



# NON-ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID #ZAD0120006

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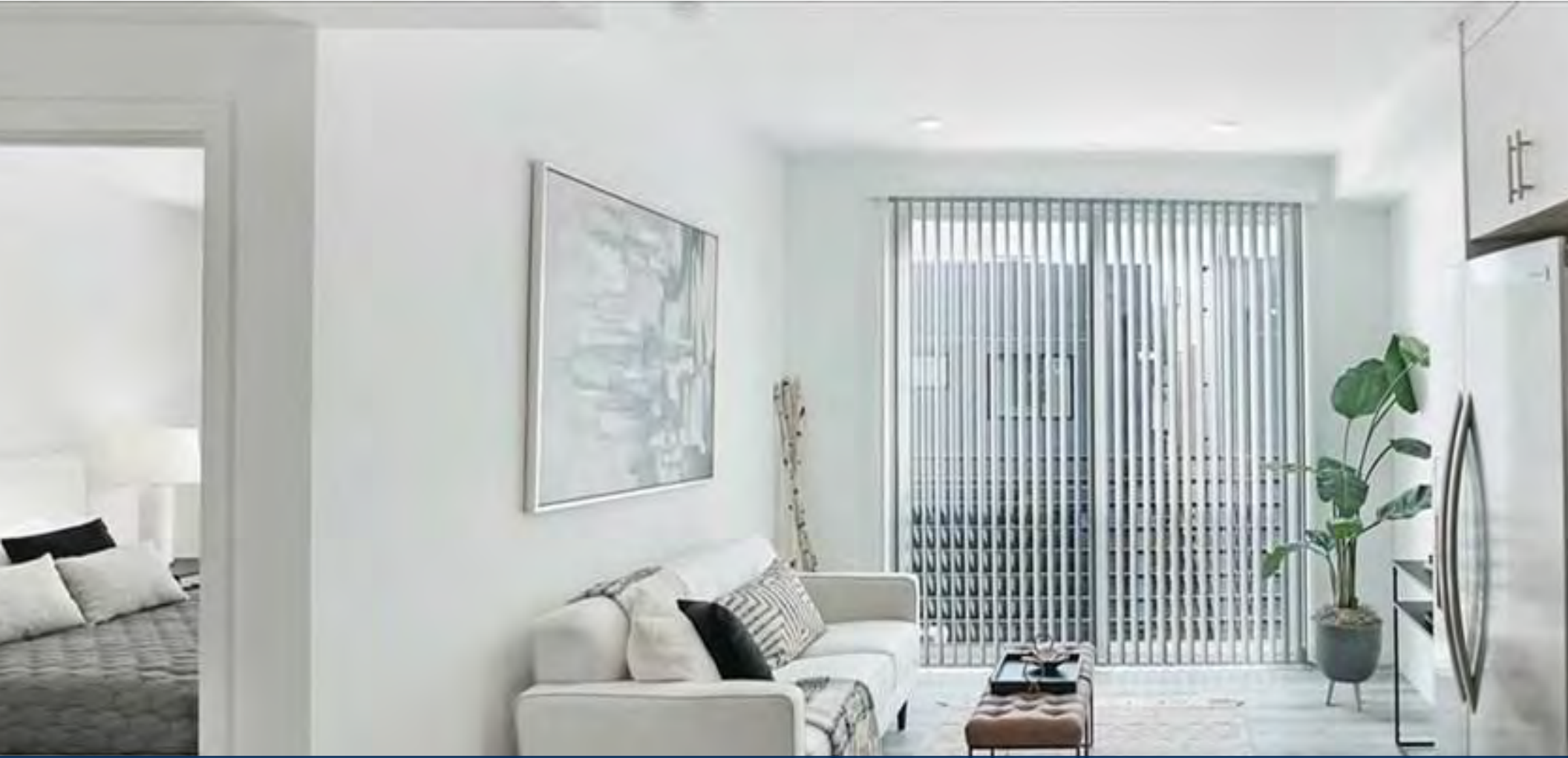
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## DISCLAIMER

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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## OFFERING SUMMARY



Listing Price  
**\$5,726,000**



Cap Rate  
**3.80%**



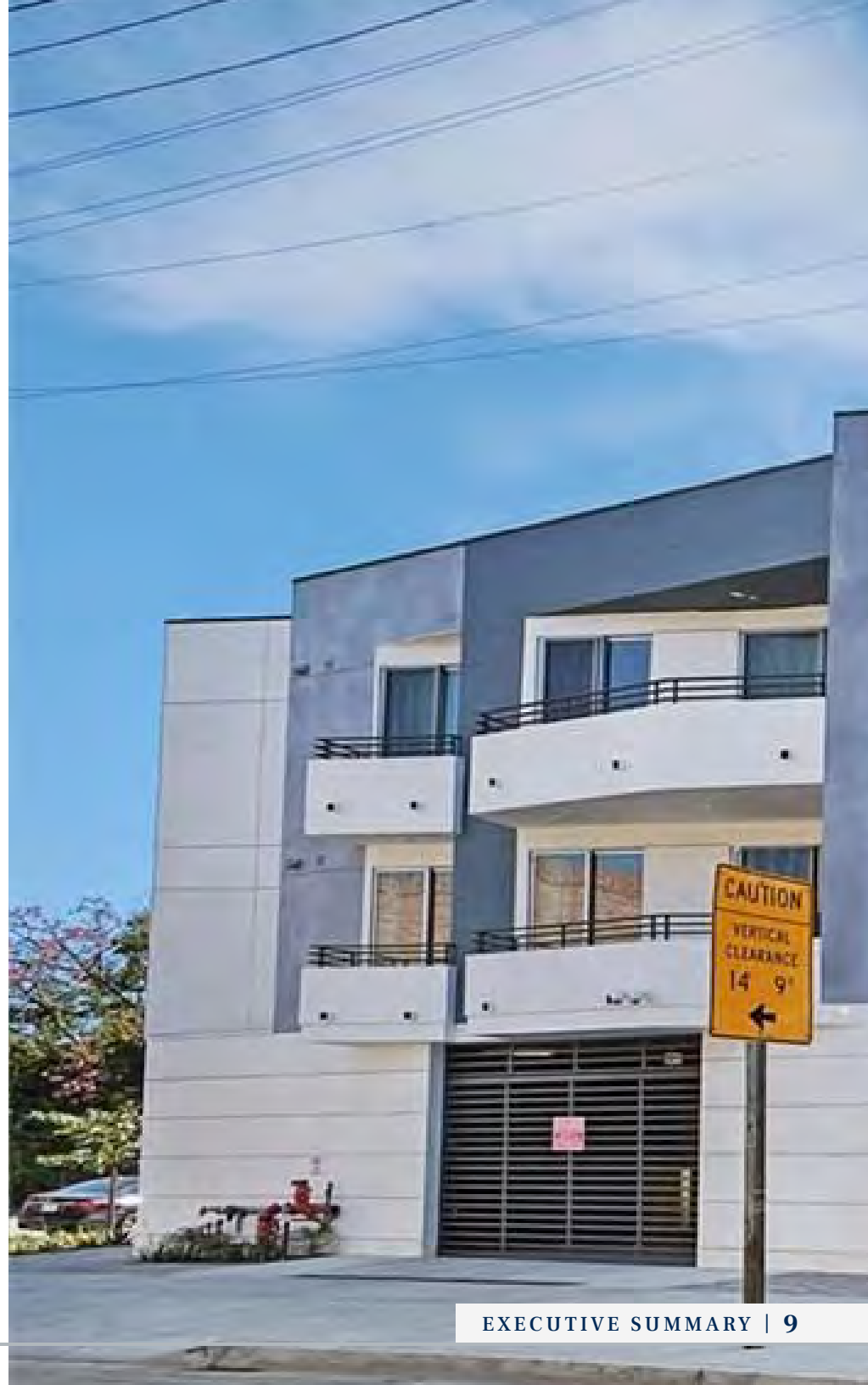
# of Units  
**10**

### FINANCIAL

Listing Price	\$5,726,000
Down Payment	45% / \$2,576,700
NOI	\$217,730
Cap Rate	3.80%
Total Return	4.51%
Price/SF	\$491.04
Rent/SF	\$2.34
Price/Unit	\$572,600

### OPERATIONAL

Rentable SF	11,661 SF
# of Units	10
Lot Size	0.24 Acres
Year Built	2019





# 11408 SARAH ST

11408 Sarah St, Studio City, CA 91602

## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this newer construction 10-unit multifamily property located in Studio City, CA. The property was recently built in 2019, and it is free from any local or state rent control laws.

This 3-story, 11,661 square foot apartment building sits on a 0.22-acre corner-lot, and it boasts an excellent unit mix of (4) 1 Bed / 1 Bath units, (2) 2 Bed / 2 Bath units, and (4) 3 Bed / 2 Bath units. The units all have large, open floor plans, and they all have their own in-unit washer/dryer and central A/C. The property also offers its tenants security with a gated entrance and ample gated parking on the first level with a well-maintained elevator leading up to the next two floors.

This opportunity is perfect for the investor looking for a very well located, completely non-rent-controlled property in the highly sought-after rental market of Studio City, where the new owner would be able to enjoy a low-risk investment with good in-place cash flow and very little or no deferred maintenance for years to come.

## INVESTMENT HIGHLIGHTS

- Newer Construction, Built in 2019
- Non Rent Control
- Large Open Floor Plans
- In-Unit Washer/Dryer
- Central Air Condition
- Secure Property with Gated Entrance
- Ample Gated Parking
- Highly Sought After Studio City Market





SECTION 2

# Property Information

REGIONAL MAP

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LOCAL MAP

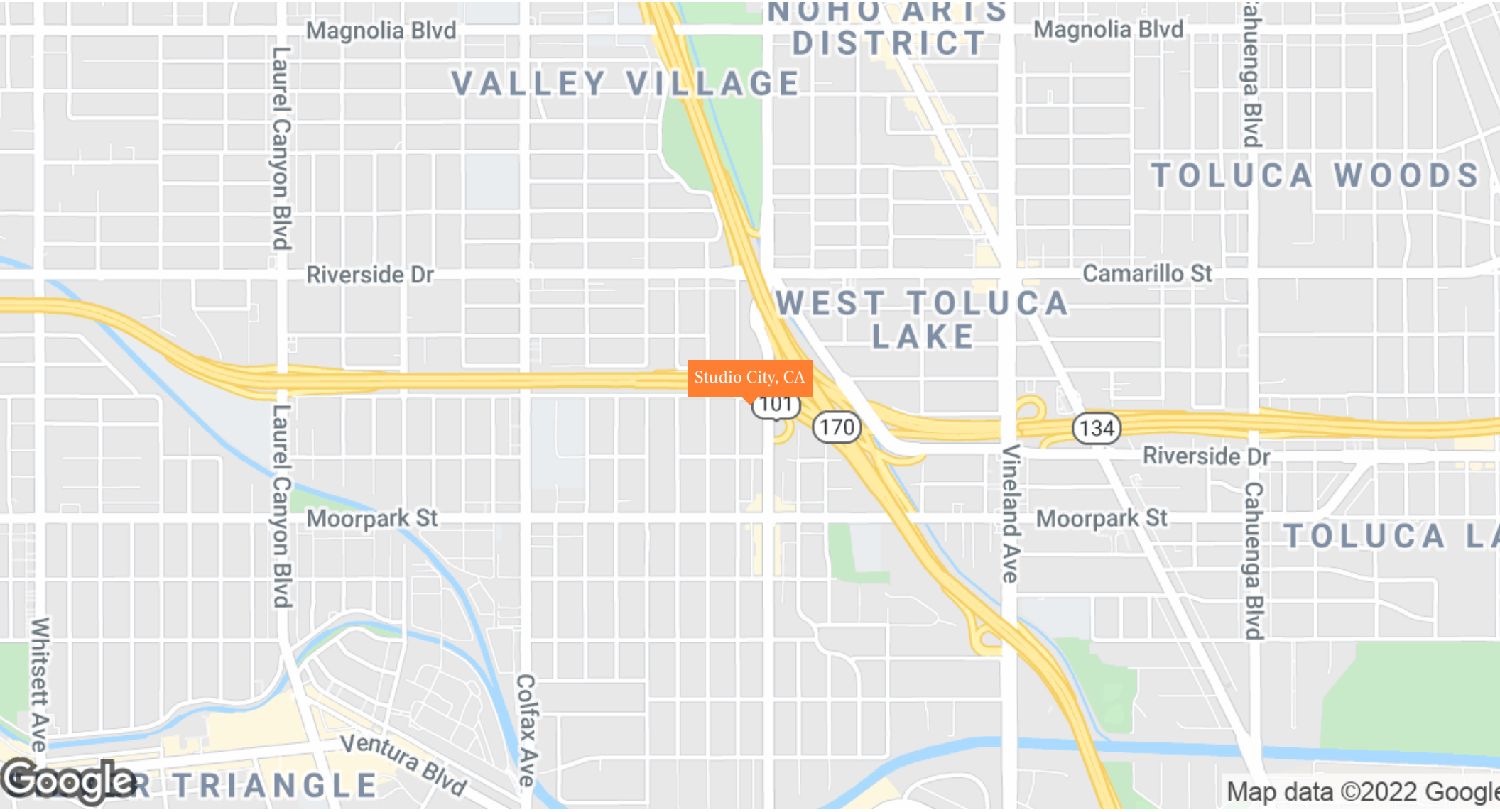
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AERIAL MAP

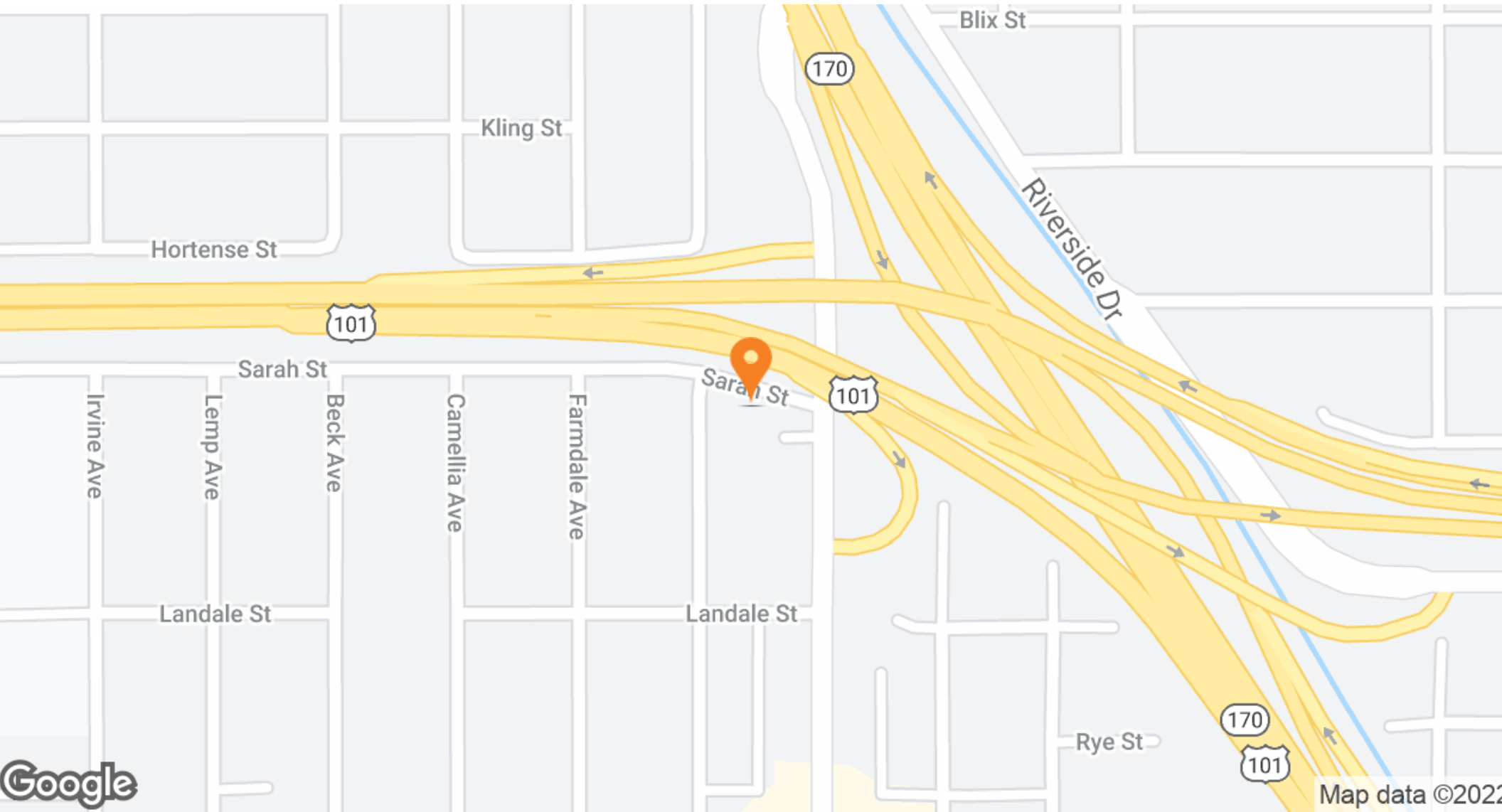
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11408 Sarah St // REGIONAL MAP

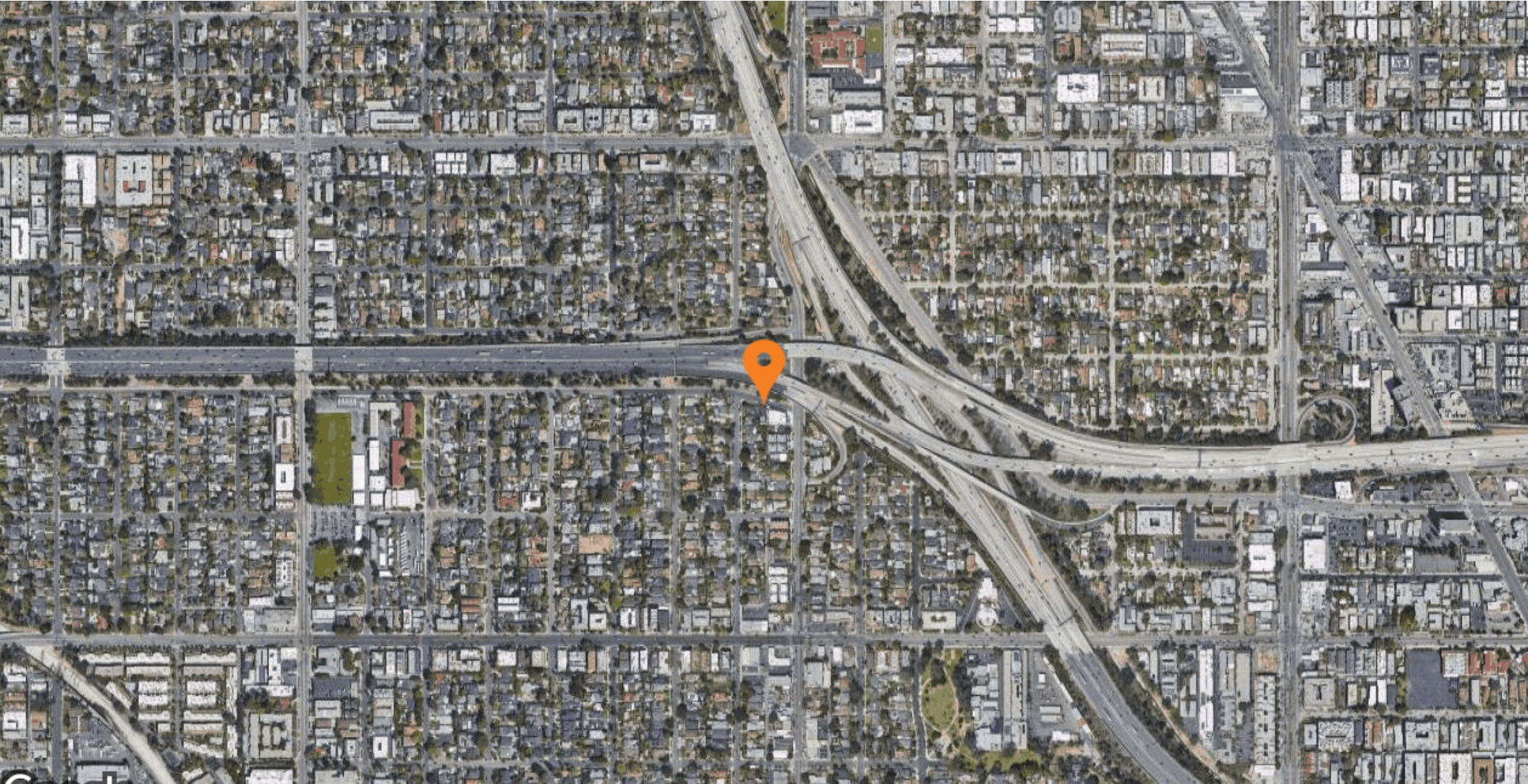


LOCAL MAP // 11408 Sarah St





11408 Sarah St // AERIAL MAP



Google

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SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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# FINANCIAL DETAILS // 11408 Sarah St

As of January,2022

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month
1	3 Bed / 2 Bath	\$3,350	\$0.00	\$3,350	\$0.00
2	2 Bed / 2 Bath	\$3,000	\$0.00	\$3,000	\$0.00
3	3 Bed / 2 Bath	\$3,450	\$0.00	\$3,450	\$0.00
4	1 Bed / 1 Bath - VLI	\$776	\$0.00	\$776	\$0.00
5	1 Bed / 1 Bath	\$2,100	\$0.00	\$2,100	\$0.00
6	3 Bed / 2 Bath	\$3,300	\$0.00	\$3,300	\$0.00
7	2 Bed / 2 Bath	\$3,100	\$0.00	\$3,100	\$0.00
8	3 Bed / 2 Bath	\$3,650	\$0.00	\$3,650	\$0.00
9	1 Bed / 1 Bath	\$2,300	\$0.00	\$2,300	\$0.00
10	1 Bed / 1 Bath	\$2,300	\$0.00	\$2,300	\$0.00
<b>Total</b>	<b>Square Feet: 11,661</b>	<b>\$27,326</b>	<b>\$2.34</b>	<b>\$27,326</b>	<b>\$2.34</b>

## 11408 Sarah St // FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	3	N/A	\$2,100 - \$2,300	\$2,233	N/A	\$6,700	\$2,500	N/A	\$7,500
1 Bed / 1 Bath - VLI	1	N/A	\$776 - \$776	\$776	N/A	\$776	\$776	N/A	\$776
2 Bed / 2 Bath	2	N/A	\$3,000 - \$3,100	\$3,050	N/A	\$6,100	\$3,200	N/A	\$6,400
3 Bed / 2 Bath	4	N/A	\$3,300 - \$3,650	\$3,438	N/A	\$13,750	\$3,650	N/A	\$14,600
TOTALS/WEIGHTED AVERAGES	10	1,166		\$2,733	\$2.34	\$27,326	\$2,928	\$2.51	\$29,276
GROSS ANNUALIZED RENTS				\$327,912			\$351,312		

## FINANCIAL DETAILS // 11408 Sarah St

INCOME	2020		Pro Forma	NOTES	PER UNIT	PER SF
<b>Rental Income</b>						
Gross Scheduled Rent	327,912		351,312		35,131	30.13
Physical Vacancy	(9,837)	3.0%	(10,539)	3.0%	(1,054)	(0.90)
<b>TOTAL VACANCY</b>	<b>(\$9,837)</b>	<b>3.0%</b>	<b>(\$10,539)</b>	<b>3.0%</b>	<b>(\$1,054)</b>	<b>(\$1)</b>
Effective Rental Income	318,075		340,773		34,077	29.22
<b>Other Income</b>						
Meternet	6,251		6,251		625	0.54
<b>TOTAL OTHER INCOME</b>	<b>\$6,251</b>		<b>\$6,251</b>		<b>\$625</b>	<b>\$0.54</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$324,326</b>		<b>\$347,024</b>		<b>\$34,702</b>	<b>\$29.76</b>
<b>EXPENSES</b>						
Real Estate Taxes	68,712		68,712		6,871	5.89
Insurance	3,989		3,989		399	0.34
Utilities - LADWP & Gas	7,328		7,328		733	0.63
Utilities - Telephone	1,668		1,668		167	0.14
Utilities - Internet	1,284		1,284		128	0.11
Trash Removal	3,540		3,540		354	0.30
Repairs, Cleaning & Maintenance	3,844		3,844		384	0.33
Landscaping	1,680		1,680		168	0.14
Marketing & Advertising	40		40		4	0.00
Fire Alarm	816		816		82	0.07
Elevator	1,925		1,925		193	0.17
Permit & Licenses	418		418		42	0.04
Management Fee	11,351	3.5%	12,146	3.5%	1,215	1.04
<b>TOTAL EXPENSES</b>	<b>\$106,595</b>		<b>\$107,390</b>		<b>\$10,739</b>	<b>\$9.21</b>
<b>EXPENSES AS % OF EGI</b>	<b>32.9%</b>		<b>30.9%</b>			
<b>NET OPERATING INCOME</b>	<b>\$217,730</b>		<b>\$239,634</b>		<b>\$23,963</b>	<b>\$20.55</b>

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



# 11408 Sarah St // FINANCIAL DETAILS

SUMMARY		
Price	\$5,726,000	
Down Payment	\$2,576,700	45%
Number of Units	10	
Price Per Unit	\$572,600	
Price Per SqFt	\$491.04	
Gross SqFt	11,661	
Lot Size	0.24 Acres	
Approx. Year Built	2019	

RETURNS	2020	Pro Forma	Reno
CAP Rate	3.80%	4.19%	4.19%
GRM	17.46	16.30	16.30
Cash-on-Cash	2.07%	2.92%	2.92%
Debt Coverage Ratio	1.32	1.46	1.46

FINANCING	1st Loan
Loan Amount	\$3,149,300
Loan Type	New
Interest Rate	3.25%
Amortization	30 Years
Year Due	2026

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	1 Bed / 1 Bath	0	\$1,869	\$2,069
2	2 Bed / 2 Bath	0	\$3,050	\$3,200
4	3 Bed / 2 Bath	0	\$3,438	\$3,650

OPERATING DATA				
INCOME		2020		Pro Forma
Gross Scheduled Rent		\$327,912		\$351,312
Less: Vacancy/Deductions	3.0%	\$9,837	3.0%	\$10,539
Total Effective Rental Income		\$318,075		\$340,773
Other Income		\$6,251		\$6,251
Effective Gross Income		\$324,326		\$347,024
Less: Expenses	32.9%	\$106,595	30.9%	\$107,390
Net Operating Income		\$217,730		\$239,634
Cash Flow		\$217,730		\$239,634
Debt Service		\$164,471		\$164,471
Net Cash Flow After Debt Service	2.07%	\$53,259	2.92%	\$75,162
Principal Reduction		\$63,053		\$65,133
TOTAL RETURN	4.51%	\$116,312	5.44%	\$140,295

EXPENSES	2020	Pro Forma
Real Estate Taxes	\$68,712	\$68,712
Insurance	\$3,989	\$3,989
Utilities - LADWP & Gas	\$7,328	\$7,328
Utilities - Telephone	\$1,668	\$1,668
Utilities - Internet	\$1,284	\$1,284
Trash Removal	\$3,540	\$3,540
Repairs, Cleaning & Maintenance	\$3,844	\$3,844
Landscaping	\$1,680	\$1,680
Marketing & Advertising	\$40	\$40
Fire Alarm	\$816	\$816
Elevator	\$1,925	\$1,925
Permit & Licenses	\$418	\$418
Management Fee	\$11,351	\$12,146
TOTAL EXPENSES	\$106,595	\$107,390
Expenses/Unit	\$10,660	\$10,739
Expenses/SF	\$9.14	\$9.21

SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE AND GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

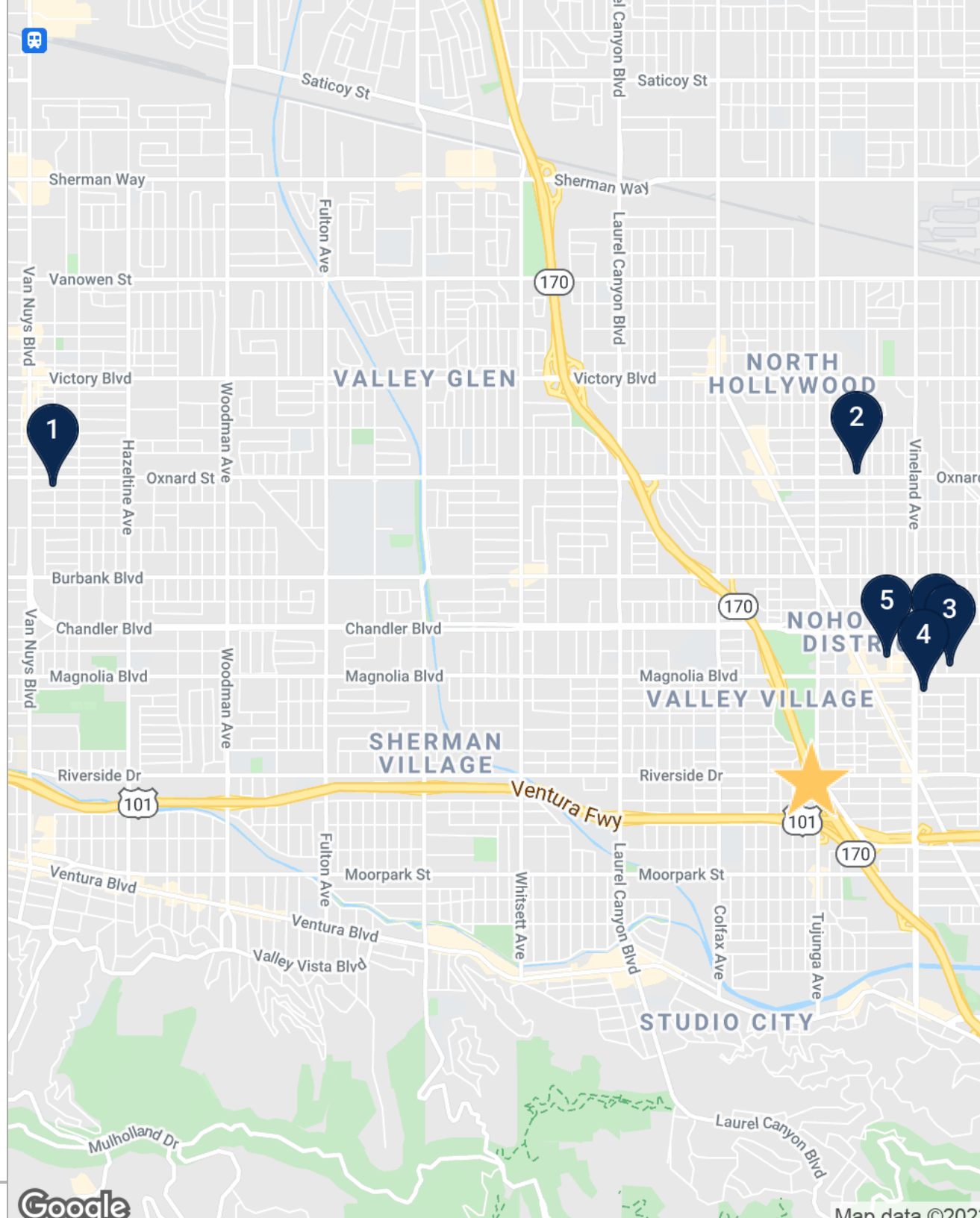
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SALE COMPS




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# SALE COMPS MAP

- ★ 11408 Sarah St
- 1 14403 Tiara St
- 2 6002 Klump Ave
- 3 5220 Satsuma Ave
- 4 10947 Hartsook St
- 5 11115 McCormick St
- 6 5246 Cleon Ave



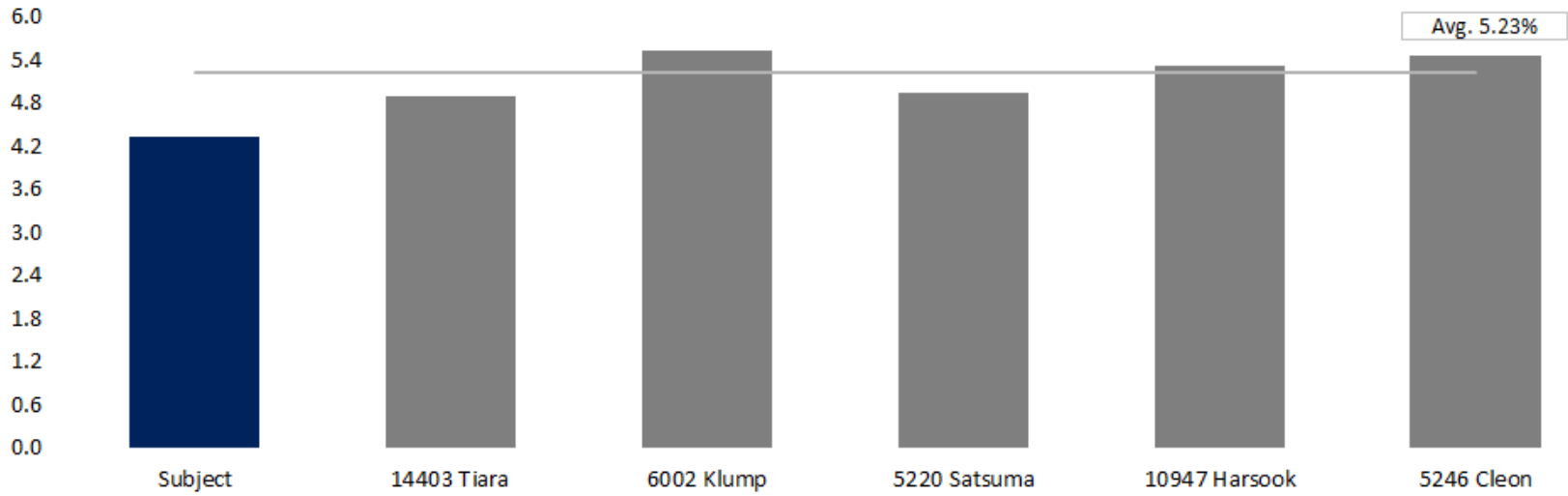
## SALE COMPS SUMMARY // 11408 Sarah St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>11408 Sarah St</b> 11408 Sarah St Studio City, CA 91602	\$5,726,000	11,661 SF	\$491.04	0.22 AC	\$572,600	3.80%	10	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>14403 Tiara St</b> 14403 Tiara St Sherman Oaks, CA 91401	\$5,450,000	17,318 SF	\$314.70	0.32 AC	\$681,250	4.89%	8	07/03/2020
	<b>6002 Klump Ave</b> 6002 Klump Ave North Hollywood, CA 91606	\$3,300,000	8,200 SF	\$402.44	0.21 AC	\$550,000	5.54%	6	03/31/2020
	<b>5220 Satsuma Ave</b> 5220 Satsuma Ave North Hollywood, CA 91601	\$7,550,000	20,975 SF	\$359.95	0.35 AC	\$629,166	4.94%	12	03/01/2020
	<b>10947 Hartsook St</b> 10947 Hartsook St North Hollywood, CA 91601	\$6,000,000	20,000 SF	\$300.00	0.2 AC	\$500,000	5.31%	12	09/21/2021
	<b>11115 McCormick St</b> 11115 McCormick St North Hollywood, CA 91601	\$7,340,000	17,200 SF	\$426.74	0.19 AC	\$524,285	-	14	04/15/2021
	<b>5246 Cleon Ave</b> 5246 Cleon Ave North Hollywood, CA 91601	\$3,630,000	7,688 SF	\$472.16	0.18 AC	\$453,750	5.47%	8	12/30/2020
	<b>AVERAGES</b>	<b>\$5,545,000</b>	<b>15,230 SF</b>	<b>\$379.33</b>	<b>0.24 AC</b>	<b>\$556,408</b>	<b>5.23%</b>	<b>10</b>	<b>-</b>

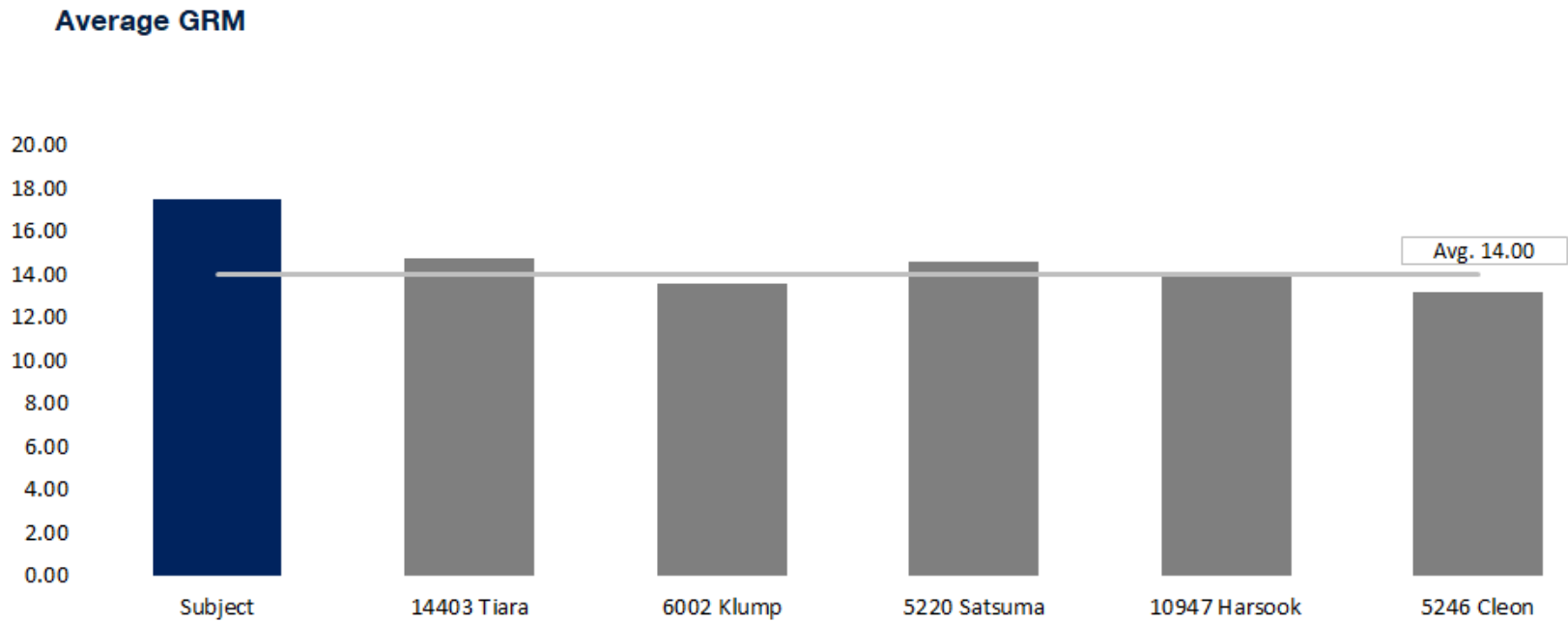


# CAP RATE AND GRM CHART // 11408 Sarah St

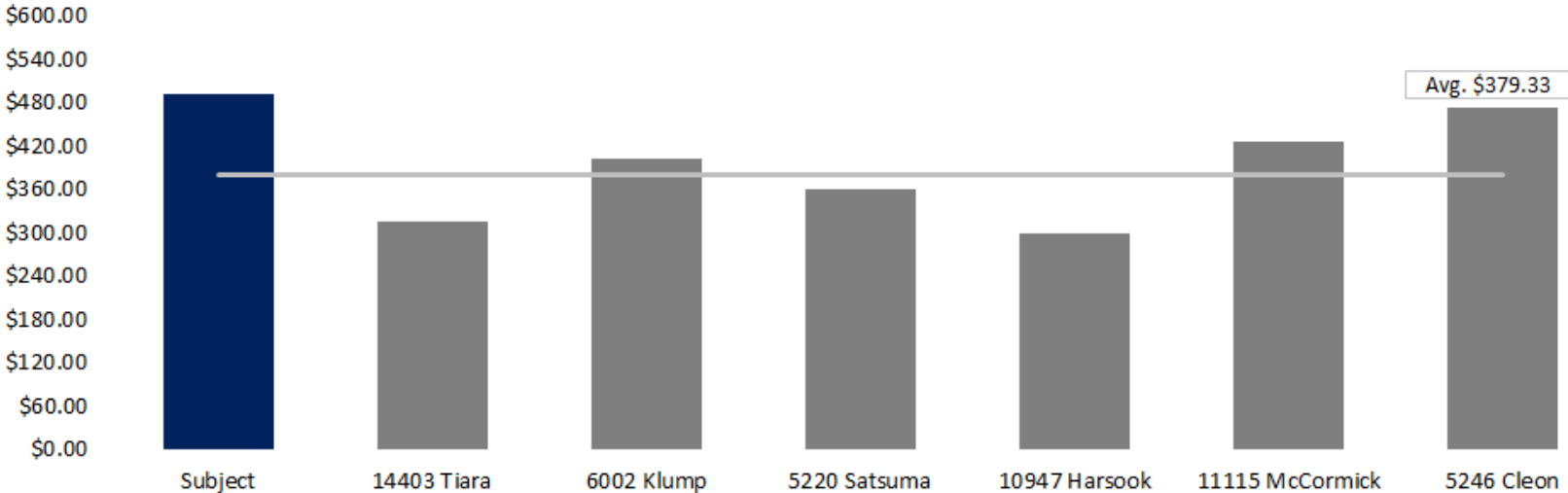
Average Cap Rate



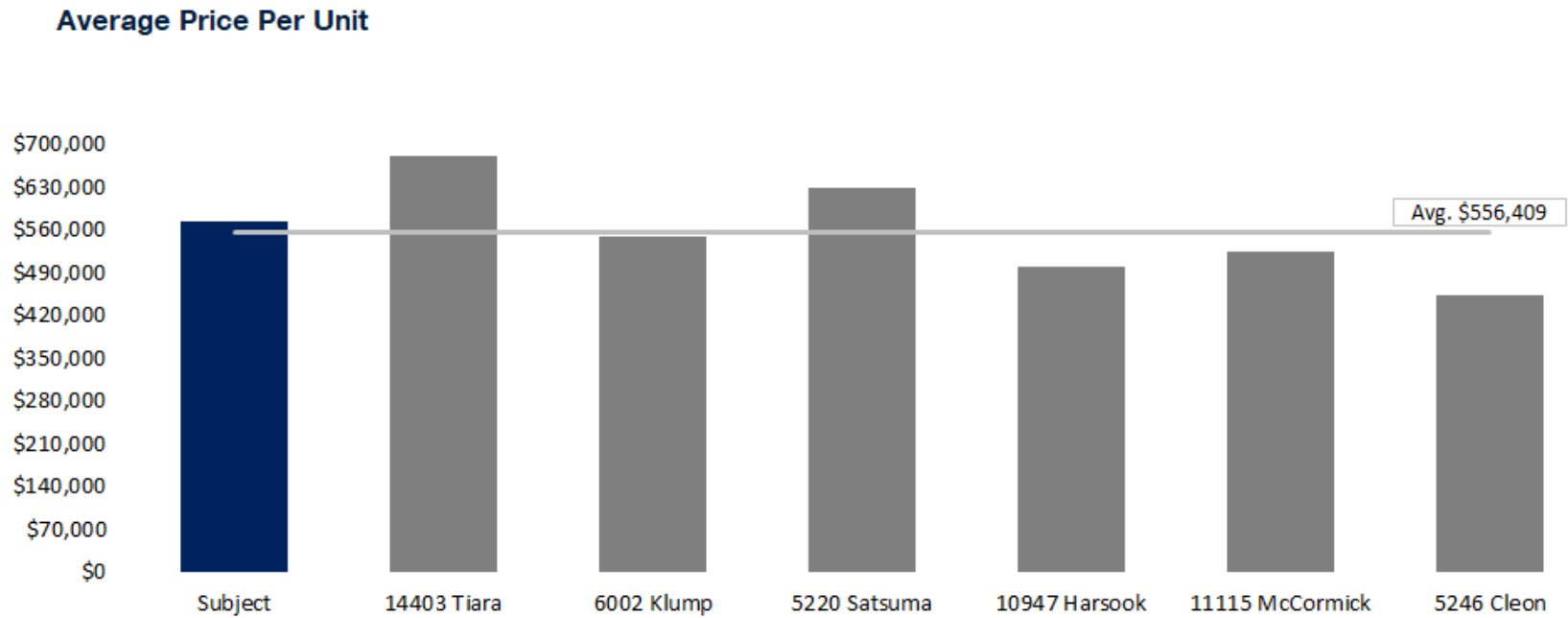
# CAP RATE AND GRM CHART // 11408 Sarah St



Average Price Per Square Foot



## PRICE PER UNIT CHART // 11408 Sarah St





## 11408 Sarah St // SALE COMPS



**★ 11408 Sarah St**  
11408 Sarah St, Studio City, CA 91602

Listing Price:	\$5,726,000	Price/SF:	\$491.04
Property Type:	Multifamily	GRM:	17.46
NOI:	\$217,730	Cap Rate:	3.80%
Occupancy:	-	Year Built:	2019
COE:	On Market	Number Of Units:	10
Lot Size:	0.22 Acres	Price/Unit:	\$572,600
Total SF:	11,661 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	40.0		\$1,869	
2+2	2	20.0		\$3,050	
3+2	4	40.0		\$3,438	
<b>TOTAL/AVG</b>	<b>10</b>	<b>100%</b>		<b>\$2,732</b>	



**1 14403 Tiara St**  
14403 Tiara St Sherman Oaks, CA 91401

Sale Price:	\$5,450,000	Price/SF:	\$314.70
Property Type:	Multifamily	GRM:	14.75
NOI:	\$266,649	Cap Rate:	4.89%
Occupancy:	-	Year Built:	2019
COE:	07/03/2020	Number Of Units:	8
Lot Size:	0.32 Acres	Price/Unit:	\$681,250
Total SF:	17,318 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+3	8	100			
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	

LAAA Team listing.

## SALE COMPS // 11408 Sarah St



**2 6002 Klump Ave**  
6002 Klump Ave North Hollywood, CA 91606

Sale Price:	\$3,300,000	Price/SF:	\$402.44
Property Type:	Multifamily	GRM:	13.55
NOI:	\$182,731	Cap Rate:	5.54%
Occupancy:	-	Year Built:	2020
COE:	03/31/2020	Number Of Units:	6
Lot Size:	0.21 Acres	Price/Unit:	\$550,000
Total SF:	8,200 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+2.5	6	100			
TOTAL/AVG	6	100%	0	\$0	



**3 5220 Satsuma Ave**  
5220 Satsuma Ave North Hollywood, CA 91601

Sale Price:	\$7,550,000	Price/SF:	\$359.95
Property Type:	Multifamily	GRM:	14.61
NOI:	\$372,914	Cap Rate:	4.94%
Occupancy:	-	Year Built:	2020
COE:	03/01/2020	Number Of Units:	12
Lot Size:	0.35 Acres	Price/Unit:	\$629,166
Total SF:	20,975 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1.5	2	16.7			
3+2.5	10	83.3			
TOTAL/AVG	12	100%	0	\$0	



**4 10947 Hartsook St**  
10947 Hartsook St North Hollywood, CA 91601

Sale Price:	\$6,000,000	Price/SF:	\$300.00
Property Type:	Multifamily	GRM:	13.89
NOI:	\$318,808	Cap Rate:	5.31%
Occupancy:	-	Year Built:	2021
COE:	09/21/2021	Number Of Units:	12
Lot Size:	0.2 Acres	Price/Unit:	\$500,000
Total SF:	20,000 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+2	12	100			
TOTAL/AVG	12	100%	0	\$0	



**5 11115 McCormick St**  
11115 McCormick St North Hollywood, CA 91601

Sale Price:	\$7,340,000	Price/SF:	\$426.74
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	2020
COE:	04/15/2021	Number Of Units:	14
Lot Size:	0.19 Acres	Price/Unit:	\$524,285
Total SF:	17,200 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	7	50			
1+2	1	7.1			
2+1	4	28.6			
2+2	2	14.3			
TOTAL/AVG	14	100%	0	\$0	

## SALE COMPS // 11408 Sarah St



**6** **5246 Cleon Ave**  
5246 Cleon Ave North Hollywood, CA 91601

Sale Price:	\$3,630,000	Price/SF:	\$472.16
Property Type:	Multifamily	GRM:	13.21
NOI:	\$198,423	Cap Rate:	5.47%
Occupancy:	-	Year Built:	2020
COE:	12/30/2020	Number Of Units:	8
Lot Size:	0.18 Acres	Price/Unit:	\$453,750
Total SF:	7,688 SF		

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



SECTION 5

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

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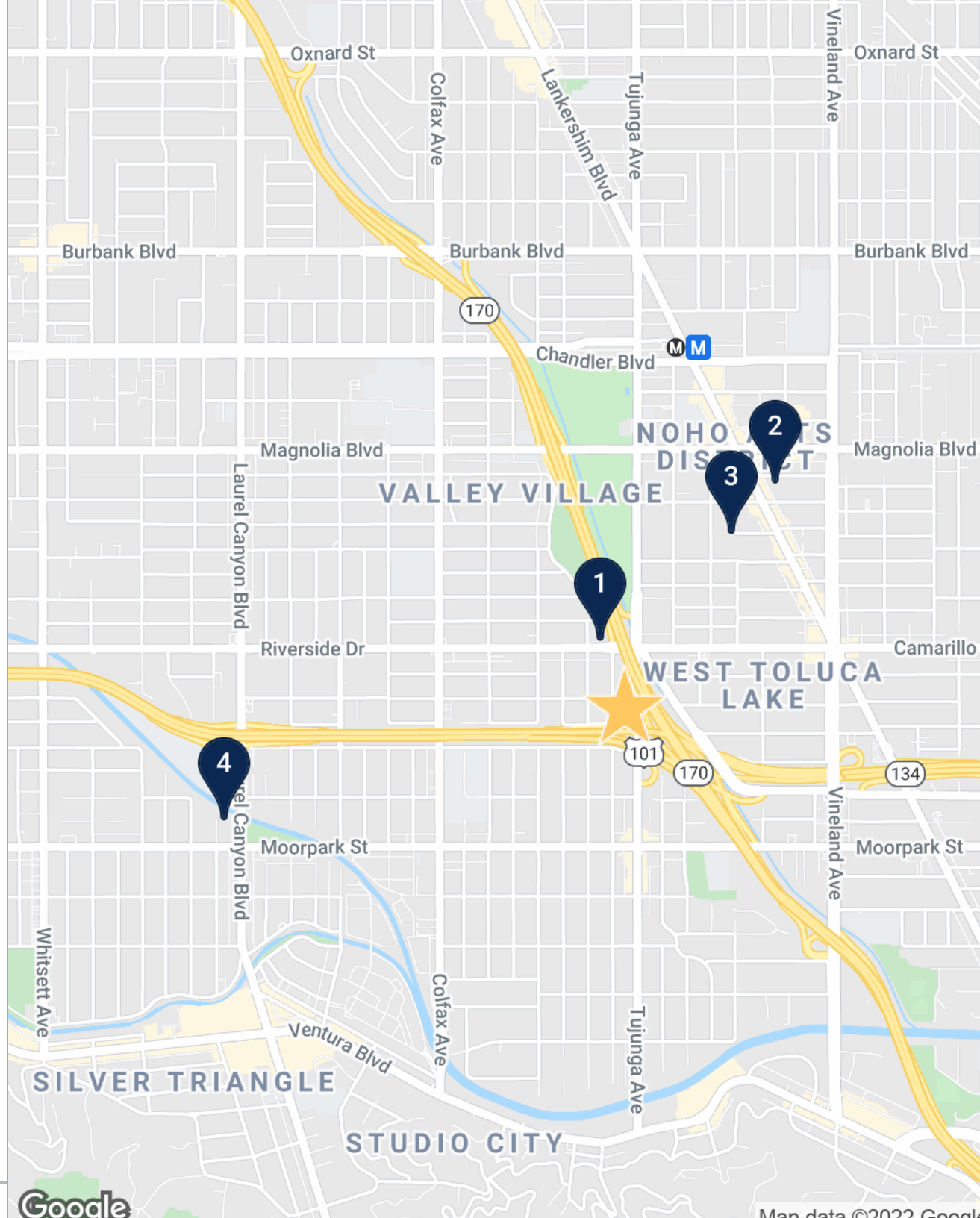
RENT COMPS

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Marcus & Millichap

# RENT COMPS MAP

- ★ 11408 Sarah St
- 1 Village House
- 2 The Luxe
- 3 The Hesby
- 4 4440 Vantage Ave

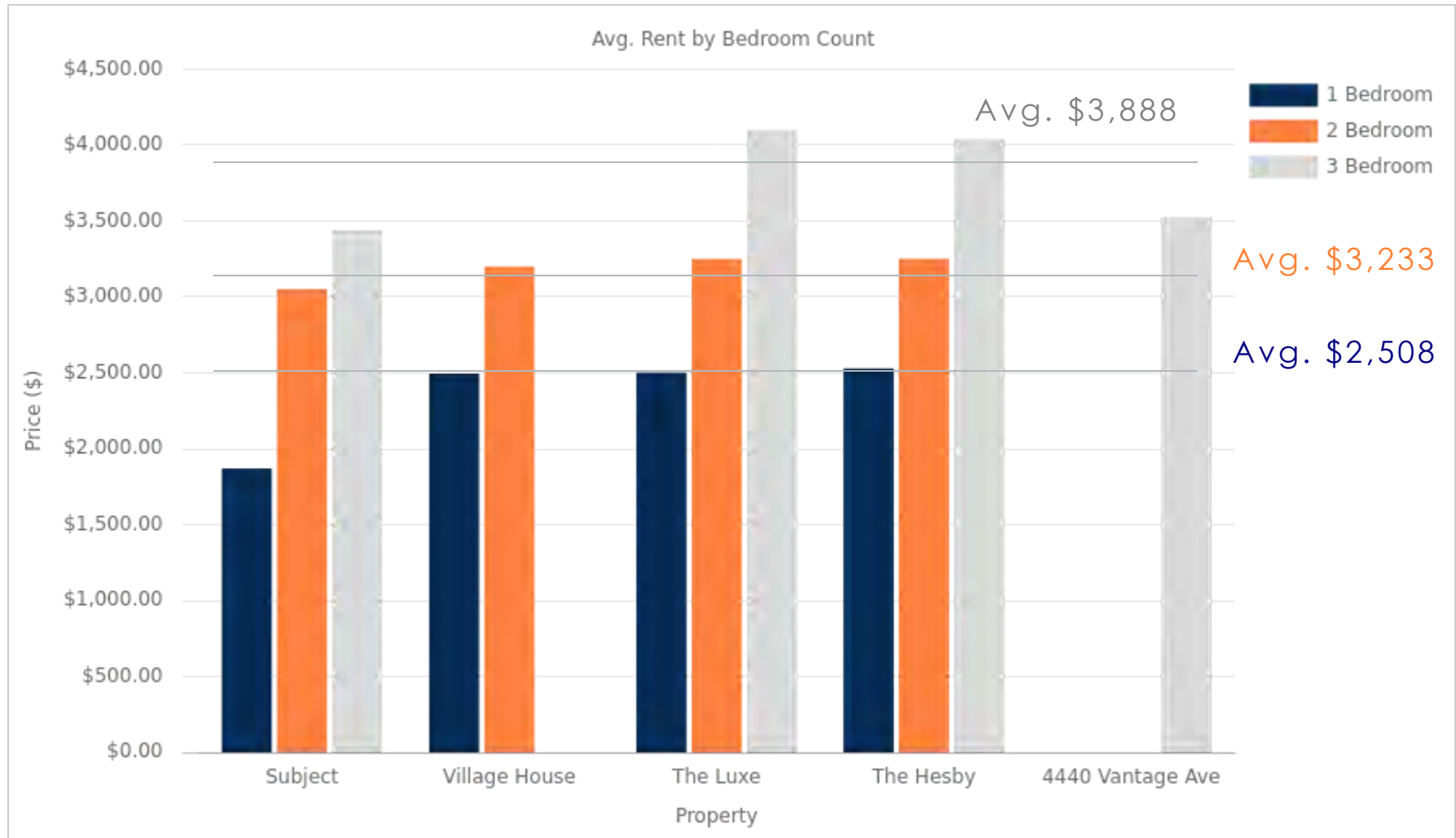


## 11408 Sarah St // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>11408 Sarah St</b> 11408 Sarah St Studio City, CA 91602	\$2.34	11,661 SF	0.24 AC	10
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>Village House</b> 11445 Riverside Dr Los Angeles, CA 91602	\$3.35	28,598 SF	0.42 AC	29
	<b>The Luxe</b> 11110 Hartsook St North Hollywood, CA 91601	\$3.20	58,586 SF	0.52 AC	61
	<b>The Hesby</b> 5031 Fair Ave North Hollywood, CA 91601	\$3.08	354,068 SF	2.72 AC	308
	<b>4440 Vantage Ave</b> 4440 Vantage Ave Studio City, CA 91604	\$2.78	42,939 SF	0.55 AC	30
	<b>AVERAGES</b>	<b>\$3.10</b>	<b>121,048 SF</b>	<b>1.05 AC</b>	<b>107</b>



# RENT BY BED CHART // 11408 Sarah St



## 11408 Sarah St // RENT COMPS

★ **11408 Sarah St**  
11408 Sarah St, Studio City, CA 91602

🏠 10 Units | 🕒 Year Built 2019



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	40.0		\$1,869	
2+2	2	20.0		\$3,050	
3+2	4	40.0		\$3,438	
TOTAL/AVG	10	100%		\$2,732	

1 **Village House**  
11445 Riverside Dr, Los Angeles, CA 91602

🏠 29 Units | 🕒 Year Built 2020



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	50	700	\$2,495	\$3.56
2+2	1	50	1,000	\$3,198	\$3.20
TOTAL/AVG	2	100%	850	\$2,846	\$3.35

## RENT COMPS // 11408 Sarah St

**2** **The Luxe**  
11110 Hartsook St, North Hollywood, CA 91601

 61 Units |  Year Built 2019



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	33.3	721	\$2,500	\$3.47
2+2	1	33.3	1,002	\$3,250	\$3.24
3+3	1	33.3	1,358	\$4,100	\$3.02
TOTAL/AVG	3	100%	1,027	\$3,283	\$3.20

**3** **The Hesby**  
5031 Fair Ave, North Hollywood, CA 91601

 308 Units |  Year Built 2013



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	33.3	705	\$2,529	\$3.59
2+2	1	33.3	1,015	\$3,251	\$3.20
3+2	1	33.3	1,465	\$4,038	\$2.76
TOTAL/AVG	3	100%	1,061	\$3,272	\$3.08

# 11408 Sarah St // RENT COMPS

**4** **4440 Vantage Ave**  
4440 Vantage Ave, Studio City, CA 91604

 30 Units |  Year Built 2013



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+2	1	100	1,269	\$3,525	\$2.78
TOTAL/AVG	1	100%	1,269	\$3,525	\$2.78



SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap





## 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.

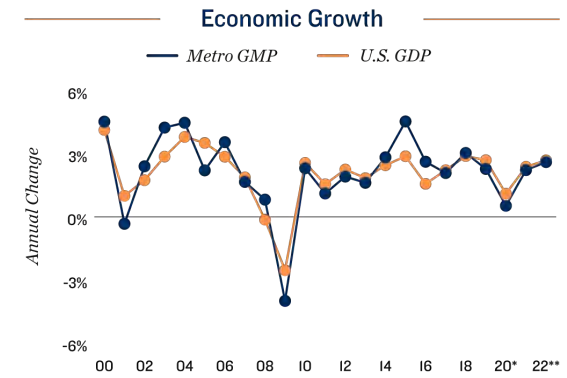




## ECONOMY

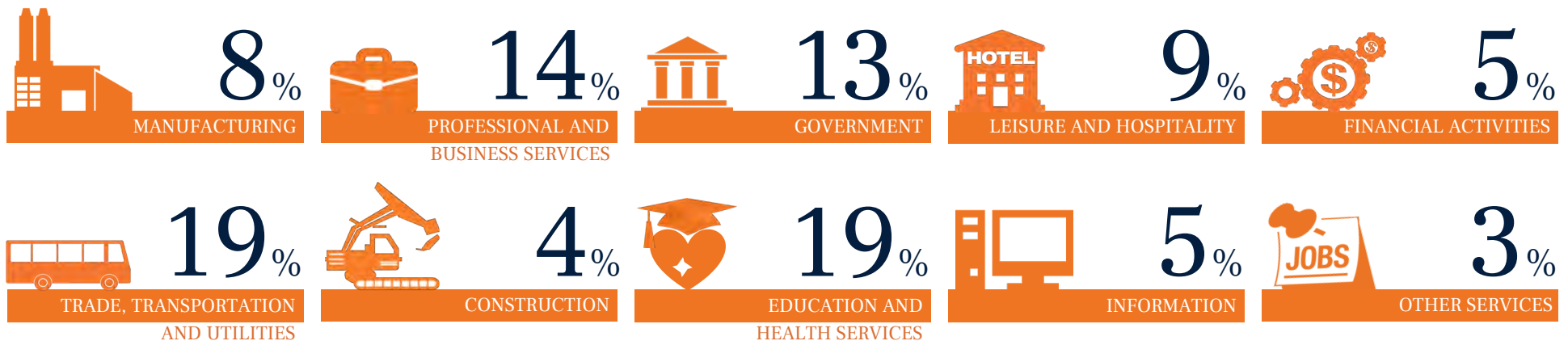
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace 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



\* Estimate, \*\* Forecast

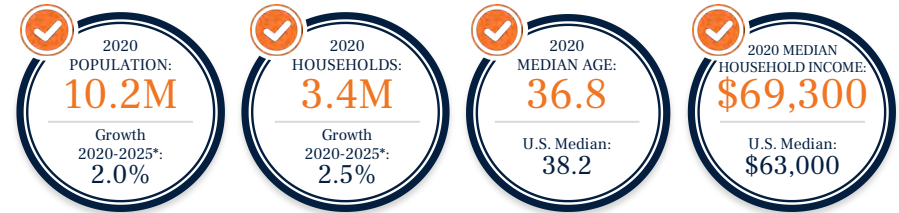
## SHARE OF 2020 TOTAL EMPLOYMENT



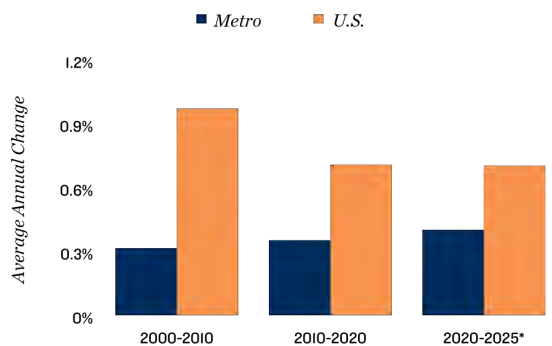
## DEMOGRAPHICS

- 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.

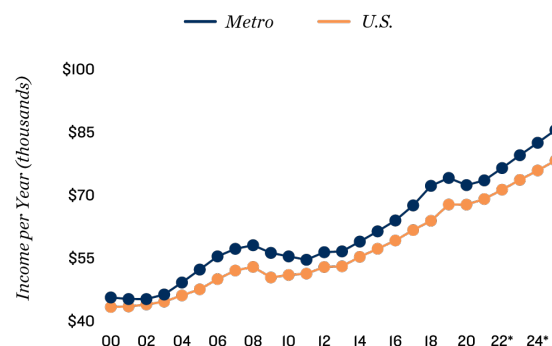
## QUICK FACTS



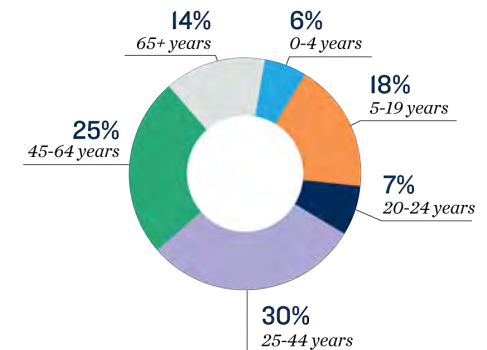
Population Growth



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

UCLA

Caltech

USC

LMU|LA  
Loyola Marymount  
University



## ARTS & ENTERTAINMENT

Los Angeles Zoo &  
Botanical Gardens

LACMA

## 11408 Sarah St // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Population	39,015	232,667	638,845
<b>2021 Estimate</b>			
Total Population	36,991	227,202	623,664
<b>2010 Census</b>			
Total Population	33,517	218,665	598,598
<b>2000 Census</b>			
Total Population	32,644	211,958	592,565
<b>Daytime Population</b>			
2021 Estimate	33,505	238,521	675,311
<b>HOUSEHOLDS</b>			
<b>2026 Projection</b>			
Total Households	20,513	103,390	277,587
<b>2021 Estimate</b>			
Total Households	19,397	100,414	269,324
Average (Mean) Household Size	1.9	2.3	2.3
<b>2010 Census</b>			
Total Households	17,378	94,989	254,147
<b>2000 Census</b>			
Total Households	17,511	92,230	251,596
Growth 2021-2026	5.8%	3.0%	3.1%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2026 Projection	22,107	111,580	300,395
2021 Estimate	20,835	108,020	290,307
Owner Occupied	5,029	35,914	90,899
Renter Occupied	14,368	64,500	178,426
Vacant	1,439	7,606	20,982
<b>Persons in Units</b>			
2021 Estimate Total Occupied Units	19,397	100,414	269,324
1 Person Units	44.6%	36.5%	37.7%
2 Person Units	34.6%	32.1%	30.5%
3 Person Units	12.0%	14.1%	13.2%
4 Person Units	6.5%	10.3%	10.0%
5 Person Units	1.7%	4.0%	4.5%
6+ Person Units	0.6%	3.0%	4.1%

<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2021 Estimate</b>			
\$200,000 or More	12.7%	14.0%	12.9%
\$150,000-\$199,999	7.6%	7.6%	7.3%
\$100,000-\$149,999	17.2%	16.6%	16.2%
\$75,000-\$99,999	15.5%	13.2%	12.7%
\$50,000-\$74,999	16.3%	15.3%	15.1%
\$35,000-\$49,999	9.6%	9.7%	10.0%
\$25,000-\$34,999	6.2%	6.5%	7.2%
\$15,000-\$24,999	6.5%	7.3%	8.0%
Under \$15,000	8.4%	9.8%	10.7%
Average Household Income	\$119,711	\$122,357	\$117,406
Median Household Income	\$79,500	\$77,335	\$73,601
Per Capita Income	\$62,929	\$54,174	\$50,879
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2021 Estimate Total Population	36,991	227,202	623,664
Under 20	13.8%	18.7%	18.4%
20 to 34 Years	28.9%	24.4%	25.2%
35 to 39 Years	11.2%	8.9%	8.8%
40 to 49 Years	16.6%	15.1%	14.9%
50 to 64 Years	17.7%	18.9%	18.5%
Age 65+	11.8%	14.1%	14.2%
Median Age	38.1	38.8	38.6
<b>Population 25+ by Education Level</b>			
2021 Estimate Population Age 25+	30,258	173,028	474,836
Elementary (0-8)	1.8%	5.0%	7.3%
Some High School (9-11)	3.0%	5.2%	5.7%
High School Graduate (12)	11.3%	14.6%	15.5%
Some College (13-15)	21.0%	21.1%	19.8%
Associate Degree Only	7.5%	8.0%	7.6%
Bachelor's Degree Only	40.1%	32.2%	30.3%
Graduate Degree	15.4%	13.9%	13.8%
<b>Population by Gender</b>			
2021 Estimate Total Population	36,991	227,202	623,664
Male Population	49.8%	49.8%	50.6%
Female Population	50.2%	50.2%	49.4%





### POPULATION

In 2021, the population in your selected geography is 623,664. The population has changed by 5.2 percent since 2000. It is estimated that the population in your area will be 638,845 five years from now, which represents a change of 2.4 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 38.6, compared with the U.S. average, which is 38.4. The population density in your area is 7,939 people per square mile.



### HOUSEHOLDS

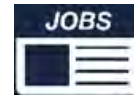
There are currently 269,324 households in your selected geography. The number of households has changed by 7.0 percent since 2000. It is estimated that the number of households in your area will be 277,587 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.3 people.



### INCOME

In 2021, the median household income for your selected geography is \$73,601, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 77.2 percent since 2000. It is estimated that the median household income in your area will be \$78,196 five years from now, which represents a change of 6.2 percent from the current year.

The current year per capita income in your area is \$50,879, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$117,406, compared with the U.S. average, which is \$94,822.



### EMPLOYMENT

In 2021, 319,079 people in your selected area were employed. The 2000 Census revealed that 70.9 percent of employees are in white-collar occupations in this geography, and 29.1 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 25.9 minutes.



### HOUSING

The median housing value in your area was \$730,119 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 90,532 owner-occupied housing units and 161,064 renter-occupied housing units in your area. The median rent at the time was \$677.



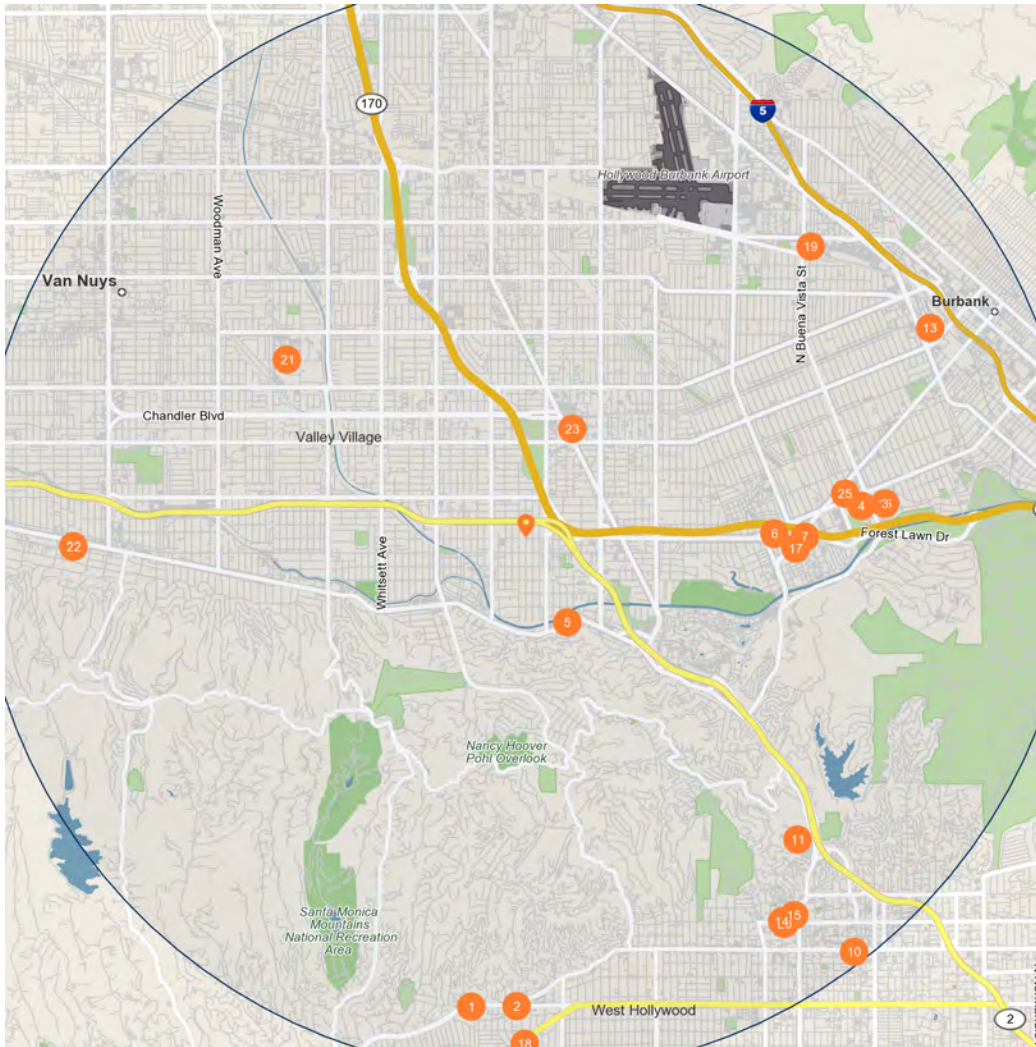
### EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. 13.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.0 percent, and 30.3 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 7.6 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 15.5 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 19.8 percent in the selected area compared with the 20.5 percent in the U.S.

## 11408 Sarah St // DEMOGRAPHICS



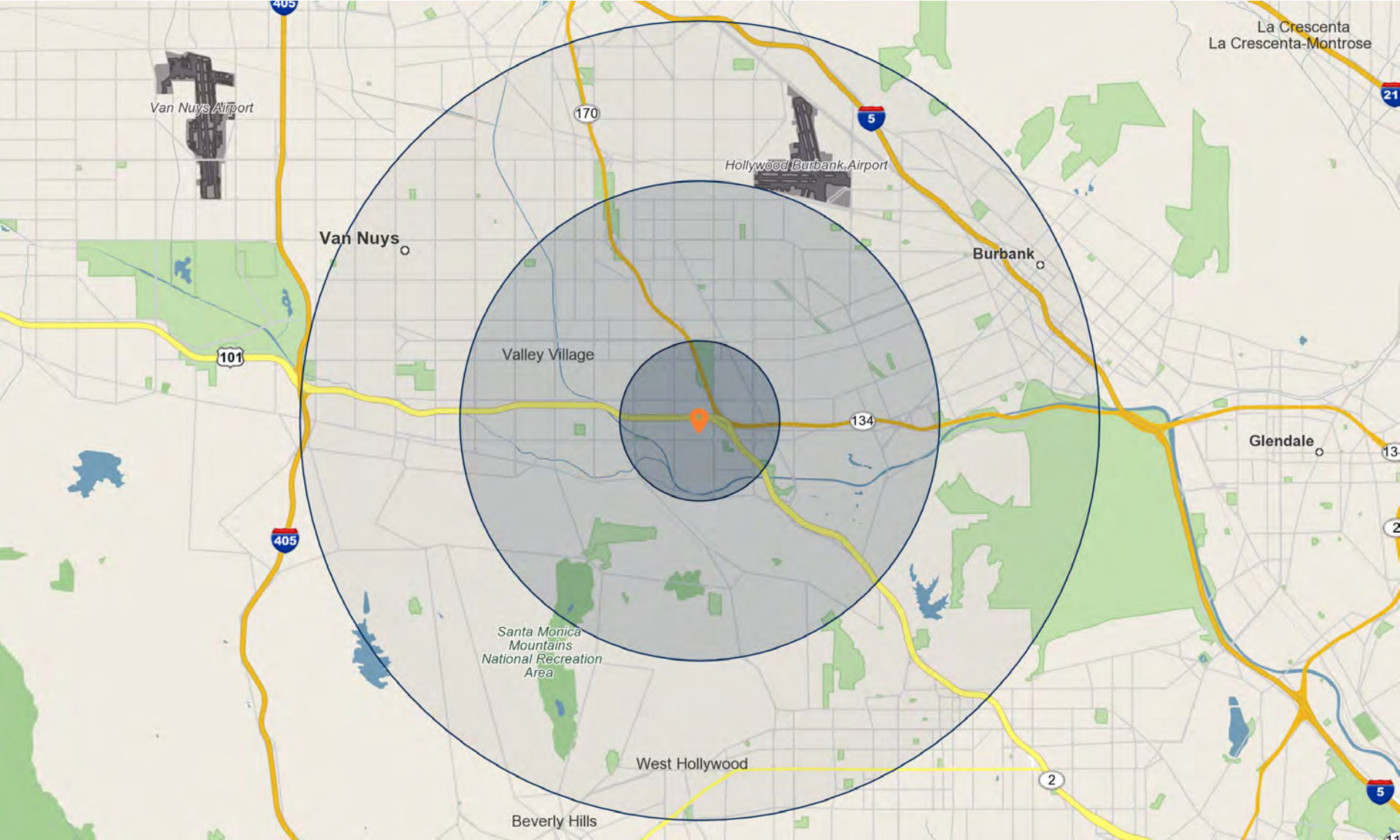
### Major Employers

### Employees

1	Yf Art Holdings Gp LLC	10,600
2	Ticketmaster Entertainment LLC	4,390
3	Walt Disney Records Direct-Disney	2,990
4	Providence Holy Cross	2,931
5	Dream Lounge Inc	2,210
6	Twdc Enterprises 18 Corp	2,002
7	WF Cinema Holdings LP-Mann Theaters	2,000
8	Providence Health & Services F-Providence Holy Cross Fundation	2,000
9	Providence Health System-Providence St Joseph Med Ctr	2,000
10	Broadreach Capitl Partners LLC	1,974
11	Los Angeles Philharmonic Assn-Bowl Store The	1,779
12	Homebridge Financial Svcs Inc	1,700
13	Andrews International Inc	1,700
14	Valet Parking Svc A Cal Partnr-Valet Parking Service	1,268
15	Grill On The Alley The Inc	1,125
16	Twdc Enterprises 18 Corp-Walt Disney Studios HM Entrmt	1,000
17	Bonanza Productions Inc	1,000
18	Los Angeles County MTA	700
19	Deluxe Laboratories Inc-Color By Deluxe	626
20	Deep Focus Inc	600
21	Los Angeles Cmnty College Dst-La Valley College	600
22	Mega Appraisers Inc	600
23	Kaiser Foundation Hospitals-North Hollywood Medical Offs	593
24	Warner Bros Transatlantic Inc-Warner Bros	590
25	Vintage Senior Management Inc	565



DEMOGRAPHICS // 11408 Sarah St





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