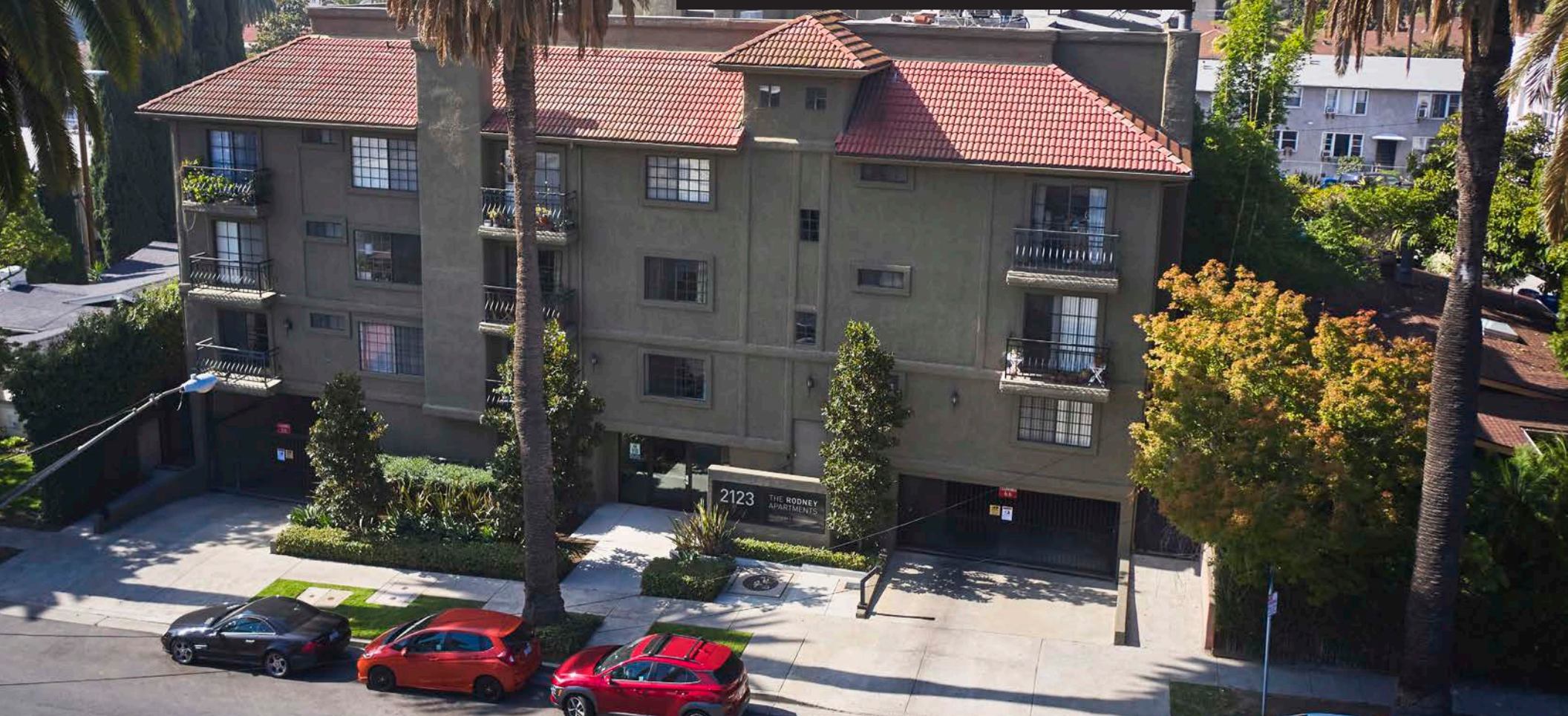


Marcus & Millichap

THE NEEMA GROUP

THE RODNEY



LOS ANGELES, CA 90027

2127
RODNEY DRIVE

Generational Investment Opportunity Totaling 42 Units Just South of Los Feliz Blvd;
First Time on the Market

One of Only 21 Buildings Over 40 Units Existing North of Franklin Ave; Desirable
Unit Mix of Spacious One-Bedrooms, One-Bedroom Lofts, Two-Bedrooms, and Two-
Bedroom Lofts

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Marcus & Millichap
THE NEEMA GROUP



Executive Summary

The Neema Group of Marcus & Millichap is pleased to present 2127 Rodney Dr, a generational investment opportunity of a 42-unit apartment building in Los Feliz, one of the most coveted rental submarkets in all of Los Angeles, located just south of Los Feliz Blvd between N Vermont Ave and Hillhurst Ave. This is the first time the property has been on the market since it has been developed in 1986, a rare opportunity to purchase a sizeable asset in this pocket of the submarket with only 21 buildings over 40 units existing north of Franklin Ave. Los Feliz is considered a premier rental market of Los Angeles attracting quality tenants and providing easy access to amenities in Hollywood as well as the 101 & 5 Freeways.

The building features an ideal, rare unit mix of spacious units made up of 24 one-bedrooms (652-871 SF), six one-bedroom lofts (916-931 SF), nine two-bedrooms (951-1,012 SF) and three two-bedroom lofts (1,173-1,202 SF). The unit interiors are well-maintained with central A/C, fireplaces, dishwashers, microwaves, and new flooring and paint in the majority of the units. The rental income provides stable current cash flow to an investor with additional upside over 18% achievable through further interior unit renovations such as recessed lighting and upgraded kitchens and bathrooms. The 1986 construction does not fall within the city of Los Angeles rent control. The property is being offered with favorable assumable financing in-place with current principal balance of \$9.13 MM, interest-only until August 2030 at a 2.82% interest rate.

The property has gated, subterranean and ground-level parking with approximately 82 parking spaces and tenant fob-controlled entry and exit. Furthermore, there is a community laundry room with three washers and dryers. The currently laundry lease with Dadson is nearing expiration, allowing an investor to collect substantial future laundry income.

The property will be delivered with essentially no deferred maintenance as the building has been meticulously maintained throughout the years. There is a professional exterior façade and lobby with a secure, intercom entrance leading to an elevator with access to each floor. The common area hallways are in pristine condition and there is a security camera system in-place ensuring safety throughout the building. There is also a community common area patio with two barbeques and an abundance of seating for tenant's enjoyment.

The neighborhood of Los Feliz is highly desirable and a densely populated rental market of Los Angeles. Surrounded by multimillion-dollar single-family residences north and south of Los Feliz Blvd, the property provides apartment renters the opportunity to reside in an affluent community. The neighborhood borders sprawling Griffith Park, beloved by locals for its hiking, concerts at the Greek Theatre and stargazing at Griffith Observatory.

2127
RODNEY DRIVE



Property Summary

PROPERTY INFORMATION

Address	2127 Rodney Drive, Los Angeles, CA 90027
Number of Units	42
Approx. Gross SF	45,879 SF
Approx. Lot Size	19,731 SF
Year Built	1986
APN	5590-004-008
Zoning	LAR3

PRICING INFORMATION

Sales Price	\$23,500,000
Cost per Legal Unit	\$559,524
Cost per Bldg SF	\$512
Current CAP Rate	2.80%
Market CAP Rate	3.52%
Current GRM	20.73
Market GRM	17.52



82

GATED PARKING
SPACES

16%

RENTAL
UPSIDE



COMMUNITY
PATIO



LOFT UNITS ON
3RD FLOOR



LOS FELIZ BLVD

HILLHURST AVE

RODNEY DRIVE

2127
RODNEY DRIVE

Investment Highlights

- The Neema Group of Marcus & Millichap is pleased to present 2127 Rodney Dr, a generational investment opportunity of a 42-unit apartment building in Los Feliz; first time the property has been on the market since it has been developed in 1986
- Located just south of Los Feliz Blvd between N Vermont Ave and Hillhurst Ave, this is a rare opportunity to purchase a sizeable asset in this pocket of the submarket with only 21 buildings over 40 units existing north of Franklin Ave
- The building features an ideal, rare unit mix of spacious units made up of 24 one-bedrooms (652-871 SF), six one-bedroom lofts (916-931 SF), nine two-bedrooms (951-1,012 SF) and three two-bedroom lofts (1,173-1,202 SF); interiors are well-maintained with central A/C, fireplaces, dishwashers, microwaves, and new flooring and paint in the majority of the units
- Strong in-place rental income provides stable current cash flow to an investor with additional upside over 18% achievable through further interior unit renovations such as recessed lighting and upgraded kitchens and bathrooms
- The 1986 construction does not fall within the city of Los Angeles rent control
- Offered with favorable assumable financing in-place with current principal balance of \$9.13 MM, interest-only until August 2030 at a 2.82% interest rate.
- The property features gated, subterranean and ground-level parking with approximately 82 parking spaces and tenant fob-controlled entry and exit
- Current laundry lease with Dadson is nearing expiration, allowing an investor to collect substantial future laundry income; there are three washers and three dryers on-site in a community laundry room
- The neighborhood of Los Feliz is highly desirable and a densely populated rental market of Los Angeles; surrounded by multimillion-dollar single-family residences north and south of Los Feliz Blvd, the property provides apartment renters the opportunity to reside in an affluent community





jenis

farfalla

Nossa

MARU COFFEE

MUSTARD SEED CAFE

alcove

Albertsons

ALL TIME
BREAKFAST & LUNCH
SERVED 8AM-5PM

BLUE BOTTLE



HILLHURST AVE

RODNEY DRIVE

AMBROSE AVE

2127
RODNEY DRIVE





**GRIFFITH
OBSERVATORY**

**GREEK
THEATRE**

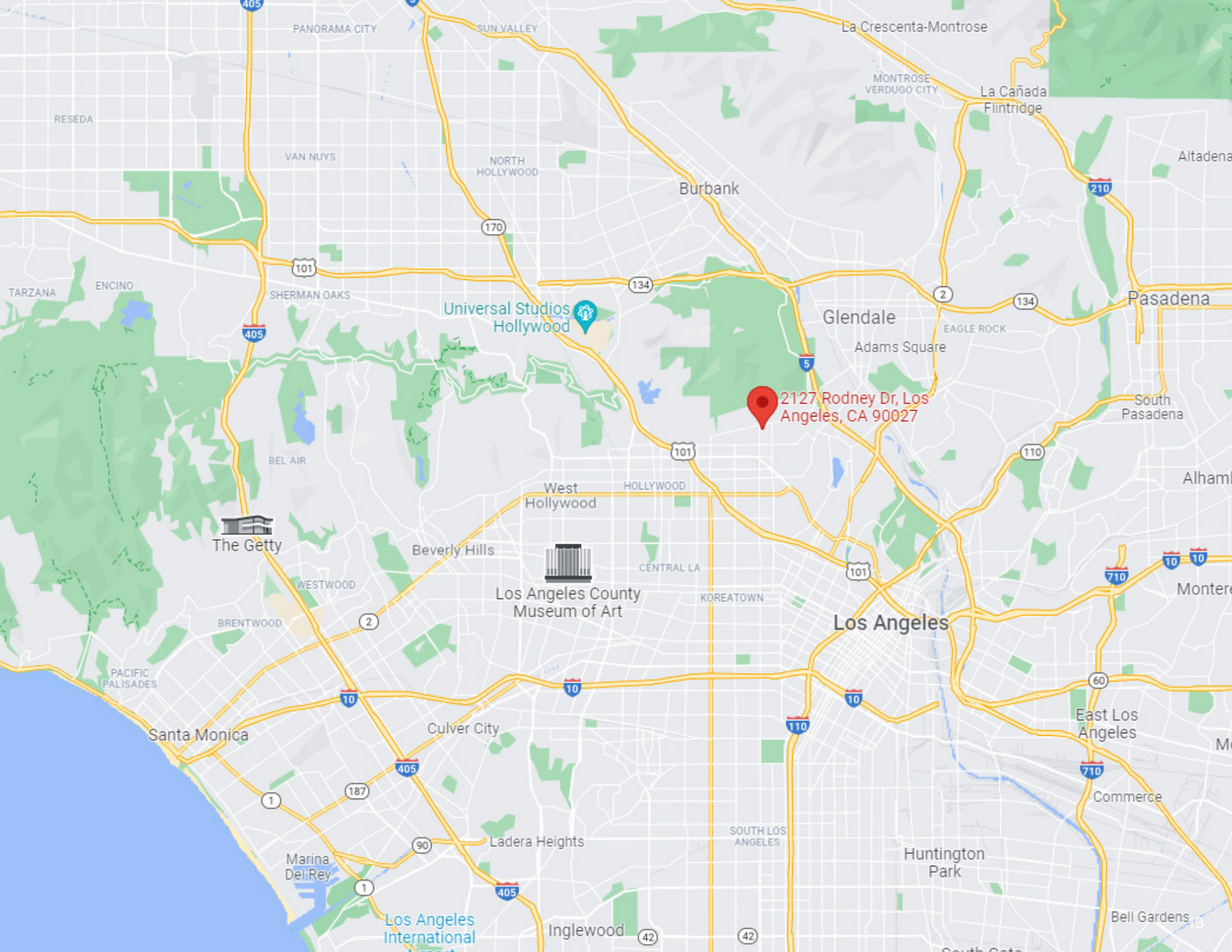
**GRIFFITH
PARK**

**VERMONT
CANYON**

2127
RODNEY DRIVE

LOS FELIZ BLVD

RODNEY DRIVE



2127 Rodney Dr, Los Angeles, CA 90027

Universal Studios Hollywood

The Getty

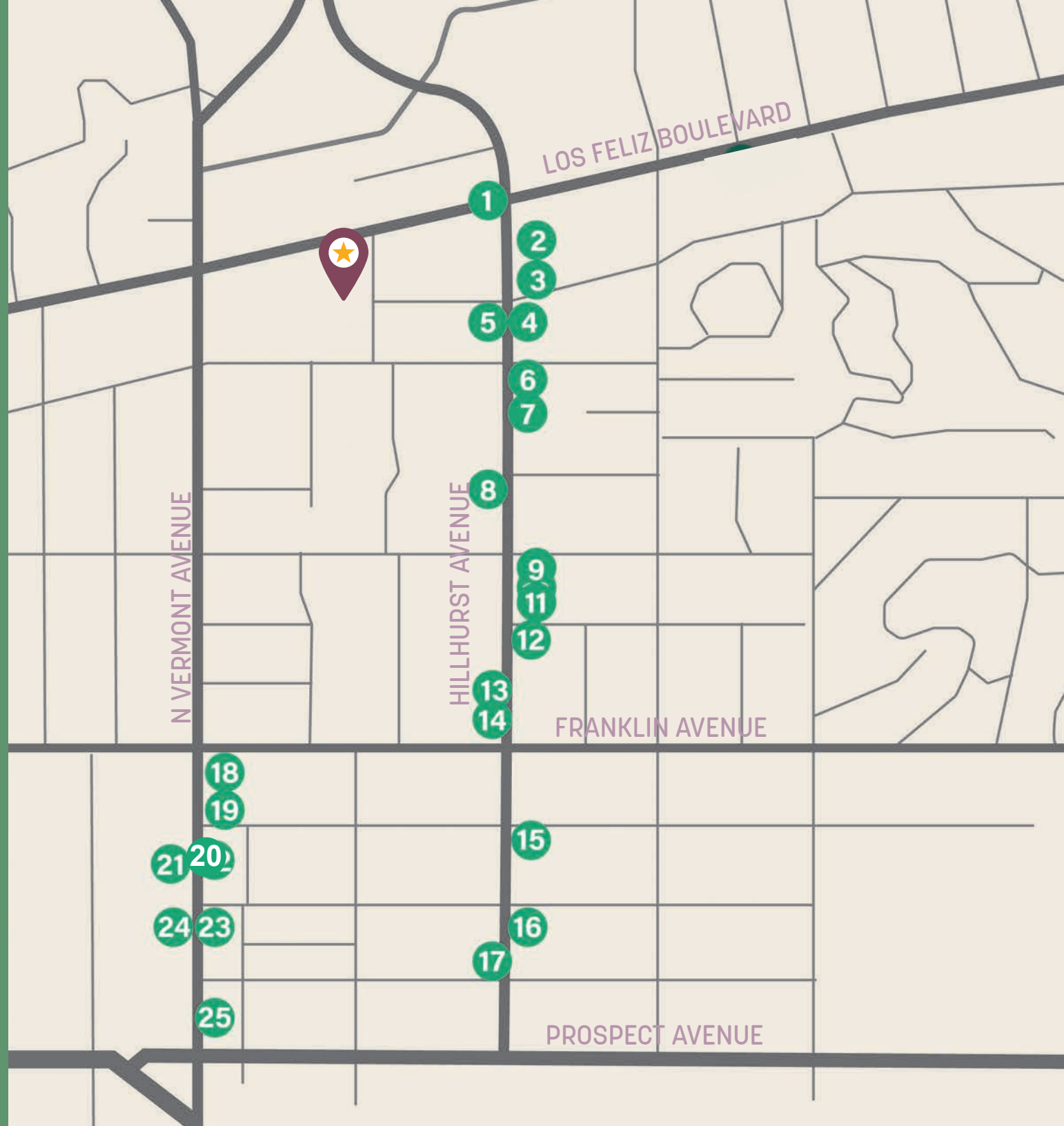
Los Angeles County Museum of Art

Los Angeles

Los Angeles International

Nearby Retail & Amenities

1. Messhall Kitchen
2. Starbucks
3. Little Dom's
4. Cafe Los Feliz
5. Mexico City
6. Blue Bottle Coffee
7. Yuca's
8. Albertson's
9. Nossa Restaurant
10. Vinoteca Farfalla
11. Jeni's Splendid Ice Cream
12. Mustard Seed Cafe
13. Alcove Restaurant
14. Qwench Juic Bar
15. Drawing Room
16. Home
17. Spitz
18. Bru Coffeebar
19. Palermo Italian
20. Los Feliz Theatre
21. United States Post Office
22. Atrium
23. The Dresden
24. Ill Capriccio
25. Rockwell Table & Stage





Area Overview

AN UNPARALLELED LOCATION

Three of the most desirable neighborhoods in Los Angeles County include Hollywood, Silver Lake, and Los Feliz. Due to their ideal location and walkability, residents enjoy unparalleled access to a wide variety of employment, entertainment, and cultural experiences that few other neighborhoods in Los Angeles can match.

LOS FELIZ

Situated at the foothill of the notable Griffith Park, the Los Feliz neighborhood is a quaint and charming pocket of Los Angeles. Popular with movie stars and those of the entertainment industry since the early 1900s, the area is filled with beautiful art deco, modernist, and mid-century modern homes. Eminent architects like Frank Lloyd Wright and Richard Neutra have left their mark here. The community still draws celebrity, but you'll be more prone to find creative types, professionals, and families as well. The neighborhood has several excellent public schools, which is a rarity in most of Los Angeles.

Bordered on the north by Griffith Park, on the east by Silver Lake, to the south by East Hollywood, and on the west by Hollywood Hills. One of L.A.'s most walkable commercial districts, this collection of historic storefronts along Vermont and Hillhurst Avenues has it all, including dive bars, restaurants, a neighborhood movie house, an independent bookstore and hip clothing boutiques.

SILVER LAKE

Silver Lake is a trendy and eclectic neighborhood in Los Angeles located northeast of Downtown in an area once known as Edendale and Ivanhoe. The area has gentrified over the last few years and its pedestrian oriented streets are now filled with sidewalk cafes, coffee shops (Intelligentsia's first location), dozens of bars, restaurants, and boutique shopping. It was recently voted by Forbes Magazine as the #2 best city neighborhood in the country.

HOLLYWOOD

As part of its recent revitalization, Hollywood continues to set the bar in terms of being a major employment hub and highly sought after location for a younger more hip clientele that is looking for a true urban experience. Moreover, with the melding of old Hollywood and today's tech savvy startups, the area is ripe for continued success in attracting a younger renter demographic.

Following this wave of trendy and eclectic residents is a diverse base of restaurants, bars, nightclubs, and retail shops that bring a wide range of cultural experiences to the area. Within the immediate location, residents have the opportunity to walk to nearby restaurants and cafes, take the metro into the heart of Hollywood, or spend the afternoon in an adjacent neighborhood via a short commute.

NEIGHBORHOOD HIGHLIGHTS

- One of the best aspects of Los Feliz is its proximity to Griffith Park where one can hike, golf, run, play tennis, stargaze, or catch a concert
- For hikers looking to burn a few calories or take in panoramic views, Griffith Park offers a 53-mile network of trails. That's pretty impressive given Los Angeles is the second largest city in the United States. Hikers who reach the highest peak, Mt. Hollywood, are rewarded with 360-view of Downtown, the Los Angeles Basin, Santa Monica, San Fernando Valley and San Gabriel Mountains
- Visit Barnsdall Park with a picnic and an afternoon to spare with friends
- Check out the famous Hollyhock House or the Autry Museum of the American West



Situated at the foothill of the notable Griffith Park, the Los Feliz neighborhood is a quaint and charming pocket of Los Angeles.



Demographics

POPULATION	1 Mile
2026 Projection	
Total Population	33,382
2021 Estimate	
Total Population	33,444
2010 Census	
Total Population	33,119
2000 Census	
Total Population	34,101
Daytime Population	
2021 Estimate	43,378
HOUSEHOLDS	1 Mile
2026 Projection	
Total Households	17,139
2021 Estimate	
Total Households	16,994
Average (Mean) Household Size	1.9
2010 Census	
Total Households	16,664
2000 Census	
Total Households	16,069
Growth 2021-2026	0.9%
HOUSING UNITS	1 Mile
Occupied Units	
2026 Projection	18,375
2021 Estimate	18,169
Owner Occupied	4,044
Renter Occupied	12,951
Vacant	1,175
Persons in Units	
2021 Estimate Total Occupied Units	16,994
1 Person Units	46.6%
2 Person Units	32.2%
3 Person Units	10.8%
4 Person Units	6.8%
5 Person Units	2.3%
6+ Person Units	1.4%

HOUSEHOLDS BY INCOME	1 Mile
2021 Estimate	
\$200,000 or More	14.3%
\$150,000-\$199,999	7.1%
\$100,000-\$149,999	17.8%
\$75,000-\$99,999	13.1%
\$50,000-\$74,999	15.2%
\$35,000-\$49,999	9.2%
\$25,000-\$34,999	6.0%
\$15,000-\$24,999	6.8%
Under \$15,000	10.7%
Average Household Income	\$124,644
Median Household Income	\$78,988
Per Capita Income	\$63,682
POPULATION PROFILE	1 Mile
Population By Age	
2021 Estimate Total Population	33,444
Under 20	12.8%
20 to 34 Years	27.5%
35 to 39 Years	10.8%
40 to 49 Years	15.7%
50 to 64 Years	17.6%
Age 65+	15.5%
Median Age	39.4
Population 25+ by Education Level	
2021 Estimate Population Age 25+	27,647
Elementary (0-8)	4.2%
Some High School (9-11)	3.6%
High School Graduate (12)	12.2%
Some College (13-15)	15.0%
Associate Degree Only	6.6%
Bachelor's Degree Only	37.4%
Graduate Degree	21.0%
Population by Gender	
2021 Estimate Total Population	33,444
Male Population	49.5%
Female Population	50.5%



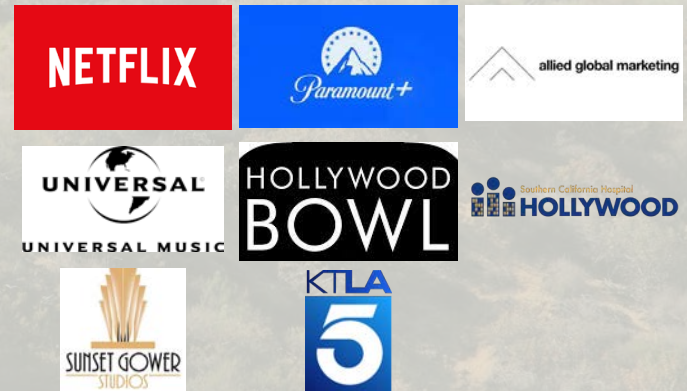
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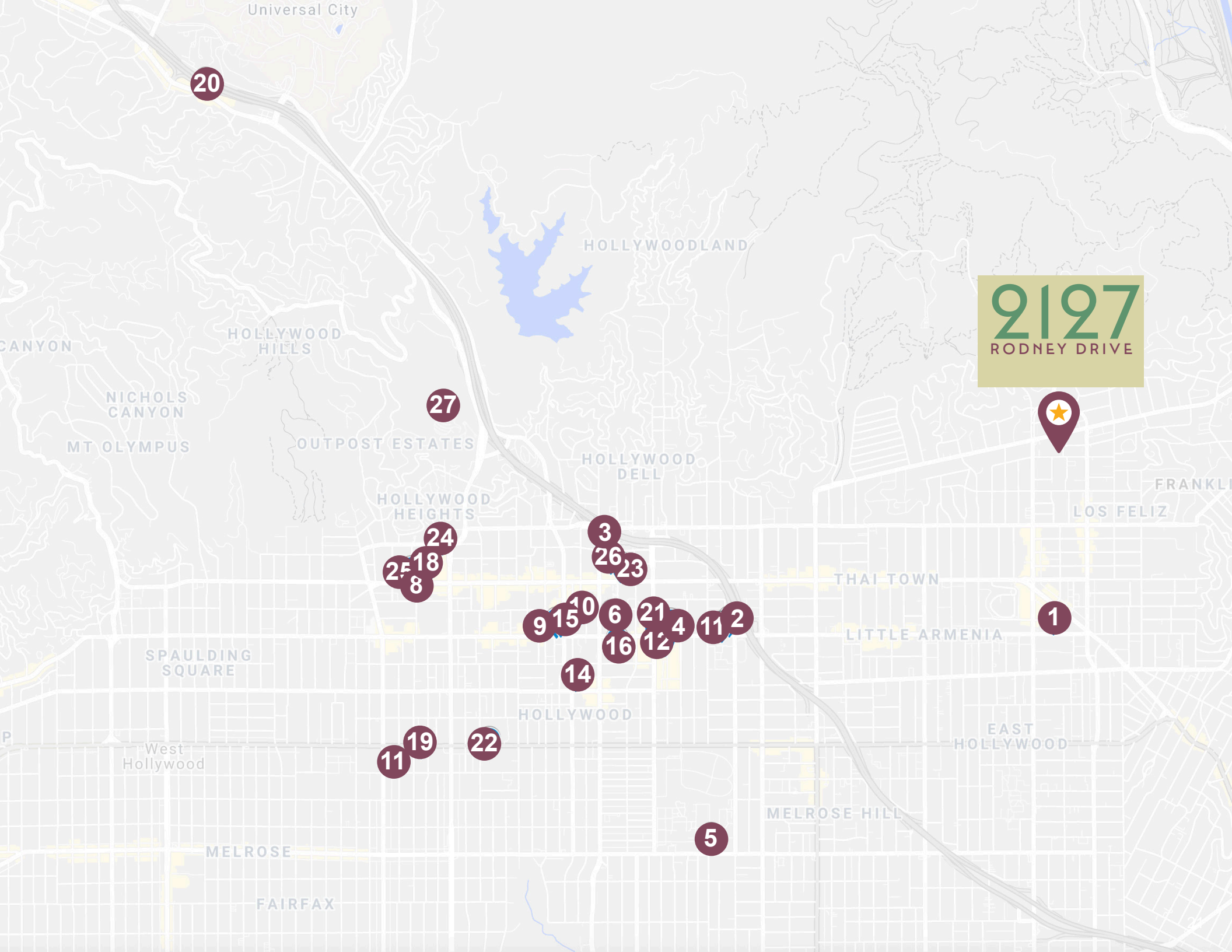


Notable Major Employers

2127 Rodney Dr is ideal for tenants to commute to one of the largest employment centers in all of Los Angeles, Hollywood. The following notable employers are all within five miles of the subject property:

- | | | |
|---------------------------------------|----------------------------------|-------------------------------|
| 1. Children's Hospital of Los Angeles | 12. Sirius XM | 23. Sunset Las Palmas Studios |
| 2. Netflix | 13. Sunset Gower Studios | 24. Amoeba Music |
| 3. Universal Music Group | 14. Sunset Bronson Studios | 25. Loews Hollywood |
| 4. Paramount Pictures | 15. Encore Hollywood | 26. The Roosevelt Hotel |
| 5. Technicolor | 16. BLT Communications | 27. Pantages Theatre |
| 6. Raleigh Studios | 17. Southern California Hospital | 28. Hollywood Bowl |
| 7. Nielsen | 18. Tribune Entertainment | |
| 8. KTLA | 19. Allied Global Marketing | |
| 9. Trailer Park | 20. 5+Design | |
| 10. CNN | 21. Advanced Digital Services | |
| 11. Film LA | 22. Nash Entertainment | |





2127
RODNEY DRIVE



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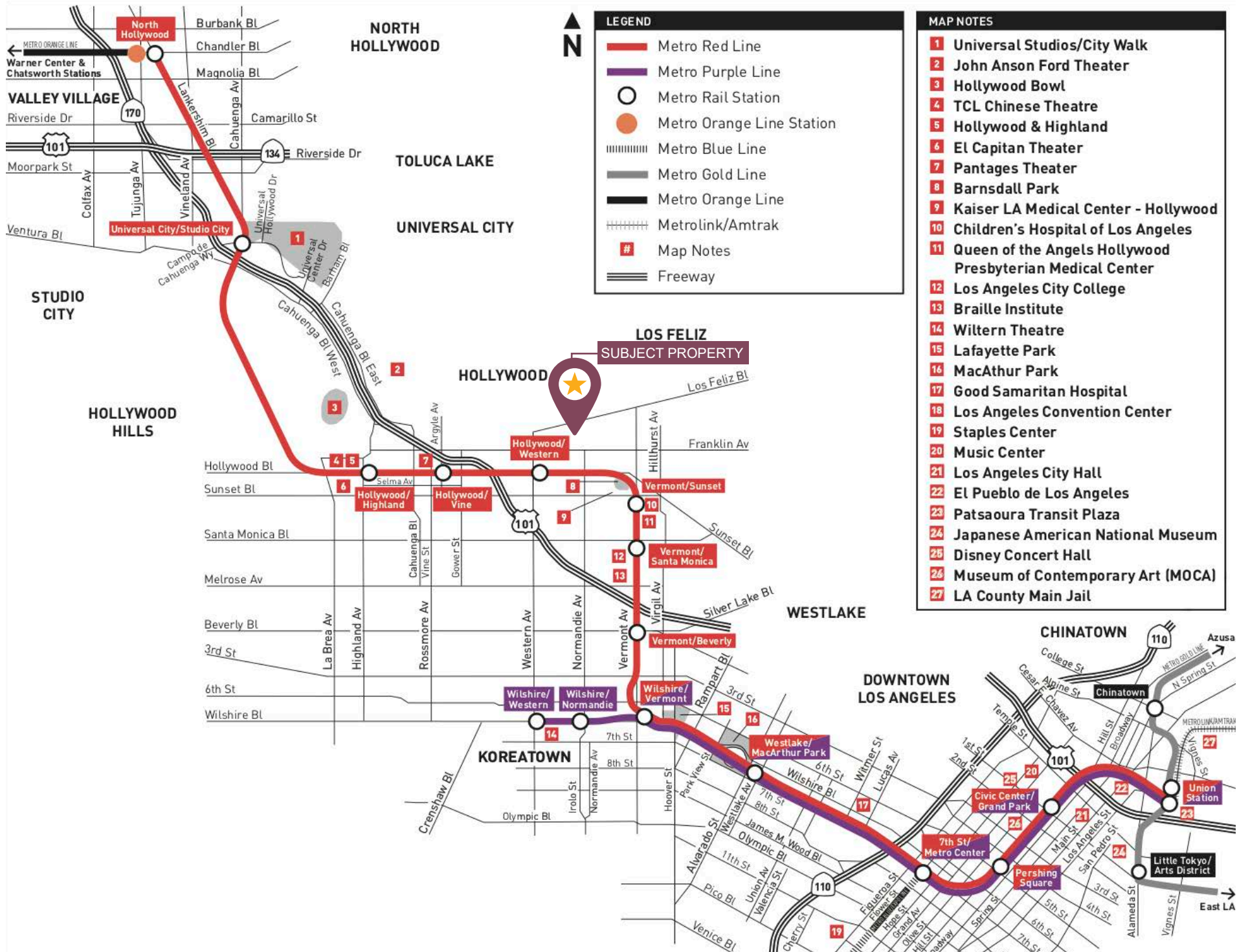
Transportation

The most-used train line in Los Angeles is no longer called the Red Line. As part of a line-naming shakeup, it's become the B Line—though the route is still outlined in red on Metro system maps. Whatever its name, the 27-year-old train line is the backbone of Los Angeles's growing rail network, carrying more than 100,000 daily riders. Opened in 1993 and expanded to its current form in 2000, it's also LA's first modern subway line (parts of the city's old trolley system ran underground in the early 20th century).

The train travels between Union Station in Downtown LA and North Hollywood, roughly 16 miles. It stops at 14 different stations, passing through Downtown's Civic Center, Historic Core, and Financial District—before crossing into Westlake, Koreatown, East Hollywood, Hollywood, and Universal City.

Every B Line station has a unique design scheme and permanent art installations. Some of the more noticeable highlights include replicas of LA's famous Red Car trolleys at the Hollywood/Western Station, enormous protruding boulders inspired by the geologic makeup of Los Angeles at the Vermont/Beverly Station, and thousands of film reels that line the ceilings of the Hollywood/Vine Station.





LEGEND

- Metro Red Line
- Metro Purple Line
- Metro Rail Station
- Metro Orange Line Station
- ||||| Metro Blue Line
- Metro Gold Line
- Metro Orange Line
- ||||| Metrolink/Amtrak
- # Map Notes
- ==== Freeway

- MAP NOTES**
- 1 Universal Studios/City Walk
 - 2 John Anson Ford Theater
 - 3 Hollywood Bowl
 - 4 TCL Chinese Theatre
 - 5 Hollywood & Highland
 - 6 El Capitan Theater
 - 7 Pantages Theater
 - 8 Barnsdall Park
 - 9 Kaiser LA Medical Center - Hollywood
 - 10 Children's Hospital of Los Angeles
 - 11 Queen of the Angels Hollywood Presbyterian Medical Center
 - 12 Los Angeles City College
 - 13 Braille Institute
 - 14 Wiltern Theatre
 - 15 Lafayette Park
 - 16 MacArthur Park
 - 17 Good Samaritan Hospital
 - 18 Los Angeles Convention Center
 - 19 Staples Center
 - 20 Music Center
 - 21 Los Angeles City Hall
 - 22 El Pueblo de Los Angeles
 - 23 Patsaoura Transit Plaza
 - 24 Japanese American National Museum
 - 25 Disney Concert Hall
 - 26 Museum of Contemporary Art (MOCA)
 - 27 LA County Main Jail



LOS FELIZ SUBJECT PROPERTY



Rent Roll

#	UNIT #	UNIT SF	UNIT TYPE	ACTUAL RENTS	PRO FORMA RENTS	MOVE-IN DATES
1	101	952	2+1.5	\$2,400	\$3,000	4/1/2021
2	102	652	1+1	\$1,975	\$2,300	11/1/2020
3	103	756	1+1	\$2,000	\$2,325	2/19/2018
4	104	951	2+2	\$2,425	\$3,200	9/1/2017
5	105	747	1+1	\$1,975	\$2,325	10/1/2019
6	106	871	1+1	\$2,095	\$2,350	4/10/2017
7	107	747	1+1	\$1,975	\$2,325	7/1/2021
8	108	732	1+1	\$1,975	\$2,325	9/23/2021
9	109	747	1+1	\$1,975	\$2,325	8/1/2020
10	110	871	1+1	\$2,045	\$2,350	9/6/2017
11	111	982	2+2	\$2,575	\$3,200	1/11/2020
12	112	761	1+1	\$1,990	\$2,325	8/1/2016
13	113	1012	2+2	\$2,500	\$3,225	10/27/2020
14	114	756	1+1	\$1,970	\$2,325	9/5/2016
15	201	952	2+1.5	\$2,450	\$3,000	11/1/2020
16	202	652	1+1	\$2,025	\$2,300	7/27/2018
17	203	756	1+1	\$2,000	\$2,325	8/1/2020
18	204	951	2+2	\$2,550	\$3,200	4/3/2021
19	205	747	1+1	\$2,070	\$2,325	9/1/2017
20	206	871	1+1	\$2,050	\$2,350	8/22/2020
21	207	747	1+1	\$2,010	\$2,325	5/1/2017

#	UNIT #	UNIT SF	UNIT TYPE	ACTUAL RENTS	PRO FORMA RENTS	MOVE-IN DATES
22	208	732	1+1	\$1,950	\$2,325	2/1/2016
23	209	747	1+1	\$2,050	\$2,325	9/4/2019
24	210	871	1+1	\$2,100	\$2,350	5/17/2021
25	211	982	2+2	\$2,500	\$3,200	4/1/2018
26	212	761	1+1	\$2,050	\$2,325	8/28/2020
27	213	1012	2+2	\$2,575	\$3,225	8/28/2020
28	214	756	1+1	\$2,050	\$2,325	7/10/2020
29	301	952	2+1.5	\$2,425	\$3,125	8/1/2010
30	302	652	1+1	\$2,100	\$2,425	11/8/2019
31	303	925	1+1.5 Loft	\$2,450	\$2,700	7/1/2021
32	304	1134	2+2.75 Loft	\$2,850	\$3,500	5/4/2011
33	305	916	1+1.5 Loft	\$2,400	\$2,700	10/1/2019
34	306	871	1+1	\$2,200	\$2,425	8/19/2017
35	307	916	1+1.5 Loft	\$2,250	\$2,700	9/12/2020
36	308	732	1+1	\$2,100	\$2,400	4/15/2016
37	309	916	1+1.75 Loft	\$2,575	\$2,800	12/10/2019
38	310	871	1+1	\$1,920	\$2,425	7/15/1995
39	311	1173	2+2.75 Loft	\$2,800	\$3,500	8/28/2020
40	312	930	1+1.5 Loft	\$2,400	\$2,700	6/15/2021
41	313*	1202	2+2.75 Loft	\$2,975	\$3,500	8/1/2015
42	314	931	1+1.5 Loft	\$2,325	\$2,700	7/15/2020
			Total	\$94,075	\$111,400	

*On-Site Manager

Financials

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	\$1,133,700		\$1,341,600	
Less Vacancy Rate Reserve:	\$(34,011)	3.0%	\$(67,080)	5.0%
Gross Operating Income:	\$1,099,689		\$1,274,520	
Less Expenses:	\$(441,033)	38.9%	\$(446,278)	33.3%
Net Operating Income:	\$658,656		\$828,242	
Reserves:	\$(8,400)		\$(8,400)	
Less Debt Service:	\$(257,466)		\$(257,466)	
Total Return Before Taxes:	\$392,790	2.7%	\$562,376	3.9%

# OF UNITS	UNIT TYPE	APPROX. SF	AVG. MO. RENT/UNIT	MONTHLY INCOME	MONTHLY RENT/UNIT	MONTHLY INCOME
24	1+1	652-871	\$2,027	\$48,650	\$2,343	\$56,225
5	1+1.5 Loft	916-931	\$2,370	\$11,850	\$2,700	\$13,500
1	1+1.75 Loft	916	\$2,575	\$2,575	\$2,800	\$2,800
3	2+1.5	952	\$2,425	\$7,275	\$3,042	\$9,125
6	2+2	951-1012	\$2,521	\$15,125	\$3,208	\$19,250
3	2+2.75 Loft	1173-1202	\$2,867	\$8,600	\$3,500	\$10,500
Total Scheduled Rent:				\$94,075		\$111,400
Laundry				\$400		\$400
Monthly Scheduled Gross Income:				\$94,475		\$111,800
Annual Scheduled Gross Income:				\$1,133,700		\$1,341,600

EXPENSES	%	CURRENT	PROFORMA	NOTES
Taxes: Rate	1.18%	\$277,300	\$277,300	Verified Rate
Insurance		\$18,109	\$18,109	Actual
Utilities:		\$39,869	\$39,869	Actual
Waste Removal		\$14,787	\$14,787	Actual
Repairs & Maintenance		\$25,200	\$25,200	Estimated \$600 per Unit Annually
Management	3%	\$32,991	\$38,236	Estimated 3% of Gross Operating Income
On-Site Manager		\$16,800	\$16,800	Estimated \$1,400 per Month
Landscaping		\$3,600	\$3,600	Actual
Cleaning		\$5,100	\$5,100	Actual
Pest Control		\$820	\$820	Actual
License & Fees		\$2,100	\$2,100	Estimated \$50 per Unit Annually
Direct Assessment		\$4,357	\$4,357	Verified Actual
Total Expenses:		\$441,033	\$446,278	
Per Net Sq. Ft.:		\$9.61	\$9.73	
Per Unit:		\$10,501	\$10,626	

PRICING

Price:		\$23,500,000
Down Payment:	61%	\$14,370,000
Number of Units:		42
Cost per Legal Unit:		\$559,524
Current GRM:		20.73
Market GRM:		17.52
Current CAP:		2.80%
Market CAP:		3.52%
Approx. Age:		1986
Approx. Lot Size:		19,731
Approx. Gross SF:		45,879
Cost per Net GSF:		\$512.22

ASSUMABLE FINANCING

New First Loan:	\$9,130,000
Interest Rate:	2.82%
Amortization:	30
Monthly Payment:	\$21,456
DCR:	2.56

Sales Comparables

SUBJECT PROPERTY



ADDRESS	2127 Rodney Dr. Los Angeles, CA 90027	PRICE/UNIT	\$559,524
SALES PRICE	\$23,500,000	DATE SOLD	-
BLDG SF	45,879 SF	YEAR BUILT	1986
LOT SIZE	19,731 SF	NO. OF UNITS	42
PRICE/SF	\$512	CAP RATE	2.80%



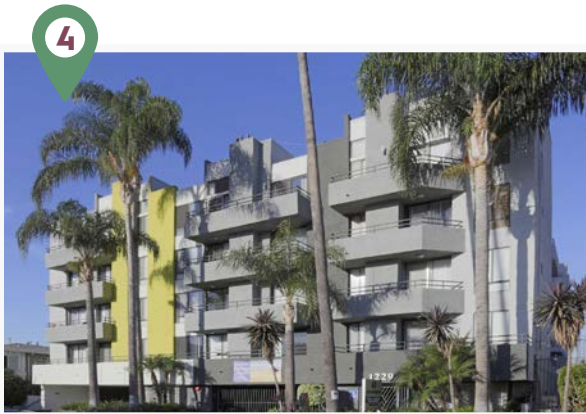
ADDRESS	2031 Dracena Dr, Los Angeles, CA 90027
SALES PRICE	\$24,000,000
BLDG SF	66,768
LOT SIZE	31,982
PRICE/SF	\$359
PRICE/UNIT	\$400,000
DATE SOLD	7/31/2020
YEAR BUILT	1972
NO. OF UNITS	60
CAP RATE	3.12%



ADDRESS	1840 N. Kenmore Ave., Los Angeles, CA 90027
SALES PRICE	\$37,625,000
BLDG SF	71,232
LOT SIZE	29,072
PRICE/SF	\$528
PRICE/UNIT	\$522,569
DATE SOLD	9/16/2020
YEAR BUILT	1987
NO. OF UNITS	72
CAP RATE	-



ADDRESS	1342 Highland Ave., Los Angeles 90028
SALES PRICE	\$7,925,000
BLDG SF	18,335
LOT SIZE	14,758
PRICE/SF	\$432
PRICE/UNIT	\$528,333
DATE SOLD	3/10/2021
YEAR BUILT	2004
NO. OF UNITS	15
CAP RATE	4.69%



ADDRESS	1229 N. Mansfield Ave., Los Angeles, CA 90038
SALES PRICE	\$15,500,000
BLDG SF	36,132
LOT SIZE	15,002
PRICE/SF	\$429
PRICE/UNIT	\$430,555
DATE SOLD	2/12/2020
YEAR BUILT	1989
NO. OF UNITS	68
CAP RATE	-

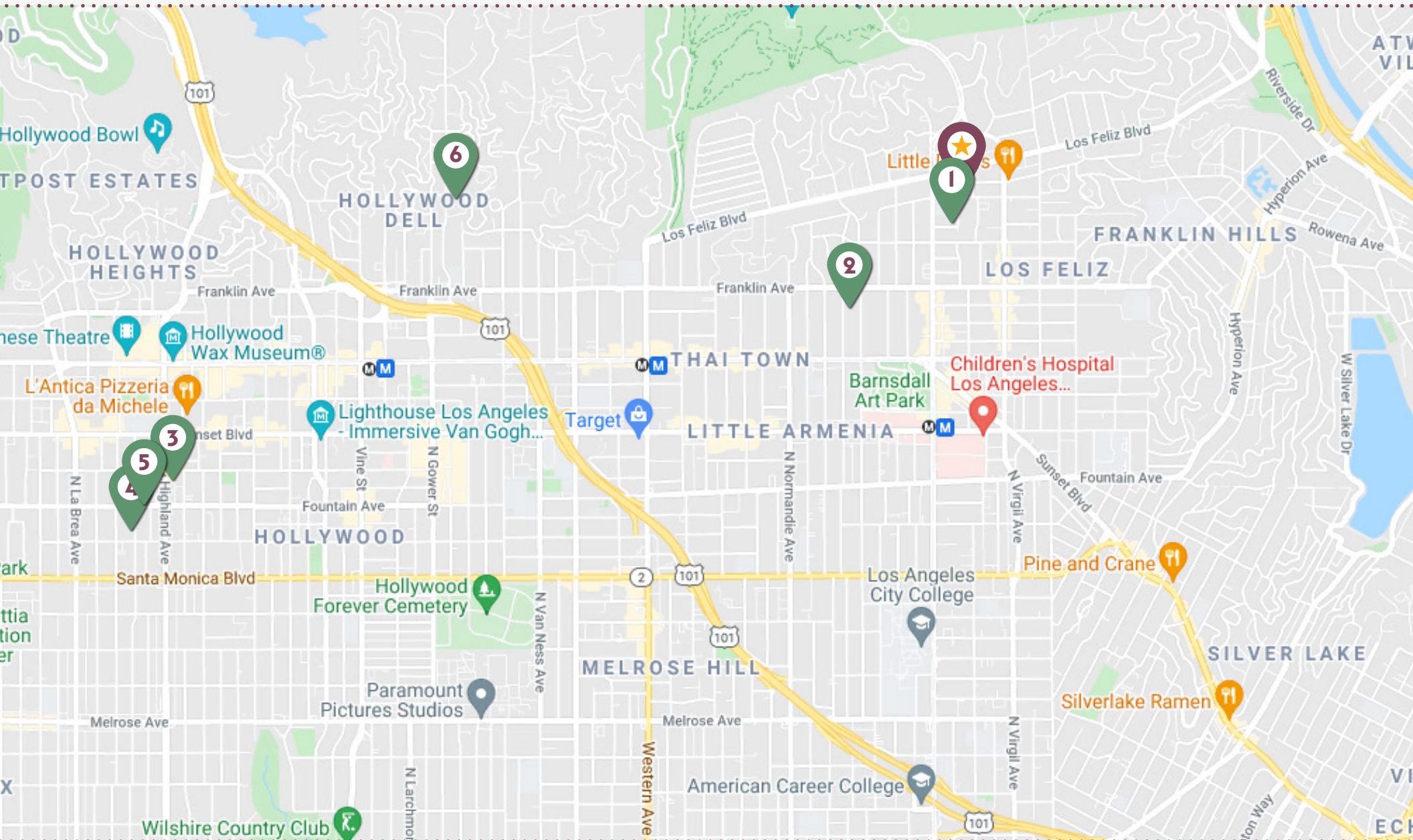


ADDRESS	1318 N. Mansfield Ave., Los Angeles, CA 90067
SALES PRICE	\$12,400,000
BLDG SF	20,590
LOT SIZE	21,161
PRICE/SF	\$602
PRICE/UNIT	\$387,500
DATE SOLD	2/12/2020
YEAR BUILT	1988
NO. OF UNITS	68
CAP RATE	-



ADDRESS	2200 N. Beachwood Dr., Los Angeles, CA 90068
SALES PRICE	\$15,600,000
BLDG SF	40,491
LOT SIZE	23,919
PRICE/SF	\$385
PRICE/UNIT	\$339,130
DATE SOLD	8/19/2021
YEAR BUILT	1964
NO. OF UNITS	46
CAP RATE	-

Sales Comparables Map





2123 THE RODNEY APARTMENTS

Rent Comparables

SUBJECT PROPERTY AVERAGE RENTS

UNIT TYPE	SF	RENT
1+1	652-871	\$2,027
1+1.5 Loft	916-931	\$2,365
1+1.75 Loft	916	\$2,575
2+1.5	952	\$2,425
2+2	951-1012	\$2,521
2+2.75 Loft	1173-1202	\$2,875

ONE BEDROOM COMPARABLES

#	ADDRESS	UNIT TYPE	SF	RENT	\$/SF
1	3100 Riverside Dr, Los Angeles, CA 90027	1+1	665	\$2,625	\$3.95
2	1840 Winona Blvd, Los Angeles, CA 90027	1+1	686	\$2,295	\$3.35
3	4646 Los Feliz Blvd, Los Angeles, CA 90027	1+1	800	\$3,010	\$3.76
4	4455 Los Feliz Blvd, Los Angeles, CA 90027	1+1	871	\$3,100	\$3.56
5	1630 N Harvard Blvd, Los Angeles, CA 90027	1+1	880	\$2,799	\$3.18



TWO BEDROOM COMPARABLES

#	ADDRESS	UNIT TYPE	SF	RENT	\$/SF
1	1800 N Normandie Ave, Los Angeles, CA 90027	2+2	935	\$3,235	\$3.46
2	4627 Finley Ave, Los Angeles, CA 90027	2+2	1000	\$3,150	\$3.15
3	5333 Russell Ave, Los Angeles, CA 90027	2+2	1000	\$2,997	\$3.00
4	3804 Evans St, Los Angeles, CA 90027	2+2	1004	\$3,099	\$3.09
5	2035 Dracena Dr, Los Angeles, CA 90027	2+2	1150	\$3,495	\$3.04





EXCLUSIVELY LISTED BY:

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