6724 La Paz Plaza

LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91606

A Multi-Tenant *Value-Add* Retail Center

STABLE IN-PLACE CASH FLOW • EMBEDDED RENTAL UPSIDE • ATTRACTIVE ACQUISITION BASIS

Marcus & Millichap

BRANDON MICHAELS GROUP

6724 La Paz Plaza

LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91606

EXCLUSIVELY LISTED BY

BRANDON MICHAELS
Executive Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

EARLE HYMAN
Senior Managing Director Investments
Tel: 818.212.2770
earle.hyman@marcusmillichap.com
CA License: 00803521

BMG TEAM

STEVEN SCHECHTER
Managing Director Investments
CA License: 01089464

EMIN GABRIMASSIHI
Associate Director Investments
CA License: 02112980

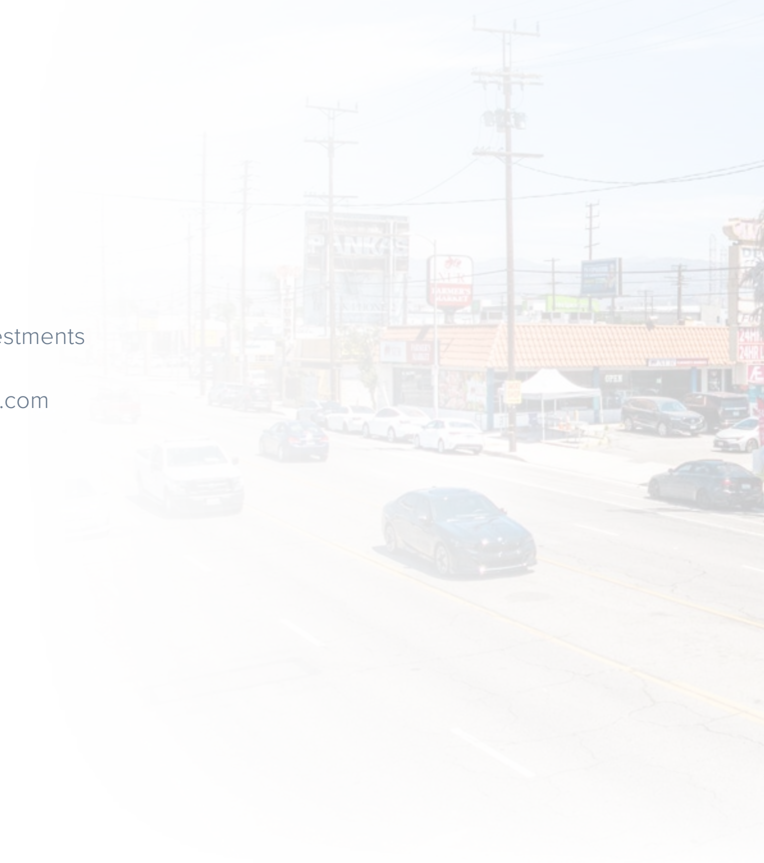


TABLE OF CONTENTS

EXECUTIVE SUMMARY

A Value-Add Mutli-Tenant Retail Center Offered at an *Attractive Basis* *Priced* Below *Replacement Costs*

A 13,450 SF Multi-Tenant Retail Center in the Heart of North Hollywood, CA Offered at $275 Per Square Foot

Property Highlights

Price	$3,700,000
Building Size	±13,450 SF
Lot Size	26,998 SF
Prcie/SF (Bldg)	$275
Price/SF (Land)	$137
Current Cap Rate (84% Occupancy)	6.24%
Stabilized CAP Rate	8.42%
ProForma CAP Rate	9.82%
Year Built	1972
Occupancy	84% - 8 Tenants
Vacancy	16% - 1 Unit
Avg. Unit Size	±1,489 SF
Parking	25 Spaces
Parking Ratio	1.86/1,000 SF
Traffic Counts	25,760 VPD
Average In-Place Rents	$1.83 + NNN
Average Lenth of Occupancy	9.84 Years

BRANDON MICHAELS GROUP

EXECUTIVE SUMMARY

Stable In-Place *Income with Significant Embedded* Rental Upside

Below-market in-place rents, an established long-tenured tenant base, immediate lease-up potential, and an attractive acquisition basis create a compelling value-add investment opportunity.

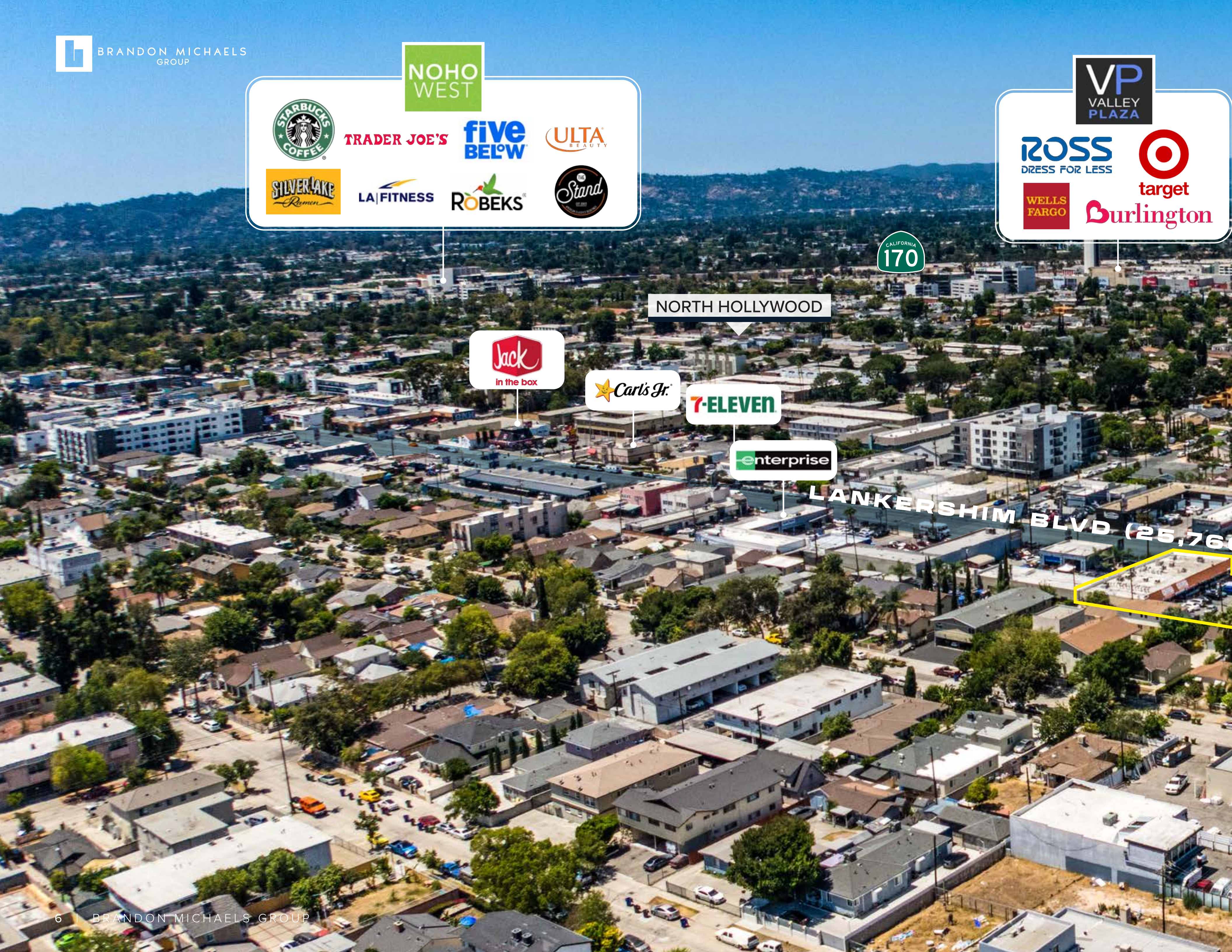
6724 Lankershim Boulevard is a 13,450-square-foot multi-tenant neighborhood retail center situated on a 26,998-square-foot parcel in North Hollywood, California. Comprised of nine suites, the Property provides investors with stable in-place income supported by a diversified service-oriented tenant base while offering multiple opportunities to increase future cash flow.

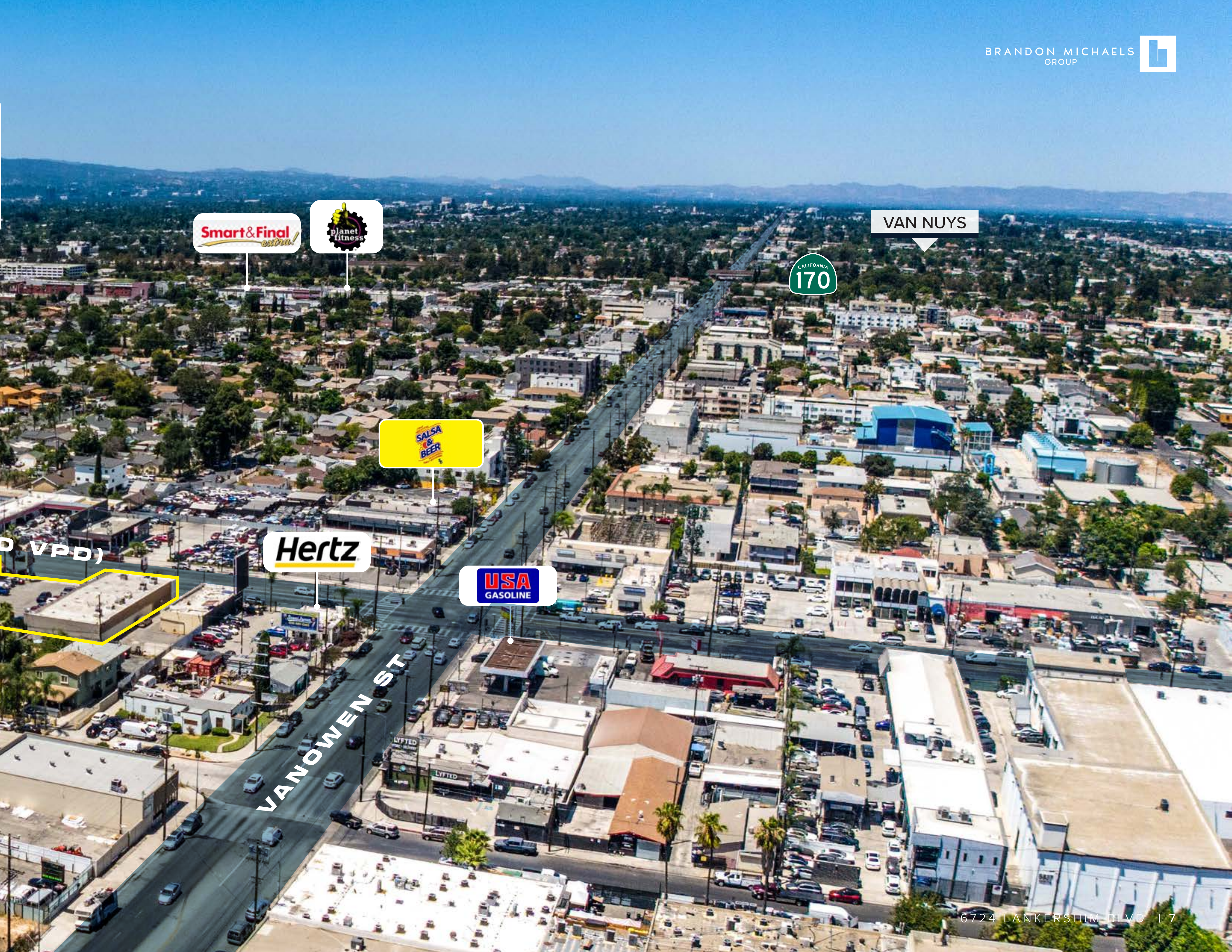
The Property benefits from an established tenant base with an average tenancy of approximately 9.84 years, reflecting long-term occupancy stability and predictable in-place income. Current average base rents of approximately $1.83 per square foot NNN remain below recent comparable lease transactions within the surrounding market, creating meaningful embedded rental upside as leases renew over time.

Additional value creation is supported by the lease-up of the existing 2,200-square-foot vacant suite, representing approximately 16% of the Property's gross leasable area. An additional three tenants currently operating on a month-to-month basis provides future leasing flexibility, allowing new ownership to further optimize the rent roll as market conditions permit

.Offered at approximately $275 per square foot, the Property may be acquired at a basis below replacement cost and below the average pricing achieved by comparable neighborhood retail transactions. Combined with stable in-place income, below-market rents, and clearly identifiable value-creation opportunities, the Property presents investors with an attractive opportunity to increase income through lease-up and future rental growth.

Zoning	AB 2097	Transit Oriented Community	MIIP - TOIA	MIIP - OCIA	ED1 Eligibility
C2-1VL	*Yes*	*Tier 2*	*Tier 1*	*Not Eligible*	*Eligible Site*


NOHO WEST
STARBUCKS COFFEE
TRADER JOE'S
five BELOW
ULTA BEAUTY
SILVER LAKE Ramen
LA FITNESS
ROBEKS
The Stand
VP VALLEY PLAZA
ROSS DRESS FOR LESS
target
WELLS FARGO
Burlington
CALIFORNIA 170
NORTH HOLLYWOOD
Jack in the box
Carl's Jr.
7-ELEVEN
enterprise
LANKERSHIM BLVD (25,76


Smart&Final extra!
planet fitness
VAN NUYS
CALIFORNIA
170
SALSA & BEER
Hertz
USA GASOLINE
VPD)
VANOWEN ST

INVESTMENT HIGHLIGHTS

Established Neighborhood Retail Corridor Serving a Dense Infill Trade Area

Located along Lankershim Boulevard, the Property benefits from strong daily traffic, excellent regional accessibility, and a densely populated North Hollywood trade area that has historically supported stable neighborhood retail demand.

Established Retail Corridor

Situated along Lankershim Boulevard just south of Vanowen Street, the Property benefits from exposure to approximately 25,760 vehicles per day within one of North Hollywood's primary commercial corridors. The surrounding mix of neighborhood retail, restaurants, service providers, and daily-needs businesses has created an established retail environment supported by consistent local and commuter traffic.

Dense Infill Demographics

The Property serves a mature infill trade area characterized by dense residential neighborhoods, a large renter population, and limited opportunities for new retail development. Strong population density and recurring daily-needs demand continue to support stable occupancy fundamentals and a diverse neighborhood-oriented tenant base.

Regional Accessibility

Convenient access to the SR-170, US-101, and I-134 freeways, together with proximity to Metro's B Line and G Line transit hub, provides excellent connectivity throughout the San Fernando Valley and greater Los Angeles. Nearby employment centers including the NoHo Arts District, Burbank Media District, and NoHo West generate a broad daytime population that supports surrounding retail and service businesses.

INVESTMENT HIGHLIGHTS

Embedded Rental Growth and *Immediate Lease-Up Opprtunity*

Supply-Constrained Retail Fundamentals

North Hollywood remains one of the San Fernando Valley's most established neighborhood retail submarkets, characterized by limited available inventory, minimal new competing supply, and historically low vacancy of approximately 4.8%. These favorable market fundamentals have supported consistent rental growth and continue to reinforce demand for well-positioned neighborhood retail assets.

Multiple Drivers of Income Growth

The Property offers several clearly identifiable opportunities to increase income. In-place occupied rents average $1.83 per square foot per month, compared to recent trade-area lease transactions averaging approximately $2.86 per square foot, providing meaningful embedded rental growth as leases renew. Immediate upside is created through the lease-up of the existing ±2,200-square-foot vacant suite, while an additional ±3,500-square-foot month-to-month tenancy and scheduled lease expirations in 2027 and 2028 provide future opportunities to optimize the rent roll.

Diversified Seasoned Tenant Mix

The nine-suite rent roll is diversified across food, service, medical, and professional tenants, reducing reliance on any single occupant. All leases are structured on a triple-net basis, with tenants reimbursing their proportionate share of property taxes, insurance, and common area expenses, helping mitigate rising operating costs. Average tenant tenure approaches 10 years, with several tenants operating at the Property for more than 14 years.

Attractive Basis with Immediate Value Creation

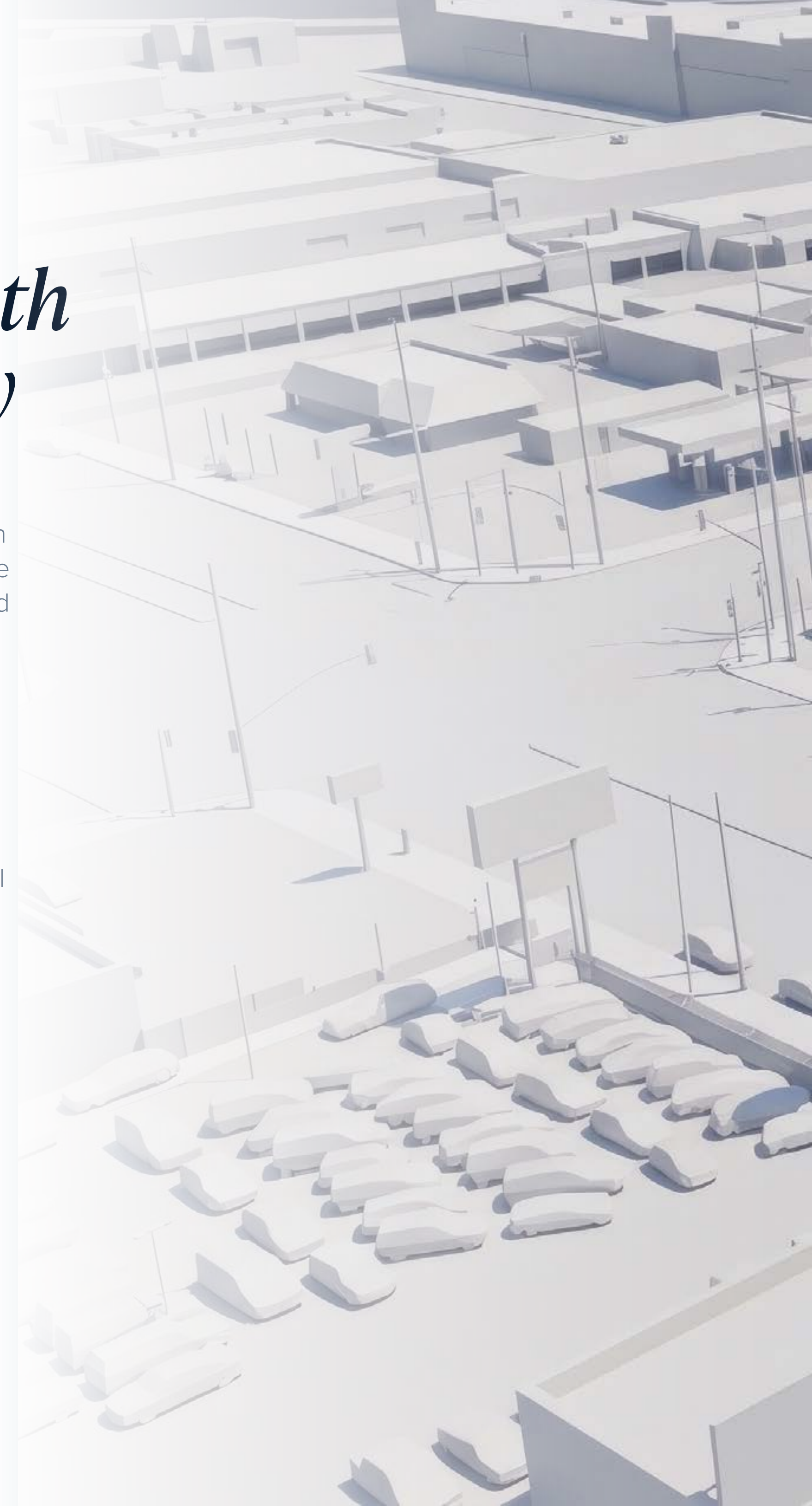
Stabilized net operating income is projected to increase from approximately $231,000 to approximately $305,000, representing growth of more than 30% primarily through the lease-up of a single vacant suite. The offering presents investors with an attractive acquisition basis, immediate value creation through stabilization, and additional upside as below-market leases are renewed at market rates.


BRANDON MICHAELS
GROUP
INTERSTATE
5
SUN VALLEY
MODERN
BATHROOM
Public
Storage
THE
HOME
DEPOT
COSTCO
BUSINESS CENTER
ExtraSpace
Storage
USA
GASOLINE
Hertz
SALSA
&
BEER
LANKERSHIM BL


BRANDON MICHAELS
GROUP
INTERSTATE
5
VALLARTA
SUPERMARKETS
Hollywood
Burbank
Airport
BURBANK
MARRIOTT
VANOWEN ST
LVD (25,760 VPD)

INVESTMENT HIGHLIGHTS

Strong Asset Fundamentals with Long-Term Land Use Flexibility



Versatile Suite Configuration

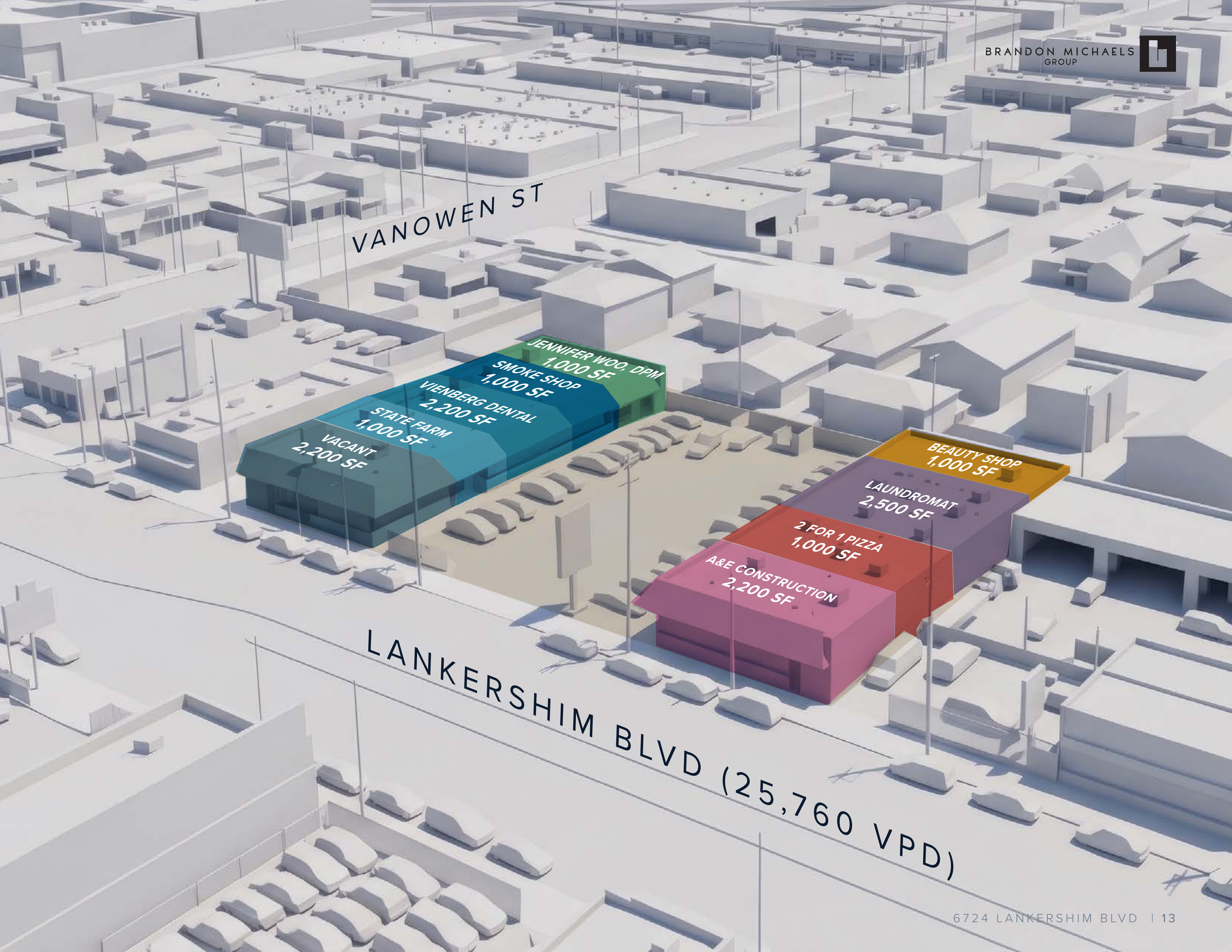
The Property is configured into nine suites averaging approximately 1,489 square feet, with individual suites ranging from approximately 1,000 to 2,500 square feet. This versatile suite mix accommodates a broad range of retail, restaurant, medical, office, and service-oriented tenants while reducing reliance on larger single-user spaces. Larger suites may also be subdivided, providing future ownership with additional flexibility to respond to changing tenant demand and maximize leasing opportunities over time.

Functional Site Layout

Situated on a 26,998-square-foot parcel, the Property provides 25 on-site parking spaces with multiple points of ingress and egress from Lankershim Boulevard. The site's functional layout provides convenient access to individual tenant suites while supporting efficient customer circulation and day-to-day business operations.

Flexible Zoning and TOC Tier 1

The Property is improved with C2 Commercial zoning, permitting a broad range of retail, restaurant, office, medical, and service-oriented uses. Combined with the site's substantial land area, the zoning provides future ownership with long-term flexibility to re-tenant, reposition, or adapt the Property as market conditions and land use trends evolve.


VANOWEN ST
JENNIFER WOO, DPM
1,000 SF
SMOKE SHOP
1,000 SF
VIENBERG DENTAL
2,200 SF
STATE FARM
1,000 SF
VACANT
2,200 SF
BEAUTY SHOP
1,000 SF
LAUNDROMAT
2,500 SF
2 FOR 1 PIZZA
1,000 SF
A&E CONSTRUCTION
2,200 SF
LANKERSHIM BLVD (25,760 VPD)

NEARBY DEVELOPMENTS

A Submarket Absorbing More Than *1,370 New Residential Units*

Over $1 billion in nearby capital investment is reshaping the trade area, deepening the rooftop base and daytime demand that drive neighborhood retail

The trade area surrounding 6724 Lankershim Boulevard has been among the most actively developed in the central San Fernando Valley. Within approximately 1.5 miles of the Property, more than 1,370 new multifamily residential units have been delivered or are underway across more than two dozen projects over the past five years, alongside several hundred thousand square feet of new office and retail space. This sustained influx of residents and daytime population directly deepens the rooftop base and consumer demand that support the Property's neighborhood-serving tenancy, and it sets a backdrop of rising rents and land values against which the Property's below-market leases are marked. Anchoring the broader picture is District NoHo, an approximately $1 billion Metro-led transit development that will add another generation of residents, workers, and foot traffic to the submarket over the coming decade.

HEADLINE PROJECTS

District NoHo - The $1 Billion Transit Catalyst

A Metro-led joint development by Trammell Crow Company and High Street Residential on roughly sixteen acres atop the North Hollywood Station, slated to deliver on the order of 1,500 residential units, approximately 450,000 to 580,000 square feet of Class-A creative office, and roughly 60,000 square feet of retail, phased toward 2031. The single largest investment in the Arts District's history and a durable, multi-year demand engine for surrounding retail.

Alexan NoHo West - 644 Residential Units

The residential component of the NoHo West district and the single largest multifamily delivery in the immediate pipeline, concentrating substantial new rooftop density within the trade area.

The Hamlin - 119 Units on Lankershim

A five-story, 119-unit Elevado Group multifamily project on Lankershim Boulevard, reinforcing the residential intensification of the NoHo corridor.

NoHo West - A 25-Acre Mixed-Use District

Merlone Geier's redevelopment of the former Laurel Plaza delivered approximately 347,000 square feet of retail and roughly 236,000 square feet of creative office, paired with the 644-unit Alexan NoHo West residential community. One of the largest completed mixed-use regeneration projects in the Valley and a proven driver of regional retail traffic.

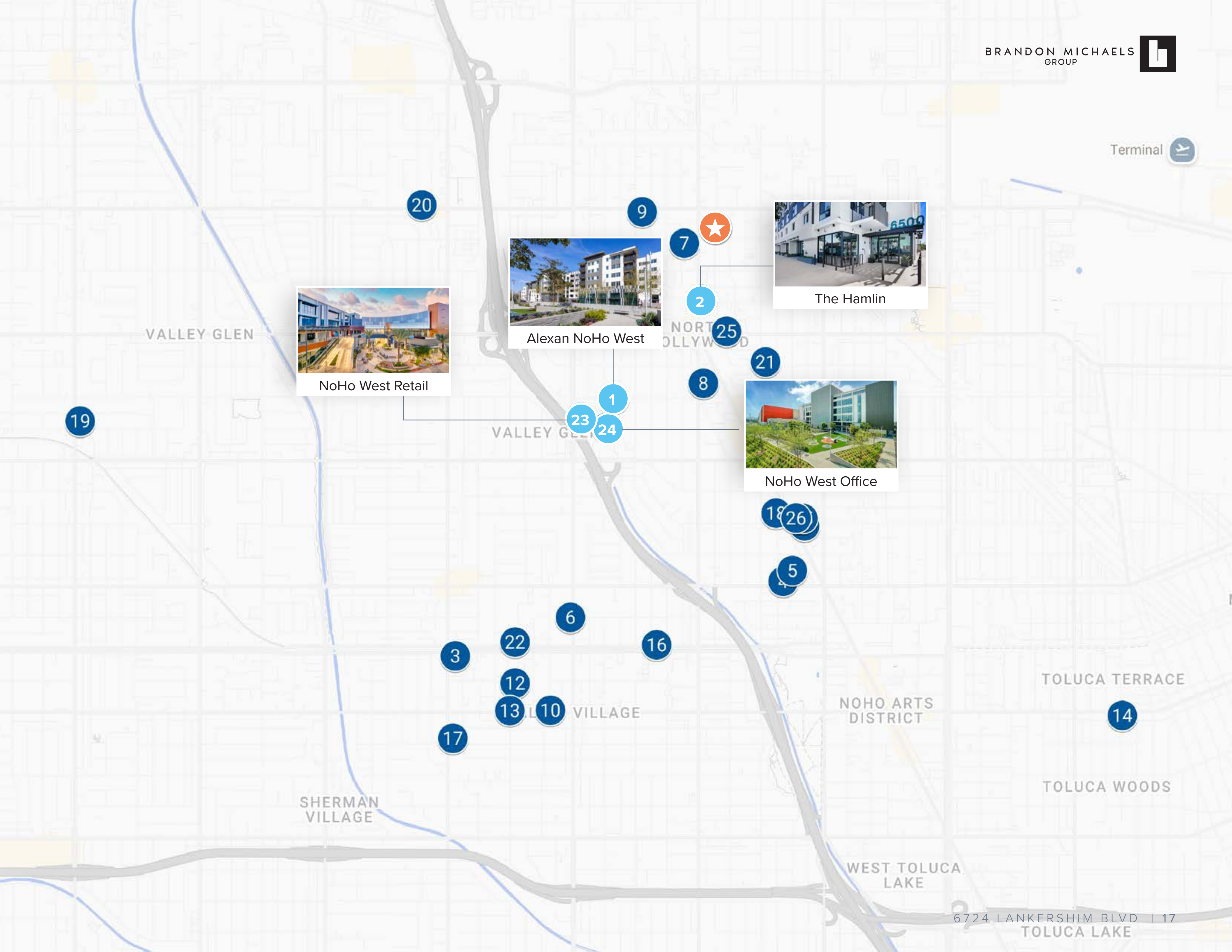
NEARBY DEVELOPMENTS

	Project	Address	Type	Units / SF	Stories	Completed
1	Alexan NoHo West	11950 W Erwin St	Multifamily	644 units	6	2021
2	The Hamlin	6500 Lankershim Blvd	Multifamily	119 units	5	2024
3	The Chandler	12444 Chandler Blvd	Multifamily	69 units	5	2023
4	Soul NoHo Apartments	5610 N Camellia Ave	Multifamily	62 units	3	2021
5	Cadence at NoHo (proposed)	5633 Farmdale Ave	Multifamily	61 units	6	2026
6	Laurel Luxury Apartments	5501–5513 Laurel Canyon Blvd	Multifamily	46 units	3	2023
7	11722 Archwood St	11722 Archwood St	Multifamily	42 units	5	2025
8	NoHo Urban Apartments	6226 N Colfax Ave	Multifamily	41 units	4	2022
9	Vanowen 48	11848 Vanowen St	Multifamily	39 units	5	2023
10	Magnolia Vantage	12145 Magnolia Blvd	Multifamily	36 units	3	2021
11	11436 Hatteras St (under construction)	11436 Hatteras St	Multifamily	28 units	5	2025
12	Gate 26	5261 Hermitage Ave	Multifamily	26 units	3	2022
13	M Street Residence	12301 Magnolia Blvd	Multifamily	26 units	3	2024
14	Magnolia Nineteen	11700 W Magnolia Blvd	Multifamily	19 units	3	2021
15	11443 Hatteras St	11443 Hatteras St	Multifamily	18 units	3	2024
16	Elevado / Chandler	11829 Chandler Blvd	Multifamily	16 units	5	2024
17	The Pavilion Condos	5110 Whitsett Ave	Multifamily	15 units	3	2020
18	Emelita Apartments	11500 Emelita St	Multifamily	14 units	4	2022
19	6120 Woodman Ave	6120 Woodman Ave	Multifamily	14 units	3	2023
20	12555 Vanowen St	12555 Vanowen St	Multifamily	13 units	4	2021
21	6302 Beck Ave	6302 Beck Ave	Multifamily	12 units	2	2020
22	5405 Hermitage	5405 N Hermitage Ave	Multifamily	11 units	2	2021
23	NoHo West Retail	6130 Laurel Canyon Blvd	Retail	346,778 SF	1	2021
24	NoHo West Office	6150 Laurel Canyon Blvd	Office	235,517 SF	6	2020
25	11633 Victory Blvd	11633 Victory Blvd	Office	46,153 SF	3	2020
26	5802 Lankershim Blvd (proposed)	5802 Lankershim Blvd	Retail	21,546 SF	1	2026

PIPELINE TOTALS

Multifamil Units	Office	Retail
±1,371	±282,000 SF	±368,000 SF

across 26 projects within ~1.5 miles


Terminal
VALLEY GLEN
NoHo West Retail
Alexan NoHo West
The Hamlin
NoHo West Office
VILLAGE
NOHO ARTS
DISTRICT
TOLUCA TERRACE
TOLUCA WOODS
SHERMAN
VILLAGE
WEST TOLUCA
LAKE
TOLUCA LAKE
1
2
5
6
7
8
9
10
12
13
14
16
17
19
20
21
22
23
24
25
26
3

LOCATION OVERVIEW

Artistry. *Energy.* *Connectivity.*

North Hollywood, *California*

North Hollywood sits at the cultural and geographic heart of the San Fernando Valley, a region of more than 1.8 million residents, and has spent the last three decades transforming from an industrial crossroads into one of Los Angeles' most dynamic creative and transit-oriented communities. Anchored by the NoHo Arts District, established in 1992 and home to the highest concentration of theaters, galleries, dance studios, and production houses in the region, the area pairs an authentic creative identity with the daily-needs density that sustains neighborhood retail. The result is a submarket with both cultural gravity and economic durability, where entertainment-industry employment, a deep residential base, and continued public investment converge.

Where the creative pulse of the Valley meets the connectivity of a regional transit hub

Beyond its arts identity, North Hollywood functions as a regional center for the San Fernando Valley. The neighborhood's walkable core along Lankershim and Magnolia Boulevards blends theaters, breweries, restaurants, and independent retail with a steady flow of residents, commuters, and visitors. Its proximity to the Burbank Media District, Universal City, and the broader entertainment economy places a large, stable employment base within minutes of the trade area, supporting both the daytime and evening demand that quality neighborhood retail depends on.

North Hollywood is also among the most transit-connected submarkets in the Valley. The North Hollywood Metro Station serves as the terminus of the B Line subway and the G Line busway, a junction of more than fifteen municipal bus lines moving tens of thousands of daily riders, and the single most significant multimodal hub north of the Hollywood Hills. That connectivity has made the area a magnet for medium- and high-density development and a long-term anchor of regional growth.

A $1 Billion Catalyst Reshaping the Submarket

The defining force in North Hollywood's next chapter is District NoHo, an approximately $1 billion, Metro-led joint development now underway on roughly sixteen acres directly atop the North Hollywood Station. Developed by Trammell Crow Company and its affiliate High Street Residential under long-term ground leases with Metro, the master-planned project is slated to deliver on the order of 1,500 residential units, hundreds of them income-restricted, alongside roughly 450,000 to 580,000 square feet of Class-A creative office, approximately 60,000 square feet of retail and restaurant space, and more than two acres of public open space, all integrated with a rebuilt regional transit center.

Phased over a period extending toward 2031, District NoHo represents one of the largest developments in the Arts District's history and a generational influx of residents, daytime workers, and foot traffic into the submarket. For a retail owner already positioned at a high-traffic signalized corner nearby, this is a durable, multi-year demand tailwind, the kind of public-and-private capital commitment that lifts surrounding rents, occupancy, and land values over the life of a hold.

DEMOGRAPHICS

A Large, Diverse Population with *Strong Household Incomes and a Stable Residential Base*

Strong Population Base

The area serves a substantial and growing consumer base, with approximately 35,600 residents within 1 mile, expanding to over 327,000 within 3 miles and nearly 653,000 within a 5-mile radius. Household density is equally impressive, totaling more than 254,900 households within 5 miles.

Diverse Residential Community

The surrounding community features a balanced demographic profile with an average household size ranging from 2.4 to 2.7 persons and a median age of approximately 38 to 40 years old. The area maintains a strong mix of both renter and owner-occupied housing, supporting long-term residential stability.

Affluent Consumer Market

Residents benefit from strong purchasing power, with average household incomes exceeding $103,000 across all trade areas and reaching nearly $109,000 within 5 miles. The market is further supported by a robust business community of more than 66,300 businesses within a 5-mile radius, driving employment and economic activity.

Demographics

	1 Mile	3 Mile	5 Mile
Population	35,569	327,096	652,988
Households	15,082	134,145	254,926
Average Household Size	2.4	2.5	2.7
Median Age	40.0	38.0	38.0
Owner Occupied Households	4,600	49,300	92,300
Renter Occupied Households	11,600	115,900	173,900
Average Household Income	$103,189	$103,357	$108,893
Median Household Income	$80,336	$80,763	$86,859
Businesses	4,400	39,100	66,300

DEMOGRAPHICS

Population

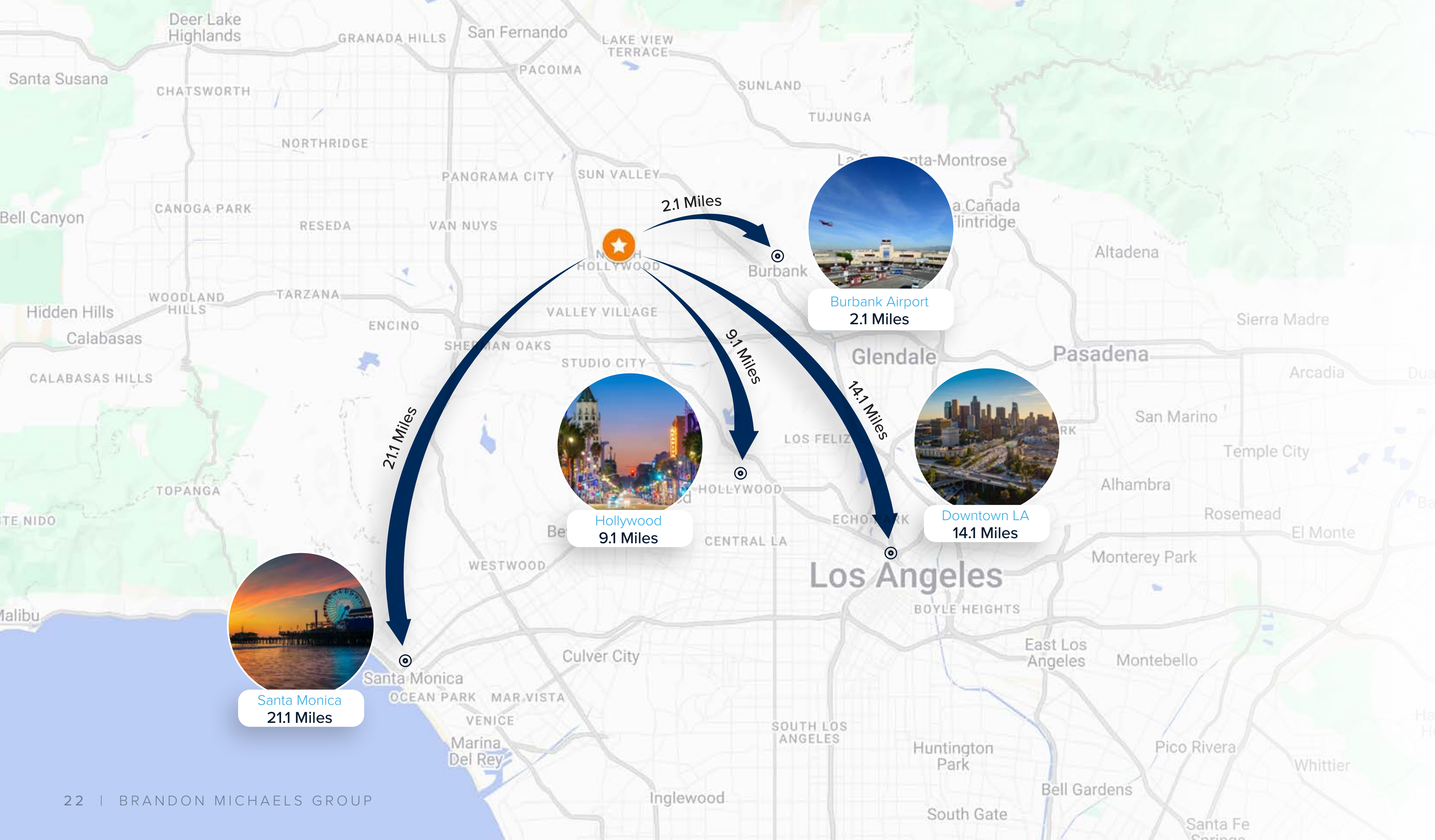
Population	Median Age	Male	Female
652,988	39.9	50.3%	49.7%
5-Mile	5-Mile		

Education

Some High School	Some College	Bachelor's Degree	Graduate Degree
2.5%	23.8%	8.8%	10.7%

LOCATION OVERVIEW

Close Proximity *to Major Destinations*



WESTFIELD FASHION SQUARE (5.3 MILES)

BUBANK EMPIRE CENTER (3.3 MILES)

> *North Hollywood is a vibrant urban hub where creativity, entertainment, and modern city living come together in one of Los Angeles' most dynamic neighborhoods.*

NOHO WEST (1.0 MILE)

NOHO METRO STATION (1.8 MILES)

NOHO ARTS DISTRICT (2.1 MILES)

FINANCIAL OVERVIEW

Rent Roll & *Stabilized Income*

A diversified nine-suite center anchored by deeply established operators — several in place well over a decade — on triple-net leases. Stabilization requires a single step: leasing the one vacant ±2,200 SF suite at $2.25/SF NNN. All in-place rents are held flat — no mark-to-market is assumed.

UNIT	TENANT	SF	%	LEASE START	EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TYPE	STABILIZED RENT	STAB/SF
6724	A&E Construction	2,200	16.4%	3/1/2019	4/30/2028	$4,162.93	$1.89	CPI; 3%–6%	—	NNN	$4,162.93	$1.89
6726	2 For 1 Pizza *	1,000	7.5%	7/1/2012	6/30/2027	$1,806.02	$1.81	Fixed 3%	1 × 5 Yr	NNN	$1,806.02	$1.81
6728-30	Laundromat (67thirty)	2,500	18.7%	11/4/2022	10/31/2032	$4,222.07	$1.69	CPI; 2%–4%	4 × 5 Yr	NNN	$4,222.07	$1.69
6732	Santeliz Beauty Shop	1,000	7.4%	9/1/2018	MTM	$1,481.56	$1.48	—	—	NNN	$1,481.56	$1.48
6734	Foot Doctor - Jennifer Woo	1,000	7.4%	1/1/2018	12/31/2028	$1,336.74	$1.34	CPI	2 × 5 Yr	NNN	$1,336.74	$1.34
6736	Smoke Shop	1,000	7.4%	3/1/2026	4/30/2028	$1,500.00	$1.50	CPI; 4%–6%	1 × 2 Yr	NNN	$1,500.00	$1.50
6738-40	Veinberg Dental	1,500	11.2%	9/1/2010	MTM	$3,783.79	$2.52	—	—	NNN	$3,783.79	$2.52
6742	Cornejo Insurance (State Farm)	1,000	7.5%	11/1/2006	MTM	$2,182.40	$2.18	—	—	NNN	$2,182.40	$2.18
6744	VACANT	2,200	16.4%	—	—	—	—	—	—	—	$4,950	$2.25
TOTAL	9 Suites — 83.6% Occupied	13,400	100%			$20,475.51	$1.83				$25,425.51	$1.90

83.6%
8 Tenants Across 9 Suites

$1.83/sf
Blended In-Place NNN Rent

$1.90/sf
Blended Stabilized NNN Rent

$245,706
Base Rent @ 83% Occupancy

$305,106
Stabilized Base Rent @ 100% Occupancy

+24%
Scheduled Income Upside at Stabilization

* No lease file provided for 2 For 1 Pizza (6726) ; all terms shown per owner's setup and subject to tenant estoppel certificates to be delivered during escrow.

Important Note: The rent roll has been compiled from information provided by Seller and is presented for informational purposes only. Certain historical lease records are no longer available. Neither Seller nor Broker makes any representation or warranty as to the accuracy or completeness of the information contained herein, and prospective purchasers should not rely upon this rent roll as a complete or definitive statement of the tenancy. The underlying lease documents and tenant estoppel certificates shall control.

FINANCIAL OVERVIEW

Stabilization *Analysis*

The entire stabilization case rests on a single, executable step: leasing the one vacant ±2,200 SF suite at $2.25/SF NNN — a rate set below the $2.50–$3.25/SF range achieved on comparable second-generation space. Every in-place rent is held flat. That one lease adds $59,400 of annual income, taking NOI from $231,021 to $305,106 and the yield from 6.24% to an 8.25% cap rate at the list price.

STABILIZED INCOME STATEMENT

INCOME	CURRENT	STABILIZED
Scheduled Lease Income	$245,706	$305,106
CAM Reimbursement	$74,761	$91,822
Effective Gross Income	$320,467	$396,928
Expenses	($89,446)	($91,822)
Net Operating Income	**$231,021**	$305,106
CAP Rate at $3,700,000	6.24%	8.25%

OPERATING EXPENSES

EXPENSE	CURRENT	PER SF	STABILIZED	PER SF
Property Taxes	$46,250	$3.44/SF	$46,250	$3.44/SF
Management	$9,828	$0.73/SF	$12,204	$0.73/SF
Insurance	$8,374	$0.62/SF	$8,374	$0.62/SF
Utilities	$9,863	$0.73/SF	$9,863	$0.73/SF
Cleaning & Maintenance	$7,200	$0.54/SF	$7,200	$0.54/SF
Repairs	$7,931	$0.59/SF	$7,931	$0.59/SF
Total Expenses	**$89,446**	$6.65 ($.055)	**$91,822**	$6.83 ($0.57)

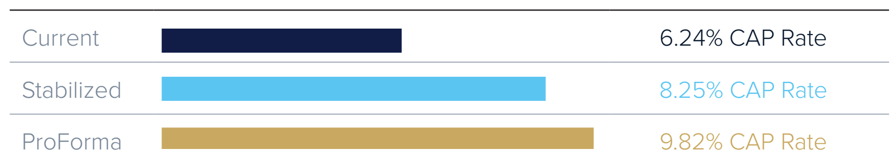
Important Note: Certain historical operating records are no longer available. Accordingly, the operating expense information contained herein has been derived primarily from historical tax returns and other information provided by Seller. The information has not been independently verified and is provided solely for informational purposes. Prospective purchasers must conduct their own independent investigation and verification of all operating expenses and should not rely upon the information contained herein.

PROJECTED YIELD

6.24 %	8.25 %	2,200 sf	+32 %
In-Place CAP Rate	Stabilized CAP Rate	Current Vacancy	NOI Growth Upon Stabilization

+$59,400 /yr

One suite. One lease. No displacement. Stabilization requires no tenant buyouts, no repositioning capital beyond ordinary lease-up costs, and no rent increases on any existing tenant - the full step-up comes from placing a single tenant in suite 6744 at a below-market rate.



$231,021	$74,084	$305,106
Current NOI	Lease-Up of Suite 6744	Stabilized NOI

FINANCIAL OVERVIEW

Tenant Tenure & *Lease Term*

The rent roll pairs two qualities that rarely coexist: proven tenant commitment and near-term lease events. Eight established operators have occupied the center for an average of 9.8 years, demonstrating the durability of this location for neighborhood-serving businesses, while the weighted average lease term remaining is approximately 2.2 years. For an investor, that creates a compelling opportunity to own a stable income stream with in-place rents averaging $1.83 per square foot versus an estimated $2.86 per square foot market, providing a clear path to future rental growth.

TENURE & TERM

UNIT	TENANT	SF	LEASE START	EXPIRATION	OPTIONS	TIME AT CENTER	TERM REMAINING
6724	A&E Construction	2,200	3/1/2019	4/30/2028	—	7.41 Year(s)	1.76 Year(s)
6726	2 For 1 Pizza	1,000	7/1/2012	6/30/2027	1 × 5 Yr	14.08 Year(s)	0.93 Year(s)
6728-30	Laundromat (67thirty)	2,500	11/4/2022	10/31/2032	4 × 5 Yr	3.73 Year(s)	6.27 Year(s)
6732	Beauty Shop	1,000	9/1/2018	MTM	—	8.91 Year(s)	0.00 Year(s)
6734	Foot Doctor	1,000	1/1/2018	12/31/2028	2 × 5 Yr	8.57 Year(s)	2.43 Year(s)
6736	Smoke Shop	1,000	3/1/2026	4/30/2028	1 × 2 Yr	0.41 Year(s)	1.76 Year(s)
6738-40	Dental	1,500	9/1/2010	MTM	—	15.91 Year(s)	4.10 Year(s)
6742	Insurance	1,000	11/1/2006	MTM	—	19.75 Year(s)	0.00 Year(s)
6744	VACANT	2,200	—	—	—	—	—
TOTAL	9 Suites — 83.6% Occupied	13,400				9.85 Year(s)	2.16 Year(s)

9.8 yrs
Average Tenant Tenure

3 tenants
In-place 14+ Years

1.6 yrs
Weighted Average Term Remaining

57%
MTM or Rolling by Year-End 2028

Time at center is measured from each tenant's original lease commencement per the lease files and owner provided information; Term remaining is measured from July 2026.

Beauty Shop (6732). Dental (6738-40). and Insurance (6742) operate on month-to-month holdover following expiration of their stated terms; no renewal or extension documents were provided for either tenancy.

LEASE ROLLOVER SCHEDULE

ROLLOVER	SF	% OF GLA
Month-to-Month	3,500	26.1%
2027	1,000	7.5%
2028	4,200	31.3%
2030	—	11.2%
2032	2,500	18.7%
Vacant	2,200	16.4%

FINANCIAL OVERVIEW

Pro-Forma *Analysis - The Mark-to-Market Case*

At market rents of $2.50 per square foot ($2.00 for the laundromat anchor), scheduled income reaches $32,250 per month — $387,000 annually — producing a 9.83% pro-forma cap rate at the list price even after a 5% vacancy allowance. Two suites are month-to-month, one lease expires in 2027, and 31% of the center rolls in 2028 — the reset window opens inside a buyer's first ownership years.

MARK-TO-MARKET RENT SCHEDULE

UNIT	TENANT	SF	RENT	RENT/SF	MARKET RENT	RENT/SF	MONTHLY UPSIDE
6724	Construction	2,200	$4,162.93	$1.89	$5,500.00	$2.50	$1,337.07
6726	2 For 1 Pizza	1,000	$1,806.02	$1.81	$2,500.00	$2.50	$693.98
6728-30	Laundromat	2,500	$4,222.07	$1.69	$5,000.00	$2.00	$777.93
6732	Beauty Shop	1,000	$1,481.56	$1.48	$2,500.00	$2.50	$1,018.44
6734	Foot Doctor	1,000	$1,336.74	$1.34	$2,500.00	$2.50	$1,163.26
6736	Smoke Shop	1,000	$1,500.00	$1.50	$2,500.00	$2.50	$1,000.00
6738-40	Veinberg Dental	1,500	$3,783.79	$2.52	$3,780.00	$2.52	—
6742	Cornejo Insurance	1,000	$2,182.40	$2.18	$2,500.00	$2.50	$317.60
6744	VACANT	2,200	$20,475.51	$1.83	$5,500.00	$2.50	$5,500.00
TOTAL	9 Suites - 83.6% Occupied	13,400	$20,475.51	$1.83	$32,280.00	$2.40	$11,804.49

Pro forma reflects a reset of all suites to market rents of $2.50/SF NNN ($2.00/SF laundromat anchor) as leases roll, expire, or convert from month-to-month holdover, with full recovery of operating expenses under the triple-net structure, a 5% vacancy allowance, and property taxes at reassessment (1.25% of purchase price). Market rents are set below the ±$2.86/SF average of recently executed trade-area leases.

In-Place (Blended)	$1.83
Stabilized (Blended)	$1.90
ProForma (Blended)	$2.40
Executed Lease Comps	$2.86

Pro-forma assumptions remain ~16% below the trade-area average of recently executed leases.

PROFORMA INCOME STATEMENT

Scheduled Lease Income	$387,360
CAM Reimbursement	$95,112
Effective Gross Income	$482,472
Vacancy	$24,123
Expenses	($95,112)
Net Operating Income	**$363,236**
ProForma CAP Rate	9.82%

PROJECTED YIELD

6.24 %	8.25 %	9.82%	+59 %
In-Place	Stabilized	ProForma	NOI Growth

$363,650

Embedded rental growth is supported by below-market in-place rents and a staggered lease maturity schedule.

6724 La Paz Plaza

LANKERSHIM BLVD • NORTH HOLLYWOOD, CA 91606

Marcus & Millichap

BRANDON MICHAELS GROUP