WHITTIER PORTFOLIO

7220-7232 BRIGHT AVENUE, WHITTIER, CA 90602

CONFIDENTIAL OFFERING MEMORANDUM

28
UNITS

3
PROPERTIES

19,602
GROSS SQ. FT.

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SECTION 1

7232 Bright Ave

7232 Bright Ave

THE Offering

The Boyett Team at CBRE is pleased to present an exceptional opportunity to acquire 7232 Bright Avenue, a well-maintained 9-unit apartment community ideally located in the heart of Uptown Whittier — one of the San Gabriel Valley's most enduring and walkable residential neighborhoods. Built in 1963 and coming to market for the first time in over 50 years, this offering represents a true generational ownership event — a rare, pride-of-ownership asset in one of the most established and culturally rich submarkets in the Greater Los Angeles area.

Situated on a 6,684 square foot lot, the property totals 5,136 square feet of gross building area, averaging 571 square feet per unit across a single building. The asset features a focused unit mix of eight (8) one bedroom, one bath units and one (1) two bedroom, one bath unit — with the one bedroom units comprising 89% of the income-producing mix.

In-place rents generate stable cash flow, supported by on-site laundry income and a RUBS (Ratio Utility Billing System) recapture program that meaningfully offsets operating expenses — together reinforcing the durable, multi-source income profile of the asset.

Uptown Whittier's enduring residential character further strengthens the investment profile of 7232 Bright Avenue. The property is embedded within one of the most walkable and amenity-rich neighborhoods in the San Gabriel Valley. Residents enjoy immediate access to the shops, dining, and cultural destinations of the Greenleaf Promenade, the Uptown Market food hall at the historic Nixon Building, and Whittier Village Cinemas — all within a short walk of the property. The neighborhood is anchored by Whittier College and is moments from the scenic hiking trails at Hellman Park and Turnbull Canyon, as well as the Whittier Greenway Trail. Proximity to the 605 Freeway via Whittier Boulevard, along with State Route 72 and the I-5, ensures seamless access to PIH Health, Downtown Los Angeles, and the broader Gateway Cities employment corridor — sustaining demand from a deep and highly qualified renter pool.

Note Property must be purchased together with 7220 Bright Ave and 7222 Bright Ave

With its prime Uptown Whittier address, one-bedroom dominant unit mix, strong in-place income, on-site laundry and RUBS recapture, and 50+ years of pride-of-ownership stewardship — 7232 Bright Avenue represents a rare opportunity to acquire a generational, well-maintained asset in one of the most established and enduring residential submarkets in Los Angeles.

Property Overview

7232 Bright Avenue | Whittier, CA 90602

Number of Units	9
Year Built	1963
APN	8139-034-019
Market	Whittier
Gross SF	±5,136 SF
Average SF Per Unit	±571 SF
Number of Buildings	1
Lot Size	±6,684 SF
Acres	±0.15 AC
Density	59
Zoning	WHR4*
Cross Streets	Philadelphia St & Painter Ave

INVESTMENT
Highlights

7232 Bright Avenue
Whittier, CA 90602

- 9 Unit investment opportunity in Whittier
- (8) 1BR/1BA & (1) 2BR/1BA
- Over 14% upside in rents
- Exceptionally located near Whittier College
- First time on the market in over 50 years
- To be sold with entire portfolio

Rent Roll

Rent Roll

7232 Bright Avenue
Whittier, CA 90602

PROPERTY FACTS

Number of Units:	9
Year Built/Renovated:	1963
APN:	8139-034-019
Gross Sq. Ft.:	5,136
Average S.F. Per Unit:	571
No. of Buildings	1
Lot Size (Sq. Ft.)	6,684
Lot Size (Acres):	0.15
Density:	59
Zoning:	WHR4*

#	Unit	Mix	Rent	Next Increase	Market Rent	Loss to Lease
20	7232A	1+1	$1,895	$1,990	$2,050	-$155
21	7232B	1+1	$1,595	$1,675	$2,050	-$455
22	7232C	1+1	$1,775	$1,864	$2,050	-$275
23	7232D	1+1	$1,950	$2,048	$2,050	-$100
24	7232E	1+1	$1,615	$1,696	$2,050	-$435
25	7232F	1+1	$1,845	$1,937	$2,050	-$205
26	7232G	1+1	$1,780	$1,869	$2,050	-$270
27	7232H	1+1	$1,785	$1,874	$2,050	-$265
28	7232J	2+1	$2,075	$2,179	$2,250	-$175
9 units	**Totals**		**$16,315**	**$17,131**	**$18,650**	**-$2,335**
	Averages		**$1,813**	**$1,903**	**$2,072**	**-$259**

MONTHLY RENT BREAKDOWN

Type	#	Sq. Ft	Average	Income	Inc. Avg	Inc. Income	Market	%
1+1	8		$1,780	$14,240	$1,869	$14,952	$2,050	87%
2+1	1		$2,075	$2,075	$2,179	$2,179	$2,250	13%
Totals	**9**	**5,136**	**$1,813**	**$16,315**	**$1,903**	**$17,131**	**$18,650**	**100%**

SECTION 2

7220 Bright Ave

7220 Bright Ave

THE Offering

The Boyett Team at CBRE is pleased to present an exceptional opportunity to acquire 7220 Bright Avenue, a well-maintained 18-unit apartment community ideally located in the heart of Uptown Whittier — one of the San Gabriel Valley's most enduring and walkable residential neighborhoods. Built in 1964 and coming to market for the first time in over 50 years, this offering represents a true generational ownership event — a rare, pride-of-ownership asset in one of the most established and culturally rich submarkets in the Greater Los Angeles area.

Situated on a 13,684 square foot lot, the property totals 13,212 square feet of gross building area, averaging 734 square feet per unit across two buildings. The asset features a focused unit mix of sixteen (16) one bedroom, one bath units and two (2) two bedroom, two bath units.

In-place rents generate stable cash flow, supported by on-site laundry income and a RUBS (Ratio Utility Billing System) recapture program that meaningfully offsets operating expenses — together reinforcing the durable, multi-source income profile of the asset.

Uptown Whittier's enduring residential character further strengthens the investment profile of 7220 Bright Avenue. The property is embedded within one of the most walkable and amenity-rich neighborhoods in the San Gabriel Valley, and is further enhanced by its gated community setting. Residents enjoy immediate access to the shops, dining, and cultural destinations of the Greenleaf Promenade, the Uptown Market food hall at the historic Nixon Building, and Whittier Village Cinemas — all within a short walk of the property. The neighborhood is anchored by Whittier College and is moments from the scenic hiking trails at Hellman Park and Turnbull Canyon, as well as the Whittier Greenway Trail. Proximity to the 605 Freeway via Whittier Boulevard, along with State Route 72 and the I-5, ensures seamless access to PIH Health, Downtown Los Angeles, and the broader Gateway Cities employment corridor — sustaining demand from a deep and highly qualified renter pool.

Note Property must be purchased together with 7222 Bright Ave and 7232 Bright Ave

With its prime Uptown Whittier address, one-bedroom dominant unit mix, strong in-place income, gated community setting with on-site laundry and RUBS recapture, and 50+ years of pride-of-ownership stewardship — 7220 Bright Avenue represents a rare opportunity to acquire a generational, well-maintained asset in one of the most established and enduring residential submarkets in Los Angeles.

Property Overview

7220 Bright Avenue | Whittier, CA 90602

Number of Units	18
Year Built	1964
APN	8139-034-027
Market	Whittier
Gross SF	±13,212 SF
Average SF Per Unit	±734 SF
Number of Buildings	2
Lot Size	±13,684 SF
Acres	±0.31 AC
Density	57
Zoning	WHR4*
Cross Streets	Philadelphia St & Painter Ave

INVESTMENT
Highlights

7220 Bright Avenue
Whittier, CA 90602

- 18 Unit investment opportunity in Whittier
- (16) 1BR/1BA & (2) 2BR/2BA
- Over 10% upside in rents
- Exceptionally located near Whittier College
- First time on the market in over 50 years
- To be sold with entire portfolio

Rent Roll

Rent Roll

7220 Bright Avenue
Whittier, CA 90602

PROPERTY FACTS

Number of Units:	18
Year Built/Renovated:	1964
APN:	8139-034-027
Gross Sq. Ft.:	13,212
Average S.F. Per Unit:	734
No. of Buildings	2
Lot Size (Sq. Ft.)	13,684
Lot Size (Acres):	0.31
Density:	57
Zoning:	WHR4*

#	Unit	Mix	Rent	Next Increase	Market Rent	Loss to Lease
1	7220A	1+1	$1,950	$2,050	$2,050	-$100
2	7220B	1+1	$1,970	$2,050	$2,050	-$80
3	7220C	1+1	$1,950	$2,050	$2,050	-$100
4	7220D	1+1	$1,775	$1,864	$2,050	-$275
5	7220E	1+1	$1,765	$1,853	$2,050	-$285
6	7220F	1+1	$1,965	$2,050	$2,050	-$85
7	7220G	1+1	$1,810	$1,901	$2,050	-$240
8	7220H	1+1	$1,975	$2,050	$2,050	-$75
9	7220J	1+1	$1,905	$2,050	$2,050	-$145
10	7220K	1+1	$1,765	$1,853	$2,050	-$285
11	7220L	1+1	$1,775	$1,864	$2,050	-$275
12	7220M	1+1	$1,825	$1,916	$2,050	-$225
13	7220N	2+2	$2,250	$2,325	$2,325	-$75
14	7220O	2+2	$2,140	$2,247	$2,325	-$185
15	7220P	1+1	$1,775	$1,864	$2,050	-$275
16	7220Q	1+1	$1,625	$1,706	$2,050	-$425
17	7220R	1+1	$1,970	$2,050	$2,050	-$80
18	7220S	1+1	$1,710	$1,796	$2,050	-$340
18 units	**Totals**		**$33,900**	**$35,538**	**$37,450**	**-$3,550**
	Averages		**$1,883**	**$1,974**	**$2,081**	**-$197**

MONTHLY RENT BREAKDOWN

Type	#	Sq. Ft	Average	Income	Inc. Avg	Inc. Income	Market	%
1+1	16		$1,844	$29,510	$1,935	$30,966	$2,050	87%
2+2	2		$2,195	$4,390	$2,286	$4,572	$2,325	13%
Totals	**18**	**13,212**	**$1,883**	**$33,900**	**$1,974**	**$35,538**	**$37,450**	**100%**

SECTION 3

7222 Bright Ave

7222 Bright Ave

THE Offering

The Boyett Team at CBRE is pleased to present an exceptional opportunity to acquire 7222 Bright Avenue, a 3 bedroom, 2 bathroom rental home ideally located in the heart of Uptown Whittier — one of the San Gabriel Valley's most enduring and walkable residential neighborhoods. Offered as a central component of a rare three-property Bright Avenue assemblage, this offering represents an opportunity to acquire a contributing rental asset in one of the most established and culturally rich submarkets in the Greater Los Angeles area.

Situated on a 6,993 square foot lot, the residence totals 1,254 square feet of gross building area across a single-story footprint. The home features a functional layout of three bedrooms and two bathrooms, well-suited to the deep and consistent renter pool that defines the Uptown Whittier submarket.

In-place rental income contributes to the broader cash flow profile of the Bright Avenue portfolio — reinforcing the durable, multi-source income story that anchors the overall offering.

Uptown Whittier's enduring residential character further strengthens the investment profile of 7222 Bright Avenue. The property is embedded within one of the most walkable and amenity-rich neighborhoods in the San Gabriel Valley. Residents enjoy immediate access to the shops, dining, and cultural destinations of the Greenleaf Promenade, the Uptown Market food hall at the historic Nixon Building, and Whittier Village Cinemas — all within a short walk of the property. The neighborhood is anchored by Whittier College and is moments from the scenic hiking trails at Hellman Park and Turnbull Canyon, as well as the Whittier Greenway Trail. Proximity to the 605 Freeway via Whittier Boulevard, along with State Route 72 and the I-5, ensures seamless access to PIH Health, Downtown Los Angeles, and the broader Gateway Cities employment corridor — sustaining demand from a deep and highly qualified renter pool.

Note Property must be purchased together with 7220 Bright Ave and 7232 Bright Ave

With its prime Uptown Whittier address, functional three bedroom layout, contribution to the Bright Avenue portfolio income story, and rare positioning between two well-maintained multifamily assets on the same block — 7222 Bright Avenue represents a strategic opportunity to acquire a central rental component of a true generational Bright Avenue assemblage in one of the most established residential submarkets in Los Angeles.

Property Overview

7222 Bright Avenue | Whittier, CA 90602

Number of Units	Single Family Home
Year Built	1912
APN	8139-034-020
Market	Whittier
Gross SF	±1,254 SF
Number of Buildings	2
Lot Size	±6,993 SF
Acres	±0.16AC
Density	6
Zoning	WHR4*
Cross Streets	Philadelphia St & Painter Ave

INVESTMENT
Highlights

7222 Bright Avenue
Whittier, CA 90602

- 1,254 square foot home in Whittier
- 3BR/2BA
- Over 157% upside in rent
- Exceptionally located near Whittier College
- First time on the market in over 50 years
- To be sold with entire portfolio

Rent Roll

Rent Roll

7222 Bright Avenue
Whittier, CA 90602

#	Unit	Mix	Rent	Next Increase	Market Rent	Loss to Lease
1	1	3+2 SFR	$1,423	$3,650	$3,650	-$2,227
1 unit	**Totals**		**$1,423**	**$3,650**	**$3,650**	**-$2,227**
	Averages		**$1,423**	**$3,650**	**$3,650**	**-$2,227**

PROPERTY FACTS

Number of Units:	1
Year Built/Renovated:	1912
APN:	8139-034-020
Gross Sq. Ft.:	1,254
Average S.F. Per Unit:	1,254
No. of Buildings	2
Lot Size (Sq. Ft.)	6,993
Lot Size (Acres):	0.16
Density:	6
Zoning:	WHR4*

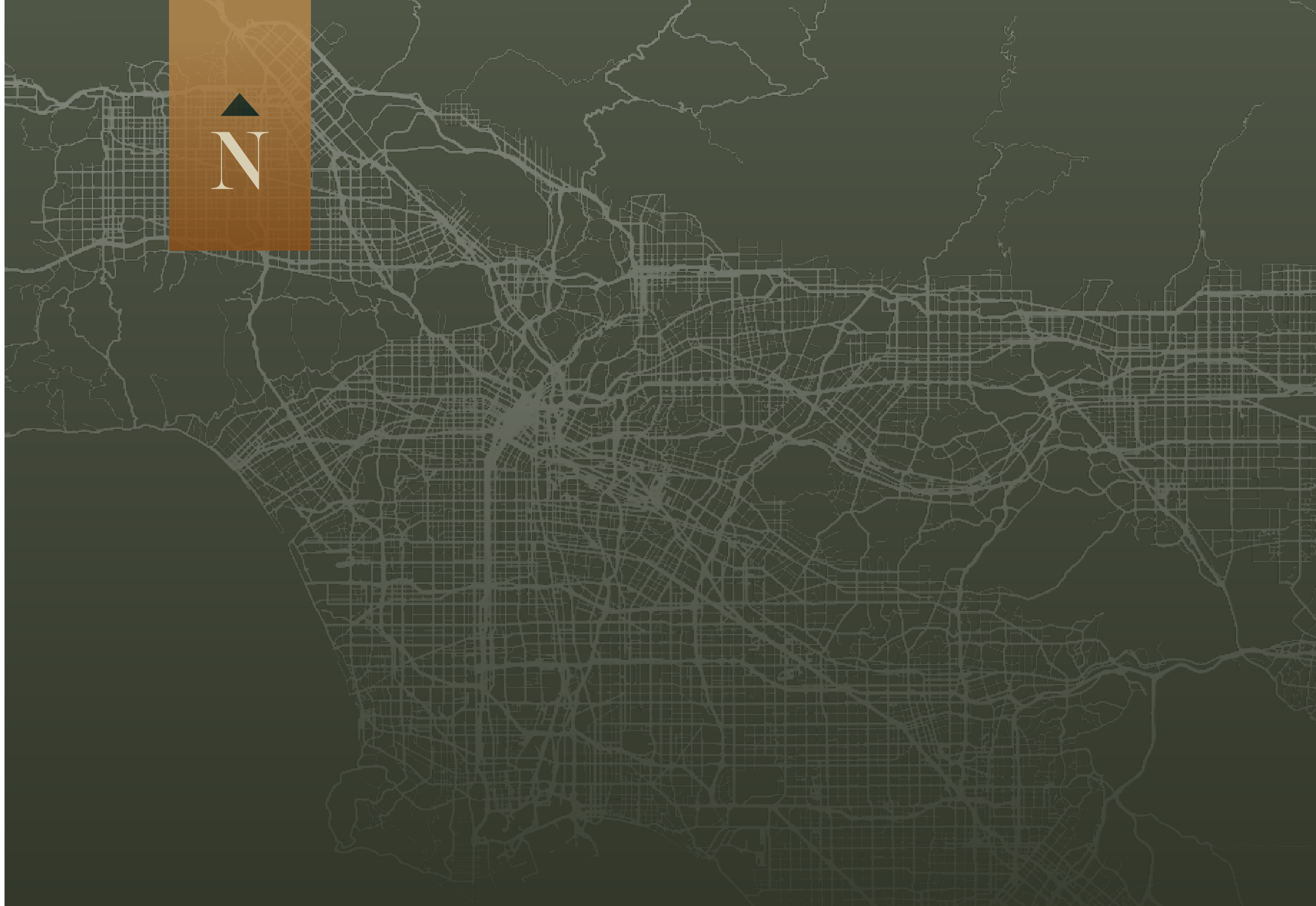
MONTHLY RENT BREAKDOWN

Type	#	Sq. Ft	Average	Income	Inc. Avg	Inc. Income	Market	%
3+2 SFR	1	1,254	$1,423	$1,423	$3,650	$3,650	$3,650	100%
Totals	**1**	**1,254**	**$1,423**	**$1,423**	**$3,650**	**$3,650**	**$3,650**	**100%**

7232 BRIGHT AVE

7220 BRIGHT AVE

7222 BRIGHT AVE



SECTION 4

Combined Portfolio

Combined Portfolio

7220-7232 Bright Avenue
Whittier, CA, 90602

PROPERTY FACTS

Number of Units:	28
Year Built/Renovated:	1963 & 1964 & 1912
APN:	Multiple
Gross Sq. Ft.:	19,602
Average S.F. Per Unit:	700
No. of Buildings:	5
Lot Size (Sq. Ft.):	27,361
Lot Size (Acres):	0.63
Density:	45
Zoning:	WHR4* & WHR4* & WHR4*

INVESTMENT SUMMARY

			Current		Next Increase		Market	
Asking Price	Price/Unit	Price/Foot	Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM
$6,800,000	$242,857	$346.90	5.16%	10.97	5.93%	10.06	6.47%	9.48

UNIT MIX & SCHEDULED INCOME 7232 BRIGHT AVENUE

				Current			Next Increase			Market		
Total Units	Unit Mix	Unit Mix%	Avg. S.F.	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent
8	1+1	29%		$1,780		$14,240	$1,869		$14,952	$2,050		$16,400
1	2+1	4%		$2,075		$2,075	$2,179		$2,179	$2,250		$2,250
Scheduled Monthly Rent:						**$16,315**			**$17,131**			**$18,650**
Scheduled Yearly Rent:						**$195,780**			**$205,569**			**$223,800**

UNIT MIX & SCHEDULED INCOME 7220 BRIGHT AVENUE

				Current			Next Increase			Market		
Total Units	Unit Mix	Unit Mix%	Avg. S.F.	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent
16	1+1	57%		$1,844		$29,510	$1,935		$30,966	$2,050		$32,800
2	2+2	7%		$2,195		$4,390	$2,286		$4,572	$2,325		$4,650
Scheduled Monthly Rent:						**$33,900**			**$35,538**			**$37,450**
Scheduled Yearly Rent:						**$406,800**			**$426,459**			**$449,400**

UNIT MIX & SCHEDULED INCOME 7222 BRIGHT AVENUE

				Current			Next Increase			Market		
Total Units	Unit Mix	Unit Mix%	Avg. S.F.	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent
1	3+2 SFR	4%	1,254	$1,423	$1.13	$1,423	$3,650	$2.91	$3,650	$3,650	$2.91	$3,650
Scheduled Monthly Rent:						**$1,423**			**$3,650**			**$3,650**
Scheduled Yearly Rent:						**$17,076**			**$43,800**			**$43,800**

Combined Portfolio
continued

7220-7232 Bright Avenue
Whittier, CA, 90602

PROPERTY FACTS

Number of Units:	28
Year Built/Renovated:	1963 & 1964 & 1912
APN:	Multiple
Gross Sq. Ft.:	19,602
Average S.F. Per Unit:	700
No. of Buildings:	5
Lot Size (Sq. Ft.):	27,361
Lot Size (Acres):	0.63
Density:	45
Zoning:	WHR4* & WHR4* & WHR4*

ANNUAL OPERATING SUMMARY NOTES

(1) As a percent of Scheduled Gross Income
(2) As a percent of Down Payment

You are solely responsible for independently verifying the information in this Memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

ANNUAL OPERATING SUMMARY

	Current		Next Increase		Market	
Scheduled Gross Income:	$619,656		$675,828	9.07% Upside	$717,000	16% Upside
Less Vacancy Reserve:	$30,983	5.0%	$33,791	5.0%	$35,850	5.0%
Non-Rental Income:						
Laundry:	$3,629		$3,629		$3,629	
RUBS Income:	$21,236		$21,236		$21,236	
Total Other Income:	$24,865		$24,865		$24,865	
Gross Operating Income:	$613,538		$666,902		$706,015	
Expenses:	$262,495	42.4% (1)	$268,587	39.74% (1)	$270,542	37.73% (1)
Net Operating Income:	**$351,043**		**$403,008**		**$440,166**	
Loan Payments:	$332,792		$332,792		$332,792	
Pre-Tax Cash Flow:	$18,252	0.92% (2)	$70,216	3.53% (2)	$107,374	5.39% (2)
Plus Principal Reduction:	$55,936		$55,936		$55,936	
Total Return Before Taxes:	$74,187	3.73% (2)	$126,152	6.34% (2)	$163,310	8.20% (2)

PRO FORMA ANNUAL OPERATING EXPENSES

Pro Forma Estimates	% of SGI	Current	Per Unit	Next Inc.	Per Unit	% of SGI	Market	Per Unit	% of SGI
Property Taxes	13.00%	$79,781	$2,849	$79,781	$2,849	12.0%	$79,781	$2,849	11.3%
Off-Site Management	4.87%	$29,866	$1,067	$31,265	$1,117	4.7%	$33,220	$1,186	4.7%
Insurance	4.27%	$26,213	$936	$26,213	$936	3.9%	$26,213	$936	3.7%
General & Administrative	0.88%	$5,400	$193	$5,400	$193	0.8%	$5,400	$193	0.8%
On-Site Payroll	2.93%	$18,000	$643	$18,000	$643	2.7%	$18,000	$643	2.5%
Repairs & Maintenance	3.94%	$24,200	$864	$24,200	$864	3.6%	$24,200	$864	3.4%
Turnover	1.84%	$11,300	$404	$11,300	$404	1.7%	$11,300	$404	1.6%
Landscaping	2.06%	$12,652	$452	$12,652	$452	1.9%	$12,652	$452	1.8%
Pest Control	0.59%	$3,618	$129	$3,618	$129	0.5%	$3,618	$129	0.5%
Utilities	5.03%	$30,879	$1,103	$30,879	$1,103	4.6%	$30,879	$1,103	4.4%
Trash	2.21%	$13,586	$485	$13,586	$485	2.0%	$13,586	$485	1.9%
Reserves	1.14%	$7,000	$250	$7,000	$250	1.0%	$7,000	$250	1.0%
Total Expenses	**42.78%**	**$262,495**	**$9,375**	**$263,894**	**$9,425**	**39.6%**	**$265,849**	**$9,495**	**37.7%**

	Current	Per Unit	% of SGI
Non-controllable expenses:	$111,394	$3,978	18.0%
Total Expense without Taxes:	$182,714	$6,526	29.49%

7220 & 7232 BRIGHT AVE FINANCING

Loan Amount		$4,109,000	Terms:	30
Down Payment:	33%	$1,991,000	Interest:	6.00%
Yearly Pmt:		$295,626	Monthly Pmt:	$24,636
Debt Coverage:		1.20		

7222 BRIGHT AVE (SFR) FINANCING

Loan Amount		$490,000	Terms:	30
Down Payment:	30%	$210,000	Interest:	6.50%
Yearly Pmt:		$37,166	Monthly Pmt:	$3,097

Property Details

7220-7232 Bright Avenue
Whittier, CA 90602

SB 721 Compliant?	Yes
List of Recent Upgrades	Building 7232 Re roof 2019, Building 7220 Reroof Nov 2023. Interior subpanels & Laundry rooms subpanels replaced May/June 2025. Railing & balcony spacing May 2025
Total Upgrade Spent (Estimated)	**$135,097.00**

UTILITY PROVIDERS		METERING
Water	City of Whittier	Master
Sewer	City of Whittier	N/A
Electric	So Cal Edison	Individual
Gas	SoCal Gas	Individual
Trash	Athens	N/A
Phone/Internet/Cable	Frontier Office: Granite Communications for Gates	N/A
RUBS Service Provider	Anchor Utility	N/A

CONSTRUCTION	
Foundation	Concrete Slab on Grade
Framing	Wood Frame
Exterior	Stucco
Roof (Flat vs. Pitched)	Flat
Roof Age	Building 7232 Re roof 2019, Building 7220 Reroof Nov 2023
Roof Warranty/Transferrable	Building 7220 - Includes a 10-Years Workmanship Warranty. Includes a 20-years Manufactures Warranty
Parking Surface	Concrete
Windows	Aluminum window frame/1 pane

MECHANICAL	
HVAC	Wall unit AC in each unit/wall heat unit in each unit
Fire Protection	Fire extinguishers in common areas, smoke and CO detectors in units
Plumbing	Galvanized
Wiring	Copper wiring
Sub Panel Brand	GE
Laundry	One laundry room in each buidling: 7220 2W/2D, 7232 1W/1D coin and card operated
Laundry Lease/Lessor	Leased- All Valley Washer Service
Water Heaters	7232 One 100 gallon water heater - back of property. 7220 2-one gallon water heater

PARKING SUMMARY	
Covered Single Spaces	7232 has 4 garages/7220 has 9 garages
Open Single Spaces	7232 5 carports/7220 has 9 carports
Total	**27 Parking Spots**

SECTION 5

Comparable Set

Sales Comps

Rent Comps

Sales Comps

7220-7232 Bright Avenue
Whittier, CA 90602

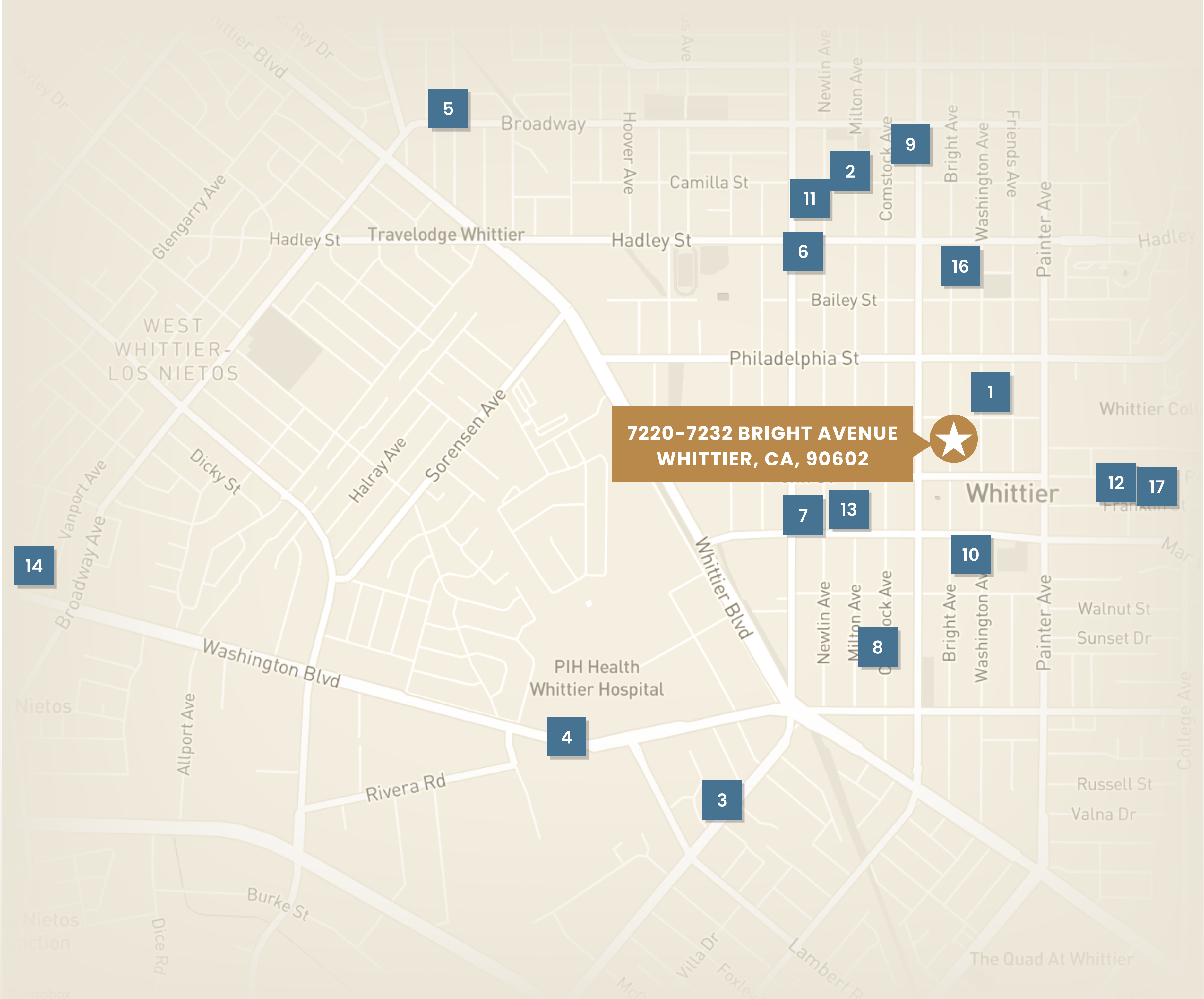
5+ UNITS

	Property Address	City	Zip Code	Year Built	# Of Units	Sale Price	Price Per Unit	Price Per SF	Cap Rate	GRM	Sale Date	Studios	1 Beds	2 Beds	3 Beds
★	**7220 - 7232 Bright Ave, Whittier, CA 90602**														
1	7032 Washington Ave	Whittier	90602	1929	8	$1,550,000	$193,750	$168.92	6.23%	14.40	3/31/2026	0	8	0	0
2	6251 Milton Ave	Whittier	90601	1961	5	$1,535,000	$307,000	$439.58	5.80%	12.77	3/5/2026	0	0	5	0
3	8309 Santa Fe Springs Rd	Whittier	90606	1971	10	$2,855,000	$285,500	$398.69			2/26/2026	0	7	3	0
4	12532-12536 Adler Dr	Whittier	90606	1988	10	$2,800,000	$280,000	$244.12	5.25%		2/1/2026	0	0	1	9
5	11447 Broadway	Whittier	90601	1972	20	$5,850,000	$292,500	$288.16			1/29/2026	0	20	0	0
6	6333 Milton Ave	Whittier	90601	1962	22	$4,800,000	$218,182	$211.36	6.13%		1/8/2026	0	2	20	0
7	7336 Pickering Ave	Whittier	90602	1958	6	$1,545,000	$257,500	$495.35	5.00%	12.23	12/31/2025	0	6	0	0
8	7757 Comstock Ave	Whittier	90602	1965	8	$1,800,000	$225,000	$322.99	6.37%	11.28	12/18/2025	0	6	1	1
9	6217 Greenleaf Ave	Whittier	90601	1961	9	$2,450,000	$272,222	$308.95	5.96%	12.13	12/2/2025	0	0	9	0
10	7621 Washington Ave	Whittier	90602	1957	8	$2,000,000	$250,000	$152.95	6.27%	12.38	11/14/2025	0	6	2	0
11	6311 Newlin Ave	Whittier	90601	1971	10	$2,600,000	$260,000	$273.14	5.40%		10/30/2025	0	5	5	0
12	13632 Penn St	Whittier	90602	1959	12	$2,800,000	$233,333	$385.04	5.71%	10.20	9/23/2025	0	8	4	0
13	7339 S Milton Ave	Whittier	90602	1964	14	$3,047,500	$217,679	$215.31			8/21/2025	0	3	9	2
14	7908 Duchess Dr	Whittier	90606	1958	18	$2,000,000	$111,111	$185.33	5.24%	11.02	8/19/2025	0	8	10	0
15	10736-10742 Shire Pl	Whittier	90601	1960	16	$3,500,000	$218,750	$274.85	6.10%	10.86	6/12/2025	0	8	8	0
16	6524 Bright Ave	Whittier	90601	1922	6	$1,600,000	$266,667	$314.47	4.71%		5/21/2025	0	6	0	0
17	13702 Penn St	Whittier	90602	1958	6	$1,600,000	$266,667	$302.11	4.85%		4/23/2025	0	2	4	0
				Averages			**$244,462**	**$293.02**	**5.64%**	**11.92**					

Sales Comps

7220-7232 Bright Avenue
Whittier, CA 90602

	Sales Comps 5+ Units
★	**7220-7232 Bright Avenue**
1	7032 Washington Ave
2	6251 Milton Ave
3	8309 Santa Fe Springs Rd
4	12532-12536 Adler Dr
5	11447 Broadway
6	6333 Milton Ave
7	7336 Pickering Ave
8	7757 Comstock Ave
9	6217 Greenleaf Ave
10	7621 Washington Ave
11	6311 Newlin Ave
12	13632 Penn St
13	7339 S Milton Ave
14	7908 Duchess Dr
15	10736-10742 Shire Pl
16	6524 Bright Ave
17	13702 Penn St



House Sales Comps

7220-7232 Bright Avenue
Whittier, CA 90602

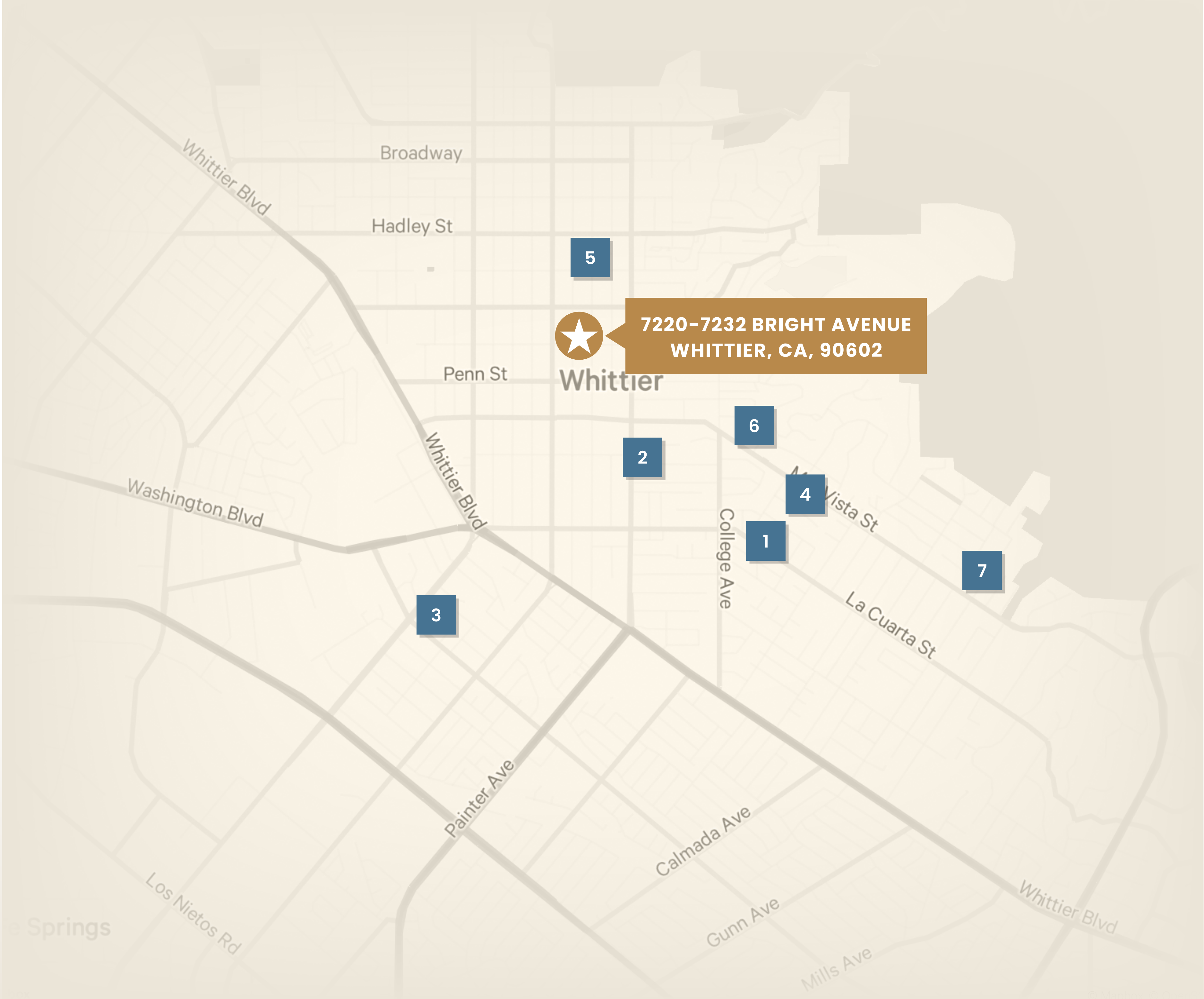
SINGLE FAMILY HOMES

	Property Address	City	Zip Code	Year Built	Unit Mix	Sale Price	Sq. Ft.	Price Per SF	Lot Sq. Ft.	Sale Date	Sale Date
★	**7220 - 7232 Bright Ave, Whittier, CA 90602**										
1	13903 La Cuarta St	Whittier	90602	1951	3+2	$837,000	1,204	$695.18	6,268	12/24/2025	3/31/2026
2	13411 Walnut	Whittier	90602	1941	3+2	$865,000	1,710	$505.85	6,790	1/9/2026	3/5/2026
3	8415 Newlin Ave	Whittier	90602	1950	3+1	$800,000	1,505	$531.56	5,758	1/23/2026	2/26/2026
4	14036 Mar Vista St	Whittier	90602	1949	3+2	$970,000	2,001	$484.76	12,721	12/17/2025	2/1/2026
5	6543 Washington Ave	Whittier	90601	1905	3+2	$995,000	2,080	$478.37	6,133	2/5/2026	1/29/2026
6	7604 Forest Ave	Whittier	90602	1951	3+2	$1,050,000	1,423	$737.88	6,631	1/30/2026	1/8/2026
7	8115 Ocean View Ave	Whittier	90602	1952	3+3	$1,125,000	1,963	$573.10	11,203	1/6/2026	12/31/2025
				Averages		**$948,857**	**1,698**	**$572.39**			

House Sales Comps

7220-7232 Bright Avenue
Whittier, CA 90602

Sales Comps Single Family Homes	
★	**7222 Bright Ave**
1	13903 La Cuarta St
2	13411 Walnut
3	8415 Newlin Ave
4	14036 Mar Vista St
5	6543 Washington Ave
6	7604 Forest Ave
7	8115 Ocean View Ave



Rent Comps

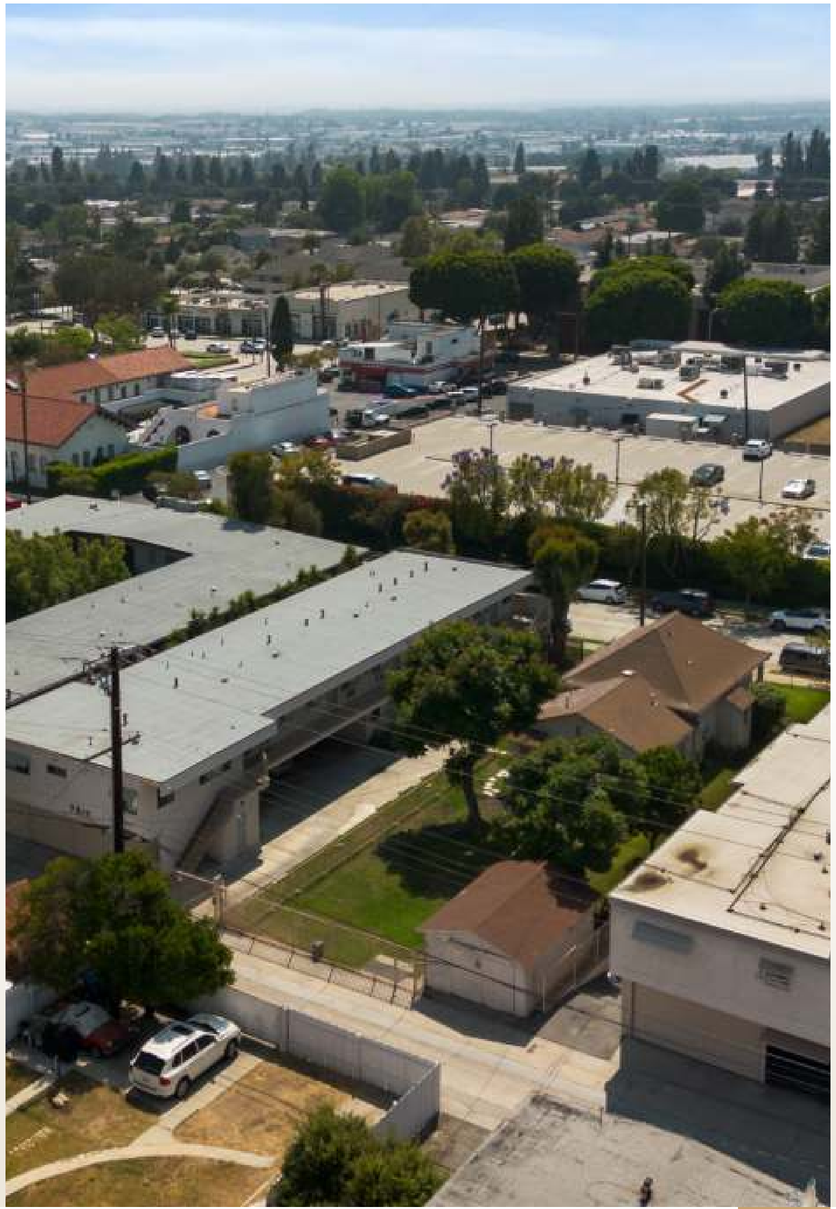
7220-7232 Bright Avenue
Whittier, CA 90602

ONE BEDROOM UNITS

	Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
★	**7220 - 7232 Bright Ave, Whittier, CA 90602**	**27**	**1964/63**	**1+1**			
1	7219 Washington Ave, Whittier, CA 90602	6	1953	1+1	$1,950	600	$3.25
2	7017 Pickering Ave, Whittier, CA 90602	24	1955	1+1	$1,900	500	$3.80
3	7718 Milton Ave, Whittier, CA 90602	6	1964	1+1	$1,800	700	$2.57
4	7202 Friends Ave, Whittier, CA 90602	7	1966	1+1	$1,950	800	$2.44
5	13704 Franklin St, Whittier, CA 90602	16	1971	1+1	$1,995	600	$3.33
6	7207 Friends Ave, Whittier, CA 90602	18	1971	1+1	$1,825	650	$2.81
				Averages	**$1,903**	**642**	**$3.03**
				High	**$1,995**	**800**	**$3.80**
				Low	**$1,800**	**500**	**$2.44**

TWO BEDROOM UNITS

	Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
★	**7220 - 7232 Bright Ave, Whittier, CA 90602**	**27**	**1964/63**	**2+1**			
1	7252 Newlin Ave, Whittier, CA 90602	8	1960	2+1	$2,000	755	$2.65
2	7630 Milton Ave, Whittier, CA 90602	16	1963	2+1	$2,350	750	$3.13
3	7350 Pickering Ave, Whittier, CA 90602	18	1964	2+1	$2,100	660	$3.18
4	13730 Via Del Palma Ave, Whittier, CA 90602	40	1965	2+1.5	$2,500	1,100	$2.27
5	7208 Friends Ave, Whittier, CA 90602	7	1966	2+2	$2,550	969	$2.63
6	13602 Mar Vista St, Whittier, CA 90602	22	1975	2+1.5	$2,495	900	$2.77
				Averages	**$2,333**	**856**	**$2.77**
				High	**$2,550**	**1,100**	**$3.18**
				Low	**$2,000**	**660**	**$2.27**



House Rent Comps

7220-7232 Bright Avenue
Whittier, CA 90602

THREE BEDROOM HOUSE

	Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
★	**7222 Bright Ave, Whittier, CA 90602**	**27**	**1964/63**	**3+2 H**			
1	13733 Franklin St, Whittier, CA 90602	SFR	1923	3+2	$4,250	2,155	$1.97
2	13827 Franklin St, Whittier, CA 90602	SFR	1951	3+2	$4,100	1,450	$2.83
3	13635 Bailey St, Whittier, CA 90601	SFR	1960	3+1	$3,900	1,203	$3.24
				Averages	**$4,083**	**1,603**	**$2.68**
				High	**$4,250**	**2,155**	**$3.24**
				Low	**$3,900**	**1,203**	**$1.97**

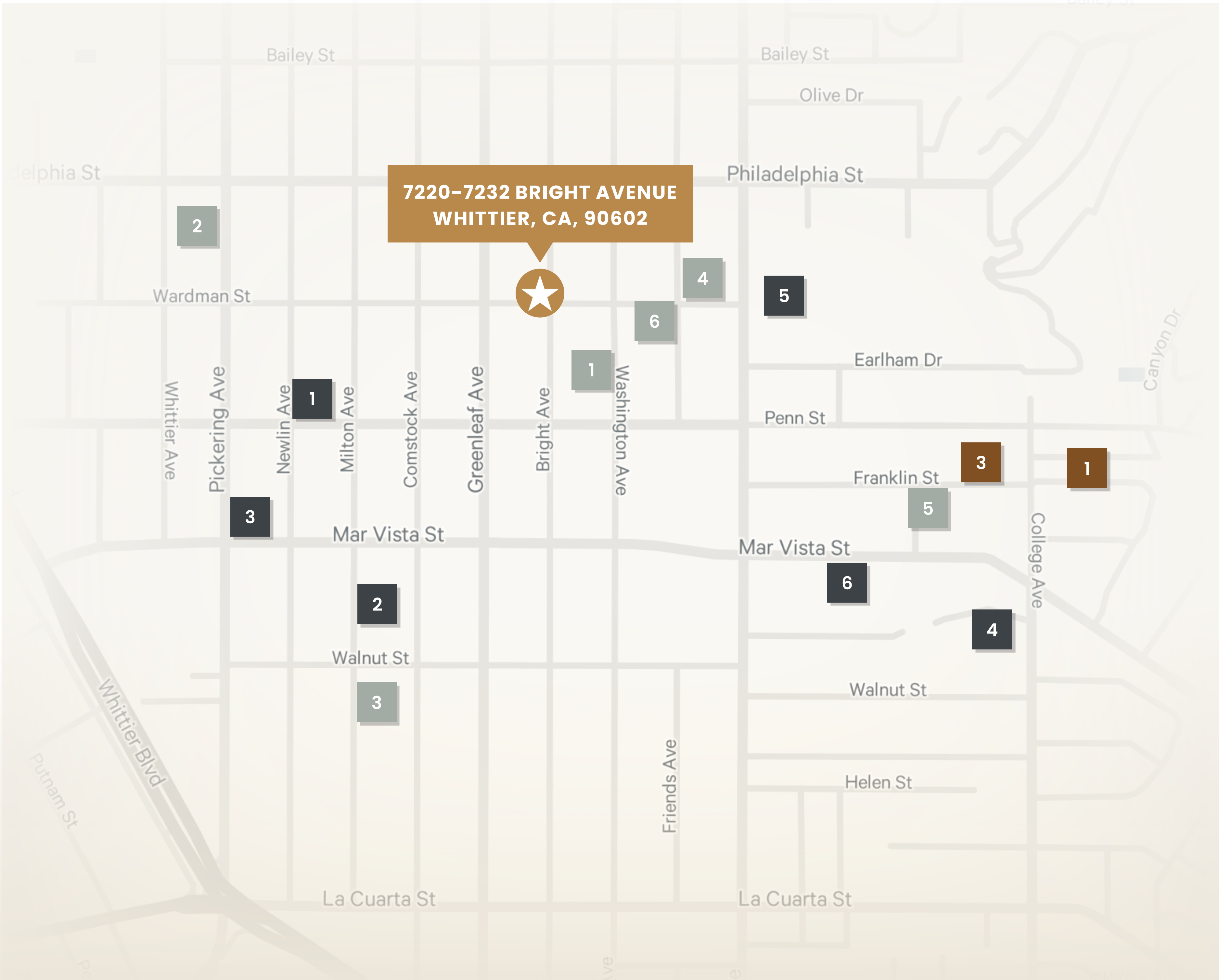
Rent Comps

7220-7232 Bright Ave
Whittier, CA 90602

	Rent Comps-One Bedroom Units
1	7219 Washington Ave, Whittier, CA, 90602
2	7017 Pickering Ave, Whittier, CA, 90602
3	7718 Milton Ave, Whittier, CA, 90602
4	7202 Friends Ave, Whittier, CA, 90602
5	13704 Franklin St, Whittier, CA, 90602
6	7207 Friends Ave, Whittier, CA, 90602

	Rent Comps-Two Bedroom Units
1	7252 Newlin Ave, Whittier, CA, 90602
2	7630 Milton Ave, Whittier, CA, 90602
3	7350 Pickering Ave, Whittier, CA, 90602
4	13730 Via del Palma Ave, Whittier, CA, 90602
5	7208 Friends Ave, Whittier, CA, 90602
6	13602 Mar Vista St, Whittier, CA, 90602

	Rent Comps- Three Bedroom House
1	13827 Franklin St, Whittier, CA, 90602
2	13635 Bailey St, Whittier, CA, 90601
3	13733 Franklin St, Whittier, CA, 90602



SECTION 6

Location Overview

Whittier

Location Overview

Whittier, one of the most established and culturally rich cities in the eastern Los Angeles Basin, stands as one of the San Gabriel Valley's most enduring and strategically positioned residential markets. While Uptown Whittier serves as the city's historic commercial and civic core, the surrounding neighborhoods — from the Historic District and Whittier Hills to East Whittier, Friendly Hills, and the College Hills area — have long established themselves as some of the most desirable places to call home in the eastern Los Angeles County submarket. Together, they represent a community defined by exceptional long-term stability, diverse housing stock, and consistent tenant demand across every economic cycle.

Whittier carries with it a deep civic legacy, functioning as a regional hub for healthcare, education, commerce, and community life. The Greenleaf Promenade and Uptown Whittier core anchor the city's commercial identity — lined with locally owned restaurants, the Uptown Market food hall at the historic Nixon Building, Whittier Village Cinemas, and a curated mix of boutiques and small businesses serving a diverse and multi-generational population. The city's proximity to major employment centers — including PIH Health Hospital, Whittier College, Rio Hondo College, and the broader Gateway Cities industrial and logistics corridor, along with direct access to the 605 and 5 freeways — drives consistent demand from working professionals, healthcare workers, educators, and families alike. The surrounding residential neighborhoods, by contrast, offer a more tranquil character centered around tree-lined streets, walkable blocks, and the scenic Whittier Hills, which provide residents with the Hellman Park hiking trails, Turnbull Canyon, and the Whittier Greenway Trail — recreational amenities rarely found at this scale in the immediate submarket. Highly regarded schools within the Whittier City Elementary School District and Whittier Union High School District — including Whittier High School, Walter F. Dexter Middle School, and Longfellow Elementary — further strengthen the city's appeal to families and long-term tenants.

The broader submarket benefits from exceptional regional connectivity, with direct access to the 605 Freeway via Whittier Boulevard, the 5 Freeway via Carmenita Road, and State Route 72 (Whittier Boulevard) connecting the city east-to-west across the LA Basin. Proximity to the surrounding cities of La Habra, La Mirada, Pico Rivera, Santa Fe Springs, and Downey ensures residents are well-positioned to access employment, retail, and lifestyle amenities across the broader Gateway Cities region. In many ways, Whittier represents the eastern Los Angeles Basin at its most desirable — a community with deep civic roots, a strong stock of mid-century multifamily product operating under California's AB 1482 statewide rent cap framework, and the kind of sustained rental demand that makes multifamily assets here a uniquely reliable long-term hold for investors.

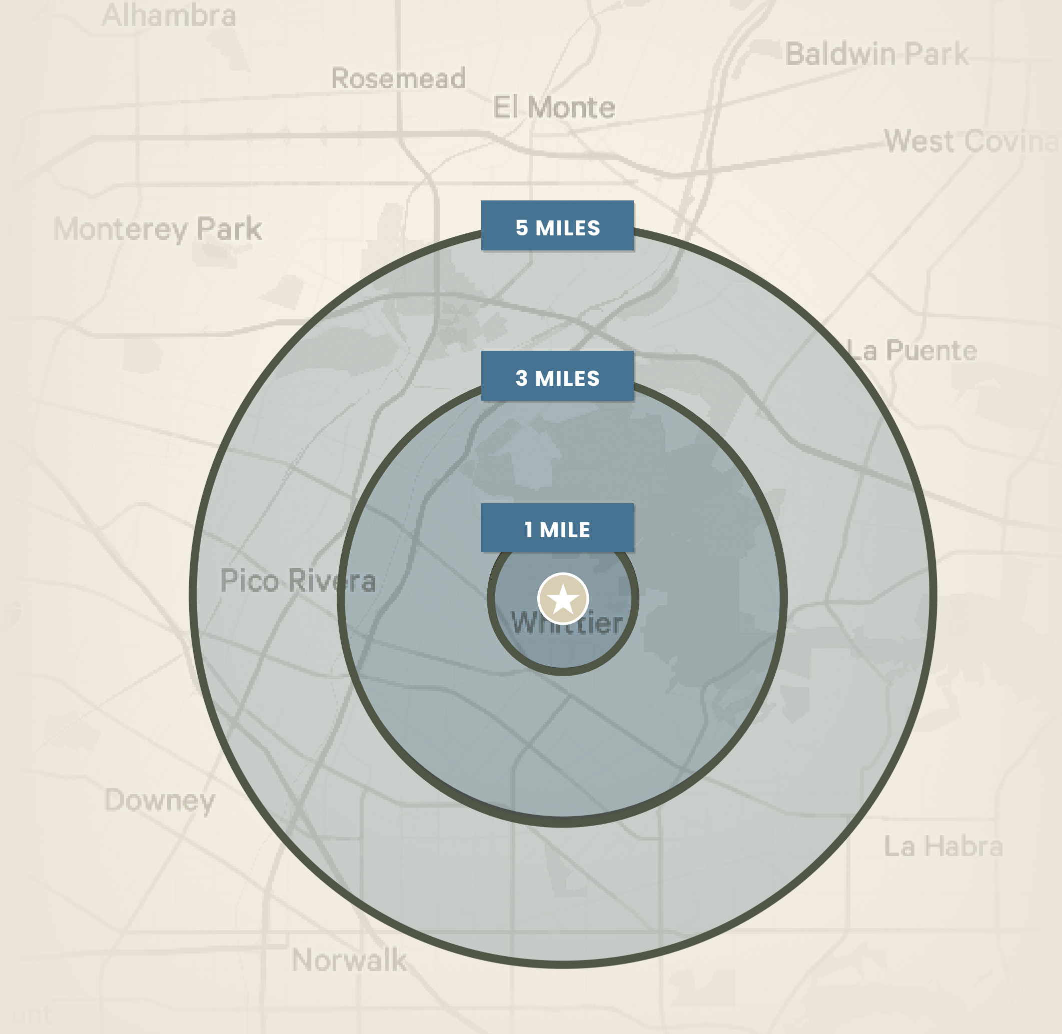
NEIGHBORHOOD
Aerial

NEIGHBORHOOD
Aerial

NEIGHBORHOOD Aerial

Demographics

WHITTIER
7220-7232 BRIGHT AVENUE
WHITTIER, CA 90602



Population	7220 Bright Ave 1 Mile		7220 Bright Ave 3 Miles		7220 Bright Ave 5 Miles	
2025 Population - Current Year Estimate	30,097		138,883		419,674	
2030 Population - Five Year Projection	29,550		135,570		410,735	
2020 Population - Census	29,626		142,765		433,725	
2010 Population - Census	29,422		142,003		429,984	
2020-2025 Annual Population Growth Rate	0.30%		-0.52%		-0.63%	
2025-2030 Annual Population Growth Rate	-0.37%		-0.48%		-0.43%	
Households						
2025 Households - Current Year Estimate	11,278		44,599		129,334	
2030 Households - Five Year Projection	11,302		44,517		129,346	
2020 Households - Census	10,559		43,936		128,568	
2010 Households - Census	10,351		42,614		123,756	
2020-2025 Compound Annual Household Growth Rate	1.26%		0.29%		0.11%	
2025-2030 Annual Household Growth Rate	0.04%		-0.04%		0.00%	
2025 Average Household Size	2.61		3.07		3.21	
Household Income						
2025 Average Household Income	$100,515		$123,985		$127,239	
2030 Average Household Income	$114,233		$140,462		$144,279	
2025 Median Household Income	$75,407		$98,173		$101,769	
2030 Median Household Income	$86,127		$112,067		$117,205	
2025 Per Capita Income	$37,394		$39,855		$39,279	
2030 Per Capita Income	$43,271		$46,159		$45,504	
Housing Units						
2025 Housing Units	11,819		45,903		132,975	
2025 Vacant Housing Units	541	4.6%	1,304	2.8%	3,641	2.7%
2025 Occupied Housing Units	11,278	95.4%	44,599	97.2%	129,334	97.3%
2025 Owner Occupied Housing Units	3,665	31.0%	27,534	60.0%	84,366	63.4%
2025 Renter Occupied Housing Units	7,613	64.4%	17,065	37.2%	44,968	33.8%
Education						
2025 Population 25 and Over	20,922		98,323		298,165	
HS and Associates Degrees	12,418	59.4%	57,829	58.8%	168,141	56.4%
Bachelor's Degree or Higher	5,982	28.6%	26,370	26.8%	82,116	27.5%
Place of Work						
2025 Businesses	1,391		5,020		13,035	
2025 Employees	16,184		54,401		149,813	

Affiliated Business Disclosure

 ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.
CMPM Whittier Portfolio_OM_Boyett_v06_SG 05/28/26

WHITTIER PORTFOLIO

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