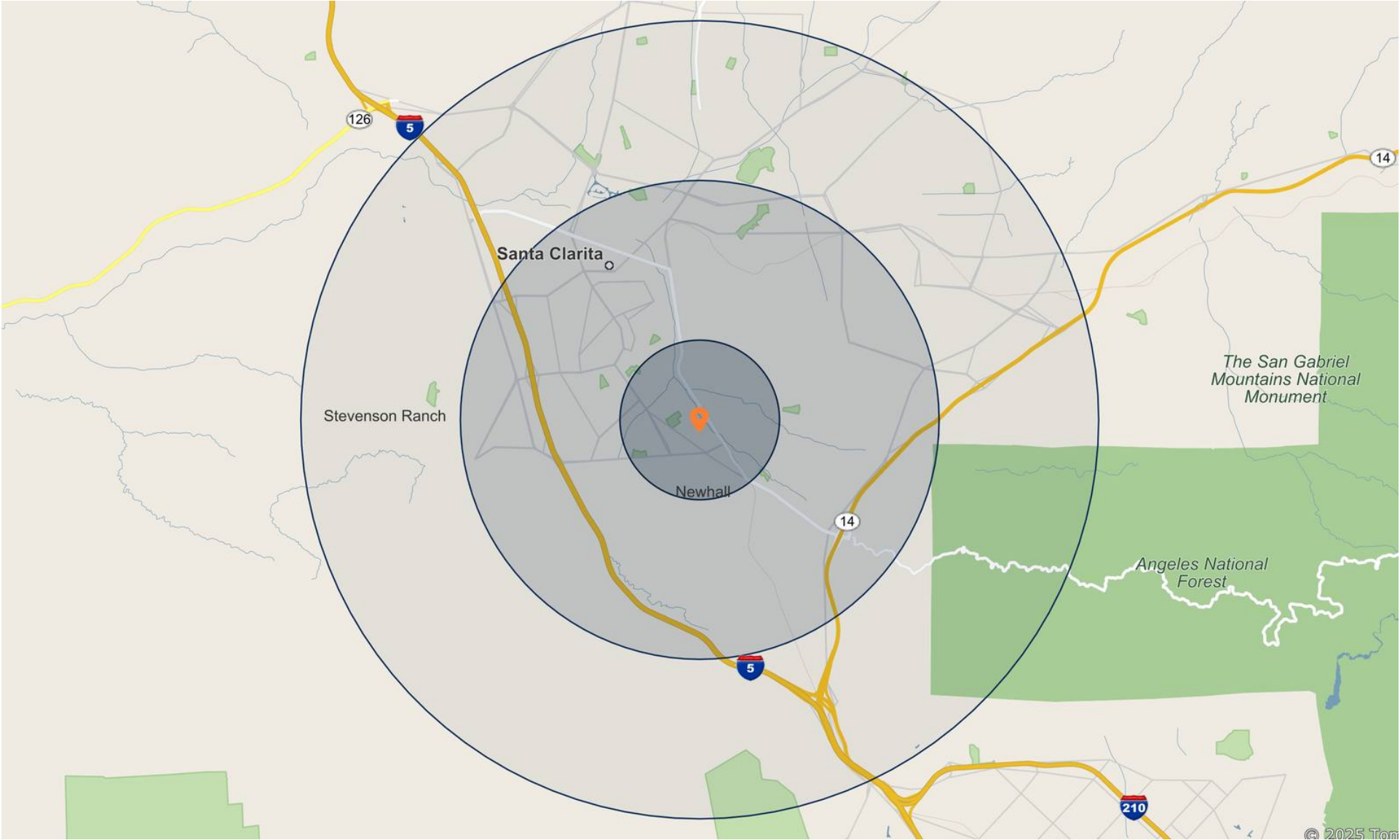
Major Employers

Employees

1	Princess Cruise Lines Ltd-	8,587
2	California Institute of Arts-	2,021
3	Princess Cruise Lines Ltd-Princess Cruises	2,000
4	Henry Mayo Nwhall Mem Hlth Fnd-HENRYMAYO NEWHALL MEMORIAL HOS	1,500
5	Falcon Aerospace Holdings LLC-Wesco Aircraft	1,250
6	Princess Cruise Lines Ltd-Princess Cruises	1,114
7	Henry Mayo Newhall Mem Hosp-	1,041
8	Global Building Services Inc-	908
9	Mercury Insurance Company-	880
10	Carpeteria Flooring Ctrs LLC-	764
11	Partnership Staffing Svcs Inc-Partnership Staffing Solutions	710
12	Woodward Hrt Inc-	650
13	Specialty Laboratories Inc-Quest Dgnstics Nchols Inst Vln	633
14	Vallarta Food Enterprises Inc-	612
15	Drinkpak LLC-	600
16	Scorpion Design LLC-Scorpion	582
17	Masters University & Seminary-Masters College	520
18	Santa Clrita Cmnty College Dst-CHANCELLORS OFFICE	501
19	Krg Technologies Inc-	490
20	CBS Studios Inc-Csi Vegas	469
21	William S Hart Un High Schl Ds-	466
22	Califrnia Rsrces Elk Hills LLC-	400
23	Wesco Aircraft Hardware Corp-Incora	400
24	Magic Acquisition Corp-Autonation Ford Valencia	350
25	Walmart Inc-Walmart	330

DEMOGRAPHICS: SANTA CLARITA

Santa Clarita Valley Portfolio



DEMOGRAPHICS: CASTAIC

Santa Clarita Valley Portfolio

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,336	24,169	49,811
2025 Estimate			
Total Population	6,388	23,944	49,053
2020 Census			
Total Population	6,500	23,807	48,882
2010 Census			
Total Population	5,612	25,255	42,954
Daytime Population			
2025 Estimate	3,188	10,907	54,345
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,288	6,082	14,605
2025 Estimate			
Total Households	2,273	5,974	14,331
Average (Mean) Household Size	2.8	2.4	2.7
2020 Census			
Total Households	2,247	5,776	13,824
2010 Census			
Total Households	1,814	5,515	11,307
Growth 2025-2030	0.7%	1.8%	1.9%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	2,356	6,216	14,953
2025 Estimate	2,341	6,106	14,670
Owner Occupied	1,543	4,996	11,434
Renter Occupied	739	1,009	2,924
Vacant	67	131	339
Persons in Units			
2025 Estimate Total Occupied Units	2,273	5,974	14,331
1 Person Units	23.3%	15.1%	15.3%
2 Person Units	26.8%	26.1%	26.9%
3 Person Units	19.4%	21.9%	20.6%
4 Person Units	16.5%	20.9%	22.4%
5 Person Units	8.2%	9.5%	9.1%
6+ Person Units	5.8%	6.5%	5.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	16.9%	25.3%	29.8%
\$150,000-\$199,999	13.7%	19.2%	16.6%
\$100,000-\$149,999	22.8%	24.5%	23.1%
\$75,000-\$99,999	12.7%	9.8%	10.0%
\$50,000-\$74,999	9.8%	7.6%	7.7%
\$35,000-\$49,999	5.8%	4.2%	3.8%
\$25,000-\$34,999	6.4%	3.2%	2.9%
\$15,000-\$24,999	6.1%	3.0%	3.0%
Under \$15,000	5.8%	3.2%	3.0%
Average Household Income	\$129,888	\$126,237	\$153,946
Median Household Income	\$111,778	\$107,665	\$132,504
Per Capita Income	\$46,392	\$45,006	\$52,200
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	6,388	23,944	49,053
Under 20	25.3%	20.5%	25.2%
20 to 34 Years	17.9%	26.5%	20.7%
35 to 39 Years	6.9%	8.0%	7.8%
40 to 49 Years	13.5%	14.7%	16.0%
50 to 64 Years	22.0%	20.4%	19.8%
Age 65+	14.3%	9.9%	10.5%
Median Age	39.0	38.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,434	16,964	33,371
Elementary (0-8)	2.8%	4.2%	3.5%
Some High School (9-11)	6.7%	12.4%	7.1%
High School Graduate (12)	20.1%	19.6%	17.0%
Some College (13-15)	26.9%	23.7%	21.6%
Associate Degree Only	8.8%	9.0%	9.9%
Bachelor's Degree Only	29.3%	22.1%	27.1%
Graduate Degree	5.4%	8.9%	13.9%
Population by Gender			
2025 Estimate Total Population	6,388	23,944	49,053
Male Population	51.3%	62.1%	55.8%
Female Population	48.7%	37.9%	44.2%

DEMOGRAPHICS: CASTAIC

Santa Clarita Valley Portfolio



POPULATION

In 2025, the population in your selected geography is 49,053. The population has changed by 14.20 percent since 2010. It is estimated that the population in your area will be 49,811 five years from now, which represents a change of 1.5 percent from the current year. The current population is 55.8 percent male and 44.2 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 624 people per square mile.



HOUSEHOLDS

There are currently 14,331 households in your selected geography. The number of households has changed by 26.74 percent since 2010. It is estimated that the number of households in your area will be 14,605 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$132,504, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 42.23 percent since 2010. It is estimated that the median household income in your area will be \$149,903 five years from now, which represents a change of 13.1 percent from the current year.

The current year per capita income in your area is \$52,200, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$153,946, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 22,324 people in your selected area were employed. The 2010 Census revealed that 71.5 of employees are in white-collar occupations in this geography, and 13.2 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 37.00 minutes.



HOUSING

The median housing value in your area was \$776,848 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 8,994.00 owner-occupied housing units and 2,317.00 renter-occupied housing units in your area.



EDUCATION

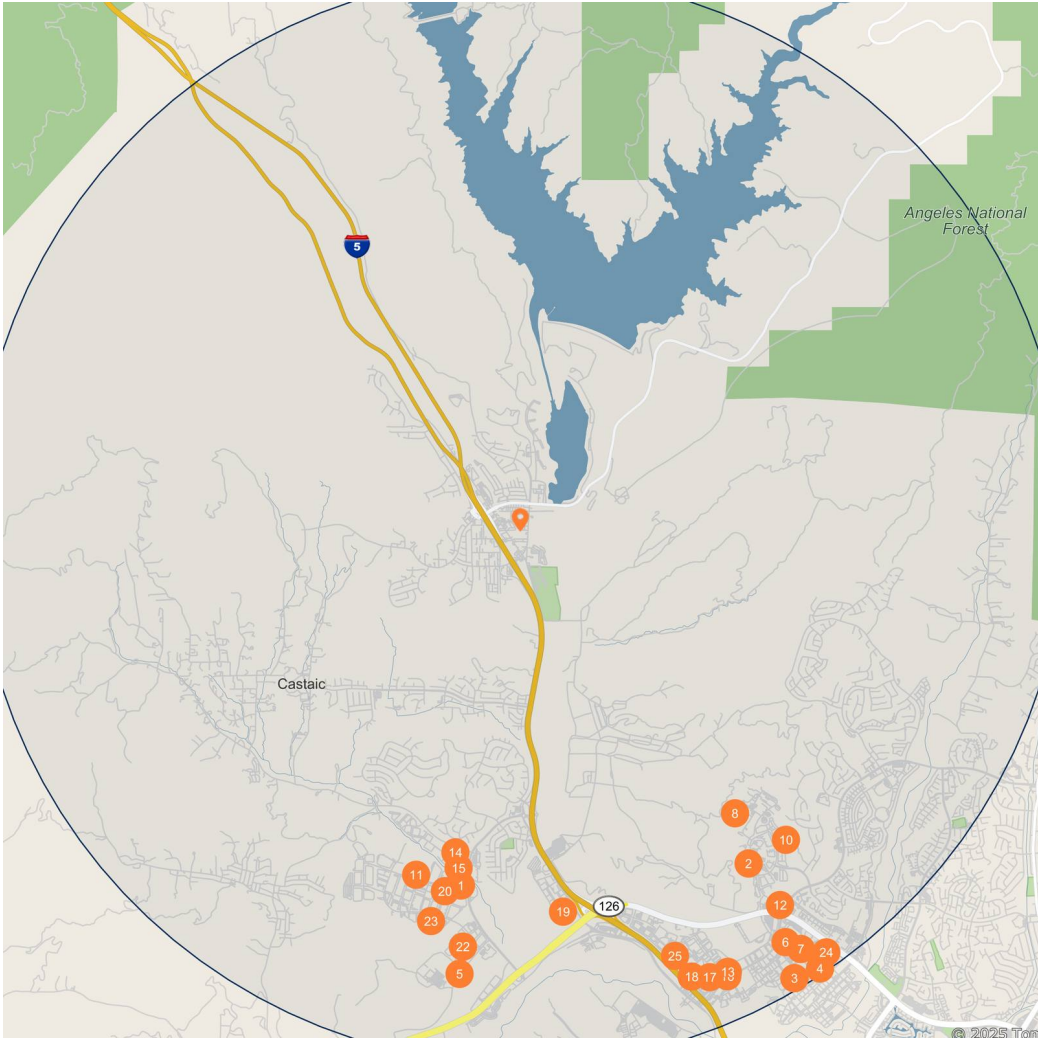
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 39.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.1 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS: CASTAIC

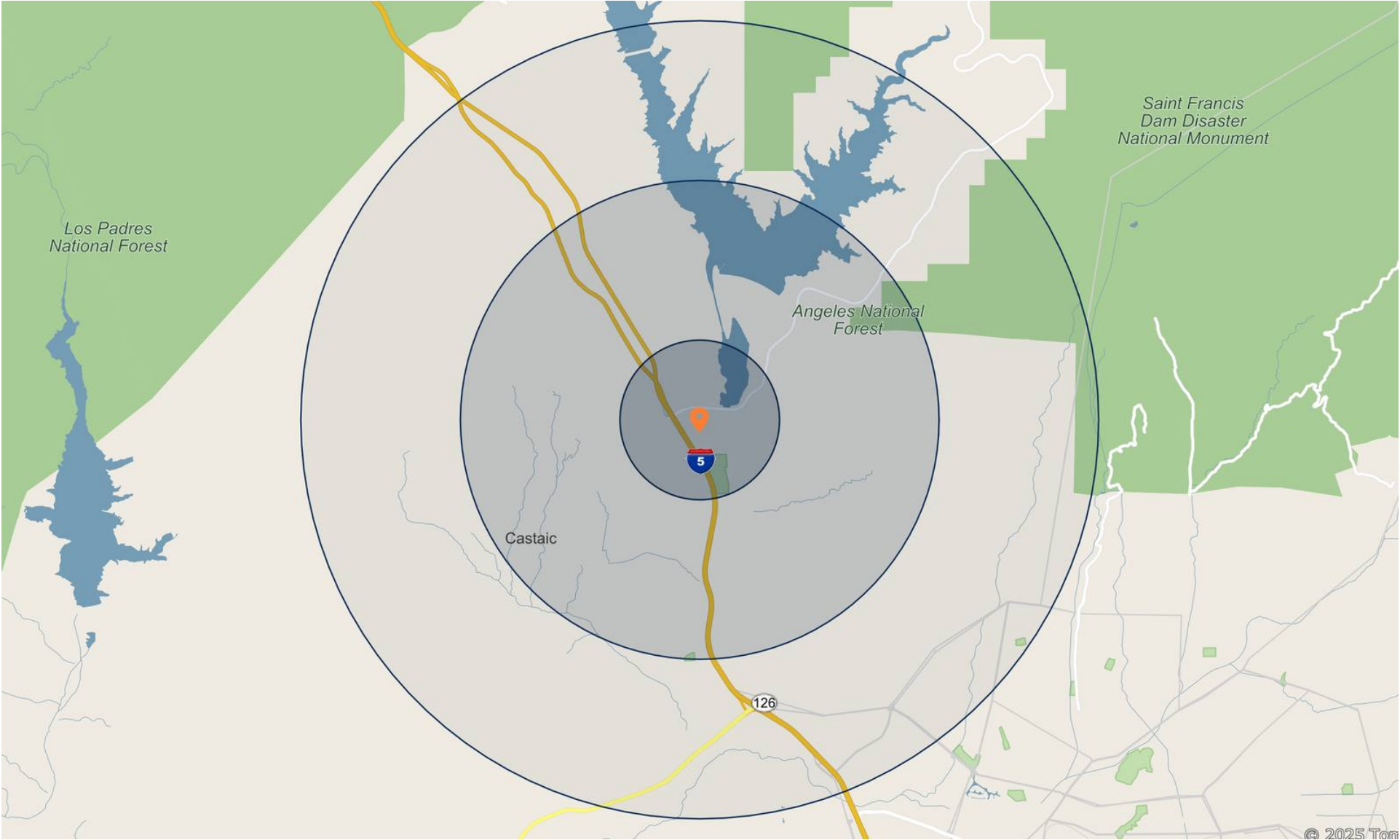
Santa Clarita Valley Portfolio



Major Employers		Employees
1	Bertelsmann Inc-Arvato Services	9,820
2	White Cap Supply Group Inc-White Cap 301	1,820
3	Falcon Aerospace Holdings LLC-Wesco Aircraft	1,250
4	Princess Cruise Lines Ltd-Princess Cruises	1,114
5	United States Postal Service-US Post Office	688
6	Woodward Hrt Inc-	650
7	Krg Technologies Inc-	490
8	Boston Scntfic Nrmdlation Corp-	450
9	Wesco Aircraft Hardware Corp-Incora	400
10	Fpk Security Inc-Fpk Investigaions	365
11	Landscape Development Inc-	350
12	Walmart Inc-Walmart	330
13	Santa Clrita Cmnty College Dst-	300
14	Remo Inc-	300
15	ITT Aerospace Controls LLC-ITT Aerospace Controls Unit S	300
16	Aerospace Dynamics Intl Inc-	279
17	JT Wimsatt Contg Co Inc-	270
18	Avita Medical Americas LLC-Avita Medical	260
19	N Qiagen Amercn Holdings Inc-	250
20	Shield-Clfrnia Hlth Care Ctr I-Shield Healthcare Centers	250
21	Ta Aerospace Co-	250
22	Triumph Action Systems - VInc-Triumph Group	250
23	ASC Process Systems Inc-ASC	245
24	Forrest Machining LLC-Forrestmachiningcom	240
25	Bayless Manufacturing LLC-Fabcon	235

DEMOGRAPHICS: CASTAIC

Santa Clarita Valley Portfolio





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