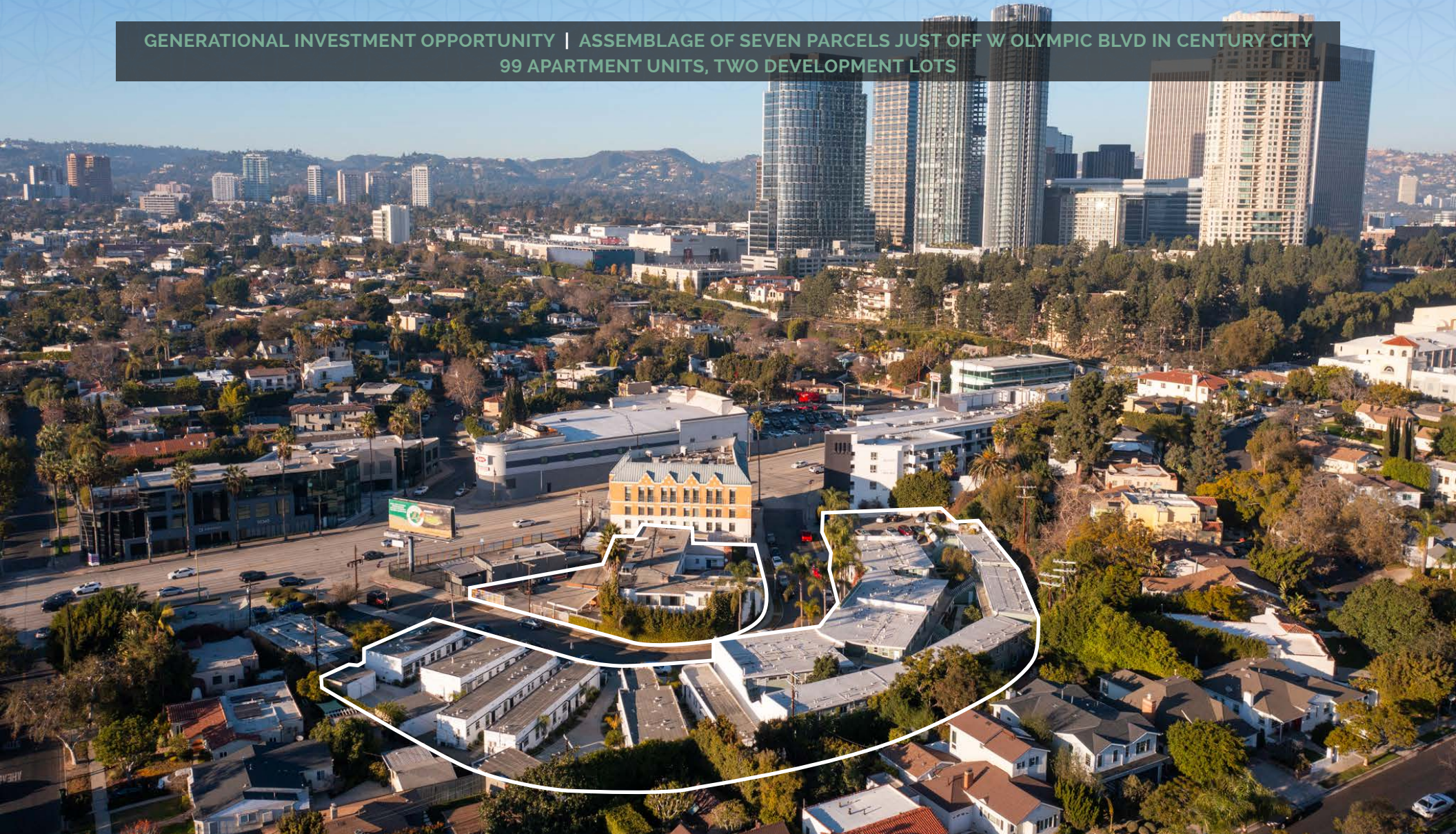




10330, 10340-10360, 10368-10384 1/2, 10341-10355 Bellwood Avenue

GENERATIONAL INVESTMENT OPPORTUNITY | ASSEMBLAGE OF SEVEN PARCELS JUST OFF W OLYMPIC BLVD IN CENTURY CITY
99 APARTMENT UNITS, TWO DEVELOPMENT LOTS



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Marcus & Millichap
THE NEEMA GROUP

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INVESTMENT GROUP

RE/MAX
COMMERCIAL & INVESTMENT REALTY

EXCLUSIVELY LISTED BY

Neema Ahadian

Senior Managing Director of Investments

CA BRE License #01346750

310.909.5444 Tel

Neema@marcusmillichap.com

Jonathan Taksa

President, Taksa Investment Group

CA BRE License #01366169

424.672.8220 Tel

jon@taksainvestment.com



Executive Summary

The Neema Group of Marcus & Millichap and Taksa Investment Group of RE/MAX Commercial & Investment Realty present a rare and exceptional investment opportunity in Century City, one of Los Angeles' most prestigious and sought-after locations. Situated on Bellwood Avenue, just off West Olympic Boulevard, this portfolio encompasses seven parcels offering a combination of development potential and apartment units.

This assemblage includes two development lots and 99 apartment units across seven parcels. The properties feature significant redevelopment opportunities, such as the 13 vacated units at 10341 Bellwood Avenue and the 12,091-square-foot vacant lot at 10330 Bellwood Avenue, both zoned C2-1VL-O, allowing for substantial new construction by-right or with density bonuses. The other properties include 17 bungalow-style units at 10368–10384 ½ Bellwood Avenue, 12 of which have been fully renovated to modern standards, and 82 units at 10340–10360 Bellwood Avenue, with 60 units similarly upgraded.

The mid-century architecture of these properties, including Streamline Moderne and bungalow-style designs, offers not only aesthetic appeal but also the potential for Mills Act designation, which could provide significant property tax reductions. Located just minutes from Westfield Century City, a premier luxury shopping and lifestyle destination, these properties are ideally situated to capitalize on the area's robust demand for housing.

Century City's continued growth, coupled with its status as a hub for major entertainment, legal, and financial firms, ensures strong demand and high barriers to entry, making this portfolio a unique opportunity for long-term capital appreciation and value creation. This offering represents a generational investment in a prime location, allowing investors to control a significant and strategic assemblage in one of Los Angeles' most dynamic neighborhoods.

Property Overview

CUMULATIVE ASKING PRICE: \$37,888,888

PRICE:	\$5,000,000
PRICE PER UNIT:	\$294,118
CURRENT CAP RATE:	5.24%
CURRENT GRM:	12.83
ADDRESS:	10368-10384 1/2 Bellwood Ave Los Angeles, CA 90064
APN:	4315-018-030 & 4315-018-029
EXISTING:	17 Bungalow-Style Apartment Units
YEAR BUILT:	1940
BUILDING SF:	7,376 SF
LOT SIZE:	21,829 SF

PRICE:	\$4,000,000
PRICE PER SF:	\$331
ADDRESS:	10330 Bellwood Ave Los Angeles, CA 90064
APN:	4315-018-034
EXISTING:	Vacant Lot
LOT SIZE:	12,091 SF
ZONING:	C2-IVL-O in a Tier 3 TOC

PRICE:	\$6,888,888
PRICE PER SF:	\$433
ADDRESS:	10341 Bellwood Ave Los Angeles, CA 90064
APN:	4315-018-048
EXISTING:	13 Apartment Units Vacated via the Ellis Act
LOT SIZE:	15,893 SF
ZONING:	C2-IVL-O

PRICE:	\$22,000,000
PRICE PER UNIT:	\$268,293
CURRENT CAP RATE:	4.73%
CURRENT GRM:	13.58
ADDRESS:	10340-10360 Bellwood Ave Los Angeles, CA 90064
APN:	4315-018-033, 4315-018-032 & 4315-018-031
EXISTING:	82 Apartment Units
YEAR BUILT:	1948
BUILDING SF:	24,275 SF
LOT SIZE:	27,266 SF

Investment Highlights

The Neema Group of Marcus & Millichap & Taksa Investment Group of RE/MAX Commercial & Investment Realty are pleased to present a generational investment opportunity in an A+ trophy location on Bellwood Ave in Century City just off W Olympic Blvd.

This offering includes two development lots and 99 apartment units spanning seven parcels on Bellwood Ave:

- **10341 Bellwood Ave:** 13 apartment units vacated via the Ellis Act; 15,893 SF lot; zoned C2-1VL-O
- **10330 Bellwood Ave:** Vacant lot; 12,091 SF; zoned C2-1VL-O in a Tier 3 TOC
- **10368-10384 ½ Bellwood Ave:** 17 bungalow-style apartments built in 1940; 7,376 SF building on a 21,829 SF lot
- **10340-10360 Bellwood Ave:** 82 apartment units built in 1948; 24,275 SF building on a 27,266 SF lot
- **Asking Price: \$37,888,888**

10368-10384 ½ Bellwood Ave

The 17 bungalow-style apartment units at 10368-10384 ½ Bellwood Ave were built in 1940 and consist of 10 singles and seven one-bedrooms; the buildings are fully occupied and 12 of the units have undergone full interior renovations

The units have been recently restored to highlight the original architecture while adding modern touches including original hardwood flooring, recessed lighting, HVAC's, new cabinetry, upgraded bathrooms, doors with smart locks, and appliances

10340-10360 Bellwood Ave

The 82 units at 10340-10360 Bellwood Ave were built in 1948 and consist of 60 efficiency units (225-323 SF) and 22 singles (350-451 SF); 60 of the units have undergone full interior renovations

Renovated units include laminate flooring, recessed lighting, HVAC split system, new electrical and plumbing, upgraded bathrooms with Art Deco subway tile, cabinetry, doors with smart locks, and appliances

10341 Bellwood Ave

The 13 vacant units via the Ellis Act at 10341 Bellwood Ave provide flexibility for redevelopment without tenant relocation required.

The lot totals 15,893 SF zoned C2-1VL-O

Opportunity to build 40 units by-right or utilize a density bonus for an increased unit count

10330 Bellwood Ave

The lot at 10330 Bellwood Ave totals 12,091 SF and is currently used for parking

Zoned C2-1VL-O, presenting an opportunity to build 31 units by-right or utilize a density bonus for an increased unit count

- **THE MID-CENTURY ARCHITECTURE, INCLUDING STREAMLINE MODERNE AND BUNGALOW-STYLE DESIGNS, MAY QUALIFY FOR MILLS ACT DESIGNATION, OFFERING SIGNIFICANT PROPERTY TAX REDUCTIONS FOR PRESERVATION EFFORTS**
- **LOCATED JUST MINUTES FROM ONE OF LOS ANGELES' PREMIER SHOPPING AND LIFESTYLE DESTINATIONS, WESTFIELD CENTURY CITY, FEATURING LUXURY RETAILERS, TOP-TIER DINING, AND ENTERTAINMENT OPTIONS**
- **THE SIZE, LOCATION, AND COMPOSITION OF THIS PORTFOLIO PRESENT A RARE OPPORTUNITY FOR INVESTORS TO CONTROL A SIGNIFICANT ASSEMBLAGE IN CENTURY CITY**
- **CENTURY CITY'S GROWTH AND HIGH BARRIERS TO ENTRY CREATE STRONG POTENTIAL FOR LONG-TERM CAPITAL APPRECIATION AND VALUE CREATION**
- **WITH CENTURY CITY HOME TO MAJOR ENTERTAINMENT, LEGAL, AND FINANCIAL FIRMS, THE PROPERTIES BENEFIT FROM ROBUST DEMAND FOR HOUSING**









Nearby Retail & Amenities

RETAIL

- ① Ralphs
- ② Beverly Hills Golden Triangle
- ③ Westfield Century City

HOTELS

- ① Fairmont Century Plaza
- ② The Beverly Hilton
- ③ InterContinental Los Angeles

CONDOMINIUMS

- ① InterContinental Los Angeles
- ② Century Park East Condominiums
- ③ Ten Thousand Luxury Residences
- ④ The Century
- ⑤ Century Hill Condominiums
- ⑥ Nakatomi Tower
- ⑦ Park Place Condominiums

RESTAURANTS

- ① Hinoki & the Bird

SCHOOLS

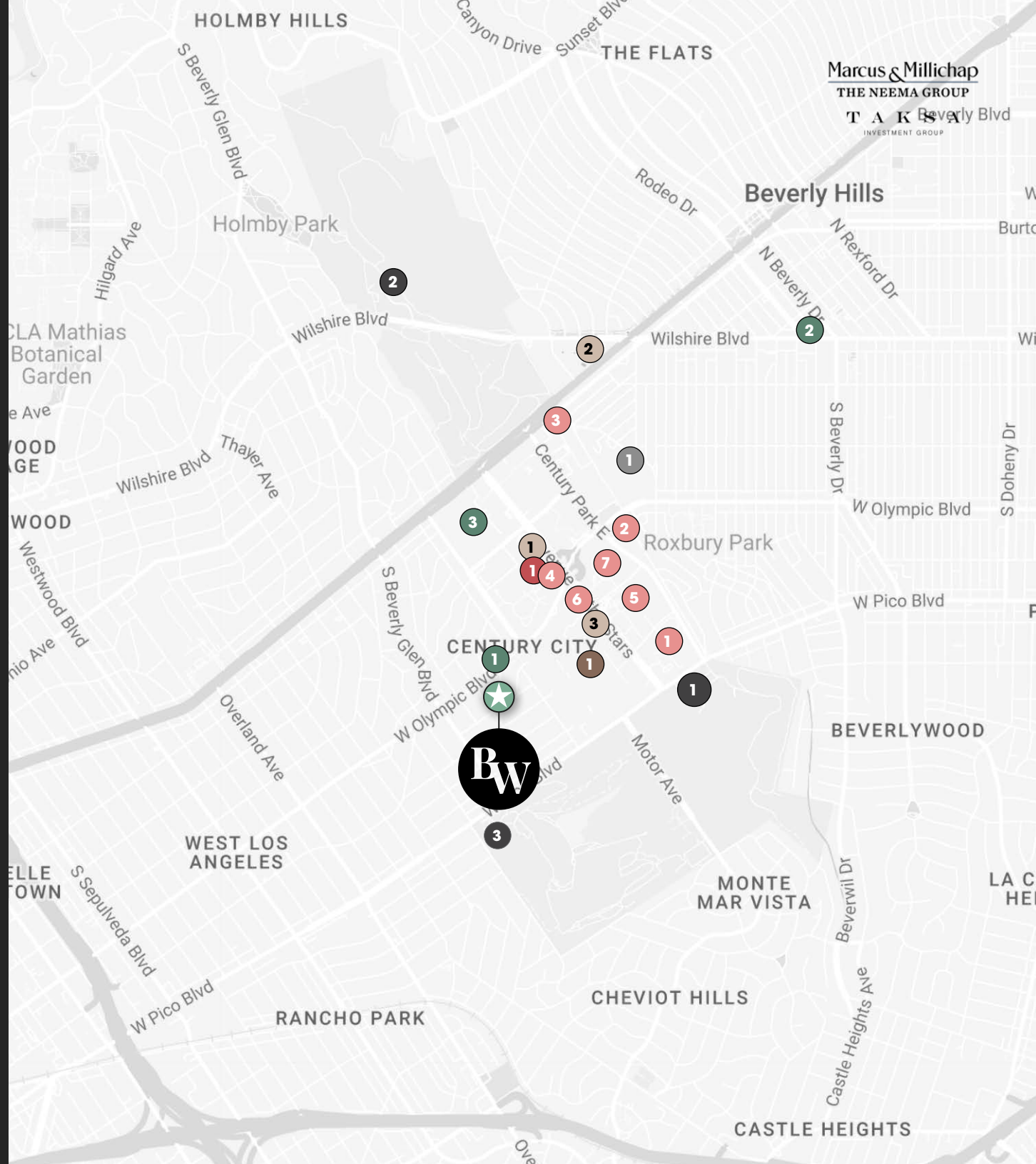
- ① Beverly Hills High School

GOLF

- ① Hillcrest Country Club
- ② Los Angeles Country Club
- ③ Rancho Park Golf Course

MISCELLANEOUS

- ① Fox Studios





Westfield Century City

Ralphs

Hinoki & the Bird

Century Park East Condominiums

Ten Thousand Luxury Residences

Nakatomi Tower

InterContinental
Los Angeles

Park Place Condominiums

3

1

1

4

2

6

7

3



Unit Mix

10368-10384.5 BELLWOOD AVE

	UNIT #	UNIT TYPE
1	10368	SINGLE
2	10368.5	SINGLE
3	10370	SINGLE
4	10372	SINGLE
5	10372.5	1+1
6	10374	1+1
7	10374.5	1+1
8	10376	SINGLE
9	10376.5	SINGLE
10	10378	SINGLE
11	10378.5	SINGLE
12	10380	SINGLE
13	10380.5	SINGLE
14	10382	1+1
15	10382.5	1+1
16	10384	1+1
17	10384.5	1+1

10340-10360 BELLWOOD AVE

	UNIT #	UNIT SF	UNIT TYPE
1	0101-66	312	EFFICIENCY
2	0102-66	312	EFFICIENCY
3	0103-66	234	EFFICIENCY
4	0104-66	234	EFFICIENCY
5	0105-66	301	EFFICIENCY
6	0106-66	306	EFFICIENCY
7	0107-66	229	EFFICIENCY
8	0108-66	226	EFFICIENCY
9	0109-66	351	SINGLE
10	0110-66	351	SINGLE
11	0111-66	228	EFFICIENCY
12	0112-58	229	EFFICIENCY
13	0113-58	226	EFFICIENCY
14	0114-58	350	SINGLE
15	0115-58	350	SINGLE
16	0116-58	228	EFFICIENCY
17	0117-58	303	EFFICIENCY
18	0118-58	304	EFFICIENCY
19	0119-58	240	EFFICIENCY
20	0120-58	225	EFFICIENCY
21	0121-58	302	EFFICIENCY
22	0122-58	303	EFFICIENCY
23	0123-50	303	EFFICIENCY
24	0124-50	302	EFFICIENCY
25	0125-50	228	EFFICIENCY
26	0126-50	235	EFFICIENCY
27	0127-50	303	EFFICIENCY

	UNIT #	UNIT SF	UNIT TYPE
28	0128-50	304	EFFICIENCY
29	0129-50	229	EFFICIENCY
30	0130-50	226	EFFICIENCY
31	0131-50	350	SINGLE
32	0132-50	350	SINGLE
33	0133-50	228	EFFICIENCY
34	0134-40	228	EFFICIENCY
35	0135-40	350	SINGLE
36	0136-40	228	EFFICIENCY
37	0137-40	229	EFFICIENCY
38	0138-40	304	EFFICIENCY
39	0139-40	301	EFFICIENCY
40	0140-40	238	EFFICIENCY
41	0141-40	323	EFFICIENCY
42	0142-40	312	EFFICIENCY
43	0143-40	313	EFFICIENCY
44	0201-66	400	SINGLE
45	0202-66	437	SINGLE
46	0203-66	258	EFFICIENCY
47	0204-66	298	EFFICIENCY
48	0205-66	306	EFFICIENCY
49	0206-66	229	EFFICIENCY
50	0207-66	226	EFFICIENCY
51	0208-66	351	SINGLE
52	0209-66	351	SINGLE
53	0210-66	228	EFFICIENCY
54	0211-58	229	EFFICIENCY

	UNIT #	UNIT SF	UNIT TYPE
55	0212-58	226	EFFICIENCY
56	0213-58	351	SINGLE
57	0214-58	351	SINGLE
58	0215-58	228	EFFICIENCY
59	0216-58	303	EFFICIENCY
60	0217-58	300	EFFICIENCY
61	0218-58	261	EFFICIENCY
62	0219-58	436	SINGLE
63	0220-58	392	SINGLE
64	0221-50	392	SINGLE
65	0222-50	451	SINGLE
66	0223-50	260	EFFICIENCY
67	0224-50	282	EFFICIENCY
68	0225-50	304	EFFICIENCY
69	0226-50	229	EFFICIENCY
70	0227-50	226	EFFICIENCY
71	0228-50	351	SINGLE
72	0229-50	351	SINGLE
73	0230-50	229	EFFICIENCY
74	0231-40	228	EFFICIENCY
75	0232-40	350	SINGLE
76	0233-40	227	EFFICIENCY
77	0234-40	229	EFFICIENCY
78	0235-40	308	EFFICIENCY
79	0236-40	296	EFFICIENCY
80	0237-40	258	EFFICIENCY
81	0238-40	439	SINGLE
82	0239-40	402	SINGLE



Area Overview

CENTURY CITY

Century City, an iconic neighborhood in West Los Angeles, stands as a premier destination for business, entertainment, and luxury living. Originally developed on former 20th Century Fox studio backlots in the 1960s, Century City is now one of Los Angeles' most dynamic commercial hubs, offering a mix of office space, retail destinations, residential developments, and world-class amenities.



KEY FEATURES OF CENTURY CITY

1 Prime Business Hub:

Century City is home to prestigious law firms, financial institutions, and entertainment companies, making it one of the most sought-after commercial real estate markets in Southern California. Its central location provides excellent access to Los Angeles' key neighborhoods, including Beverly Hills, Santa Monica, and Downtown LA.

2 World-Class Retail and Dining:

The Westfield Century City mall, a premier retail destination, attracts visitors from across the region with high-end brands, cutting-edge entertainment options, and award-winning restaurants.

3 Proximity to Entertainment and Media:

Century City has deep ties to Hollywood, with nearby film studios and production companies adding to the area's commercial and cultural significance.

4 Exceptional Accessibility:

Conveniently located near major freeways (I-405 and I-10) and well-served by public transportation, Century City provides easy access for commuters. The ongoing expansion of LA Metro's Purple Line promises to further enhance connectivity.

5 Upscale Residential Developments:

Luxury condominiums and apartments in Century City draw professionals, entrepreneurs, and celebrities, creating a strong base for retail and service-oriented businesses.

6 Economic Resilience:

Century City's unique combination of commercial, residential, and retail spaces has proven resilient during economic shifts, making it a reliable investment destination.

Location Highlights

Westfield Century City Shopping Center: A Premier Open-Air, Dining And Entertainment Venue

The Shopping Center boasts an array of top-shelf retailers in ±878,000 square feet of retail floor area. Anchored by Bloomingdale's, the tenant roster includes Apple Store, Tiffany & Co., Rolex and Tesla. Dozens of restaurants, many arrayed at the upper-level alfresco Dining Terrace, cater to a wide range of culinary tastes. Stand-alone restaurants include RockSugar, O'bika, Toscanova, and Mei Zhou Dong Po. The Center includes a flagship 15-screen AMC cinema and a Gelson's Market, one of the nation's premier supermarket chains known for superior produce, meat and seafood, and exceptional service.

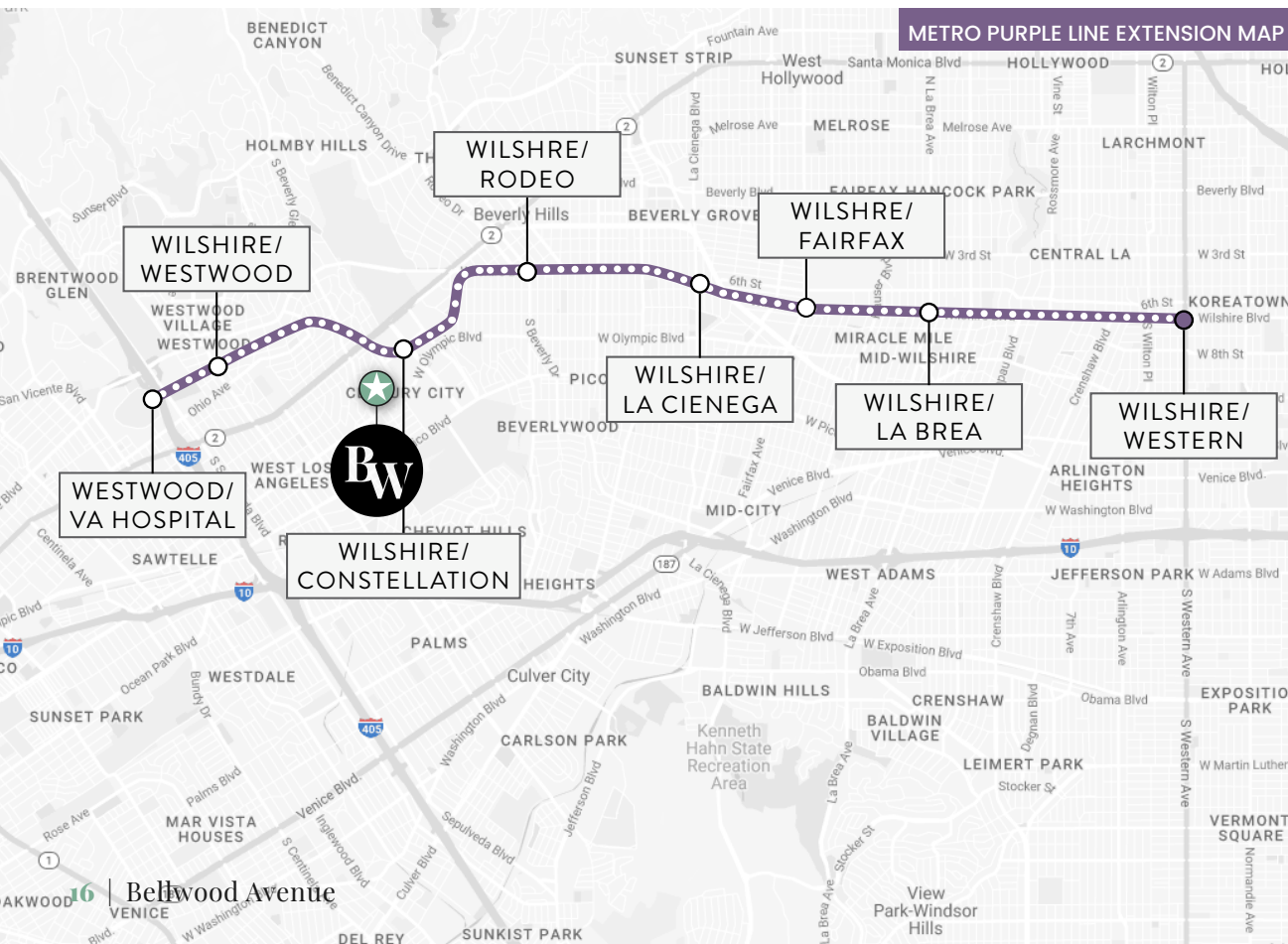
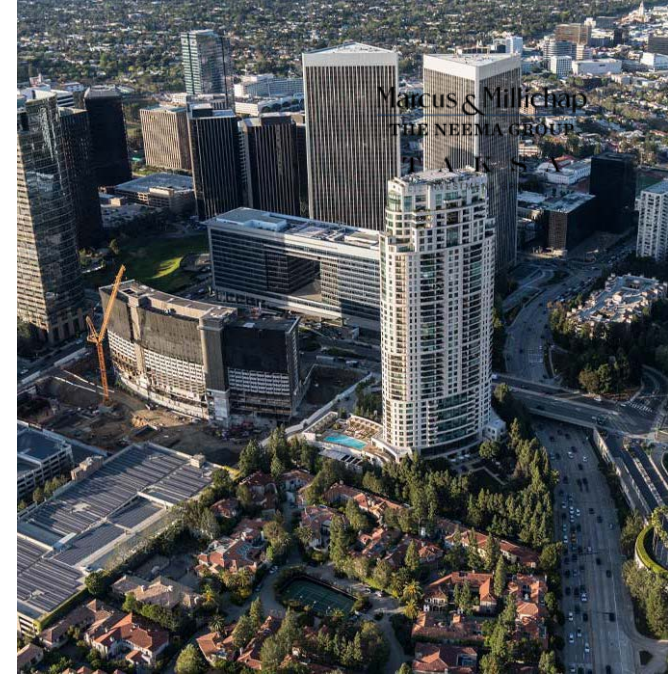


Westfield Century City is recently completed an \$800 million expansion intended to create a global iconic retail destination. Completed in the fall of 2017, the new 1.2 million square foot property features Nordstrom's Los Angeles flagship store, a completely remodeled Bloomingdale's, a new Macy's department store, and a world-renowned Eataly upscale food market, restaurant and bakery pioneered by Oscar Farinetti and developed in New York City by master chef Mario Batali. Premium retail space for prestigious retail brands and boutiques, open-air cafes, along with event and entertainment spaces bring further luster to the Shopping Center.

CENTURY CITY

WILSHIRE / CONSTELLATION

The underground station, now being built as part of the second phase of Metro's Purple Line extension, will in fact be located at Beverly Drive - one block east of namesake Rodeo Drive. The station, as approved by the Metro Board in 2012, will place its entrance at the southwest corner of Wilshire Boulevard and Reeves Drive. The roughly nine-mile subway extension is split into three segments, with full completion to the Westwood Veterans Administration Campus anticipated in 2026. Wilshire/Rodeo will be one of two stops in Beverly Hills city limits, the other of which is scheduled to open in 2025 at Wilshire and La Cienega Boulevard as part of the project's first phase.



Commercial Real Estate Value

Century City offers unparalleled opportunities for investors and business owners. Its prime location, robust infrastructure, and prestigious reputation ensure strong demand for office and retail spaces. Properties in the area benefit from:

HIGH OCCUPANCY RATES: Driven by demand from blue-chip tenants.

RISING PROPERTY VALUES: Ongoing development and infrastructure improvements.

PRESTIGE: An address in Century City is synonymous with success and influence.

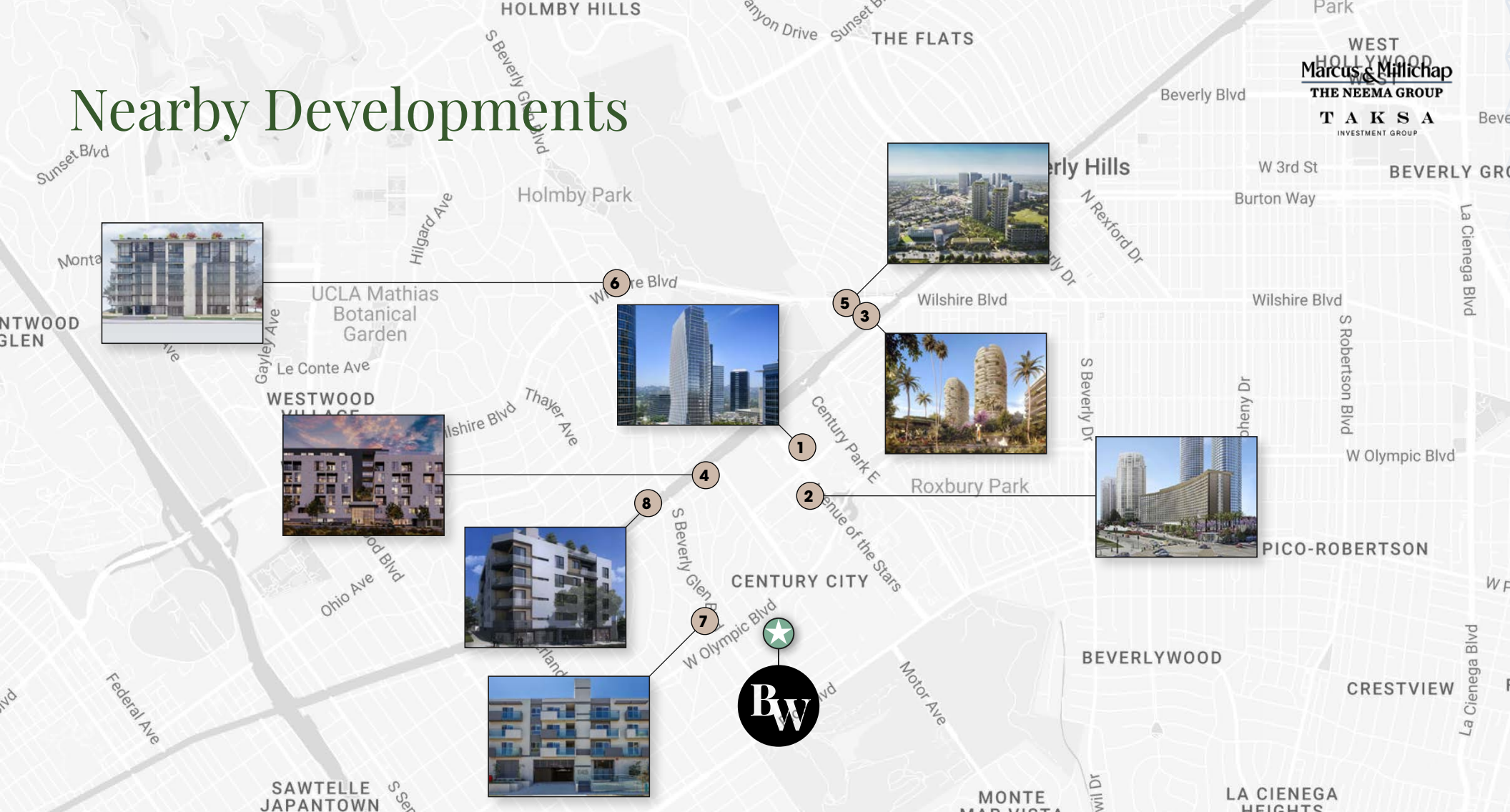


Growth Potential

Century City continues to evolve with new developments that enhance its desirability. Upcoming office towers, luxury residential projects, and infrastructure upgrades make this area a top choice for long-term investment.

For buyers seeking commercial real estate opportunities, Century City combines the prestige of a business district with the vibrancy of a thriving, mixed-use community. Its future-focused development and enduring appeal position it as a cornerstone of Los Angeles' economic landscape.

Nearby Developments



1	CENTURY CITY CENTER	1950 Avenue of the Stars, Los Angeles, CA 90067	37-Story Office Tower Currently Under Construction, will be the new CAA Headquarters
2	CENTURY PLAZA	2025 Avenue of the Stars, Los Angeles, CA 90067	331 Apartments and 94k SF of Retail Built in 2022
3	ONE BEVERLY HILLS	9900 Wilshire Blvd, Beverly Hills, CA 90210	193 Apartment Units Currently Under Construction
4	TEN310	10310 Santa Monica Blvd, Los Angeles, CA 90025	94 Apartment Units Currently Under Construction
5	-	9876 Wilshire Blvd, Beverly Hills, CA 90210	Proposed 140-Unit Apartment Project
6	GOLDEN MILE	888 Devon Ave, Los Angeles, CA 90024	21 Apartment Units Currently Under Construction
7	LOUISIANA GLEN	10405 Louisiana Ave, Los Angeles, CA 90025	16 Apartment Units Currently Under Construction
8	-	10425-10431 W Santa Monica Blvd, Los Angeles, CA 90025	Proposed 43-Unit Apartment Project



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