

First Time Ever on Market

5541 Fulcher Avenue
North Hollywood, CA 91601



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Activity ID #ZAD0120046

Marcus & Millichap
LAAA TEAM

OFFICES THROUGHOUT THE U.S. AND CANADA
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5541

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$5,675,000



Cap Rate
4.03%



Total # of Units
15

FINANCIAL

Listing Price	\$5,675,000
Down Payment	45% / \$2,553,750
NOI	\$228,779
Cap Rate	4.03%
Total Return	4.41%
Price/SF	\$352.79
Price/Unit	\$378,333

OPERATIONAL

Gross SF	16,086 SF
# of Units	15 Total (14 + 1*)
Lot Size	0.23 Acres (10,007 SqFt)
Year Built	1990





FIRST TIME EVER ON MARKET

5541 Fulcher Ave, North Hollywood, CA 91601

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this 15 unit multifamily property at 5541 Fulcher Ave, located in the very desirable NoHo Arts District neighborhood. Built in 1990, this very well maintained property is free of LA's strict rent control laws, and is only subject to California's AB-1482, which limits annual rent increases to 5% + CPI. This property offers an investor the opportunity to capitalize on over 20% upside potential in rents without the worry of dealing with any significant deferred maintenance issues. Notably, the property does not need the expensive soft story retrofit, saving the buyer a significant amount of money.

This 4 story, 16,086 square foot property sits on a 0.23 acre lot, and it boasts an excellent unit mix of (9) 1 Bed / 1 Bath units and (7) 2 Bed / 2 Bath units. All of these units are bright and spacious, and some of the units have large private balconies where the tenants can enjoy great views of the NoHo Arts District. The property offer its tenants security with a gated entrance and a 24 hour security system, and there is ample onsite parking behind the building for all the tenants and some guests. Furthermore, the tenants have convenient access to two laundry facilities located on two different floors of this 4 story building, and there is an elevator in the building allowing ease of access to all 4 floors.

The property was built as a 14 unit building in 1990 with a common area recreation room for the tenants. Many years back, the sellers converted this recreation room into a non-conforming 1-bedroom apartment, and that unit is currently leased out and collecting rental income. With the new ADU laws, the buyer of this property should be able to quickly and cheaply convert this non-conforming unit into an ADU, which would add value to the property by making it a legal 15 unit apartment building.

The NoHo Arts District is a one-square-mile community in North Hollywood that is home to more than 20 live, professional theatres, dance studios, art galleries, public art, music recording venues, acting and art workshops, international dining options, clothing and specialty shops, and businesses that create a myriad of art forms. NoHo is "Where the Arts Are Made."

This is the first time this property has ever been on market. The sellers built this property themselves in 1990, and they have never listed the property for sale in the 30+ years of ownership, making this a very rare opportunity to own a generational asset in an extremely strong rental market.

INVESTMENT HIGHLIGHTS

Built in 1990 by the Seller

First Time Ever on the Market

Not Subject to LA Rent Control (Only AB-1482)

Very Well Maintained Building

Very Large 1 Bed and 2 Bed Units

Estimated 22% Upside Potential in Rents

Central NoHo Arts District | 87 Walk Score

SECTION 2

Property Information

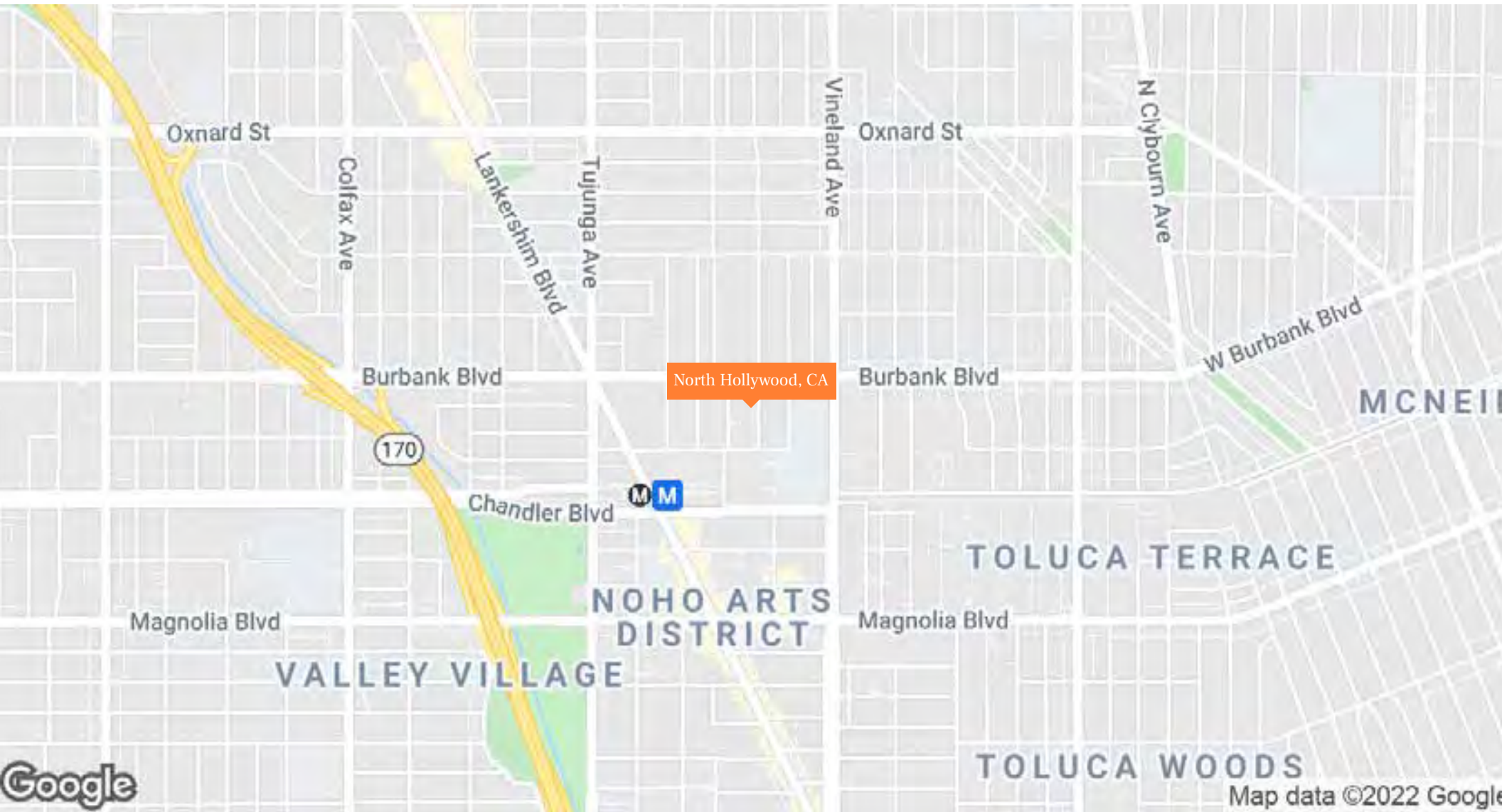
REGIONAL MAP

LOCAL MAP

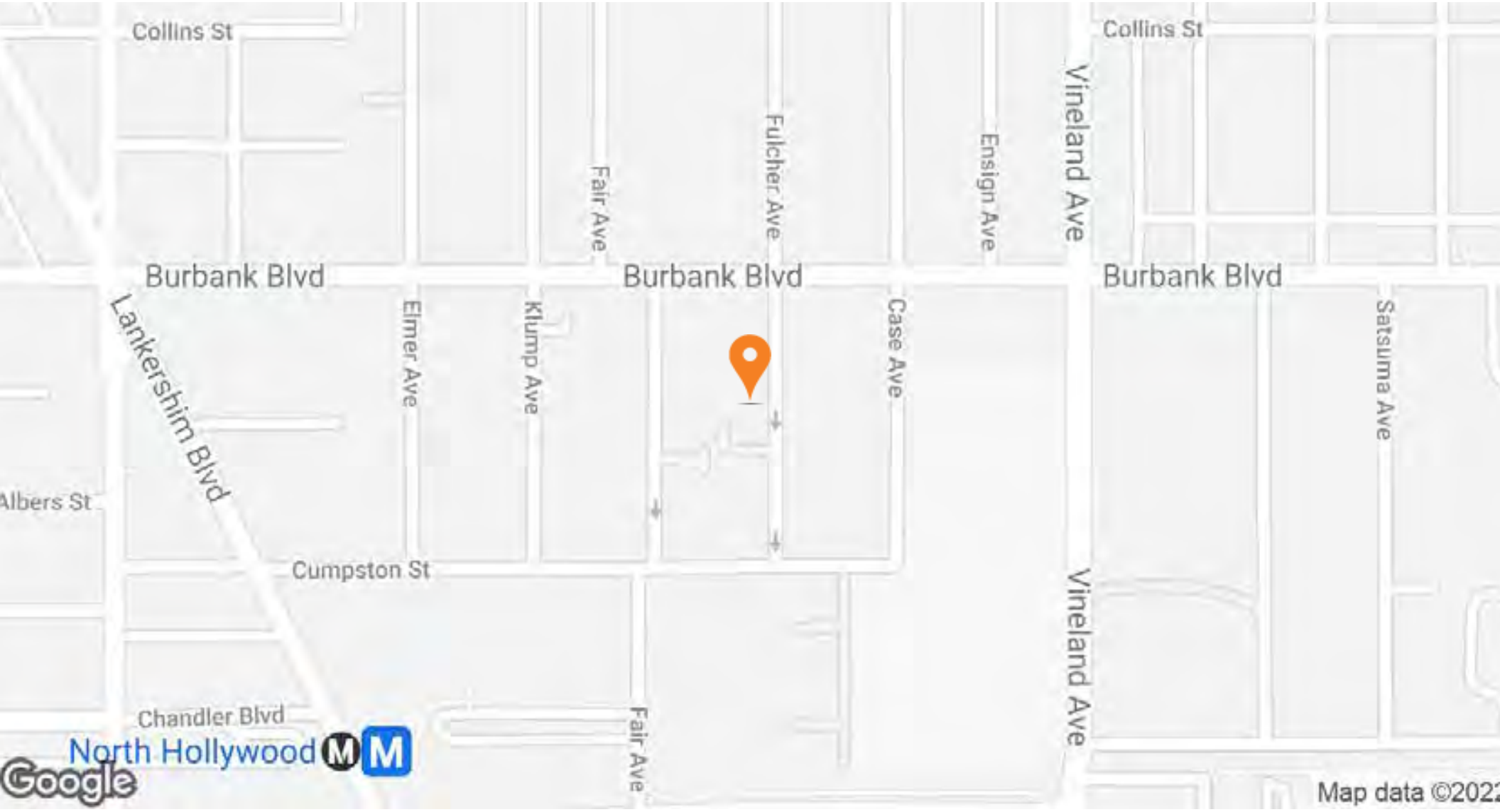
AERIAL MAP

Marcus & Millichap
LAAA TEAM

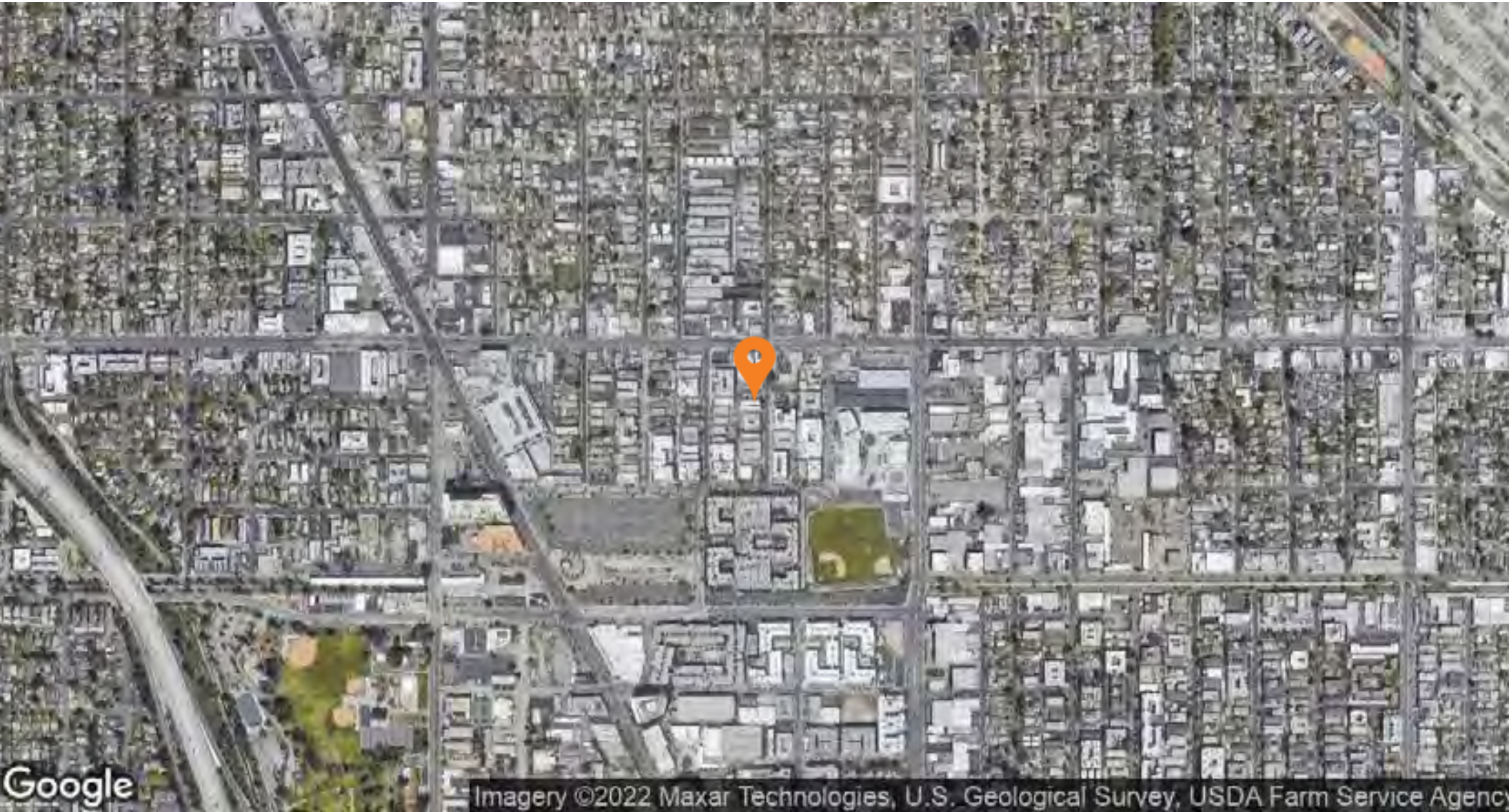
REGIONAL MAP // 5541 Fulcher Ave



5541 Fulcher Ave // LOCAL MAP



AERIAL MAP // 5541 Fulcher Ave



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 5541 Fulcher Ave

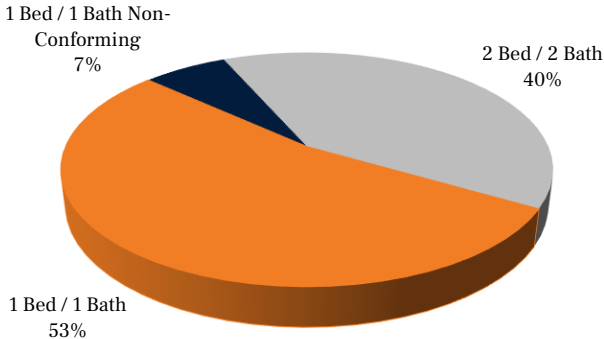
As of April,2022

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month		
101	1 Bed / 1 Bath	\$1,848	\$0.00	\$2,250	\$0.00		
102	2 Bed / 2 Bath	\$2,230	\$0.00	\$2,900	\$0.00		
103	1 Bed / 1 Bath	\$1,824	\$0.00	\$2,250	\$0.00		
104	2 Bed / 2 Bath	\$2,240	\$0.00	\$2,900	\$0.00		
105	1 Bed / 1 Bath	\$1,985	\$0.00	\$2,250	\$0.00		
201	1 Bed / 1 Bath	\$1,850	\$0.00	\$2,250	\$0.00		
202	2 Bed / 2 Bath	\$2,264	\$0.00	\$2,900	\$0.00		
203	1 Bed / 1 Bath	\$1,820	\$0.00	\$2,250	\$0.00		
204	2 Bed / 2 Bath	\$2,390	\$0.00	\$2,900	\$0.00		
205	1 Bed / 1 Bath	\$1,985	\$0.00	\$2,250	\$0.00		
301	1 Bed / 1 Bath Vacant	\$2,250	\$0.00	\$2,250	\$0.00		
302	2 Bed / 2 Bath	\$2,203	\$0.00	\$2,900	\$0.00		
303	1 Bed / 1 Bath Non-Conforming	\$1,825	\$0.00	\$2,250	\$0.00		
304	2 Bed / 2 Bath	\$2,200	\$0.00	\$2,900	\$0.00		
305	1 Bed / 1 Bath	\$1,650	\$0.00	\$2,250	\$0.00		
Total			Square Feet: 16,086	\$30,564	\$1.90	\$37,650	\$2.34

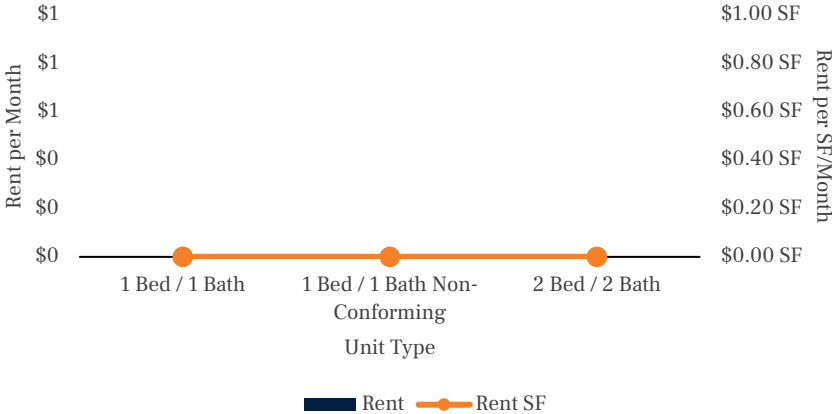
5541 Fulcher Ave // FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	7	N/A	\$1,650 - \$1,985	\$1,852	N/A	\$12,962	\$2,250	N/A	\$15,750
1 Bed / 1 Bath Vacant	1	N/A	\$2,250 - \$2,250	\$2,250	N/A	\$2,250	\$2,250	N/A	\$2,250
1 Bed / 1 Bath Non-Conforming	1	N/A	\$1,825 - \$1,825	\$1,825	N/A	\$1,825	\$2,250	N/A	\$2,250
2 Bed / 2 Bath	6	N/A	\$2,200 - \$2,390	\$2,255	N/A	\$13,527	\$2,900	N/A	\$17,400
TOTALS/WEIGHTED AVERAGES	15	1,072		\$2,038	\$1.90	\$30,564	\$2,510	\$2.34	\$37,650
GROSS ANNUALIZED RENTS				\$366,768			\$451,800		

Unit Distribution



Unit Rent



FINANCIAL DETAILS // 5541 Fulcher Ave

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	366,768		451,800		30,120	28.09
Physical Vacancy	(11,003)	3.0%	(13,554)	3.0%	(904)	(0.84)
TOTAL VACANCY	(\$11,003)	3.0%	(\$13,554)	3.0%	(\$904)	(\$1)
Effective Rental Income	355,765		438,246		29,216	27.24
Other Income						
Laundry Income	1,800		1,800	[1]	120	0.11
TOTAL OTHER INCOME	\$1,800		\$1,800		\$120	\$0.11
EFFECTIVE GROSS INCOME	\$357,565		\$440,046		\$29,336	\$27.36
EXPENSES						
Real Estate Taxes	68,100		68,100	[2]	4,540	4.23
Insurance	5,882		5,882	[3]	392	0.37
Utilities - Telephone	4,159		4,159	[4]	277	0.26
Utilities - Water & Sewer	13,858		13,858	[5]	924	0.86
Utilities - Gas	2,886		2,886	[6]	192	0.18
Trash Removal	8,489		8,489	[7]	566	0.53
Repairs & Maintenance	7,500		7,500	[8]	500	0.47
Landscaping	1,500		1,500	[9]	100	0.09
Cable Services	303		303	[10]	20	0.02
Licenses and Permits	606		606	[11]	40	0.04
Elevator & Security	1,200		1,200	[12]	80	0.07
Management Fee	14,303	4.0%	17,602	4.0%	1,173	1.09
TOTAL EXPENSES	\$128,786		\$132,085		\$8,806	\$8.21
EXPENSES AS % OF EGI	36.0%		30.0%			
NET OPERATING INCOME	\$228,779		\$307,961		\$20,531	\$19.14

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

NOTES TO OPERATING STATEMENT

- [1] Estimated at \$10 per unit per month
- [2] Estimated at 1.15% of the purchase price
- [3] Estimated at \$0.35 per square foot
- [4] Seller Provided Financials
- [5] Seller Provided Financials
- [6] Seller Provided Financials
- [7] Seller Provided Financials
- [8] Estimated at \$500 per unit per year
- [9] Seller Provided Financials
- [10] Seller Provided Financials
- [11] Seller Provided Financials
- [12] Estimated at \$100 per month
- [13] Estimated at 4% of gross income

FINANCIAL DETAILS // 5541 Fulcher Ave

SUMMARY		
Price	\$5,675,000	
Down Payment	\$2,553,750	45%
Number of Units	15	
Price Per Unit	\$378,333	
Price Per SqFt	\$352.79	
Gross SqFt	16,086	
Lot Size	0.23 Acres	
Approx. Year Built	1990	

RETURNS	Current	Pro Forma	Reno
CAP Rate	4.03%	5.43%	6.03%
GRM	15.47	12.56	
Cash-on-Cash	2.17%	5.27%	
Debt Coverage Ratio	1.32	1.78	

FINANCING	1st Loan
Loan Amount	\$3,121,250
Loan Type	New
Interest Rate	3.75%
Amortization	30 Years
Year Due	2027

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
8	1 Bed / 1 Bath	0	\$1,902	\$2,250
1	1 Bed / 1 Bath Non-Conforming	0	\$1,825	\$2,250
6	2 Bed / 2 Bath	0	\$2,255	\$2,900

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$366,768	\$451,800	
Less: Vacancy/Deductions	3.0%	\$11,003	3.0%	\$13,554
Total Effective Rental Income		\$355,765	\$438,246	
Other Income		\$1,800	\$1,800	
Effective Gross Income		\$357,565	\$440,046	
Less: Expenses	36.0%	\$128,786	30.0%	\$132,085
Net Operating Income		\$228,779	\$307,961	
Cash Flow		\$228,779	\$307,961	
Debt Service		\$173,460	\$173,460	
Net Cash Flow After Debt Service		2.17% \$55,319	5.27%	\$134,501
Principal Reduction		\$57,393	\$59,582	
TOTAL RETURN		4.41% \$112,712	7.60%	\$194,084

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$68,100	\$68,100
Insurance	\$5,882	\$5,882
Utilities - Telephone	\$4,159	\$4,159
Utilities - Water & Sewer	\$13,858	\$13,858
Utilities - Gas	\$2,886	\$2,886
Trash Removal	\$8,489	\$8,489
Repairs & Maintenance	\$7,500	\$7,500
Landscaping	\$1,500	\$1,500
Cable Services	\$303	\$303
Licenses and Permits	\$606	\$606
Elevator & Security	\$1,200	\$1,200
Management Fee	\$14,303	\$17,602
TOTAL EXPENSES	\$128,786	\$132,085
Expenses/Unit	\$8,586	\$8,806
Expenses/SF	\$8.01	\$8.21

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE AND GRM CHART

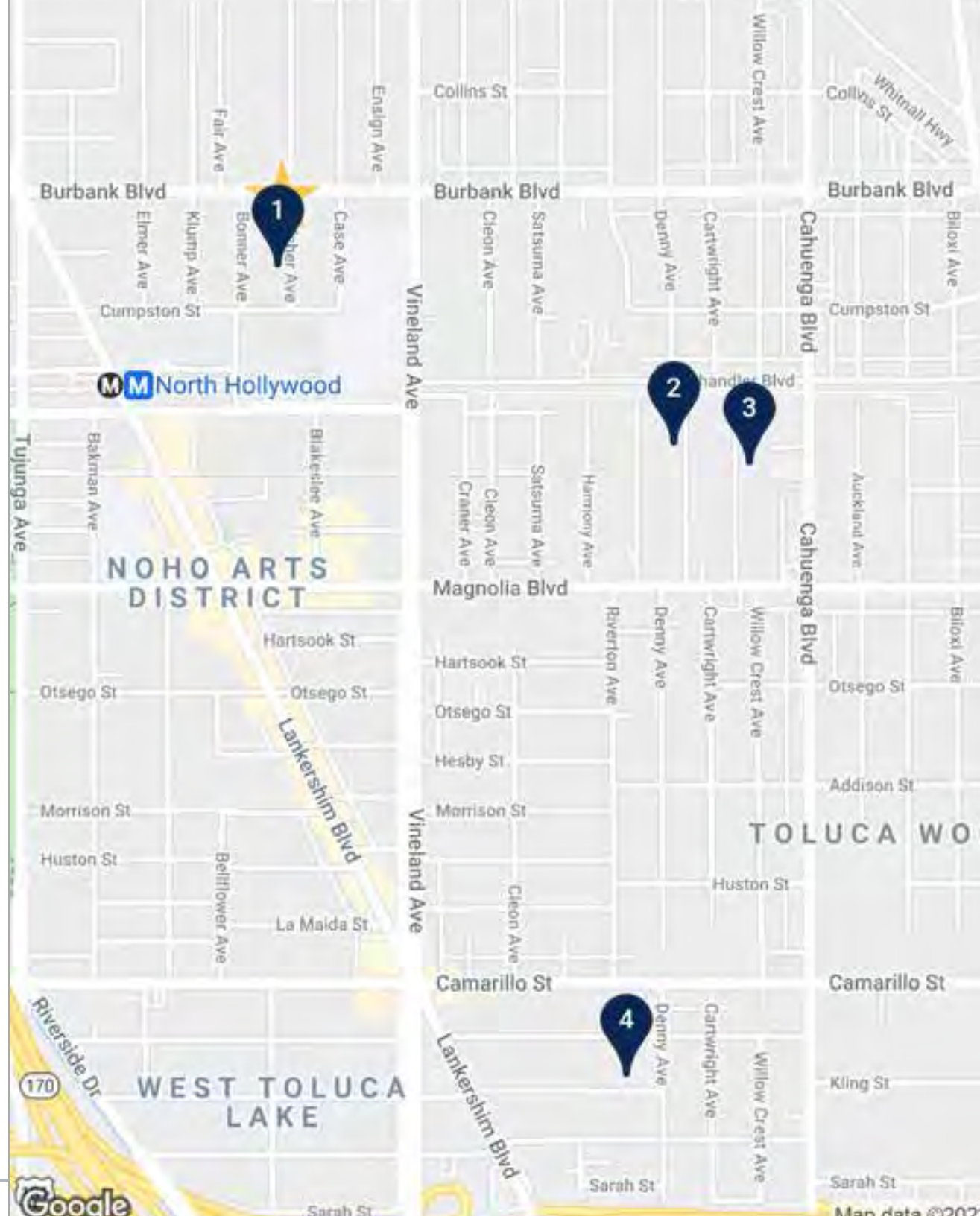
PRICE PER SF CHART

PRICE PER UNIT CHART






SALE COMPS

SALE COMPS MAP

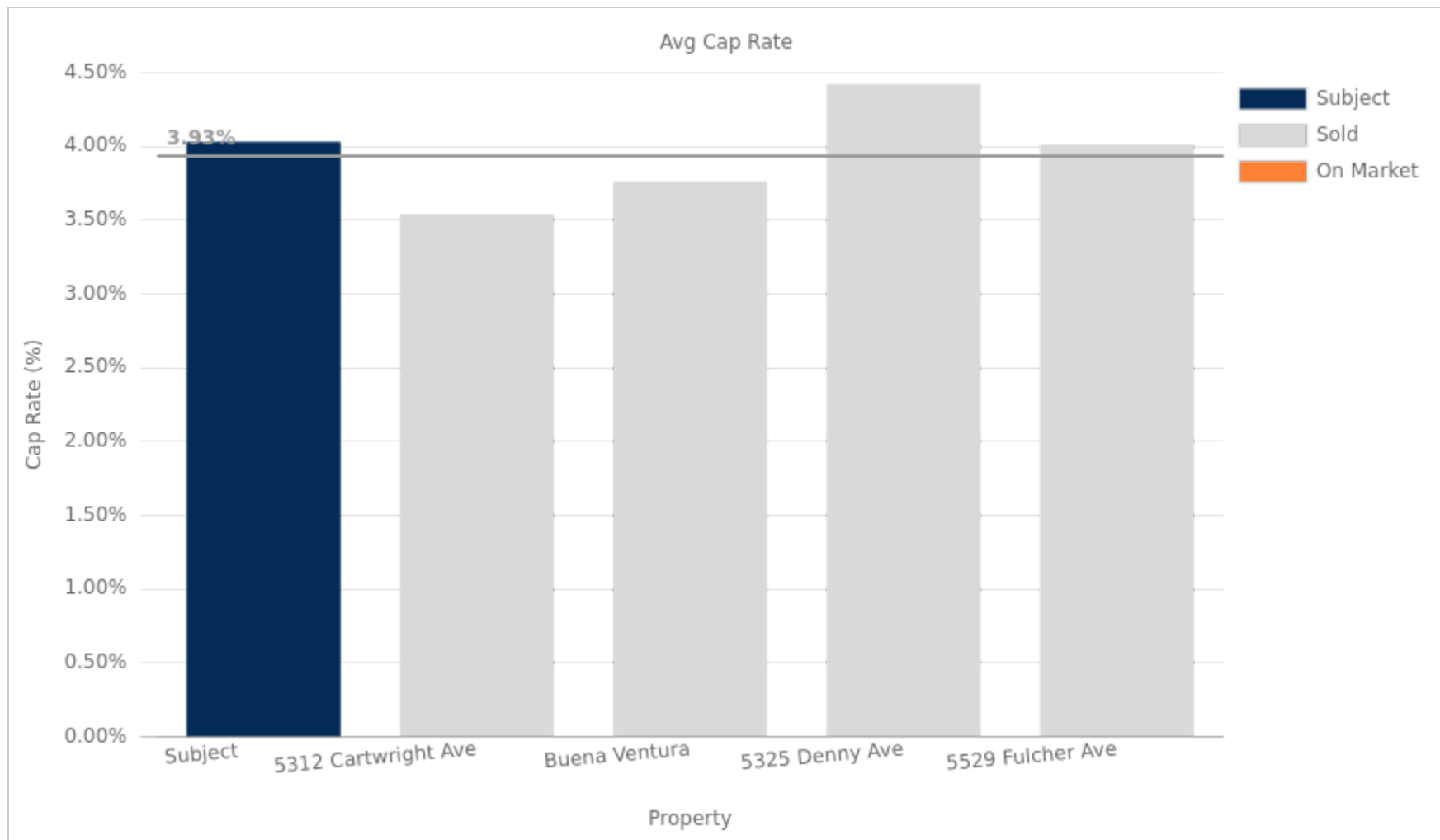
- ★ 5541 Fulcher Ave
- 1 5529 Fulcher Ave
- 2 5325 Denny Ave
- 3 5312 Cartwright Ave
- 4 Buena Ventura



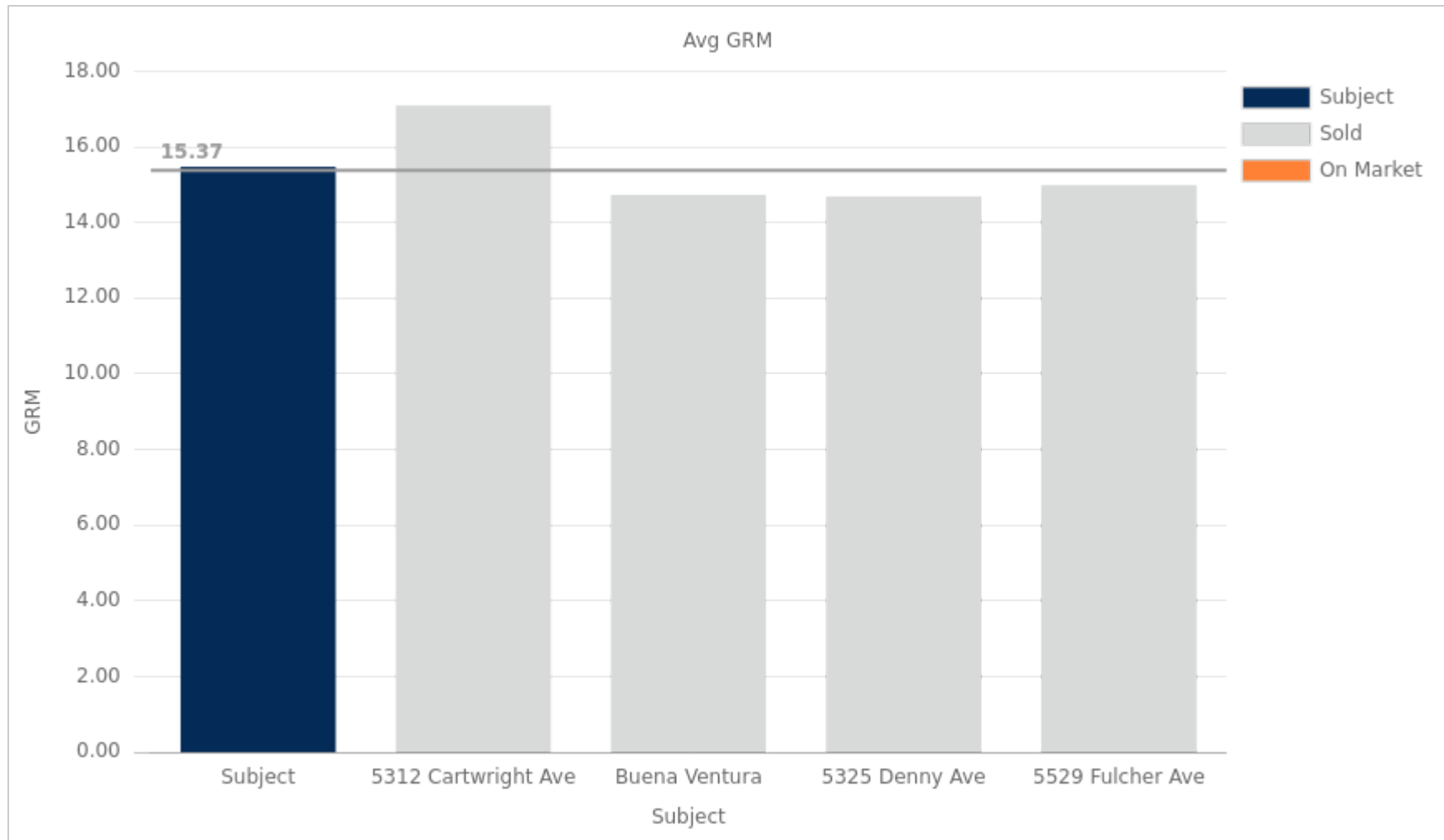
SALE COMPS SUMMARY // 5541 Fulcher Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	5541 Fulcher Ave 5541 Fulcher Ave North Hollywood, CA 91601	\$5,675,000	16,086 SF	\$352.79	0.23 AC	\$378,333	4.03%	15	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	5529 Fulcher Ave 5529 Fulcher Ave North Hollywood, CA 91601	\$3,605,000	8,107 SF	\$444.68	0.17 AC	\$400,555	4.01%	9	10/21/2021
	5325 Denny Ave 5325 Denny Ave North Hollywood, CA 91601	\$6,600,000	15,314 SF	\$430.98	0.31 AC	\$388,235	4.42%	17	04/20/2021
	5312 Cartwright Ave 5312 Cartwright Ave North Hollywood, CA 91601	\$2,830,000	8,475 SF	\$333.92	0.15 AC	\$353,750	3.54%	8	01/20/2021
	Buena Ventura 10755 Kling St North Hollywood, CA 91602	\$6,350,000	17,660 SF	\$359.57	0.34 AC	\$334,210	3.76%	19	04/08/2021
	AVERAGES	\$4,846,250	12,389 SF	\$392.29	0.24 AC	\$369,187	3.93%	13	-

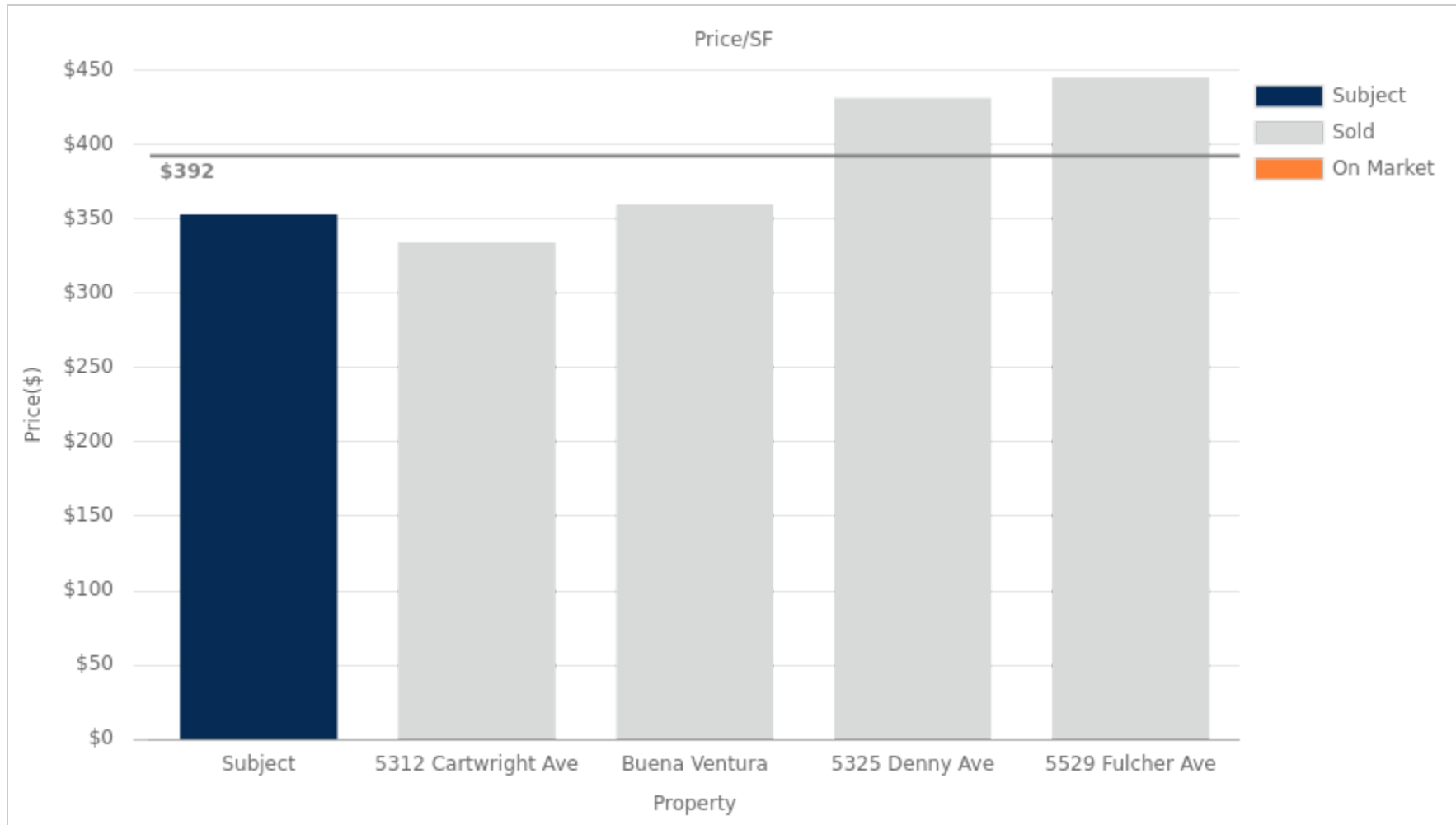
5541 Fulcher Ave // CAP RATE CHART



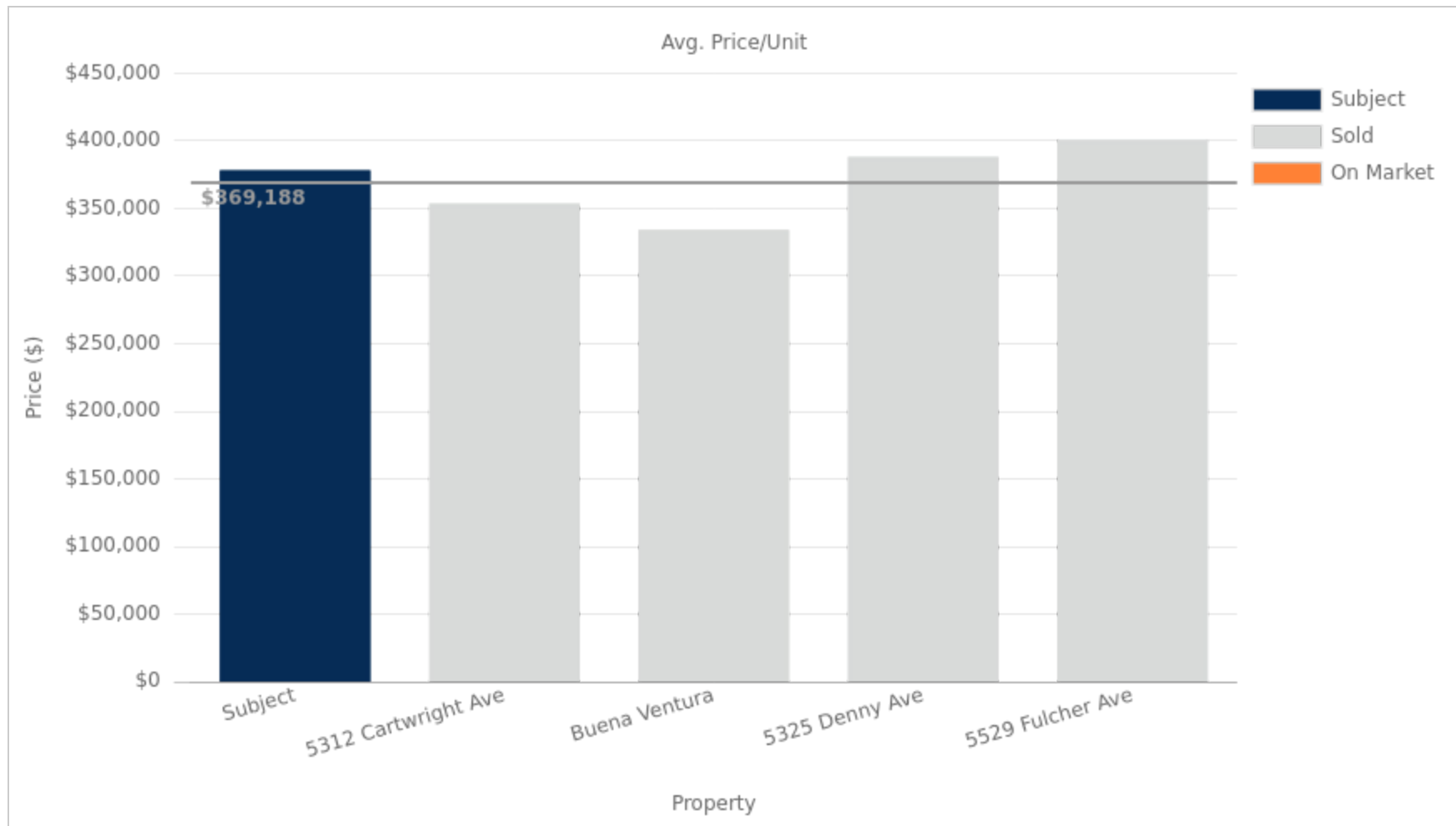
GRM CHART // 5541 Fulcher Ave



5541 Fulcher Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 5541 Fulcher Ave



SALE COMPS // 5541 Fulcher Ave



5541 Fulcher Ave

5541 Fulcher Ave, North Hollywood, CA 91601

Listing Price:	\$5,675,000	Price/SF:	\$352.79
Property Type:	Multifamily	GRM:	15.47
NOI:	\$228,779	Cap Rate:	4.03%
Occupancy:	97%	Year Built:	1990
COE:	On Market	Number Of Units:	15
Lot Size:	0.23 Acres	Price/Unit:	\$378,333
Total SF:	16,086 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	53.3	700	\$1,902	\$2.72
1 Bed / 1 Bath NC	1	6.7	900	\$1,825	\$2.03
2 Bed / 2 Bath	6	40.0	1,100	\$2,255	\$2.05
TOTAL/AVG	15	100%	873	\$2,038	\$2.33



5529 Fulcher Ave

5529 Fulcher Ave North Hollywood, CA 91601

Sale Price:	\$3,605,000	Price/SF:	\$444.68
Property Type:	Multifamily	GRM:	14.98
NOI:	\$144,439	Cap Rate:	4.01%
Occupancy:	-	Year Built:	1990
COE:	10/21/2021	Number Of Units:	9
Lot Size:	0.17 Acres	Price/Unit:	\$400,555
Total SF:	8,107 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	44.4			
2+2	5	55.6			
TOTAL/AVG	9	100%	0	\$0	

5541 Fulcher Ave // SALE COMPS



2 5325 Denny Ave
5325 Denny Ave North Hollywood, CA 91601

Sale Price:	\$6,600,000	Price/SF:	\$430.98
Property Type:	Multifamily	GRM:	14.69
NOI:	\$291,985	Cap Rate:	4.42%
Occupancy:	-	Year Built:	1989
COE:	04/20/2021	Number Of Units:	17
Lot Size:	0.31 Acres	Price/Unit:	\$388,235
Total SF:	15,314 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio+1	1	5.9			
1+2	3	17.6			
2+2	10	58.8			
3+2	3	17.6			
TOTAL/AVG	17	100%	0	\$0	



3 5312 Cartwright Ave
5312 Cartwright Ave North Hollywood, CA 91601

Sale Price:	\$2,830,000	Price/SF:	\$333.92
Property Type:	Multifamily	GRM:	17.09
NOI:	\$100,280	Cap Rate:	3.54%
Occupancy:	-	Year Built:	1991
COE:	01/20/2021	Number Of Units:	8
Lot Size:	0.15 Acres	Price/Unit:	\$353,750
Total SF:	8,475 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	12.5			
2+2	6	75			
Studio+1	1	12.5			
TOTAL/AVG	8	100%	0	\$0	

SALE COMPS // 5541 Fulcher Ave



4 Buena Ventura 10755 Kling St North Hollywood, CA 91602

Sale Price:	\$6,350,000	Price/SF:	\$359.57
Property Type:	Multifamily	GRM:	14.73
NOI:	\$238,550	Cap Rate:	3.76%
Occupancy:	-	Year Built:	1992
COE:	04/08/2021	Number Of Units:	19
Lot Size:	0.34 Acres	Price/Unit:	\$334,210
Total SF:	17,660 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	5	26.3			
2+2	14	73.7			
TOTAL/AVG	19	100%	0	\$0	

SECTION 5

Lease Comparables

RENT COMPS MAP

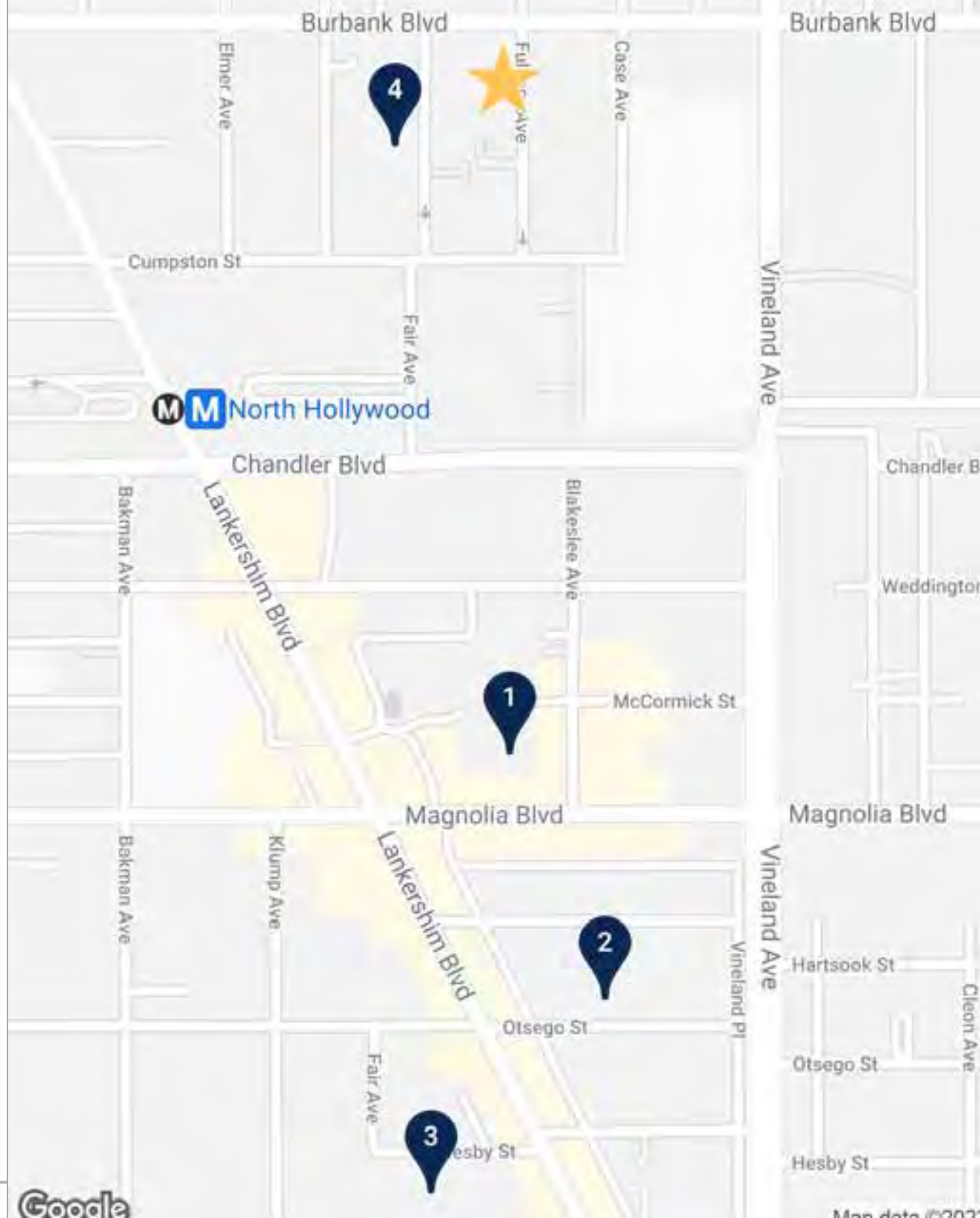
RENT COMPS SUMMARY

RENT BY BED CHART






RENT COMPS

RENT COMPS MAP

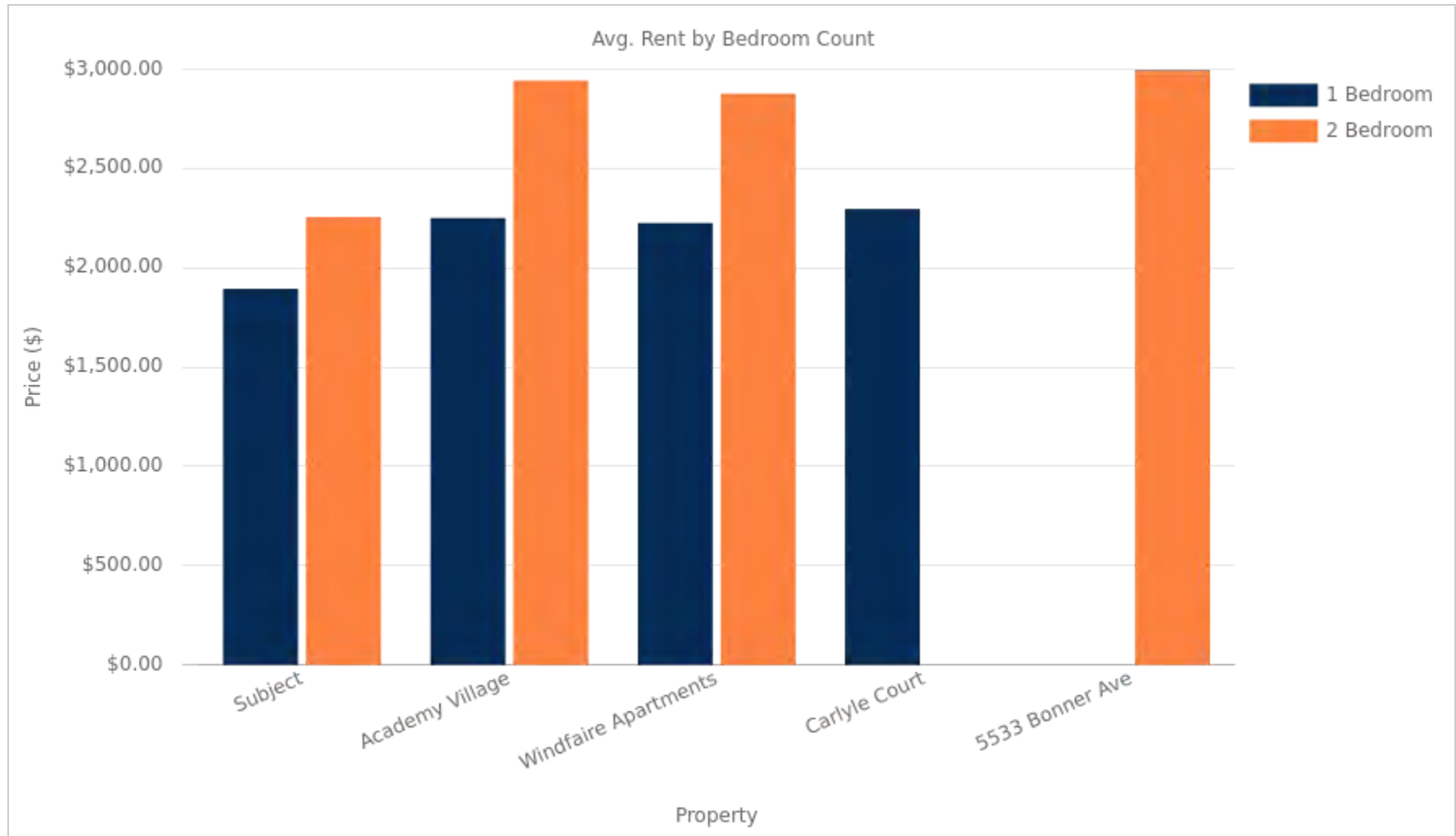
- ★ 5541 Fulcher Ave
- 1 Academy Village
- 2 Windfaire Apartments
- 3 Carlyle Court
- 4 5533 Bonner Ave



5541 Fulcher Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	5541 Fulcher Ave 5541 Fulcher Ave North Hollywood, CA 91601	\$1.90	16,086 SF	0.23 AC	16,086 SF	15	97%
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	Academy Village 5225 Blakeslee Ave North Hollywood, CA 91601	\$3.37	222,004 SF	2.29 AC	-	248	-
	Windfaire Apartments 11047 Otsego St Los Angeles, CA 91601	\$2.71	55,767 SF	0.66 AC	-	49	-
	Carlyle Court 11136 Hesby St North Hollywood, CA 91601	\$3.28	54,525 SF	0.6 AC	-	64	-
	5533 Bonner Ave 5533 Bonner Ave North Hollywood, CA 91601	\$2.72	6,066 SF	0.17 AC	-	9	-
	AVERAGES	\$3.02	84,591 SF	0.93 AC	0 SF	93	0%

RENT BY BED CHART // 5541 Fulcher Ave



5541 Fulcher Ave // RENT COMPS

★ **5541 Fulcher Ave**
5541 Fulcher Ave, North Hollywood, CA 91601

🏠 15 Units | 👤 97% Total Occupancy | 🕒 Year Built 1990



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	53.3	700	\$1,902	\$2.72
1 Bed / 1 Bath NC	1	6.7	900	\$1,825	\$2.03
2 Bed / 2 Bath	6	40.0	1,100	\$2,255	\$2.05
TOTAL/AVG	15	100%	873	\$2,038	\$2.33

1 **Academy Village**
5225 Blakeslee Ave, North Hollywood, CA 91601

🏠 248 Units | 🕒 Year Built 1990



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	50	649	\$2,250	\$3.47
2+2	1	50	890	\$2,941	\$3.30
TOTAL/AVG	2	100%	769	\$2,595	\$3.37

RENT COMPS // 5541 Fulcher Ave

2 Windfaire Apartments
11047 Otsego St, Los Angeles, CA 91601

 49 Units |  Year Built 1991



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	50	800	\$2,225	\$2.78
2+2	1	50	1,080	\$2,875	\$2.66
TOTAL/AVG	2	100%	940	\$2,550	\$2.71

3 Carlyle Court
11136 Hesby St, North Hollywood, CA 91601

 64 Units |  Year Built 1988



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	700	\$2,295	\$3.28
TOTAL/AVG	1	100%	700	\$2,295	\$3.28

5541 Fulcher Ave // RENT COMPS

4 **5533 Bonner Ave**
5533 Bonner Ave, North Hollywood, CA 91601

 9 Units |  Year Built 1993



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+2	1	100	1,100	\$2,995	\$2.72
TOTAL/AVG	1	100%	1,100	\$2,995	\$2.72

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by 55,600 residents through 2025 as more households are attracted to the market's regionally affordable home prices and multifamily rents.



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and healthcare.



EDUCATED WORKFORCE

Roughly 37 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree and 13 percent also obtained a graduate or professional degree.



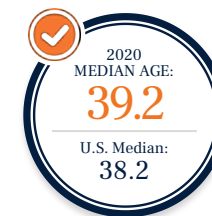
GROWTH

Population and household gains will increase faster than other large metros in Southern California, generating a demand for housing, and goods and services.

ECONOMY

- Known for its entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch.
- Aerospace firms Boeing and Northrop Grumman as well as 21st Century Insurance generate numerous well-paying jobs.
- Healthcare is also a major source of employment and providers here include Kaiser Permanente and Providence Health & Services. As a result of the Valley's large concentration of high salaries and successful companies, household incomes are above the national average.

DEMOGRAPHICS



*Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS // 5541 Fulcher Ave

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	48,695	274,953	589,826
2021 Estimate			
Total Population	47,347	268,550	576,496
2010 Census			
Total Population	44,573	259,216	557,476
2000 Census			
Total Population	44,109	254,393	544,820
Daytime Population			
2021 Estimate	34,105	298,104	600,062
HOUSEHOLDS			
2026 Projection			
Total Households	21,032	112,210	230,957
2021 Estimate			
Total Households	20,124	108,941	224,917
Average (Mean) Household Size	2.3	2.5	2.5
2010 Census			
Total Households	18,435	103,046	214,179
2000 Census			
Total Households	17,009	100,539	209,530
Growth 2021-2026	4.5%	3.0%	2.7%
HOUSING UNITS			
Occupied Units			
2026 Projection	22,989	120,730	248,235
2021 Estimate	21,881	116,822	240,998
Owner Occupied	3,730	37,634	84,568
Renter Occupied	16,394	71,307	140,349
Vacant	1,757	7,881	16,081
Persons in Units			
2021 Estimate Total Occupied Units	20,124	108,941	224,917
1 Person Units	36.4%	33.6%	31.6%
2 Person Units	30.8%	30.0%	29.4%
3 Person Units	13.7%	14.6%	15.1%
4 Person Units	9.9%	11.5%	12.5%
5 Person Units	4.7%	5.2%	5.8%
6+ Person Units	4.5%	5.1%	5.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	4.9%	10.7%	12.2%
\$150,000-\$199,999	4.5%	7.0%	7.3%
\$100,000-\$149,999	14.6%	16.2%	16.1%
\$75,000-\$99,999	12.3%	13.6%	13.1%
\$50,000-\$74,999	18.9%	15.8%	15.4%
\$35,000-\$49,999	12.4%	10.6%	10.5%
\$25,000-\$34,999	8.9%	7.4%	7.3%
\$15,000-\$24,999	10.0%	8.1%	8.2%
Under \$15,000	13.3%	10.4%	9.9%
Average Household Income	\$78,415	\$107,763	\$114,195
Median Household Income	\$56,938	\$71,219	\$72,821
Per Capita Income	\$33,459	\$43,821	\$44,698
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	47,347	268,550	576,496
Under 20	18.7%	20.4%	20.5%
20 to 34 Years	31.7%	25.0%	23.9%
35 to 39 Years	10.1%	8.6%	8.3%
40 to 49 Years	14.8%	14.7%	14.4%
50 to 64 Years	15.7%	18.4%	18.8%
Age 65+	9.1%	12.9%	14.1%
Median Age	34.9	37.6	38.3
Population 25+ by Education Level			
2021 Estimate Population Age 25+	35,393	198,340	425,632
Elementary (0-8)	8.2%	8.1%	8.9%
Some High School (9-11)	7.3%	6.8%	6.7%
High School Graduate (12)	17.3%	17.0%	17.6%
Some College (13-15)	22.8%	21.0%	20.1%
Associate Degree Only	9.2%	8.1%	7.9%
Bachelor's Degree Only	26.7%	27.9%	26.9%
Graduate Degree	8.4%	11.1%	11.8%
Population by Gender			
2021 Estimate Total Population	47,347	268,550	576,496
Male Population	50.9%	49.9%	49.8%
Female Population	49.1%	50.1%	50.2%



POPULATION

In 2021, the population in your selected geography is 576,496. The population has changed by 5.8 percent since 2000. It is estimated that the population in your area will be 589,826 five years from now, which represents a change of 2.3 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 38.3, compared with the U.S. average, which is 38.4. The population density in your area is 7,339 people per square mile.



HOUSEHOLDS

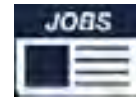
There are currently 224,917 households in your selected geography. The number of households has changed by 7.3 percent since 2000. It is estimated that the number of households in your area will be 230,957 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2021, the median household income for your selected geography is \$72,821, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 71.3 percent since 2000. It is estimated that the median household income in your area will be \$77,273 five years from now, which represents a change of 6.1 percent from the current year.

The current year per capita income in your area is \$44,698, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$114,195, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 283,580 people in your selected area were employed. The 2000 Census revealed that 68.1 percent of employees are in white-collar occupations in this geography, and 31.9 percent are in blue-collar occupations. In 2021, unemployment in this area was 11.0 percent. In 2000, the average time traveled to work was 25.4 minutes.



HOUSING

The median housing value in your area was \$688,609 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 84,916 owner-occupied housing units and 124,613 renter-occupied housing units in your area. The median rent at the time was \$667.



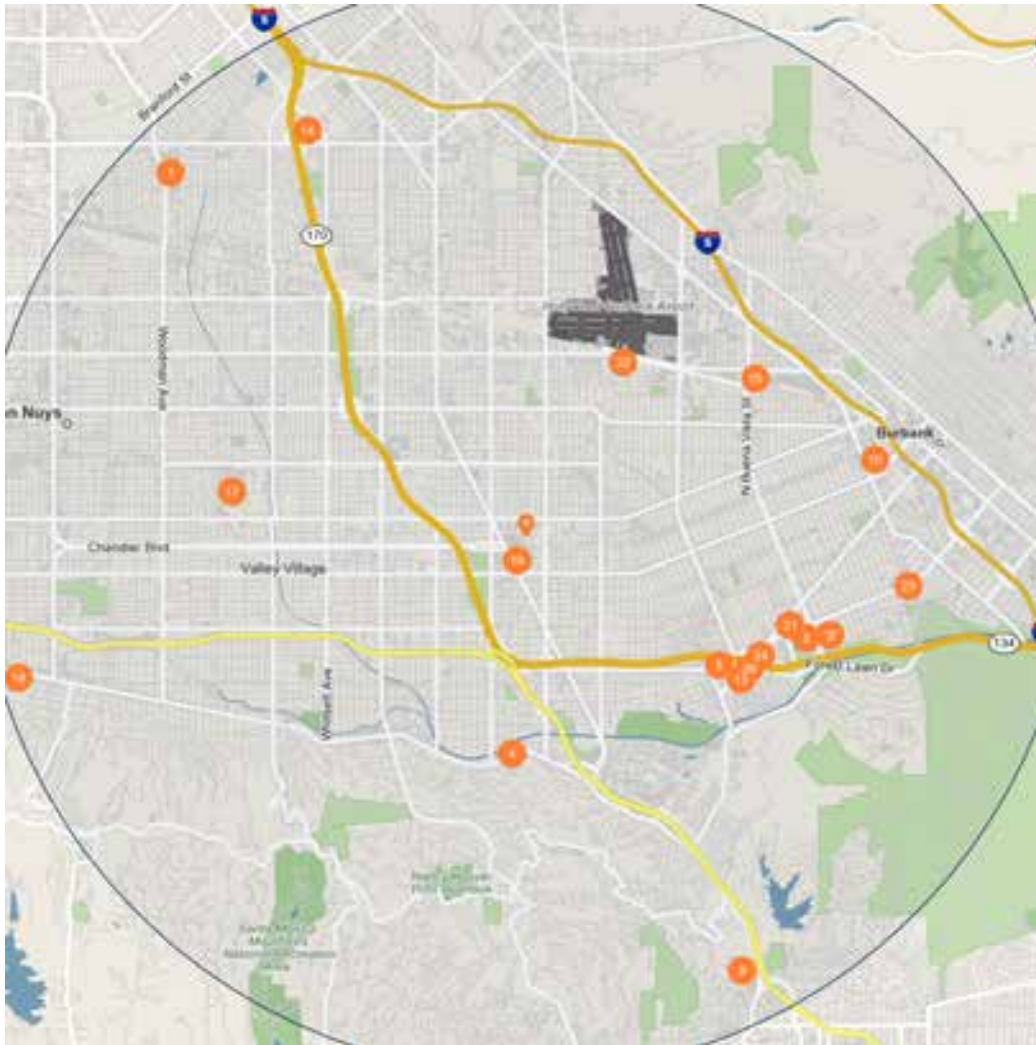
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 11.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 26.9 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 7.9 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 17.6 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 20.1 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS // 5541 Fulcher Ave

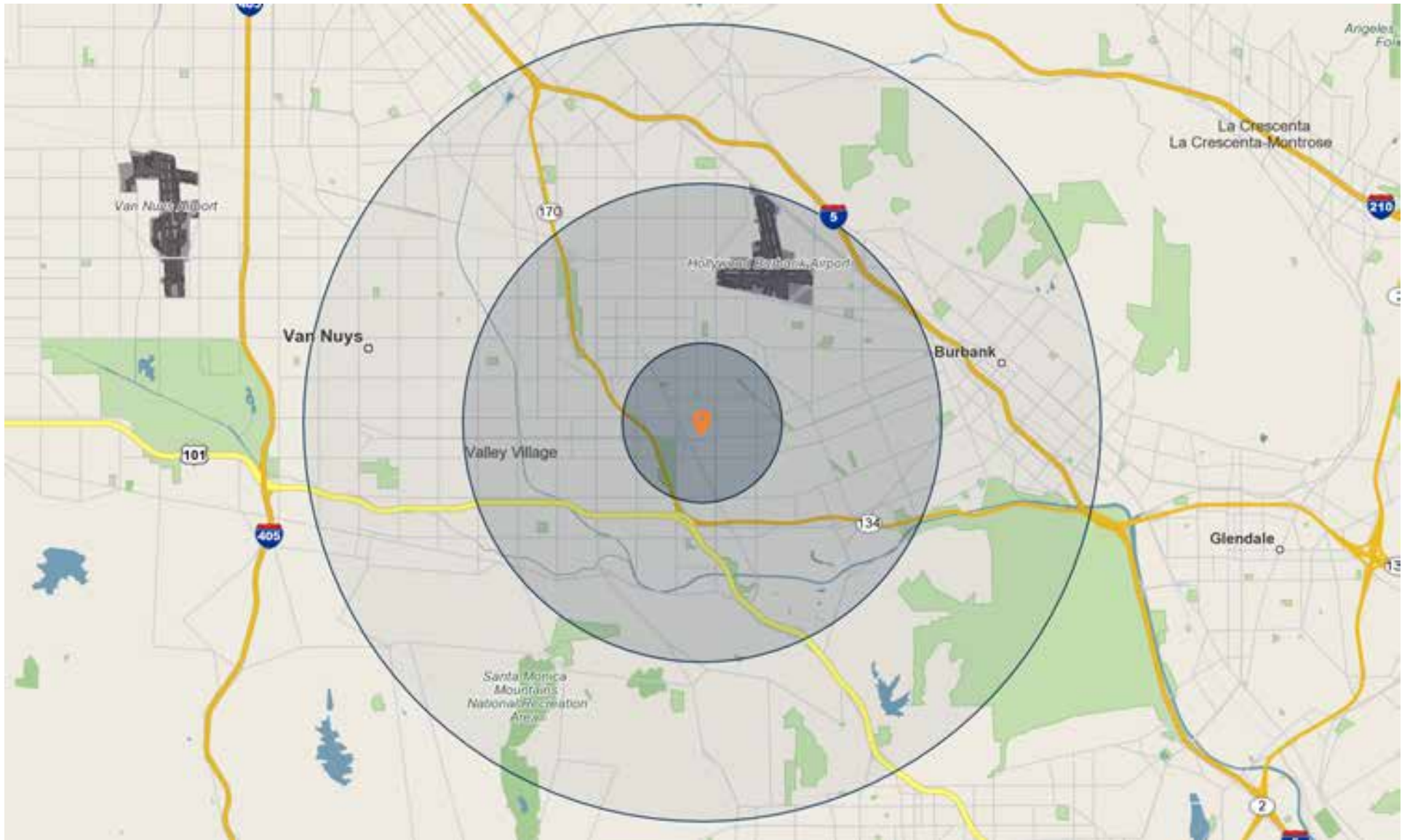


Major Employers

Employees

1	Kaiser Foundation Hospitals-Kaiser Permanente	3,000
2	Walt Disney Records Direct-Disney	2,990
3	Providence Holy Cross	2,931
4	Dream Lounge Inc	2,210
5	Twdc Enterprises 18 Corp	2,002
6	WF Cinema Holdings LP-Mann Theaters	2,000
7	Providence Health & Services F-Providence Holy Cross Foundation	2,000
8	Providence Health System-Providence St Joseph Med Ctr	2,000
9	Los Angeles Philharmonic Assn-Bowl Store The	1,779
10	Andrews International Inc	1,700
11	Walt Disney Imagineering-Disney	1,011
12	Twdc Enterprises 18 Corp-Walt Disney Studios HM Entrmt	1,000
13	Bonanza Productions Inc	1,000
14	City of Los Angeles-Water & Power Dept	900
15	Deluxe Laboratories Inc-Color By Deluxe	626
16	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
17	Los Angeles Cmnty College Dst-La Valley College	600
18	Mega Appraisers Inc	600
19	Kaiser Foundation Hospitals-North Hollywood Medical Offs	593
20	Warner Bros Transatlantic Inc-Warner Bros	590
21	Vintage Senior Management Inc	565
22	ACT Lighting Inc	556
23	Foto-Kem Industries Inc-Fotokem	550
24	Warner Bros Transatlantic Inc-Warner Bros	515
25	Warner Bros Transatlantic Inc-Telepictures	515

5541 Fulcher Ave // DEMOGRAPHICS





5541

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