Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

1211-1212
N NEW HAMPSHIRE AVE

LOS ANGELES, CA 90029

GREAT EAST HOLLYWOOD LOCATION - ADJACENT TO SILVER LAKE • MINUTES FROM SUNSET JUNCTION • TWENTY-EIGHT (28) UNITS

THREE (3) UNITS DELIVERED VACANT • SOFT-STORY RETROFIT COMPLETED FOR 1 PROPERTY • MULTIPLE ADU CONVERSION OPPORTUNITIES • SOLID RENTAL UPSIDE POTENTIAL (+25%)

1211-1212 N New Hampshire Ave

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY

JASON TUVIA

Senior Managing Director Investments
Senior Director - National Multi Housing Group Encino Office
Tel: (818) 212-2735
Cell: (818) 448-4415
jason.tuvia@marcusmillichap.com
License: CA 01772495

NICK MEJERSKI

Associate Director Investments
Member - National Multi Housing Group
Tel: (818) 212-2728
Cell: (818) 795-5970
nicholas.mejerski@marcusmillichap.com
License: CA 02070689

EIAL SAUER

Associate Investments
Member - National Multi Housing Group
Tel: (818) 212-2816
Cell: (818) 266-0346
eial.sauer@marcusmillichap.com
License: CA 02329239

EXECUTIVE SUMMARY

1211-1212 N NEW HAMPSHIRE AVE

APN(s): 5540-016-016. 5540-018-017

TOTAL OFFERING PRICE

$5,225,000

TOTAL CAP RATE

5.74%

TOTAL GRM

10.27

TOTAL PRICE PER UNIT

$186,607

TOTAL PRICE PER SF

$286.76

VITAL DATA

Total Units	28
Total Gross Square Feet	18,221 SF
Total Lot Size	20,506 SF
Total Occupancy	89%
Year(s) Built	1955
Zoning	LAR3

UNIT MIX

6	Studio / 1 Bathroom
21	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a two (2) building portfolio consisting of twenty-eight (28) units located at 1211-1212 N New Hampshire Ave in Los Angeles, California. The subject property is located in a great East Hollywood location, just north of Santa Monica Blvd and west of Vermont Ave.

The East Hollywood submarket in Los Angeles is a vibrant, diverse neighborhood known for its eclectic mix of cultures, historic architecture, and growing commercial activity. Bounded roughly by Hollywood to the west and Silver Lake to the east, East Hollywood is a dense, transit-friendly area with access to multiple Metro Red Line stations and major thoroughfares like Santa Monica and Vermont Boulevards. The submarket features a blend of older multi-family housing stock, newer mixed-use developments, and an emerging retail and restaurant scene. Its proximity to institutions like Los Angeles City College, Kaiser Permanente's Los Angeles Medical Center, and Thai Town adds to its appeal for both residents and investors.

Located in a prime East Hollywood location adjacent to Silver Lake, this two-property portfolio consists of 28 units and offers a desirable mix of six studios, 21 one-bedroom units, and one two-bedroom unit. Three units at 1211 N New Hampshire Ave will be delivered vacant, providing immediate value-add potential, while existing rents offer approximately 25% upside. The properties feature on-site parking with potential for multiple ADU conversions, on-site laundry, and a completed 2019 soft-story retrofit at 1212 N New Hampshire Ave. Residents benefit from convenient access to the 101 Freeway, Metro B Line, Sunset Junction, major commercial corridors, neighborhood parks, restaurants, coffee shops, retail, entertainment, healthcare, and Los Angeles City College, placing everyday amenities and nearby popular destinations easily within reach across central Los Angeles.

This two-property portfolio presents a compelling value-add opportunity through three delivered-vacant units, approximately 25% rental upside, and significant ADU conversion potential in a highly desirable East Hollywood location.

INVESTMENT HIGHLIGHTS

- Great East Hollywood Location - Silver Lake Adjacent
- Good Unit Mix - Six (6) Studios, Twenty-One (21) One-Beds, and One (1) Two-Bed
- Three (3) Units Delivered Vacant for **1211 N New Hampshire Ave**
- Solid Rental Upside Potential (+25%)
- On-Site Parking Available - Excellent Opportunity to Convert into Multiple ADUs
- Soft-Story Retrofit Completed in 2019 for **1212 N New Hampshire Ave**
- On-Site Laundry Facility Available
- Dominant Access to Commercial Corridors - Santa Monica Blvd, Hollywood Blvd, Sunset Blvd, Fountain Ave, and Vermont Ave
- Easy Access to 101 Freeway
- Conveniently Located Near Metro B Line Subway Station (Vermont/ Santa Monica), Offering Quick Access to Various Parts of LA
- Minutes from Sunset Junction - Offering Easy Access to Trendy Restaurants, Coffee Shops, and Retail Stores such as Erewhon Silver Lake, Intelligentsia Coffee, Yala Coffee, Bacari Silver Lake, Redeemer, and Wasteland
- Within Walking Distance to Madison Ave Park and Community Garden for Outdoor Activities
- Many Local Amenities Nearby such as Island Pacific Supermarket, The Vermont Hollywood (Live Music Venue), DeSano Pizzeria Napoletana, LA Rose Cafe, Cahuenga Branch Library, Hollywood Presbyterian Medical Center, Kaiser Permanente Medical Center, Los Angeles City College (LACC), and Handles Coffee

NEARBY RETAIL & AMENITIES

1. The Vermont Hollywood - 1020 N Vermont Ave

2. Erewhon Silver Lake - 4121 Santa Monica Blvd

3. Handles Coffee - 4459 Sunset Blvd

4. Vons - 4520 Sunset Blvd

5. Metro Station - Vermont / Sunset

6. LA Rose Cafe - 4749 Fountain Ave

7. Yellow Button Cafe - 4852 Santa Monica Blvd

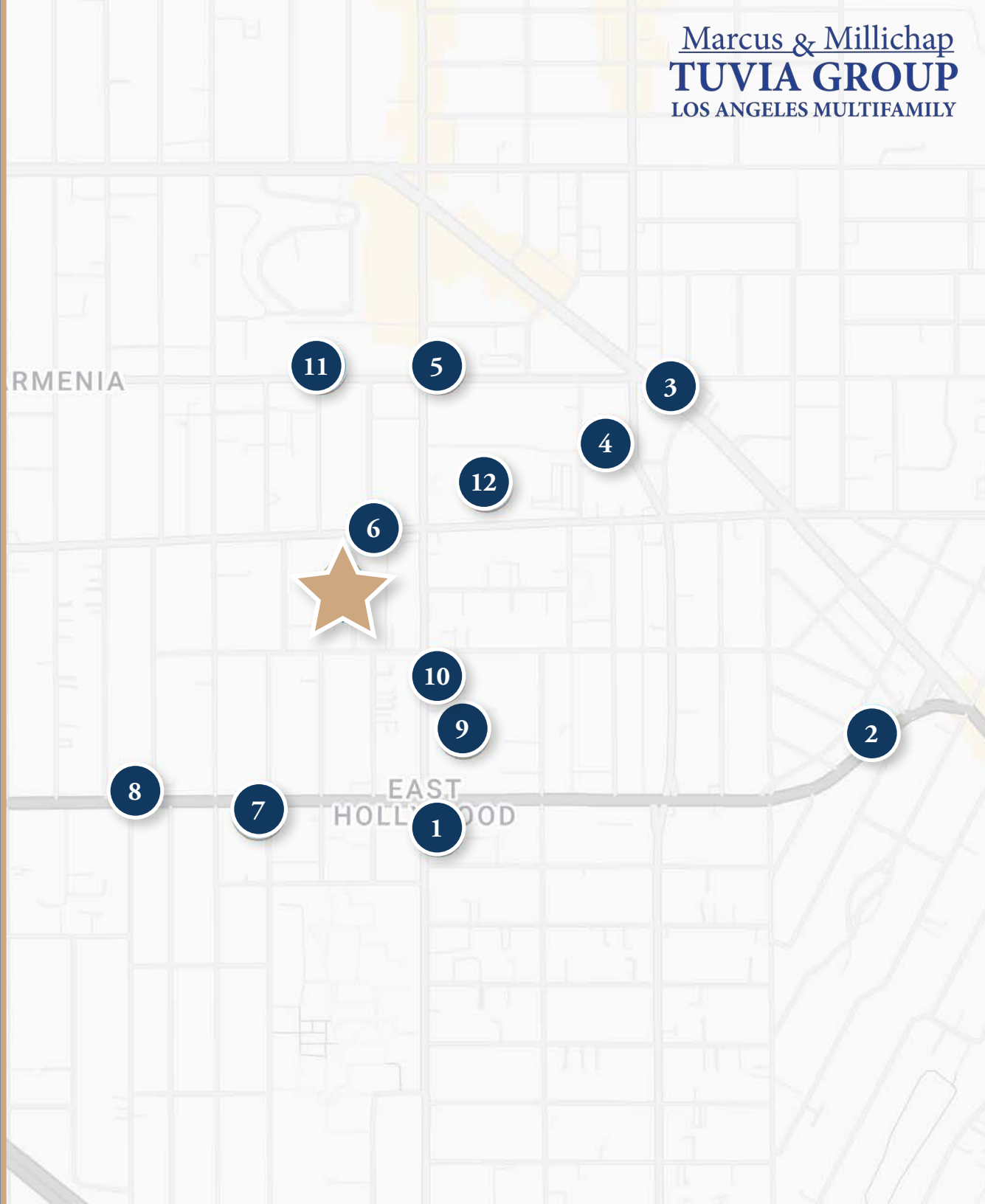
8. DeSano Pizzeria Napoletana - 4959 Santa Monica Blvd

9. Island Pacific Supermarket - 4641 Santa Monica Blvd

10. Hollywood Hotel - 1160 N Vermont Ave

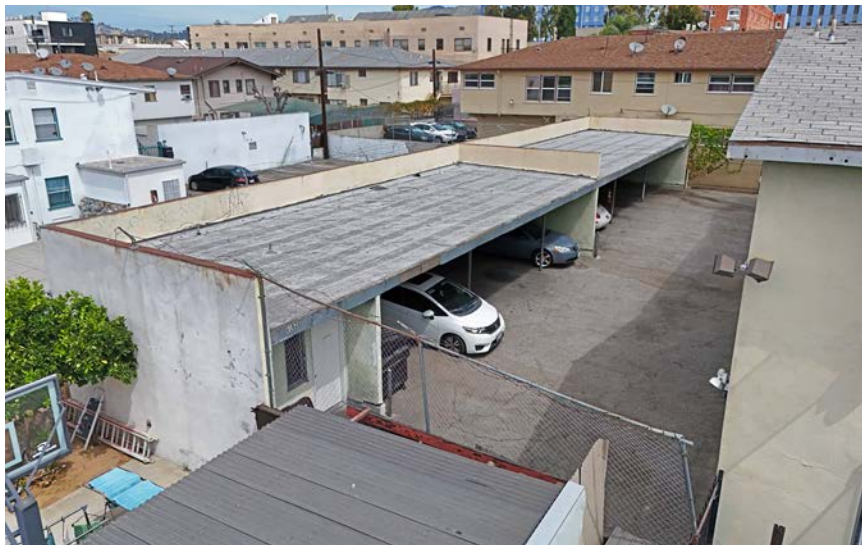
11. Kaiser Permanente - 4867 Sunset Blvd

12. Hollywood Presbyterian - 1300 N Vermont Ave



1211 N NEW HAMPSHIRE AVE

— LOS ANGELES, CA 90029



Conceptual ADU Rendering for Visualization Purposes Only.
Development Potential May Vary; Buyer to Verify.

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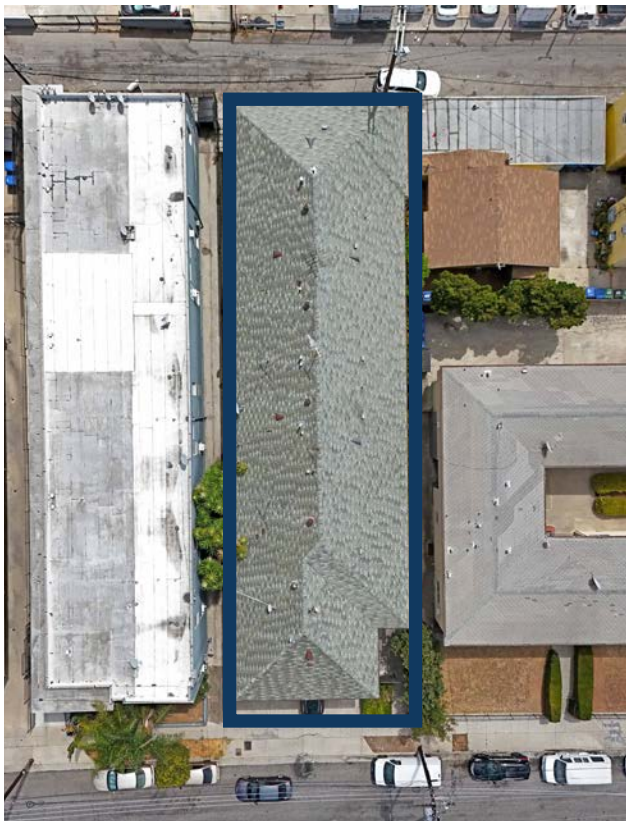
1212 N NEW HAMPSHIRE AVE

— LOS ANGELES, CA 90029



Conceptual ADU Rendering for Visualization Purposes Only.
Development Potential May Vary; Buyer to Verify.

1211 N New Hampshire Ave - One-Bedroom Unit

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1211 N NEW HAMPSHIRE AVE

— LOS ANGELES, CA 90029

FINANCIAL ANALYSIS

RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
1	Studio / One Bath			$1,343		$1,700	
2	One Bed / One Bath	SECTION 8		$1,375		$2,000	
3	Studio / One Bath	VACANT		$1,700		$1,700	
4	One Bed / One Bath	SECTION 8		$1,643		$2,000	
5	One Bed / One Bath			$1,928		$2,000	
6	Studio / One Bath			$1,446		$1,700	
7	Studio / One Bath			$814		$1,700	
8	One Bed / One Bath	VACANT		$2,000		$2,000	
9	One Bed / One Bath	SECTION 8		$1,640		$2,000	
10	One Bed / One Bath			$1,950		$2,000	
11	Studio / One Bath	SECTION 8		$968		$1,700	
12	One Bed / One Bath	SECTION 8		$1,383		$2,000	
13	One Bed / One Bath			$1,700		$2,000	
14	Studio / One Bath	VACANT		$1,700		$1,700	
15	One Bed / One Bath			$1,828		$2,000	
16	One Bed / One Bath			$1,148		$2,000	
Total			**9,640 SF**	**$24,567**	**$2.55**	**$30,200**	**$3.13**

PRICING DETAIL

SUMMARY		
List Price		$3,025,000
Down Payment	35%	$1,058,750
Number of Units		16
Price Per Unit		$189,063
Price Per SqFt		$313.80
Gross SqFt		9,640 SF
Lot Size		12,504 SF
Year Built		1955

RETURNS	CURRENT	MARKET
CAP Rate	5.82%	7.90%
GRM	10.26	8.35
Cash-on-Cash	2.91%	8.86%
Debt Coverage Ratio	1.21	1.65

FINANCING		1ST LOAN
Loan Amount	65%	$1,966,250
Loan Type		New
Interest Rate		6.25%
Amortization		30 Years
Year Due		2031

UNITS	UNIT TYPE	CURRENT	MARKET
6	Studio	$1,328	$1,700
10	One-Bedroom	$1,660	$2,000

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$294,799**		**$362,400**
Less: Vacancy/Deductions	3.0%	$8,844	3.0%	$10,872
Total Effective Rental Income		$285,955		$351,528
Effective Gross Income		$285,955		$351,528
Less: Expenses	38.4%	$109,826	32.0%	$112,449
Net Operating Income		**$176,129**		**$239,079**
Cash Flow		$176,129		$239,079
Debt Service		$145,278		$145,278
Net Cash Flow After Debt Service	2.91%	$30,851	8.86%	$93,800
Principal Reductions		$23,040		$24,522
Total Return	**5.09%**	**$53,891**	**11.18%**	**$118,323**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$36,300	$36,300
Insurance	$16,388	$16,388
Utilities*	$19,740	$19,740
Repairs & Maintenance	$4,800	$4,800
General & Administrative	$4,000	$4,000
Trash Removal*	$6,000	$6,000
Landscaping & Pest Control	$1,560	$1,560
On-Site Management	$7,200	$7,200
Operating Reserves	$2,400	$2,400
Management Fee	$11,438	$14,061
Total Expenses	**$109,826**	**$112,449**
Expenses/Unit	$6,864	$7,028

*** Denotes Actual Expense(s).**

1212 N NEW HAMPSHIRE AVE

— LOS ANGELES, CA 90029

FINANCIAL ANALYSIS

RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
1	One Bed / One Bath			$1,112		$2,000	
2	One Bed / One Bath			$1,569		$2,000	
3	One Bed / One Bath			$1,675		$2,000	
4	One Bed / One Bath			$1,391		$2,000	
5	One Bed / One Bath			$1,074		$2,000	
6	One Bed / One Bath	SECTION 8		$1,845		$2,000	
7	One Bed / One Bath	SECTION 8		$1,240		$2,000	
8	One Bed / One Bath			$1,775		$2,000	
9	One Bed / One Bath	SECTION 8		$1,258		$2,000	
10	One Bed / One Bath	SECTION 8		$1,713		$2,000	
11	One Bed / One Bath			$1,809		$2,000	
12	Two Bed / One Bath	MANAGER'S UNIT		$1,354		$2,300	
Total			**8,581 SF**	**$17,815**	**$2.08**	**$24,300**	**$2.83**

PRICING DETAIL

SUMMARY		
List Price		$2,200,000
Down Payment	40%	$880,000
Number of Units		12
Price Per Unit		$183,333
Price Per SqFt		$256.38
Gross SqFt		8,581 SF
Lot Size		8,002 SF
Year Built		1955

RETURNS	CURRENT	MARKET
CAP Rate	5.63%	8.93%
GRM	10.29	7.54
Cash-on-Cash	3.00%	11.23%
Debt Coverage Ratio	1.27	2.01

FINANCING		1ST LOAN
Loan Amount	60%	$1,320,000
Loan Type		New
Interest Rate		6.25%
Amortization		30 Years
Year Due		2031

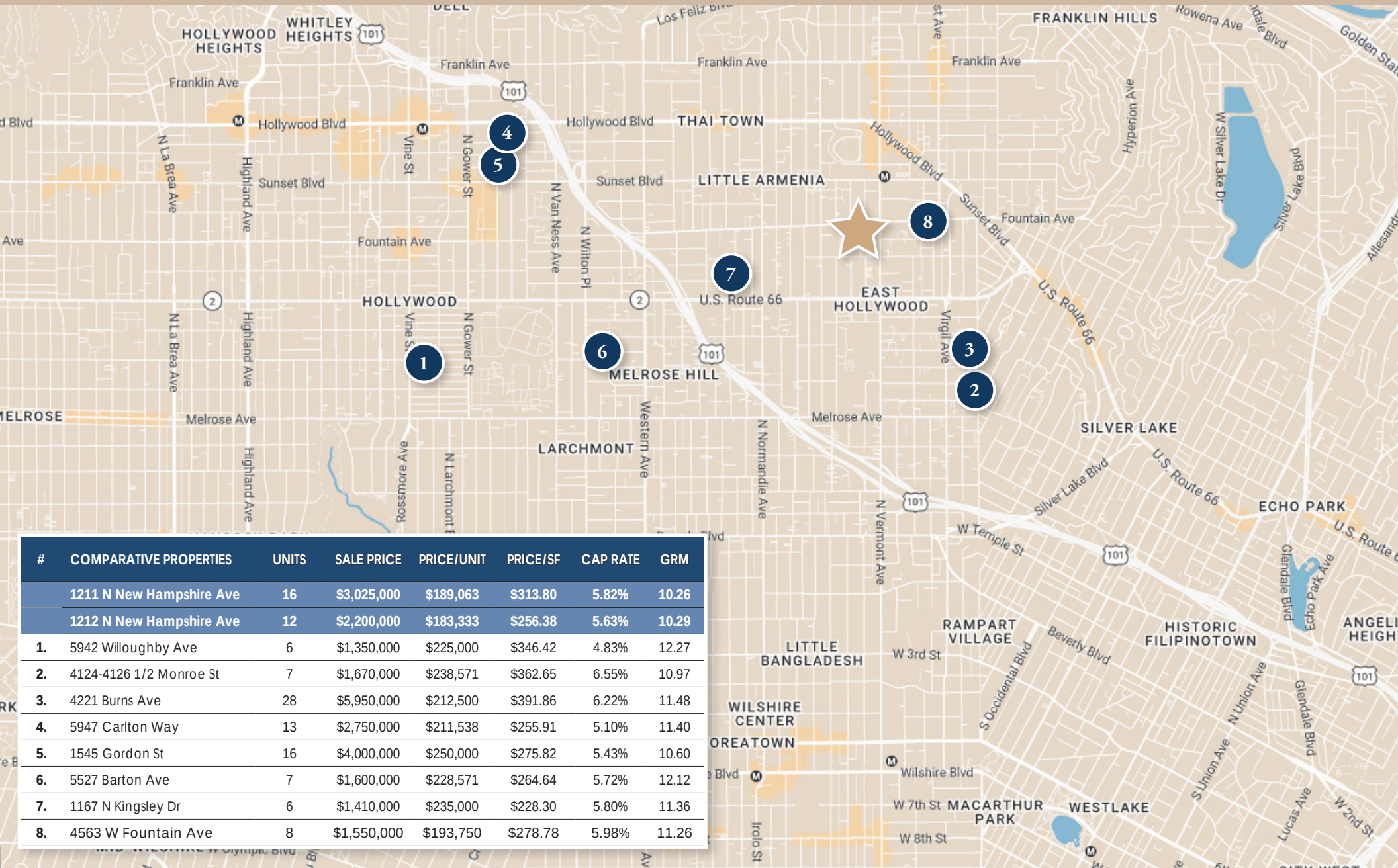
UNITS	UNIT TYPE	CURRENT	MARKET
11	One-Bedroom	$1,496	$2,000
1	Two-Bedroom	$1,354	$2,300

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$213,782**		**$291,600**
Less: Vacancy/Deductions	3.0%	$6,413	3.0%	$8,748
Total Effective Rental Income		$207,368		$282,852
Other Income: Parking		$2,340		$2,340
Effective Gross Income		$209,708		$285,192
Less: Expenses	40.9%	$85,792	31.1%	$88,812
Net Operating Income		**$123,916**		**$196,380**
Cash Flow		$123,916		$196,380
Debt Service		$97,530		$97,530
Net Cash Flow After Debt Service	3.00%	$26,386	11.23%	$98,851
Principal Reductions		$15,468		$16,463
Total Return	**4.76%**	**$41,854**	**13.10%**	**$115,313**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$26,400	$26,400
Insurance	$14,588	$14,588
Utilities*	$22,376	$22,376
Repairs & Maintenance	$3,600	$3,600
General & Administrative	$3,000	$3,000
Trash Removal*	$4,080	$4,080
Landscaping	$1,080	$1,080
Pest Control	$480	$480
Operating Reserves	$1,800	$1,800
Management Fee	$8,388	$11,408
Total Expenses	**$85,792**	**$88,812**
Expenses/Unit	$7,149	$7,401

*** Denotes Actual Expense(s).**

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	1211 N New Hampshire Ave	**16**	**$3,025,000**	**$189,063**	**$313.80**	**5.82%**	**10.26**
	1212 N New Hampshire Ave	**12**	**$2,200,000**	**$183,333**	**$256.38**	**5.63%**	**10.29**
1.	5942 Willoughby Ave	6	$1,350,000	$225,000	$346.42	4.83%	12.27
2.	4124-4126 1/2 Monroe St	7	$1,670,000	$238,571	$362.65	6.55%	10.97
3.	4221 Burns Ave	28	$5,950,000	$212,500	$391.86	6.22%	11.48
4.	5947 Carlton Way	13	$2,750,000	$211,538	$255.91	5.10%	11.40
5.	1545 Gordon St	16	$4,000,000	$250,000	$275.82	5.43%	10.60
6.	5527 Barton Ave	7	$1,600,000	$228,571	$264.64	5.72%	12.12
7.	1167 N Kingsley Dr	6	$1,410,000	$235,000	$228.30	5.80%	11.36
8.	4563 W Fountain Ave	8	$1,550,000	$193,750	$278.78	5.98%	11.26

SALES COMPARABLES

1211 N NEW HAMPSHIRE AVE
LOS ANGELES, CA 90029

PRICING INFORMATION	
List Price	$3,025,000
Number of Units	16
Price/Unit	$189,063
Price/SF	$313.80
Cap Rate	5.82%
GRM	10.26
Lot SF	12,504 SF
Year Built	1955

UNIT MIX	
6	Studio / 1 Bath
10	1 Bed / 1 Bath

1212 N NEW HAMPSHIRE AVE
LOS ANGELES, CA 90029

PRICING INFORMATION	
List Price	$2,200,000
Number of Units	12
Price/Unit	$183,333
Price/SF	$256.38
Cap Rate	5.63%
GRM	10.29
Lot SF	8,002 SF
Year Built	1955

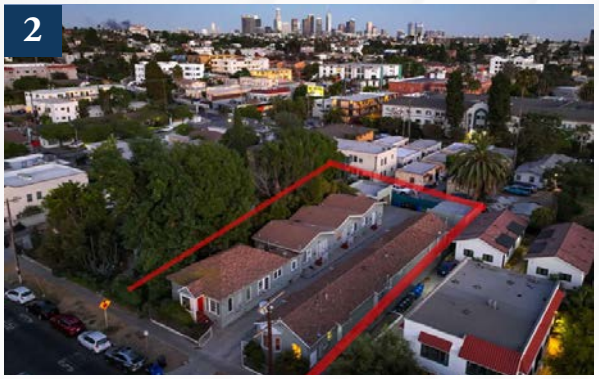
UNIT MIX	
11	1 Bed / 1 Bath
1	2 Bed / 1 Bath

5942 WILLOUGHBY AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
Sale Price	$1,350,000
COE Date	5/5/2026
Number of Units	6
Price/Unit	$225,000
Price/SF	$346.42
Cap Rate	4.83%
GRM	12.27
Lot SF	6,363 SF
Year Built	1930

UNIT MIX	
6	1 Bed / 1 Bath

SALES COMPARABLES



4124-4126 1/2 MONROE ST
LOS ANGELES, CA 90029

PRICING INFORMATION	
Sale Price	$1,670,000
COE Date	3/17/2026
Number of Units	7
Price/Unit	$238,571
Price/SF	$362.65
Cap Rate	6.55%
GRM	10.97
Lot SF	10,890 SF
Year Built	1948

UNIT MIX	
5	1 Bed / 1 Bath
2	2 Bed / 1 Bath

4221 BURNS AVE
LOS ANGELES, CA 90029

PRICING INFORMATION	
Sale Price	$5,950,000
COE Date	3/13/2026
Number of Units	28
Price/Unit	$212,500
Price/SF	$391.86
Cap Rate	6.22%
GRM	11.48
Lot SF	19,166 SF
Year Built	1928

UNIT MIX	
4	Studio / 1 Bath
24	1 Bed / 1 Bath

5947 CARLTON WAY
LOS ANGELES, CA 90028

PRICING INFORMATION	
Sale Price	$2,750,000
COE Date	2/20/2026
Number of Units	13
Price/Unit	$211,538
Price/SF	$255.91
Cap Rate	5.10%
GRM	11.40
Lot SF	9,157 SF
Year Built	1960

UNIT MIX	
6	1 Bed / 1 Bath
7	2 Bed / 1.5 Bath

SALES COMPARABLES

1545 GORDON ST
LOS ANGELES, CA 90028

PRICING INFORMATION	
Sale Price	$4,000,000
COE Date	12/31/2025
Number of Units	16
Price/Unit	$250,000
Price/SF	$275.82
Cap Rate	5.43%
GRM	10.60
Lot SF	13,021 SF
Year Built	1965

UNIT MIX	
9	1 Bed / 1 Bath
7	2 Bed / 2 Bath

5527 BARTON AVE
LOS ANGELES, CA 90038

PRICING INFORMATION	
Sale Price	$1,600,000
COE Date	9/18/2025
Number of Units	7
Price/Unit	$228,571
Price/SF	$264.64
Cap Rate	5.72%
GRM	12.12
Lot SF	7,000 SF
Year Built	1963

UNIT MIX	
4	1 Bed / 1 Bath
3	2 Bed / 2 Bath

1167 N KINGSLEY DR
LOS ANGELES, CA 90029

PRICING INFORMATION	
Sale Price	$1,410,000
COE Date	7/31/2025
Number of Units	6
Price/Unit	$235,000
Price/SF	$228.30
Cap Rate	5.80%
GRM	11.36
Lot SF	7,605 SF
Year Built	1938

UNIT MIX	
3	1 Bed / 1 Bath
2	2 Bed / 1 Bath
1	3 Bed / 1 Bath

SALES COMPARABLES

8

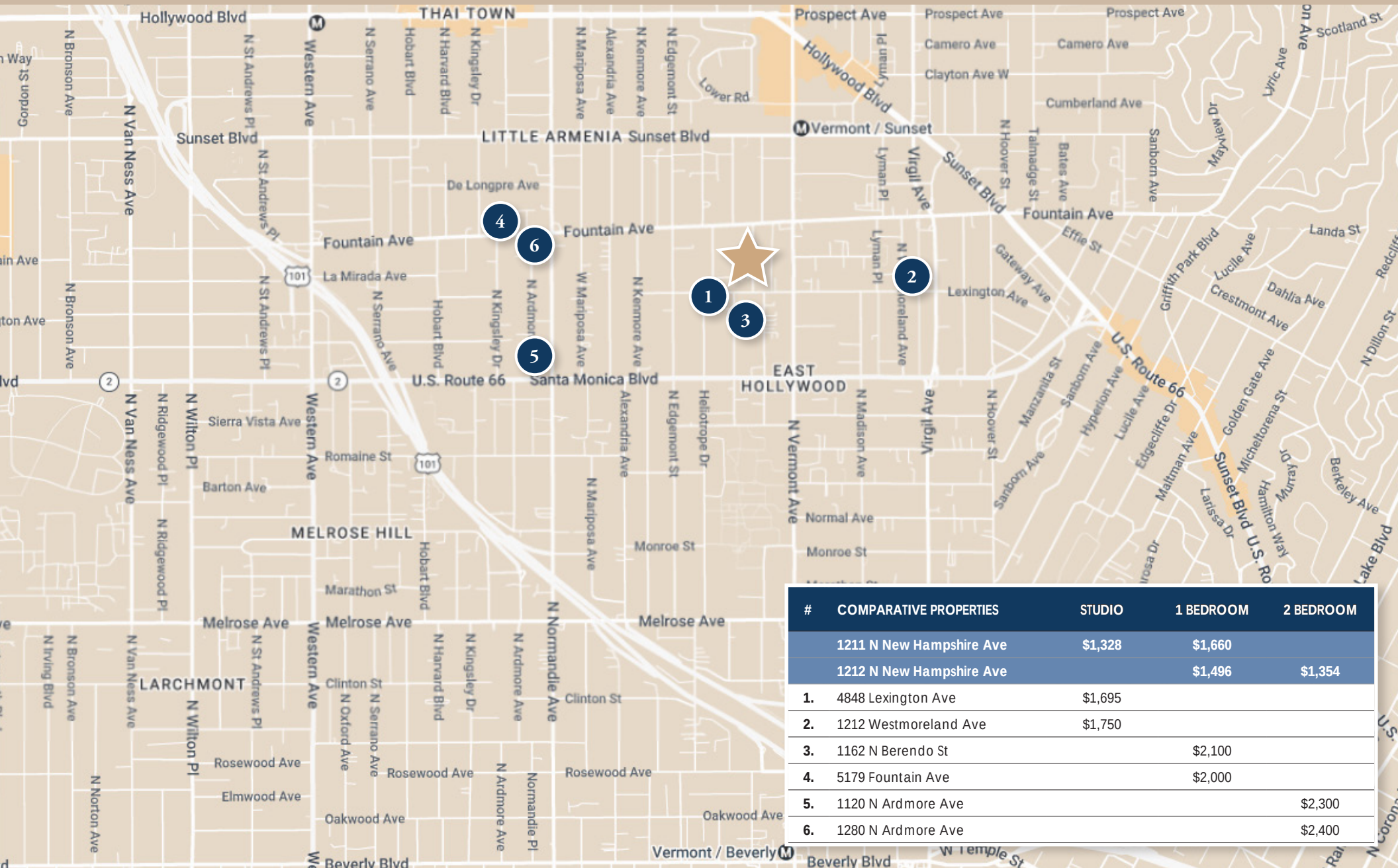
4563 W FOUNTAIN AVE

LOS ANGELES, CA 90029

PRICING INFORMATION	
Sale Price	$1,550,000
COE Date	7/24/2025
Number of Units	8
Price/Unit	$193,750
Price/SF	$278.78
Cap Rate	5.98%
GRM	11.26
Lot SF	6,859 SF
Year Built	1923

UNIT MIX	
8	1 Bed / 1 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	STUDIO	1 BEDROOM	2 BEDROOM
	1211 N New Hampshire Ave	**$1,328**	**$1,660**	
	1212 N New Hampshire Ave		**$1,496**	**$1,354**
1.	4848 Lexington Ave	$1,695		
2.	1212 Westmoreland Ave	$1,750		
3.	1162 N Berendo St		$2,100	
4.	5179 Fountain Ave		$2,000	
5.	1120 N Ardmore Ave			$2,300
6.	1280 N Ardmore Ave			$2,400

RENT COMPARABLES

		SUBJECT PROPERTY	STUDIO	1 BEDROOM	2 BEDROOM
		1211 N New Hampshire Ave Los Angeles, CA 90029	$1,328	$1,660	
		1212 N New Hampshire Ave Los Angeles, CA 90029		$1,496	$1,354
#		**RENT COMPARABLES**	**1 BEDROOM**	**2 BEDROOM**	
1		4848 Lexington Ave Los Angeles, CA 90029	$1,695		
2		1212 Westmoreland Ave Los Angeles, CA 90029	$1,750		
3		1162 N Berendo St Los Angeles, CA 90029		$2,100	
4		5179 Fountain Ave Los Angeles, CA 90029		$2,000	
5		1120 N Ardmore Ave Los Angeles, CA 90029			$2,300
6		1280 N Ardmore Ave Los Angeles, CA 90029			$2,400
		AVERAGE	**$1,723**	**$2,050**	**$2,350**

EAST HOLLYWOOD

Affordable Investment Gateway Near Silver Lake and Hollywood

LOCATION HIGHLIGHTS

East Hollywood is a dynamic and rapidly evolving neighborhood in central Los Angeles, offering a blend of cultural richness, strategic location, and significant development activity. As of recent estimates, the area is home to approximately 62,551 residents, characterized by a diverse demographic profile: 51% Hispanic, 25% Caucasian, and 17% Asian. The median household income stands at $56,762, with a substantial portion of the population (around 90%) renting their homes.

The neighborhood boasts excellent connectivity, with multiple Metro B Line (Red) stations, including Hollywood/Western, Vermont/Sunset, Vermont/Santa Monica, and Vermont/Beverly, facilitating easy access to key areas across Los Angeles . This transit accessibility is complemented by proximity to major medical centers such as Kaiser Permanente Los Angeles Medical Center and Children's Hospital Los Angeles, as well as educational institutions like Los Angeles City College..

Recent development initiatives underscore East Hollywood's growth trajectory. Notably, a 145-unit affordable housing project is underway at 511 North Hoover Street, replacing a vacant lot with a six-story building featuring studio, one-, and two-bedroom units . Additionally, a 61-unit apartment complex is planned for 4800 W. Melrose Ave., incorporating ground-level retail space to enhance the area's commercial vibrancy . These projects are part of a broader trend of urban revitalization, contributing to the neighborhood's appeal for both residents and investors.

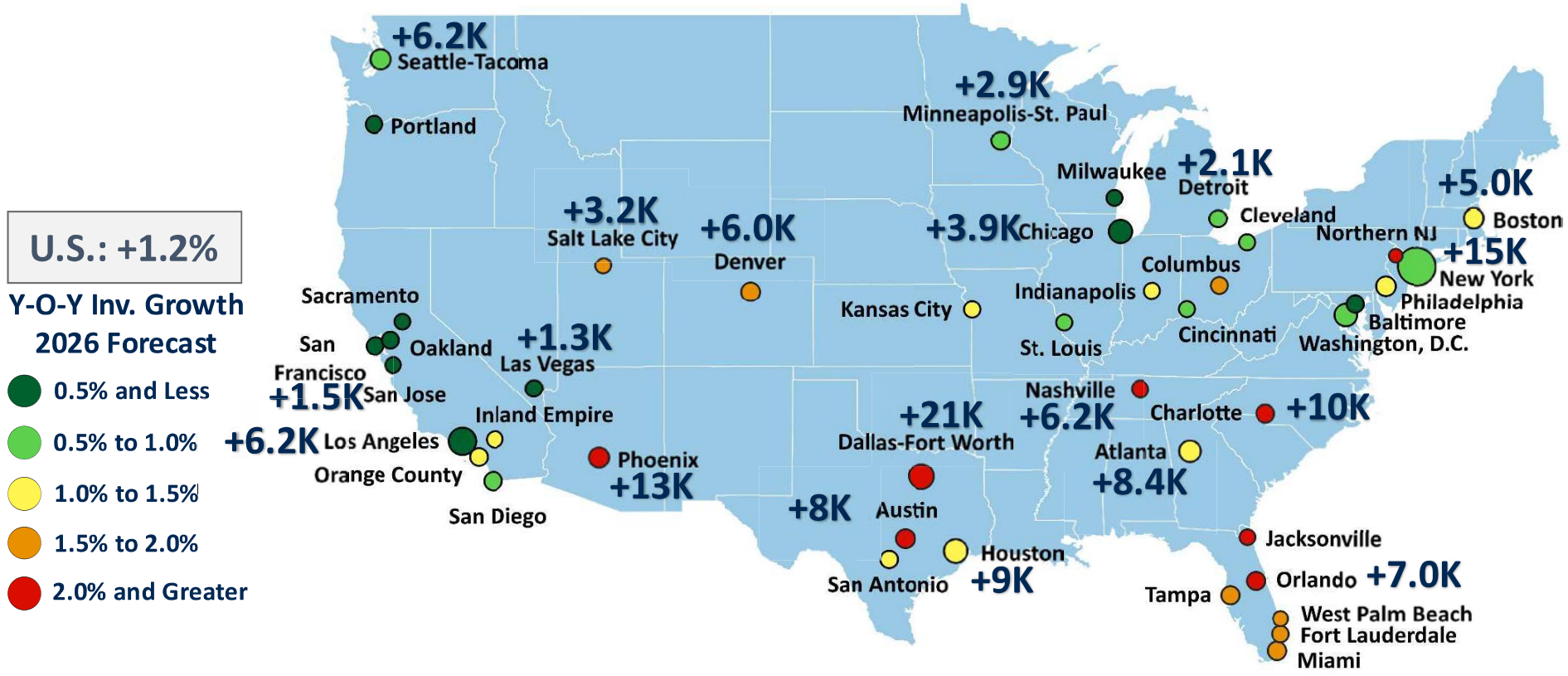
Average Household Income of $56,762

Strong Gentrification Trends Over the Last 10 Years

Total Population of 62,551 Residents

MARKET OVERVIEW

2026 Multifamily Inventory Growth: Easing In Most Metros – Still Elevated In Sunbelt



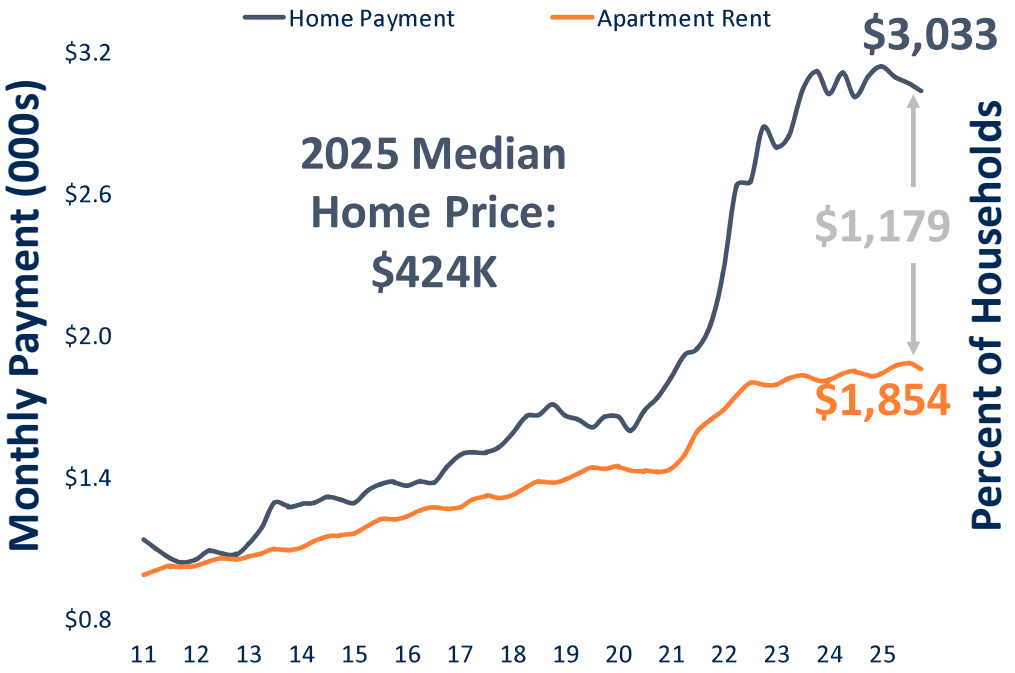
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Marcus & Millichap

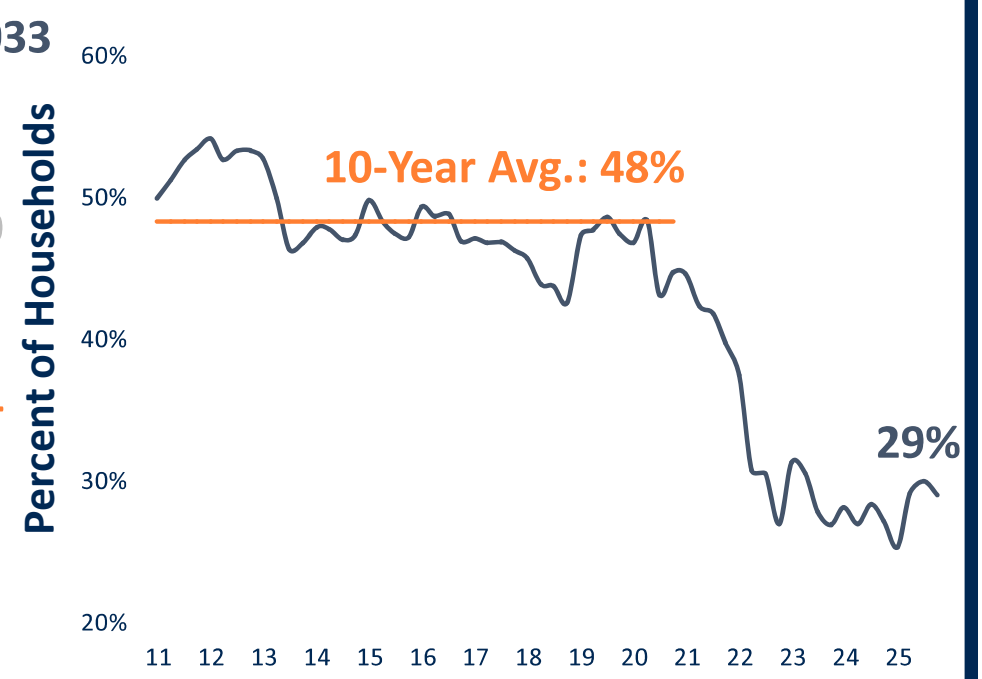
MARKET OVERVIEW

Housing Affordability Gap Remains Wide; Loan Qualification A Significant Homebuyer Barrier

Affordability Gap Between Monthly Home Payment and Apartment Rent



Share of Households That Qualify For Loan on Median-Priced Home



Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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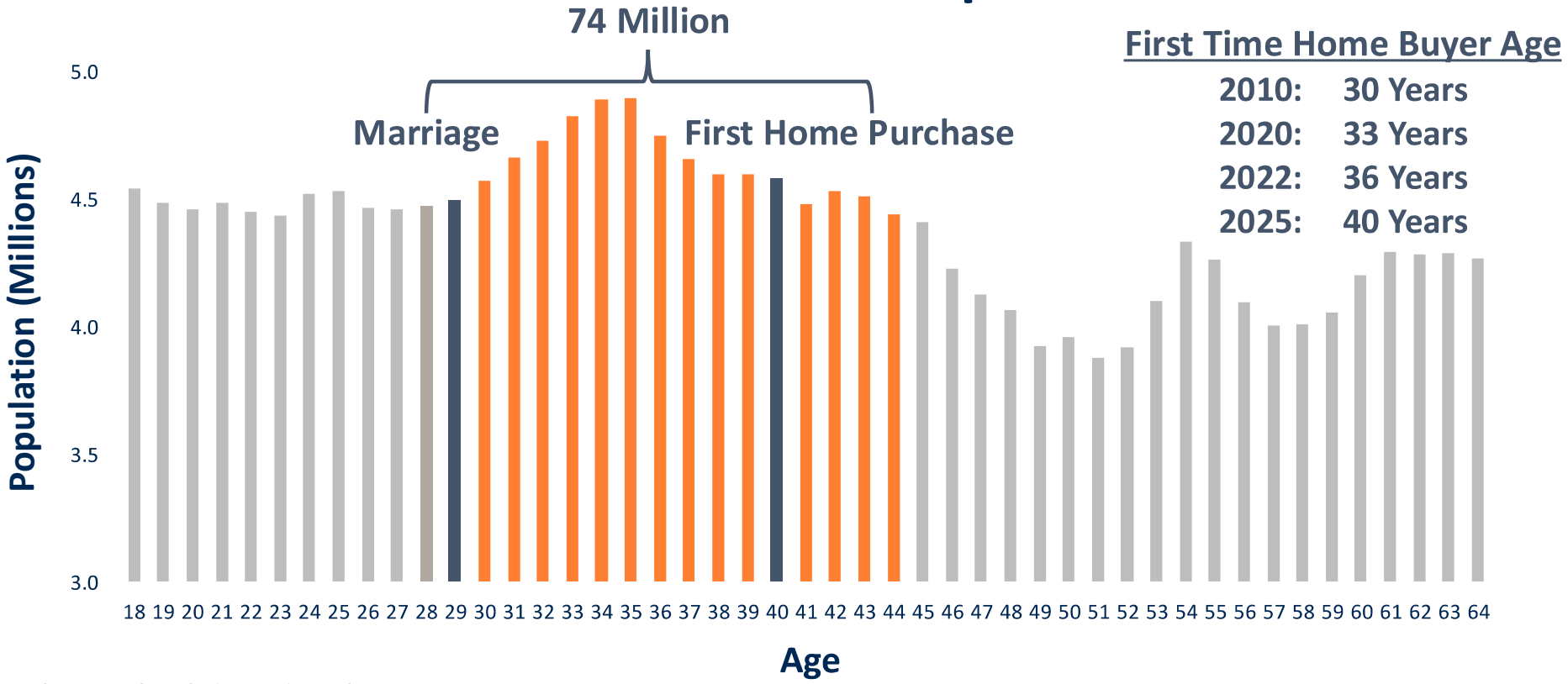
MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand



Age of marriage as of 2024; first home purchase as of 2025
Population by single year of age estimated for 2025 year-end
Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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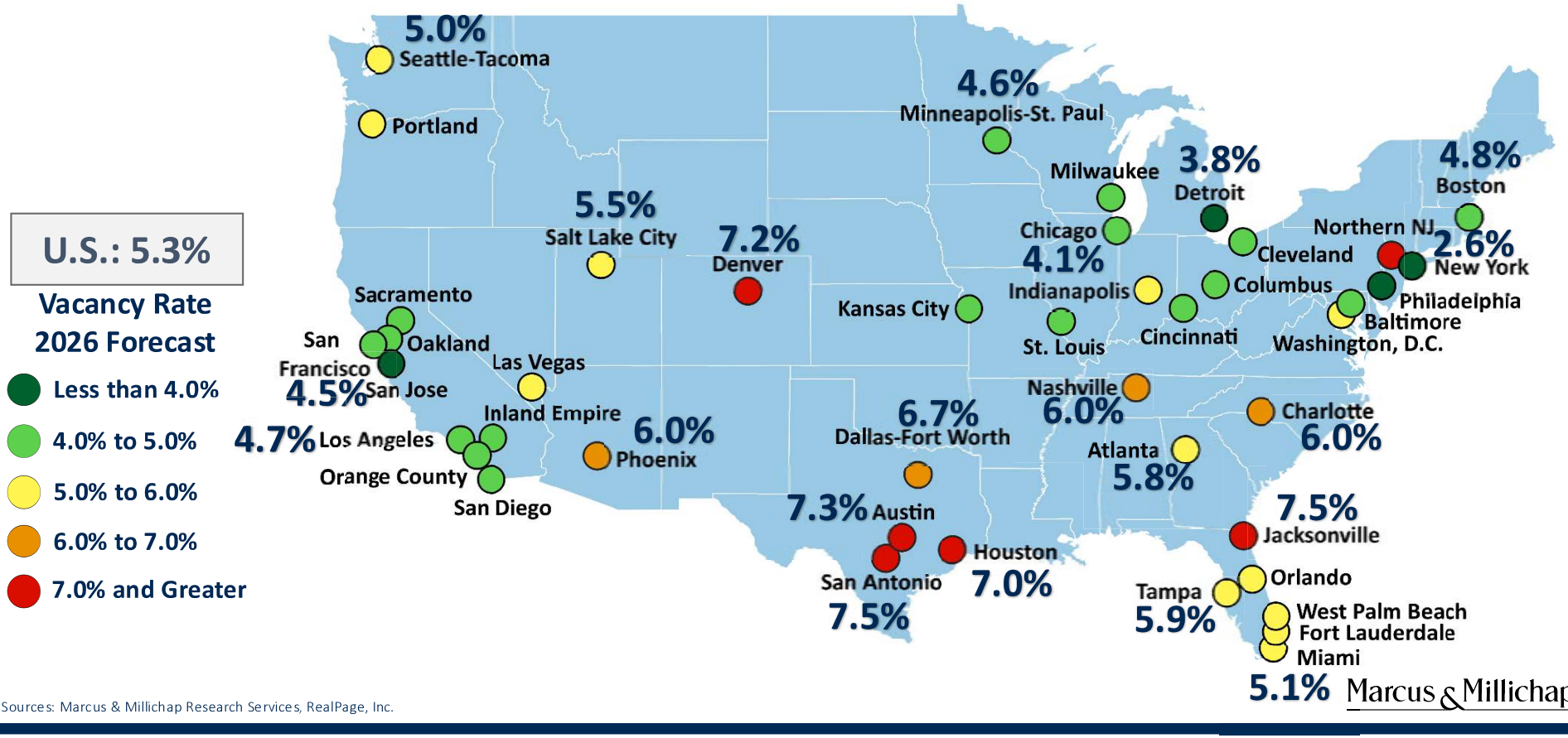
MARKET OVERVIEW

Multifamily Vacancy Rate 2026 Forecast



Sources: Marcus & Millichap Research Services, RealPage, Inc.

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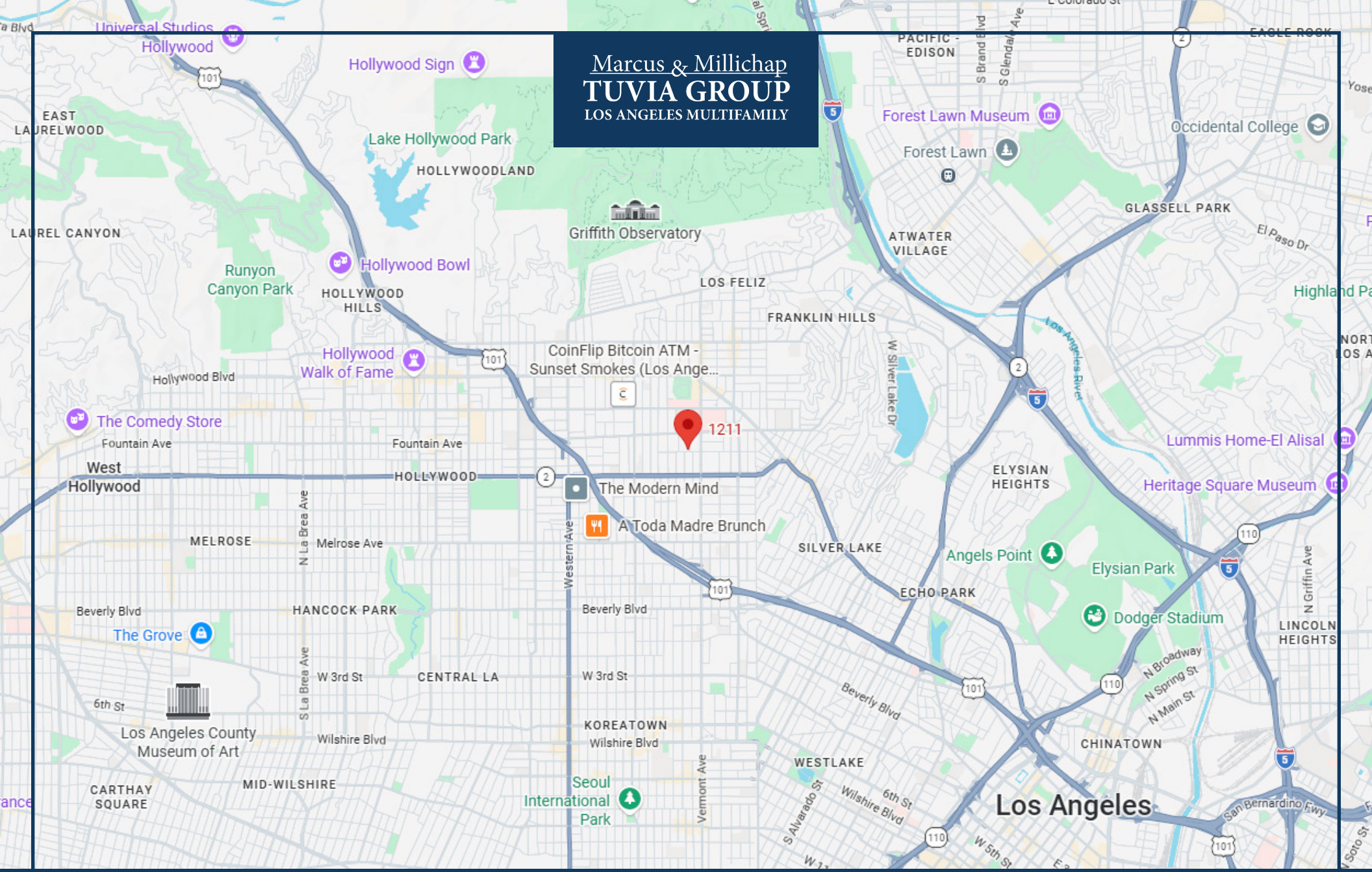

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