

Sinclair Portfolio

A 19-Unit Multi-Housing Opportunity
Located In The Woodbury Submarket
of Glendale, CA



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

257 Richland Ave



264 Sinclair Ave



262 Sinclair Ave



The Offering

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present the Sinclair Portfolio (the “Portfolio” or “Properties”) for sale—a rare 19-unit multi-housing investment opportunity comprised of three assets along Sinclair and the adjacent Richland Avenue, that will be delivered vacant. This compelling offering represents an exceptional chance to acquire immediate scale in a highly desirable market characterized by supply-constrained fundamentals and strong demographic tailwinds, while not being encumbered by the City of Los Angeles’ Measure ULA “Mansion Tax”.

The Portfolio consists of 262 and 264 Sinclair as well as 257 Richland Avenue, encompassing 19 residential units across approximately 0.71 acres of prime real estate in Glendale’s well established Woodbury submarket. Constructed between 1949 and 1961, these well-maintained assets consists of over 15,000 square feet of net rentable area with a practical unit mix of one-bedroom/one-bathroom and two-bedroom/one-bathroom configurations that align with current renter demand.


The Properties present a substantial value-add opportunity to implement strategic capital improvements, marking rents to market, and maximize asset performance. Prior to being delivered vacant, 2-bedroom units at the Portfolio were achieving $\pm 2,700$ /month in rent. After renovation, a new buyer can expect a significant premium of $\pm \$500$ /unit. The contiguous nature of the three assets provides operational efficiencies and the potential for a unified repositioning strategy that can be executed across the Portfolio.


Unit Mix


Type	# of Units	% of Mix	Avg. SF	Total SF
1x1	7	37%	843	5,902
2x1	12	63%	830	9,961
Total	19	100%	835	15,862





Portfolio Overview

Address:
 257 Richland Ave, Glendale, CA, 91206
 262 Sinclair Ave, Glendale, CA, 91206
 264 Sinclair Ave, Glendale, CA, 91206

Year Built:
 1949, 1958, 1961


Number of Buildings:
 5

Number of Units:
 19

Average Unit Size:
 ± 835 SF

Total Net Rentable SF:
 $\pm 15,862$ SF

Total Acreage:
 ± 0.71 (26.8 du/ac)

Construction Type:
 Woodframe / Stucco

Sinclair Portfolio: Multi-Housing Assets with Value-Add Potential



257 Richland

A 3-unit multi-housing building dating to 1949, with 3,570 net rentable SF on a 9,334 SF lot. The Property delivers an average unit size of $\pm 1,190$ SF



262 Sinclair

An 8-unit multi-housing property built in 1958, featuring 6,388 net rentable SF on an 8,891 SF lot. The Property offers an average unit size of ± 799 SF.



264 Sinclair

Built in 1961, this 8-unit multi-housing property offers 5,904 net rentable SF situated on a spacious 17,166 SF lot. Units average ± 738 SF, providing efficient living space for residents.

Comprehensive Renovation Strategy Inside...

The Sinclair Portfolio represents an exceptional value-add investment opportunity strategically positioned to capitalize on strong renter demand for modern apartment finishes. The Portfolio's unit interiors predominantly feature original finishes, builder-grade appliances and cabinetry, and standard fixtures, presenting significant modernization potential across all properties. A comprehensive renovation program focused on kitchen and bathroom upgrades—including stainless steel appliances, contemporary cabinetry, modern fixtures, and enhanced lighting—will unlock substantial value through meaningfully growing rents.



**Sinclair Portfolio Advantage
for New Buyer**

✓
**Significant Upside Potential
Post-Renovation**

✓
**Strong Tenant Demand
for Modern Units**

✓
**Interior Units
Averaging ±789 SF**

✓
**Strategic Location
in Emerging Pocket**

...and Outside

Before



257 Richland

Unlock 257 Richland's full potential through strategic exterior upgrades: new exterior paint, modern windows, refinished stairs, and professionally designed landscaping—delivering the polished, contemporary look today's renters expect.



262 Sinclair

Transform 262 Sinclair into a contemporary multi-housing building with sleek modern windows, freshly painted smooth stucco finish, stylish window shades, and a curated rock garden—creating a clean, desert-modern aesthetic that reduces upkeep while maximizing visual impact.



264 Sinclair

Modernize 264 Sinclair into a contemporary showpiece: warm wood veneer detailing, sleek unobstructed windows, recessed under-window lighting, refinished stucco, renewed front lawn landscaping, and a newly tiled driveway—creating a polished, high-end exterior that sets this building apart from typical finishes.















Carport


Transform vehicle storage into a premium covered parking experience with resurfaced driveway, freshly painted exterior, integrated storage lockers, and upgraded lighting—adding functionality, organization, and immediate curb appeal.

After


Glendale Submarket Fundamentals

	Glendale	City of Los Angeles
Crime	 4.8 (per 1,000 residents)	 5.1 (per 1,000 residents)
Homelessness	 197 (0.1%)	 72,195 (0.7%)
Transfer Tax	 0.11%	 6.06%
Household Income	 \$128K	 \$90K
Bachelor's Degree +	 ±49%	 ±38%
City Rent Control	 Not Subject to LA RSO	 All Units Built Before 1979


Glendale experienced a wave of new supply that has since receded to form a major supply cliff. Only three multifamily projects are currently under construction: 1838 S Brand Ave (80 units), 917 S Adams (18 units), and 714 S Louise St (10 units), representing a combined total of just 108 units scheduled for delivery in 2026, with no additional projects planned thereafter. As a result, the submarket exhibits an inventory under construction figure of only ±0.26%. With no new construction starts since Q1 2025 and a current inventory of 41,331 units, this lack of supply sets the stage for outsized future rent growth.




41,331 – Units
Current Inventory



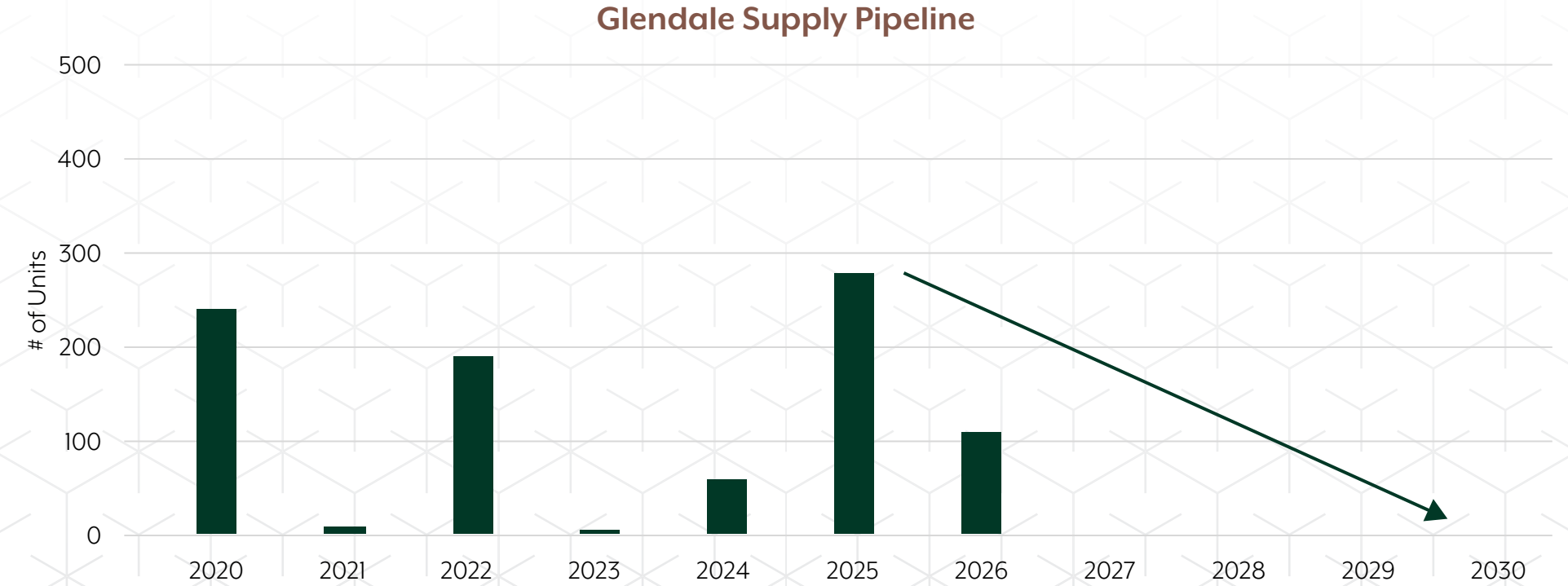
±0.26%
Current Under Construction



Only Three
Projects Currently Under Construction



No New
Construction Starts since Q1 2025



Source: ESRI

Proximity to Major Employment Hubs

Glendale maintains a diverse and resilient employment base that supports strong fundamentals. The city's economy spans multiple sectors including healthcare, professional services, retail, hospitality, and entertainment production. Major employers include Disney, DreamWorks Animation, and Nestle USA, alongside a substantial healthcare presence anchored by multiple major hospitals and medical facilities. The breadth of Glendale's employment base attracts a stable, diverse tenant pool and insulates the rental market from sector-specific downturns.

Recent Nearby Major Office Leases

	±26,970 SF	207 N Goode Ave	Glendale
	±25,570 SF	800 N Brand Blvd	Glendale
	±20,241 SF	325 W Cerritos Ave	Glendale
	±28,616 SF	505 N Brand Blvd	Glendale
	±23,977 SF	505 N Brand Blvd	Glendale



Glendale: The Healthiest Hub in Los Angeles

Glendale serves as a major regional healthcare hub anchored by three major hospitals: Glendale Adventist Medical Center, USC Verdugo Hills Hospital, and Dignity Health Glendale Memorial Hospital. The healthcare ecosystem extends beyond hospitals to include major medical office centers like Kaiser Permanente and healthcare insurance companies such as Cigna. These facilities collectively employ thousands of medical professionals, support staff, and corporate personnel, creating consistent demand from doctors, nurses, allied health workers, and healthcare administrators seeking housing near their workplace. The medical sector's recession-resistant nature provides additional stability to the local rental market, as healthcare employment typically remains strong even during economic downturns.

515 Total Beds
~800 Physicians



Glendale Adventist ±1 min drive

Glendale Adventist Medical Center is a hospital located on a 30-acre hillside campus in Glendale, California, part of the Adventist Health system that provides comprehensive healthcare services including emergency care, cardiovascular services, and cancer treatment. The facility has served the San Gabriel Valley community for over a century and operates as a nonprofit organization.

USC Verdugo Hills ±7 min drive

USC Verdugo Hills Hospital is a 158-bed hospital located in Glendale, California, offering a wide range of services including emergency care, surgical services, cardiovascular care, and orthopedics. The hospital is part of the Keck Medicine of USC network and has been serving Glendale and surrounding communities since 1959.

158 Total Beds
409 Physicians



334 Total Beds
500 Physicians



Dignity Health – Glendale Memorial Hospital ±9 min drive

Dignity Health Glendale Memorial Hospital and Health Center is a 334-bed hospital located in Glendale, California, providing comprehensive services including emergency care, cardiovascular treatment, cancer care, and orthopedics. The hospital has served the community since 1922 and is part of the CommonSpirit Health network, one of the largest nonprofit health systems in the nation.



Kaiser Permanente ±7 min drive

Kaiser Permanente Medical Offices is a multispecialty outpatient facility providing primary care, specialty services, laboratory, pharmacy, and imaging services to Kaiser Permanente members. The medical office is part of Kaiser Permanente's integrated healthcare system, offering coordinated care with access to the broader Southern California Kaiser network of hospitals and medical centers.

Cigna ±7 min drive

Cigna operates a local office in Glendale, California, serving as an administrative and member services hub for the health insurance provider. The office supports members and healthcare providers in the area with plan assistance, claims support, and coordination of benefits within Cigna's extensive healthcare network.

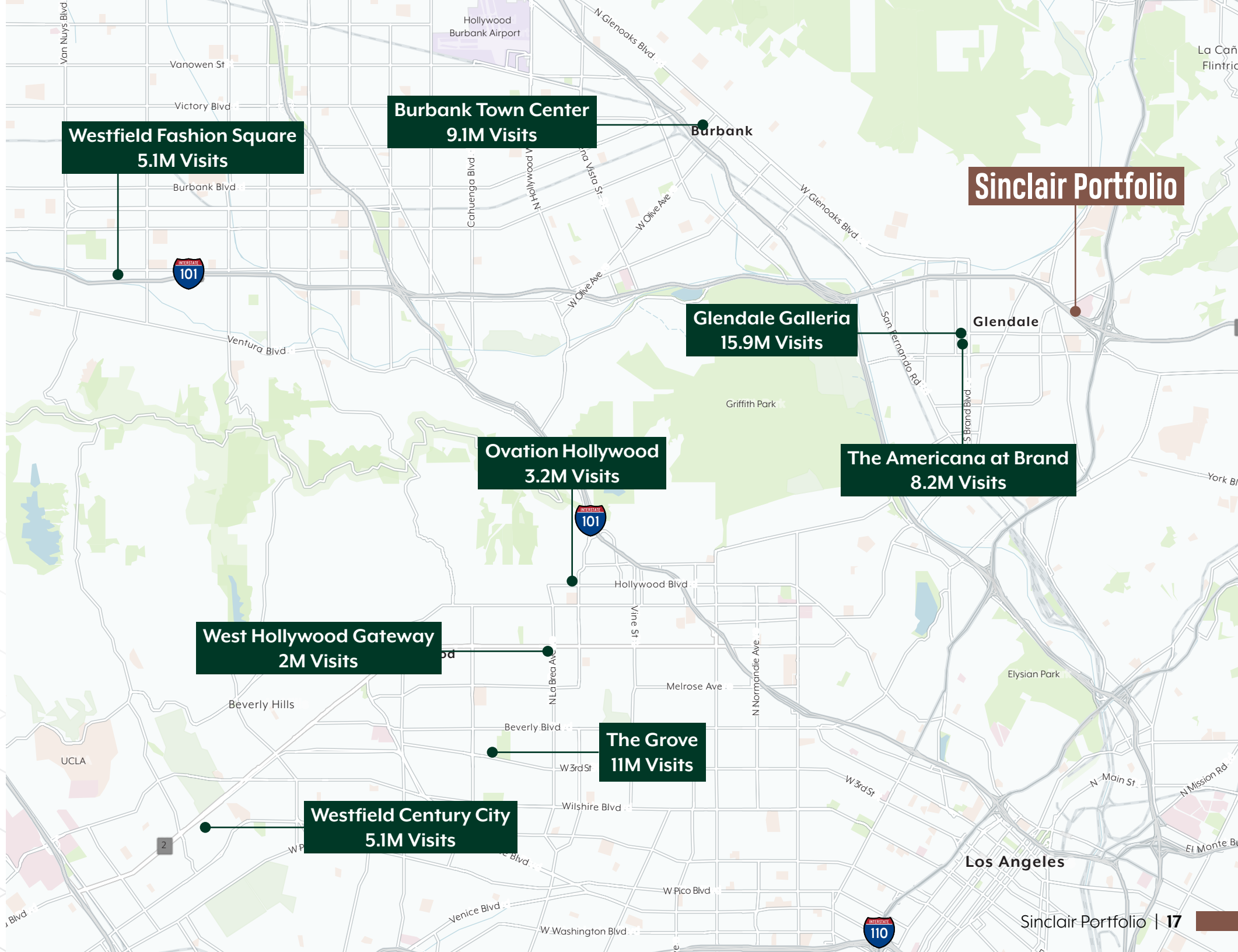
19.8 million Medical Patients



Glendale: The Region's Premier Shopping Destination

The Portfolio benefits from exceptional retail convenience, positioned within Glendale's unparalleled shopping corridor that includes both the 640k SF Americana at Brand and the 1.6M SF Glendale Galleria. This proximity provides residents with access to over 340 retail stores, restaurants, and entertainment venues within the immediate area, creating a lifestyle amenity unmatched in any Los Angeles suburban neighborhood.

The Americana at Brand stands as Southern California's premier open-air shopping destination, featuring luxury retailers, chef-driven restaurants, and year-round events that draws visitors regionally. The adjacent Glendale Galleria complements this with traditional enclosed mall retail, anchored by major department stores including Macy's, JCPenney, and Target, alongside popular dining and entertainment options. Together, these centers generate significant foot traffic and positions Glendale as a dominant retail destination between downtown Los Angeles and the San Fernando Valley.



Sinclair Portfolio

Southern California Multi-Housing Advisors

Luc Whitlock

Director
+1 310 595 3642
luc.whitlock@jll.com
CA Lic. #02070426

Blake A. Rogers

Senior Managing Director
Multi-Housing Group Leader
+1 818 317 5183
b.rogers@jll.com
CA Lic. #01866591

Dillon Bergum

Senior Director
+1 858 525 2743
dillon.bergum@jll.com
CA Lic. #02158559

Alex Caniglia

Managing Director
+1 858 342 5247
alex.caniglia@jll.com
CA Lic. #01994543

Kip Malo

Managing Director
+1 858 410 6340
kip.malo@jll.com
CA Lic. #01807972

Debt Advisors

Marc Schillinger

Senior Managing Director
+1 310 210 2612
marc.schillinger@jll.com
CA Lic. #01846580

Keaton Yellin

Associate
+1 818 456 8236
keaton.yellin@jll.com
CA Lic. #02147736

Analytical Support

Christopher Murtaugh

Associate
+1 513 593 3532
christopher.murtaugh@jll.com
CA Lic. #02274674

Cole Wilken

Analyst
+1 424 241 6193
cole.wilken@jll.com
CA Lic. #02403457

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