

11600 National Boulevard

Los Angeles, CA 90064

15 Unit Brand New 2024 Construction
Apartment Building in Highly Desirable
Mar Vista Location

JEFF LOUKS

Executive Managing Director Investments
(818) 212-2780 direct
jeff.louks@marcusmillichap.com
DRE 00908473

ELLIOT SABAG

Investment Associate
(818) 212-2672 direct
elliot.sabag@marcusmillichap.com
CA 01989131

CHRISTOPHER JONES

(310) 430-9918
chrisjones777@gmail.com
Jesse Weinberg DRE#: 01435805
CALDRE#: 01747179



Marcus & Millichap
THE JEFF LOUKS GROUP

PRESENTED BY

JEFF LOUKS

Executive Managing Director Investments
(818) 212-2780 direct
jeff.louks@marcusmillichap.com
DRE 00908473

ELLIOT SABAG

Investment Associate
(818) 212-2672 direct
elliott.sabag@marcusmillichap.com
CA 01989131

CHRISTOPHER JONES

(310) 430-9918
chrisjones777@gmail.com
Jesse Weinberg DRE#: 01435805
CALDRE#: 01747179

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

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.



TABLE OF CONTENTS

04

EXECUTIVE SUMMARY
SECTION 1

12

FINANCIAL ANALYSIS
SECTION 2

16

MARKET COMPARABLES
SECTION 3

26

MARKET OVERVIEW
SECTION 4

SECTION 1

Executive Summary





11600 National Boulevard
Los Angeles, CA 90064



INVESTMENT OVERVIEW

\$9,700,000
Offering Price

\$646,667
Price per Unit

\$686.82
Price per SF

3.79%
Approx. CAP rate

16.62
GRM

PROPERTY INFO	
UNITS	15
BUILDING SIZE	14,123 SF
LOT SIZE	7,755 SF
YEAR BUILT	2024
ZONING	LAR3
APN	4250-008-010



SANTA MONICA AIRPORT



SANTA MONICA

MID CITY
SANTA MONICA



Sushi Marketplace



S BARRINGTON AVE

NATIONAL BLVD
FEDERAL AVE



**Brand New
Construction**



**Excellent Mar
Vista Location**



**Close Proximity to
Premier Westside
Beach Neighborhoods**



**No Rent Control on
13 of 15 Units**



**Beautiful Views &
Rooftop Deck**





Kitchens Include all new Stainless-Steel Appliances





In-Unit Washer & Dryer, Central AC/Heat, Spacious Bedrooms with Walk-In Closets, Recessed Lighting



Ucla

WESTWOOD

Smart & Final.

WEST LOS ANGELES

Westfield
CENTURY CITY

CENTURY CITY

BEVERLY HILLS

RICHLAND AVE ELEMENTARY



DANIEL WEBSTER MIDDLE SCHOOL



STAPLES



NATIONAL BLVD

FEDERAL AVE



Private Balconies & Rooftop Deck with 360 Degree Views of the City



SECTION 2

Financial Analysis



RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	CURRENT		MARKET	
		AVG RENT/UNIT	MONTHLY INCOME	AVG RENT/UNIT	MONTHLY INCOME
13	1+1	\$3,599	\$46,790	\$3,750	\$48,750
2	1+1 LI	\$929	\$1,858	\$929	\$1,858
TOTAL SCHEDULED RENT			\$48,648		\$50,608
MONTHLY SCHEDULED GROSS INCOME			\$48,648		\$50,608
ANNUALIZED SCHEDULED GROSS INCOME			\$583,776		\$607,296

Utilities Paid by Tenant : Gas & Electricity



11600 NATIONAL BLVD

RENT ROLL SUMMARY

NO.	TYPE	ACTUAL RENT
201	1+1	\$3,450
202	1+1 LI	\$929
203	1+1	\$3,650
204	1+1	\$3,450
205	1+1	\$3,300
301	1+1	\$3,300
302	1+1	\$3,600
303	1+1	\$3,495
304	1+1	\$3,600
305	1+1	\$3,450
401	1+1	\$3,800
402	1+1	\$3,700
403	1+1	\$3,750
404	1+1	\$4,245
405	1+1 LI	\$929
TOTAL		\$48,648

PRICING ANALYSIS

SUMMARY

PRICE	\$9,700,000
DOWN PAYMENT - 100%	\$9,700,000
NUMBER OF UNITS	15
PRICE PER UNIT	\$646,667
CURRENT GRM	16.62
PRO FORMA GRM	15.97
APPROX. CURRENT CAP	3.79%
PRO FORMA CAP	4.03%
YEAR BUILT / AGE	2024
PRICE PER GROSS SF	\$686.82

OPERATING DATA

		CURRENT		PRO FORMA
SCHEDULED GROSS INCOME		\$583,776		\$607,296
VACANCY RATE RESERVE	3%	\$17,513	3%	\$18,219
GROSS OPERATING INCOME		\$566,263		\$589,077
EXPENSES	34%	\$198,413	33%	\$198,413
NET OPERATING INCOME		\$367,850		\$390,664

EXPENSES

	CURRENT
TAXES (1.20%)	\$116,400
INSURANCE	\$12,000
UTILITIES	\$18,000
MAIN. & REPAIRS	\$10,000
OFF-SITE MANAGEMENT (5%)	\$28,313
LANDSCAPING	\$1,200
RUBBISH	\$6,000
MISC.+ RESERVES	\$4,000
ELEVATOR	\$2,500
TOTAL EXPENSES	\$198,413
EXPENSES/SF	\$14.05
EXPENSES/UNIT	\$13,228

SECTION 3

Market Comparables



11600 NATIONAL BLVD

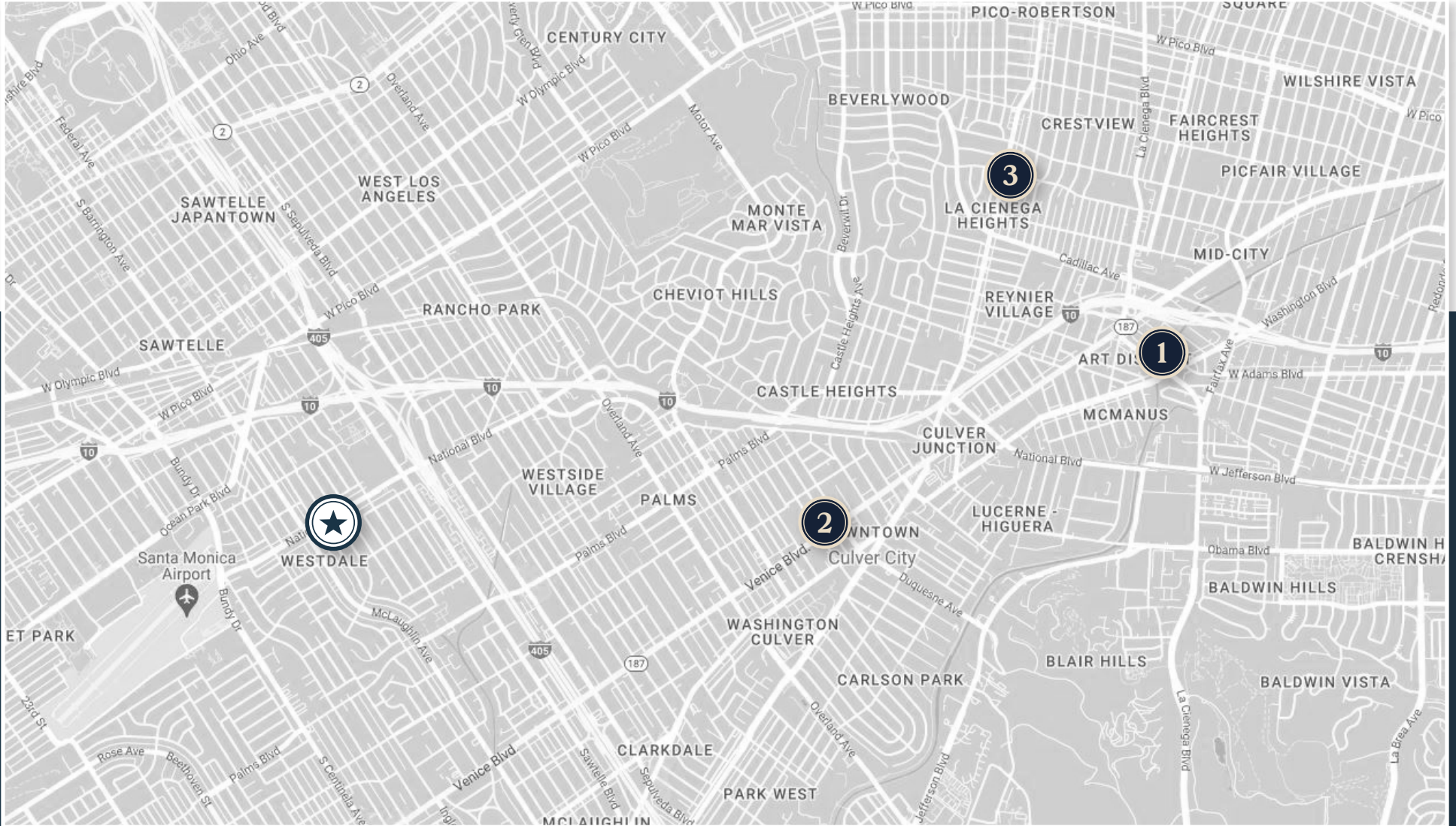
SALES COMPARABLES

	#	ADDRESS	PRICE	BUILDING SF	PRICE/SF	UNITS	PRICE/UNIT	BUILT	UNIT MIX	SALE DATE
	1	6006 Comey Ave Los Angeles, CA 90034	\$4,300,000	8,449	\$505.94	5	\$860,000	2024	(3) 4+3 (1) 3+2 (1) 2+1	Aug-24
	2	3765 Dunn Dr Los Angeles, CA 90034	\$15,000,000	25,000	\$600.00	18	\$833,333	2019	(15) 3+3 (3) 2+2	Mar-24
	3	8926 Sawyer St Los Angeles, CA 90035	\$5,100,000	8,241	\$618.86	5	\$1,020,000	2024	(2) 4+4 (3) 3+3	Dec-24
COMPS AVERAGE					\$574.93		\$904,444			
	S	11600 National Blvd Los Angeles, CA 90064	\$9,700,000	14,123	\$686.82	15	\$646,667	2024	(13) 1+1 (2) 1+1 LI	

SALES COMPARABLES

★ **SUBJECT PROPERTY**

- 1** 6006 Comey Ave
- 2** 3765 Dunn Dr
- 3** 8926 Sawyer St



11600 NATIONAL BLVD

SALES COMPARABLES

1



6006 Comey Ave
Los Angeles, CA 90034

PRICE	\$4,300,000
BUILDING SF	8,449
PRICE/SF	\$505.94
# UNITS	5
PRICE/UNIT	\$860,000
YEAR BUILT	2024
SALE DATE	Aug-24
UNIT MIX	(3) 4+3 (1) 3+2 (1) 2+1

2



3765 Dunn Dr
Los Angeles, CA 90034

PRICE	\$15,000,000
BUILDING SF	25,000
PRICE/SF	\$600.00
# UNITS	18
PRICE/UNIT	\$833,333
YEAR BUILT	2019
SALE DATE	Mar-24
UNIT MIX	(15) 3+3 (3) 2+2

11600 NATIONAL BLVD SALES COMPARABLES

3



8926 Sawyer St
Los Angeles, CA 90035

PRICE	\$5,100,000
BUILDING SF	8,241
PRICE/SF	\$618.86
# UNITS	5
PRICE/UNIT	\$1,020,000
YEAR BUILT	2024
SALE DATE	Dec-24
UNIT MIX	(2) 4+4 (3) 3+3

★



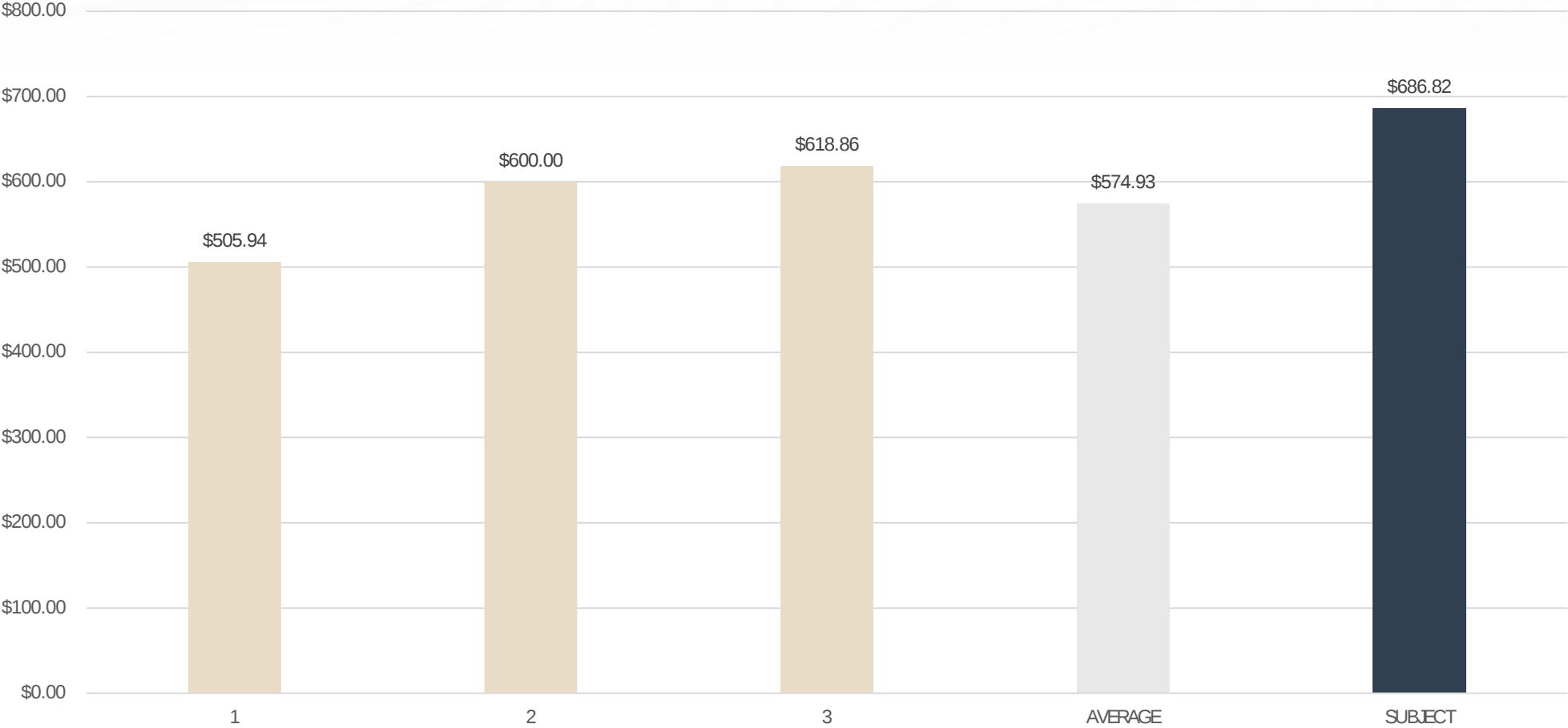
11600 National Blvd
Los Angeles, CA 90064

PRICE	\$9,700,000
BUILDING SF	14,123
PRICE/SF	\$686.82
# UNITS	15
PRICE/UNIT	\$646,667
YEAR BUILT	2024
UNIT MIX	(13) 1+1 (2) 1+1 LI



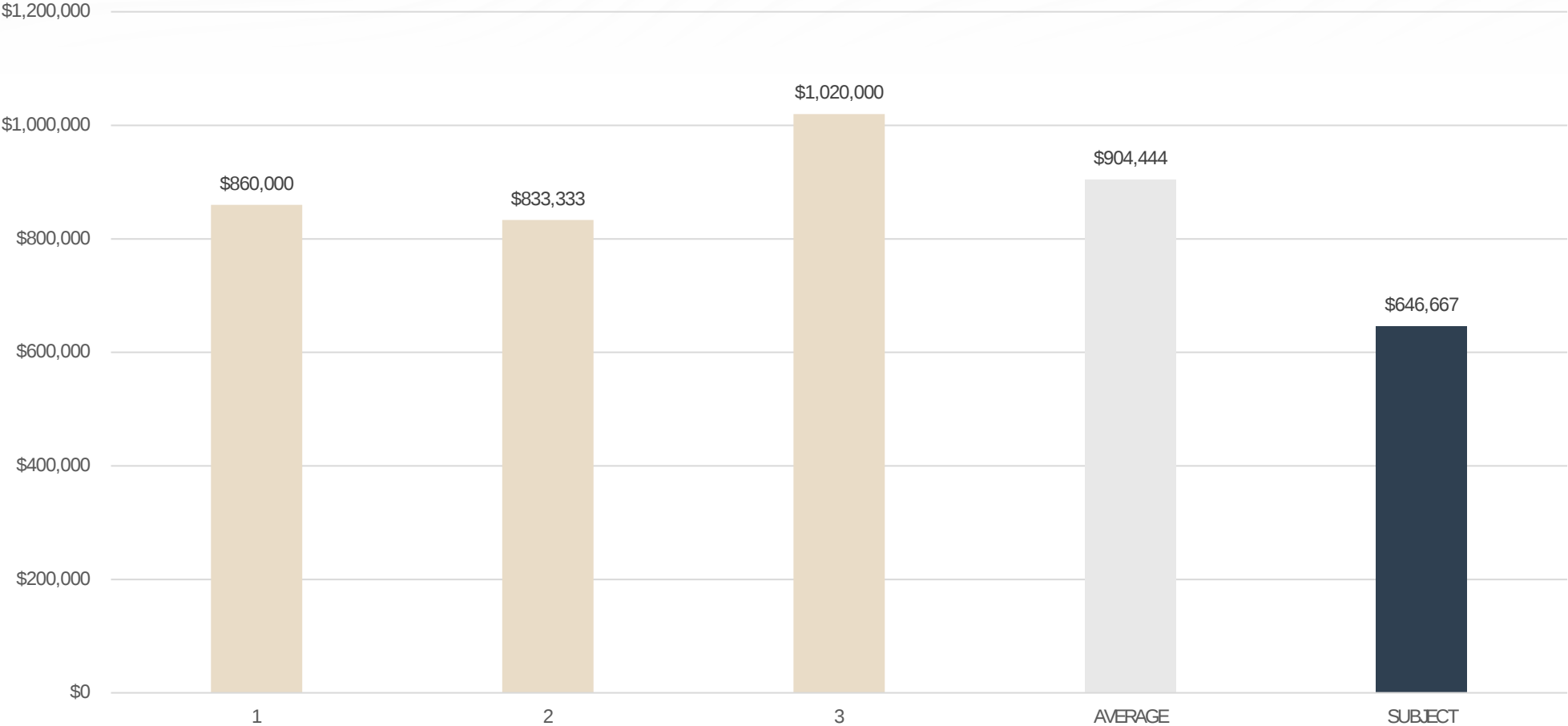
SALES COMPARABLES

PRICE PER SF



SALES COMPARABLES

PRICE PER UNIT



11600 NATIONAL BLVD

RENT COMPARABLES

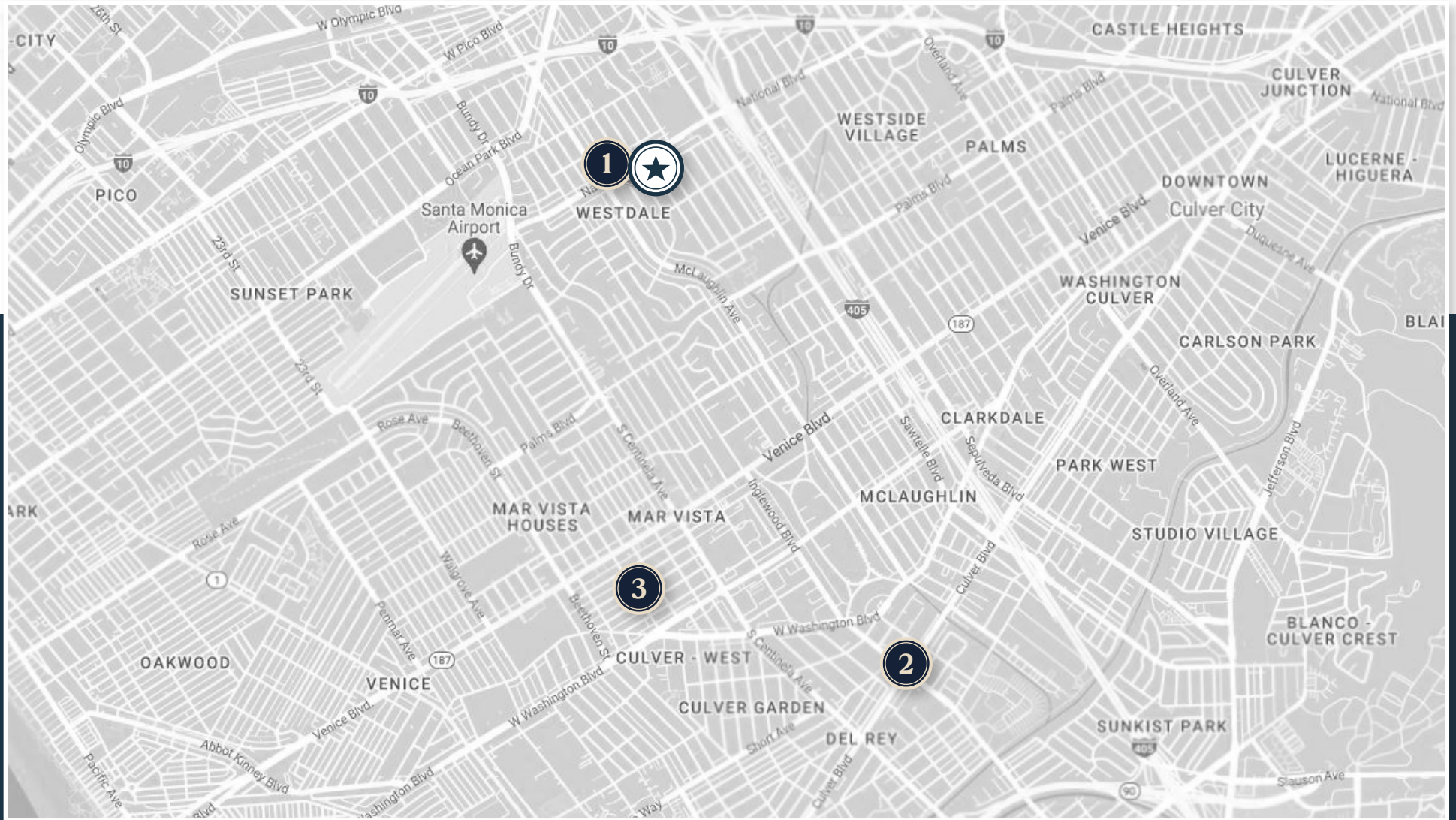
				1 BEDROOMS	
#	ADDRESS	BUILT	UNITS	TYPE	RENT
	1 11617 National Blvd Los Angeles, CA 90064	2020	46	1+1	\$3,900
	2 11955 W Culver Blvd Los Angeles, CA 90066	2022	24	1+1	\$3,800
	3 12636 Matteson Ave Los Angeles, CA 90066	2017	29	1+1	\$3,700
AVERAGE					\$3,800
	S 11600 National Blvd Los Angeles, CA 90064	2024	15	1+1 Market 1+1 LI Market	\$3,599 \$3,750 \$929 \$929

11600 NATIONAL BLVD

RENT COMPARABLES

★ **SUBJECT PROPERTY**

- 1** 11617 National Blvd
- 2** 11955 W Culver Blvd
- 3** 12636 Matteson Ave



SECTION 4

Market Overview





Mar Vista, located on the Westside of Los Angeles, is a thriving and eclectic neighborhood that balances residential charm, creative energy, and investment potential. Known for its close-knit community, tree-lined streets, and diverse housing options, Mar Vista appeals to families, professionals, and investors alike. Its strategic location, bordered by Venice, Santa Monica, and Culver City, provides easy access to Los Angeles' coastal and cultural hubs.

At the heart of the neighborhood is Venice Boulevard, a bustling corridor offering an eclectic mix of trendy cafes, boutique shops, and local restaurants. This vibrant commercial district is complemented by the weekly Mar Vista Farmers' Market, which draws crowds with fresh produce, artisanal goods, and live entertainment, embodying the neighborhood's community-oriented spirit. Mar Vista's cultural scene is further enriched by its proximity to the creative hubs of Venice and Santa Monica, making it a haven for artists and entrepreneurs.

The residential appeal of Mar Vista is equally compelling. The area boasts a range of housing options, from mid-century single-family homes and updated apartments to contemporary small-lot developments. Many properties have undergone significant renovations, blending modern design with classic charm. This diversity makes Mar Vista an attractive destination for a wide array of residents, from young professionals to growing families.

Outdoor recreation is a cornerstone of life in Mar Vista. Mar Vista Park, a central community hub, offers sports fields, tennis courts, playgrounds, and picnic areas, while the neighborhood's bike-friendly streets and green initiatives promote active and sustainable living. Its location near the beach and popular destinations like the Ballona Wetlands Ecological Reserve adds further opportunities for outdoor exploration.

Mar Vista is also defined by its accessibility. Major thoroughfares like Venice Boulevard and the nearby I-405 and I-10 freeways provide seamless connections to Silicon Beach, Santa Monica, Downtown Los Angeles, and beyond. Public transportation options, including Metro bus routes, enhance mobility, while its proximity to Los Angeles International Airport (LAX) is ideal for frequent travelers.

The neighborhood is home to excellent schools, such as Mar Vista Elementary and Walgrove Elementary, as well as nearby private institutions like Wildwood School and New Roads School, making it a top choice for families. Community-focused initiatives, such as eco-friendly projects and local events, further strengthen its reputation as a family-friendly neighborhood with long-term appeal.

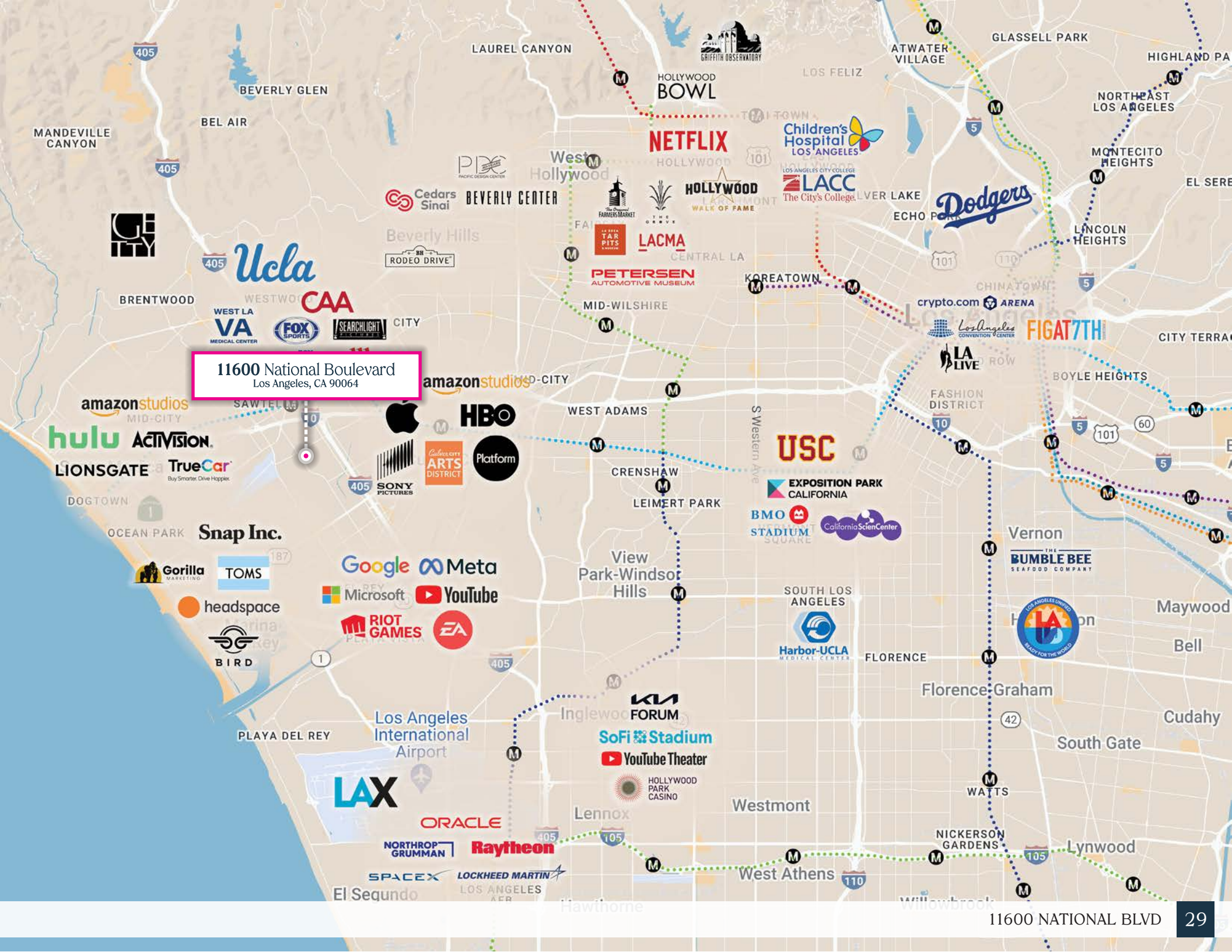
Mar Vista continues to attract interest from developers and investors, with a range of mixed-use projects and small-lot subdivisions reshaping its urban landscape. These developments, along with the neighborhood's eco-conscious ethos, support its growth while preserving its character. Its proximity to Silicon Beach, combined with its steady demand for rental and ownership opportunities, makes Mar Vista a promising area for real estate investment.



METRO E-LINE

1.20 MILES
TO EXPO/SEPULVEDA
METRO STATION





11600 National Boulevard
Los Angeles, CA 90064



UCLA



**CULVER
CITY**



**SANTA
MONICA**



**CENTURY
CITY**



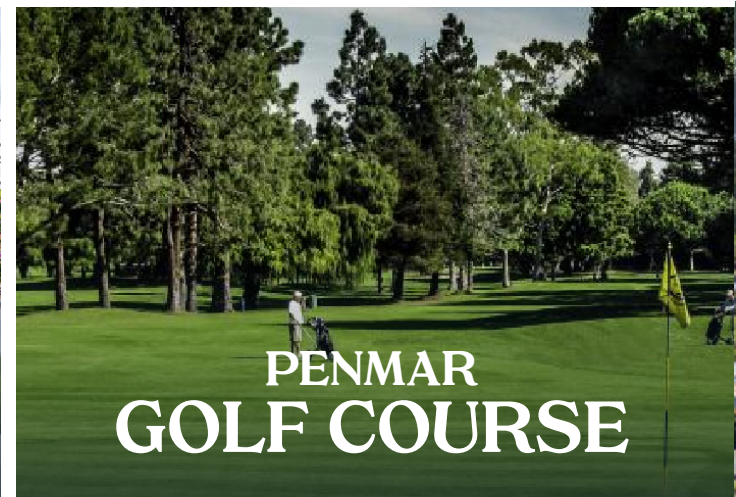
CLOSE PROXIMITY
Mar Vista
LOS ANGELES



**MAR VISTA
REC CENTER**



SAWTELLE



**PENMAR
GOLF COURSE**

DEMOGRAPHICS



342,558
within a 3 Mile Radius



\$96,512
Median Household Income
within 1 Mile Radius



161,672
Households
within 3 Mile Radius



36.9
Median Age
within 1 Mile Radius



65.9%
Bachelor's Degree or Higher
within 1 Mile Radius



53.2%
Renter Occupied Households
within 1 Mile Radius



Silicon Beach

a vibrant and rapidly growing technology hub



SNAP INC | 63 Market St, Venice, CA

Snap Inc., the company responsible for Snapchat, is straddling multiple California locations at the moment. The social media company once boasted a spread of offices throughout Venice but has since made moves to a space near the Santa Monica airport.



HULU | 2500 Broadway, Santa Monica, CA

Hulu's streaming platform features a wide array of popular television shows just hours after they air live. The company occupies a 90,000-square-foot, fully customized space in the mid-city neighborhood of Santa Monica.



CHOWNOW | 12181 Bluff Creek Dr, Playa Vista, CA

ChowNow makes software for the restaurant industry. Providing products such as online ordering systems, management tools and customer insights, ChowNow helps businesses get to know their customers and stay on top of the trends.



THE HONEST COMPANY | 12130 Millenium Dr, Playa Vista, CA

The Honest Company provides a line of safe products, ranging from beauty items to cleaning supplies, for the family and for use in the home. The company is also known for giving back, donating products and volunteering on a regular basis.



GOOGLE | 12422 W. Bluff Creek Dr, Playa Vista, CA

Currently in Venice, the world's leading search engine is moving into a huge Playa Vista space once occupied by Howard Hughes' famous aircraft, the Spruce Goose. It comes as no surprise since Playa Vista once operated solely as Hughes' private airport. Google will soon be moving its Los Angeles hub to 10800 W Pico Blvd, the former Westside Pavilion Shopping Mall is being transformed into 584,000 square feet of office which the company plans to move into sometime in Q4 of 2023.



YOUTUBE | 1422 W Bluff Creek Dr, Playa Vista, CA

This is one of only two (2) corporate YouTube offices in the United States. YouTube is also making use of leftover airport structures from the Hughes era, converting the spaces into offices and creative areas for their YouTube Space facility. Free to anyone with a channel boasting more than 10,000 subscribers, the building is over 40,000-square-feet of sets, screening rooms, editing booths, dressing rooms and more.



ZIPRECRUITER | 604 Arizona Ave, Santa Monica, CA

ZipRecruiter is a leading online employment marketplace. Powered by AI-driven smart matching technology, the company actively connects millions of all-sized businesses and job seekers through innovative mobile, web, and email services, as well as partnerships with the best job boards on the web.



TICKETMASTER | 9348 Civic Center Dr, Beverly Hills, CA 90210

Ticketmaster's world-class engineers connect fans to live events through their cutting-edge tech. They're always innovating & building new products, from our mobile apps to next-gen venue management software, open API platform & ticketmaster.com, one of the top e-commerce sites with over 27MM unique monthly visitors.

MAJOR EMPLOYERS

MAJOR EMPLOYERS		EMPLOYEES
1	Olympus Water Holdings IV LP	9,000
2	Live Nation Worldwide Inc-Observatory The	8,800
3	Twentieth Cntury Fox Intl TV In	5,980
4	Universal Services America LP-Allied Universal	5,109
5	Intrepid Inv Bankers LLC	5,079
6	Thyssenkrupp Bilstein of Amer	5,022
7	International Medical Corps-IMC	4,500
8	Pacific Bell Telephone Company	4,444
9	Twentieth Cntury Fox Japan Inc-News Corp - Fox	4,000
10	Gold Parent LP	3,400
11	Sony Pictures Entrmt Inc-Sony Pictures Studios	3,000
12	Stone Canyon Industries LLC	2,708
13	Kaiser Prmnnte W Los Angles	2,368
14	Career Group Inc-Fourthfloor Fashion Talent	2,100
15	Ronald Reagan UCLA Medical Ctr	2,056
16	Project Skyline Intermediate H	2,020
17	Riot Games Direct Inc	2,012
18	Fox Inc-Home Entertainment Div	2,000
19	Clearlake Capital Partners	1,832
20	Wonderful Agency	1,745
21	Gateway Mercury Holdings LLC	1,501
22	West Los Angeles VA Med Ctr	1,499
23	Fox Net Inc-20th Century Fox Studio	1,426
24	Club Monaco US LLC	1,256
25	Loyola Marymount University	1,229

11600 National Boulevard
Los Angeles, CA 90064

Marcus & Millichap
THE JEFF LOUKS GROUP



15 Unit Brand New 2024 Construction Apartment Building in Highly Desirable Mar Vista Location

JEFF LOUKS

Executive Managing Director Investments
(818) 212-2780 direct
jeff.louks@marcusmillichap.com
DRE 00908473

CHRISTOPHER JONES

(310) 430-9918
chrisjones777@gmail.com
Jesse Weinberg DRE#: 01435805
CALDRE#: 01747179

ELLIOT SABAG

Investment Associate
(818) 212-2672 direct
elliott.sabag@marcusmillichap.com
CA 01989131