

1001 Simmons Ave

1001 Simmons Ave, East Los Angeles, CA 90022



Marcus & Millichap
LAAA TEAM

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Activity ID #ZAC0121437

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$1,750,000



Cap Rate
4.52%



of Units
7

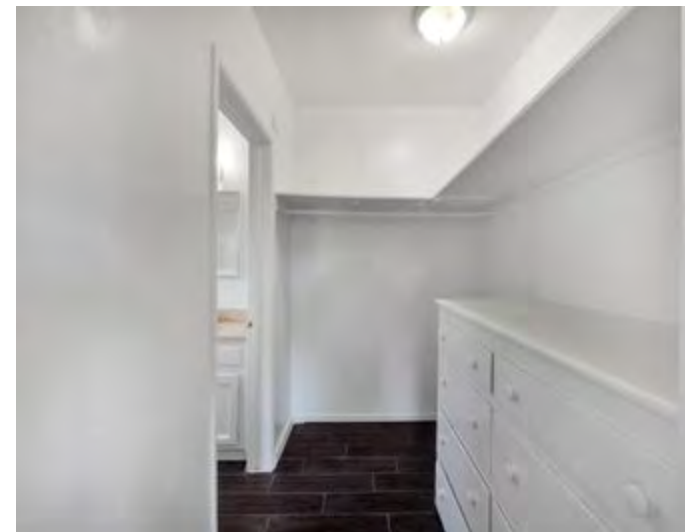
FINANCIAL

Listing Price	\$1,750,000
Down Payment	35% / \$612,500
NOI	\$79,097
Cap Rate	4.52%
Total Return	6.88%
Price/SF	\$602.00
Rent/SF	\$3.57
Price/Unit	\$250,000

OPERATIONAL

Gross SF	2,907 SF
# of Units	7
Lot Size	0.17 Acres (7,405 SF)
Year Built	1949





1001 SIMMONS AVE

1001 Simmons Ave, East Los Angeles, CA 90022

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this renovated 7 unit multifamily property located in East Los Angeles, an unincorporated area in Los Angeles County.

Built in 1949 and renovated in 2021, this 7-unit property sits on a large 7,447 square foot lot, and it is comprised of all 1 Bed / 1 Bath units. This offering is made up of 3 different buildings on one lot with a well maintained courtyard in between. Furthermore, the property has an alleyway behind and to the side of the property which leads to 7 parking spots behind the building (1 parking spot for each 1 Bedroom unit).

The sellers of this property as spent nearly \$500,000 on renovating this property in the last 2.5 years. Most notably, they replaced all three roofs at the property, put in all new plumbing and electrical systems, renovated all common areas including installing an exterior fence around the property and cleaning up the common area courtyard, and they also fully renovated 5 of the 7 units.

This offering is the perfect property for section 8 tenants, where the majority of the rent would be paid for and guaranteed by the government. With the maximum allowable rents for section 8 tenants being increased in October 2021, each of these 1 Bed units can be rented for \$1,764 per month. A savvy buyer who leases all of these units to section 8 tenants will be able to get this property's rental income up to \$12,348 per month (\$125k per year), nearly 20% more than is currently being collected.

With a strong walk score of 80, the property is ideally located one block south of Whittier Blvd, the main thoroughfare of East Los Angeles, which offers an array of restaurants, shopping, bars, groceries, and entertainment. Also, there are 16 different schools (elementary, middle, and high schools) within 1.3 miles of the property, making this an ideal family centric location.

INVESTMENT HIGHLIGHTS

- Built in 1949 | Renovated in 2021
- Perfect for Section 8 Tenants
- Seller Spent Nearly \$500k Renovating
- 20% Upside in Rental Income
- 7 Parking Spots (1 for each unit)
- 3 Buildings with Courtyard
- Alleyway Behind and to the Side
- Very Walkable | 80 Walk Score



SECTION 2

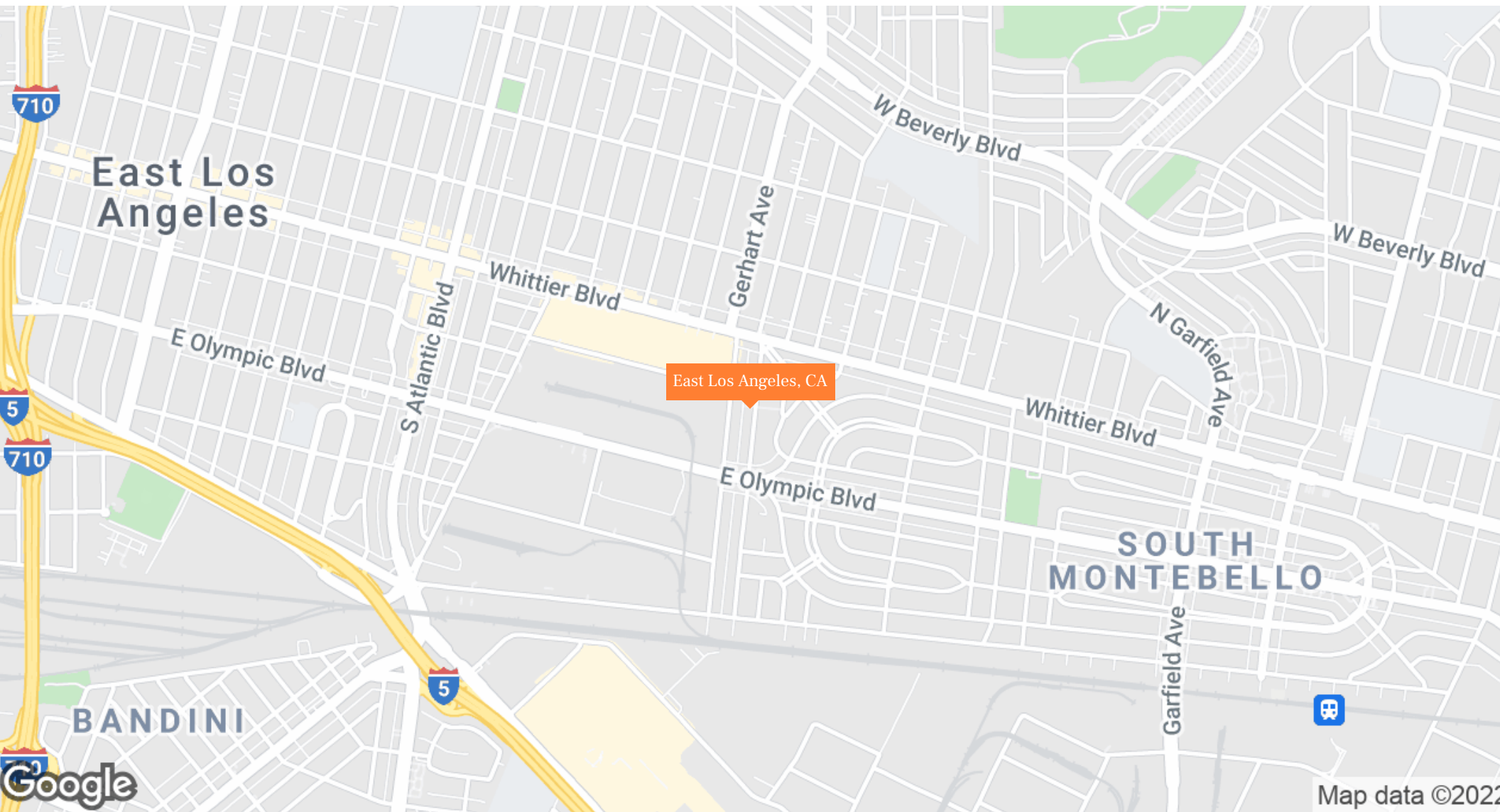
Property Information

REGIONAL MAP

LOCAL MAP

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1001 Simmons Ave // REGIONAL MAP



LOCAL MAP // 1001 Simmons Ave



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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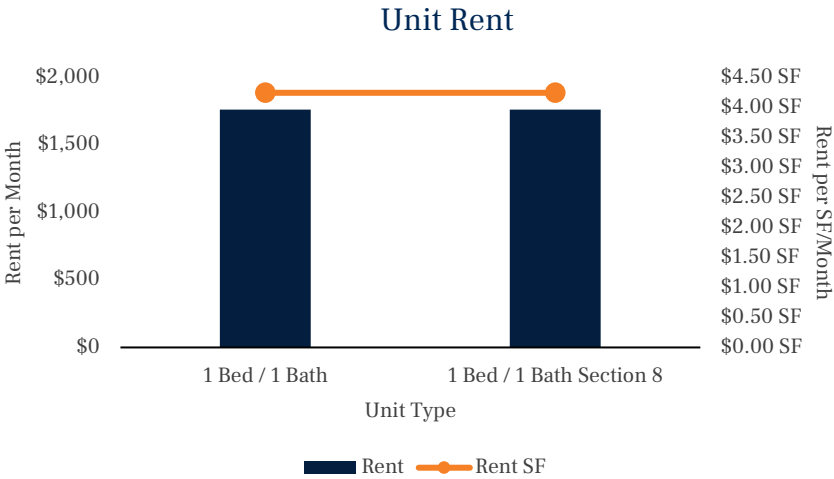
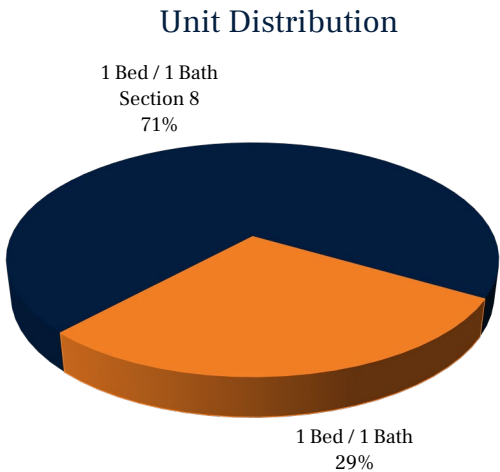
1001 Simmons Ave // FINANCIAL DETAILS

As of April,2022

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1001	1 Bed / 1 Bath	415	\$1,240	\$2.99	\$1,764	\$4.25
1001.5	1 Bed / 1 Bath Section 8	415	\$1,339	\$3.23	\$1,764	\$4.25
1003	1 Bed / 1 Bath Section 8 (vacant)	415	\$1,764	\$4.25	\$1,764	\$4.25
1003.5	1 Bed / 1 Bath Section 8	415	\$1,093	\$2.63	\$1,764	\$4.25
1005	1 Bed / 1 Bath	415	\$1,365	\$3.29	\$1,764	\$4.25
1005.5	1 Bed / 1 Bath Section 8	415	\$1,457	\$3.51	\$1,764	\$4.25
1007	1 Bed / 1 Bath Section 8 (vacant)	415	\$1,764	\$4.25	\$1,764	\$4.25
Total		Square Feet: 2,907	\$10,022	\$3.45	\$12,348	\$4.25

FINANCIAL DETAILS // 1001 Simmons Ave

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	2	415	\$1,240 - \$1,365	\$1,303	\$3.14	\$2,605	\$1,764	\$4.25	\$3,528
1 Bed / 1 Bath Section 8	3	415	\$1,093 - \$1,457	\$1,296	\$3.12	\$3,889	\$1,764	\$4.25	\$5,292
1 Bed / 1 Bath Section 8 (vacant)	2	415	\$1,764 - \$1,764	\$1,764	\$4.25	\$3,528	\$1,764	\$4.25	\$3,528
TOTALS/WEIGHTED AVERAGES	7	415		\$1,432	\$3.45	\$10,022	\$1,764	\$4.25	\$12,348
GROSS ANNUALIZED RENTS				\$120,264			\$148,176		



1001 Simmons Ave // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	120,264		148,176		21,168	50.97
Physical Vacancy	(3,608)	3.0%	(4,445)	3.0%	(635)	(1.53)
TOTAL VACANCY	(\$3,608)	3.0%	(\$4,445)	3.0%	(\$635)	(\$2)
EFFECTIVE GROSS INCOME	\$116,656		\$143,731		\$20,533	\$49.44
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	21,000		21,000	[1]	3,000	7.22
Insurance	1,440		1,440	[2]	206	0.50
Utilities - Water	2,887		2,887	[3]	412	0.99
Utilities - Sewer	378		378	[4]	54	0.13
Trash Removal	1,344		1,344	[5]	192	0.46
Repairs & Maintenance	3,500		3,500	[6]	500	1.20
Landscaping	600		600	[7]	86	0.21
Licenses, Fees, and Misc.	1,744		1,744	[8]	249	0.60
Management Fee	4,666	4.0%	5,749	4.0%	821	1.98
TOTAL EXPENSES	\$37,559		\$38,642		\$5,520	\$13.29
EXPENSES AS % OF EGI	32.2%		26.9%			
NET OPERATING INCOME	\$79,097		\$105,088		\$15,013	\$36.15

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

FINANCIAL DETAILS // 1001 Simmons Ave

NOTES TO OPERATING STATEMENT

- [1] Estimated at 1.20% of the Purchase Price
- [2] Seller Provided 2021 P&L
- [3] Seller Provided 2021 P&L
- [4] Seller Provided Property Tax Bill
- [5] Seller Provided Property Tax Bill
- [6] Estimated at \$500 per unit per year
- [7] Seller Provided 2021 P&L
- [8] Seller Provided Property Tax Bill

1001 Simmons Ave // FINANCIAL DETAILS

SUMMARY		
Price	\$1,750,000	
Down Payment	\$612,500	35%
Number of Units	7	
Price Per Unit	\$250,000	
Price Per SqFt	\$602.00	
Gross SqFt	2,907	
Lot Size	0.17 Acres	
Year Built / Renovated	1949/2021	

RETURNS	Current	Pro Forma	Reno
CAP Rate	4.52%	6.01%	6.01%
GRM	14.55	11.81	
Cash-on-Cash	6.88%	11.12%	
Debt Coverage Ratio	2.14	2.84	

FINANCING	1st Loan
Loan Amount	\$1,137,500
Loan Type	Interest Only
Interest Rate	3.25%
Amortization	30 Years
Fixed Rate Until	2027

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	415	\$1,303	\$1,764
5	1 Bed / 1 Bath Section 8	415	\$1,483	\$1,764

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$120,264		\$148,176
Less: Vacancy/Deductions	3.0%	\$3,608	3.0%	\$4,445
Total Effective Rental Income		\$116,656		\$143,731
Other Income		\$0		\$0
Effective Gross Income		\$116,656		\$143,731
Less: Expenses	32.2%	\$37,559	26.9%	\$38,642
Net Operating Income		\$79,097		\$105,088
Cash Flow		\$79,097		\$105,088
Debt Service		\$36,969		\$36,969
Net Cash Flow After Debt Service	6.88%	\$42,128	11.12%	\$68,120
Principal Reduction		\$0		\$0
TOTAL RETURN	6.88%	\$42,128	11.12%	\$68,120

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$21,000	\$21,000
Insurance	\$1,440	\$1,440
Utilities - Water	\$2,887	\$2,887
Utilities - Sewer	\$378	\$378
Trash Removal	\$1,344	\$1,344
Repairs & Maintenance	\$3,500	\$3,500
Landscaping	\$600	\$600
Licenses, Fees, and Misc.	\$1,744	\$1,744
Management Fee	\$4,666	\$5,749
TOTAL EXPENSES	\$37,559	\$38,642
Expenses/Unit	\$5,366	\$5,520
Expenses/SF	\$12.92	\$13.29

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE AND GRM CHART

GRM CHART

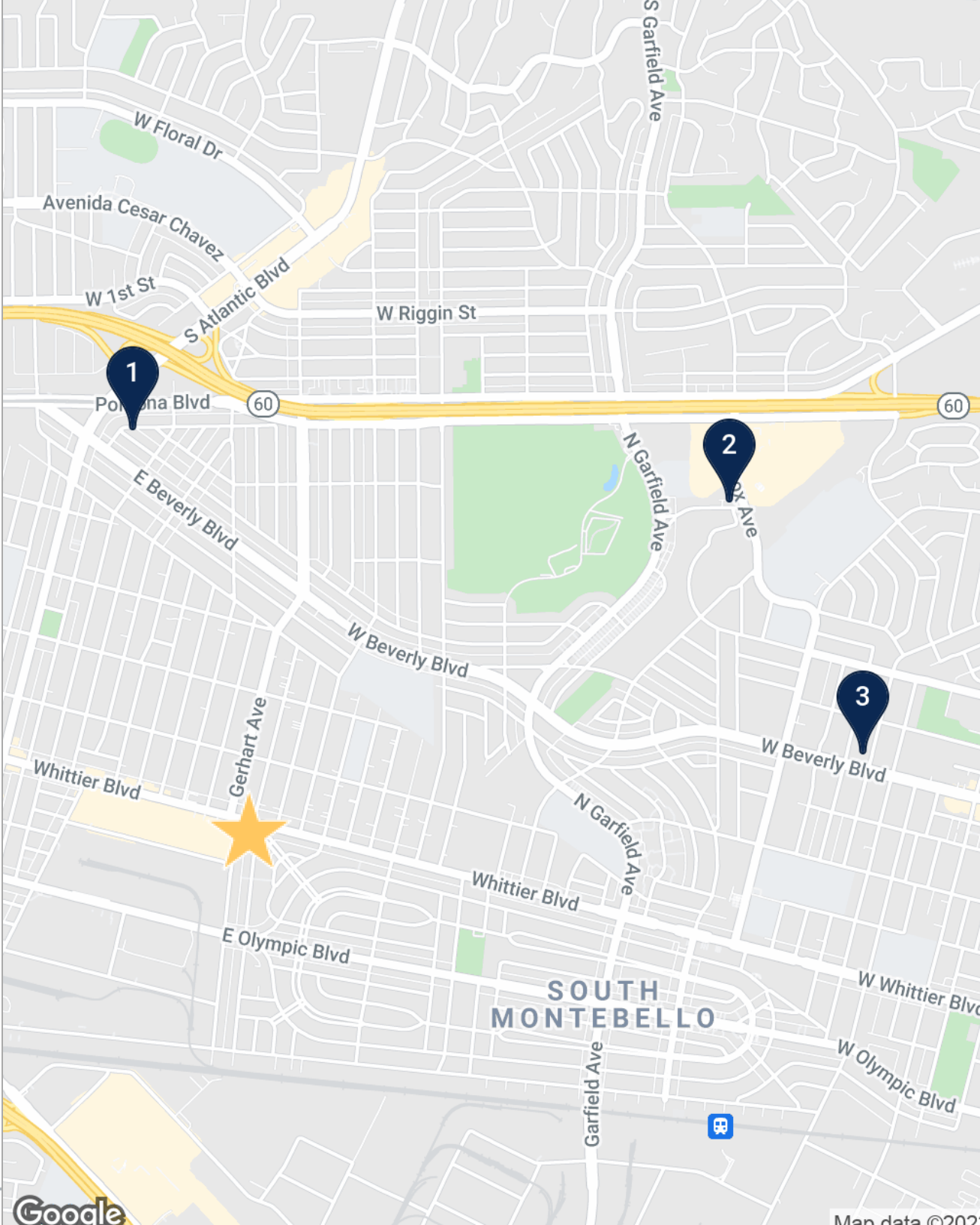
PRICE PER SF CHART

PRICE PER UNIT CHART

SALE COMPS

SALE COMPS MAP

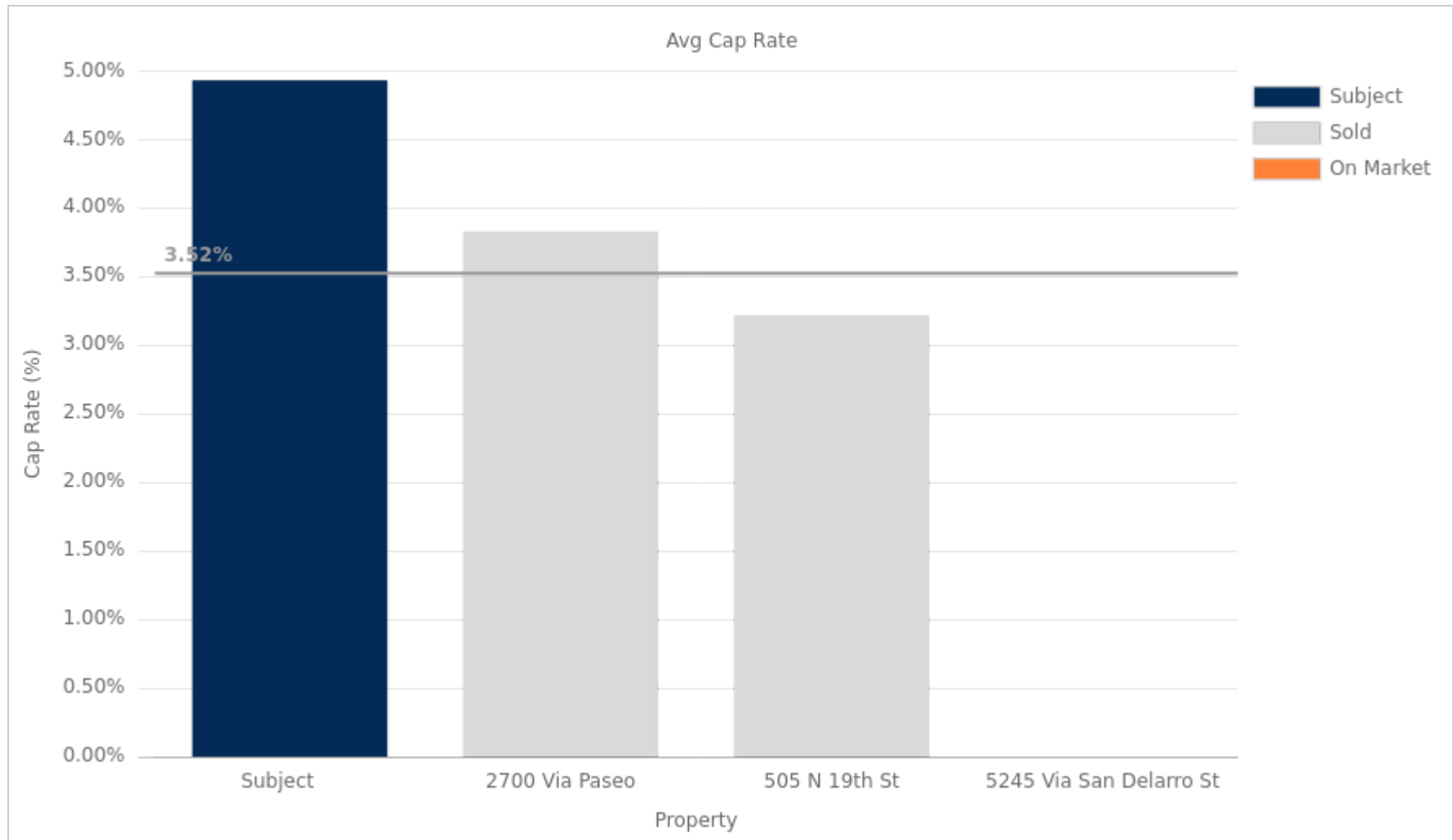
- ★ 1001 Simmons Ave
- 1 5245 Via San Delarro St
- 2 2700 Via Paseo
- 3 505 N 19th St



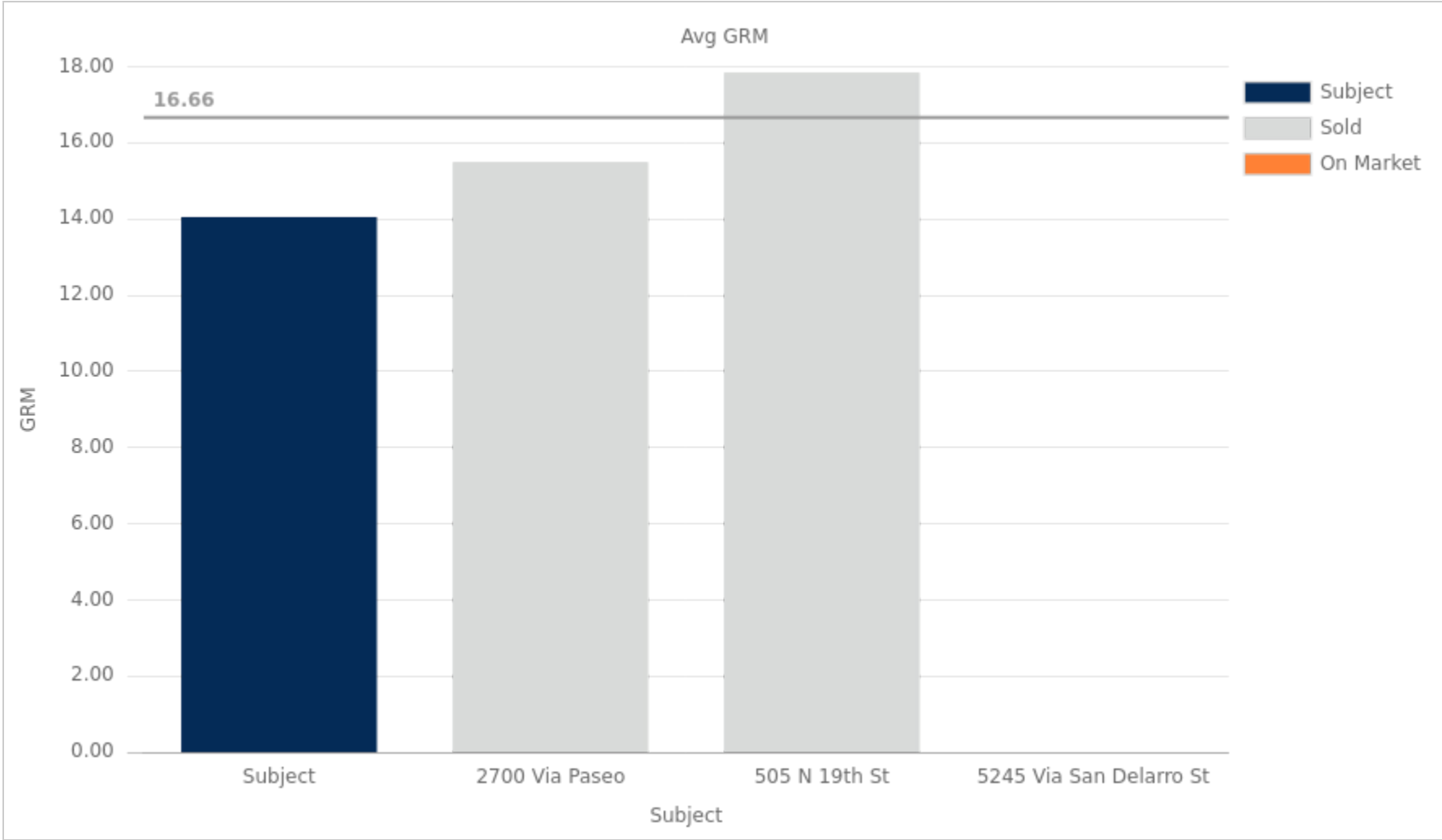
SALE COMPS SUMMARY // 1001 Simmons Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	1001 Simmons Ave 1001 Simmons Ave East Los Angeles, CA 90022	\$1,750,000	2,907 SF	\$602.00	0.17 AC	\$250,000	4.52%	7	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
1	5245 Via San Delarro St 5245 Via San Delarro St East Los Angeles, CA 90022	\$2,750,000	6,820 SF	\$403.23	0.23 AC	\$275,000	-	10	03/30/2021
2	2700 Via Paseo 2700 Via Paseo Montebello, CA 90640	\$2,575,000	8,406 SF	\$306.33	0.46 AC	\$257,500	3.83%	10	01/29/2019
3	505 N 19th St 505 N 19th St Montebello, CA 90640	\$1,365,000	3,840 SF	\$355.47	0.34 AC	\$227,500	3.22%	6	11/05/2019
	AVERAGES	\$2,230,000	6,355 SF	\$355.01	0.34 AC	\$253,333	3.53%	9	-

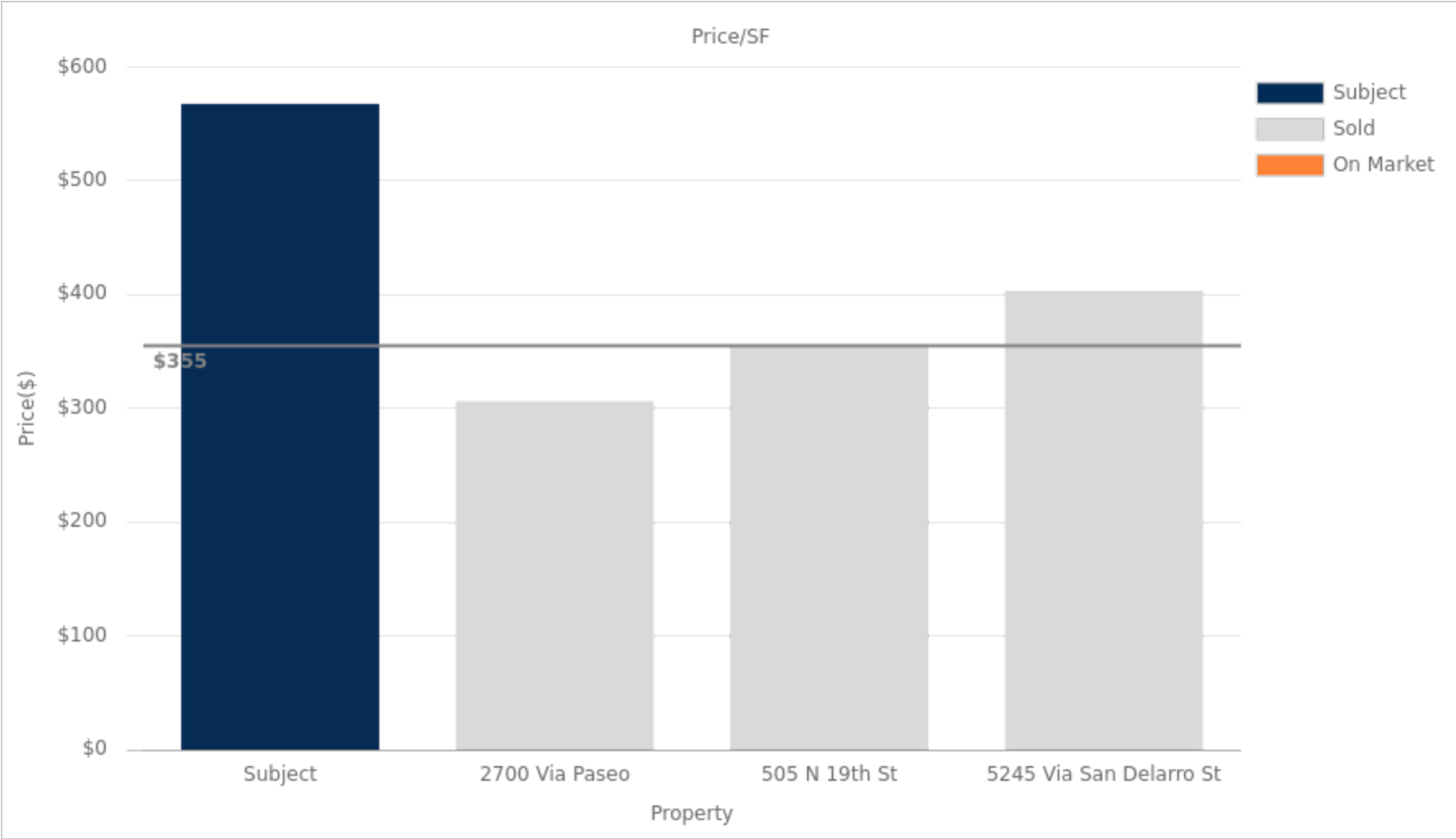
1001 Simmons Ave // CAP RATE AND GRM CHART



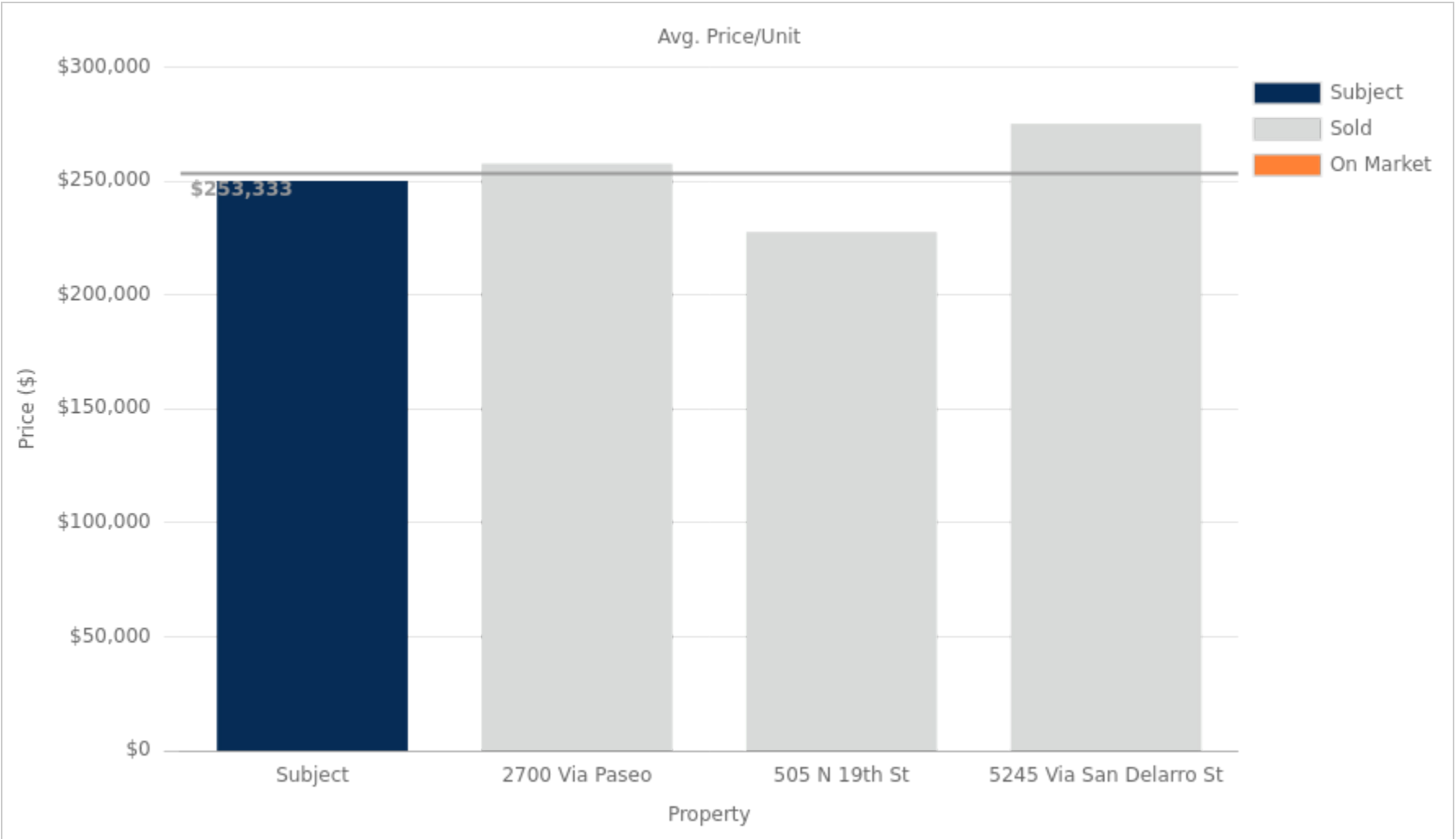
GRM CHART // 1001 Simmons Ave



1001 Simmons Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 1001 Simmons Ave



1001 Simmons Ave // SALE COMPS



1001 Simmons Ave

1001 Simmons Ave, East Los Angeles, CA 90022

Listing Price:	\$1,750,000	Price/SF:	\$602.00
Property Type:	Multifamily	GRM:	14.55
NOI:	\$86,214	Cap Rate:	4.52%
Year Built:	1949	COE:	On Market
Number Of Units:	7	Lot Size:	0.17 Acres
Price/Unit:	\$250,000	Total SF:	2,907 SF

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	28.6	415	\$1,303	\$3.14
1 Bed / 1 Bath Sec-8	5	71.4	415	\$1,483	\$3.74
TOTAL/AVG	7	100%	415	\$1,482	\$3.57



5245 Via San Delarrio St

5245 Via San Delarrio St East Los Angeles, CA 90022

Sale Price:	\$2,750,000	Price/SF:	\$403.23
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1959	COE:	03/30/2021
Number Of Units:	10	Lot Size:	0.23 Acres
Price/Unit:	\$275,000	Total SF:	6,820 SF

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	7	70			
2+1	3	30			
TOTAL/AVG	10	100%	0	\$0	

SALE COMPS // 1001 Simmons Ave



2 2700 Via Paseo
2700 Via Paseo Montebello, CA 90640

Sale Price:	\$2,575,000	Price/SF:	\$306.33
Property Type:	Multifamily	GRM:	15.49
NOI:	\$98,568	Cap Rate:	3.83%
Year Built:	1962	COE:	01/29/2019
Number Of Units:	10	Lot Size:	0.46 Acres
Price/Unit:	\$257,500	Total SF:	8,406 SF

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	40			
2+1	4	40			
2+2	2	20			
TOTAL/AVG	10	100%	0	\$0	



3 505 N 19th St
505 N 19th St Montebello, CA 90640

Sale Price:	\$1,365,000	Price/SF:	\$355.47
Property Type:	Multifamily	GRM:	17.84
NOI:	\$45,353	Cap Rate:	3.22%
Year Built:	1954	COE:	11/05/2019
Number Of Units:	6	Lot Size:	0.34 Acres
Price/Unit:	\$227,500	Total SF:	3,840 SF

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	6	100			
TOTAL/AVG	6	100%	0	\$0	

SECTION 5

Lease Comparables

RENT COMPS MAP

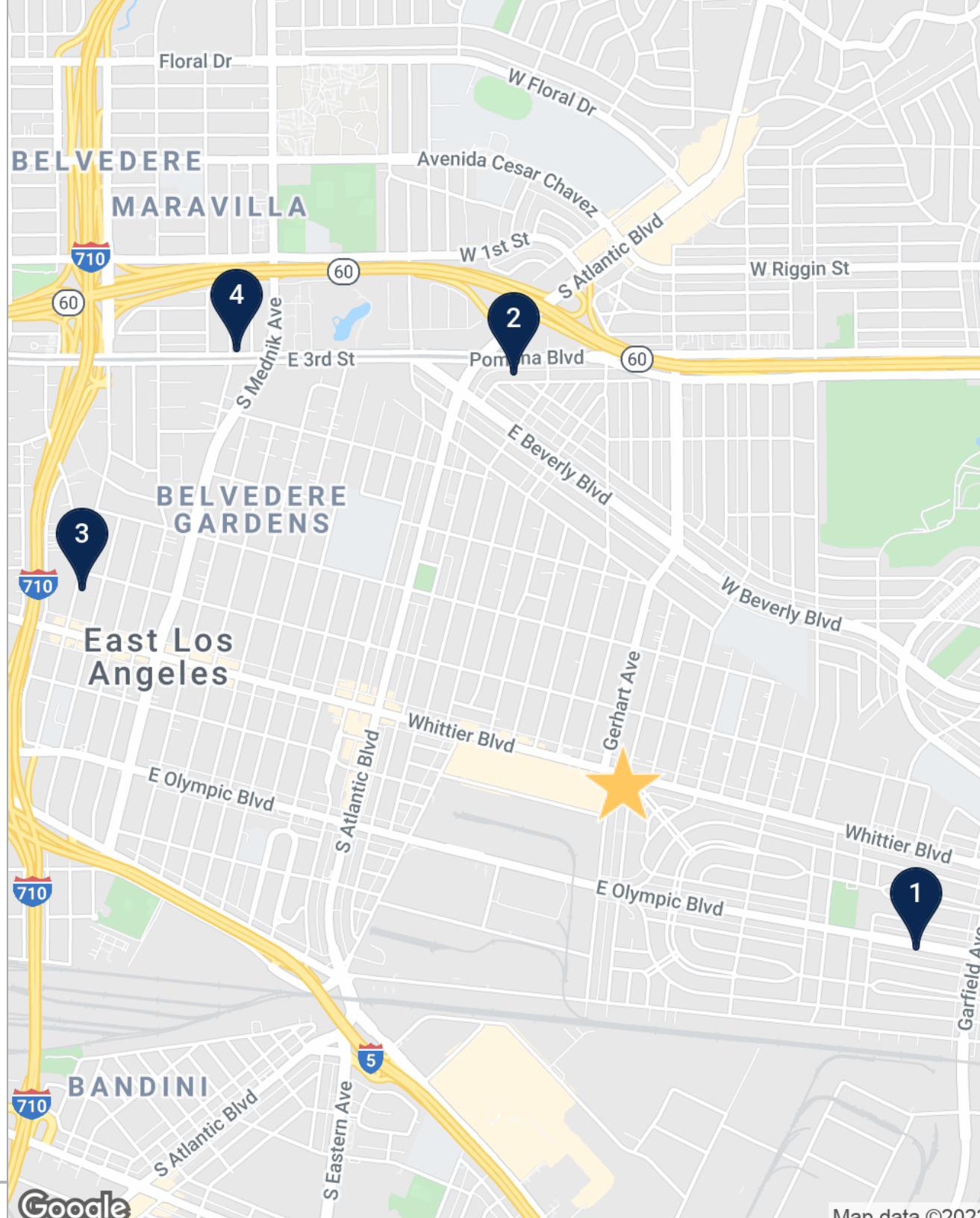
RENT COMPS SUMMARY

RENT BY BED CHART






RENT COMPS

RENT COMPS MAP

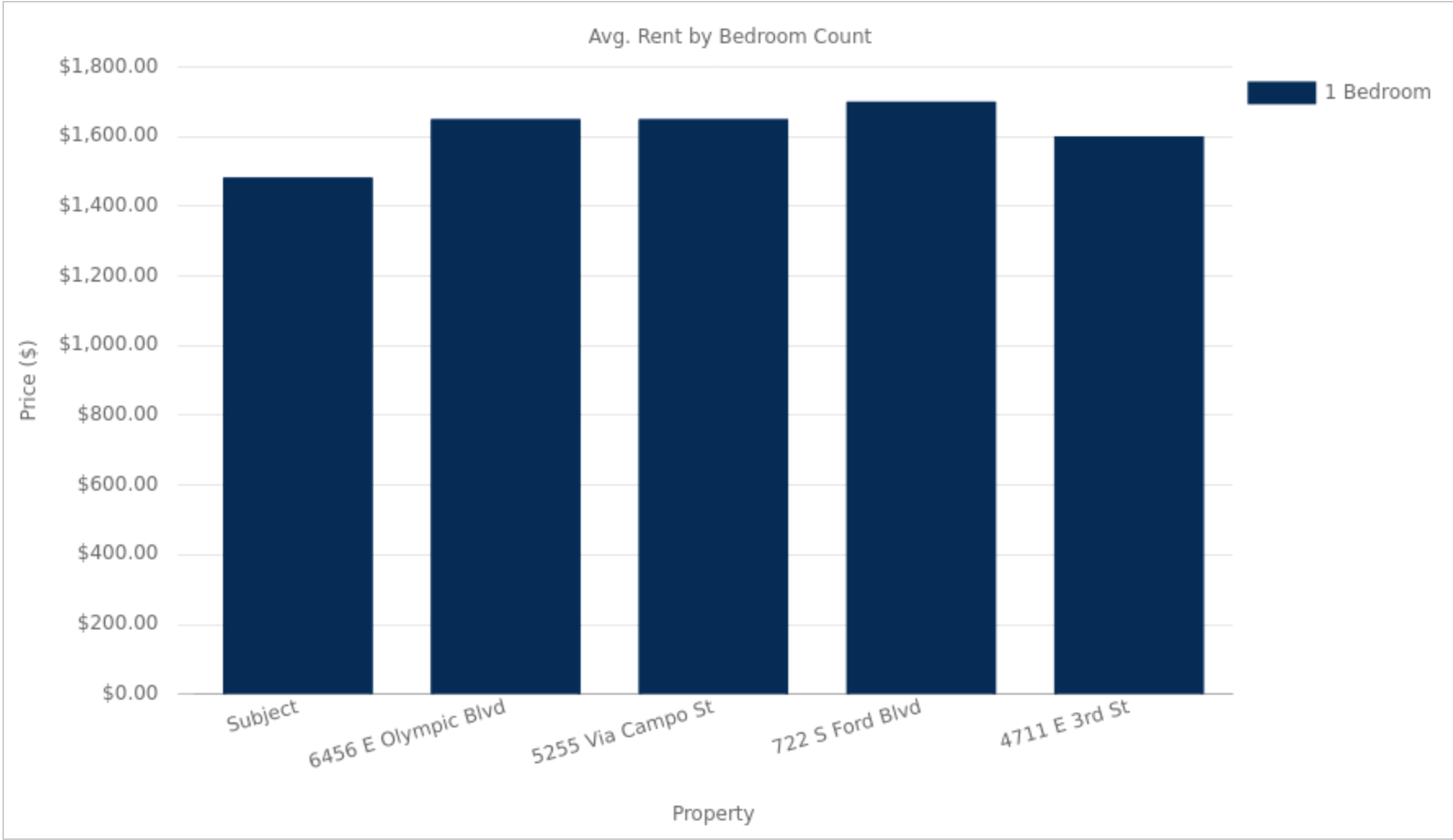
- ★ 1001 Simmons Ave
- 1 6456 E Olympic Blvd
- 2 5255 Via Campo St
- 3 722 S Ford Blvd
- 4 4711 E 3rd St



1001 Simmons Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	1001 Simmons Ave 1001 Simmons Ave East Los Angeles, CA 90022	\$3.57	2,907 SF	0.17 AC	7
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	6456 E Olympic Blvd 6456 E Olympic Blvd East Los Angeles, CA 90022	\$2.54	2,820 SF	0.14 AC	4
	5255 Via Campo St 5255 Via Campo St East Los Angeles, CA 90022	\$2.43	2,682 SF	0.14 AC	4
	722 S Ford Blvd 722 S Ford Blvd East Los Angeles, CA 90022	\$2.86	7,146 SF	0.15 AC	12
	4711 E 3rd St 4711 E 3rd St East Los Angeles, CA 90022	\$2.67	2,782 SF	0.13 AC	4
	AVERAGES	\$2.63	3,858 SF	0.14 AC	6

RENT BY BED CHART // 1001 Simmons Ave



1001 Simmons Ave // RENT COMPS

★ **1001 Simmons Ave**
1001 Simmons Ave, East Los Angeles, CA 90022

🏠 7 Units | 🕒 Year Built 1949



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	28.6	415	\$1,303	\$3.14
1 Bed / 1 Bath Sec-8	5	71.4	415	\$1,554	\$3.74
TOTAL/AVG	7	100%	415	\$1,482	\$3.57

📍 **6456 E Olympic Blvd**
6456 E Olympic Blvd, East Los Angeles, CA 90022

🏠 4 Units | 🕒 Year Built 1949



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	650	\$1,650	\$2.54
TOTAL/AVG	1	100%	650	\$1,650	\$2.54

RENT COMPS // 1001 Simmons Ave

2 5255 Via Campo St
5255 Via Campo St, East Los Angeles, CA 90022

4 Units | Year Built 1942



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	680	\$1,650	\$2.43
TOTAL/AVG	1	100%	680	\$1,650	\$2.43

3 722 S Ford Blvd
722 S Ford Blvd, East Los Angeles, CA 90022

12 Units | Year Built 1931



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	595	\$1,700	\$2.86
TOTAL/AVG	1	100%	595	\$1,700	\$2.86

1001 Simmons Ave // RENT COMPS

4 4711 E 3rd St
4711 E 3rd St, East Los Angeles, CA 90022

 4 Units |  Year Built 1961



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	600	\$1,600	\$2.67
TOTAL/AVG	1	100%	600	\$1,600	\$2.67

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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LAAA TEAM



LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to roughly 10.2 million residents. The city of Los Angeles accounts for nearly 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world as well as a leading international trade and manufacturing center.



VAST INFRASTRUCTURE NETWORK

The region has well-established and interconnected transportation systems by road, rail and waterways, allowing access to most of the world's markets.



JOB AND POPULATION GROWTH

A desirable climate and proximity to the ocean and recreational opportunities lure companies and residents to the metro.



TRANSPORTATION

- The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation.
- Various interstate routes make the area accessible nationwide, including 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light-rail network provides increased access to in-town travel.
- LAX is one of the busiest U.S. airports. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- The 20-mile railroad express line Alameda Corridor facilitates nearby port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
17

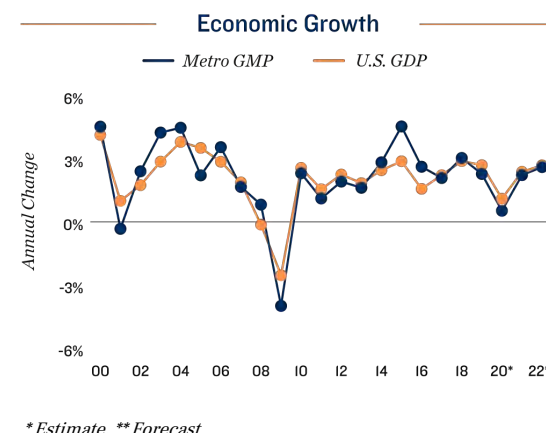
MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



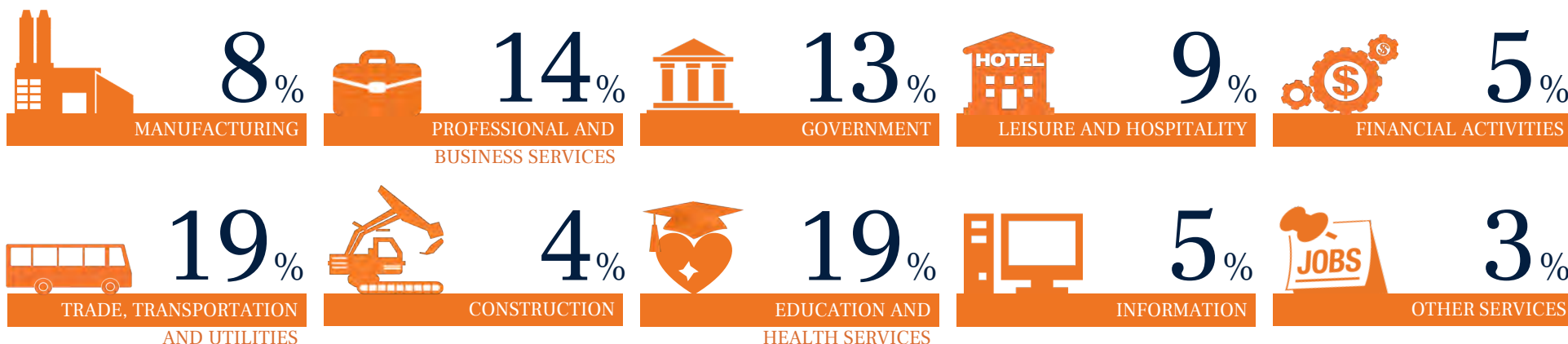
ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers in a variety of industries provide approximately 4.2 million jobs in the county.
- The two ports make the area a major player in transportation and the global shipping trade.

MAJOR AREA EMPLOYERS
Kaiser Permanente
Northrop Grumman Corp.
The Boeing Co.
Kroger Co.
Cedars-Sinai Medical Center
University of Southern California
Target Corp.
Amazon
The Home Depot
Providence Health & Services



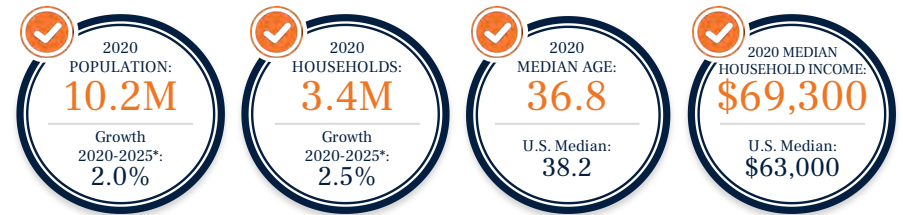
SHARE OF 2020 TOTAL EMPLOYMENT



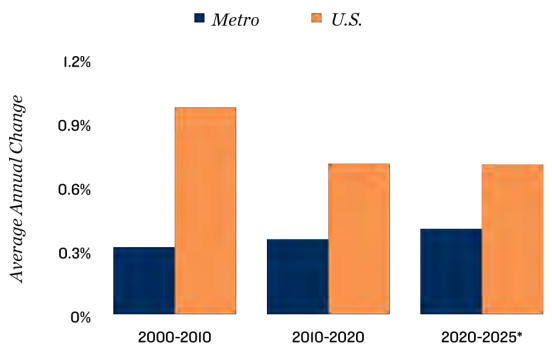
DEMOGRAPHICS

- The population of roughly 10.2 million people makes Los Angeles the most populous metropolitan area in the U.S.
- More than 200,000 new residents are expected through 2025; these gains will translate into nearly 85,000 households formed during the same five-year period.
- A median home price that is twice that of the nation has resulted in a homeownership rate of 46 percent in 2020; this is well below the national level of 64 percent.
- Nearly 31 percent of residents age 25 and older have attained at least a bachelor's degree. Roughly 11 percent also hold a graduate or professional degree.

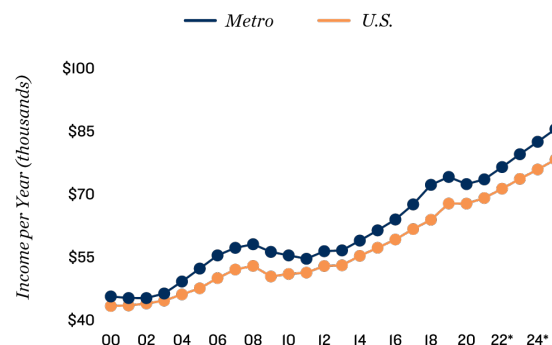
QUICK FACTS



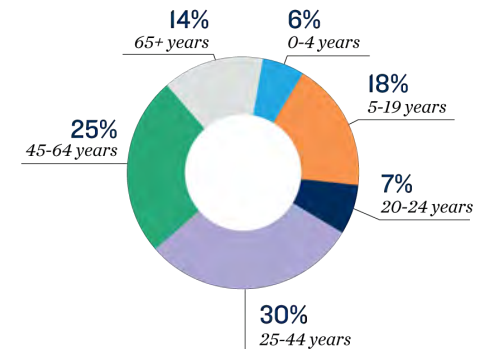
Population Growth



Median Household Income



2020 Population by Age



* Forecast

QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal. It is possible to swim in the ocean and ski on the mountains on the same day.

There are almost 60 institutes of higher learning in the county, including three campuses of the University of California and seven campuses of California State University. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

Several professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$700,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE



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

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	38,390	230,705	751,016
2021 Estimate			
Total Population	38,023	228,876	744,165
2010 Census			
Total Population	38,034	229,112	742,094
2000 Census			
Total Population	37,897	229,145	752,853
Daytime Population			
2021 Estimate	39,885	253,360	716,836
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	10,065	63,485	204,739
2021 Estimate			
Total Households	9,955	62,836	202,277
Average (Mean) Household Size	3.8	3.6	3.6
2010 Census			
Total Households	9,827	62,130	199,256
2000 Census			
Total Households	9,822	61,408	197,055
Growth 2021-2026	1.1%	1.0%	1.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	10,587	66,614	215,686
2021 Estimate	10,458	65,850	212,778
Owner Occupied	3,944	25,582	81,744
Renter Occupied	6,011	37,254	120,533
Vacant	503	3,015	10,501
Persons in Units			
2021 Estimate Total Occupied Units	9,955	62,836	202,277
1 Person Units	14.3%	15.9%	15.1%
2 Person Units	18.2%	20.4%	20.2%
3 Person Units	16.6%	17.0%	17.5%
4 Person Units	17.8%	17.3%	17.6%
5 Person Units	13.7%	12.5%	12.8%
6+ Person Units	19.4%	16.9%	16.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	1.7%	3.8%	3.9%
\$150,000-\$199,999	3.6%	5.1%	5.0%
\$100,000-\$149,999	12.5%	13.4%	14.1%
\$75,000-\$99,999	14.8%	13.3%	13.5%
\$50,000-\$74,999	18.8%	18.0%	18.1%
\$35,000-\$49,999	15.0%	14.2%	13.8%
\$25,000-\$34,999	11.7%	10.3%	10.2%
\$15,000-\$24,999	12.4%	10.8%	10.8%
Under \$15,000	9.6%	11.2%	10.6%
Average Household Income	\$66,401	\$75,179	\$76,185
Median Household Income	\$51,646	\$54,791	\$56,071
Per Capita Income	\$17,396	\$20,734	\$20,880
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	38,023	228,876	744,165
Under 20	28.8%	27.9%	27.2%
20 to 34 Years	23.9%	23.2%	23.2%
35 to 39 Years	7.5%	7.2%	7.2%
40 to 49 Years	12.8%	12.2%	12.6%
50 to 64 Years	14.9%	15.4%	16.3%
Age 65+	12.1%	14.2%	13.5%
Median Age	33.3	34.3	34.7
Population 25+ by Education Level			
2021 Estimate Population Age 25+	24,296	149,013	489,190
Elementary (0-8)	27.6%	24.5%	24.0%
Some High School (9-11)	15.6%	13.9%	13.7%
High School Graduate (12)	24.9%	24.6%	25.2%
Some College (13-15)	18.1%	16.9%	16.0%
Associate Degree Only	5.3%	5.5%	5.8%
Bachelor's Degree Only	6.1%	10.5%	11.2%
Graduate Degree	2.4%	4.1%	4.1%
Population by Gender			
2021 Estimate Total Population	38,023	228,876	744,165
Male Population	49.5%	49.1%	49.3%
Female Population	50.5%	50.9%	50.7%



POPULATION

In 2021, the population in your selected geography is 744,165. The population has changed by -1.2 percent since 2000. It is estimated that the population in your area will be 751,016 five years from now, which represents a change of 0.9 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 34.7, compared with the U.S. average, which is 38.4. The population density in your area is 9,474 people per square mile.



HOUSEHOLDS

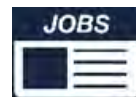
There are currently 202,277 households in your selected geography. The number of households has changed by 2.7 percent since 2000. It is estimated that the number of households in your area will be 204,739 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 3.6 people.



INCOME

In 2021, the median household income for your selected geography is \$56,071, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 66.7 percent since 2000. It is estimated that the median household income in your area will be \$59,077 five years from now, which represents a change of 5.4 percent from the current year.

The current year per capita income in your area is \$20,880, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$76,185, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 297,835 people in your selected area were employed. The 2000 Census revealed that 49.0 percent of employees are in white-collar occupations in this geography, and 51.0 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 24.7 minutes.



HOUSING

The median housing value in your area was \$476,870 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 83,236 owner-occupied housing units and 113,819 renter-occupied housing units in your area. The median rent at the time was \$599.



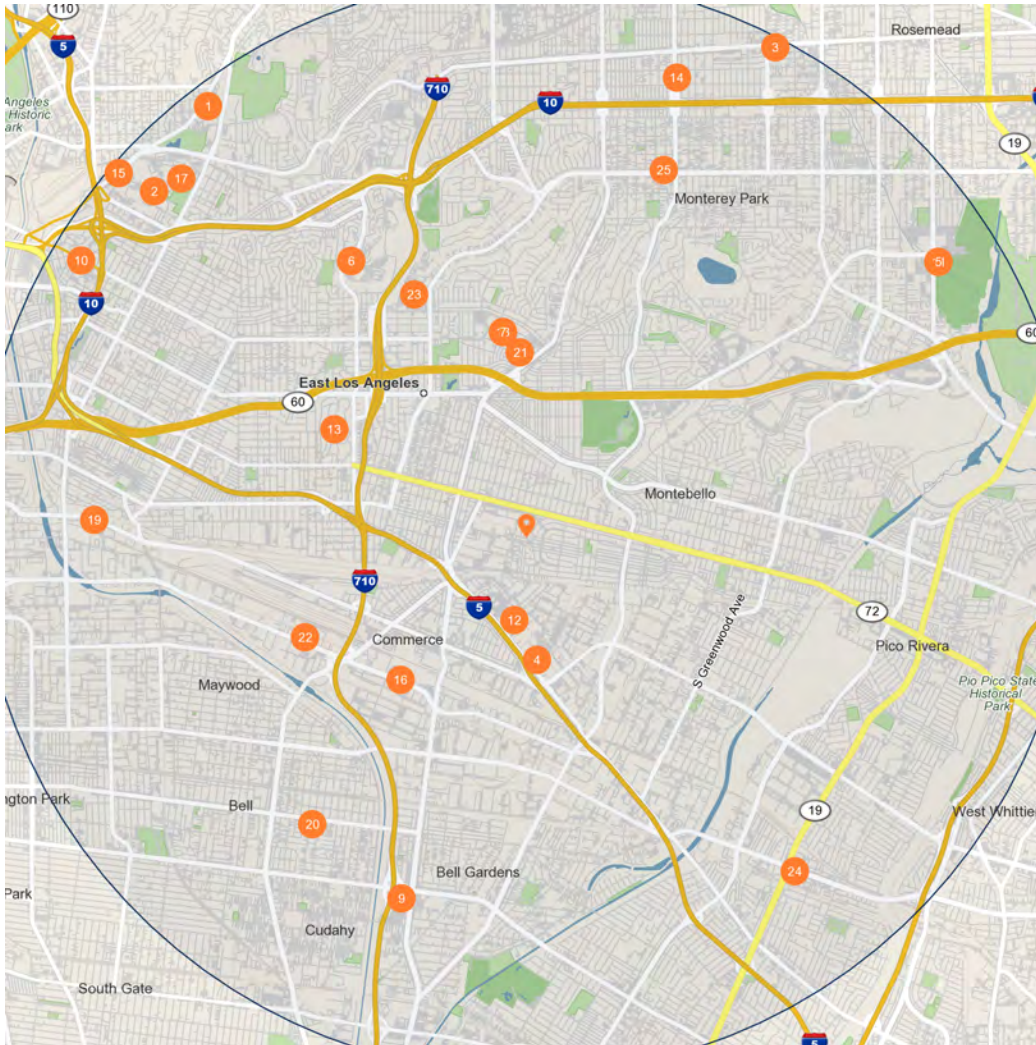
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 4.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 11.2 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 5.8 percent vs. 8.3 percent, respectively.

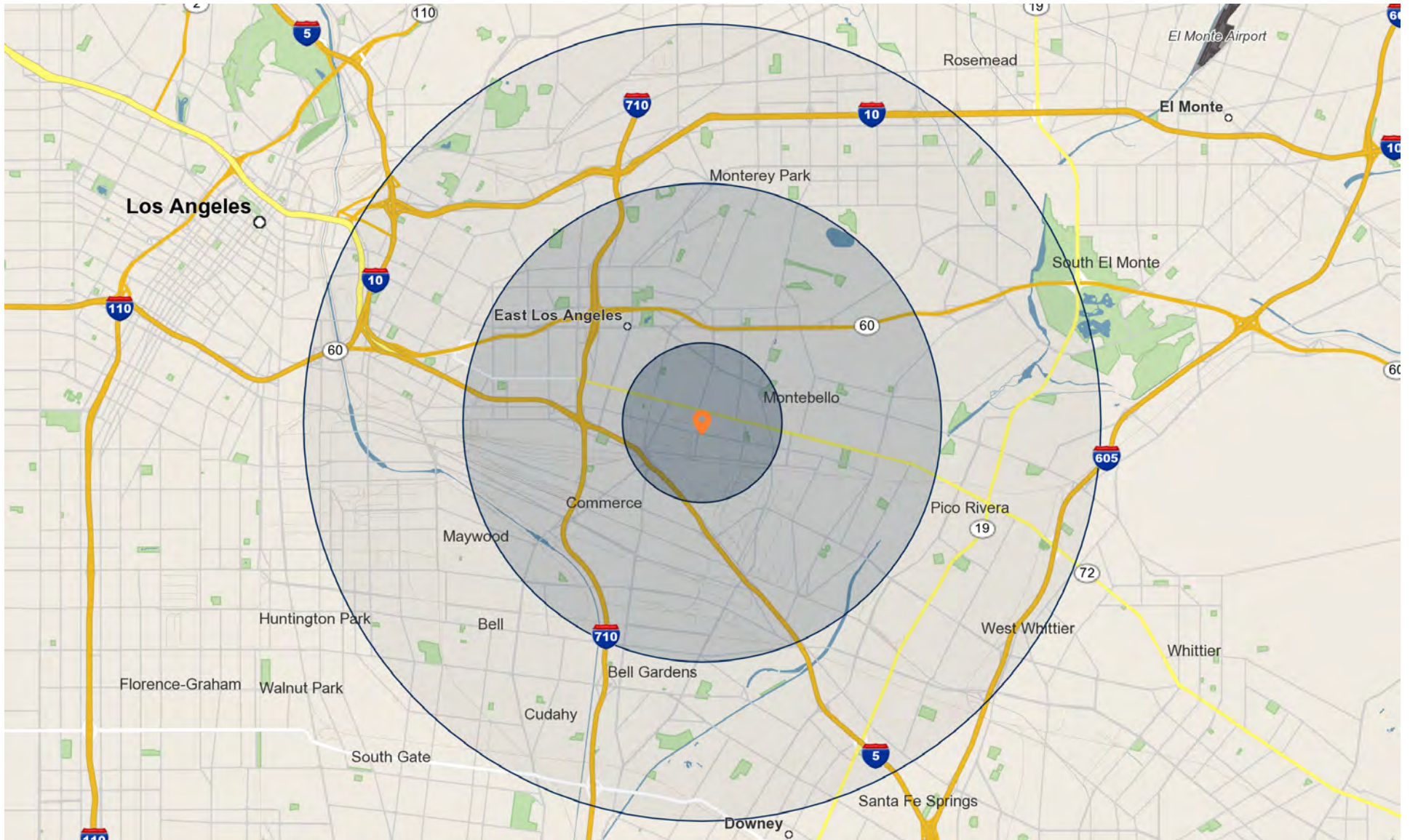
The area had fewer high-school graduates, 25.2 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.0 percent in the selected area compared with the 20.5 percent in the U.S.

1001 Simmons Ave // DEMOGRAPHICS



Major Employers		Employees
1	F21 Opco LLC	16,785
2	University Southern California-Usc School of Medicine	4,000
3	Ahmc Healthcare Inc	3,442
4	California Commerce Club Inc-Commerce Casino	2,600
5	Edison Mssion Midwest Holdings	2,483
6	County of Los Angeles-Internal Services	2,000
7	Los Angeles Cmnty College Dst-East Los Angeles College	1,900
8	County of Los Angeles-Internal Services Department	1,800
9	Bell Gardens Bicycle Club Inc-Bicycle Club Casino	1,300
10	White Memorial Medical Center-CECILLA GONZALEZ DE AL HOYA CA	1,200
11	Southern California Edison Co	1,200
12	American Intl Inds Inc-Aii Beauty	1,100
13	Roman Cthlic Archbshop of Los	1,065
14	Ahmc Healthcare Inc	1,033
15	County of Los Angeles-Department of Health Services	1,000
16	United States Postal Service-US Post Office	1,000
17	University Southern California-Usc University Hospital	875
18	Los Angeles Cmnty College Dst-East Los Angeles College	805
19	United Parcel Service Inc-UPS	800
20	Los Angeles Cmnty College Dst	770
21	Los Angeles Cmnty College Dst	770
22	Gts Living Foods LLC-Synergy Beverages	700
23	Derik Plastics Industries Inc	700
24	Your Executive Solutions	650
25	United Parcel Service Inc-UPS	635

DEMOGRAPHICS // 1001 Simmons Ave







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