

OFFERING MEMORANDUM

1775 Beloit Ave

Los Angeles, CA 90025

RECEIVERSHIP SALE | \$12,200,000

Colliers

NOW LEASING
323-892-4780
www.colliers.com

NOW
LEASING

CO-LIVING
&
FURNISHED
STUDIO
APARTMENTS

323
892
4780
www.colliers.com

Exclusively Listed By

Kitty Wallace

Vice Chair

Lic. 01218779

+ 1 310 622 1900

kitty.wallace@colliers.com

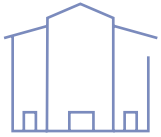
Table of Contents

Investment Highlights	4
Property Overview	6
Property Photos	8
Market Overview	10
Financial Overview	16
Market Comps	20



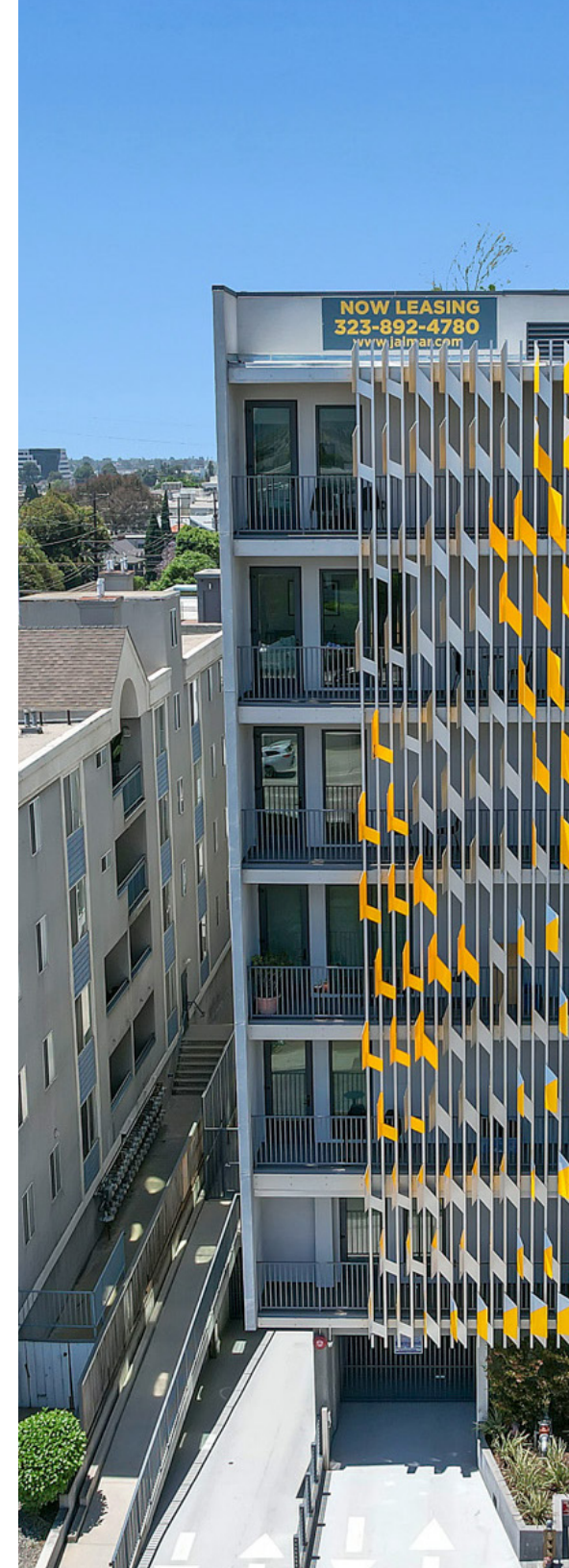


Investment Highlights



48-Bed Receivership Sale in Prime West Los Angeles

- Exceptional Type 2 2019 construction 16-unit and 48-bed property ideally situated within a block of Sawtelle Boulevard, known for its acclaimed restaurants and shops
- Property perfectly caters to students, recent graduates, and young professionals with (8) studios and (8) five-bedroom, five-bathroom units
- Currently operated as a furnished, amenity-rich 48-bed and bath co-living community, the property offers investors the flexibility to enhance the existing by-bed co-living model, convert to traditional suite-style leasing, or reposition as student housing
- Situated in one of California's highest resource zones, the property provides residents with exceptional access to public transit, major employment centers, top-rated schools, and top rated walkability
- Distinct community amenities include a spacious rooftop lounge with BBQ and seating, Amazon package lockers, bicycle storage, and gated parking for 25 vehicles with Charge EV charging stations
- Units feature modern amenities including in-unit washer/dryers, stainless steel appliances, custom cabinetry, and contemporary bathroom finishes. Each room includes a mini-kitchen with fridge/freezer and smart microwave, plus smart TVs (Samsung), central AC with digital controls (LG), and flexible furnishings such as Murphy beds and built-in desks. Common areas provide a full kitchen with Bosch gas cooktop, oven with air-fryer, dishwasher, and smart microwave.
- Located just 1.8 miles from UCLA and SMC—home to more than 75,000 students, over half of whom live off campus—the property is well-positioned to capture consistent rental demand for off-campus housing





Strong Multifamily Fundamentals

- Renters occupy 77.2% of housing units within a one-mile radius
- Submarket asking rents expected to rise 19.1% over the next five years
- The average household income within a five-mile radius is \$176,077
- Within a five-mile radius of the property, the population is 598,364
- Median home value of \$1,307,803 within a one-mile radius of the property



Prime Location Steps from Sawtelle Boulevard

- The property is a "Walker's Paradise" with a Walk Score of 93 and a Bike Score of 75, offering residents convenient access to all the Sawtelle neighborhood has to offer
- Exceptional location in the heart of West LA's Sawtelle, just minutes away from Silicon Beach—Los Angeles' premier hub for tech and entertainment—home to major players like Sony Pictures and Hulu
- Ideally positioned less than a mile from the Exposition/Sepulveda Metro station, providing easy, direct access to Santa Monica, Downtown Los Angeles, Culver City, and the Greater Los Angeles region
- Situated one block from Sawtelle Boulevard, a local hotspot known for its vibrant mix of dining and retail, including Tsujita LA, Hiko Steakhouse, Kiriko Sushi, The Tasting Kitchen, and Ramen Jinya, with additional high-end options nearby in Santa Monica, Century City, Westwood, Brentwood, Beverly Hills, and Culver City
- Ideally located within two miles of the world-renowned University of California, Los Angeles and 3.2 miles from Santa Monica College

The Property

Property Overview

Located in the heart of West Los Angeles just steps from Sawtelle Boulevard, this luxury 2019-built 16-unit, 48-bed and bath property offers a rare opportunity to acquire a high-yield, furnished co-living asset in one of the city's most supply-constrained and desirable rental submarkets. Currently operated as a 48-bed furnished co-living community, the property attracts UCLA students, recent graduates, and young professionals drawn to its modern design, built-in furnishings, and premium amenities. Each private bedroom features a built-in mini kitchen with a designer refrigerator/freezer, smart microwave, and in many units, an additional sink. All rooms include a Samsung smart TV, central air conditioning with LG digital controls, a small table and chair, and a mix of Murphy beds, standard beds, built-in desks, and sofas. Most rooms have built-in closets, and some offer private balconies. Each suite spans two floors, with the first floor offering a shared common area that includes a full kitchen outfitted with a Bosch dishwasher, smart microwave, oven with air fryer, gas cooktop, and a small dining table, as well as a stacked washer and dryer, providing residents with all the comforts of home and minimizing the need to use shared facilities. The property provides investors multiple leasing strategies including: continuing the current model as a fully furnished and amenitized 48-bed and bath co-living community or converting to 16 traditional suite-style units.

Address	1775 Beloit Ave, Los Angeles, CA 90025
APN	4261-019-006
Lot Size	9,076 SF / 0.21 AC
Building Size	17,934 SF
# of Units	16 Units / 48 Bedrooms + 48 Bathrooms
Year Built	2019
Zoning	LAR4
Parking	25

Price \$12,200,000

* The property was built in 2019 but remains subject to City of Los Angeles Rent Control.



Santa Monica

Malibu

Wilshire Blvd

Brentwood

1775 Beloit Ave

Sawtelle Blvd

NOW LEASING
323-892-4780

Property Photos



Property Photos Continued



SAWTELLE

Market Overview



93

Walk Score
out of 100

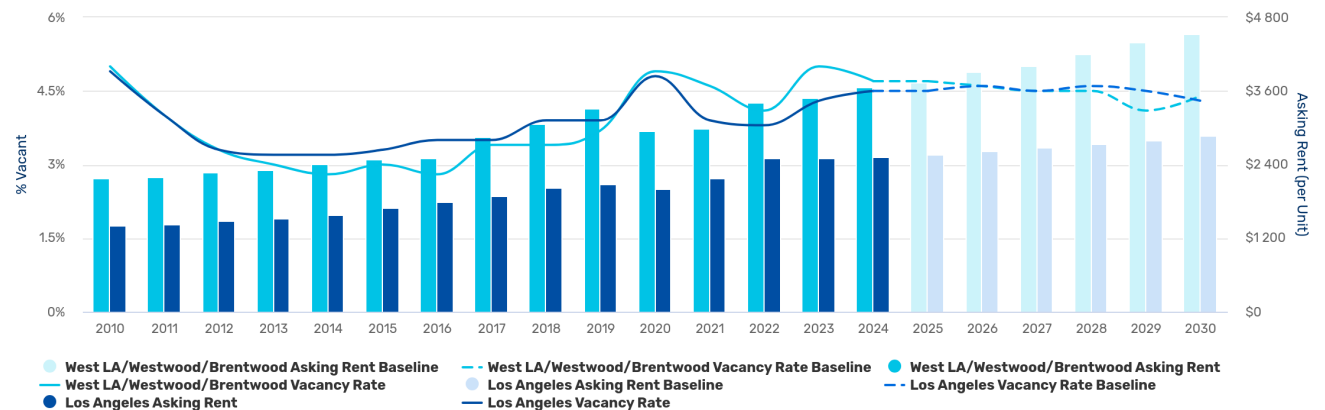


75

Walk Score
out of 100

Sawtelle is a dynamic and culturally rich neighborhood located in the heart of West Los Angeles. Known for its iconic Sawtelle Boulevard—often referred to as “Little Osaka”—the area boasts a vibrant mix of Asian eateries, trendy cafes, boutique shops, and specialty markets, making it a culinary and retail hotspot. Just minutes from UCLA and the bustling employment center of Westwood, Sawtelle offers exceptional access to top-tier education and major job markets. Its central location places it within easy reach of Brentwood, Century City, Beverly Hills, and Culver City, making it ideal for commuters. The property is within a 15-minute drive to Santa Monica beach. The neighborhood has experienced impressive stability, with a 95.7% average occupancy rate over the past three years, reflecting strong demand in the submarket. Sawtelle is positioned for substantial rental growth, with asking rents projected to increase by 21.32% over the next five years. With its eclectic mix of culture, connectivity, and community, Sawtelle continues to emerge as one of West LA’s most desirable rental markets.

Asking Rent and Vacancy Trends





Average home value of **\$1,307,803** within a one-mile radius of the property



Average household income is **\$176,077** within a five-mile radius



Renters occupy **77.2%** of housing units within a one-mile radius



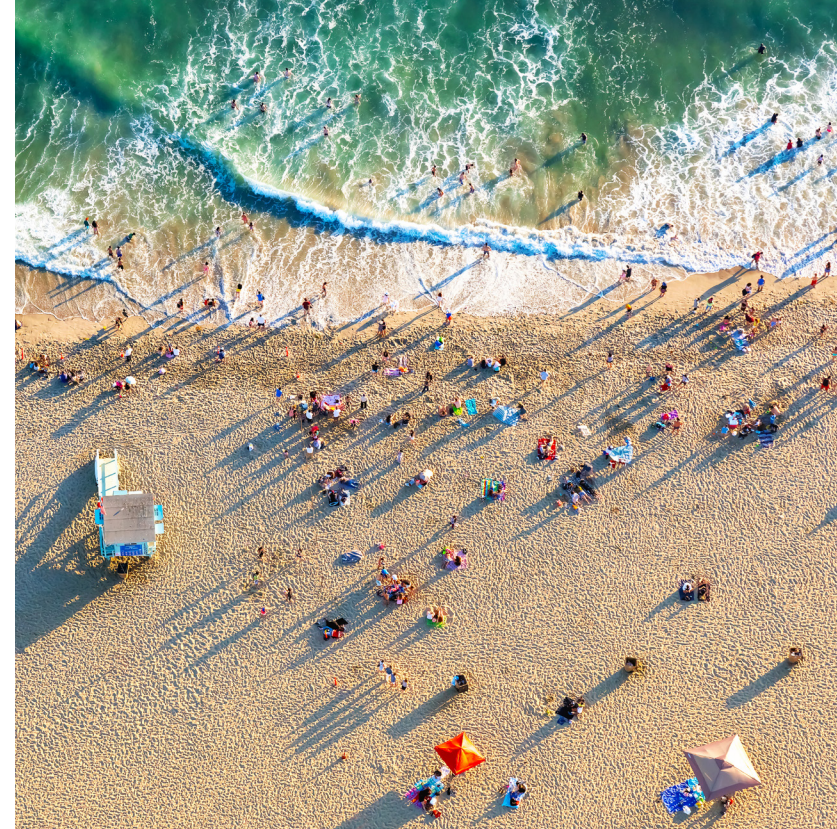
Submarket rents projected to rise **21.3%** over next five years



Employee base of **531,615** within a five-mile radius of the property



Sawtelle home values projected to rise **19.1%** over the next five years



SAWTELLE

Market Overview



Employment

Household Income	1-mile	3-mile	5-mile
Average Household Income	\$159,079	\$173,620	\$176,077

Top Employers (5-mile)	# of Employees
UCLA Health System	35,543
University of California, Los Angeles	7,500
Sony Music Entertainment	2,306
Google	2,067
Fox 11 Los Angeles	2,000
UCLA Asset Management	1,900
Federal Bureau of Investigation	1,629
Facebook	1,499
Amazon	1,400

Education

The Sawtelle neighborhood is served by the Los Angeles Unified School District while several private, magnet and charter options are also available to the area. The K-12 schools specifically assigned to the Property are:

- Nora Sterry Elementary School
- Daniel Webster Middle School
- University Senior High School Charter

The neighborhood also has access to higher education with the University of California, Los Angeles (UCLA) and Santa Monica College located 1.8 miles away.

Employment Map



Amenities Map

FOOD & DRINK

1. Ban Ban Burger
2. Café 50s
3. Chit Chat Coffee
4. Coffee Bean & Tea Leaf
5. Don Antonio's
6. Dong Ting Noodle
7. Federal Coffee
8. Flame International
9. Guidos
10. Kalaveras
11. Killer Noodle Tsujita
12. Millet Crepe
13. Mogu Mogu
14. Motoring Coffee
15. Nina's Mexican Food
16. Plan Check Kitchen + Bar
17. Sonoritas Prime Tacos
18. Sorry Not Sorry
19. Spoon & Pork Sawtelle
20. Starbucks
21. Sushi Enya
22. Tatsu Ramen
23. Teaspoon
24. Teddys Cafe
25. Tsujita LA Artisan Noodles

SHOPPING

1. Best Buy
2. HomeGoods
3. Michaels
4. Nijiya Market
5. Ralph's
6. Target
7. The Block
8. Trader Joes

ATTRACTIONS

1. Exer Urgent Care
2. UCLA Health Westside Primary Care
3. Stoner Park
4. Laemmle Royal
5. Landmark's Nuart Theatre
6. Moss Theater
7. Westside Children's Theatre

FITNESS

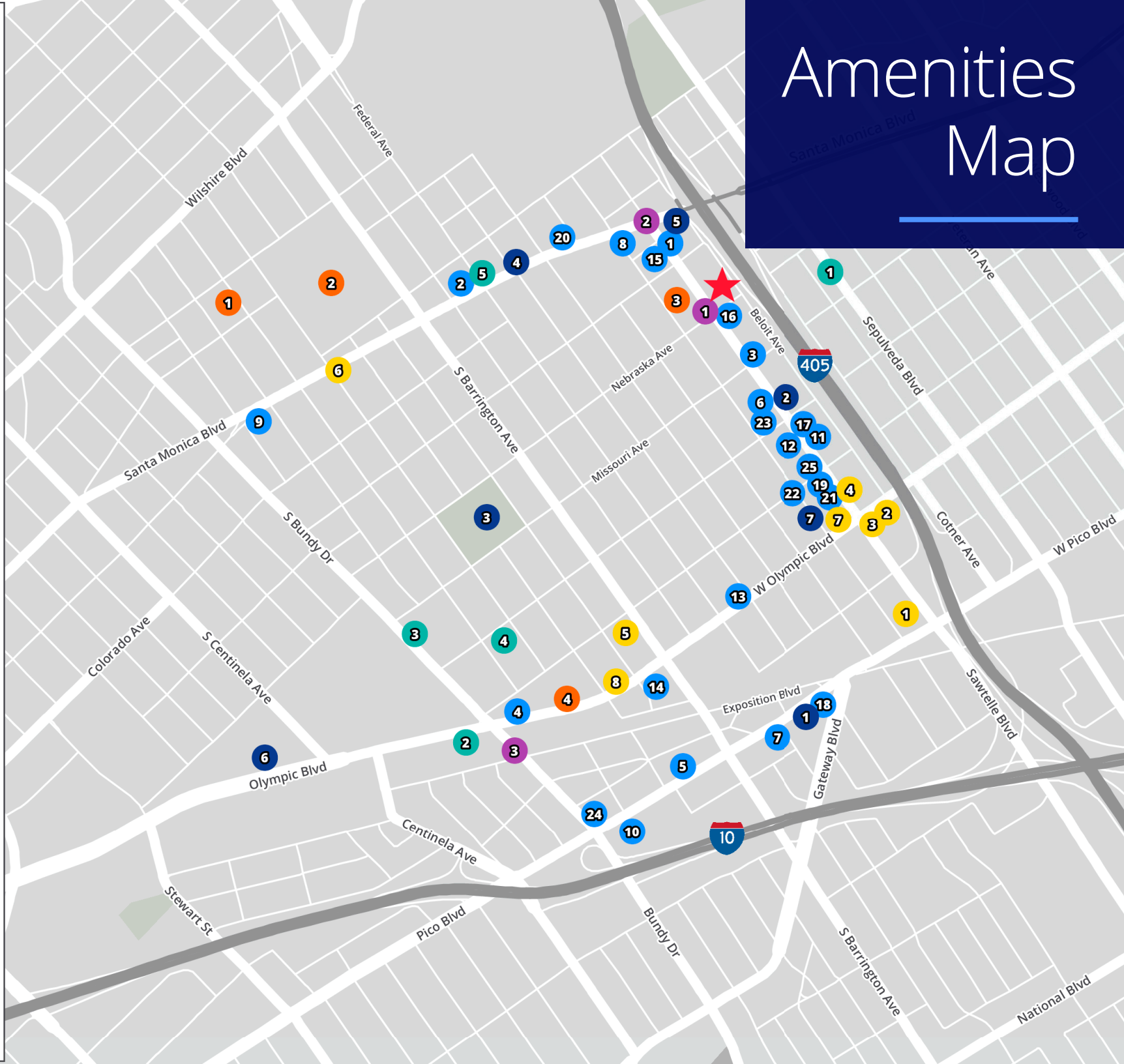
1. Equinox
2. IconFit
3. LA Fitness
4. Rockreation Climbing Center
5. The Gym LA

SCHOOLS

1. Brockton Avenue Elementary
2. University High School
3. Nora Sterry Elementary School
4. Wildwood High School

PUBLIC TRANSIT

1. Sawtelle / Nebraska Bus Stop
2. Santa Monica / Sawtelle Bus Stop
3. Expo / Bundy Metro Station





Pricing & Financial Summary

Property Address	1775 Beloit Ave Los Angeles, CA 90025
Units	16
Bedrooms / Bathrooms	48 / 48
Offering Price	\$12,200,000
Price Per Bedroom	\$254,167
Year Built	2019
Building Size	17,934 SF
Lot Size	0.21 AC / 9,076 SF
No. of Parking Spaces	25

Estimated Annualized Operating Income

	Co-Living Pro Forma	Suites Pro Forma
Gross Rental Income	\$1,133,232	\$999,000
Annual RUBS Income	\$0	\$63,792
Annual Parking Income	\$37,500	\$37,500
Annual Other Income	\$11,826	\$11,308
Potential Gross Income	\$1,182,558	\$1,130,800
Vacancy / Collection	(\$118,256)	(\$56,540)
Effective Gross Income	\$1,064,302	\$1,074,260
Operating Expenses	(\$487,229)	(\$459,761)
Net Operating Income	\$577,073	\$614,499
Principle Reduction	(\$73,955)	(\$73,955)
Interest Paid	(\$300,104)	(\$300,104)
After Debt Service Cash Flow	\$203,013	\$240,440

Financing Summary

Loan Type	CRE Perm Loan	
Required Equity	55.00%	\$6,710,000
Loan Amount	45.00%	\$5,490,000
Loan Rate		5.50%
Loan to Value		45.00%
Debt Service Coverage Ratio		1.20
Term / IO Period		7 Years / 10 Years

Current Operations

Current Receivership operations

Beloit is currently operated by the receiver in a hybrid model. Seven of the sixteen units are set up as fully furnished co-living spaces, each leased by the room to individual tenants and designed to foster shared living experiences. Six of the units are set up as fully furnished studios. Two of the three remaining units are rented on one lease as traditional suite-style apartments which are partially furnished. The third unit is leased to multiple tenants under two separate agreements: one tenant has an individual lease, while the remaining tenants share a joint lease. Scenario #1 represents operating the property as a co-living model, while Scenario #2 assumes a more traditional suite-style apartment configuration.

Scenario #1: Co-Living

Pro Forma - Co-Living

Fully Furnished

All units are delivered fully furnished, offering a turnkey rental solution for future tenants. Furnished co-living rooms are currently achieving rents of over \$2,000 per room, while furnished studio units are leasing at approximately \$2,600 each. This positions the property as a compelling opportunity for co-living arrangements targeting students, sober-living communities, or short-term rental operators. A prospective buyer could generate strong cash flow without the need for additional investment in unit upgrades.

Scenario #2: Suites

Pro Forma - Furnished Suites

Partially Furnished

This scenario reflects a partially furnished apartment building, with units equipped with beds, desks, and full kitchens, operating under a traditional suite-style model where each unit is rented under one lease to multiple tenants. Upon full conversion to a more traditional living arrangement, turnover, management, and expenses should be reduced.

RENTER PROFILES



Apartment Living

Traditional 16-unit suites leased on standard terms



Short-Term Rentals

Furnished, turnkey units for flexible short to mid-term stays



Corporate Housing

Fully equipped suites leased to professionals



Sober-Living Community

Master-leased or operated property tailored for recovery housing



Student Housing

Dedicated student rentals offered as co-living or multi-bedroom suites



Hybrid Model

Blended approach combining co-living with conventional multifamily suites

Operating Data

	Scenario #1				Scenario #2				
	Co-Living Pro Forma				Suites Pro Forma				
	Annually	\$ / Unit	\$ / SF	%	Annually	\$ / Unit	\$ / SF	%	
Gross Rental Income	\$1,133,232	\$23,609	\$63.19		\$999,000	\$20,813	\$55.70		
Other Income									
Annual RUBS Income	\$0				\$63,792				
Annual Parking Income	\$37,500				\$37,500				
Annual Other Income	\$11,826				\$11,308				
Total Other Income	\$49,326				\$131,800				
Potential Gross Income	\$1,182,558	\$24,637	\$65.94		\$1,130,800	\$23,558	\$63.05		
Less Vacancy/Collection Loss	(\$118,256)	(\$2,464)	(\$6.59)	10.00%	(\$56,540)	(\$1,178)	(\$3.15)	5.00%	
Effective Gross Income	\$1,064,302	\$22,173	\$59.35		\$1,074,260	\$22,380	\$59.90		
Expenses									
Taxes	Reassessed Tax Rate & Direct Assessments	\$147,445	\$3,072	\$8.22	13.85%	\$147,445	\$3,072	\$8.22	13.73%
Insurance	Estimated at \$1.50 / SF	\$26,901	\$560	\$1.50	2.53%	\$26,901	\$560	\$1.50	2.50%
Payroll	Estimated at \$65 / month / bed	\$37,492	\$781	\$2.09	3.52%	\$37,492	\$781	\$2.09	3.49%
Offsite Management	Estimated at 5.75%	\$67,997	\$1,417	\$3.79	6.39%	\$56,540	\$1,178	\$3.15	5.26%
Utilities & Rubbish	Estimated at \$1,772 / Bed	\$85,056	\$1,772	\$4.74	7.99%	\$85,056	\$1,772	\$4.74	7.92%
General & Administrative	Estimated at \$258 / Bed	\$12,360	\$258	\$0.69	1.16%	\$12,360	\$258	\$0.69	1.15%
Leasing & Marketing	Actuals at \$1359/ month	\$16,303	\$340	\$0.91	1.53%	\$16,303	\$340	\$0.91	1.52%
Service Contracts	Actuals at \$5,334 / month	\$64,011	\$1,334	\$3.57	6.01%	\$48,000	\$1,000	\$2.68	4.47%
Landscape & Pest Control	Estimated at \$206 / month	\$2,472	\$52	\$0.14	0.23%	\$2,472	\$52	\$0.14	0.23%
Repairs & Maintenance	Estimated at \$412 / Bed	\$19,776	\$412	\$1.10	1.86%	\$19,776	\$412	\$1.10	1.84%
Misc. & Reserves	Estimated at \$155 / Bed	\$7,416	\$155	\$0.41	0.70%	\$7,416	\$155	\$0.41	0.69%
Less Total Expenses	(\$487,229)	(\$10,151)	(\$27.17)	45.78%	(\$459,761)	(\$9,578)	(\$25.64)	42.80%	
Net Operating Income	\$577,073	\$32,324	\$86.51		\$614,499	\$12,802	\$34.26		
Debt Service									
Principal Reduction		(\$73,955)				(\$73,955)			
Interest Paid		(\$300,104)				(\$300,104)			
Less Debt Service		(\$374,059)				(\$374,059)			
After Debt Service Cash Flow	\$203,013	\$4,229	\$11.32		\$240,440	\$5,009	\$13.41		
Cap Rate / Yield to Cost	4.73%				5.04%				
GRM	10.77				12.21				

Rent Roll



Unit #	Rent	Scenario #1 Pro Forma Co-Living		Unit #	Rent	Scenario #2 Pro Forma Suites		
		Unit #	Rent			Unit #	Type	By Unit
201A	\$2,095	304	\$2,700	404	\$2,750	201	5 Bed + 5 Bath	\$7,500
201B	\$1,500	401A	\$2,095	504	\$2,750	202	5 Bed + 5 Bath	\$7,500
201C	\$1,600	401B	\$1,500	601A	\$2,095	203	5 Bed + 5 Bath	\$7,500
201D	\$1,500	401C	\$1,600	601B	\$1,500	204	Studio	\$2,500
201E	\$2,017	401D	\$1,500	601C	\$1,600	304	Studio	\$2,500
202A	\$1,900	401E	\$2,017	601D	\$1,500	401	5 Bed + 5 Bath	\$7,750
202B	\$1,900	402A	\$1,900	601E	\$2,017	402	5 Bed + 5 Bath	\$7,750
202C	\$1,900	402B	\$1,900	602A	\$1,900	403	5 Bed + 5 Bath	\$7,750
202D	\$2,000	402C	\$1,900	602B	\$1,900	404	Studio	\$2,600
202E	\$1,500	402D	\$2,000	602C	\$1,900	504	Studio	\$2,600
203A	\$2,200	402E	\$1,500	602D	\$2,000	601	5 Bed + 5 Bath	\$8,250
203B	\$1,700	403A	\$2,200	602E	\$1,500	602	5 Bed + 5 Bath	\$8,250
203C	\$1,500	403B	\$1,700	603	\$2,850	603	Studio	\$2,700
203D	\$2,000	403C	\$1,500	604	\$2,850	604	Studio	\$2,700
203E	\$1,800	403D	\$2,000	703	\$2,850	703	Studio	\$2,700
204	\$2,700	403E	\$1,800	704	\$2,850	704	Studio	\$2,700

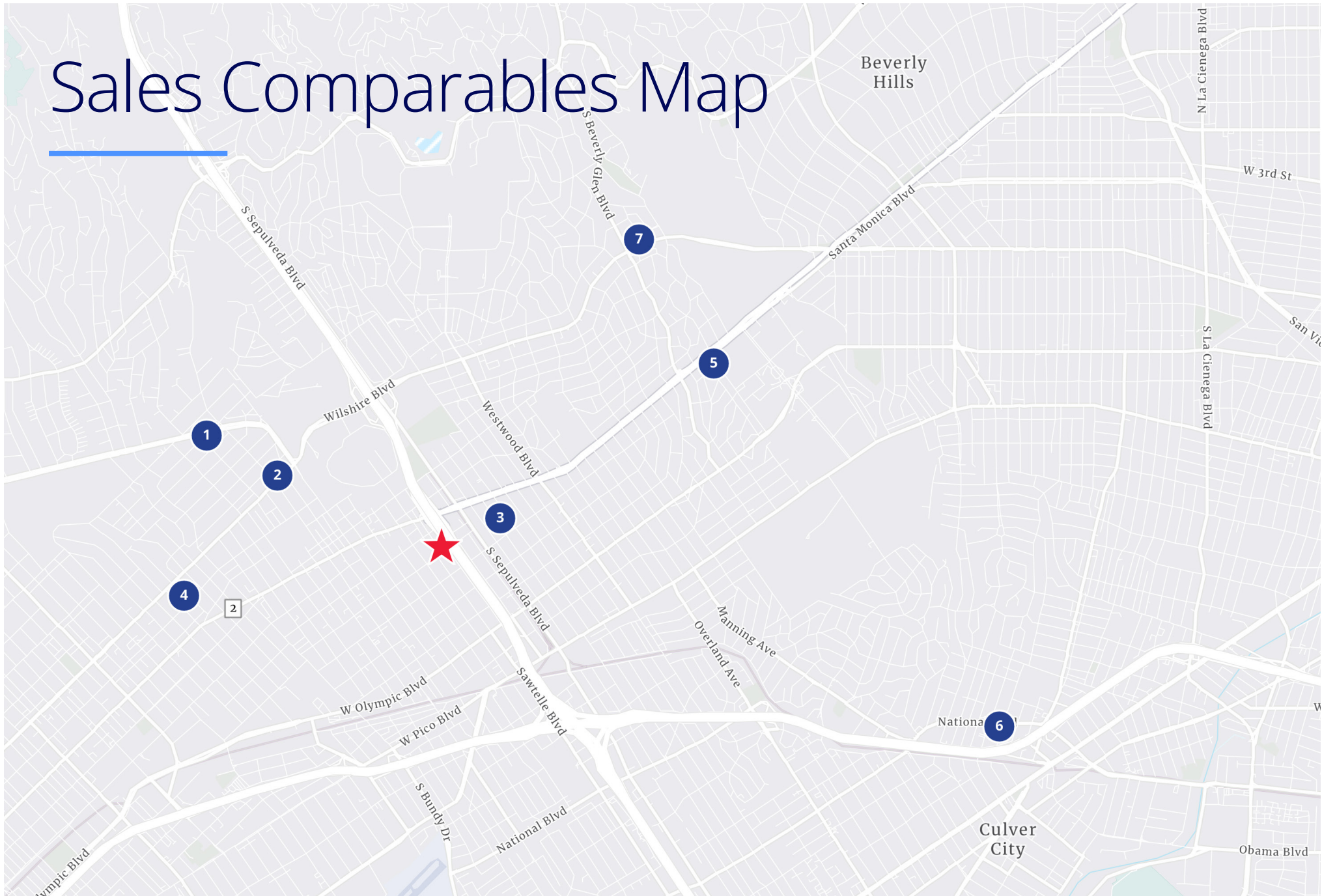
*rental amounts are inclusive of utilities

Sales Comparables | Suites

#	Address	# Units	Price	Total Building SF	\$ / SF	\$ / Unit	GRM	Cap	Year Built	Parking	COE
1	1927 Gorham Ave Los Angeles, CA 90049	10	\$5,100,000	12,607 SF	\$405	\$510,000	14.52	3.93%	1966	15	4/8/2025
2	1168 S Barrington Ave Los Angeles, CA 90049	78	\$58,100,000	78,000 SF	\$745	\$744,872	12.50*	4.80%*	2013	138	3/27/2025
3	1818 Camden Ave Los Angeles, CA 90025	16	\$9,631,625	19,166 SF	\$503	\$601,977	13.52	5.07%	1987	32	7/31/2024
4	1242 McClellan Dr Los Angeles, CA 90025	16	\$8,524,375	27,308 SF	\$312	\$532,773	13.40	4.93%	1987	32	7/30/2024
5	10275 Missouri Ave Los Angeles, CA 90025	14	\$7,300,000	15,771 SF	\$463	\$521,429	14.63	4.10%	2002	23	5/24/2024
6	3301-3305 S Canfield Ave Los Angeles, CA 90034	50	\$39,000,000	94,642 SF	\$412	\$780,000	13.47*	4.45%*	2024	50	9/5/2024
7	10351 Wilshire Blvd Los Angeles, CA 90024	17	\$28,000,000	61,821 SF	\$453	\$1,647,059	10.15	5.91%	1991	58	2/22/2024
AVERAGES		29	\$22,236,571	44,188 SF	\$470	\$762,587	13.17	4.74%	1996	50	
★	1775 Beloit Ave Los Angeles, CA 90025	16	\$12,200,000	17,934 SF	\$680	\$762,500					
					Pro Forma Co-Living		10.77	4.73%	2019	25	
					Pro Forma Suites		12.21	5.04%			

* Rents are inclusive of \$160 of utility chargebacks

Sales Comparables Map

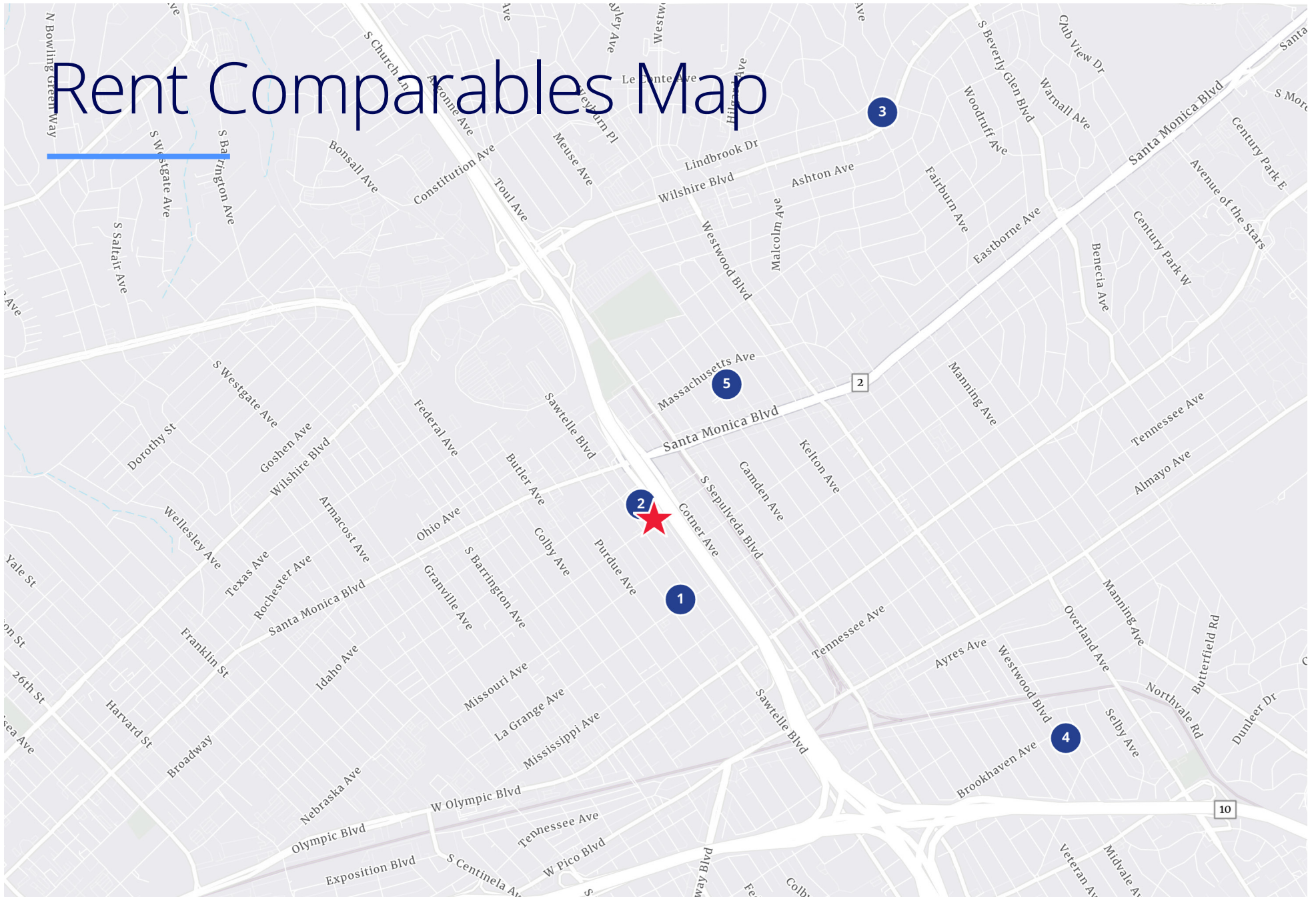


Rent Comparables | *Co-Living*

#	Address	Year Built	# Units / Beds	Type	SF	Rent	\$ / SF
1	1947 Sawtelle Blvd Los Angeles, CA 90025	2019	88	Studio	300 SF	\$2,655	\$8.85
				Studio	305 SF	\$2,709	\$8.88
2	1759 Beloit Ave Los Angeles, CA 90025	2009	61	Studio	425 SF	\$2,728	\$6.42
3	10599 Wilshire Blvd Los Angeles, CA 90024	2007	102	Furnished Co-Living Studio	252 SF	\$2,068	\$8.21
				Furnished Co-Living Studio	165 SF	\$1,810	\$10.97
4	MySuite at Cara Co-Living 1743 Butler Ave Los Angeles, CA 90025	1980	20	Furnished Co-Living Studio	191 SF	\$1,900	\$9.95
				Furnished Co-Living Studio	235 SF	\$2,165	\$9.21
5	ARC Westwood 10939 Ohio Ave Los Angeles, CA 90024	2025	18	Furnished Co-Living Studio	195 SF	\$1,995	\$10.23
				Furnished Co-Living Studio	231 SF	\$2,092	\$9.06
6	1629 Veteran Ave Los Angeles, CA 90024	1968*	10*	Furnished Co-Living Studio	188 SF	\$1,994	\$10.61
				Furnished Co-Living Studio	305 SF	\$2,154	\$7.06
AVERAGES		2008	58		254 SF		\$9.04

						In Place	Pro Forma (Co-Living)		
★	1775 Beloit Ave Los Angeles, CA 90025	2019	48	Co-Living (Furnished)	238 SF	\$1,726	\$7.25	\$1,795	\$7.55
				Studio (Furnished)	401 SF	\$2,398	\$5.98	\$2,783	\$6.94

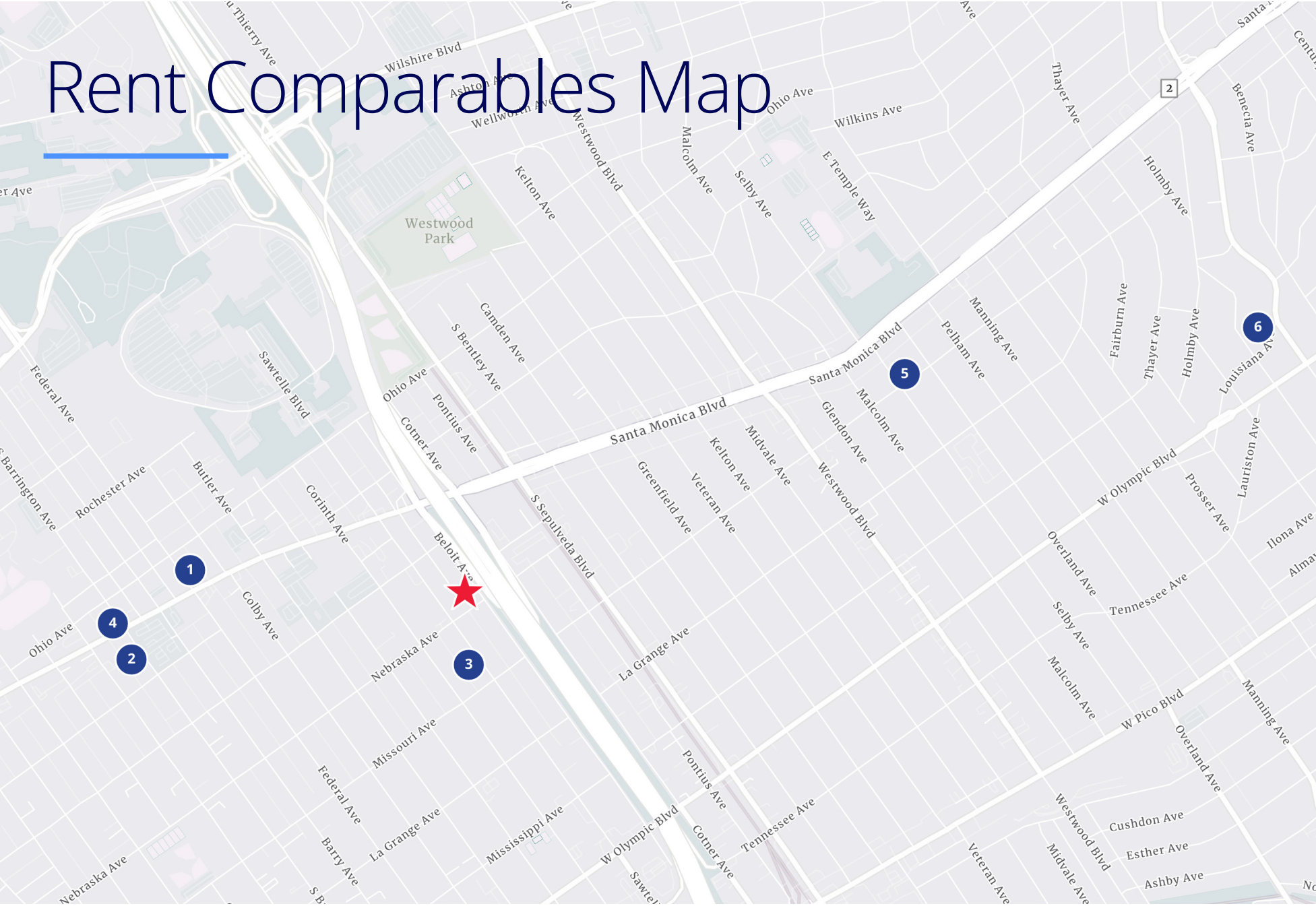
Rent Comparables Map



Rent Comparables | *Unfurnished Suites*

#	Address	Year Built	# Units	Type	SF	Rent	\$ / SF
1	1518 Federal Ave Los Angeles, CA 90025	2011	63	Studio	500 SF	\$2,655	\$5.31
2	1561 S Barrington Ave Los Angeles, CA 90025	1999	36	Studio	600 SF	\$2,355	\$3.93
3	1837 Sawtelle Blvd Los Angeles, CA 90025	2017	19	Studio	579 SF	\$2,810	\$4.85
4	11701 Santa Monica Blvd Los Angeles, CA 90025	2025	51	Studio	469 SF	\$2,304	\$4.91
5	1830 Selby Ave Los Angeles, CA 90025	2023	20	5 Bed + 5 Bath	1,787 SF	\$7,495	\$4.19
6	10405 Louisiana Ave Los Angeles, CA 90025	2025	16	5 Bed + 5 Bath	1,632 SF	\$7,057	\$4.32
AVERAGES		2017	34		928 SF	\$4,113	\$4.59
★	1775 Beloit Ave Los Angeles, CA 90025	2019	16	Suites			
				Studio	401 SF	\$2,625	\$6.08
				5 Bed + 5 Bath	1,190 SF	\$6,938	\$7.71

Rent Comparables Map





NOW LEASING
323-892-4780
www.jalmar.com

NOW
LEASING

CO-LIVING
&
FURNISHED
STUDIO
APARTMENTS

323
892
4780

www.jalmar.com

1775

1775
NOW LEASING
323-892-4780
www.jalmar.com

Confidentiality and Disclaimer

This Offering Memorandum has been prepared by Colliers International (“Colliers”) and contains select information pertaining to the business and affairs of 1775 Beloit Ave in Los Angeles (“the Property”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Properties. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 1775 Beloit Ave or if you should discontinue such negotiations in the future, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

1775 Beloit Avenue

Los Angeles, CA 90025

Selling California,
One Building at a Time

Kitty Wallace

Vice Chair

Lic. 01218779

+ 1 310 622 1900

kitty.wallace@colliers.com



Southern California Office
11601 Wilshire Blvd, Suite 2350
Los Angeles, CA 90025
kittywallaceteam.com

Northern California Office
4301 Hacienda Drive
Suite 430
Pleasanton, CA 94553

