TRUMARK

Real Estate Management

Est. 1959

328 W. California Ave.

Glendale CA 91203

Offering Memorandum
$1,695,000

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www.trumarkrem.com

About Us

Trumark is regarded as a regional leader in Real Estate Management effectively managing over 2000 multifamily units & over 1,000,000 square feet of office, retail, commercial, medical, & industrial buildings throughout the Los Angeles area & Arizona. Established in 1959, Trumark leads the way in customer service & asset mangement with the addition of the latest technology & continual acquisition of new portfolios.

TRUMARK

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Our Team

Jason Trueblood

Chief Executive Officer

Mark Trueblood

Chairman of The Board

Jason Trueblood oversees client portfolio financials, commercial leasing, capital improvement project ideas - development and execution, creates financial forecasting reports, farms potential new assets for clients and assists in real estate transactions.

Mark Trueblood, is the Owner and Chairman of the Board, Broker and Certified Property Manager of the company. In addition, Mark is the Real Estate sales broker for Trumark's clients, either selling or acquiring real estate properties. In 2021, Mark represented over $12 Million of real estate sales and leases.

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The Area

Glendale, CA is a vibrant city known for its safe neighborhoods, excellent schools, and strong sense of community. Ideally located near Downtown LA, Burbank, and Pasadena, it offers easy access to major freeways and job centers. Residents enjoy top shopping at the Americana at Brand, diverse dining options, and scenic parks and trails. With its mix of urban convenience and suburban comfort, Glendale remains one of Southern California's most desirable places to live and invest.

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Property Stats to date

2,311 sq. ft.

BUILDING SIZE

~7,108 sq. ft.

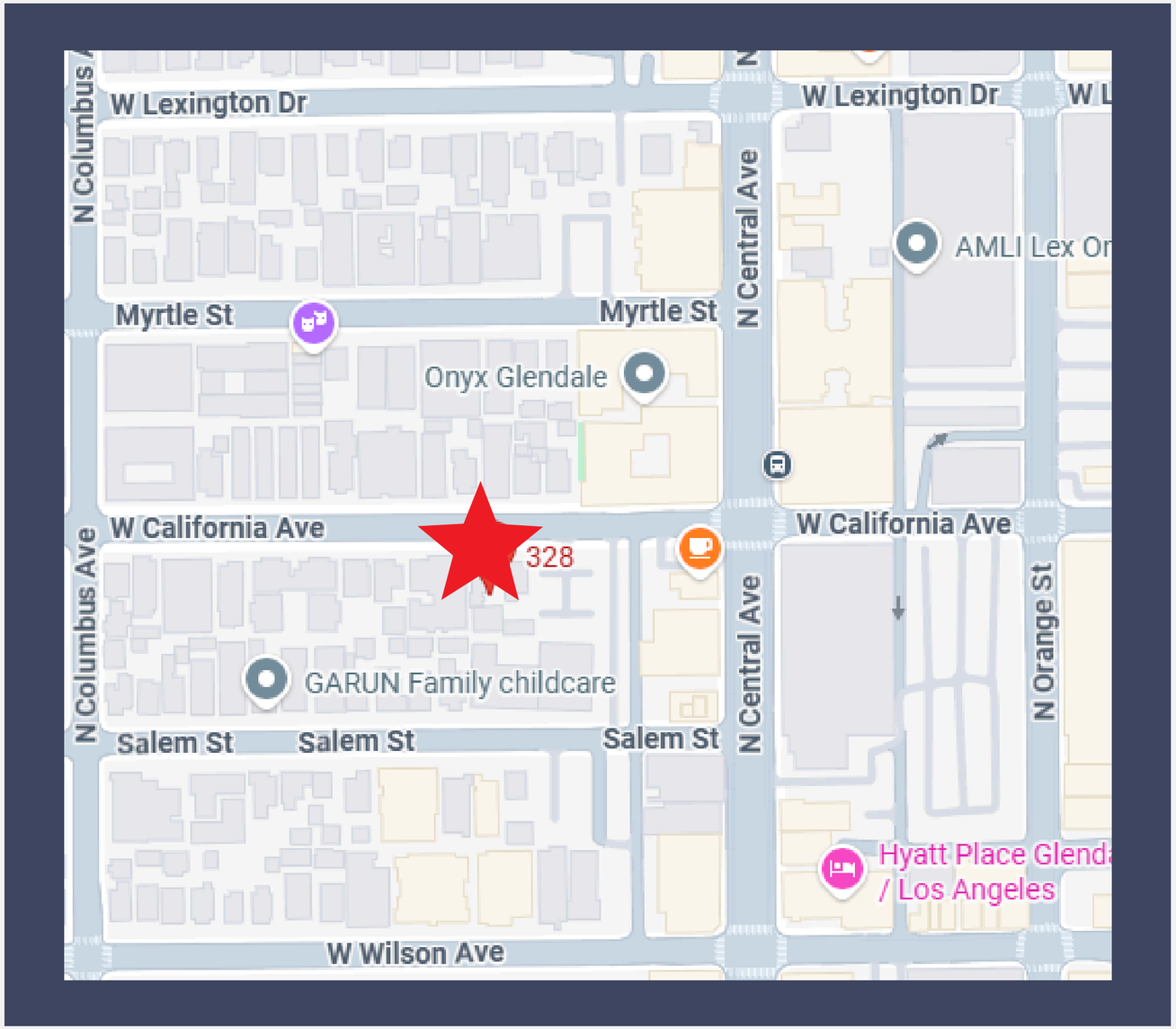
LOT SIZE

4 Units

MULTI-FAMILY APARTMENT COMPLEX

75%

PERCENTAGE OCCUPIED



328 W. California Ave.

Photos

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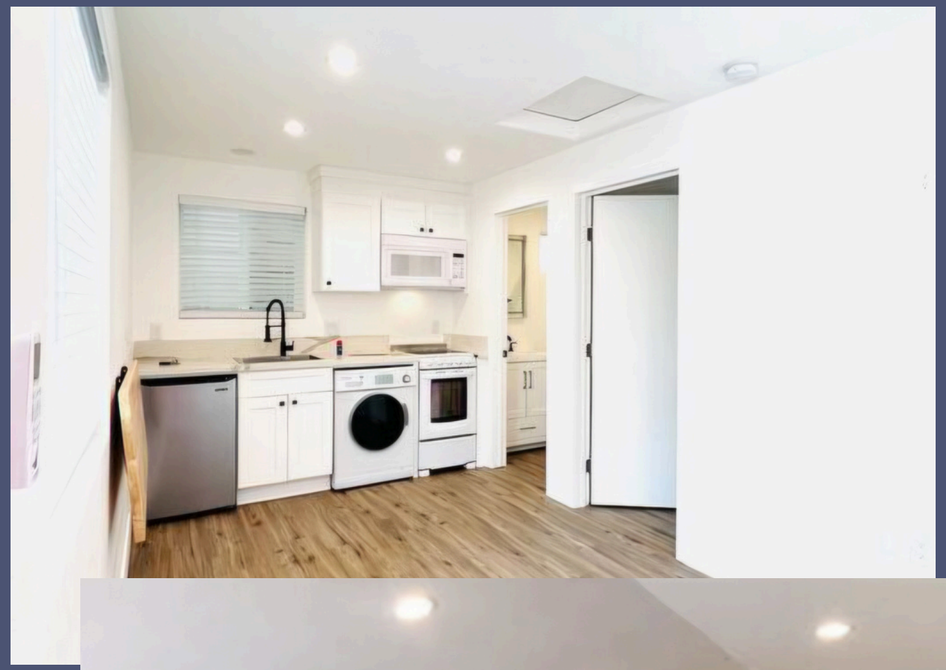
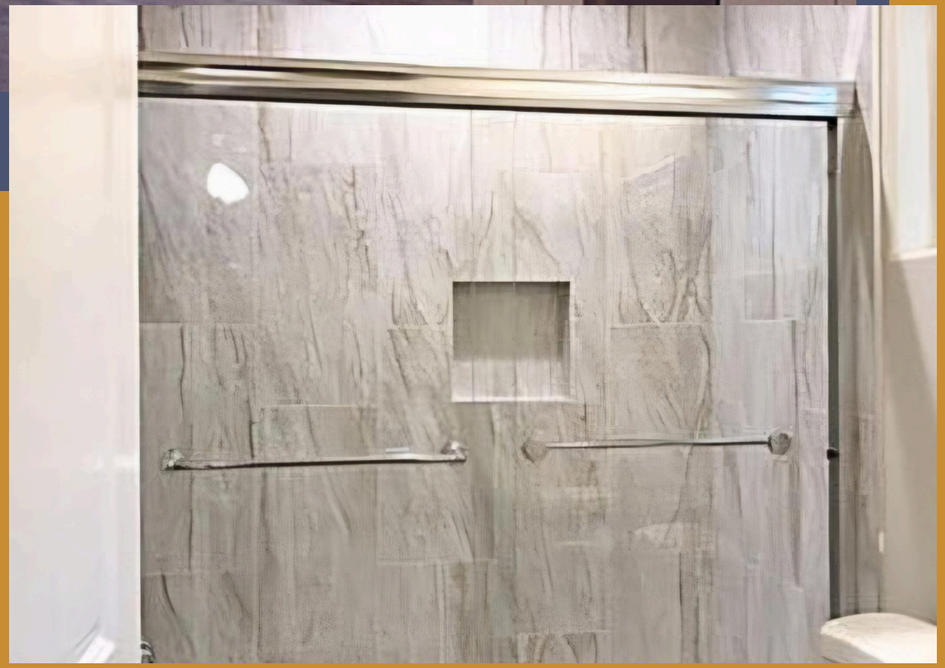




Financial Breakdown

Unit	Unit Type	Rent
328 B	2+2	Delivered Vacant
328 1/2	1+1	$2,016
332	3+2.5	$3,370
332 A	1+1 ADU	$1,795

Glendale Sales Overview

Sales

Glendale Multi-Family

Momentum in Glendale's investment market continued to build in 2025, following a steady recovery in the second half of 2024. The submarket has averaged 50 trades annually over the past five years, including 67 in the past 12 months.

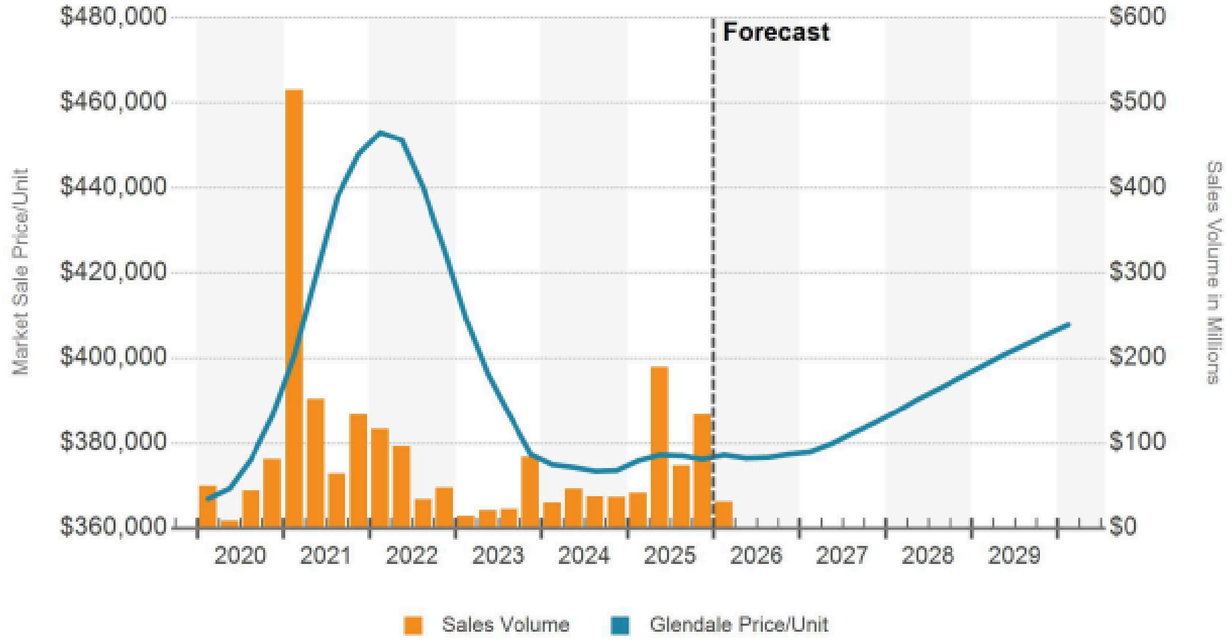
The current landscape is mainly made up of high-net-worth individuals and family offices.

In one of the largest recent trades, in October, Pacific Urban Investors acquired the 208-unit Eleve Apartments from Equity Residential for $76 million, or $365,000/unit. The 2013-built mid-rise was roughly 92% leased at the time of sale. The property previously sold in June 2014 for $70.5 million, or $340,000/unit.

While large splashy deals are not uncommon, the bulk of investment activity in the submarket is from private buyers at lower price points.

For example, a private individual investor from California paid $8.2 million ($329,000/unit) for 420 W Windsor Rd. in December. The 25-unit asset was built in the 1980s and was on the market for 698 days. Despite this transaction being below $10 million, it is still in the top ten largest deals in Glendale for the past twelve months. Outside a select few, the transactions have been on the smaller side, sub $10 million.

SALES VOLUME & MARKET SALE PRICE PER UNIT



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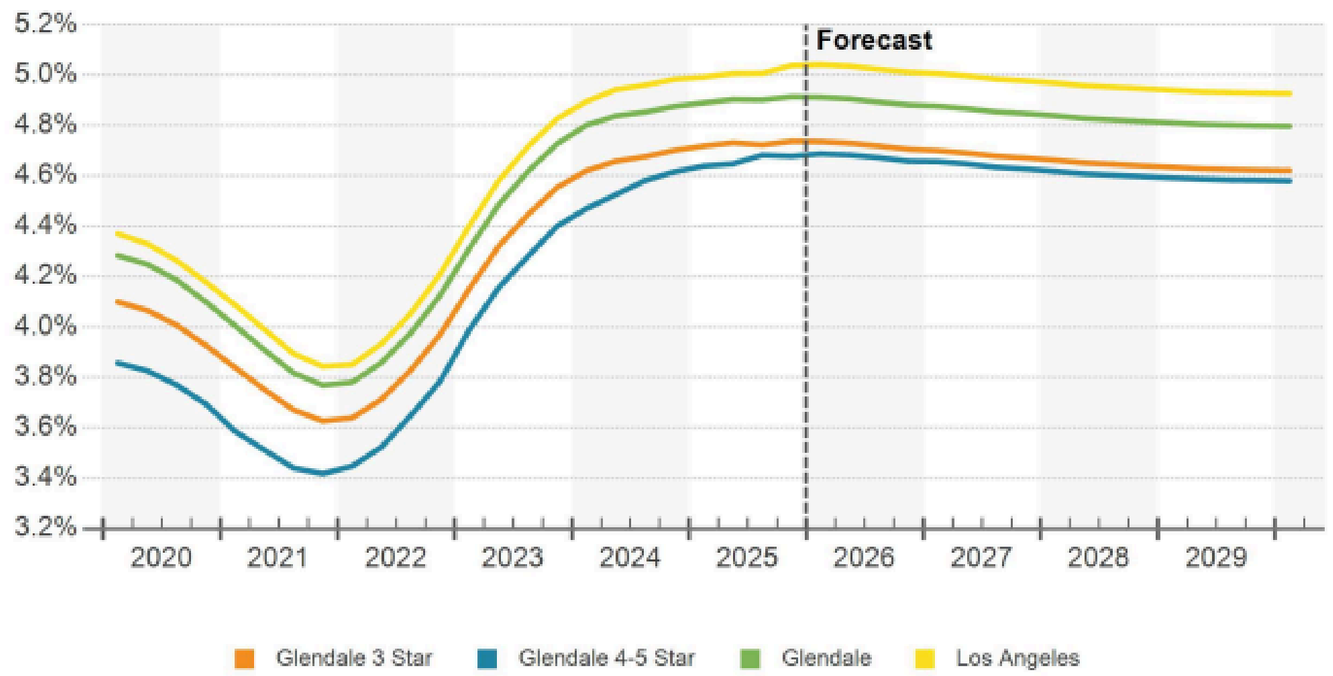
Glendale Market Cap Rate Overview

Sales

Glendale Multi-Family

MARKET CAP RATE



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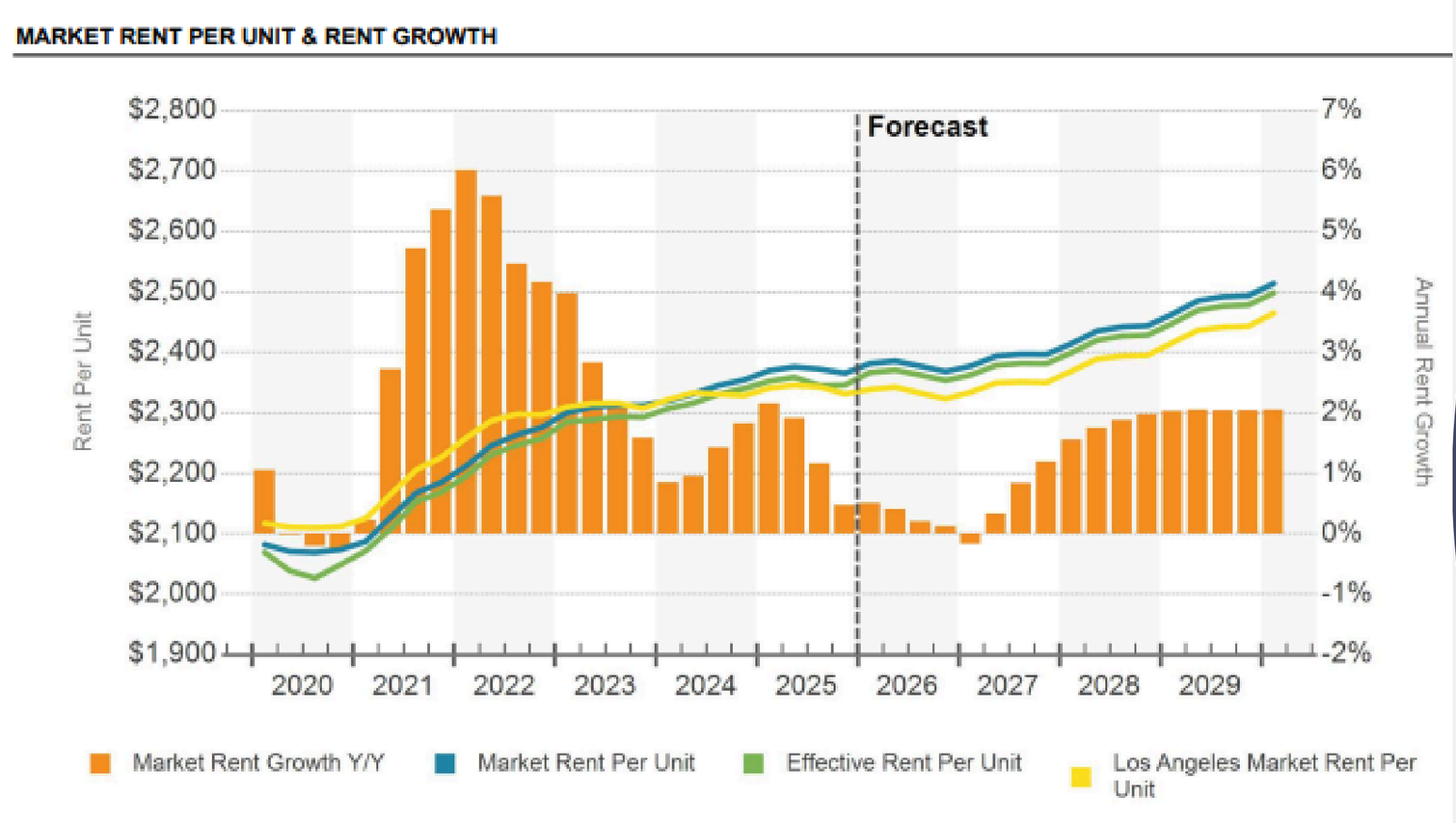
Glendale Rent Overview



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Contact Us

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For more information on the asset or details of the sale, please contact Jason Trueblood

Jason Trueblood

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Glendale CA, 91203

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Thank You

We look forward to hearing from you soon and handing over the keys to your new property!

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