

542 W 76th St

542 W 76th St, Los Angeles, CA 90044



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Activity ID #ZAD0120032

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The background image shows an interior room with light-colored walls. On the left, there is a window with white vertical blinds. In the center, a white door is open, leading to another room. To the right of the doorway, there is a white air conditioning unit or vent on the wall. The ceiling has a circular light fixture.

DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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FOR LEASE
RED OAK
ENTERPRISE
424-600-7010

542



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$1,325,000



Cap Rate
4.60%



of Units
6

FINANCIAL

Listing Price	\$1,325,000
Down Payment	45% / \$596,250
NOI	\$61,012
Cap Rate	4.60%
Total Return	4.16%
Price/SF	\$320.98
Rent/SF	\$2.13
Price/Unit	\$220,833

OPERATIONAL

Rentable SF	4,128 SF
# of Units	6
Lot Size	0.16 Acres (6,969 SF)
Year Built	1957





542 W 76TH ST

542 W 76th St, Los Angeles, CA 90044

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this 6-unit multifamily investment property located at 542 West 76th Street in the 90044 zip code of Los Angeles. The subject property sits on a 7,000 square foot parcel and consists entirely of 2 Bedroom / 1 Bathroom units.

Two of the six units have been recently renovated and rented for significantly more than what they were being rented for previously. This would be a great model for the next investor to follow as a great way to increase income and add value to the property. Another value-add strategy the new investor could consider would be to allocate the space behind the structure for an ADU, which are now being widely approved by the city and come with far less hurdles during the permitting process.

The subject property resides within close proximity to the I-110 Freeway, offering tenants the ability to easily access nightlife, dining, entertainment, and so much more of what the city has to offer. With proper strategy and sound execution, 542 West 76th Street could become a cash flow machine with the potential to appreciate significantly over time.

INVESTMENT HIGHLIGHTS

- Built in 1957
- 2 of 6 Units Recently Renovated
- Value Add
- Great Opportunity for ADUs
- Well Maintained Property
- Easy Access to the I-110 Freeway
- Proximate to DTLA and Neighboring Cities



SECTION 2

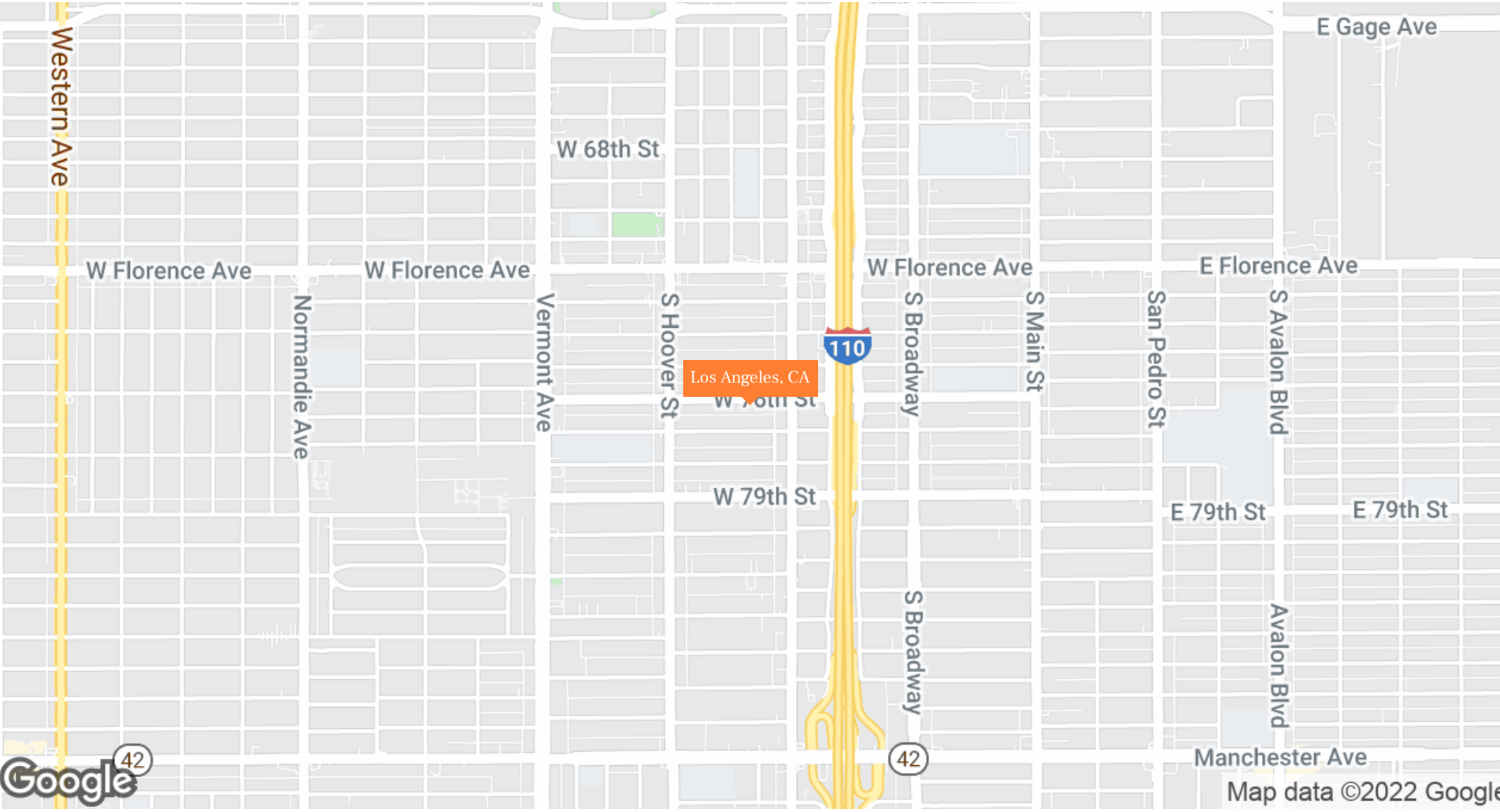
Property Information

REGIONAL MAP

LOCAL MAP

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542 W 76th St // REGIONAL MAP



LOCAL MAP // 542 W 76th St



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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542 W 76th St // FINANCIAL DETAILS

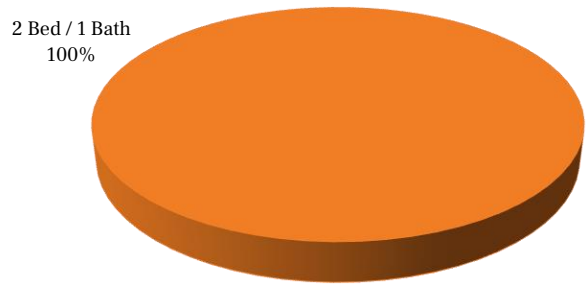
As of July,2022

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	2 Bed / 1 Bath	688	\$1,436	\$2.09	\$1,995	\$2.90
2	2 Bed / 1 Bath	688	\$1,367	\$1.99	\$1,995	\$2.90
3	2 Bed / 1 Bath	688	\$1,200	\$1.74	\$1,995	\$2.90
4	2 Bed / 1 Bath	688	\$900	\$1.31	\$1,995	\$2.90
5	2 Bed / 1 Bath	688	\$1,995	\$2.90	\$1,995	\$2.90
6	2 Bed / 1 Bath	688	\$1,895	\$2.75	\$1,995	\$2.90
Total		Square Feet: 4,128	\$8,793	\$2.13	\$11,970	\$2.90

FINANCIAL DETAILS // 542 W 76th St

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
2 Bed / 1 Bath	6	688	\$900 - \$1,995	\$1,466	\$2.13	\$8,793	\$1,995	\$2.90	\$11,970
TOTALS/WEIGHTED AVERAGES	6	688		\$1,466	\$2.13	\$8,793	\$1,995	\$2.90	\$11,970
GROSS ANNUALIZED RENTS				\$105,516			\$143,640		

Unit Distribution



542 W 76th St // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	105,516		143,640		23,940	34.80
Physical Vacancy	(3,165)	3.0%	(4,309)	3.0%	(718)	(1.04)
TOTAL VACANCY	(\$3,165)	3.0%	(\$4,309)	3.0%	(\$718)	(\$1)
Effective Rental Income	102,351		139,331		23,222	33.75
Other Income						
All Other Income	335		335	[1]	56	0.08
TOTAL OTHER INCOME	\$335		\$335		\$56	\$0.08
EFFECTIVE GROSS INCOME	\$102,686		\$139,666		\$23,278	\$33.83
EXPENSES						
	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	16,563		16,563	[2]	2,761	4.01
Insurance	2,480		2,480	[3]	413	0.60
Utilities - Electricity	641		641	[4]	107	0.16
Utilities - Water & Sewer	2,450		2,450	[5]	408	0.59
Trash Removal	2,931		2,931	[6]	488	0.71
Repairs & Maintenance	7,585		7,585	[7]	1,264	1.84
Landscaping	1,800		1,800	[8]	300	0.44
Pest Control	420		420	[9]	70	0.10
General & Administrative	1,669		1,669	[10]	278	0.40
Management Fee	5,134	5.0%	6,983	5.0% [11]	1,164	1.69
TOTAL EXPENSES	\$41,673		\$43,522		\$7,254	\$10.54
EXPENSES AS % OF EGI	40.6%		31.2%			
NET OPERATING INCOME	\$61,012		\$96,144		\$16,024	\$23.29

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

NOTES TO OPERATING STATEMENT

- [1] Seller Provided 2021 P&L
- [2] 1.25% of the Purchase Price
- [3] Seller Provided 2021 P&L
- [4] Seller Provided 2021 P&L
- [5] Seller Provided 2021 P&L
- [6] Seller Provided 2021 P&L
- [7] Seller Provided 2021 P&L
- [8] Seller Provided 2021 P&L
- [9] Seller Provided 2021 P&L
- [10] Seller Provided 2021 P&L
- [11] 5% of the gross income

542 W 76th St // FINANCIAL DETAILS

SUMMARY		
Price	\$1,325,000	
Down Payment	\$596,250	45%
Number of Units	6	
Price Per Unit	\$220,833	
Price Per SqFt	\$320.98	
Gross SqFt	4,128	
Lot Size	0.16 Acres	
Approx. Year Built	1957	

RETURNS	Current	Pro Forma	Reno
CAP Rate	4.60%	7.26%	10.15%
GRM	12.56	9.22	
Cash-on-Cash	2.36%	8.25%	
Debt Coverage Ratio	1.30	2.05	

FINANCING	1st Loan
Loan Amount	\$728,750
Loan Type	New
Interest Rate	5.00%
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
6	2 Bed / 1 Bath	688	\$1,466	\$1,995

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$105,516		\$143,640
Less: Vacancy/Deductions	3.0%	\$3,165	3.0%	\$4,309
Total Effective Rental Income		\$102,351		\$139,331
Other Income		\$335		\$335
Effective Gross Income		\$102,686		\$139,666
Less: Expenses	40.6%	\$41,673	31.2%	\$43,522
Net Operating Income		\$61,012		\$96,144
Cash Flow		\$61,012		\$96,144
Debt Service		\$46,945		\$46,945
Net Cash Flow After Debt Service		2.36%	\$14,067	8.25%
Principal Reduction		\$10,752		\$11,302
TOTAL RETURN		4.16%	\$24,819	10.15%

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$16,563	\$16,563
Insurance	\$2,480	\$2,480
Utilities - Electricity	\$641	\$641
Utilities - Water & Sewer	\$2,450	\$2,450
Trash Removal	\$2,931	\$2,931
Repairs & Maintenance	\$7,585	\$7,585
Landscaping	\$1,800	\$1,800
Pest Control	\$420	\$420
General & Administrative	\$1,669	\$1,669
Management Fee	\$5,134	\$6,983
TOTAL EXPENSES	\$41,673	\$43,522
Expenses/Unit	\$6,946	\$7,254
Expenses/SF	\$10.10	\$10.54



SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE AND GRM CHART

PRICE PER SF CHART

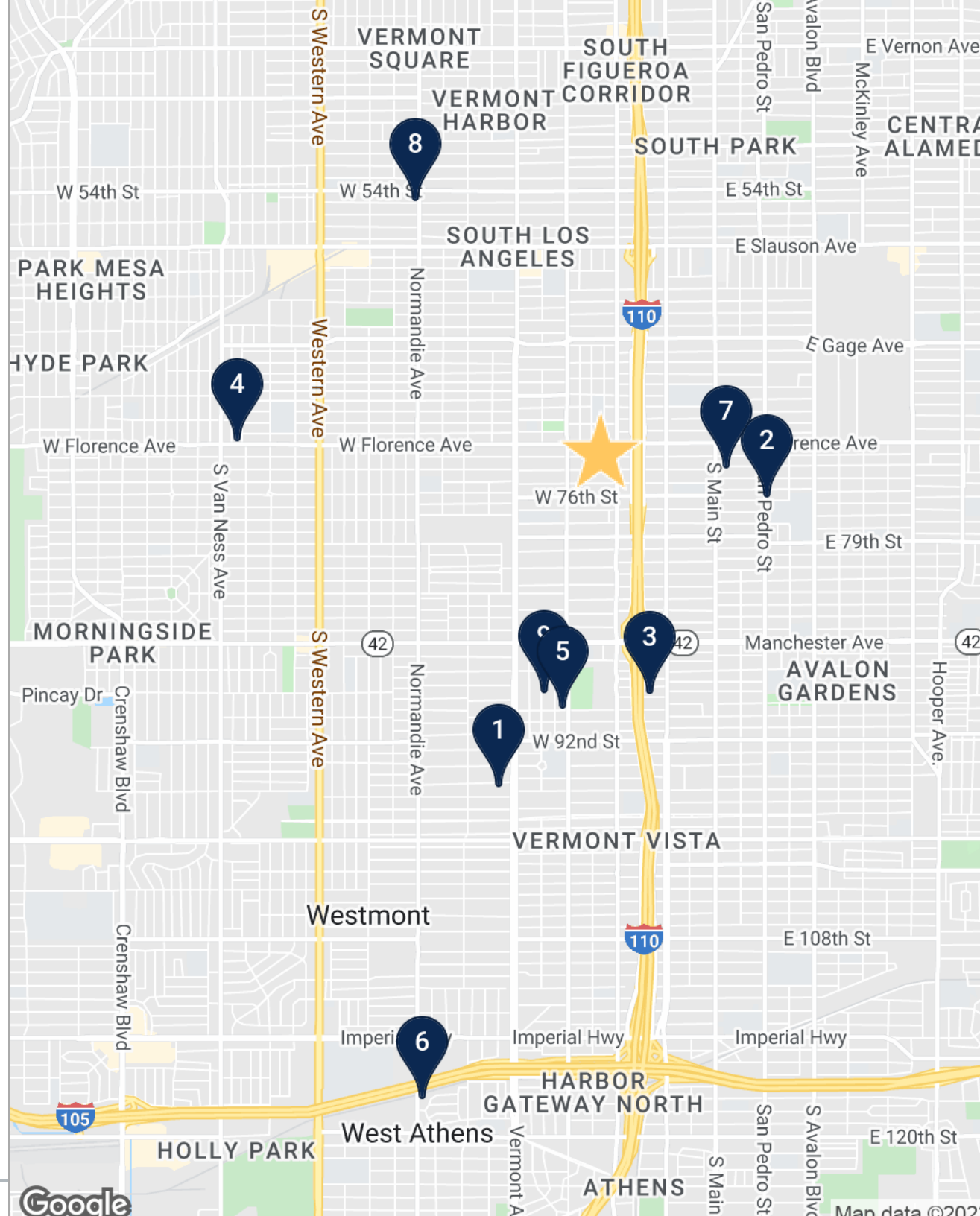
PRICE PER UNIT CHART

SALE COMPS



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SALE COMPS MAP

-  542 W 76th St
-  1032 W 95th St
-  305-307 E 76th Pl
-  343 W 89th St
-  2111 W Florence Ave
-  711 W 90th St
-  11700 S Normandie Ave
-  124-128 E 74th St
-  1409 W 55th St
-  8900 Baring Cross St



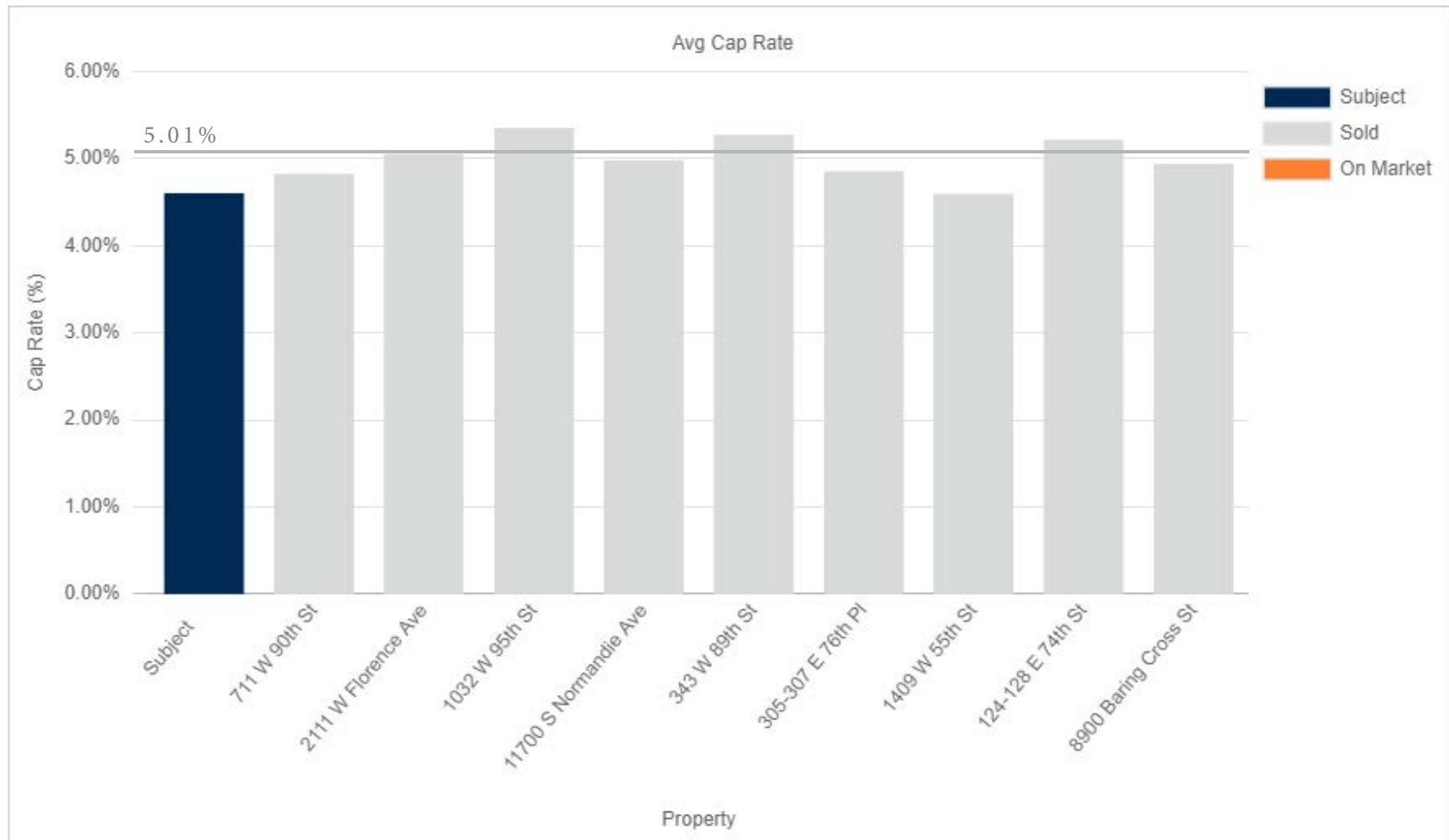
SALE COMPS SUMMARY // 542 W 76th St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	542 W 76th St 542 W 76th St Los Angeles, CA 90044	\$1,325,000	4,128 SF	\$320.98	0.16 AC	\$220,833	4.60%	6	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	1032 W 95th St 1032 W 95th St Los Angeles, CA 90044	\$1,350,000	3,336 SF	\$404.68	0.22 AC	\$225,000	5.35%	6	06/25/2021
	305-307 E 76th Pl 305 E 76th Pl Los Angeles, CA 90003	\$2,800,000	8,526 SF	\$328.41	0.28 AC	\$254,545	4.85%	11	11/24/2021
	343 W 89th St 343 W 89th St Los Angeles, CA 90003	\$2,475,000	7,861 SF	\$314.85	0.24 AC	\$247,500	5.27%	10	11/16/2021
	711 W 90th St 711 W 90th St Los Angeles, CA 90044	\$1,600,000	3,746 SF	\$427.12	0.13 AC	\$320,000	4.82%	5	11/23/2020
	11700 S Normandie Ave 11700 Normandie Ave Los Angeles, CA 90044	\$1,486,500	3,648 SF	\$407.48	0.19 AC	\$247,750	4.98%	6	09/16/2021
	124-128 E 74th St 124 E 74th St Los Angeles, CA 90003	\$1,295,000	3,377 SF	\$383.48	0.18 AC	\$215,833	5.21%	6	02/08/2022

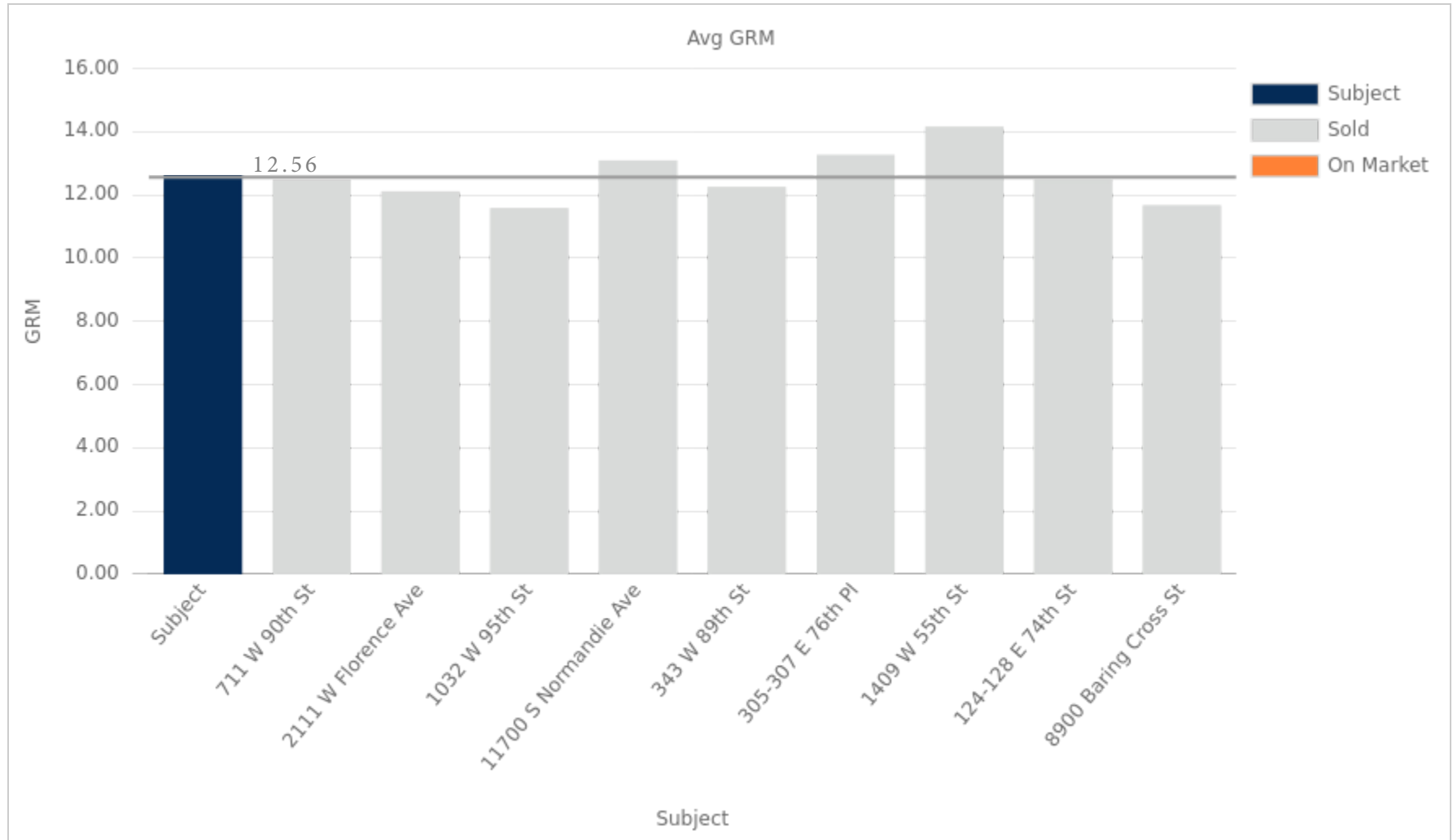
SALE COMPS SUMMARY // 542 W 76th St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
7	124-128 E 74th St 124 E 74th St Los Angeles, CA 90003	\$1,295,000	3,377 SF	\$383.48	0.18 AC	\$215,833	5.21%	6	02/08/2022
8	1409 W 55th St 1409 W 55th St Los Angeles, CA 90062	\$2,200,000	5,966 SF	\$368.76	0.13 AC	\$244,444	4.59%	9	01/31/2022
9	8900 Baring Cross St 8900 Baring Cross St Los Angeles, CA 90044	\$2,500,000	9,356 SF	\$267.21	0.21 AC	\$227,272	4.94%	11	03/08/2022
	AVERAGES	\$1,870,722	5,527 SF	\$354.41	0.19 AC	\$241,186	5.01%	8	-

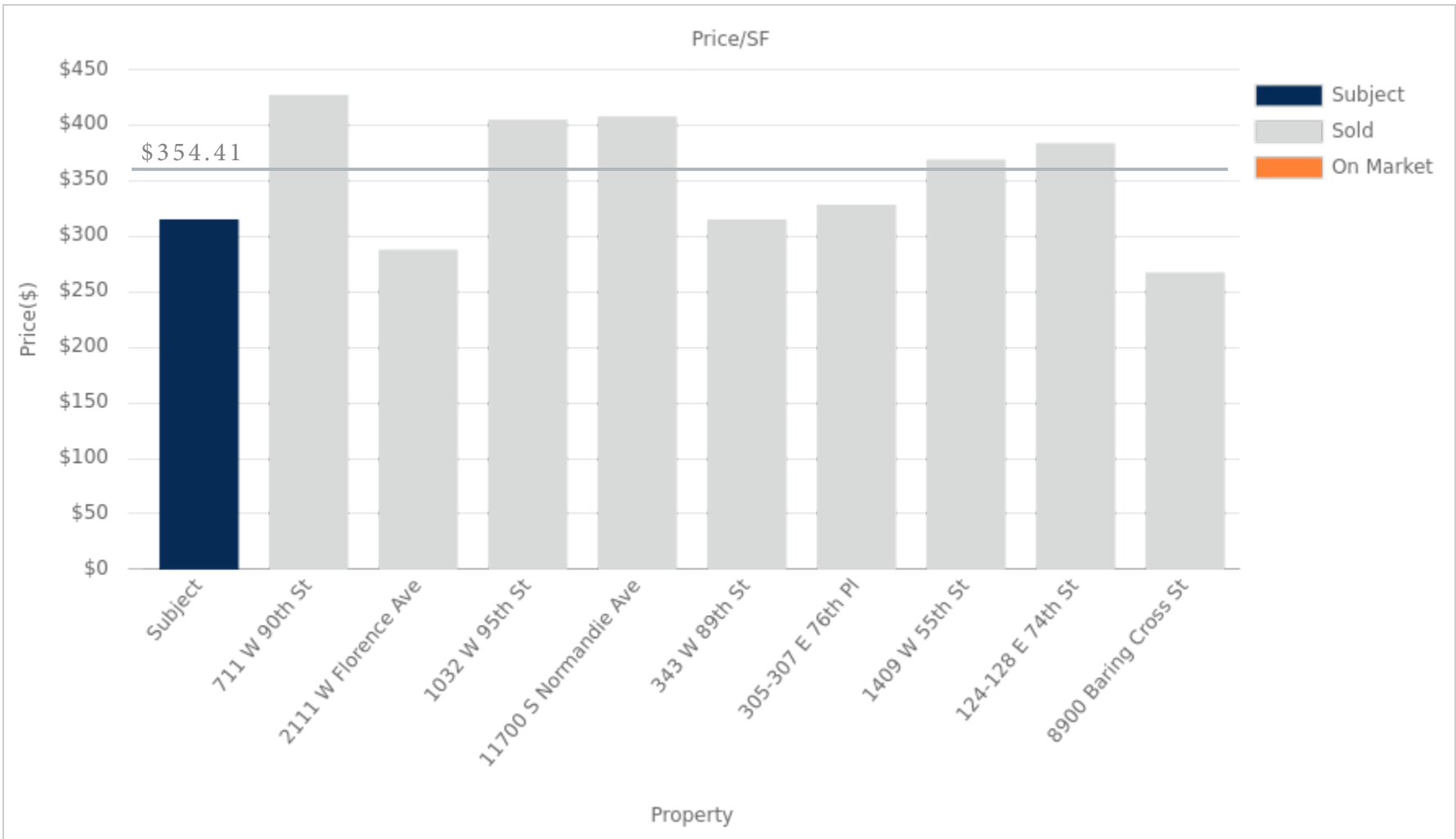
CAP RATE AND GRM CHART // 542 W 76th St



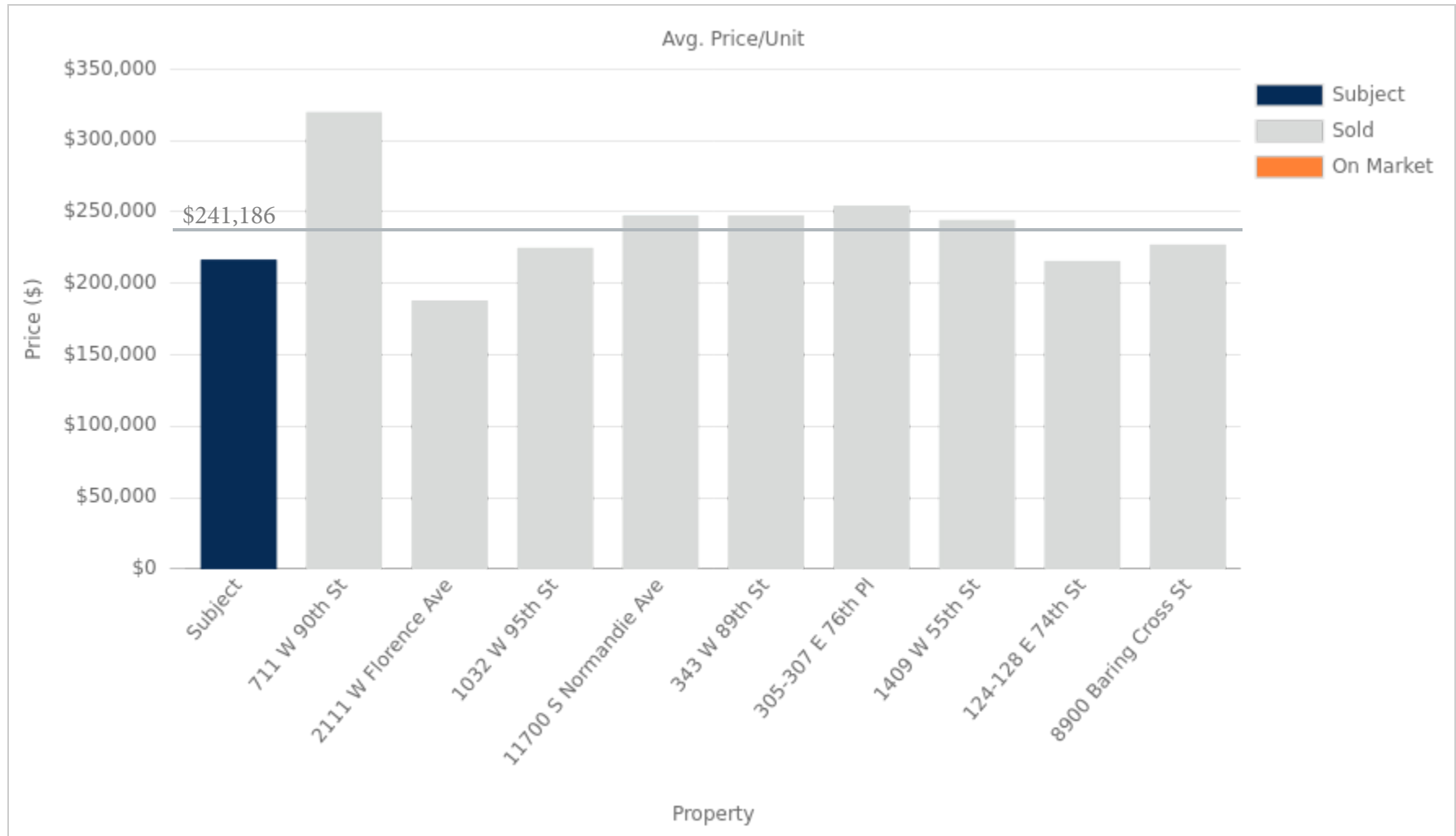
GRM CHART // 542 W 76th St



542 W 76th St // PRICE PER SF CHART



PRICE PER UNIT CHART // 542 W 76th St



542 W 76th St // SALE COMPS



★ **542 W 76th St**
542 W 76th St, Los Angeles, CA 90044

Listing Price:	\$1,325,000	Price/SF:	\$320.98
Property Type:	Multifamily	GRM:	12.56
NOI:	\$61,012	Cap Rate:	4.60%
Occupancy:	-	Year Built:	1957
COE:	On Market	Number Of Units:	6
Lot Size:	0.16 Acres	Price/Unit:	\$220,833
Total SF:	4,128 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	6	100.0	688	\$1,466	\$2.13
TOTAL/AVG	6	100%	688	\$1,466	\$2.13



1 **1032 W 95th St**
1032 W 95th St Los Angeles, CA 90044

Sale Price:	\$1,350,000	Price/SF:	\$404.68
Property Type:	Multifamily	GRM:	11.58
NOI:	\$72,287	Cap Rate:	5.35%
Occupancy:	-	Year Built:	1929
COE:	06/25/2021	Number Of Units:	6
Lot Size:	0.22 Acres	Price/Unit:	\$225,000
Total SF:	3,336 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	3	50			
2+1	2	33.3			
2+2	1	16.7			
TOTAL/AVG	6	100%	0	\$0	

SALE COMPS // 542 W 76th St



2 **305-307 E 76th Pl**
305 E 76th Pl Los Angeles, CA 90003

Sale Price:	\$2,800,000	Price/SF:	\$328.41
Property Type:	Multifamily	GRM:	13.26
NOI:	\$135,693	Cap Rate:	4.85%
Occupancy:	-	Year Built:	1929
COE:	11/24/2021	Number Of Units:	11
Lot Size:	0.28 Acres	Price/Unit:	\$254,545
Total SF:	8,526 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	36.4			
2+1	3	27.3			
2+2	1	9.1			
3+2.5	3	27.3			
TOTAL/AVG	11	100%	0	\$0	



3 **343 W 89th St**
343 W 89th St Los Angeles, CA 90003

Sale Price:	\$2,475,000	Price/SF:	\$314.85
Property Type:	Multifamily	GRM:	12.25
NOI:	\$130,548	Cap Rate:	5.27%
Occupancy:	-	Year Built:	1964
COE:	11/16/2021	Number Of Units:	10
Lot Size:	0.24 Acres	Price/Unit:	\$247,500
Total SF:	7,861 SF		

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



4 2111 W Florence Ave
2111 W Florence Ave Los Angeles, CA 90047

Sale Price:	\$1,130,000	Price/SF:	\$287.68
Property Type:	Multifamily	GRM:	12.11
NOI:	\$57,065	Cap Rate:	5.05%
Occupancy:	-	Year Built:	1956
COE:	05/11/2021	Number Of Units:	6
Lot Size:	0.11 Acres	Price/Unit:	\$188,333
Total SF:	3,928 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	66.7			
2+1	2	33.3			
TOTAL/AVG	6	100%	0	\$0	



5 711 W 90th St
711 W 90th St Los Angeles, CA 90044

Sale Price:	\$1,600,000	Price/SF:	\$427.12
Property Type:	Multifamily	GRM:	12.46
NOI:	\$77,040	Cap Rate:	4.82%
Occupancy:	-	Year Built:	1923
COE:	11/23/2020	Number Of Units:	5
Lot Size:	0.13 Acres	Price/Unit:	\$320,000
Total SF:	3,746 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	3	60			
3+1	1	20			
3+2	1	20			
TOTAL/AVG	5	100%	0	\$0	

SALE COMPS // 542 W 76th St



6 11700 S Normandie Ave
11700 Normandie Ave Los Angeles, CA 90044

Sale Price:	\$1,486,500	Price/SF:	\$407.48
Property Type:	Multifamily	GRM:	13.09
NOI:	\$74,031	Cap Rate:	4.98%
Occupancy:	-	Year Built:	1960
COE:	09/16/2021	Number Of Units:	6
Lot Size:	0.19 Acres	Price/Unit:	\$247,750
Total SF:	3,648 SF		

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



7 124-128 E 74th St
124 E 74th St Los Angeles, CA 90003

Sale Price:	\$1,295,000	Price/SF:	\$383.48
Property Type:	Multifamily	GRM:	12.48
NOI:	\$67,470	Cap Rate:	5.21%
Occupancy:	-	Year Built:	1927
COE:	02/08/2022	Number Of Units:	6
Lot Size:	0.18 Acres	Price/Unit:	\$215,833
Total SF:	3,377 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	2	33.3			
2+1	4	66.7			
TOTAL/AVG	6	100%	0	\$0	



8 1409 W 55th St
1409 W 55th St Los Angeles, CA 90062

Sale Price:	\$2,200,000	Price/SF:	\$368.76
Property Type:	Multifamily	GRM:	14.15
NOI:	\$100,980	Cap Rate:	4.59%
Occupancy:	-	Year Built:	1922
COE:	01/31/2022	Number Of Units:	9
Lot Size:	0.13 Acres	Price/Unit:	\$244,444
Total SF:	5,966 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	8	88.9			
3+2	1	11.1			
TOTAL/AVG	9	100%	0	\$0	



9 8900 Baring Cross St
8900 Baring Cross St Los Angeles, CA 90044

Sale Price:	\$2,500,000	Price/SF:	\$267.21
Property Type:	Multifamily	GRM:	11.67
NOI:	\$123,500	Cap Rate:	4.94%
Occupancy:	-	Year Built:	1963
COE:	03/08/2022	Number Of Units:	11
Lot Size:	0.21 Acres	Price/Unit:	\$227,272
Total SF:	9,356 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	4	36.4			
3+1	6	54.5			
4+2	1	9.1			
TOTAL/AVG	11	100%	0	\$0	

SECTION 5

Lease Comparables

RENT COMPS MAP

RENT COMPS SUMMARY

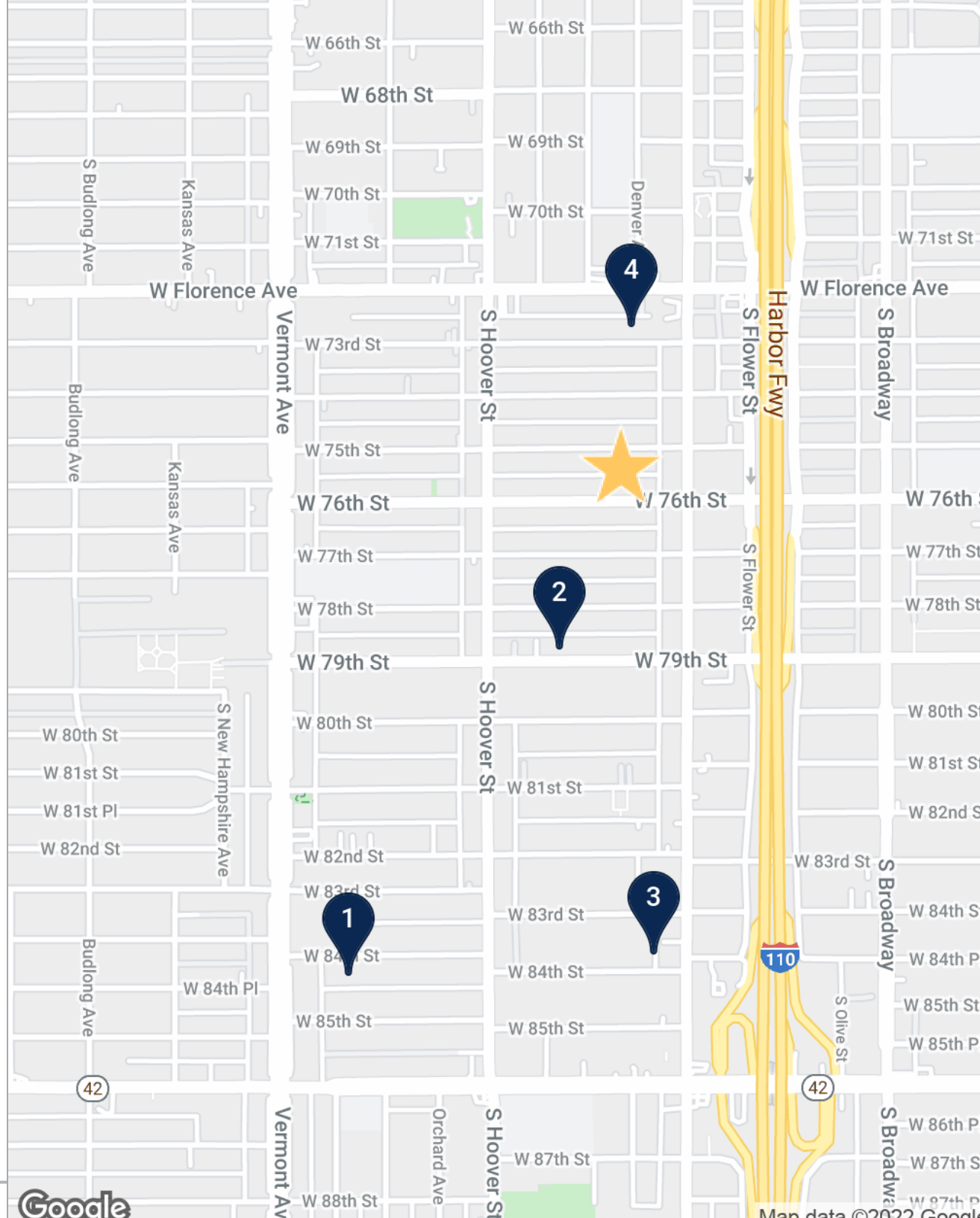
RENT BY BED CHART

RENT COMPS






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RENT COMPS MAP

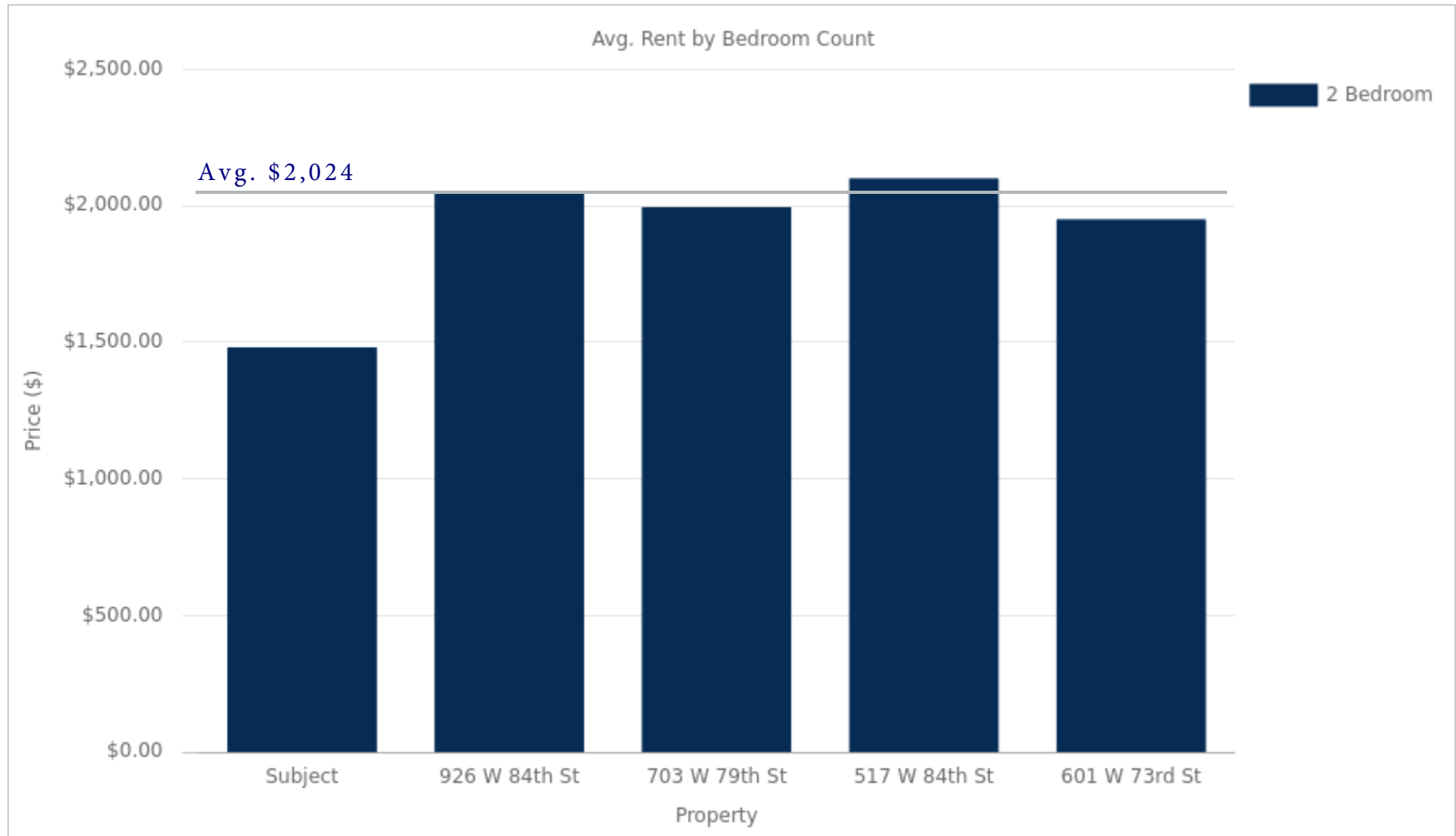
- ★ 542 W 76th St
- 1 926 W 84th St
- 2 703 W 79th St
- 3 517 W 84th St
- 4 601 W 73rd St



542 W 76th St // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	542 W 76th St 542 W 76th St Los Angeles, CA 90044	\$2.13	4,128 SF	0.16 AC	6
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	926 W 84th St 926 W 84th St Los Angeles, CA 90044	\$4.18	8,556 SF	0.21 AC	11
	703 W 79th St 703 W 79th St Los Angeles, CA 90044	\$2.10	3,634 SF	0.16 AC	6
	517 W 84th St 517 W 84th St Los Angeles, CA 90044	\$2.80	4,712 SF	0.16 AC	8
	601 W 73rd St 601 W 73rd St Los Angeles, CA 90044	\$2.17	5,937 SF	0.17 AC	7
	AVERAGES	\$2.81	5,710 SF	0.18 AC	8

RENT BY BED CHART // 542 W 76th St



542 W 76th St // RENT COMPS

★ 542 W 76th St
542 W 76th St, Los Angeles, CA 90044

 6 Units |  Year Built 1957



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	6	100.0		\$1,466	
TOTAL/AVG	6	100%		\$1,466	

1 926 W 84th St
926 W 84th St, Los Angeles, CA 90044

 11 Units |  Year Built 1965



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	490	\$2,050	\$4.18
TOTAL/AVG	1	100%	490	\$2,050	\$4.18

RENT COMPS // 542 W 76th St

2 703 W 79th St
703 W 79th St, Los Angeles, CA 90044

 6 Units |  Year Built 1958



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	950	\$1,995	\$2.10
TOTAL/AVG	1	100%	950	\$1,995	\$2.10

3 517 W 84th St
517 W 84th St, Los Angeles, CA 90044

 8 Units |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	750	\$2,100	\$2.80
TOTAL/AVG	1	100%	750	\$2,100	\$2.80

542 W 76th St // RENT COMPS

4 **601 W 73rd St**
601 W 73rd St, Los Angeles, CA 90044

 7 Units |  Year Built 1965



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	900	\$1,950	\$2.17
TOTAL/AVG	1	100%	900	\$1,950	\$2.17

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap
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

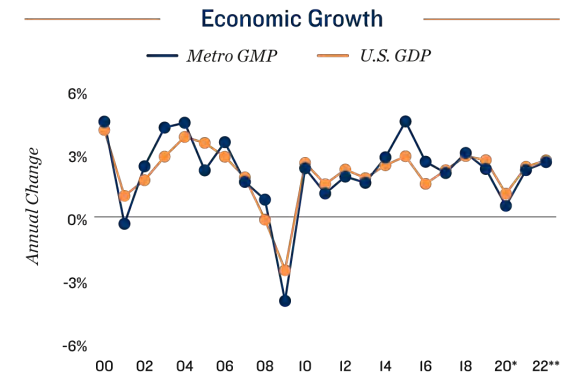
MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



ECONOMY

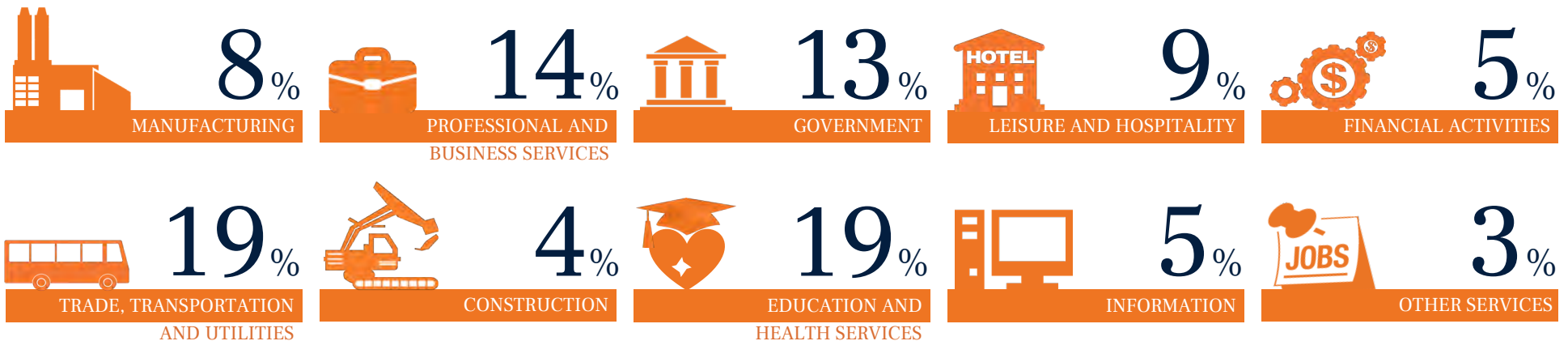
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace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



* Estimate, ** Forecast

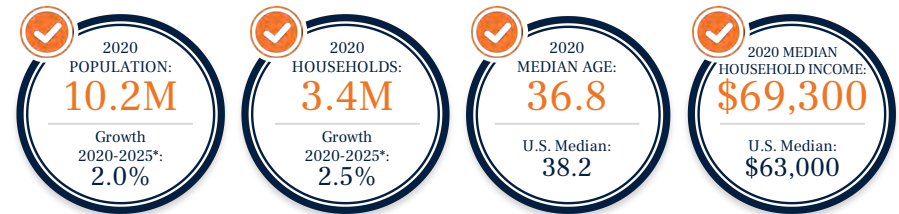
SHARE OF 2020 TOTAL EMPLOYMENT



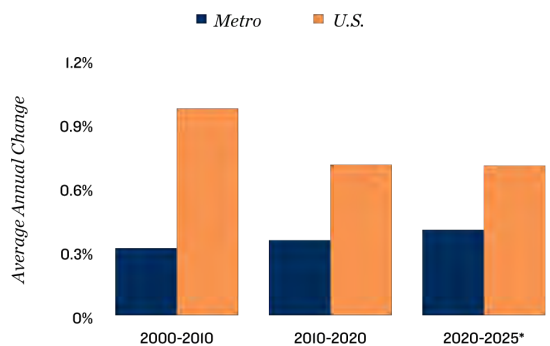
DEMOGRAPHICS

- 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.

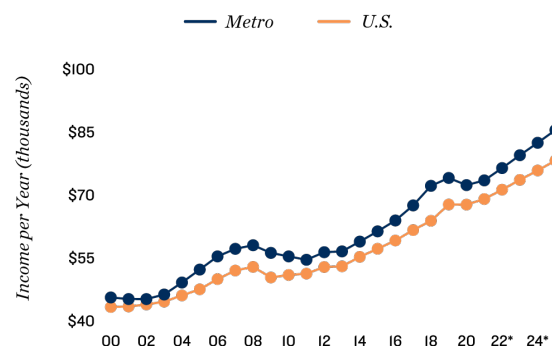
QUICK FACTS



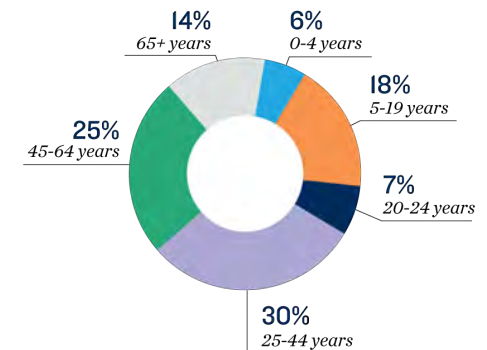
Population Growth



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

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	65,954	493,712	1,135,525
2021 Estimate			
Total Population	64,486	484,229	1,117,058
2010 Census			
Total Population	63,250	476,237	1,099,569
2000 Census			
Total Population	58,557	444,295	1,065,070
Daytime Population			
2021 Estimate	34,875	300,546	897,792
HOUSEHOLDS			
2026 Projection			
Total Households	17,253	130,634	314,592
2021 Estimate			
Total Households	16,891	128,168	308,784
Average (Mean) Household Size	3.8	3.7	3.5
2010 Census			
Total Households	16,402	124,981	300,774
2000 Census			
Total Households	15,769	119,716	293,440
Growth 2021-2026	2.1%	1.9%	1.9%
HOUSING UNITS			
Occupied Units			
2026 Projection	18,947	141,579	337,981
2021 Estimate	18,566	139,023	331,698
Owner Occupied	4,745	45,615	105,009
Renter Occupied	12,147	82,554	203,776
Vacant	1,674	10,855	22,914
Persons in Units			
2021 Estimate Total Occupied Units	16,891	128,168	308,784
1 Person Units	18.7%	18.8%	20.6%
2 Person Units	16.4%	18.1%	19.5%
3 Person Units	15.4%	15.3%	15.7%
4 Person Units	15.6%	15.3%	15.3%
5 Person Units	13.2%	12.3%	11.5%
6+ Person Units	20.7%	20.2%	17.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	1.9%	1.8%	2.6%
\$150,000-\$199,999	2.4%	3.3%	3.8%
\$100,000-\$149,999	8.8%	10.5%	11.2%
\$75,000-\$99,999	9.5%	11.6%	11.9%
\$50,000-\$74,999	16.0%	16.7%	17.0%
\$35,000-\$49,999	13.9%	14.0%	13.8%
\$25,000-\$34,999	11.5%	11.3%	11.0%
\$15,000-\$24,999	14.6%	13.0%	12.3%
Under \$15,000	21.4%	17.9%	16.3%
Average Household Income	\$54,145	\$59,510	\$64,635
Median Household Income	\$37,529	\$43,027	\$45,843
Per Capita Income	\$14,270	\$15,871	\$18,178
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	64,486	484,229	1,117,058
Under 20	34.0%	32.0%	30.2%
20 to 34 Years	25.7%	24.9%	25.3%
35 to 39 Years	7.2%	7.0%	7.0%
40 to 49 Years	11.9%	12.4%	12.4%
50 to 64 Years	13.8%	15.2%	15.6%
Age 65+	7.3%	8.5%	9.5%
Median Age	29.3	30.7	31.4
Population 25+ by Education Level			
2021 Estimate Population Age 25+	37,497	291,460	686,326
Elementary (0-8)	28.5%	27.1%	24.8%
Some High School (9-11)	17.5%	16.5%	15.4%
High School Graduate (12)	26.1%	24.9%	24.2%
Some College (13-15)	16.6%	17.7%	18.3%
Associate Degree Only	4.6%	5.2%	5.2%
Bachelor's Degree Only	5.0%	6.3%	8.4%
Graduate Degree	1.8%	2.2%	3.6%
Population by Gender			
2021 Estimate Total Population	64,486	484,229	1,117,058
Male Population	49.1%	48.6%	48.6%
Female Population	50.9%	51.4%	51.4%



POPULATION

In 2021, the population in your selected geography is 1,117,058. The population has changed by 4.9 percent since 2000. It is estimated that the population in your area will be 1,135,525 five years from now, which represents a change of 1.7 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 31.4, compared with the U.S. average, which is 38.4. The population density in your area is 14,221 people per square mile.



HOUSEHOLDS

There are currently 308,784 households in your selected geography. The number of households has changed by 5.2 percent since 2000. It is estimated that the number of households in your area will be 314,592 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 3.5 people.



INCOME

In 2021, the median household income for your selected geography is \$45,843, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 68.0 percent since 2000. It is estimated that the median household income in your area will be \$47,935 five years from now, which represents a change of 4.6 percent from the current year.

The current year per capita income in your area is \$18,178, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$64,635, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 425,581 people in your selected area were employed. The 2000 Census revealed that 46.4 percent of employees are in white-collar occupations in this geography, and 53.6 percent are in blue-collar occupations. In 2021, unemployment in this area was 12.0 percent. In 2000, the average time traveled to work was 29.9 minutes.



HOUSING

The median housing value in your area was \$413,756 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 106,976 owner-occupied housing units and 186,464 renter-occupied housing units in your area. The median rent at the time was \$534.



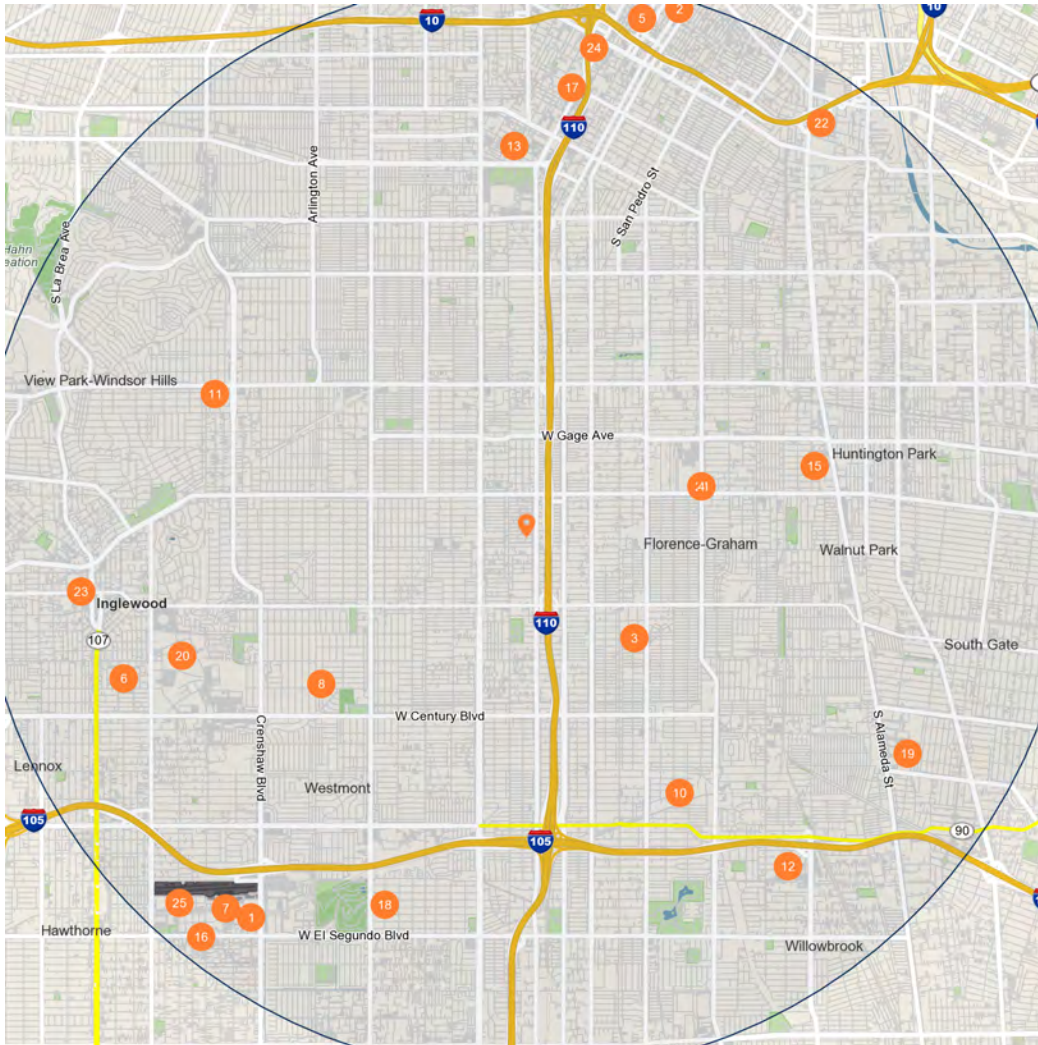
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 3.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 8.4 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 5.2 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 24.2 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 18.3 percent in the selected area compared with the 20.5 percent in the U.S.

542 W 76th St // DEMOGRAPHICS

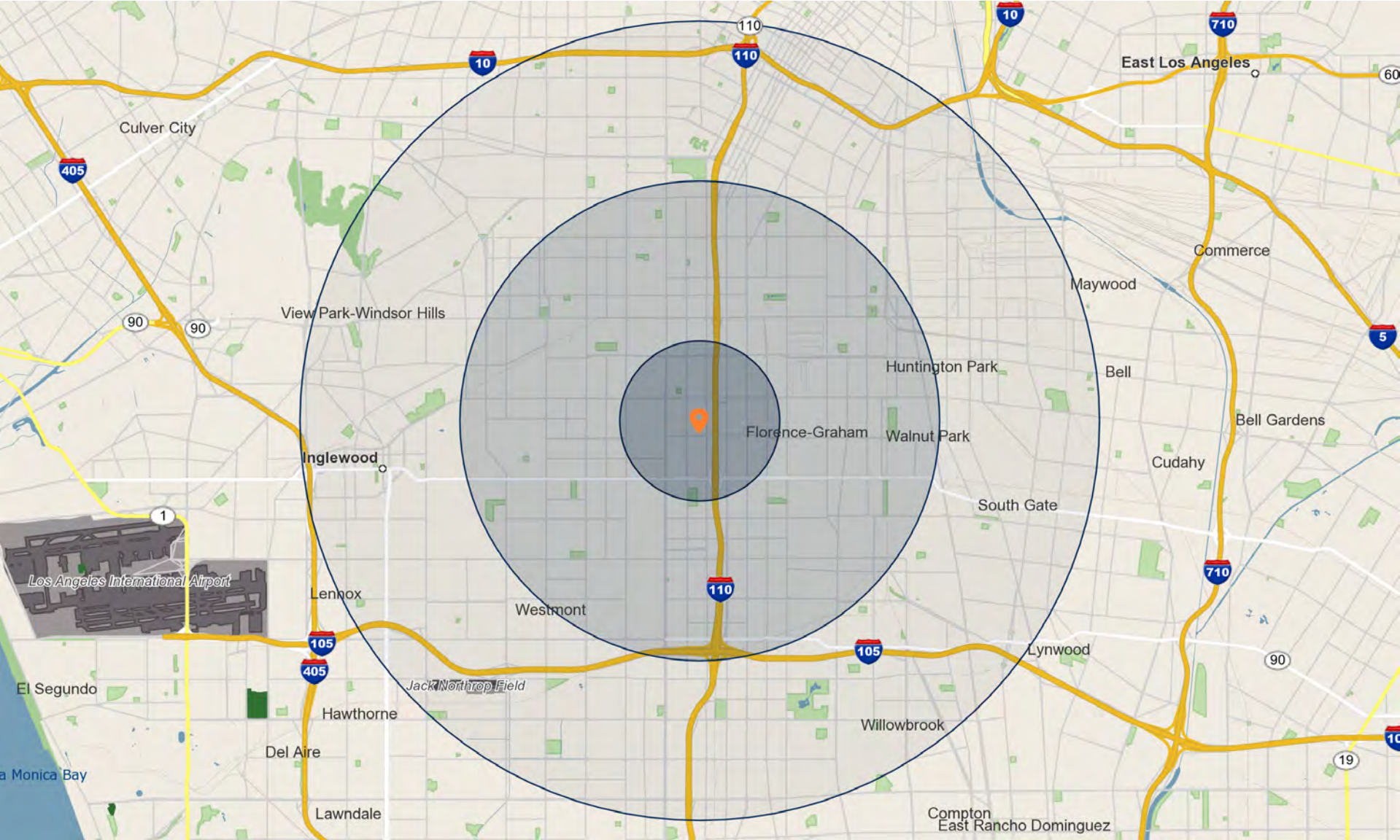


Major Employers

Employees

1	SpaceX LLC	3,406
2	City of Los Angeles-Dept of Pub Wrks- Bur Sntation	3,000
3	City of Los Angeles-Parks & Recreation Dept	2,300
4	Nextel of Texas Inc-Sprint	1,680
5	Califnia Hosp Med Ctr Fndtion	1,500
6	Prime Healthcare Centinela LLC-Centinela Hospital Medical Ctr	1,500
7	Servicon Systems Inc	1,472
8	Roman Catholic Archbishop of-St Eugene Cthlic Elmntary Schl	1,331
9	Cfhs Holdings Inc-Centinela Frman Rgonal Med Ctr	1,200
10	Los Angeles Unified School Dst-Animo Charter School Mid	1,184
11	Los Angeles Cmnty College Dst	1,000
12	Charles R Drew Univ Mdcine Scn	1,000
13	University Southern California-U S C Auxiliary Services	1,000
14	Charles Drew Univ Mdcine Scnce	900
15	Numero Uno Acquisitions LLC-Numero Uno Market	850
16	Hawthorne School District-Kornblum School	836
17	Crown Energy Services Inc-Able Engineering Services	800
18	Los Angeles Unified School Dst-Animo Phillis Wheatley	800
19	Koos Manufacturing Inc-Big Star	800
20	Sasco	762
21	Computer Consulting Operation-CC Ops	717
22	Guess Inc-Guess	700
23	City of Inglewood	700
24	First Mtr Group Los Angles LLC-Kia of Downtown	693
25	Triumph Aerostructures LLC-Triumph Arstrctres - Vght Coml	680

DEMOGRAPHICS // 542 W 76th St





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