

# Offering Memorandum

May 2026

## The *Centennial*

57 Units | Built: 2023  
10555 Bloomfield Street  
Toluca Lake, CA 91602

  
Northmarq

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# THE OPPORTUNITY



**n**  
Northmarq

The  
*Centennial*

# Offering Summary

Northmarq is delighted to introduce The Centennial Apartments, situated in the prestigious area of Toluca Lake, recognized as one of Los Angeles' most prominent media-adjacent submarkets. This property enjoys direct access to Universal City, North Hollywood, and the Burbank media corridor, where a diverse range of entertainment, healthcare, airport, and professional services contribute to a wide renter demographic. Residents can easily stroll to Universal Studios and Toluca Lake Village along Riverside Drive, which features renowned restaurants and shops, and benefit from various transit options, including the Metro B Line station at Universal Studios that connects north to the NoHo Arts District and south to Downtown LA Union Station.

Price: **\$24,000,000**

Offering: 57 Total Units

- 6 Designated Affordable (5 ELI + 1 VLI)

\* Building subject to RSO

Year Built: 2023

Address 10555 Bloomfield Street, Toluca Lake, CA 91602

Property Tours: By Appointment

For more information, please visit our property website or contact one of our advisors.

[www.TolucaCentennial.com](http://www.TolucaCentennial.com)



# Toluca Lake Village Shopping

Riverside Drive serves as the premier commercial artery and "village" epicenter of the affluent Toluca Lake submarket. Characterized by its pedestrian-friendly, tree-lined streetscape, the corridor benefits from high-value synergy with the world's leading entertainment conglomerates. Its immediate proximity to Warner Bros., Disney, and Universal Studios ensures a consistent daytime population of high-income industry professionals and creative executives, driving demand for upscale retail and high-end lifestyle services.

In January 2026, Gelson's launched a 9,672-square-foot small-format market that includes a wine bar, coffee window, and specialty food counters. This new establishment serves as the anchor for a mixed-use development comprising 37 residential units.

Down the street is the iconic Bob's Big Boy, a historic mid-century landmark that holds the title of the oldest Bob's Big Boy still in operation in the United States, famous for its classic car exhibitions on Friday evenings. Additionally, the Toluca Lake Farmers Market, held every Sunday in the Wells Fargo parking lot, features fresh fruits and vegetables, artisanal jewelry, and prepared meals.



Rose & Sage

pergolina  
giving & living

Gelson's

ARGENTINEAN GRILL  
BODEGA  
Malbec

KABOSU  
75¢ off

PROSECCO



7 Minutes – 2.5 Miles

Walt Disney Animation Studios (WDAS) is the renowned filmmaking branch of The Walt Disney Studios, known for producing some of the most iconic animated feature films, shorts, and television specials in the world. Established in 1923 by Walt and Roy O. Disney, it is the creative force behind timeless classics such as Snow White and the Seven Dwarfs, The Lion King, and Frozen. The studio lot spans 51 acres (20.6 ha) and includes multiple sound stages, a backlot, and various production facilities dedicated to the motion picture endeavors of Walt Disney Studios. Additionally, the complex accommodates the offices of numerous company divisions, including the film and television studios Walt Disney Pictures, Walt Disney Animation Studios, ABC, Disney Channel, Freeform, Marvel Studios, 20th Century Studios, 20th Television, Searchlight Pictures, 20th Television Animation, FX Networks, and Disney Channel Movies.



5 Minutes – 2.1 Miles

The Burbank Studios is a legendary independent production facility located in Burbank, California. Formerly known as NBC Studios, this historic 35-acre site has been a cornerstone of the entertainment industry for decades, hosting iconic shows like The Tonight Show and Days of Our Lives. Today, it operates as a full-service production hub, providing sound stages, post-production facilities, and office space to major networks and independent filmmakers.

5 Minutes – 2.1 Miles



Warner Bros. Studios, located in Burbank, is renowned as one of the most prominent and bustling film and television production facilities globally. It acts as the worldwide headquarters for Warner Bros. Discovery. The studio encompasses a vast complex that covers over 110 acres, featuring 31 sound stages and 11 outdoor sets, including the iconic "New York Street" and "Midwest Town."

In March 2026, Warner Bros. unveiled its extensive Ranch Lot expansion, which has already secured filming commitments for four significant shows. This 1-million-square-foot expansion, approximately 32 acres, adds 16 new sound stages and production support facilities.



Walt Disney  
ANIMATION STUDIOS



THE BURBANK  
STUDIOS

Lakeside Golf Club

CALIFORNIA  
134

CALIFORNIA  
134

Riverside Drive

Moorpark Way

The  
Centennial

Bloomfield Street

Woodbridge Street

Cahuenga Boulevard

The Centennial

NBCUniversal



Lakeside Golf Club

AVERAGE SFR HOME PRICE (91602)

\$2,125,000

Redfin past 3mos

AVERAGE CONDO PRICE (91602)

\$882,500

Redfin past 3mos

The Centennial

Cahuenga Boulevard

Moorpark Way

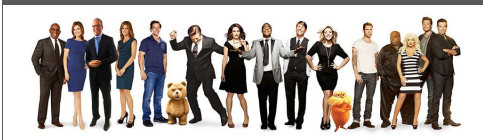


Universal Studios Hollywood stands as a premier global entertainment hub, offering intricately themed immersive areas that bring to life the essence of beloved movies and television shows.

Additionally, the park features Universal CityWalk, a vibrant entertainment, dining, and shopping venue in Southern California that showcases the region's rich cultural diversity. This renowned open-air leisure and nightlife complex presents "Always Unexpected" entertainment choices and has set the standard for similar venues. Universal CityWalk boasts the cutting-edge concert venue, "5 Towers," delivers the finest movie experience in L.A. at the Universal Cinema, and includes unique attractions like the iFly indoor skydiving.



Beyond the theme park, a new all-digital facility has been established near the Universal Pictures backlot to consolidate all of NBCUniversal's West Coast operations into a single location. Consequently, the current headquarters for KNBC, KVEA, and NBC News, along with Noticias Telemundo Los Angeles Bureaus, is now situated on the Universal lot that was previously home to Technicolor SA.



**NBCUniversal**

NBCUniversal is recognized as one of the leading media and entertainment firms globally, specializing in the development, production, and marketing of entertainment, news, and information for a worldwide audience.



## Employment Dense Location

The Centennial is at the center of this explosive new media growth and poised to see tremendous growth as the fight for market share intensifies. Residents of the Property enjoy surprisingly easy commutes via two major thoroughfares, Route 101 and the 134 Freeways have direct and easy access to hundreds of major employers, thousands of job opportunities, and an abundance of lifestyle, entertainment and recreational activities.

The "streaming wars" with Hulu, Netflix, Prime Amazon and Disney as well as technology stalwarts like Apple, Facebook and Google are revolutionizing the way we consume media. And the San Fernando Valley has become the epicenter of this growth with every major Hollywood studio and tech company fighting to create a deeper footprint in the market.

In the ongoing competition for entertainment supremacy, Netflix Inc. is reportedly in the final stages of negotiations to acquire Radford Studio Center located in Studio City, known for producing classics like "Seinfeld" and "Gilligan's Island." Should the transaction be finalized, the streaming powerhouse will further influence L.A.'s entertainment landscape and extend its reach into the valley with this historic campus.

# Top Area Employers

Employer	Approx. local employment	Avg. annual salary benchmark	Relevance to The Centennial
<b>NBCUniversal / Universal City</b>	14,000+	\$97,105	Immediate demand driver tied to studio, theme-park, and media-office employment
<b>Warner Bros. Discovery</b>	10,000	\$147,609	High-income Burbank media workforce within the broader renter draw
<b>The Walt Disney Company</b>	7,800	\$110,356	Large nearby employer supporting professional and creative renter demand
<b>Hollywood Burbank Airport</b>	2,700	\$79,194	Transportation anchor with related service and contractor employment
<b>Providence St. Joseph Health</b>	2,500	\$92,054	Stable healthcare employment base near the property

## Hollywood / Burbank Airport Expansion

Hollywood Burbank Airport’s Elevate BUR program is replacing the existing terminal with a new 14-gate, 355,000-square-foot facility in the airport’s northeast quadrant, with official airport materials indicating the project remains on track for an October 2026 opening and a temporary certificate of occupancy anticipated in May 2026. The broader capital program also includes airfield improvements, a new parking garage, an airline support facility, and transit connectivity upgrades, while the Airport Authority’s FY 2026 capital plan allocates approximately \$590.8 million toward replacement-terminal spending, along with Taxiway A/C extension design work, southeast-quadrant reconfiguration, and repurposing of the valet parking structure for public use. Looking further ahead, state planning materials continue to identify Burbank Airport as a proposed California high-speed rail station location adjacent to the future terminal, and the 2026 Draft Business Plan includes Burbank Airport among the major Phase 1 stations, with Palmdale-to-Burbank planning materials also referencing a potential future connection to Brightline West through the High Desert Corridor.





# Transit Oriented Neighborhood

The Centennial benefits from a highly connected Toluca Lake / Universal City location with access to both rail and regional highway infrastructure. The property is near the Universal City/Studio City Station on Metro's B Line, which provides a direct subway connection between North Hollywood and Union Station, strengthening access to Downtown Los Angeles, Hollywood, and the broader Metro rail network.

The station area is also served by multiple bus connections, including Metro Lines 155, 222, 224, and 240, plus the Burbank Bus Pink Route and Universal Studios Shuttle, supporting car-optional commuting for residents working in Universal City, Burbank, Hollywood, and Studio City.

This location also offers strong vehicular accessibility, with convenient access to the 101 and 134 freeways, which enhances regional connectivity to employment centers across the San Fernando Valley, Hollywood, Downtown Los Angeles, and Pasadena.



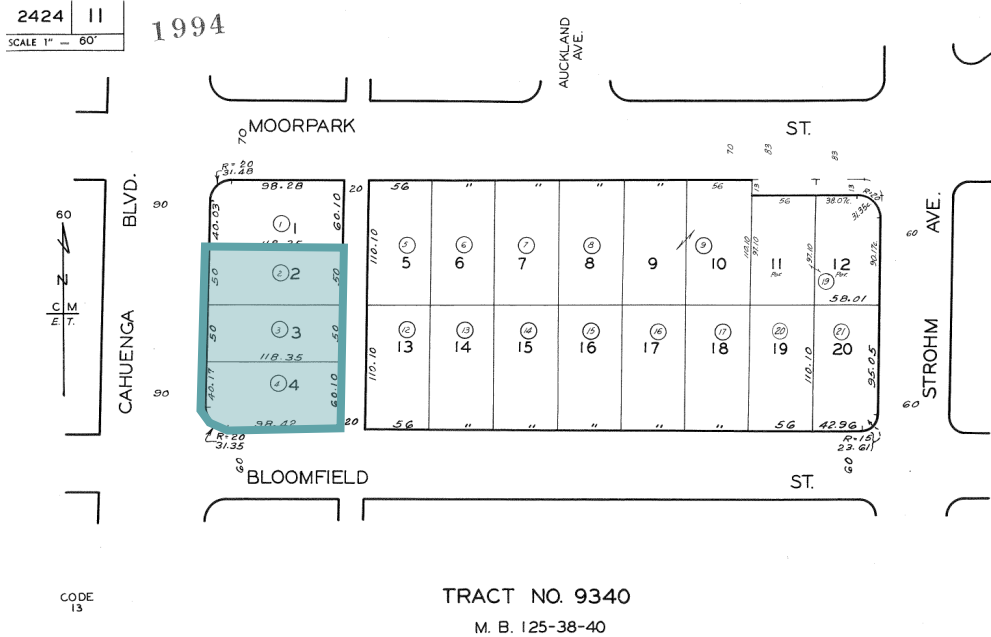
# THE PROPERTY



  
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The  
*Centennial*

# Property Summary



## PROPERTY INFORMATION

Address: 10555 Bloomfield St  
Toluca Lake, CA 91602

Units: 57 Total Units  
- 6 Designated Affordable (5 ELI + 1 VLI)

*\*Building is subject to RSO*

Built: 2023

Buildings: 1 Residential Building

Stories: 4 Type V over Type 1 Parking

Elevator: 1 Delta Hydraulic

Gross SF: 83,061 SF

Building: 50,684 SF

Garage: 32,377 SF

Rentable : 38,038 SF

## SITE INFORMATION

Parcel #: 2424 - 011 - 022

Lot Size: 18,859 Total SF | 0.43 Total Acres

Zoning : R4-1XL-RIO

## PARKING INFORMATION

Type: 2 Below Grade Parking Garages

Count: 69 Spaces

Ratio: 1.2 Spaces / Unit

### Parking Summary

LEVEL	STANDARD	COMPACT TANDEM	HANDICAP	TOTAL
P1	26	4	2	32
P2	30	7	0	37

Bicycle: Level P1 - 57 long-term bike racks  
Ground Floor - 6 short-term bike racks



# Community Amenities

Two roof decks with a spacious lounges, barbecue area and fire pit

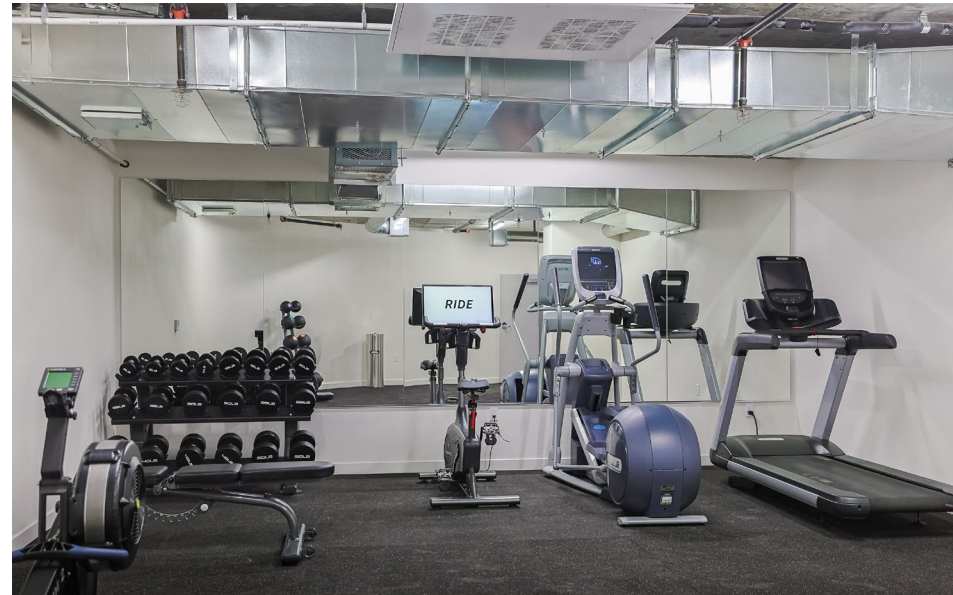
Community lounge room with games

Podcast room

Theater

Fitness Center

Gated Garage Parking [ \$100/mo./space or \$150/mo./tandem space ]



# Apartment Amenities

Central Heat and Air

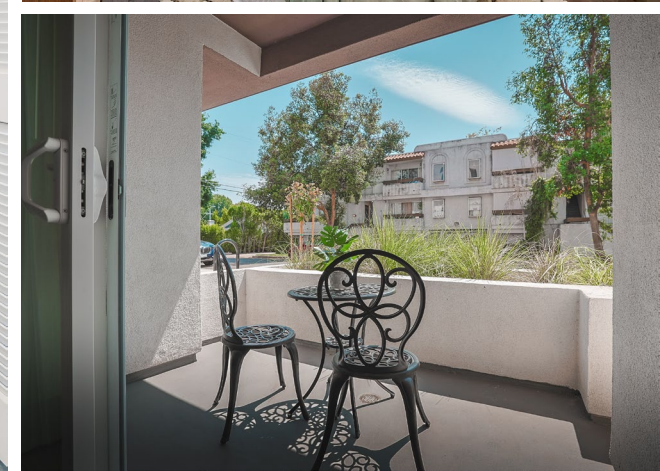
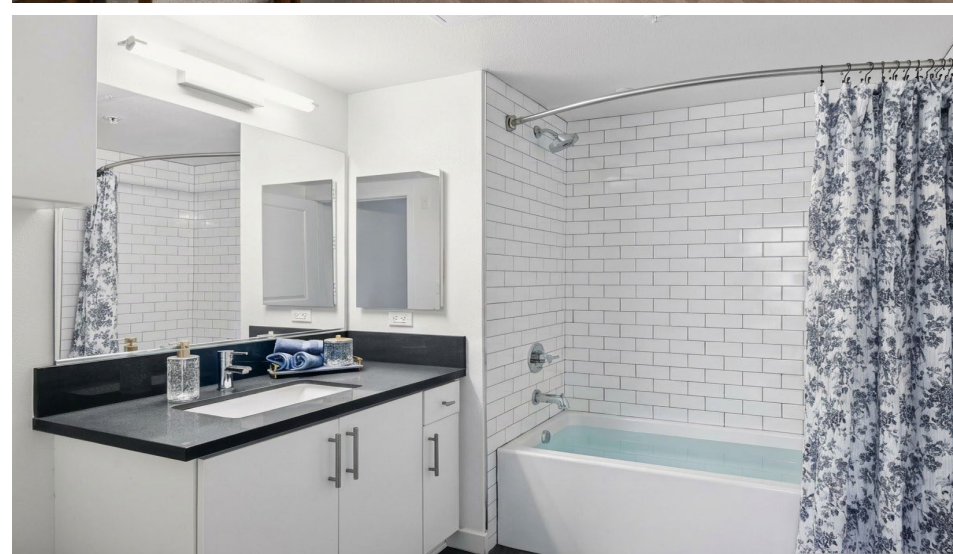
Controlled Access Building

Stainless Steel Appliances: dishwasher, gas range & microwave.

Hardwood Style Flooring

Pet Friendly

Stackable Washer/Dryer



# Floorplans



## STUDIO

359 sf

1 Unit

1 Bed | 1 Bath

584 - 663 sf

40 Units – Market Rate

5 Units - ELI





2 Bed | 2 Bath

937 - 977 sf

10 Units – Market Rate

1 Unit - VLI



# FINANCIALS



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# Pricing Summary

## ASSUMPTIONS

Hold Period 5 Years

Exit Cap Rate 5.25%

New Debt: \$15.4 million | 64% LTV | 1.25x | 5.42%  
interest rate | 5Yr Term | 5 Yr I/O

Purchase Price	\$ 24,000,000
Per Per Unit	\$ 421,053
GBSF	\$289
March 2026 T12	5.29%
Year 1 Cash on Cash	5.47%
Unleveraged IRR	9.91%
Leveraged IRR	15.7%

## UNIT MIX

## RENT ROLL – 04 07 26

Unit Type	Net sf	# Units	%	Vacant	In-Place Rent	Market Rent
Studio	359	1	2%	0	\$2,195	\$2,261
1 Bed	609	36	64%	1	\$2,741	\$2,853
2 Bed	941	8	14%	0	\$3,463	\$3,366
1 Bed – affordable	596	8	14%	0	\$2,720	\$2,843
2 Bed - affordable	943	3	5%	0	\$2,826	\$3,609
<b>Total / Average</b>	<b>667</b>	<b>56</b>	<b>100%</b>	<b>1</b>	<b>\$2,787</b>	<b>\$2,834</b>

# Operations - Income Summary

NET OPERATING INCOME	March 2026 T12		
Net Operating Income (bef. Reserves)	\$ 1,243,271	\$ 21,812	66.30%
Replacement Reserves	\$ 14,250	\$ 250	0.76%

ProForma Year 1			
	\$ 1,356,113	\$ 23,791	69.04%
	\$ 14,250	\$ 250	0.73%

<b>NET OPERATING INCOME (AFT. RESERVES)</b>	<b>\$ 1,229,021</b>	<b>\$ 21,562</b>	<b>65.54%</b>
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<b>\$ 1,341,863</b>	<b>\$ 23,541</b>	<b>68.31%</b>
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## TRAILING 12 MONTHS ANNUALIZED CASH FLOW

	Adjusted Historicals			%
	Mar-26	Per Unit	Mkt	
<b>OPERATING REVENUE</b>			Mkt	
Potential Market Rent	\$ 1,751,207	\$ 30,723		100.00%
(Loss to Lease) / Gain to Lease	-	-		-
<b>Gross Potential Revenue</b>	<b>\$ 1,751,207</b>	<b>\$ 30,723</b>		<b>100.00%</b>
Vacancy	-	-		-
Concessions	(\$ 16,800)	(\$ 295)		(0.96%)
Collection Loss / Bad Debt	-	-		-
<b>Base Rental Revenue</b>	<b>\$ 1,734,407</b>	<b>\$ 30,428</b>		<b>99.04%</b>
Garage / Parking	\$ 49,531	\$ 869		2.83%
Storage	\$ 15,029	\$ 264		0.86%
Expense Reimbursements	\$ 100,770	\$ 1,768		5.75%
Other Residential Income	\$ 14,355	\$ 252		0.82%
<b>Other Income</b>	<b>\$ 179,686</b>	<b>\$ 3,152</b>		<b>10.26%</b>
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$ 1,914,093</b>	<b>\$ 33,581</b>		<b>109.30%</b>

## PROJECTED CASH FLOW

	Pro Forma Year 1			%
	Mar-27	Per Unit	Mkt	
	\$ 1,938,648	\$ 34,011		100.00%
	(\$ 48,466)	(\$ 850)		(2.50%)
	<b>\$ 1,890,182</b>	<b>\$ 33,161</b>		<b>97.50%</b>
	(\$ 96,932)	(\$ 1,701)		(5.00%)
	-	-		-
	(\$ 13,449)	(\$ 236)		(0.69%)
	<b>\$ 1,779,800</b>	<b>\$ 31,225</b>		<b>91.81%</b>
	\$ 51,017	\$ 895		2.63%
	\$ 15,480	\$ 272		0.80%
	\$ 103,156	\$ 1,810		5.32%
	\$ 14,786	\$ 259		0.76%
	<b>\$ 184,439</b>	<b>\$ 3,236</b>		<b>9.51%</b>
	<b>\$ 1,964,239</b>	<b>\$ 34,460</b>		<b>101.32%</b>

NOTES - Revenue	Trailing Operation Notes	Year 1 Operating Assumptions
Market Rent	Based on Market Survey.	Rent Growth : Y1-5 3% on Market rate units and 5% on Affordable units.
Loss to Lease	T12	Y1: 2.5% Y2: 2% Y3-7: 1.5%
Vacancy	T12	5.0% throughout
Concessions	Adjusted to reflect \$1,400 for 6 units	0.75% throughout
Collection Loss/Bad Debt	T12	70% recapture of total utility expenses. Consistent with T12 reimbursement ratio.
Expense Reimbursement	Includes Utility Chargeback & Internet reimbursement. Internet collection is \$67,716 at 95% collection	T12 + 3%
Parking/Garage Income		T12 + 3%
Storage Income		T12 + 3%
Other Income		T12 + 3%

# Expense Summary - Operations

OPERATING EXPENSES	Adjusted Trailing 12 Months			Year 1 Pro Forma		
			EGR		\$ / Unit	EGR
Repair & Maintenance	\$ 45,896	\$ 805	2.40%	\$ 39,900	\$ 700	2.03%
Contract Services	\$ 31,715	\$ 556	1.66%	\$ 28,500	\$ 500	1.45%
Landscaping / Grounds	\$ 8,678	\$ 152	0.45%	\$ 8,550	\$ 150	0.44%
Personnel	\$ 3,313	\$ 58	0.17%	\$ 3,412	\$ 60	0.17%
Marketing / Advertising	\$ 14,400	\$ 253	0.75%	\$ 17,100	\$ 300	0.87%
Administrative Expenses	\$ 22,248	\$ 390	1.16%	\$ 22,800	\$ 400	1.16%
Turnover / Make-Ready	\$ 23,877	\$ 419	1.25%	\$ 14,250	\$ 250	0.73%
Electricity	\$ 24,707	\$ 433	1.29%	\$ 25,448	\$ 446	1.30%
Fuel (Gas & Oil)	\$ 7,747	\$ 136	0.40%	\$ 7,979	\$ 140	0.41%
Water & Sewer	\$ 32,934	\$ 578	1.72%	\$ 33,922	\$ 595	1.73%
Other Utilities	\$ 17,471	\$ 307	0.91%	\$ 17,470	\$ 306	0.89%
Insurance	\$ 35,266	\$ 619	1.84%	\$ 37,050	\$ 650	1.89%
Real Estate Taxes	\$ 284,971	\$ 4,999	14.89%	\$ 284,971	\$ 4,999	14.51%
Other Property Taxes	\$ 7,846	\$ 138	0.41%	\$ 7,846	\$ 138	0.40%
Property Management Fee	\$ 69,758	\$ 1,224	3.64%	\$ 58,927	\$ 1,034	3.00%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 630,827</b>	<b>\$ 11,067</b>	<b>32.96%</b>	<b>\$ 608,126</b>	<b>\$ 10,669</b>	<b>30.96%</b>

NOTES - Expenses	Trailing Operation Notes	Year 1 Operating Assumptions
Controllable Expenses	Adj. T12, removes bonuses, consultants, legal.	Pro Forma assumptions have been used based on expense comps within the market.
Marketing / Advertising	Normalized to \$14,400 / year	+3.0% annual growth
Administrative Expenses	Taxes & inspection expenses removed	+3.0% annual growth
Other Utilities	Includes Trash and vacant unit utilities T12	+3.0% annual growth
Real Estate Taxes	Adjusted for new taxes.	Reassessed at Sale. Mill Rate 1.62467% + \$7,846 in DA.
Insurance	T12	\$650 per unit
Management Fee	T12	3.0% of EGR
Capital Reserves	Pro Forma assumption of \$250/U	\$250 per unit

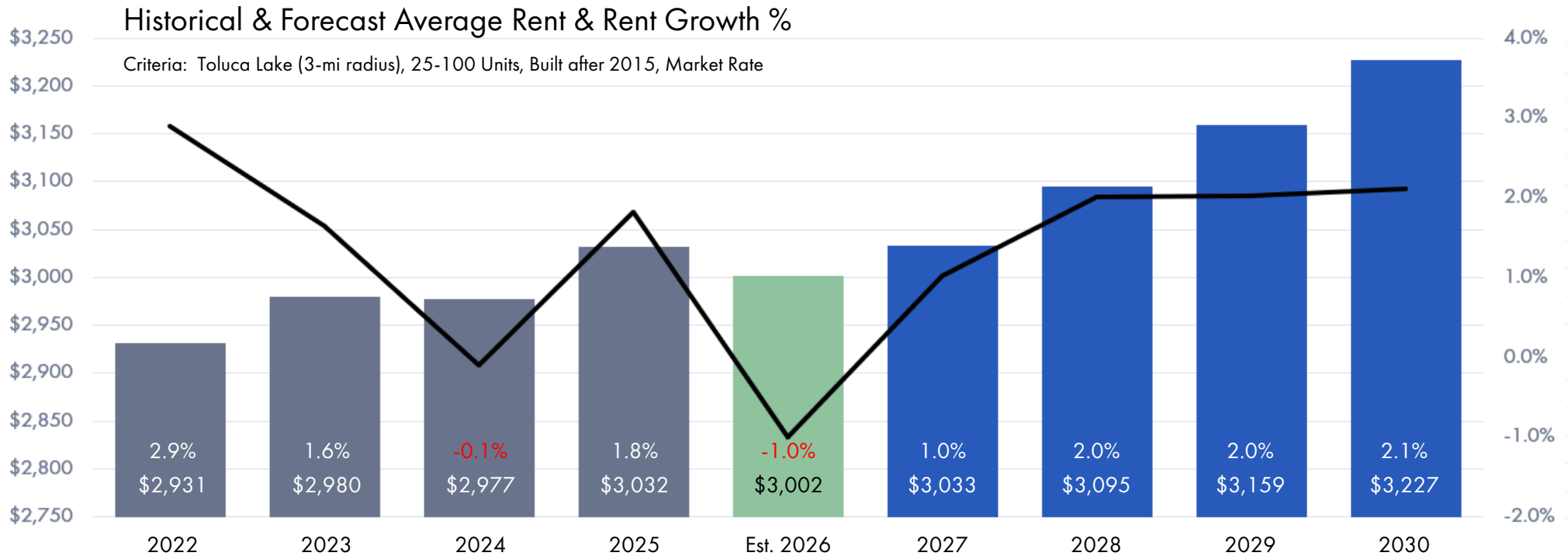
# COMPARABLES



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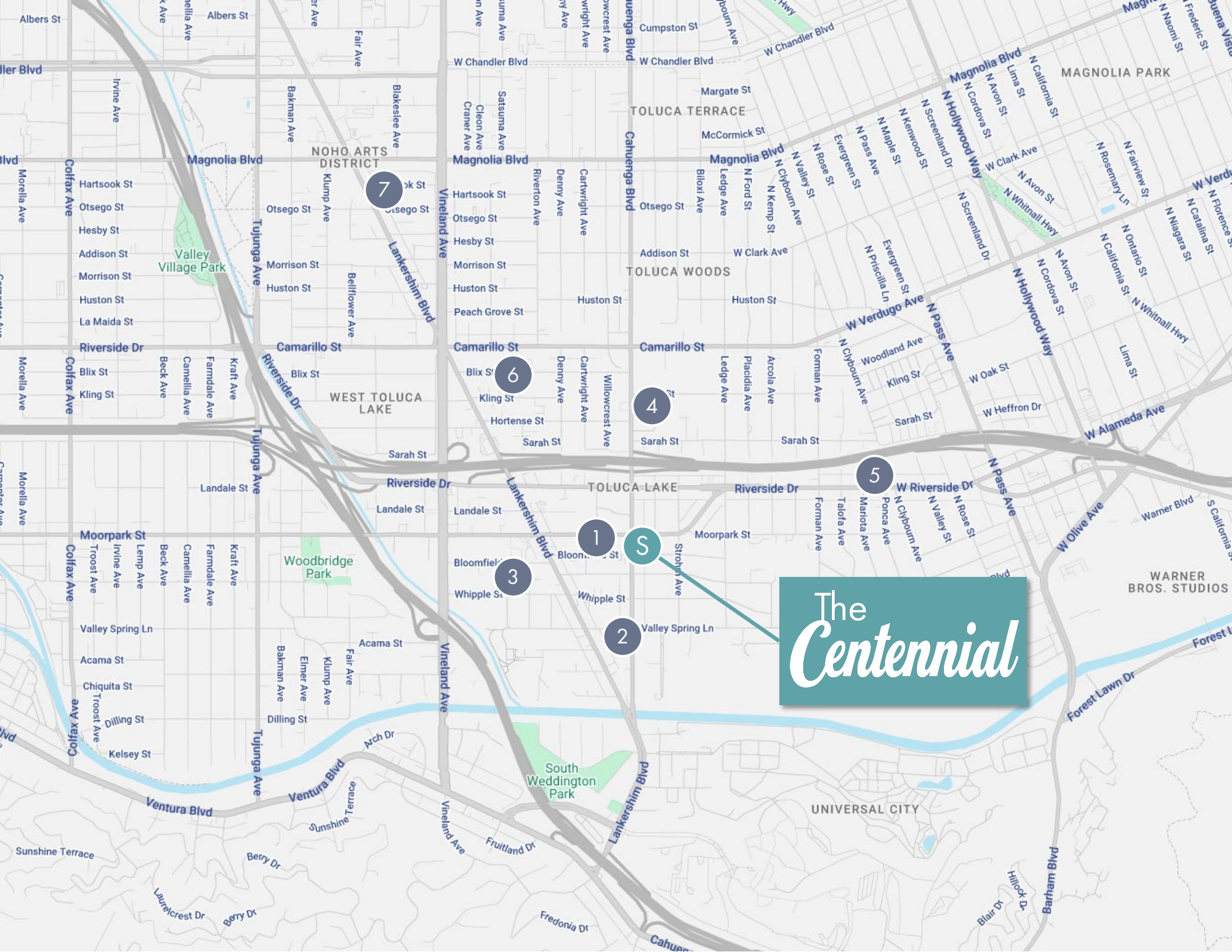
# Toluca Lake Submarket Rent Trends



The average asking rents in the Submarket stand at \$2,250 per month, which is slightly lower than the Greater L.A. apartment market average of \$2,350 per month. Units in the more affordable 1 & 2 Star category, making up approximately 65% of the area's total units, have average asking rents of \$1,860 per month, closely aligning with the metro-average of \$1,850.

In contrast, higher-end 4 & 5 Star properties have average asking rents of \$2,960 per month, which is roughly 10% below the overall submarket average. These higher-end units account for about 15% of the total units in the Submarket. Over the past year, the average asking rents in this area experienced a modest increase of 0.2%, while the market as a whole faced a slight decline of -0.1%. Long-term rent growth in the submarket has mirrored the trends observed throughout the Greater Los Angeles apartment market. Over the last decade, the Submarket has recorded an average annual growth rate of 2.4%, consistent with the average yearly growth seen across the entire market.

The Submarket will face minimal pressure for new supply in 2026 and 2027, as there are no new projects that have started in the latter half of 2025. The lack of new supply should compress vacancy rates and keep them below that of the Greater L.A. multifamily market for the near to mid-term.



# The Centennial

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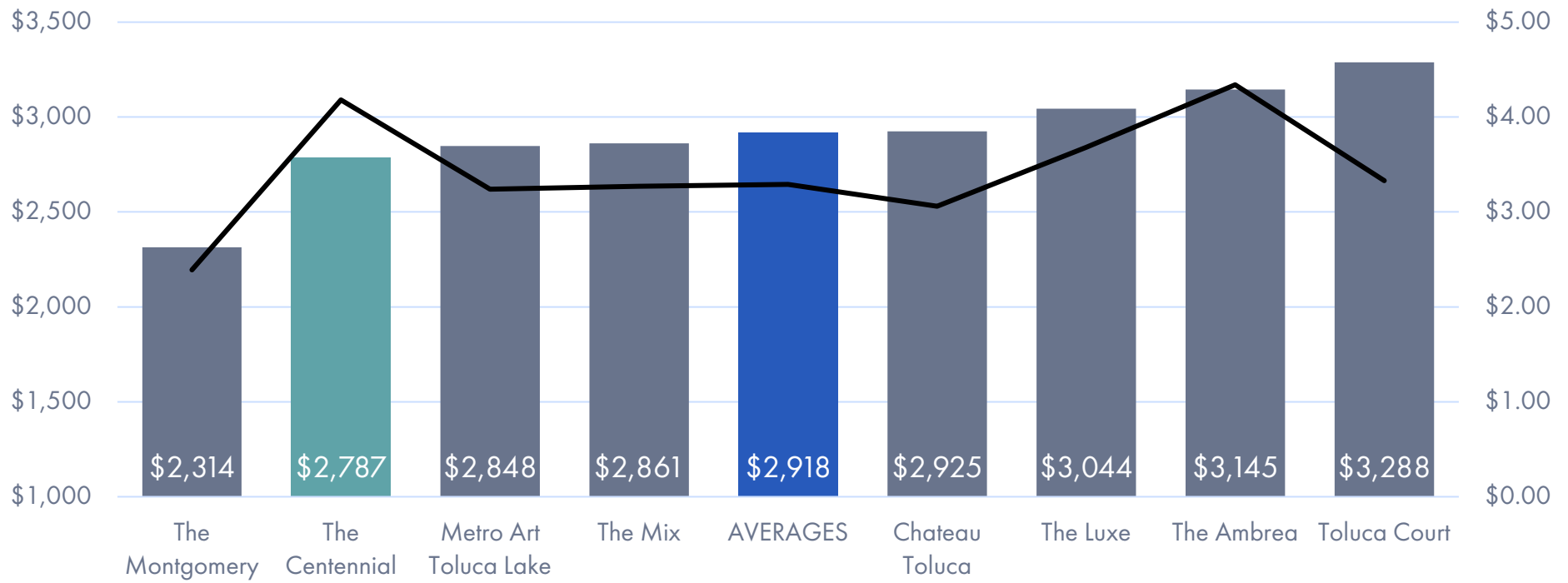
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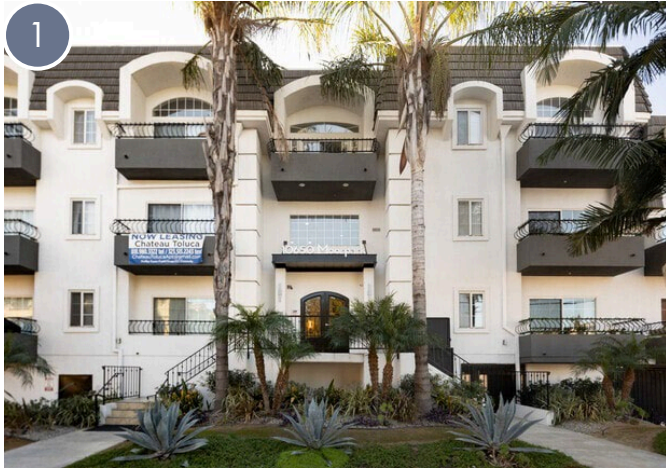
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# Rent Comparable Summary



							Community			
	Property	City	Units	Built	Occ.	Concessions	SF	Rent	Net Rent	\$/SF
1	Chateau Toluca	Toluca Lake	48	2005	98%	None	955	\$2,925	\$2,925	\$3.06
2	The Montgomery	Toluca Lake	48	2005	0%	\$1200 off 12mo lrg 1x1	970	\$2,328	\$2,314	\$2.39
3	Metro Art Toluca Lake	Toluca Lake	66	2006	98%	None	879	\$2,848	\$2,848	\$3.24
4	Toluca Court	Toluca Lake	43	2003	98%	None	986	\$3,288	\$3,288	\$3.33
5	The Ambrea	Toluca Lake	38	2026	45%	1 mo free	725	\$3,431	\$3,145	\$4.34
6	The Mix	North Hollywood	28	2025	97%	1 mo free 13mo lease	874	\$2,861	\$2,861	\$3.27
7	The Luxe	North Hollywood	61	2020	98%	None	827	\$3,044	\$3,044	\$3.68
	<b>AVERAGES</b>		<b>47</b>	<b>2013</b>	<b>76%</b>		<b>888</b>	<b>\$2,960</b>	<b>\$2,918</b>	<b>\$3.29</b>
SUB	The Centennial	Toluca Lake	57	2023	98%		667	\$2,787	\$2,787	\$4.18

# Rent Comparables Detail



## CHATEAU TOLUCA

10650 Moorpark St., Toluca Lake, CA 91602

Units: 48  
 Year Built: 2005  
 Occupancy: 98%  
 Manager: Sussex Capital  
 Concessions: None

Applicable Units	Avg. SF	NET Rent	\$ / SF
1 Bd   1 Ba	700	\$2,452	\$3.50
2 Bd   2 Ba	1,100	\$3,195	\$2.90



## THE MONTGOMERY

4205 Cahuenga Blvd., Toluca Lake, CA 91602

Units: 48  
 Year Built: 2005  
 Occupancy: 96%  
 Manager: ADR  
 Concessions: \$1200 off 12mo lrg 1x1

Applicable Units	Avg. SF	NET Rent	\$ / SF
1 Bd   1 Ba	970	\$2,314	\$2.39



## METRO ART TOLUCA LAKE

10901 Whipple St., Toluca Lake, CA 91602

Units: 66  
 Year Built: 2006  
 Occupancy: 98%  
 Manager: BW Brody  
 Concessions: None

Applicable Units	Avg. SF	NET Rent	\$ / SF
1 Bd   1 Ba	760	\$2,550	\$3.36
2 Bd   2 Ba	1,175	\$3,594	\$3.06



### TOLUCA COURT

4636 Cahuenga Blvd., Toluca Lake, CA 91602

Units: 43  
 Year Built: 2003  
 Occupancy: 98%  
 Manager: RW Selby  
 Concessions: None

Applicable Units	Avg. SF	NET Rent	\$ / SF
1 Bd   1 Ba	820	\$2,935	\$3.58
2 Bd   2 Ba	1,086	\$3,499	\$3.22



### THE AMBREA

10057 Riverside Dr., Toluca Lake, CA 91602

Units: 38  
 Year Built: 2026  
 Occupancy: 45% in lease-up  
 Manager: BAR Enterprises  
 Concessions: 1 mo.. free

Applicable Units	Avg. SF	NET Rent	\$ / SF
Studio	573	\$2,470	\$4.31
1 Bd   1 Ba	862	\$3,654	\$4.24
2 Bd   2 Ba	1,056	\$4,823	\$4.57



### THE MIX

10824 Blix St., North Hollywood, CA 91602

Units: 28  
 Year Built: 2025  
 Occupancy: 97%  
 Manager: SKY Properties  
 Concessions: 1 mo.. Free on 13 mo.. lease

Applicable Units	Avg. SF	NET Rent	\$ / SF
Studio	420	\$2,100	\$5.00
1 Bd   1 Ba	860	\$2,832	\$3.29
2 Bd   2 Ba	960	\$3,011	\$3.14

# Rent Comparables Detail



## THE LUXE

11110 Hartsook St., North Hollywood, CA 91601

Units: 61  
Year Built: 2020  
Occupancy: 98%  
Manager: The Luxe  
Concessions: None

<u>Applicable Units</u>	<u>Avg. SF</u>	<u>NET Rent</u>	<u>\$ / SF</u>
Studio	530	\$2,095	\$3.95
1 Bd   1 Ba	732	\$2,817	\$3.85
2 Bd   2 Ba	962	\$3,413	\$3.55

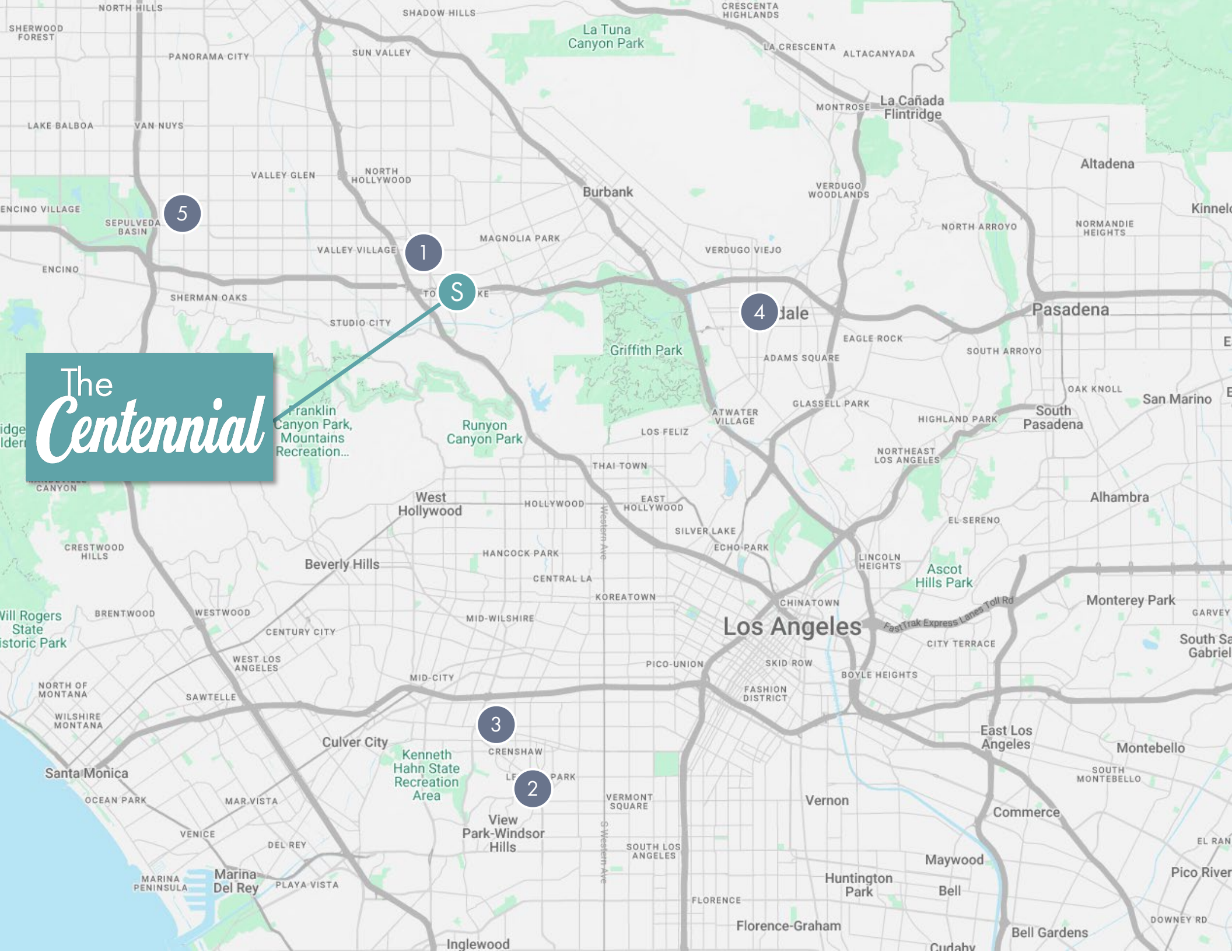




# The Centennial



# The Centennial



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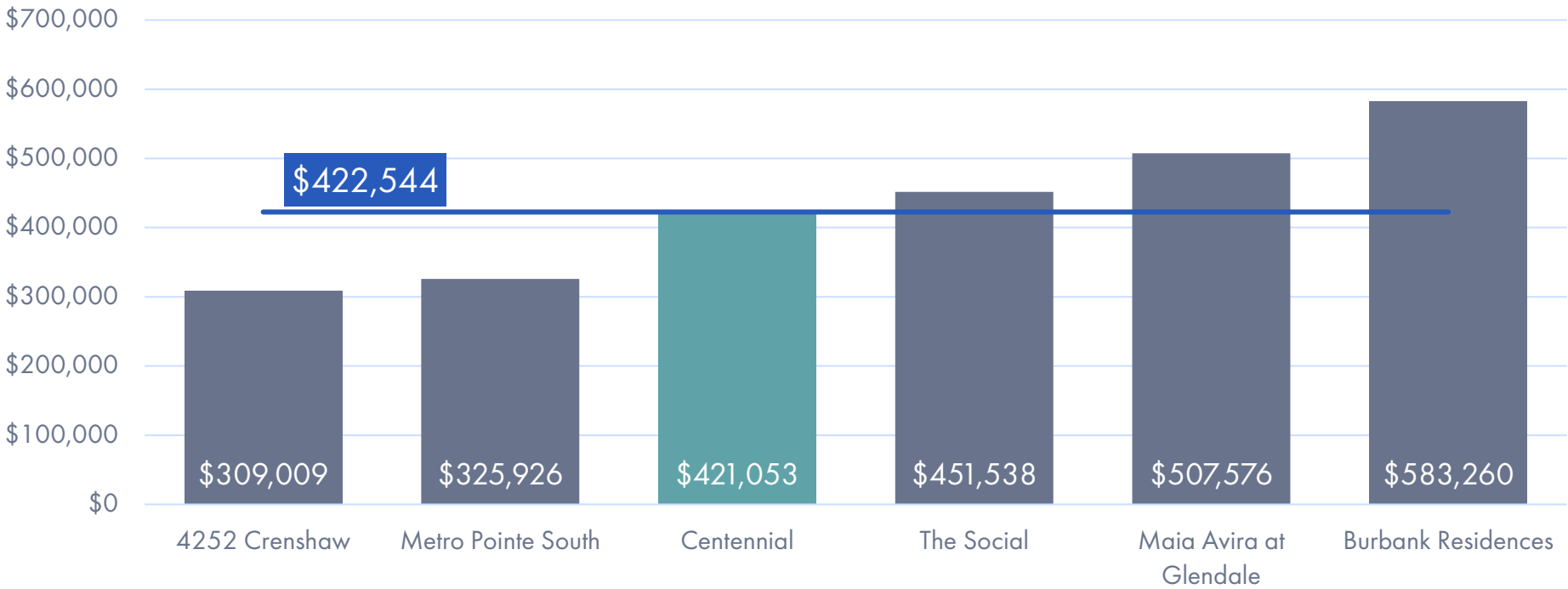
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# Sale Comparable Summary



	Name	City	Units	Yr Blt	Sale Price	\$ / U	\$ / SF	Cap Rate	Sale Date
1	The Social	NoHo	65	2008	\$29,350,000	\$451,538	\$320	5.00%	01/13/26
2	4252 Crenshaw	Los Angeles	111	2020	\$34,300,000	\$309,009	\$490	5.03%	12/15/25
3	Metro Pointe South	Los Angeles	27	2021	\$8,800,000	\$325,926	\$377	6.00%	11/18/25
4	Maia Avira at Glendale	Glendale	66	2018	\$33,500,000	\$507,576	\$435	5.48%	07/14/25
5	Burbank Residences	Sherman Oaks	48	2023	\$27,996,500	\$583,260	\$748		03/14/24
			63	2018	\$26,789,300	\$422,544	\$447	5.38%	
	The Centennial	Toluca Lake	57	2023	\$24,000,000	\$421,053	\$289	5.29%	



The  
*Centennial*

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