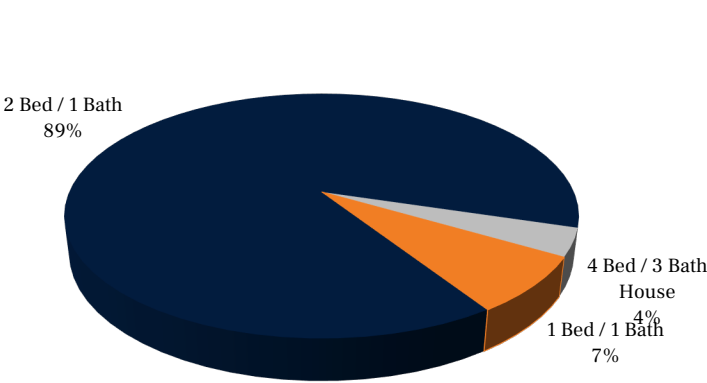


As of February,2026

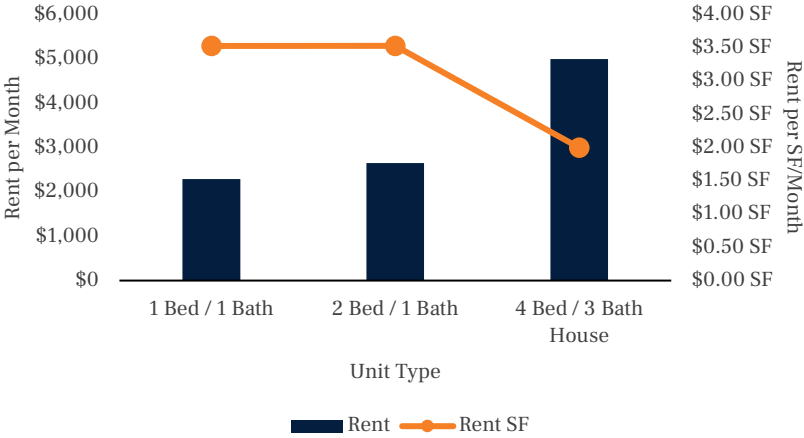
| UNIT         | UNIT TYPE               | Approx<br>Square<br>Feet   | SCHEDULED<br>Rent /<br>Month | SCHEDULED<br>Rent / SF/<br>Month | POTENTIAL<br>Rent /<br>Month | POTENTIAL<br>Rent/ SF/<br>Month |
|--------------|-------------------------|----------------------------|------------------------------|----------------------------------|------------------------------|---------------------------------|
| 420 -House   | 4 Bed / 3 Bath House    | 2,500                      | \$5,000                      | \$2.00                           | \$5,000                      | \$2.00                          |
| 420-A        | 2 Bed / 1 Bath          | 750                        | \$2,040                      | \$2.72                           | \$2,650                      | \$3.53                          |
| 420-B        | 2 Bed / 1 Bath          | 750                        | \$2,205                      | \$2.94                           | \$2,650                      | \$3.53                          |
| 420-C        | 2 Bed / 1 Bath          | 750                        | \$2,299                      | \$3.07                           | \$2,650                      | \$3.53                          |
| 420-D        | 1 Bed / 1 Bath          | 650                        | \$1,895                      | \$2.92                           | \$2,295                      | \$3.53                          |
| 420-E        | 2 Bed / 1 Bath (vacant) | 750                        | \$2,650                      | \$3.53                           | \$2,650                      | \$3.53                          |
| 420-F        | 2 Bed / 1 Bath          | 750                        | \$2,050                      | \$2.73                           | \$2,650                      | \$3.53                          |
| 420-G        | 2 Bed / 1 Bath          | 750                        | \$2,050                      | \$2.73                           | \$2,650                      | \$3.53                          |
| 420-H        | 1 Bed / 1 Bath          | 650                        | \$1,950                      | \$3.00                           | \$2,295                      | \$3.53                          |
| 428-1        | 2 Bed / 1 Bath          | 750                        | \$2,040                      | \$2.72                           | \$2,650                      | \$3.53                          |
| 428-2        | 2 Bed / 1 Bath          | 750                        | \$2,395                      | \$3.19                           | \$2,650                      | \$3.53                          |
| 428-3        | 2 Bed / 1 Bath          | 750                        | \$2,475                      | \$3.30                           | \$2,650                      | \$3.53                          |
| 428-4        | 2 Bed / 1 Bath          | 750                        | \$2,195                      | \$2.93                           | \$2,650                      | \$3.53                          |
| 428-5        | 2 Bed / 1 Bath          | 750                        | \$2,150                      | \$2.87                           | \$2,650                      | \$3.53                          |
| 428-6        | 2 Bed / 1 Bath          | 750                        | \$2,630                      | \$3.51                           | \$2,650                      | \$3.53                          |
| 428-7        | 2 Bed / 1 Bath          | 750                        | \$2,100                      | \$2.80                           | \$2,650                      | \$3.53                          |
| 428-8        | 2 Bed / 1 Bath          | 750                        | \$2,310                      | \$3.08                           | \$2,650                      | \$3.53                          |
| 428-9        | 2 Bed / 1 Bath          | 750                        | \$900                        | \$1.20                           | \$2,650                      | \$3.53                          |
| 428-10       | 2 Bed / 1 Bath          | 750                        | \$2,380                      | \$3.17                           | \$2,650                      | \$3.53                          |
| 428-11       | 2 Bed / 1 Bath (vacant) | 750                        | \$2,650                      | \$3.53                           | \$2,650                      | \$3.53                          |
| 428-12       | 2 Bed / 1 Bath          | 750                        | \$2,365                      | \$3.15                           | \$2,650                      | \$3.53                          |
| 428-14       | 2 Bed / 1 Bath          | 750                        | \$2,040                      | \$2.72                           | \$2,650                      | \$3.53                          |
| 428-15       | 2 Bed / 1 Bath          | 750                        | \$2,150                      | \$2.87                           | \$2,650                      | \$3.53                          |
| 428-16       | 2 Bed / 1 Bath          | 750                        | \$2,025                      | \$2.70                           | \$2,650                      | \$3.53                          |
| 428-17       | 2 Bed / 1 Bath          | 750                        | \$2,365                      | \$3.15                           | \$2,650                      | \$3.53                          |
| 428-18       | 2 Bed / 1 Bath          | 750                        | \$1,970                      | \$2.63                           | \$2,650                      | \$3.53                          |
| 428-19       | 2 Bed / 1 Bath          | 750                        | \$2,450                      | \$3.27                           | \$2,650                      | \$3.53                          |
| <b>Total</b> |                         | <b>Square Feet: 22,674</b> | <b>\$61,729</b>              | <b>\$2.72</b>                    | <b>\$73,190</b>              | <b>\$3.23</b>                   |

| UNIT TYPE                | # OF UNITS | AVG SQ FEET | RENTAL RANGE      | SCHEDULED    |                   |                | POTENTIAL    |                   |                |
|--------------------------|------------|-------------|-------------------|--------------|-------------------|----------------|--------------|-------------------|----------------|
|                          |            |             |                   | AVERAGE RENT | AVERAGE RENT / SF | MONTHLY INCOME | AVERAGE RENT | AVERAGE RENT / SF | MONTHLY INCOME |
| 1 Bed / 1 Bath           | 2          | 650         | \$1,895 - \$1,950 | \$1,923      | \$2.96            | \$3,845        | \$2,295      | \$3.53            | \$4,590        |
| 2 Bed / 1 Bath           | 22         | 750         | \$900 - \$2,630   | \$2,163      | \$2.88            | \$47,584       | \$2,650      | \$3.53            | \$58,300       |
| 2 Bed / 1 Bath (vacant)  | 2          | 750         | \$2,650 - \$2,650 | \$2,650      | \$3.53            | \$5,300        | \$2,650      | \$3.53            | \$5,300        |
| 4 Bed / 3 Bath House     | 1          | 2,500       | \$5,000 - \$5,000 | \$5,000      | \$2.00            | \$5,000        | \$5,000      | \$2.00            | \$5,000        |
| TOTALS/WEIGHTED AVERAGES | 27         | 840         |                   | \$2,286      | \$2.72            | \$61,729       | \$2,711      | \$3.23            | \$73,190       |
| GROSS ANNUALIZED RENTS   |            |             |                   | \$740,748    |                   |                | \$878,280    |                   |                |

Unit Distribution



Unit Rent



| INCOME                    | Current    |      | Pro Forma  | NOTES     | PER UNIT  | PER SF  |
|---------------------------|------------|------|------------|-----------|-----------|---------|
| Rental Income             |            |      |            |           |           |         |
| Gross Scheduled Rent      | 740,748    |      | 878,280    |           | 32,529    | 38.74   |
| Physical Vacancy          | (37,037)   | 5.0% | (43,914)   | 5.0%      | (1,626)   | (1.94)  |
| TOTAL VACANCY             | (\$37,037) | 5.0% | (\$43,914) | 5.0%      | (\$1,626) | (\$2)   |
| Effective Rental Income   | 703,711    |      | 834,366    |           | 30,902    | 36.80   |
| Other Income              |            |      |            |           |           |         |
| All Other Income          | 5,820      |      | 5,820      | [1]       | 216       | 0.26    |
| TOTAL OTHER INCOME        | \$5,820    |      | \$5,820    |           | \$216     | \$0.26  |
| EFFECTIVE GROSS INCOME    | \$709,531  |      | \$840,186  |           | \$31,118  | \$37.06 |
| EXPENSES                  | Current    |      | Pro Forma  | NOTES     | PER UNIT  | PER SF  |
| Real Estate Taxes         | 101,700    |      | 101,700    | [2]       | 3,767     | 4.49    |
| Insurance                 | 28,074     |      | 28,074     | [3]       | 1,040     | 1.24    |
| Utilities - Water & Power | 24,945     |      | 24,945     | [4]       | 924       | 1.10    |
| Utilities - Gas           | 2,979      |      | 2,979      | [5]       | 110       | 0.13    |
| Trash Removal             | 17,700     |      | 17,700     | [6]       | 656       | 0.78    |
| Repairs & Maintenance     | 20,250     |      | 20,250     | [7]       | 750       | 0.89    |
| Landscaping               | 4,800      |      | 4,800      | [8]       | 178       | 0.21    |
| Pest Control              | 700        |      | 700        | [9]       | 26        | 0.03    |
| Onsite Manager            | 24,000     |      | 24,000     | [10]      | 889       | 1.06    |
| General & Administrative  | 2,160      |      | 2,160      | [11]      | 80        | 0.10    |
| Operating Reserves        | 4,050      |      | 4,050      | [12]      | 150       | 0.18    |
| Management Fee            | 28,381     | 4.0% | 33,607     | 4.0% [13] | 1,245     | 1.48    |
| TOTAL EXPENSES            | \$259,740  |      | \$264,966  |           | \$9,814   | \$11.69 |
| EXPENSES AS % OF EGI      | 36.6%      |      | 31.5%      |           |           |         |
| NET OPERATING INCOME      | \$449,791  |      | \$575,220  |           | \$21,304  | \$25.37 |

Notes and assumptions to the above analysis are on the following page.

#### NOTES TO OPERATING STATEMENT

|      |  |
|------|--|
| [1]  | Other income reflects current parking revenue of \$485/mo (\$5,820 annually) collected across both buildings per the rent roll. No on-site laundry income is currently collected.  |
| [2]  | Real estate taxes estimated at 1.13% of Price. Current owner's Prop 13 basis is \$48,588. Buyer should anticipate reassessment to full market value at close of escrow.  |
| [3]  | Property insurance based on \$1,040/unit reflecting current LA County market conditions. Owner's 2024 actual was \$18,127; increase reflects post-wildfire rate environment across Southern California carriers.   |
| [4]  | Water and power includes water, sewer, and common area electric. Units are individually metered for gas and electric; landlord responsibility is limited to common area usage and water/sewer. Owner's 2024 actual was \$18,756; adjusted upward for projected rate increases. |
| [5]  | Gas reflects common area usage only. All units are individually metered for gas. Owner's 2024 actual was \$2,240.  |
| [6]  | Trash removal based on \$656/unit. Owner's 2024 actual was \$13,308; adjusted for anticipated City of Glendale rate increases.   |
| [7]  | Repairs and maintenance normalized at \$750/unit. Owner's 2024 R&M was \$11,833 on the P&L with an additional \$117,264 in non-recurring capital expenditures (deck, plumbing/electrical, windows, painting, HVAC).  |
| [8]  | Landscaping based on owner's 2024 actual gardening expense of \$4,800.   |
| [9]  | Pest control based on owner's 2024 actual of \$660, rounded to \$700.  |
| [10] | On-site manager required per California Civil Code Section 17995.1 for properties with 16+ units. Estimated value of rent-free unit plus nominal stipend. Owner's 2024 payroll was \$5,116 reflecting part-time/informal arrangement.  |
| [11] | General and administrative at \$80/unit includes legal, accounting, office supplies, and miscellaneous overhead. Owner's 2024 actual was \$1,050.  |
| [12] | Operating reserves at \$150/unit for capital replacement and deferred maintenance. Building is 1953 vintage; owner completed \$117,264 in capital improvements during 2024.  |
| [13] | Management fee at 4.0% of effective gross income. Reflects third-party professional property management. Owner currently self-manages.   |

| SUMMARY            |             |     |
|--------------------|-------------|-----|
| Price              | \$9,000,000 |     |
| Down Payment       | \$4,050,000 | 45% |
| Number of Units    | 27          |     |
| Price Per Unit     | \$333,333   |     |
| Price Per SqFt     | \$396.93    |     |
| Gross SqFt         | 22,674      |     |
| Lot Size           | 1.12 Acres  |     |
| Approx. Year Built | 1953        |     |

| RETURNS             | Current | Pro Forma |
|---------------------|---------|-----------|
| CAP Rate            | 5.00%   | 6.39%     |
| GRM                 | 12.15   | 10.25     |
| Cash-on-Cash        | 2.55%   | 5.64%     |
| Debt Coverage Ratio | 1.30    | 1.66      |

| FINANCING     | 1st Loan    |
|---------------|-------------|
| Loan Amount   | \$4,950,000 |
| Loan Type     | New         |
| Interest Rate | 5.75%       |
| Amortization  | 30 Years    |
| Year Due      | 2029        |

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

| # OF UNITS | UNIT TYPE            | SQFT/UNIT | SCHEDULED RENTS | MARKET RENTS |
|------------|----------------------|-----------|-----------------|--------------|
| 2          | 1 Bed / 1 Bath       | 650       | \$1,923         | \$2,295      |
| 24         | 2 Bed / 1 Bath       | 750       | \$2,204         | \$2,650      |
| 1          | 4 Bed / 3 Bath House | 2,500     | \$5,000         | \$5,000      |

## OPERATING DATA

| INCOME                           |       | Current   |       | Pro Forma |
|----------------------------------|-------|-----------|-------|-----------|
| Gross Scheduled Rent             |       | \$740,748 |       | \$878,280 |
| Less: Vacancy/Deductions         | 5.0%  | \$37,037  | 5.0%  | \$43,914  |
| Total Effective Rental Income    |       | \$703,711 |       | \$834,366 |
| Other Income                     |       | \$5,820   |       | \$5,820   |
| Effective Gross Income           |       | \$709,531 |       | \$840,186 |
| Less: Expenses                   | 36.6% | \$259,740 | 31.5% | \$264,966 |
| Net Operating Income             |       | \$449,791 |       | \$575,220 |
| Cash Flow                        |       | \$449,791 |       | \$575,220 |
| Debt Service                     |       | \$346,642 |       | \$346,642 |
| Net Cash Flow After Debt Service | 2.55% | \$103,149 | 5.64% | \$228,578 |
| Principal Reduction              |       | \$63,678  |       | \$67,438  |
| TOTAL RETURN                     | 4.12% | \$166,827 | 7.31% | \$296,016 |

| EXPENSES                  | Current   | Pro Forma |
|---------------------------|-----------|-----------|
| Real Estate Taxes         | \$101,700 | \$101,700 |
| Insurance                 | \$28,074  | \$28,074  |
| Utilities - Water & Power | \$24,945  | \$24,945  |
| Utilities - Gas           | \$2,979   | \$2,979   |
| Trash Removal             | \$17,700  | \$17,700  |
| Repairs & Maintenance     | \$20,250  | \$20,250  |
| Landscaping               | \$4,800   | \$4,800   |
| Pest Control              | \$700     | \$700     |
| Onsite Manager            | \$24,000  | \$24,000  |
| General & Administrative  | \$2,160   | \$2,160   |
| Operating Reserves        | \$4,050   | \$4,050   |
| Management Fee            | \$28,381  | \$33,607  |
| TOTAL EXPENSES            | \$259,740 | \$264,966 |
| Expenses/Unit             | \$9,620   | \$9,814   |
| Expenses/SF               | \$11.46   | \$11.69   |

| A TRADE PRICE IN<br>THE CURRENT<br>INVESTMENT<br>ENVIRONMENT OF          | Initial Cash-     |                     |                       |                   |                 |                   |                  |
|--|-------------------|---------------------|-----------------------|-------------------|-----------------|-------------------|------------------|
|  | Purchase<br>Price | Current<br>Cap Rate | Pro Forma<br>Cap Rate | on-Cash<br>Return | Price<br>Per SF | Price<br>Per Unit | Pro Forma<br>GRM |
| <div> <div>\$9,500,000</div> <div>to</div> <div>\$8,500,000</div> </div> | \$9,500,000       | 4.73%               | 6.00%                 | 1.83%             | \$418.98        | \$351,852         | 10.82            |
|  | \$9,400,000       | 4.79%               | 6.07%                 | 1.97%             | \$414.57        | \$348,148         | 10.70            |
|  | \$9,300,000       | 4.84%               | 6.15%                 | 2.11%             | \$410.16        | \$344,444         | 10.59            |
|  | \$9,200,000       | 4.89%               | 6.23%                 | 2.25%             | \$405.75        | \$340,741         | 10.48            |
|  | \$9,100,000       | 4.94%               | 6.31%                 | 2.40%             | \$401.34        | \$337,037         | 10.36            |
|  | \$9,000,000       | 5.00%               | 6.39%                 | 2.55%             | \$396.93        | \$333,333         | 10.25            |
|  | \$8,900,000       | 5.05%               | 6.48%                 | 2.70%             | \$392.52        | \$329,630         | 10.13            |
|  | \$8,800,000       | 5.11%               | 6.56%                 | 2.86%             | \$388.11        | \$325,926         | 10.02            |
|  | \$8,700,000       | 5.17%               | 6.65%                 | 3.02%             | \$383.70        | \$322,222         | 9.91             |
|  | \$8,600,000       | 5.23%               | 6.74%                 | 3.18%             | \$379.29        | \$318,519         | 9.79             |
|  | \$8,500,000       | 5.29%               | 6.83%                 | 3.35%             | \$374.88        | \$314,815         | 9.68             |

| MARKET LOAN             |             |  |
|-------------------------|-------------|--|
| Interest Rate           | 5.75%       |  |
| Amortization Period     | 30 Years    |  |
| Months of Interest Only | 0 Months    |  |
| Annual Loan Constant    | 7.00%       |  |
| Loan Term               | 3 Years     |  |
| Loan to Value           | 55%         |  |
| Loan Amount             | \$4,950,000 |  |
| Down Payment            | \$4,050,000 |  |

| PROPERTY DETAILS             |        |                               |             |
|------------------------------|--------|-------------------------------|-------------|
| Total Number of Units        | 27     | Year Built/Renovated          | 1953        |
| Total Square Feet            | 22,674 | Average Monthly Rent Per Unit | \$1,905     |
| Average Square Feet Per Unit | 840    | Asset Type                    | Multifamily |