

THE AZZI GROUP

40
YEARS
OF EXCELLENCE
Marcus & Millichap



11733 MAYFIELD AVE

LOS ANGELES, CA 90049

OFFERING MEMORANDUM

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





11733 MAYFIELD AVE

A 9-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

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

11733 MAYFIELD AVE

A 9-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

TABLE OF CONTENTS

05 PROPERTY
DESCRIPTION
SECTION 1

21 LEASE
COMPARABLES
SECTION 4

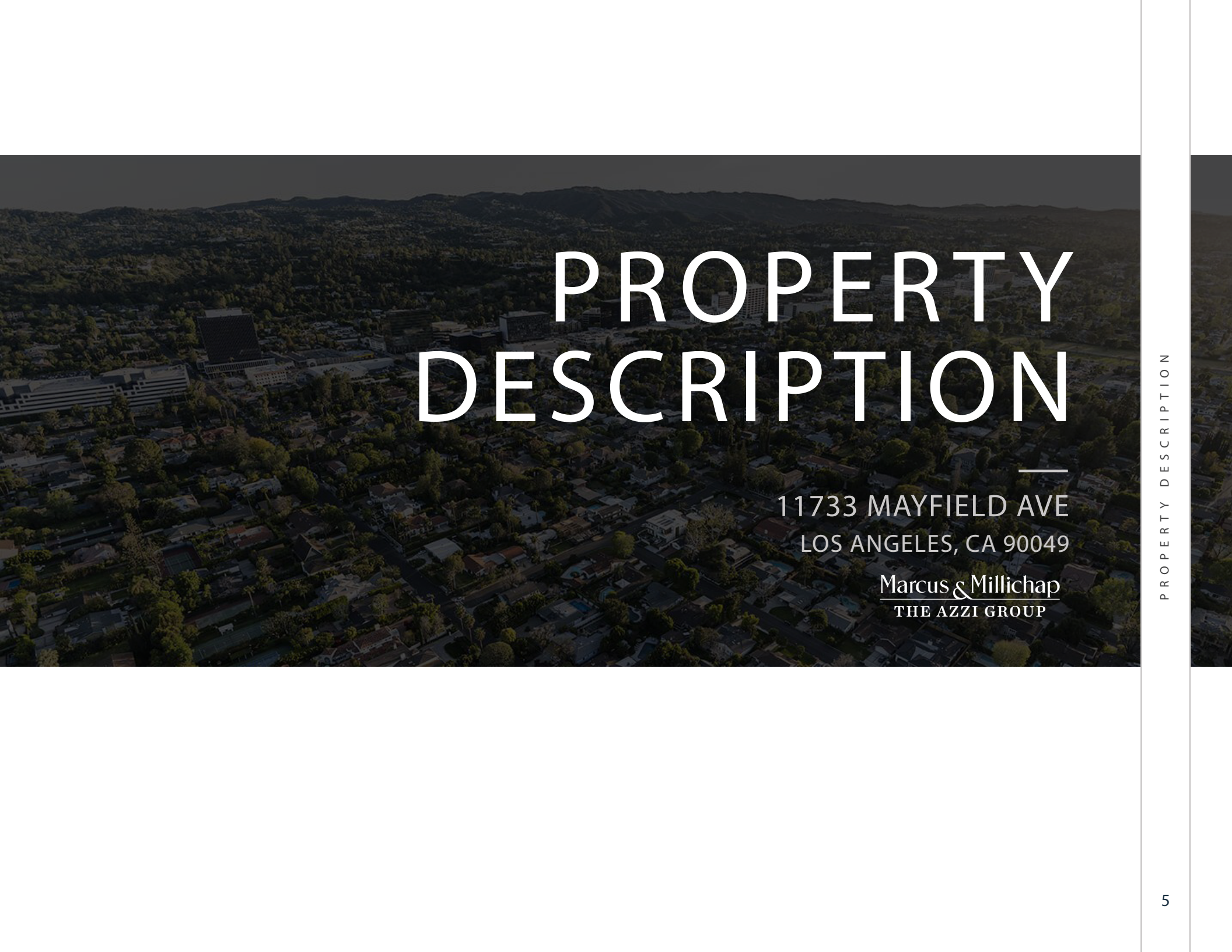
08 LOCATION
OVERVIEW
SECTION 2

27 FINANCIAL
OVERVIEW
SECTION 5

15 SALE
COMPARABLES
SECTION 3

EXCLUSIVELY LISTED BY

Marcus & Millichap
THE AZZI GROUP



PROPERTY DESCRIPTION

11733 MAYFIELD AVE
LOS ANGELES, CA 90049

Marcus & Millichap
THE AZZI GROUP

PROPERTY DETAILS

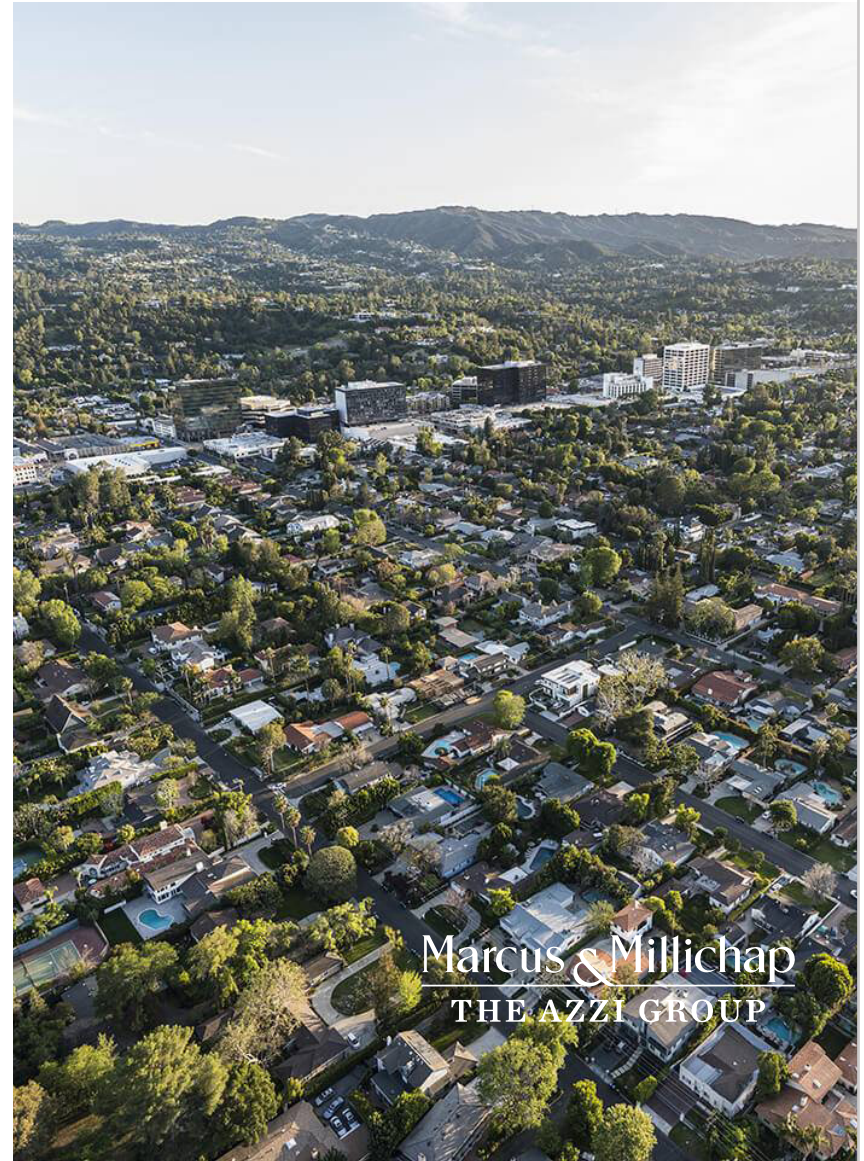
The Azzi Group of Marcus & Millichap is pleased to present the opportunity to acquire 11733 Mayfield Ave, a 9-unit investment opportunity located in the highly desirable Brentwood neighborhood of Los Angeles — one of the most affluent submarkets in Southern California.

SUBJECT PROPERTY	
Property Address	11733 Mayfield Ave Los Angeles, CA 90049
Assessor's Parcel Number	4265-008-009
Zoning	LAR3
Number of Units	9
Number of Buildings	1
Number of Stories	3
Year Built	1967
Gross Square Feet	9,038
Lot Size	7,501
Type of Ownership	Fee Simple
Utilities: Water & Gas	Master Metered
Utilities: Electric	Separately Metered



- A+ Brentwood Location – Ideally positioned between San Vicente Boulevard and Montana Avenue, surrounded by luxury homes, boutique retail, cafés, and neighborhood amenities in one of West L.A.’s most coveted communities.
- Desirable Unit Mix – Features (1) 3BD/2BA, (3) 2BD/2BA, and (5) 1BD/1BA units, each spacious and thoughtfully designed for comfortable living.
- Well-Maintained 1960s Construction – Built in 1967, three-story wood-frame structure with separately metered electric.
- Zoned LAR3 – Allows for future redevelopment or additional density in a premier Westside pocket.
- High-Demand Submarket – Brentwood continues to outperform with low vacancy, stable tenancy, and long-term rent growth.
- Excellent Amenities — Ample Parking and Onsite Laundry Facilities for Tenants!
- Soft-Story Seismic Retrofit Completed – Certificate of Compliance dated December 12, 2017
- SB 721 Balcony Inspection Completed
- 16 On-Site Parking Spaces

INVESTMENT HIGHLIGHTS



Marcus & Millichap
THE AZZI GROUP

LOCATION OVERVIEW

11733 MAYFIELD AVE
LOS ANGELES, CA 90049

Marcus & Millichap
THE AZZI GROUP



Brentwood

MARKET OVERVIEW

ONE OF LOS ANGELES' BEST NEIGHBORHOODS

Brentwood is an affluent and picturesque neighborhood on the west side of Los Angeles, known for its tree-lined streets, upscale homes, and a relaxed, suburban feel within the city. It offers a mix of charming single-family residences, luxury estates, and boutique apartment complexes, making it popular with professionals and families.

The neighborhood is well-served with shopping and dining along San Vicente Boulevard and Montana Avenue, featuring a blend of high-end boutiques, trendy cafes, and casual eateries. Cultural attractions nearby include the Getty Center, just a short drive north, and the scenic hiking trails of the Santa Monica Mountains. Brentwood combines luxury, convenience, and a family-friendly vibe, making it one of Los Angeles' most desirable residential areas.



33k

TOTAL
POPULATION



\$2.8M

MEDIAN
HOME PRICE



\$282,206

AVERAGE HH
INCOME

11733 Mayfield Ave is located in the heart of Brentwood, just east of Santa Monica and moments from the shops, cafés, and restaurants along San Vicente Boulevard. Surrounded by luxury residences and a serene, tree-lined atmosphere, the property offers a rare blend of upscale suburban tranquility and prime Westside accessibility.



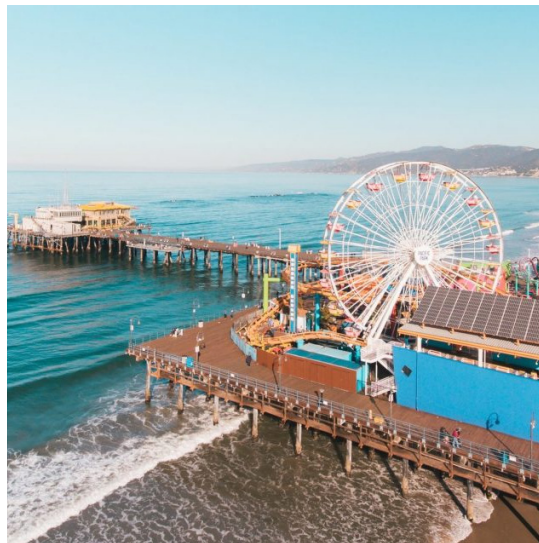
SANTA MONICA

Santa Monica is a vibrant coastal city known for its mix of luxury living, beachside recreation, and walkable urban energy. Anchored by the iconic Santa Monica Pier and Third Street Promenade, the area offers a blend of high-end condos, charming multifamily properties, and boutique retail. Its strong rental demand is driven by proximity to the ocean, major employers, and top dining and nightlife.



WESTWOOD

Westwood is a prime Westside neighborhood centered around UCLA and Westwood Village. Known for its mix of students, professionals, and long-term residents, the area features high-rise apartments, classic buildings, and walkable streets lined with cafés and shops. Its central location offers easy access to Beverly Hills, Century City, and Santa Monica, making it one of the most convenient and sought-after pockets on the Westside.



BRENTWOOD

Brentwood is an upscale, tree-lined neighborhood on LA's Westside, known for its elegant homes, peaceful streets, and prime location near Santa Monica and Westwood. Centered around San Vicente Boulevard's cafes and boutiques, it offers a balance of suburban tranquility and city convenience, with easy access to the Getty Center and the beach. It's one of LA's most desirable areas.

LOCATION HIGHLIGHTS



89

VERY WALKABLE
Daily errands do not require a car.



69

BIKEABLE
Some bike infrastructure.

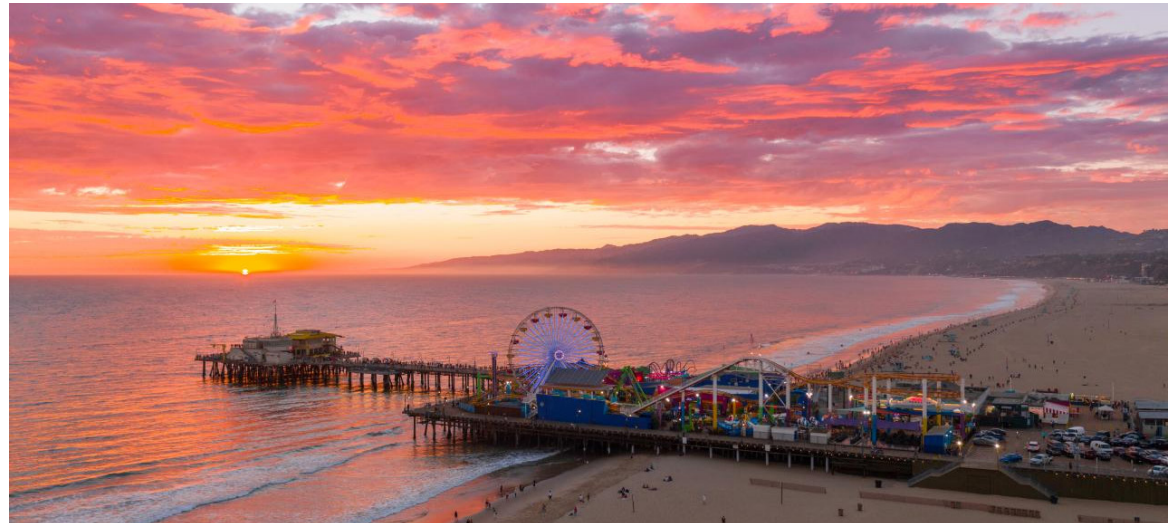


62

GOOD TRANSIT
Many nearby public transportation options.



ALFRED COFFEE



SANTA MONICA BEACH

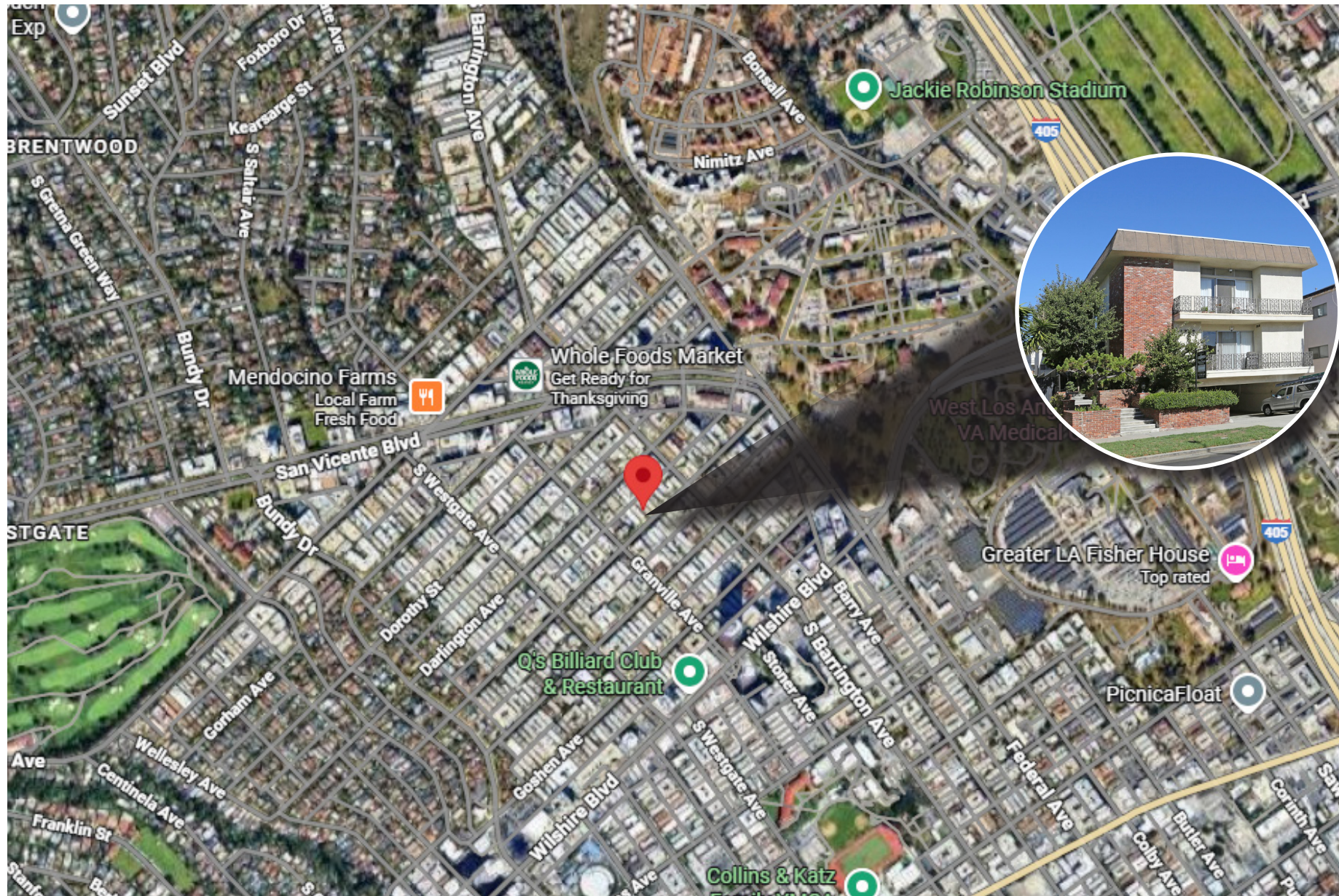


WESTWOOD VILLAGE



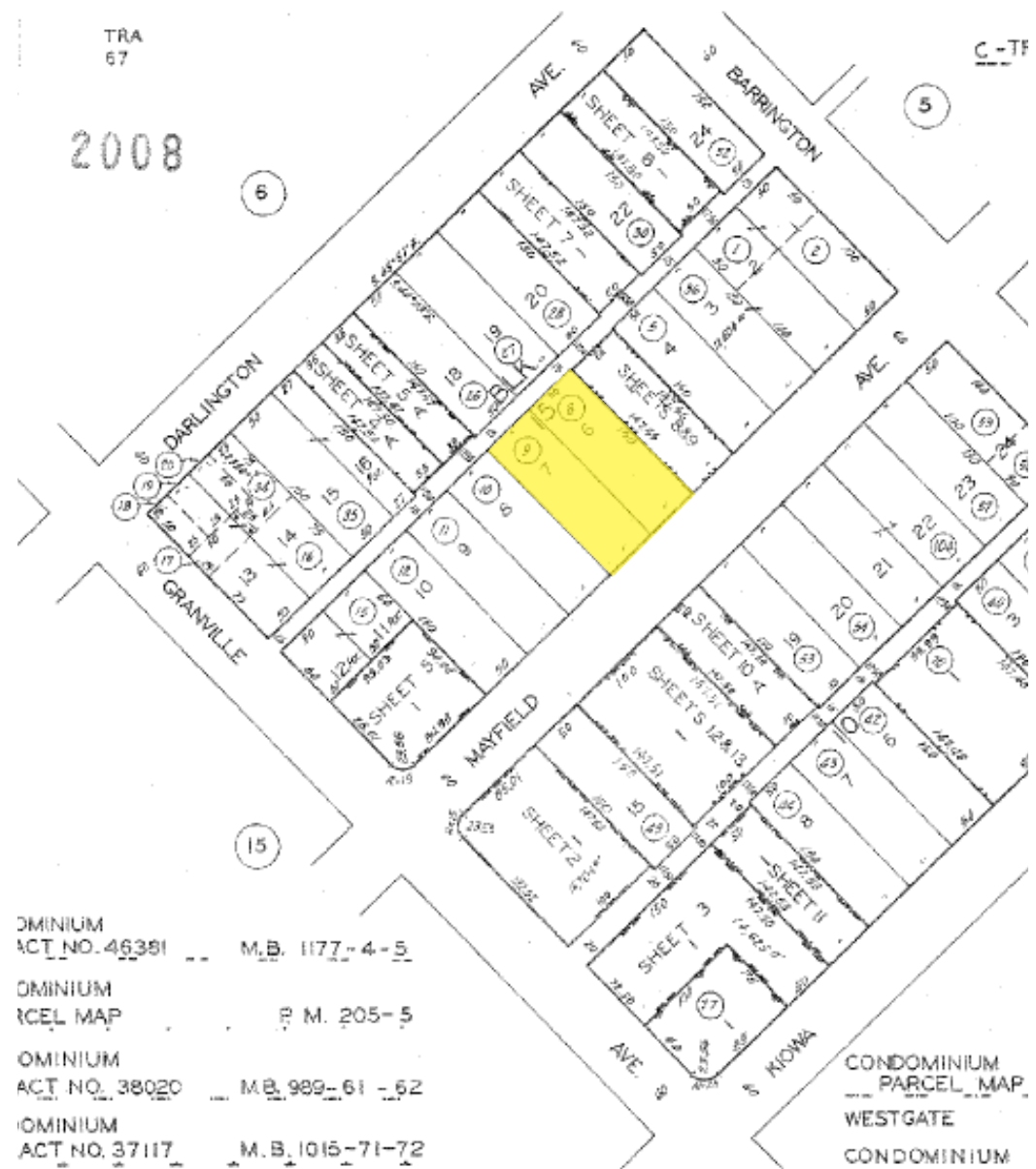
BRENTWOOD COUNTRY MART

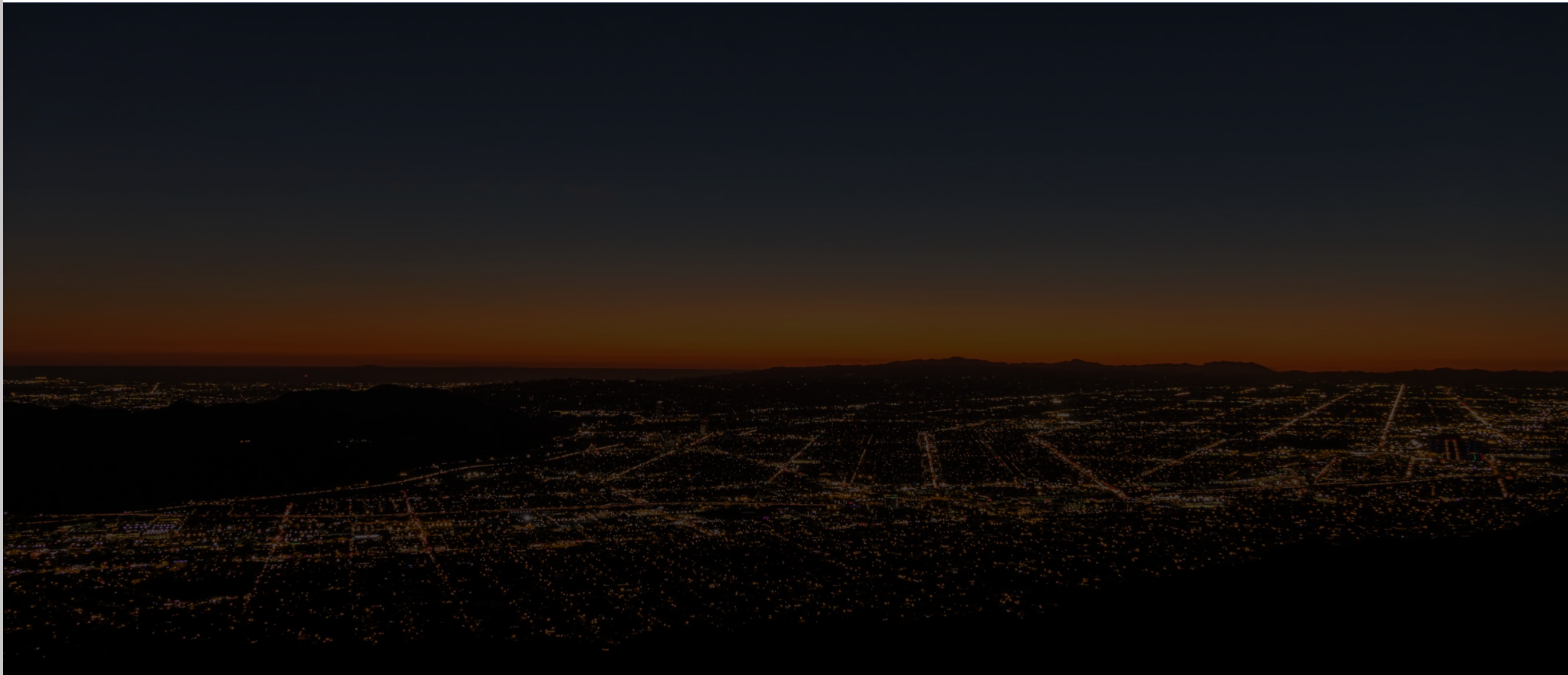
AERIAL MAP



TAX MAP

APN: 4265-008-009





Marcus & Millichap
THE AZZI GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap



SALE COMPARABLES

11733 MAYFIELD AVE
LOS ANGELES, CA 90049

Marcus & Millichap
THE AZZI GROUP

SALE COMPARABLES – SUMMARY

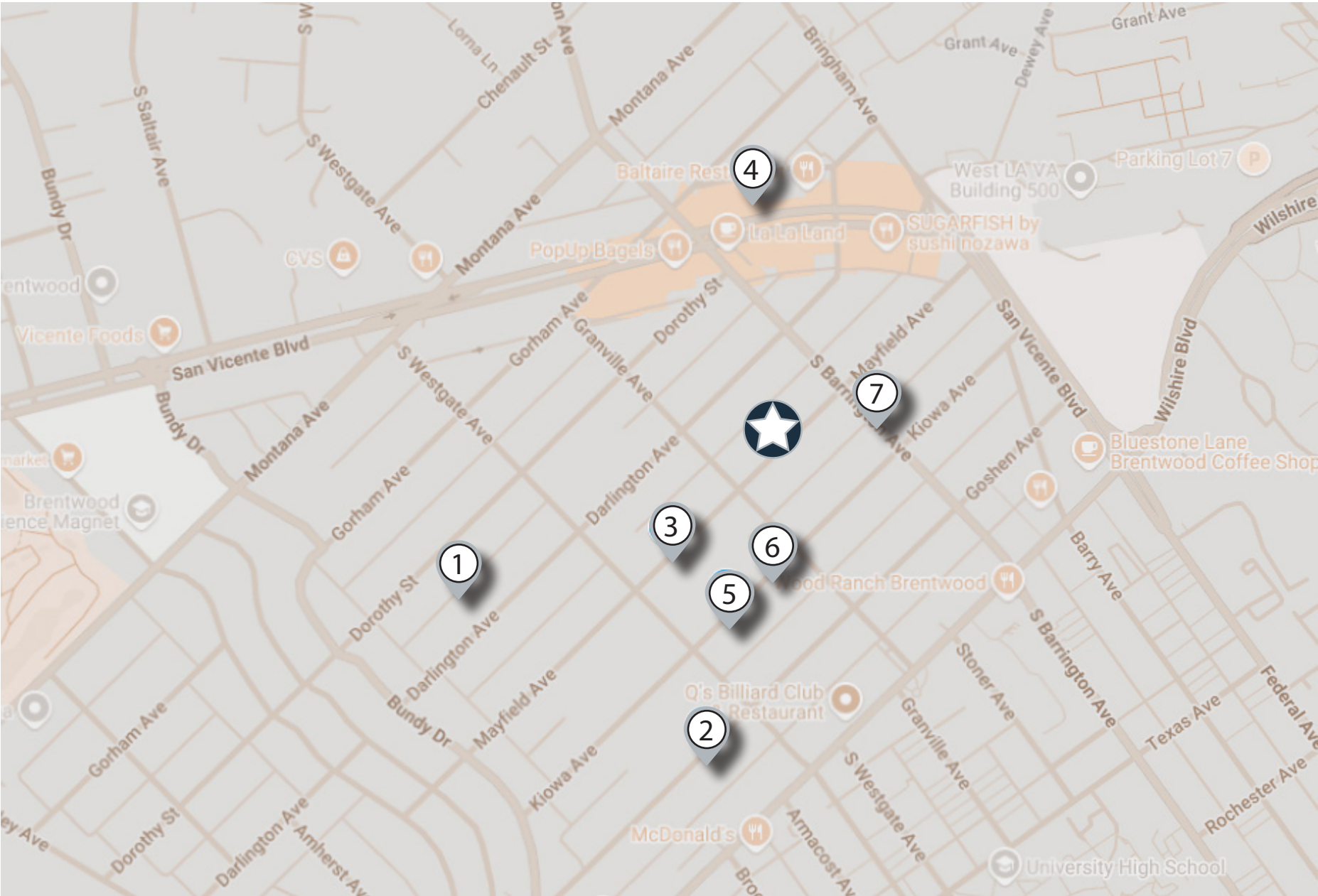
		PROPERTY ADDRESS	SALE PRICE	YEAR BUILT	NO. OF UNITS	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	COE	UNIT MIX
		Subject Property: 11733 Mayfield Ave Los Angeles, CA 90049	\$3,925,000	1967	9	\$436,111	\$434.28	4.31%	13.80	N/A	(5) 1+1 (3) 2+2 (1) 3+2
1		11946 Dorothy St Los Angeles, CA 90049	\$4,175,000	1970	10	\$417,500	\$451.64	5.13%	12.71	6/12/2026	(7) 1+1 (2) 2+1.5 (1) 3+2.5
2		11921 Goshen Ave Los Angeles, CA 90049	\$3,800,000	1962	8	\$475,000	\$567.16	5.44%	11.71	4/16/2026	(4) 1+1 (2) 2+2 (2) 3+2
3		11831 Mayfield Ave Los Angeles, CA 90049	\$2,700,000	1961	7	\$385,714	\$445.10	N/A	N/A	12/19/2025	(3) Studio (2) 1+1 (2) 3+2
4		11640 Gorham Ave Los Angeles, CA 90049	\$9,650,000	1961	15	\$643,333	\$331.21	N/A	N/A	10/31/2025	(25) 2+1
5		11829 Kiowa Ave Los Angeles, CA 90049	\$6,250,000	1958	19	\$328,947	\$430.14	4.77%	13.35	9/18/2025	(1) Studio (15) 1+1 (3) 2+2
						AVG.	\$431,499	\$434.90	5.24%	13.32	

SALE COMPARABLES – SUMMARY (CONT.)

	PROPERTY ADDRESS	SALE PRICE	YEAR BUILT	NO. OF UNITS	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	COE	UNIT MIX
	 Subject Property: 11733 Mayfield Ave Los Angeles, CA 90049	\$3,925,000	1967	9	\$436,111	\$434.28	4.31%	13.80	N/A	(5) 1+1 (3) 2+2 (1) 3+2
6	 1025 Granville AveLos Angeles, CA 90049	\$7,000,000	1963	20	\$350,000	\$387.30	5.63%	14.15	9/5/2025	(5) 1+1 (4) 2+1 (4) 2+1.5 (7) 2+2
7	 11666 Mayfield Ave Los Angeles, CA 90049	\$6,300,000	1968	15	\$420,000	\$431.74	N/A	14.70	6/26/2025	(12) 1+1 (1) 1+2 (2) 2+2
				AVG.	\$431,499	\$434.90	5.24%	13.32		

SALE COMPARABLES

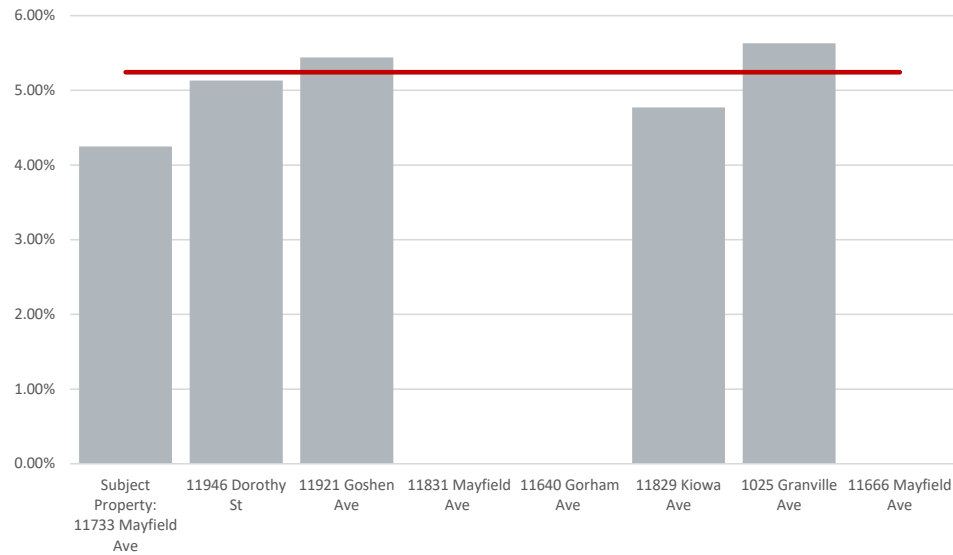
SALE COMPARABLES



SALE COMPARABLES

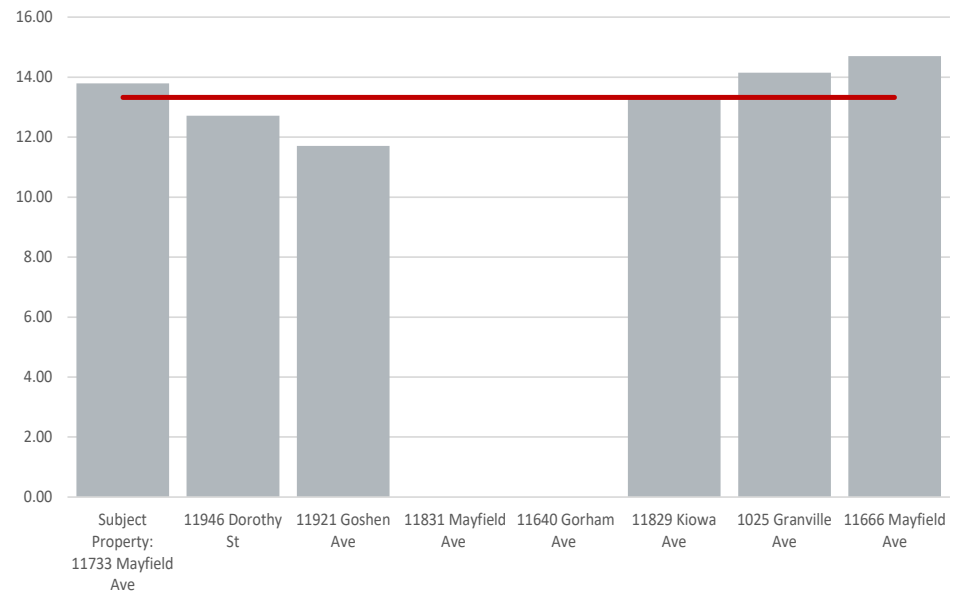
AVERAGE CAP RATE

AVG. 5.24%



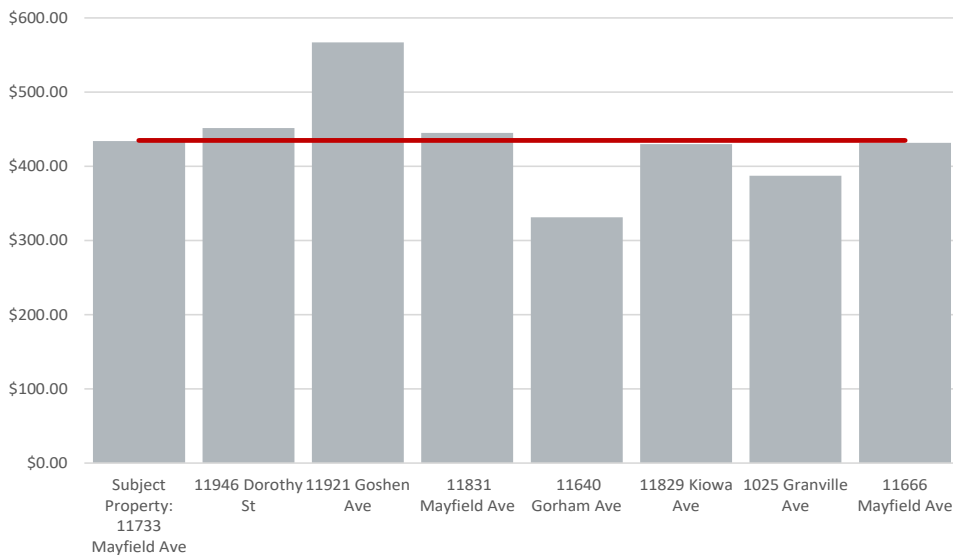
AVERAGE GRM

AVG. 13.32



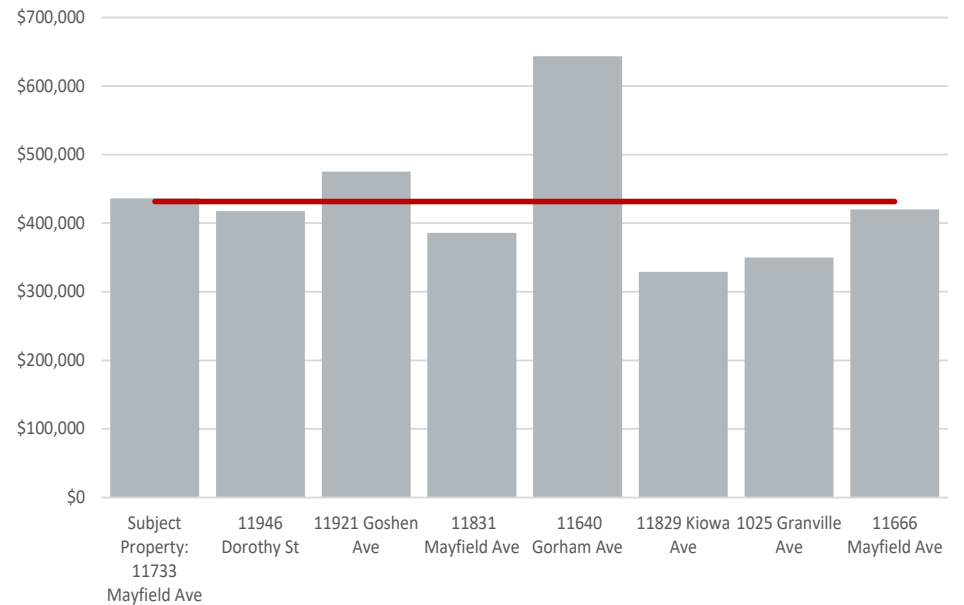
AVERAGE PRICE PER SQUARE FOOT

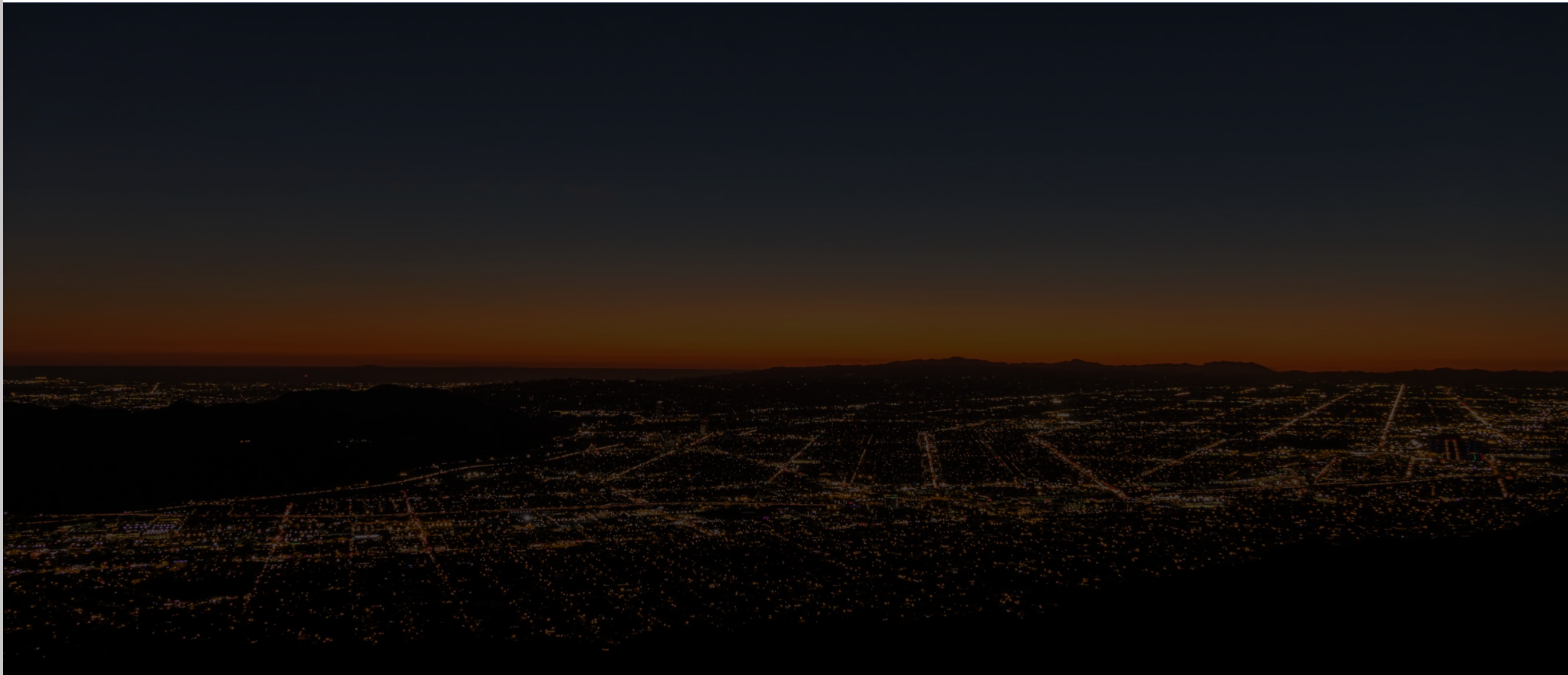
AVG. \$434.90



AVERAGE PRICE PER UNIT

AVG. \$431,499





Marcus & Millichap
THE AZZI GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many houses and trees. In the background, there are rolling hills or mountains under a clear sky. The image is used as a background for the report cover.

LEASE COMPARABLES

11733 MAYFIELD AVE
LOS ANGELES, CA 90049

Marcus & Millichap
THE AZZI GROUP

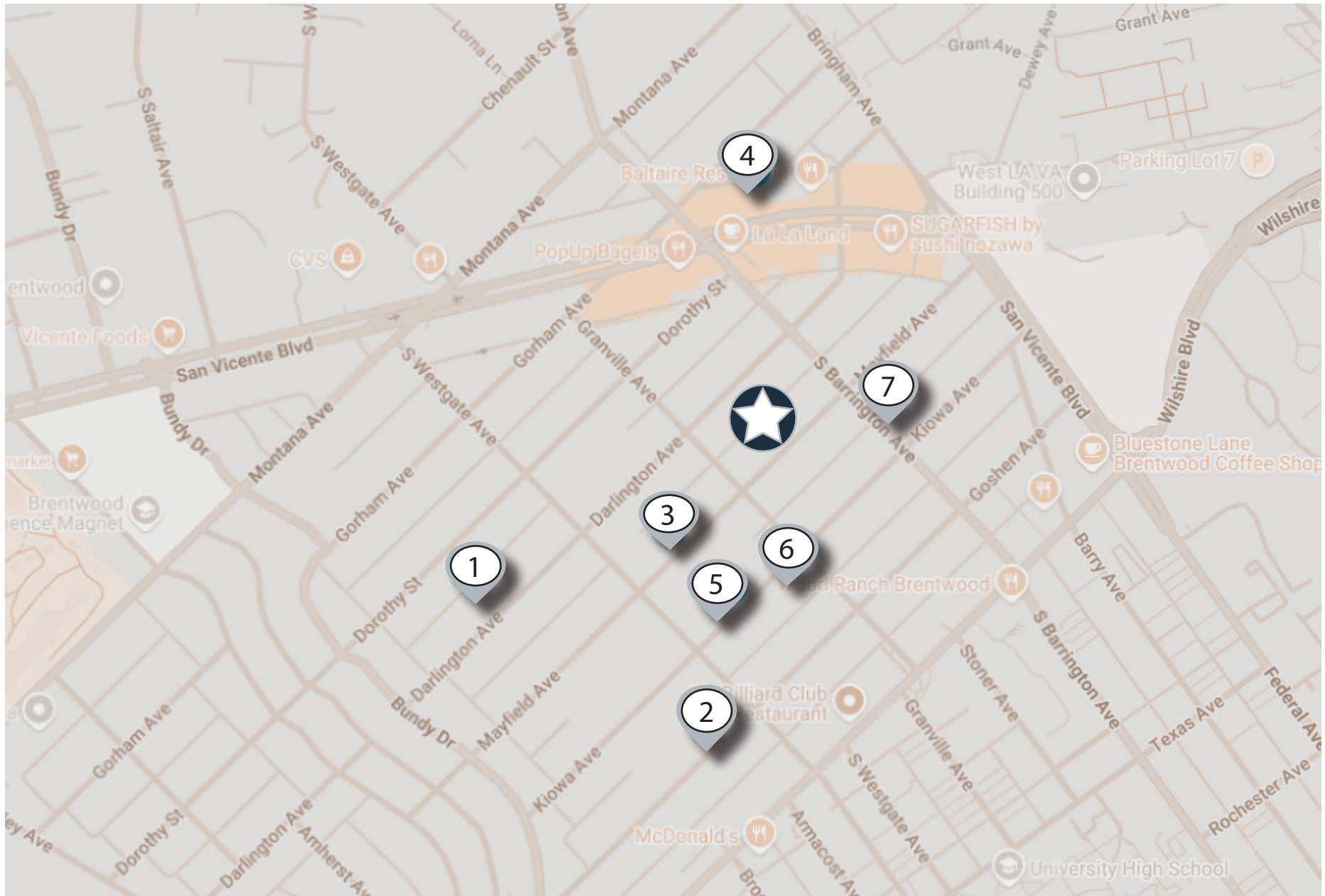
LEASE COMPARABLES – SUMMARY

	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAIL- ABLE	OCCU- PANCY
	Subject Property: 11733 Mayfield Ave	Los Angeles, CA 90049	1 Bdr - 1 Bath	9	1967	\$2,330	750	\$0.00	0	100%
1	11633 Gorham Ave	Los Angeles, CA 90049	1 Bdr - 1 Bath	32	1959	\$2,550	850	\$2.22	1	88%
2	11830 Darlington Ave	Los Angeles, CA 90049	1 Bdr - 1 Bath	15	1959	\$2,395	600	\$3.33	1	93%
3	11692 Chenault St	Los Angeles, CA 90049	1 Bdr - 1 Bath	33	1959	\$2,695	800	\$2.62	1	97%
4	11938 Mayfield Ave	Los Angeles, CA 90049	1 Bdr - 1 Bath	8	1963	\$2,495	800	\$3.58	1	88%
					AVG.	\$2,534	763	\$2.94		91%
	PROPERTY NAME		UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAIL- ABLE	OCCU- PANCY
	Subject Property: 11733 Mayfield Ave	Los Angeles, CA 90049	2 Bdr - 2 Bath	9	1967	\$2,969	1,100	\$0.00	0	100%
5	11628 Mayfield Ave	Los Angeles, CA 90049	2 Bdr - 2 Bath	11	1958	\$2,850	1,000	\$2.85	1	91%
6	11836 Darlington Ave	Los Angeles, CA 90049	2 Bdr - 2 Bath	8	1965	\$2,950	950	\$3.11	1	88%
7	11707 Darlington Ave	Los Angeles, CA 90049	2 Bdr - 2 Bath	10	1961	\$2,995	1,185	\$2.53	1	90%
8	921 Granville Ave	Los Angeles, CA 90049	2 Bdr - 2 Bath	9	1968	\$2,995	1,100	\$2.72	2	78%
					AVG.	\$2,948	1,059	\$2.80		93%

LEASE COMPARABLES – SUMMARY

PROPERTY NAME			UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/SF	UNITS AVAIL-ABLE	OCCUPAN-CY	
Subject Property: 11733 Mayfield Ave			Los Angeles, CA 90049	3 Bdr - 2 Bath	9	1967	\$3,125	1,350	\$0.00	0	100%
9	11711 Goshen Ave	Los Angeles, CA 90049	3 Bdr - 2 Bath	9	1961	\$3,950	1,350	\$2.93	1	89%	
10	11957 Darlington Ave	Los Angeles, CA 90049	3 Bdr - 2 Bath	6	1965	\$4,190	1,700	\$2.46	1	83%	
11	11915 Darlington Ave	Los Angeles, CA 90049	3 Bdr - 2 Bath	8	1963	\$4,195	1,350	\$3.11	2	75%	
12	11924 Montana Ave	Los Angeles, CA 90049	3 Bdr - 2 Bath	10	1962	\$4,395	1,300	\$3.38	1	90%	
					AVG.	\$4,183	1,425	\$2.97	93%		

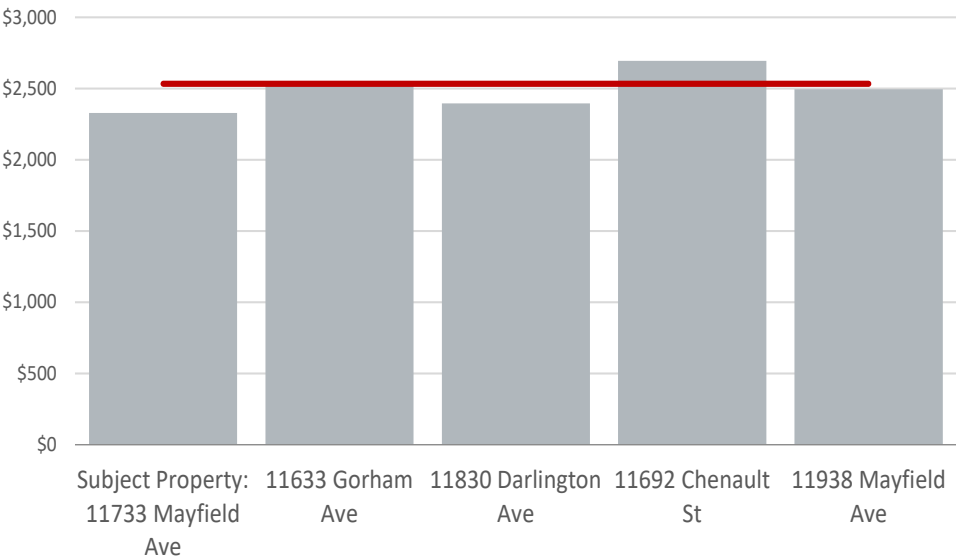
LEASE COMPARABLES



LEASE COMPARABLES

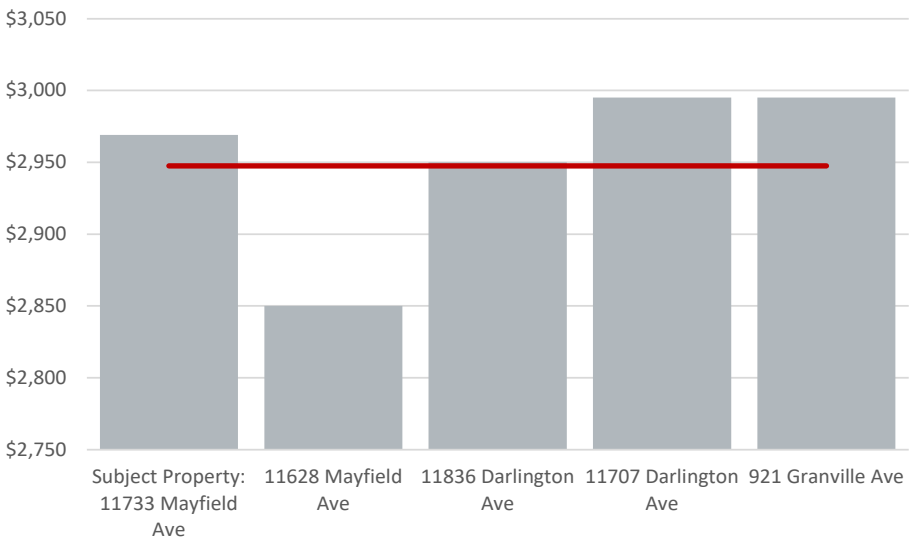
AVERAGE RENT - 1 BDR - 1 BATH

AVG. \$2,565



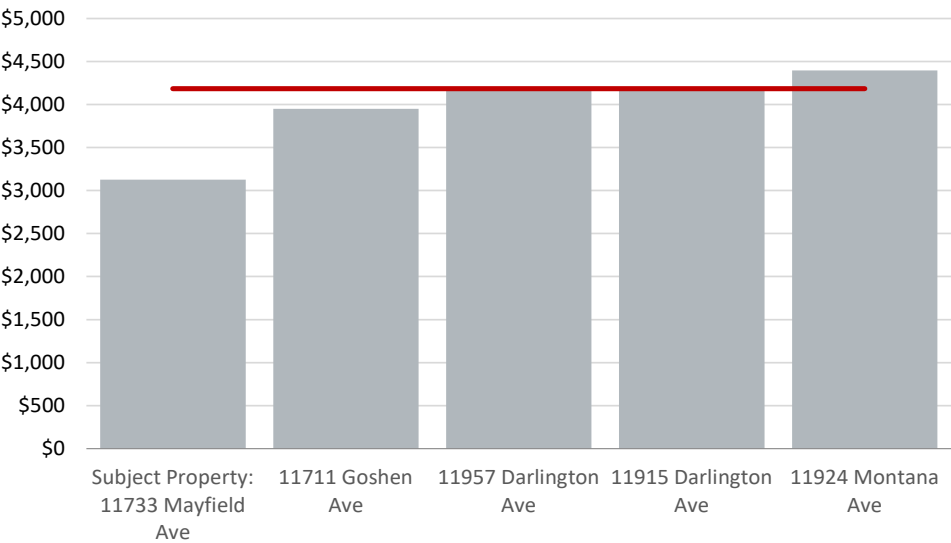
AVERAGE RENT - 2 BDR - 2 BATH

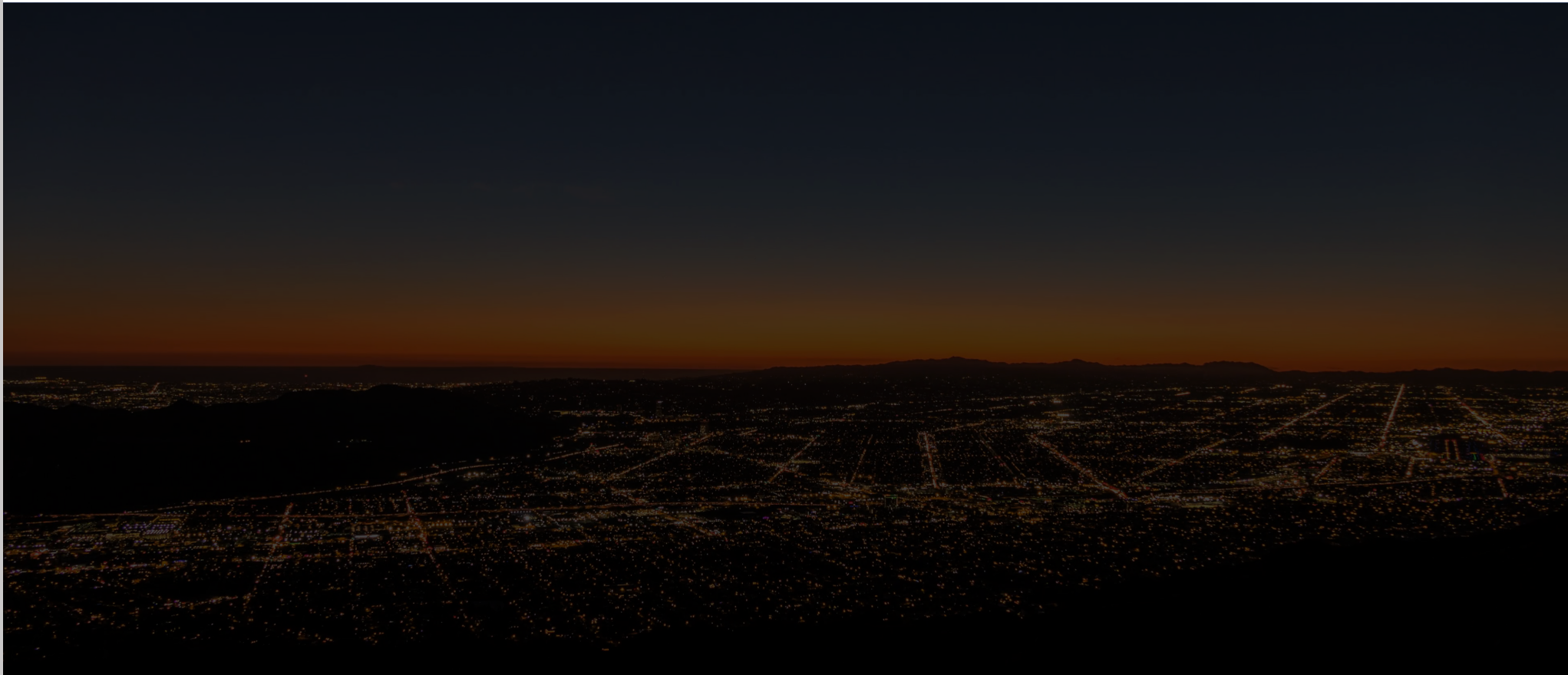
AVG. \$2,948



AVERAGE RENT - 3 BDR - 2 BATH

AVG. \$4,183





Marcus & Millichap
THE AZZI GROUP

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many houses and trees. In the background, there are rolling hills or mountains under a clear sky. The image is used as a background for the title and address text.

FINANCIAL OVERVIEW

11733 MAYFIELD AVE
LOS ANGELES, CA 90049

Marcus & Millichap
THE AZZI GROUP

RENT ROLL

NO. OF UNITS	UNIT TYPE		AVG UNIT SF*	CURRENT RENT	RENT/SF	PRO FORMA RENT	RENT/SF
1	3 Bed	2 Bath	1,350	\$3,170	\$2.35	\$4,200	\$3.11
2	1 Bed	1 Bath	750	\$2,380	\$3.17	\$2,550	\$3.40
3	1 Bed	1 Bath	750	\$2,350	\$3.13	\$2,550	\$3.40
4	2 Bed	2 Bath	1,100	\$2,980	\$2.71	\$3,200	\$2.91
5	2 Bed	2 Bath	1,100	\$2,784	\$2.53	\$3,200	\$2.91
6	1 Bed	1 Bath	750	\$2,169	\$2.89	\$2,550	\$3.40
7	1 Bed	1 Bath	750	\$2,450	\$3.27	\$2,550	\$3.40
8	1 Bed	1 Bath	750	\$2,275	\$3.03	\$2,550	\$3.40
9	2 Bed	2 Bath	1,100	\$3,150	\$2.86	\$3,200	\$2.91
0	TOTAL	VACANT		\$0		\$0	
9	TOTAL	OCCUPIED		\$23,709		\$26,550	
9	TOTAL		9,038	\$23,709	\$2.88	\$26,550	\$3.20

*Estimated

INCOME & EXPENSES

Total Number of Units	9
Total Area (Gross)	9,038 SF

INCOME		CURRENT	PER UNIT	PRO FORMA	PER UNIT
GROSS POTENTIAL RENT		\$284,507	\$31,612	\$318,600	\$35,400
Other Income					
City Fees		\$228	\$25	\$228	\$25
Seismic Retrofit Cost Recovery		\$1,368	\$152	\$1,368	\$152
Laundry		\$1,605	\$178	\$1,605	\$178
Parking		\$0	\$0	\$0	\$0
Total Other Income		\$3,201	\$356	\$3,201	\$356
GROSS POTENTIAL INCOME		\$287,708	\$31,968	\$321,801	\$35,756
Vacancy/Collection Allowance (GPR)	3.0%	\$8,535	\$948	\$9,558	\$1,062
EFFECTIVE GROSS INCOME		\$279,173	\$31,019	\$312,243	\$34,694

EXPENSES					
Real Estate Taxes*	1.2500%	\$49,063	\$5,451	\$49,063	\$5,451
Insurance*		\$11,298	\$1,255	\$11,298	\$1,255
Utilities: Power, Gas & Water		\$8,544	\$949	\$8,544	\$949
Trash Removal		\$5,229	\$581	\$5,229	\$581
Repairs & Maintenance		\$19,542	\$2,171	\$21,857	\$2,429
Groundskeeper & Landscaping		\$2,500	\$278	\$2,500	\$278
Management Fee	5.0%	\$13,959	\$1,551	\$15,612	\$1,735
TOTAL EXPENSES		\$110,134	\$12,237	\$114,102	\$12,678
Expenses per SF		\$12.19		\$12.62	
% of EGI		39.5%		36.5%	
NET OPERATING INCOME		\$169,039	\$18,782	\$198,141	\$22,016

*Estimated

FINANCIAL OVERVIEW

LOCATION

11733 Mayfield Ave
Los Angeles, CA 90049

Price		\$3,925,000
Down Payment	50%	\$1,962,500
Number of Units		9
Price/Unit		\$436,111
Gross Square Feet		9,038
Price/SF		\$434.28
CAP Rate - Current		4.31%
CAP Rate - Pro Forma		5.05%
GRM - Current		13.80
GRM - Pro Forma		12.32
Year Built		1967
Lot Size		7,501 SF
Type of Ownership		Fee Simple

FINANCING

Loan Amount		\$1,962,500
Loan Type		Proposed New
Interest Rate		6.250%
Amortization		30 Years
Monthly Payments		\$12,083.45

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		\$284,507		\$318,600
Other Income		\$3,201		\$3,201
Gross Potential Income		\$287,708		\$321,801
Less: Vacancy/Deductions (GPR)	3.0%	\$8,535	3.0%	\$9,558
Effective Gross Income		\$279,173		\$312,243
Less: Expenses		\$110,134		\$114,102
Net Operating Income		\$169,039		\$198,141
Net Cash Flow Before Debt Service		\$169,039		\$198,141
Debt Service		\$145,001		\$145,001
Debt Service Coverage Ratio (DSCR)		1.17		1.37
Net Cash Flow After Debt Service	1.2%	\$24,037	2.7%	\$53,139
Principal Reduction		\$23,752		\$23,752
Total Return	2.4%	\$47,789	3.9%	\$76,891

EXPENSES

Real Estate Taxes*	1.25%	\$49,063		\$49,063
Insurance*	\$1.5	\$11,298		\$11,298
Utilities: Power, Gas & Water		\$8,544		\$8,544
Trash Removal		\$5,229		\$5,229
Repairs & Maintenance	7.0%	\$19,542		\$21,857
Groundskeeper & Landscaping		\$2,500		\$2,500
Management Fee	5.0%	\$13,959		\$15,612
Total Expenses		\$110,134		\$114,102
Expenses/Unit		\$12,237		\$12,678
Expenses/SF		\$12.19		\$12.62
% of EGI		39.45%		36.54%

*Estimated



11733 MAYFIELD AVE

PRESENTED 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

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