



18521 PRAIRIE ST  
Northridge, CA 91324



## NON-ENDORSEMENT AND DISCLAIMER NOTICE

### Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

### Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

18521 PRAIRIE ST  
Los Angeles, CA  
ACT ID ZAC0120896

**Marcus & Millichap**  
**LAAA Team**

Expertise | Execution | Excellence

	SECTION
<b>INVESTMENT OVERVIEW</b>	<b>01</b>
Offering Summary	
Regional Map	
Local Map	
Aerial Photo	
<b>FINANCIAL ANALYSIS</b>	<b>02</b>
Rent Roll Summary	
Rent Roll Detail	
Operating Statement	
Notes	
Pricing Detail	
Acquisition Financing	
<b>MARKET COMPARABLES</b>	<b>03</b>
Sales Comparables	
Rent Comparables	
<b>MARKET OVERVIEW</b>	<b>04</b>
Demographic Analysis	

**Marcus & Millichap**  
**LAAA Team**

Expertise | Execution | Excellence

# INVESTMENT OVERVIEW





## EXECUTIVE SUMMARY

VITAL DATA				
		CURRENT		PRO FORMA
Price	\$7,850,000			
Down Payment	40% / \$3,140,000	CAP Rate	4.13%	5.94%
Loan Amount	\$4,710,000	GRM	14.61	11.93
Loan Type	Proposed New	Net Operating Income	\$324,321	\$466,328
Interest Rate / Amortization	3.35% / 30 Years	Net Cash Flow After Debt Service	5.30% / \$166,536	9.83% / \$308,543
Price/Unit	\$280,357	Total Return	5.30% / \$166,536	9.83% / \$308,543
Price/SF	\$339.42			
Number of Units	28			
Rentable Square Feet	23,128			
Year Built	1965			
Lot Size	0.55 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
2	Studio / 1 Bath	
16	1 Bed / 1 Bath	
6	2 Bed / 1.5 Bath	
4	2 Bed / 2 Bath	
0	2 Bed / 2.5 Bath	

PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$4,710,000
Loan Type	Proposed New
Interest Rate	3.35%
Amortization	30 Years
Loan Term	30 Years
Loan to Value	60%
Debt Coverage Ratio	2.06



## MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Lafd 72	3,300
A M I Encn-Trzana Rgnal Med Ce	1,800
Northridge Hospital Med Ctr	1,750
Los Angeles Pierce College	1,600
Medtronic	1,404
Providence Tarzana Medical Ctr	1,300
McDonalds	1,109
Boeing	1,005
Target	944
Amisub	900
Sepulveda Ambulatory Care	900
Verizon	894

## DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	24,821	203,358	579,378
2010 Census Pop	23,974	196,411	557,719
2020 Estimate HH	8,907	66,927	188,135
2010 Census HH	8,565	64,206	179,400
Median HH Income	\$68,913	\$77,689	\$70,537
Per Capita Income	\$34,516	\$35,329	\$32,247
Average HH Income	\$95,948	\$106,793	\$98,752

## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present this rare opportunity to purchase a 28-unit multifamily property just one block away from the CSUN campus. This is the first time this property has ever been on the market. The seller's father built this property in 1965.

This 28 unit, 23,128 sqft multifamily property sits on a 24,034 sqft lot (0.55 acres), and it has a great unit mix of (2) Studio Units, (16) 1 Bed Units, and (10) 2 Bed units. The average unit size is over 800sqft, with all of the 2 bed units have at least 1.5 bathrooms.

The property offers on-site laundry, a swimming pool, and ample parking of 26 parking spots (only the two studios do not get a parking spot). The sellers have already gone through the process of getting RTI approved plans for the mandatory retrofit work. We received an estimate that this property's retrofit will cost \$138,780, and the buyer has until late 2023 to complete this work. Furthermore, we had an ADU specialist analyze this property, and a buyer would be allowed to add up to 9 ADUs to this property alone (7 attached ADUs and 2 detached ADUs). A savvy buyer would be able to combine these ADUs by building these ADUs where the tuck under parking is, which will lower the total costs and maximize added value for the buyer.

Lastly, there have been many recent upgrades to the property including 4 recently renovated units, recent plumbing upgrades, and a full roof replacement in January 2021. The 4 remodeled units are currently vacant and will be left vacant for marketing purposes. The buyer may choose to leave them vacant at close of escrow or lease them up during escrow.

[\\*NOTE: This property is listed alongside another property on the same street by the same seller and can be purchased together.](#)

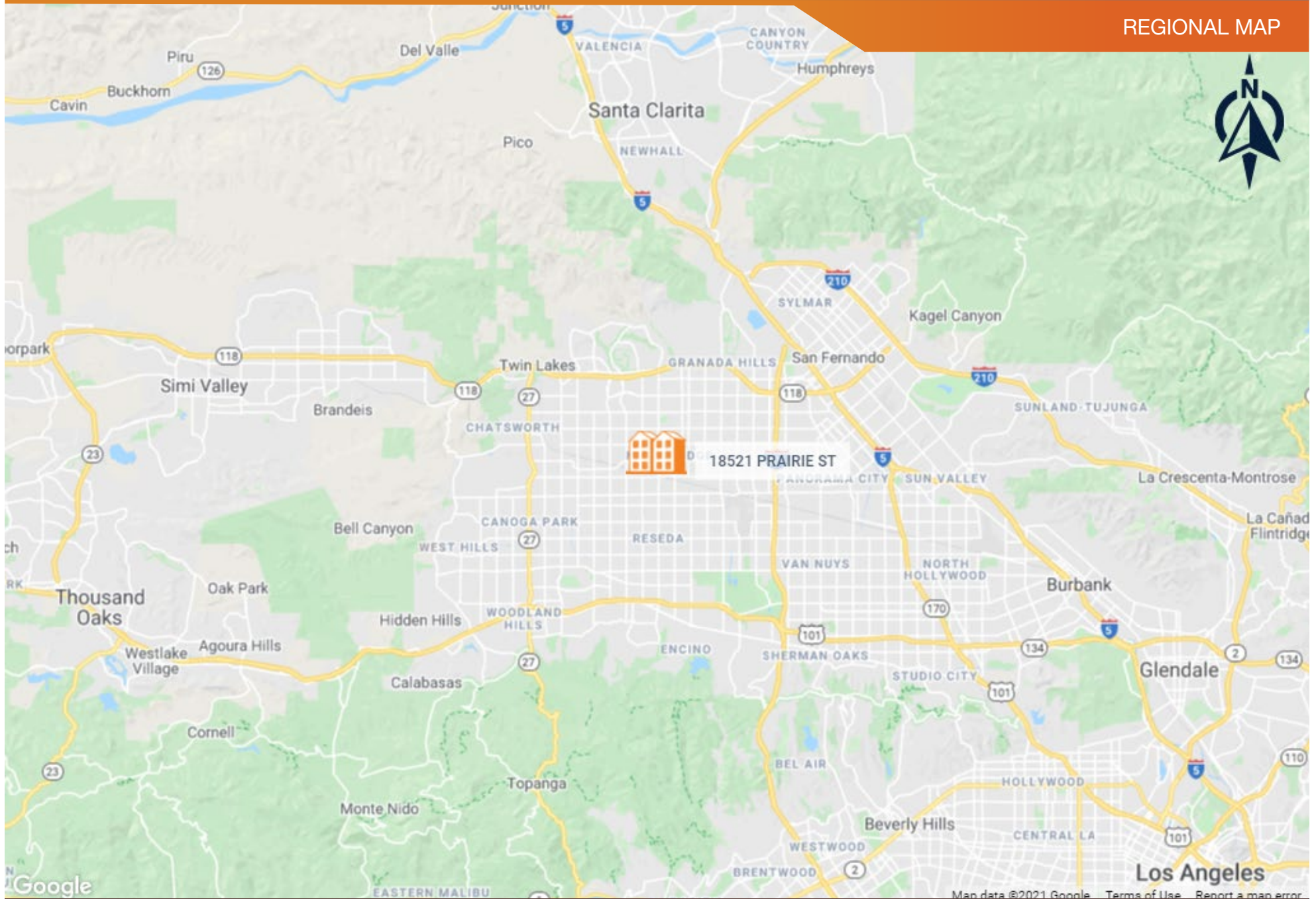
[To view the combined setup sheet, please CLICK HERE](#)

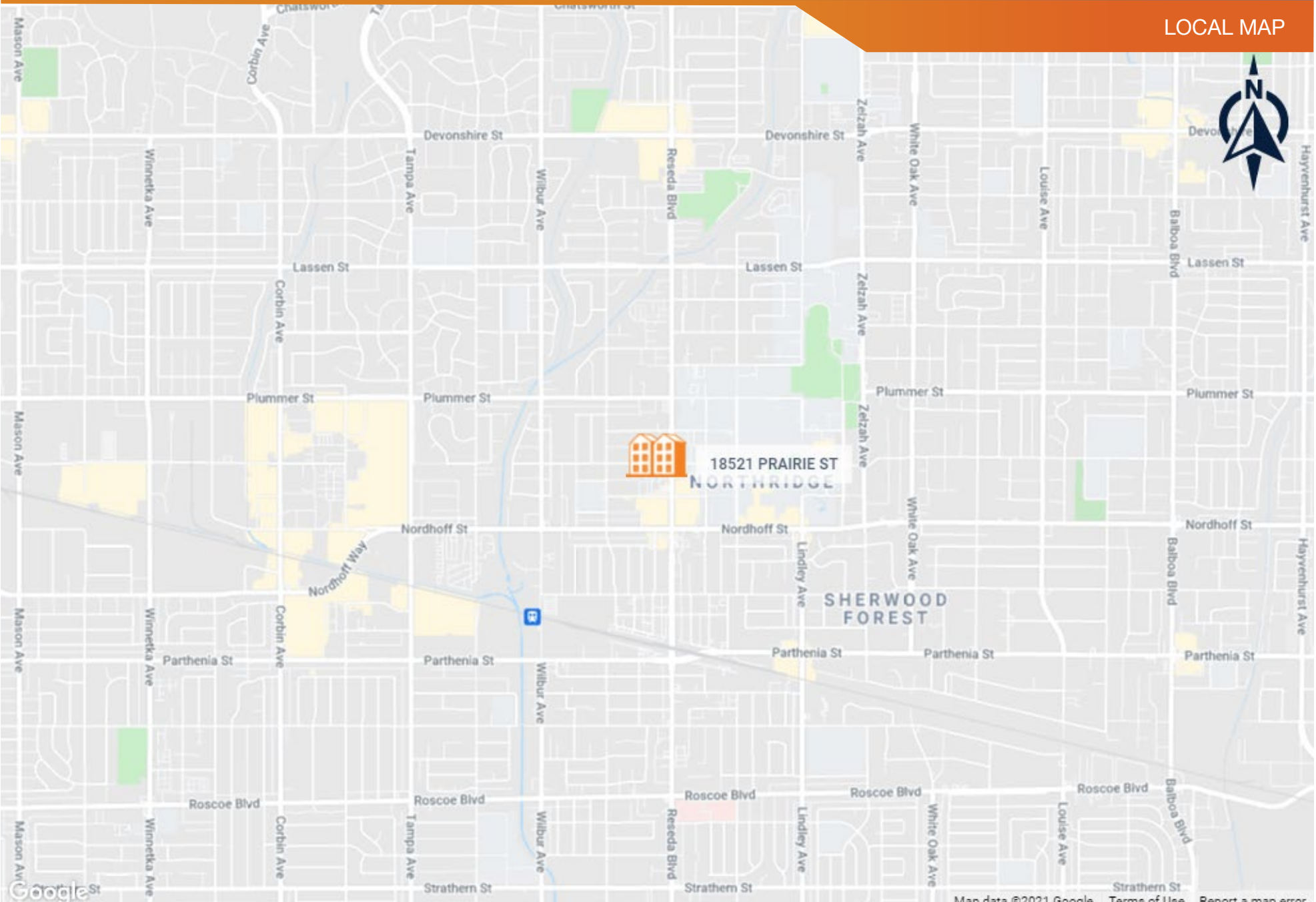
## INVESTMENT HIGHLIGHTS

- Built in 1965 by the Seller's Father – Never Been Sold Before
- Very Rare Listing Next to CSUN – Just One Block Away from Campus
- Great Value Add Opportunity – Estimated 23% Upside in Rents
- Strong Unit Mix - Studios, 1 Beds, and 2 Beds – All 2 Beds Have at Least 1.5 Baths
- Brand New Roof from January 2021 – 4 Units Recently Remodeled and Vacant
- Delivered with RTI Plans to Complete the Soft Story Retrofit
- On-Site Parking, Laundry, and Swimming pool
- Ability to Add up to 9 ADUs – 7 Attached and 2 Detached ADUs





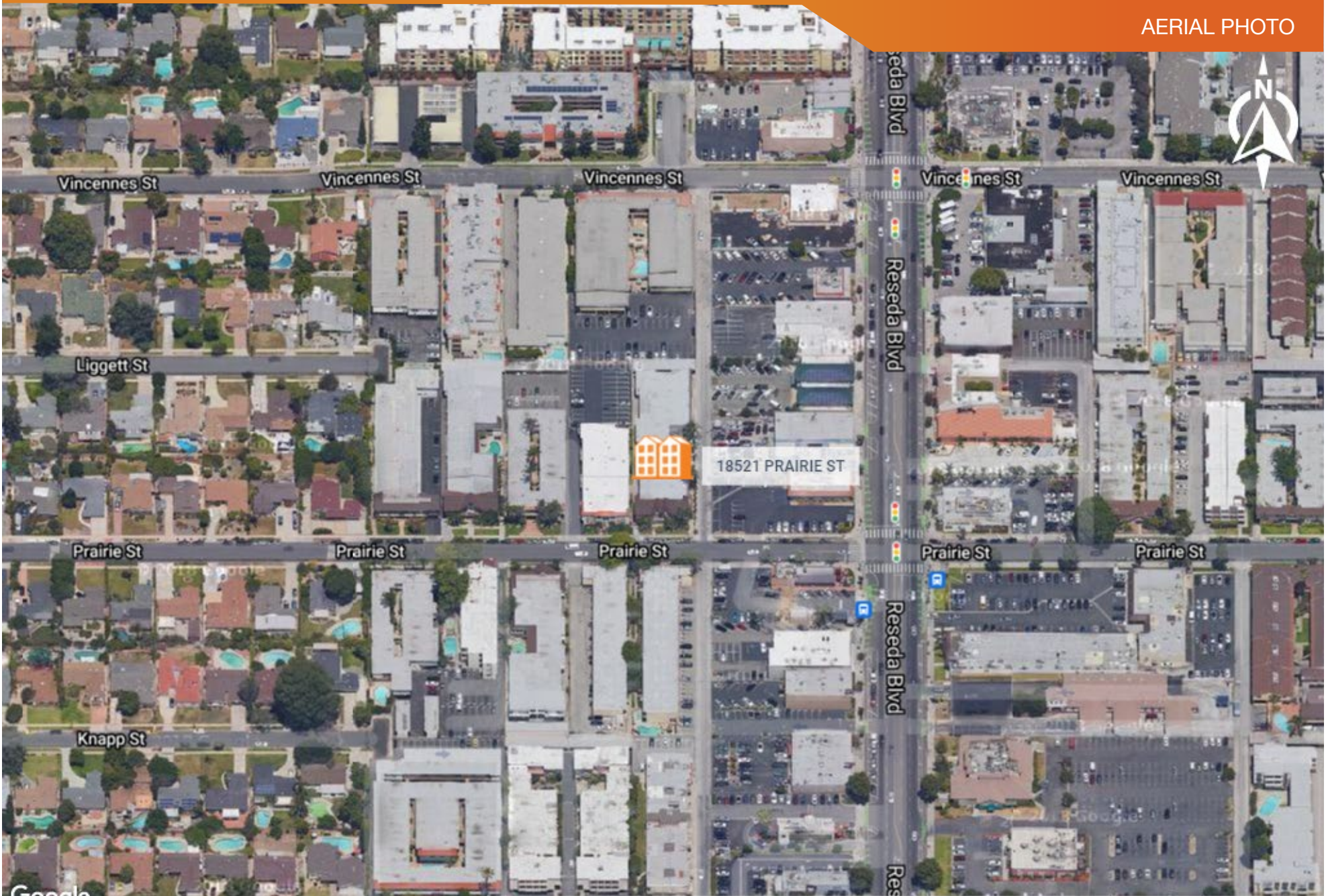




Google

Map data ©2021 Google Terms of Use Report a map error





Google

Map data ©2021 Imagery ©2021 Maxar Technologies U.S. Geological Survey USDA Farm Service Agency Terms of Use Report a map error



















# FINANCIAL ANALYSIS

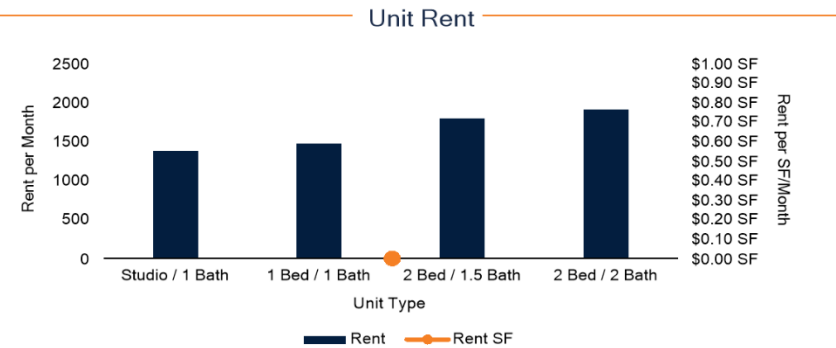
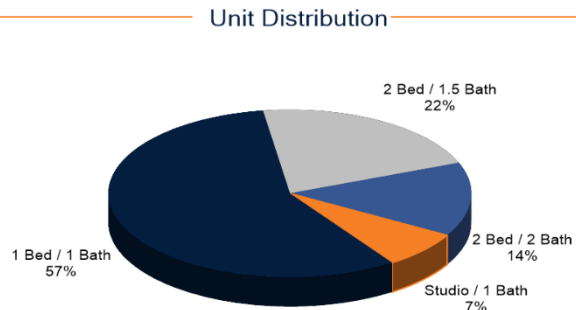


RENT ROLL SUMMARY

As of August, 2021

Unit Type	# of Units	Ava Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
Studio / 1 Bath	1	N/A	\$1,300 - \$1,300	\$1,300	N/A	\$1,300	\$1,400	N/A	\$1,400
Studio / 1 Bath Vacant	1	N/A	\$1,450 - \$1,450	\$1,450	N/A	\$1,450	\$1,450	N/A	\$1,450
1 Bed / 1 Bath	14	N/A	\$1,188 - \$1,600	\$1,435	N/A	\$20,091	\$1,700	N/A	\$23,800
1 Bed / 1 Bath Vacant	2	N/A	\$1,750 - \$1,750	\$1,750	N/A	\$3,500	\$1,750	N/A	\$3,500
2 Bed / 1.5 Bath	6	N/A	\$1,590 - \$1,900	\$1,798	N/A	\$10,790	\$2,450	N/A	\$14,700
2 Bed / 2 Bath	3	N/A	\$1,350 - \$2,000	\$1,717	N/A	\$5,150	\$2,500	N/A	\$7,500
2 Bed / 2 Bath Vacant	1	N/A	\$2,500 - \$2,500	\$2,500	N/A	\$2,500	\$2,500	N/A	\$2,500
<b>Totals/Weighted Averages</b>	<b>28</b>	<b>826</b>		<b>\$1,599</b>	<b>\$1.94</b>	<b>\$44,781</b>	<b>\$1,959</b>	<b>\$2.37</b>	<b>\$54,850</b>
<b>Gross Annualized Rents</b>				<b>\$537,372</b>			<b>\$658,200</b>		

Notes:





## RENT ROLL DETAIL

As of August, 2021

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
101	2 Bed / 2 Bath	\$1,350	\$0.00	\$2,500	\$0.00
102	2 Bed / 1.5 Bath	\$1,800	\$0.00	\$2,450	\$0.00
103	1 Bed / 1 Bath	\$1,600	\$0.00	\$1,700	\$0.00
104	2 Bed / 1.5 Bath	\$1,900	\$0.00	\$2,450	\$0.00
105	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
106	1 Bed / 1 Bath	\$1,188	\$0.00	\$1,700	\$0.00
107	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
108	1 Bed / 1 Bath	\$1,600	\$0.00	\$1,700	\$0.00
109	2 Bed / 2 Bath	\$2,000	\$0.00	\$2,500	\$0.00
110	1 Bed / 1 Bath	\$1,300	\$0.00	\$1,700	\$0.00
201	2 Bed / 2 Bath	\$1,800	\$0.00	\$2,500	\$0.00
202	2 Bed / 1.5 Bath	\$1,800	\$0.00	\$2,450	\$0.00
203	1 Bed / 1 Bath	\$1,313	\$0.00	\$1,700	\$0.00
204	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
205	2 Bed / 1.5 Bath	\$1,900	\$0.00	\$2,450	\$0.00
206	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
207	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
208	2 Bed / 1.5 Bath	\$1,800	\$0.00	\$2,450	\$0.00
209	2 Bed / 1.5 Bath	\$1,590	\$0.00	\$2,450	\$0.00
210	1 Bed / 1 Bath	\$1,390	\$0.00	\$1,700	\$0.00
211	1 Bed / 1 Bath	\$1,200	\$0.00	\$1,700	\$0.00
212	1 Bed / 1 Bath Vacant	\$1,750	\$0.00	\$1,750	\$0.00
213	1 Bed / 1 Bath Vacant	\$1,750	\$0.00	\$1,750	\$0.00
214	Studio / 1 Bath Vacant	\$1,450	\$0.00	\$1,450	\$0.00
215	Studio / 1 Bath	\$1,300	\$0.00	\$1,400	\$0.00
216	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
217	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
218	2 Bed / 2 Bath Vacant	\$2,500	\$0.00	\$2,500	\$0.00
<b>Total</b>	<b>Square Feet: 23,128</b>	<b>\$44,781</b>	<b>\$1.94</b>	<b>\$54,850</b>	<b>\$2.37</b>

## OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
<b>Gross Current Rent</b>	<b>537,372</b>		<b>658,200</b>		<b>23,507</b>	<b>28.46</b>
Physical Vacancy	(16,121)	3.0%	(19,746)	3.0%	(705)	(0.85)
<b>Total Vacancy</b>	<b>(\$16,121)</b>	<b>3.0%</b>	<b>(\$19,746)</b>	<b>3.0%</b>	<b>(\$705)</b>	<b>(\$1)</b>
<b>Effective Rental Income</b>	<b>521,251</b>		<b>638,454</b>		<b>22,802</b>	<b>27.61</b>
<b>Other Income</b>						
RUBS	0		30,721	[1]	1,097	1.33
Landry	893		893	[2]	32	0.04
<b>Total Other Income</b>	<b>\$893</b>		<b>\$31,614</b>		<b>\$1,129</b>	<b>\$1.37</b>
<b>Effective Gross Income</b>	<b>\$522,144</b>		<b>\$670,068</b>		<b>\$23,931</b>	<b>\$28.97</b>

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	94,200		94,200	[3]	3,364	4.07
Insurance	9,251		9,251	[4]	330	0.40
Utilities	33,514		33,514	[5]	1,197	1.45
Trash Removal	7,447		7,447	[6]	266	0.32
Repairs & Maintenance	14,000		14,000	[7]	500	0.61
Landscaping	2,400		2,400	[8]	86	0.10
Pest Control	875		875	[9]	31	0.04
Pool Service	2,650		2,650	[10]	95	0.11
General & Administrative	4,200		4,200	[11]	150	0.18
On Site Manager	8,400		8,400	[12]	300	0.36
Management Fee	20,886	4.0%	26,803	4.0% [13]	957	1.16
<b>Total Expenses</b>	<b>\$197,823</b>		<b>\$203,740</b>		<b>\$7,276</b>	<b>\$8.81</b>
<b>Expenses as % of EGI</b>	<b>37.9%</b>		<b>30.4%</b>			
<b>Net Operating Income</b>	<b>\$324,321</b>		<b>\$466,328</b>		<b>\$16,655</b>	<b>\$20.16</b>

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



## NOTES

## Notes to Operating Statement

- [1] Estimated at 75% of total utilities for pro forma only
- [2] Owner Provided 2020 P&L
- [3] Estimated at 1.20% of the Purchase Price
- [4] Estimated at \$0.40 per gross building SqFt
- [5] Owner Provided 2020 P&L
- [6] Owner Provided 2020 P&L
- [7] Estimated at \$500 per Unit per Year
- [8] Estimated at \$200 per Month
- [9] Owner Provided 2020 P&L
- [10] Owner Provided 2020 P&L
- [11] Estimated at \$150 per Unit per Year
- [12] Estimated at \$500 per Month
- [13] Estimated at 4.0% of the Gross Income

## PRICING DETAIL

Summary		
<b>Price</b>	<b>\$7,850,000</b>	
Down Payment	\$3,140,000	40%
Number of Units	28	
Price Per Unit	\$280,357	
Price Per SqFt	\$339.42	
Gross SqFt	23,128	
Lot Size	0.55 Acres	
Approx. Year Built	1965	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>4.13%</b>	<b>5.94%</b>
GRM	14.61	11.93
Cash-on-Cash	5.30%	9.83%
Debt Coverage Ratio	2.06	2.96

Financing	1st Loan
Loan Amount	\$4,710,000
Loan Type	New
Interest Rate	3.35%
Amortization	30 Years
Year Due	2051

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

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
2	Studio / 1 Bath	0	\$1,375	\$1,425
16	1 Bed / 1 Bath	0	\$1,474	\$1,706
6	2 Bed / 1.5 Bath	0	\$1,798	\$2,450
4	2 Bed / 2 Bath	0	\$1,913	\$2,500

## Operating Data

Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$537,372</b>		<b>\$658,200</b>
Less: Vacancy/Deductions	3.0%	\$16,121	3.0%	\$19,746
Total Effective Rental Income		\$521,251		\$638,454
Other Income		\$893		\$31,614
Effective Gross Income		\$522,144		\$670,068
Less: Expenses	37.9%	\$197,823	30.4%	\$203,740
<b>Net Operating Income</b>		<b>\$324,321</b>		<b>\$466,328</b>
Cash Flow		\$324,321		\$466,328
Debt Service		\$157,785		\$157,785
Net Cash Flow After Debt Service	5.30%	\$166,536	9.83%	\$308,543
Principal Reduction		\$0		\$0
<b>Total Return</b>	<b>5.30%</b>	<b>\$166,536</b>	<b>9.83%</b>	<b>\$308,543</b>

Expenses	Current	Pro Forma
Real Estate Taxes	\$94,200	\$94,200
Insurance	\$9,251	\$9,251
Utilities	\$33,514	\$33,514
Trash Removal	\$7,447	\$7,447
Repairs & Maintenance	\$14,000	\$14,000
Landscaping	\$2,400	\$2,400
Pest Control	\$875	\$875
Pool Service	\$2,650	\$2,650
General & Administrative	\$4,200	\$4,200
On Site Manager	\$8,400	\$8,400
Management Fee	\$20,886	\$26,803
<b>Total Expenses</b>	<b>\$197,823</b>	<b>\$203,740</b>
<b>Expenses/Unit</b>	<b>\$7,065</b>	<b>\$7,276</b>
<b>Expenses/SF</b>	<b>\$8.55</b>	<b>\$8.81</b>



## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,943  
debt and equity  
financings  
in 2020**



**National platform  
operating  
within the firm's  
brokerage offices**



**\$ 7.7 billion  
total national  
volume in 2020**



**Access to  
more capital  
sources than  
any other firm  
in the industry**

## WHY MMCC?

**Optimum financing solutions to  
enhance value**

**Enhanced control through  
investor qualification support**

**Enhanced control through  
MMCC's ability to qualify  
investor finance contingencies**

**Enhanced control through  
quickly identifying potential  
debt/equity sources,  
processing, and closing  
buyer's finance alternatives**

**Enhanced control through  
MMCC's ability to monitor  
investor/due diligence and  
underwriting to ensure timely,  
predictable closings**

# MARKET COMPARABLES

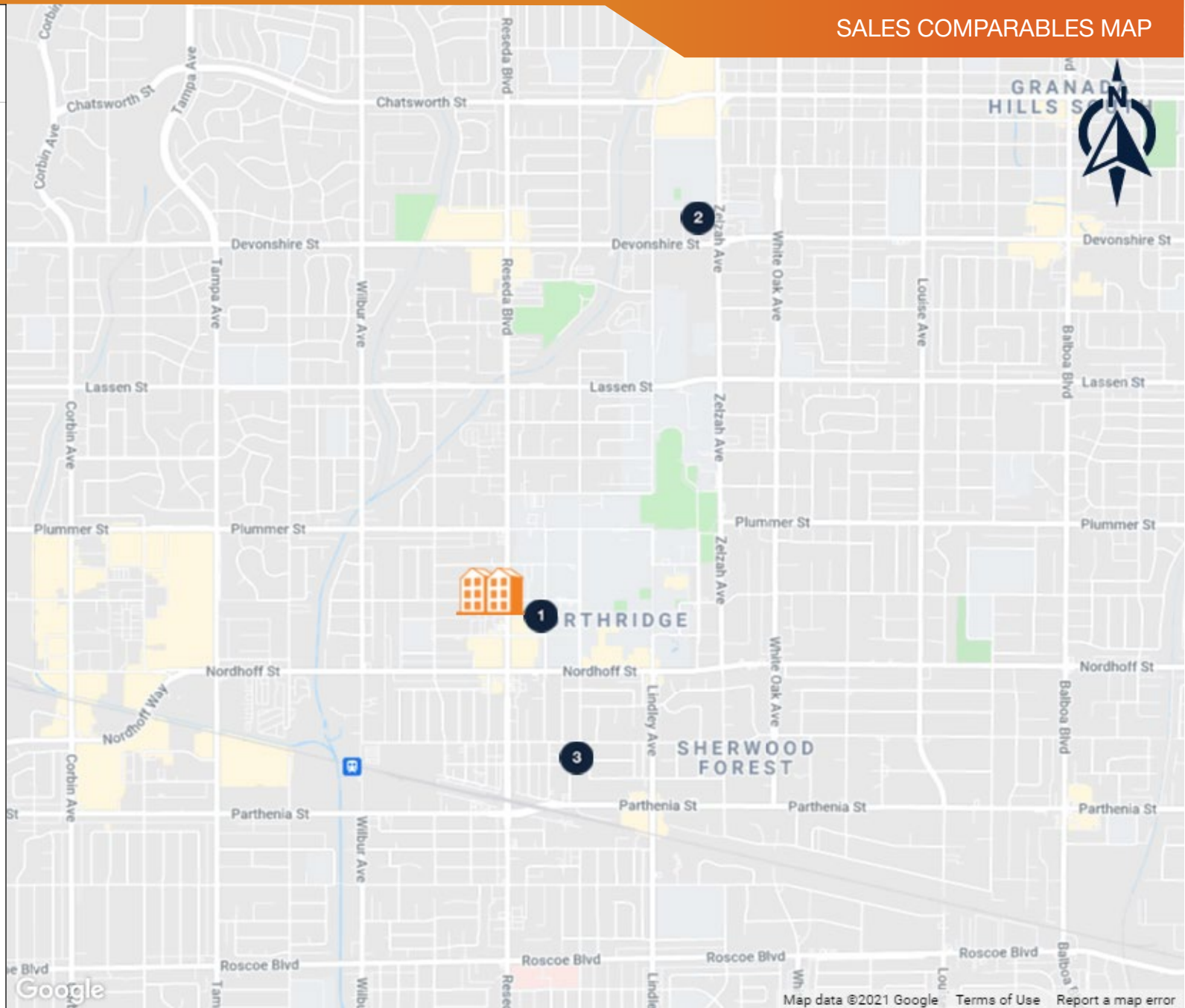






18521 PRAIRIE ST  
(SUBJECT)

- 1 Ivy Apartments at Northridge
- 2 Cambridge Courtyards
- 3 University Gardens at Northridge



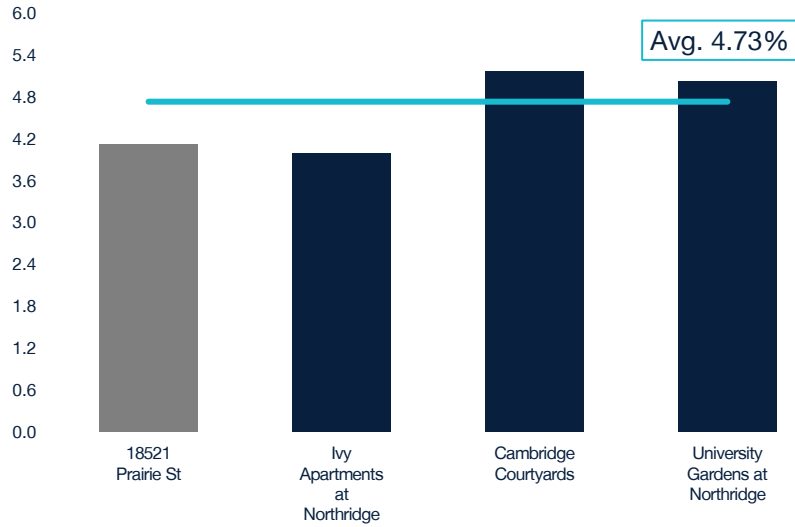
● SALES COMPARABLES

SALES COMPARABLES

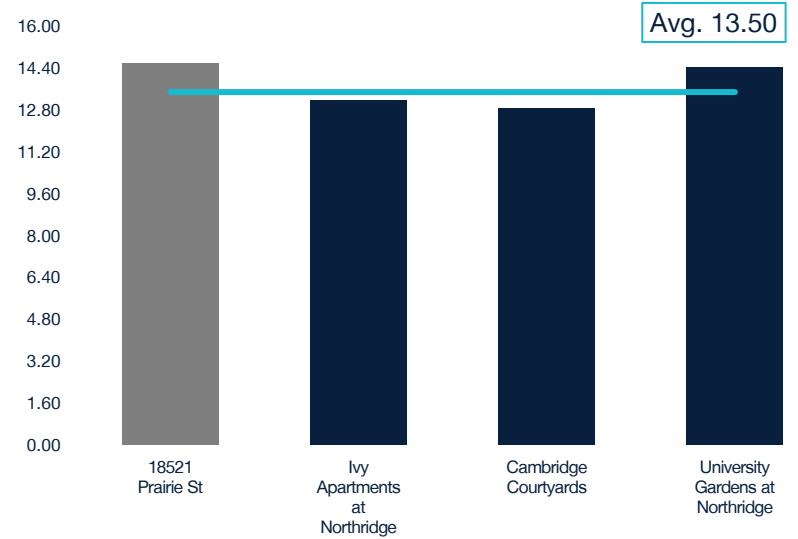
SALES COMPS AVG

SALES COMPARABLES

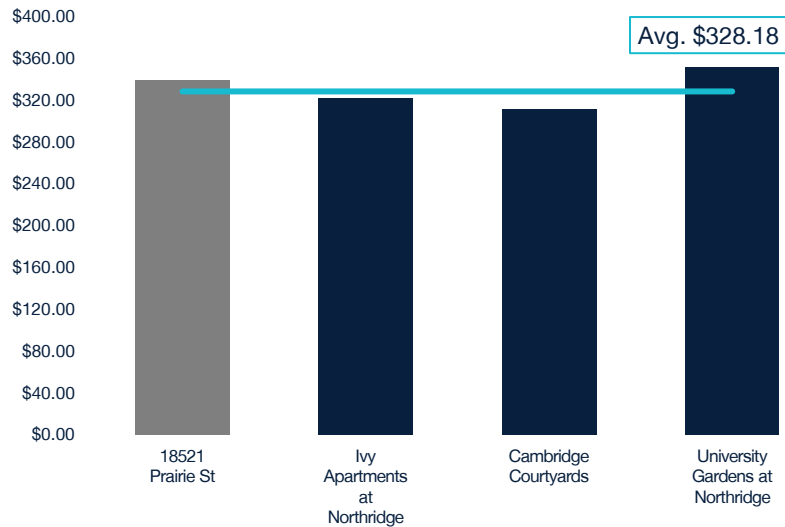
Average Cap Rate



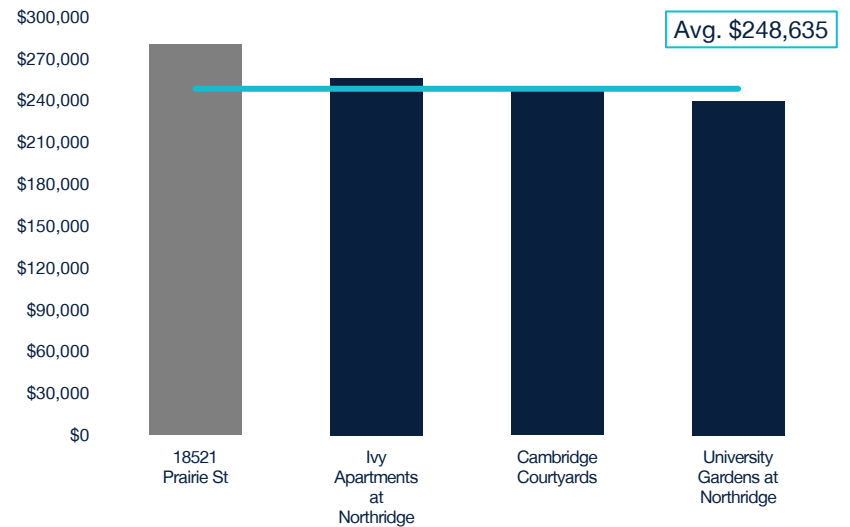
Average GRM



Average Price Per Square Foot



Average Price Per Unit





SALES COMPARABLES

**18521 PRAIRIE ST**

18521 Prairie St, Los Angeles, CA, 91324



		Units	Unit Type
Offering Price:	\$7,850,000	2	Studio 1 Bath
Price/Unit:	\$280,357	16	1 Bed 1 Bath
Price/SF:	\$339.42	6	2 Bed 1.5 Bath
CAP Rate:	4.13%	4	2 Bed 2 Bath
GRM:	14.61		
Total No. of Units:	28		
Year Built:	1965		

Underwriting Criteria

Income	\$522,144	Expenses	\$197,823
NOI	\$324,321	Vacancy	(\$16,121)

**IVY APARTMENTS AT NORTHRIDGE**

18407 Dearborn St, Northridge, CA, 91325



		Units	Unit Type
Close Of Escrow:	12/21/2020	29	1 Bdr 1 Bath
Sales Price:	\$9,225,000	5	2 Bdr 1 Bath
Price/Unit:	\$256,250	2	3 Bdr 2 Bath
Price/SF:	\$321.78		
CAP Rate:	4.00%		
GRM:	13.20		
Total No. of Units:	36		
Year Built:	1968		

NOTES

Sold off market.

**CAMBRIDGE COURTYARDS**

17931 Devonshire St, Northridge, CA, 91325



		Units	Unit Type
Close Of Escrow:	7/17/2019	7	1 Bdr 1 Bath
Sales Price:	\$7,000,000	21	2 Bdr 1 Bath
Price/Unit:	\$250,000		
Price/SF:	\$311.58		
CAP Rate:	5.17%		
GRM:	12.86		
Total No. of Units:	28		
Year Built:	1963		

NOTES

Listed and Sold by Marcus & Millichap.

SALES COMPARABLES

**UNIVERSITY GARDENS AT NORTHRIDGE**

8762 Etiwanda Ave, Northridge, CA, 91325



		Units	Unit Type
Close Of Escrow:	2/1/2019	22	1 Bdr 1 Bath
Sales Price:	\$6,950,000	6	2 Bdr 1 Bath
Price/Unit:	\$239,655	1	3 Bdr 2 Bath
Price/SF:	\$351.19		
CAP Rate:	5.03%		
GRM:	14.45		
Total No. of Units:	29		
Year Built:	1975		

NOTES

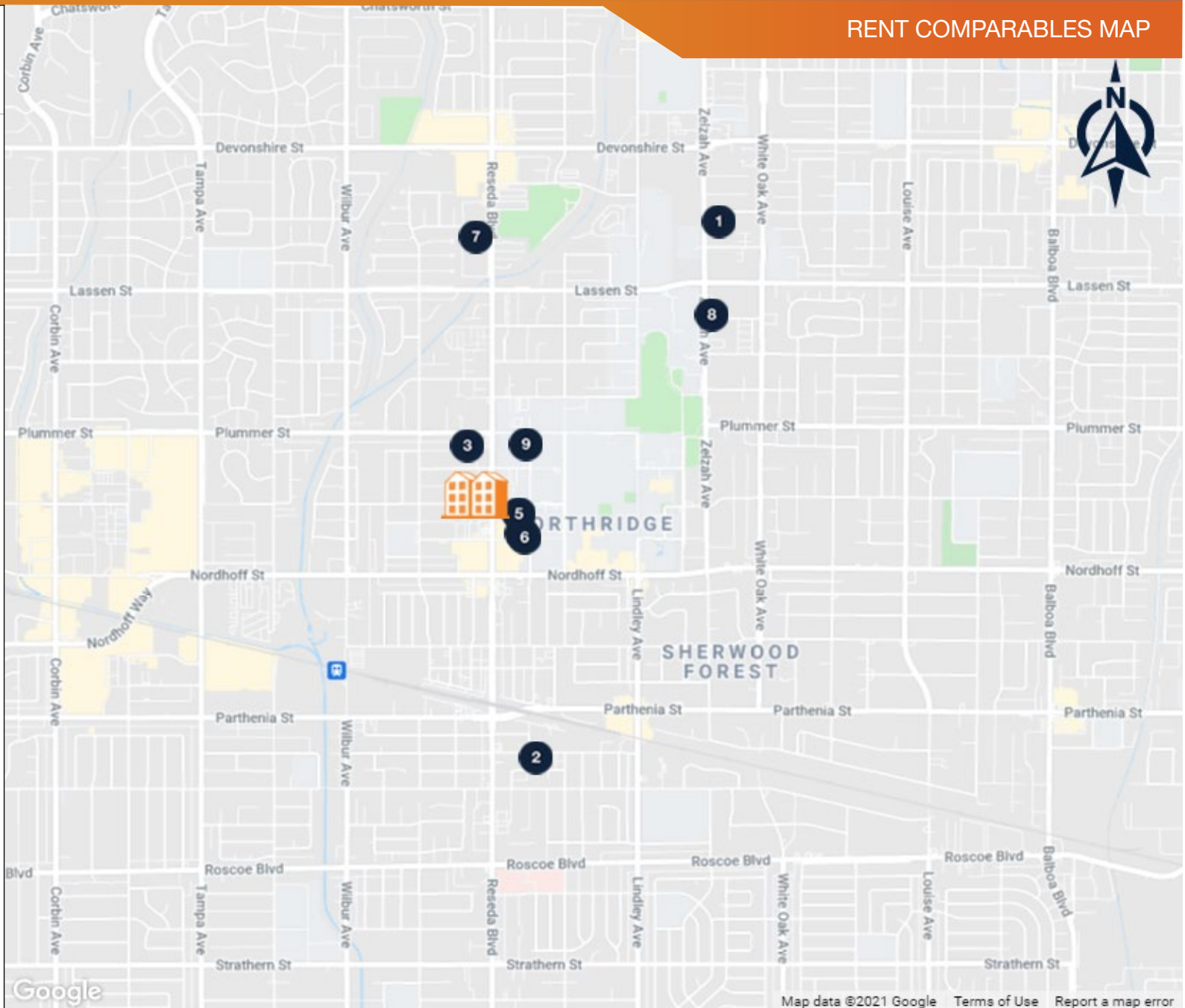
Sold my LAAA Team. Set record for price/sf in Northridge for rent controlled multifamily.





18521 PRAIRIE ST  
(SUBJECT)

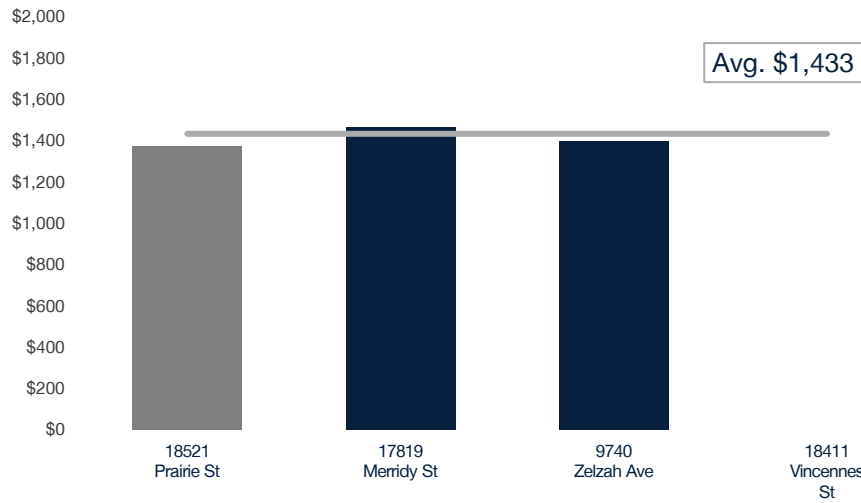
- 1 17819 Merridy St
- 2 18350 Malden St
- 3 18541 Vincennes Llc
- 4 18418 Dearborn St
- 5 18415 Dearborn St
- 6 9151 Darby Ave
- 7 18520 Mayall St
- 8 9740 Zelzah Ave
- 9 18411 Vincennes St



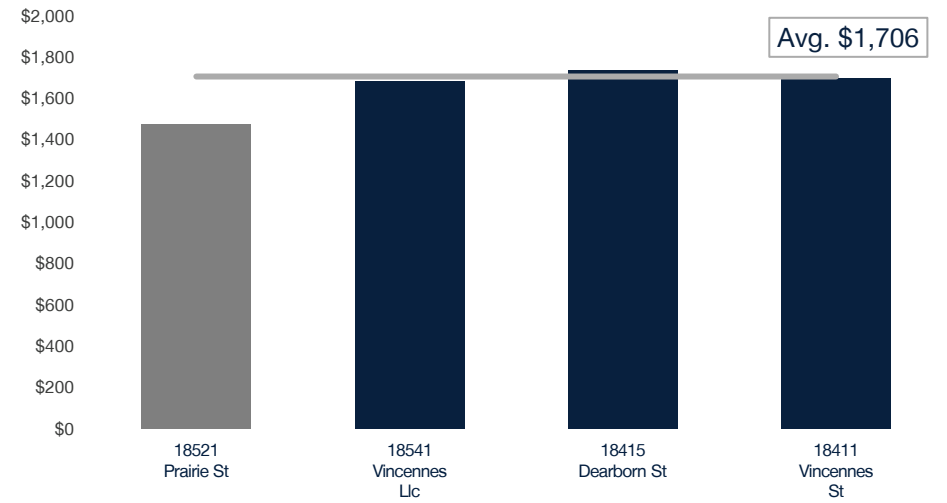
Map data ©2021 Google Terms of Use Report a map error

**AVERAGE RENT - MULTIFAMILY**

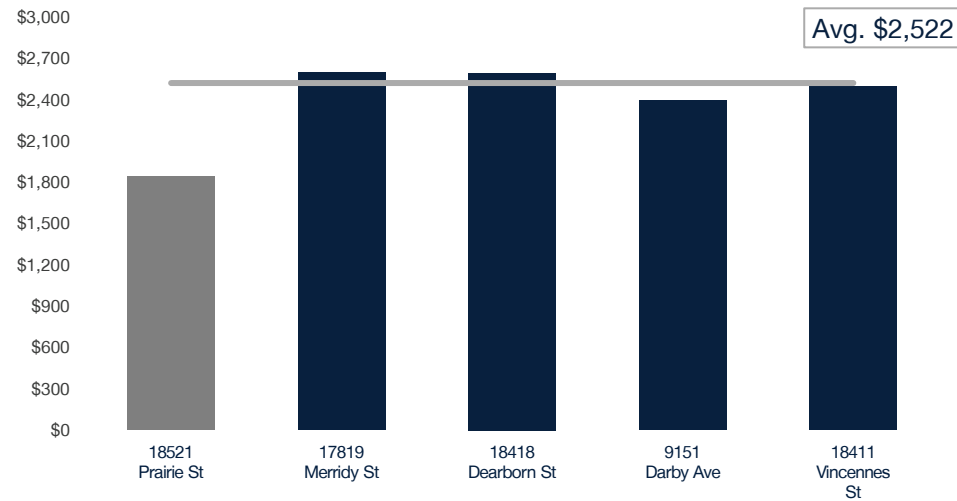
**Studios**



**1 Bedroom**



**2 Bedroom**





**18521 PRAIRIE ST**

18521 Prairie St, Los Angeles, CA, 91324



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	2		\$1,375	\$0.00
1 Bed 1 Bath	16		\$1,474	\$0.00
2 Bed 1.5 Bath	6		\$1,798	\$0.00
2 Bed 2 Bath	4		\$1,913	\$0.00
2 Bed 2.5 Bath			\$0	\$0.00
<b>Total/Avg.</b>	<b>28</b>		<b>\$1,599</b>	

YEAR BUILT: 1965

**17819 MERRIDY ST**

17819 Merridy St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	440	\$1,465	\$3.33
2 Bdr 2 Bath	1	1,200	\$2,600	\$2.17
<b>Total/Avg.</b>	<b>2</b>	<b>820</b>	<b>\$2,033</b>	<b>\$2.48</b>

YEAR BUILT: 1984

**18350 MALDEN ST**

18350 Malden St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1		\$2,495	
<b>Total/Avg.</b>	<b>1</b>		<b>\$2,495</b>	

YEAR BUILT: 2004

**18541 VINCENNES LLC**

18541 Vincennes St, Northridge, CA, 91324



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	759-800	\$1,650- \$1,715	\$2.16
Total/Avg.	1	780	\$1,683	\$2.16

YEAR BUILT: 1977

**18418 DEARBORN ST**

18418 Dearborn St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,200	\$2,595	\$2.16
Total/Avg.	1	1,200	\$2,595	\$2.16

YEAR BUILT: 1991

**18415 DEARBORN ST**

18415 Dearborn St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	625	\$1,725- \$1,750	\$2.78
Total/Avg.	1	625	\$1,738	\$2.78

YEAR BUILT: 1965



**9151 DARBY AVE**

9151 Darby Ave, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,040	\$2,395	\$2.30
Total/Avg.	1	1,040	\$2,395	\$2.30

YEAR BUILT: 1986

**18520 MAYALL ST**

18520 Mayall St, Northridge, CA, 91324



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1	1,303	\$2,600	\$2.00
Total/Avg.	1	1,303	\$2,600	\$2.00

YEAR BUILT: 1972

**9740 ZELZAH AVE**

9740 Zelzah Ave, Northridge, CA, 91235



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	510	\$1,400	\$2.75
Total/Avg.	1	510	\$1,400	\$2.75

YEAR BUILT: 1985

**18411 VINCENNES ST**

18411 Vincennes St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	700	\$1,698	\$2.43
2 Bdr 2 Bath	1	1,200	\$2,498	\$2.08
3 Bdr 2 Bath	1	1,450	\$2,998	\$2.07
<b>Total/Avg.</b>	<b>3</b>	<b>1,117</b>	<b>\$2,398</b>	<b>\$2.15</b>

YEAR BUILT: 1965



# MARKET OVERVIEW



Created on July 2021

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	25,119	207,158	591,321
■ 2020 Estimate			
Total Population	24,821	203,358	579,378
■ 2010 Census			
Total Population	23,974	196,411	557,719
■ 2000 Census			
Total Population	21,400	182,611	514,770
■ Daytime Population			
2020 Estimate	54,082	227,589	539,667
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	9,047	68,300	192,616
■ 2020 Estimate			
Total Households	8,907	66,927	188,135
Average (Mean) Household Size	2.52	2.96	3.03
■ 2010 Census			
Total Households	8,565	64,206	179,400
■ 2000 Census			
Total Households	8,249	62,022	170,146
Growth 2015-2020	1.57%	2.05%	2.38%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	9,047	68,300	192,616
2020 Estimate	9,334	70,004	197,624
Owner Occupied	3,449	37,406	92,979
Renter Occupied	5,459	29,521	95,155
Vacant	426	3,078	9,489
■ Persons In Units			
2020 Estimate Total Occupied Units	8,907	66,927	188,135
1 Person Units	27.85%	21.17%	21.22%
2 Person Units	32.54%	27.88%	26.53%
3 Person Units	16.95%	17.80%	17.54%
4 Person Units	12.87%	16.27%	16.37%
5 Person Units	5.61%	8.69%	9.18%
6+ Person Units	4.17%	8.19%	9.16%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	7.85%	8.80%	7.78%
\$150,000 - \$199,000	7.80%	9.34%	8.19%
\$100,000 - \$149,000	16.37%	19.40%	17.59%
\$75,000 - \$99,999	13.58%	14.14%	13.39%
\$50,000 - \$74,999	17.45%	16.17%	16.83%
\$35,000 - \$49,999	11.02%	10.39%	11.28%
\$25,000 - \$34,999	6.33%	6.82%	7.85%
\$15,000 - \$24,999	7.26%	6.70%	8.09%
Under \$15,000	12.33%	8.24%	9.00%
Average Household Income	\$95,948	\$106,793	\$98,752
Median Household Income	\$68,913	\$77,689	\$70,537
Per Capita Income	\$34,516	\$35,329	\$32,247
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	24,821	203,358	579,378
Under 20	22.95%	21.68%	23.55%
20 to 34 Years	31.06%	22.69%	22.99%
35 to 39 Years	5.79%	6.14%	6.97%
40 to 49 Years	10.25%	13.03%	13.39%
50 to 64 Years	16.42%	20.55%	19.04%
Age 65+	13.54%	15.91%	14.03%
Median Age	32.16	39.57	37.42
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	16,004	143,913	403,171
Elementary (0-8)	2.63%	5.93%	8.59%
Some High School (9-11)	4.72%	6.92%	8.20%
High School Graduate (12)	17.20%	21.09%	22.18%
Some College (13-15)	22.75%	21.47%	19.98%
Associate Degree Only	7.95%	7.91%	7.21%
Bachelors Degree Only	30.28%	23.25%	21.31%
Graduate Degree	13.38%	11.14%	9.69%
■ Population by Gender			
2020 Estimate Total Population	24,821	203,358	579,378
Male Population	47.72%	48.94%	49.54%
Female Population	52.28%	51.06%	50.46%

Source: © 2020 Experian





**Population**

In 2020, the population in your selected geography is 24,821. The population has changed by 15.99% since 2000. It is estimated that the population in your area will be 25,119.00 five years from now, which represents a change of 1.20% from the current year. The current population is 47.72% male and 52.28% female. The median age of the population in your area is 32.16, compare this to the US average which is 38.21. The population density in your area is 7,899.37 people per square mile.



**Households**

There are currently 8,907 households in your selected geography. The number of households has changed by 7.98% since 2000. It is estimated that the number of households in your area will be 9,047 five years from now, which represents a change of 1.57% from the current year. The average household size in your area is 2.52 persons.



**Income**

In 2020, the median household income for your selected geography is \$68,913, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 57.03% since 2000. It is estimated that the median household income in your area will be \$79,942 five years from now, which represents a change of 16.00% from the current year.

The current year per capita income in your area is \$34,516, compare this to the US average, which is \$34,935. The current year average household income in your area is \$95,948, compare this to the US average which is \$90,941.



**Race and Ethnicity**

The current year racial makeup of your selected area is as follows: 51.18% White, 7.57% Black, 0.20% Native American and 22.72% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 28.85% of the current year population in your selected area. Compare this to the US average of 18.38%.



**Housing**

The median housing value in your area was \$585,376 in 2020, compare this to the US average of \$221,068. In 2000, there were 3,548 owner occupied housing units in your area and there were 4,702 renter occupied housing units in your area. The median rent at the time was \$727.



**Employment**

In 2020, there are 9,834 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 76.51% of employees are employed in white-collar occupations in this geography, and 23.49% are employed in blue-collar occupations. In 2020, unemployment in this area is 10.48%. In 2000, the average time traveled to work was 34.00 minutes.

Source: © 2020 Experian

