

# 1818 Clyde Ave

1818 Clyde Ave, Los Angeles, CA 90019



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Activity ID #ZAD0120992

**Marcus & Millichap**

**LAAA TEAM**

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# TABLE OF CONTENTS

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<b>SECTION 1</b> <b>Executive Summary</b>	6
<b>SECTION 2</b> <b>Property Information</b>	10
<b>SECTION 3</b> <b>Financial Analysis</b>	15
<b>SECTION 4</b> <b>Sale Comparables</b>	17
<b>SECTION 5</b> <b>Lease Comparables</b>	25
<b>SECTION 6</b> <b>Small Lot Home Sales</b>	36
<b>SECTION 7</b> <b>Market Overview</b>	38

SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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# PROJECT RENDERING



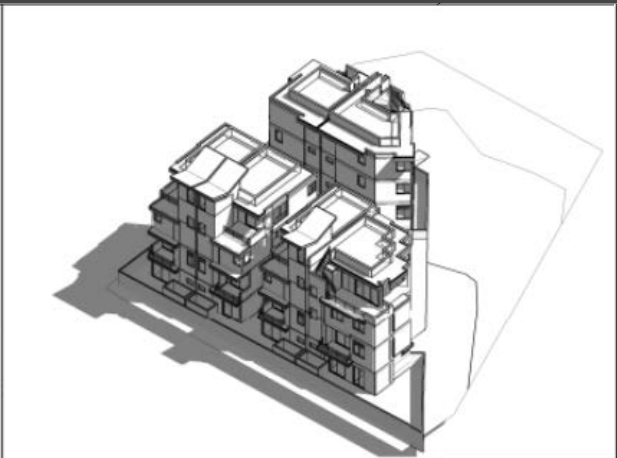
PERSPECTIVE



AXO VIEW - SW



AXO VIEW - NW



AXO VIEW - NE



AXO VIEW - SE



# PROPOSED UNIT BREAKDOWN

Area Schedule (Zoning Code) UNIT 1		
Name	Level	Area
UNIT 1-ENTRY	LEVEL 1	124.30 SF
UNIT 1-BATH	LEVEL 1	51.37 SF
UNIT 1-BATH	LEVEL 2	34.91 SF
UNIT 1-LIVING ROOM	LEVEL 2	675.83 SF
UNIT 1 BATH	LEVEL 3	66.58 SF
UNIT 1-BATH	LEVEL 3	50.75 SF
UNIT 1-BED 1	LEVEL 3	247.11 SF
UNIT 1-BED 2	LEVEL 3	161.17 SF
UNIT 1-CL	LEVEL 3	31.91 SF
UNIT 1-CLOSET	LEVEL 3	38.50 SF
UNIT 1-CLOSET	LEVEL 3	37.63 SF
UNIT 1-HALL	LEVEL 3	69.96 SF
UNIT 1-CLOSET	LEVEL 4	44.68 SF
UNIT 1-HALL	LEVEL 4	29.09 SF
UNIT 1-M.BATH	LEVEL 4	62.77 SF
UNIT 1-M.BED	LEVEL 4	319.52 SF
Grand total: 16		2046.07 SF

Area Schedule (Zoning Code) UNIT 2		
Name	Level	Area
UNIT 2-BED 1	LEVEL 1	216.28 SF
UNIT 2-ENTRY	LEVEL 1	95.32 SF
UNIT 2-BATH	LEVEL 2	40.04 SF
UNIT 2-LIVING ROOM	LEVEL 2	611.41 SF
UNIT 2-BATH	LEVEL 3	58.52 SF
UNIT 2-BATH	LEVEL 3	55.36 SF
UNIT 2-BED 2	LEVEL 3	162.32 SF
UNIT 2-BED 3	LEVEL 3	208.33 SF
UNIT 2-CLOSET	LEVEL 3	36.76 SF
UNIT 2-CLOSET	LEVEL 3	36.23 SF
UNIT 2-CLOSET	LEVEL 3	20.47 SF
UNIT 2-HALL	LEVEL 3	60.34 SF
UNIT 2-HALL	LEVEL 4	53.79 SF
UNIT 2-M.BATH	LEVEL 4	55.05 SF
UNIT 2-M.BED	LEVEL 4	264.74 SF
Grand total: 15		1974.97 SF

Area Schedule (Zoning Code) UNIT 3		
Name	Level	Area
UNIT 3-BATH	LEVEL 1	68.86 SF
UNIT 3-BED 1	LEVEL 1	97.72 SF
UNIT 3-ENTRY	LEVEL 1	80.84 SF
UNIT 3-BATH	LEVEL 2	41.31 SF
UNIT 3-LIVING ROOM	LEVEL 2	588.79 SF
UNIT 3-BATH	LEVEL 3	64.17 SF
UNIT 3-BATH	LEVEL 3	50.42 SF
UNIT 3-BED 2	LEVEL 3	166.20 SF
UNIT 3-BED 3	LEVEL 3	132.90 SF
UNIT 3-CLOSET	LEVEL 3	29.90 SF
UNIT 3-CLOSET	LEVEL 3	54.46 SF
UNIT 3-HALL	LEVEL 3	68.92 SF
UNIT 3-W&D	LEVEL 3	11.15 SF
UNIT 3-HALL	LEVEL 4	24.01 SF
UNIT 3-M.BED	LEVEL 4	449.96 SF
UNIT 3-HALL	LEVEL 5	19.10 SF
Grand total: 16		1948.71 SF



Area Schedule (Zoning Code) UNIT 4		
Name	Level	Area
UNIT 4-BATH	LEVEL 1	69.34 SF
UNIT 4-BED 1	LEVEL 1	97.93 SF
UNIT 4-ENTRY	LEVEL 1	80.18 SF
UNIT 4-BATH	LEVEL 2	41.31 SF
UNIT 4-LIVING ROOM	LEVEL 2	588.89 SF
UNIT 4-BATH	LEVEL 3	64.17 SF
UNIT 4-BATH	LEVEL 3	50.42 SF
UNIT 4-BED 2	LEVEL 3	166.20 SF
UNIT 4-BED 3	LEVEL 3	132.90 SF
UNIT 4-CLOSET	LEVEL 3	29.90 SF
UNIT 4-CLOSET	LEVEL 3	54.46 SF
UNIT 4-HALL	LEVEL 3	68.92 SF
UNIT 4-W&D	LEVEL 3	11.15 SF
UNIT 4-HALL	LEVEL 4	24.01 SF
UNIT 4-M.BED	LEVEL 4	449.96 SF
UNIT 4-HALL	LEVEL 5	19.10 SF
Grand total: 16		1948.84 SF

Area Schedule (Zoning Code) UNIT 5		
Name	Level	Area
UNIT 5-BATH	LEVEL 1	69.29 SF
UNIT 5-BED 1	LEVEL 1	97.30 SF
UNIT 5-ENTRY	LEVEL 1	80.84 SF
UNIT 5-BATH	LEVEL 2	41.31 SF
UNIT 5-LIVING ROOM	LEVEL 2	588.89 SF
UNIT 5-BATH	LEVEL 3	50.42 SF
UNIT 5-BATH	LEVEL 3	64.17 SF
UNIT 5-BED 2	LEVEL 3	132.90 SF
UNIT 5-BED 3	LEVEL 3	166.20 SF
UNIT 5-CLOSET	LEVEL 3	54.46 SF
UNIT 5-CLOSET	LEVEL 3	29.90 SF
UNIT 5-HALL	LEVEL 3	68.92 SF
UNIT 5-W&D	LEVEL 3	11.15 SF
UNIT 5-HALL	LEVEL 4	24.01 SF
UNIT 5-M.BED	LEVEL 4	449.96 SF
UNIT 5-HALL	LEVEL 5	19.10 SF
Grand total: 16		1948.81 SF

Area Schedule (Zoning Code) UNIT 6		
Name	Level	Area
UNIT 6-BATH	LEVEL 1	46.80 SF
UNIT 6-BED 1	LEVEL 1	109.49 SF
UNIT 6-CL	LEVEL 1	46.58 SF
UNIT 6-ENTRY	LEVEL 1	120.85 SF
UNIT 6-BATH	LEVEL 2	46.58 SF
UNIT 6-LIVING ROOM	LEVEL 2	617.37 SF
UNIT 6-BATH	LEVEL 3	65.37 SF
UNIT 6-BED 2	LEVEL 3	117.86 SF
UNIT 6-BED 3	LEVEL 3	112.48 SF
UNIT 6-BED 4	LEVEL 3	266.03 SF
UNIT 6-CL	LEVEL 3	15.94 SF
UNIT 6-HALL	LEVEL 3	72.07 SF
UNIT 6-M.CLOSET	LEVEL 3	68.15 SF
UNIT 6-HALL	LEVEL 4	56.97 SF
UNIT 6-M.BATH	LEVEL 4	78.73 SF
UNIT 6-M.BED	LEVEL 4	345.74 SF
UNIT 6-M.CLOSET	LEVEL 4	45.95 SF
Grand total: 17		2232.95 SF



# OFFERING SUMMARY

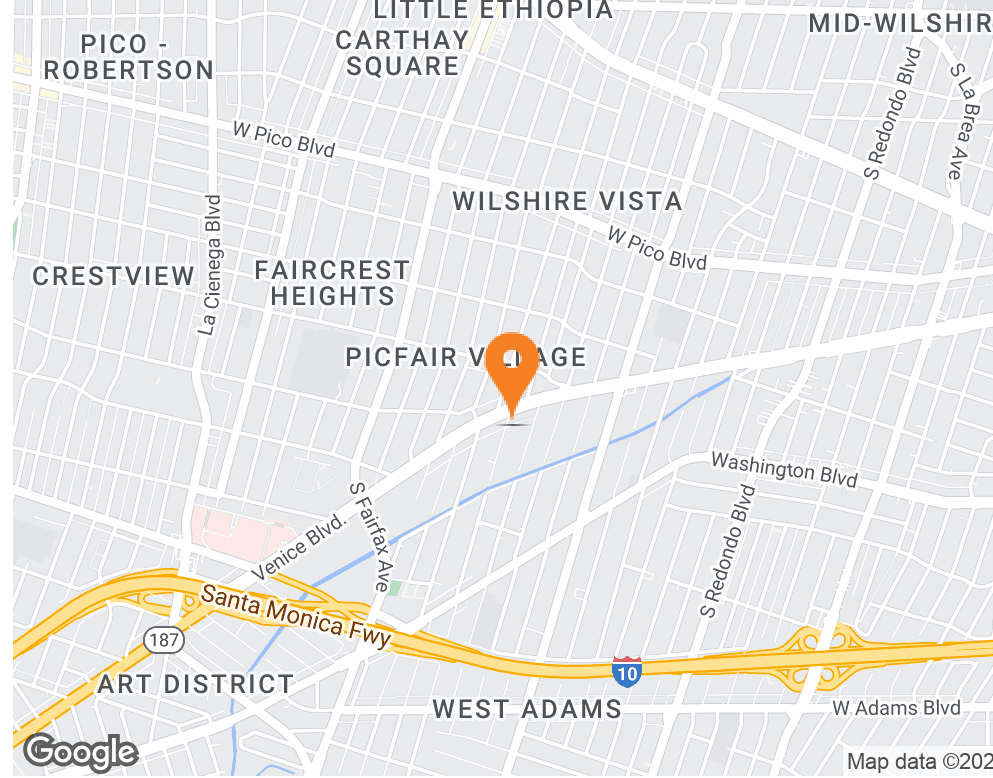
 Listing Price <b>\$1,350,000</b>	 Buildable <b>6</b>
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## FINANCIAL

Listing Price	\$1,350,000
Price/SF	\$132.24
Price/Unit	\$225,000

## OPERATIONAL

Gross SF	10,209 SF
# of Units	6
Lot Size	0.23 Acres (10,018 SF)



# 1818 CLYDE AVE

1818 Clyde Ave, Los Angeles, CA 90019

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## Investment Overview

The LAAA Team of Marcus & Millichap is pleased to present 1818 Clyde Avenue, a high-profile development opportunity in Mid-City, one of the most increasingly attractive rental and ownership pockets in Los Angeles. The proposed project is located on a 10,209 square foot corner lot, zoned LARD 1.5, in the 90019 zip code known as Mid-City. The investor has a couple of different options they could pursue with the site. They could build up to seven (7) market-rate apartments, or a small lot subdivision. If they decide to go the small lot route, there are currently plans and entitlements in place for the construction of six (6) small lot homes, all coming equipped with high-end finishes, multiple levels, and individual private rooftop decks with breathtaking views of both Century City and Hollywood. Whether a prospective investor elects to sell each small lot home individually, or rent them out to tenants, the floor-plans and finishes were carefully selected to attract distinguished buyers and renters and play a key role in maximizing value while giving residents that luxury living feeling they're in search of.

To sweeten the deal even further, the project sits with a qualified opportunity zone, which could enable an investor to save big, or eliminate capital gains taxes altogether upon exiting from the investment. The small lot project also is one of the last in the area to receive SB-330 clearance, exempting it from any low-income requirements that would cut deep into profits.

The Seller of the property has spent close to three years working with the City and going through entitlements, arguably the most strenuous part of the development process. The architect is just a few weeks away from plan submission, so there are just a few more steps to be completed before being granted full RTI status and being able to break ground. The timing of the project, coupled with the cost of the build and the finished value of the completed project offers an incredible opportunity for an investor to turn a major profit in a relatively short period of time.

## Investment Highlights

Fully Entitled for 6 Small Lot Homes | Very Close to RTI Permits

Rare 10,209 SqFt Lot in 90019 | No Low-Income Requirement

Located in Qualified Opportunity Zone

Mid-City Los Angeles | Just Outside Pico-Robertson | Very Desirable LA Rental Pocket



SECTION 2

# Property Information

REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

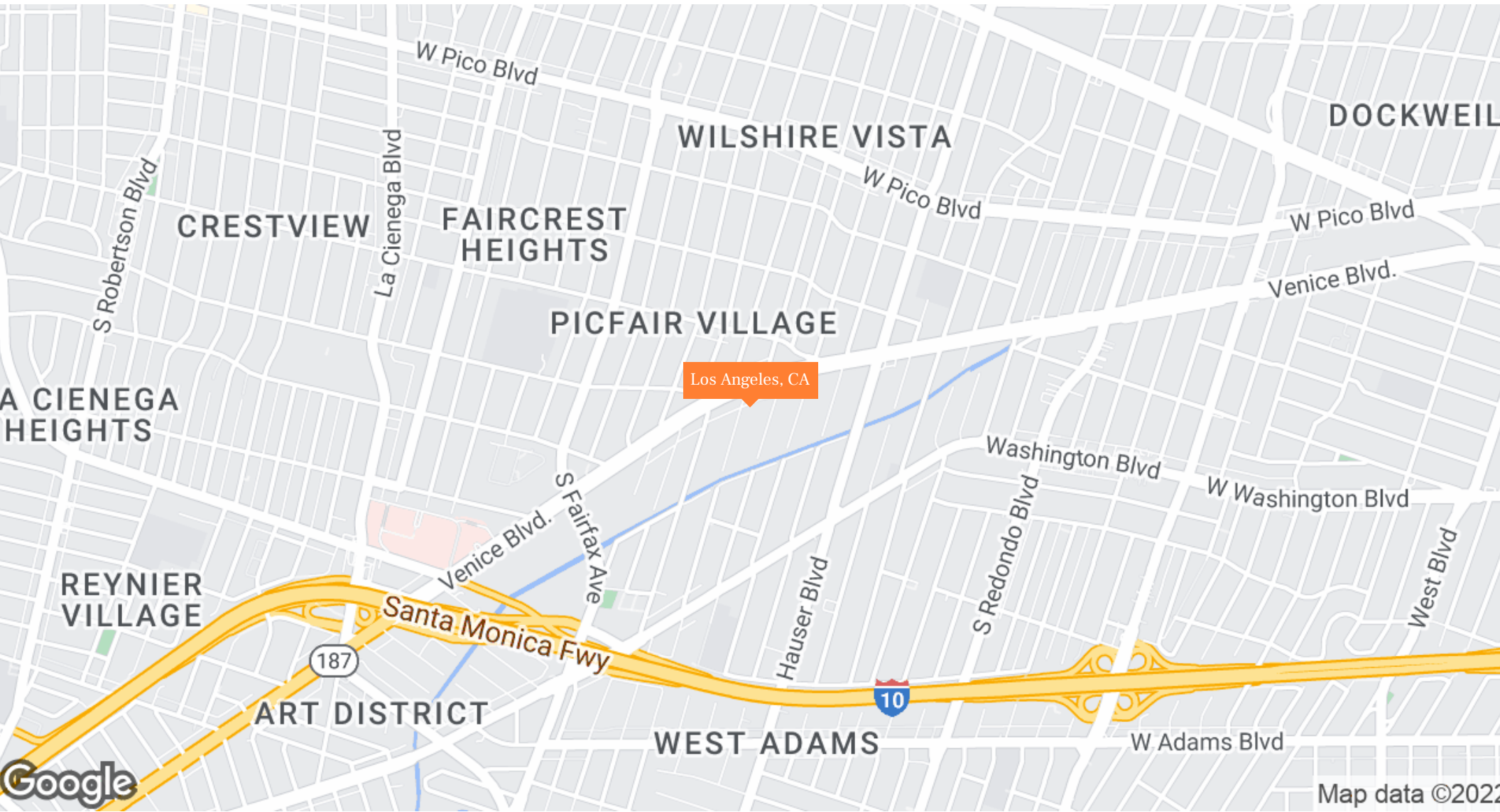
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RETAILER MAP

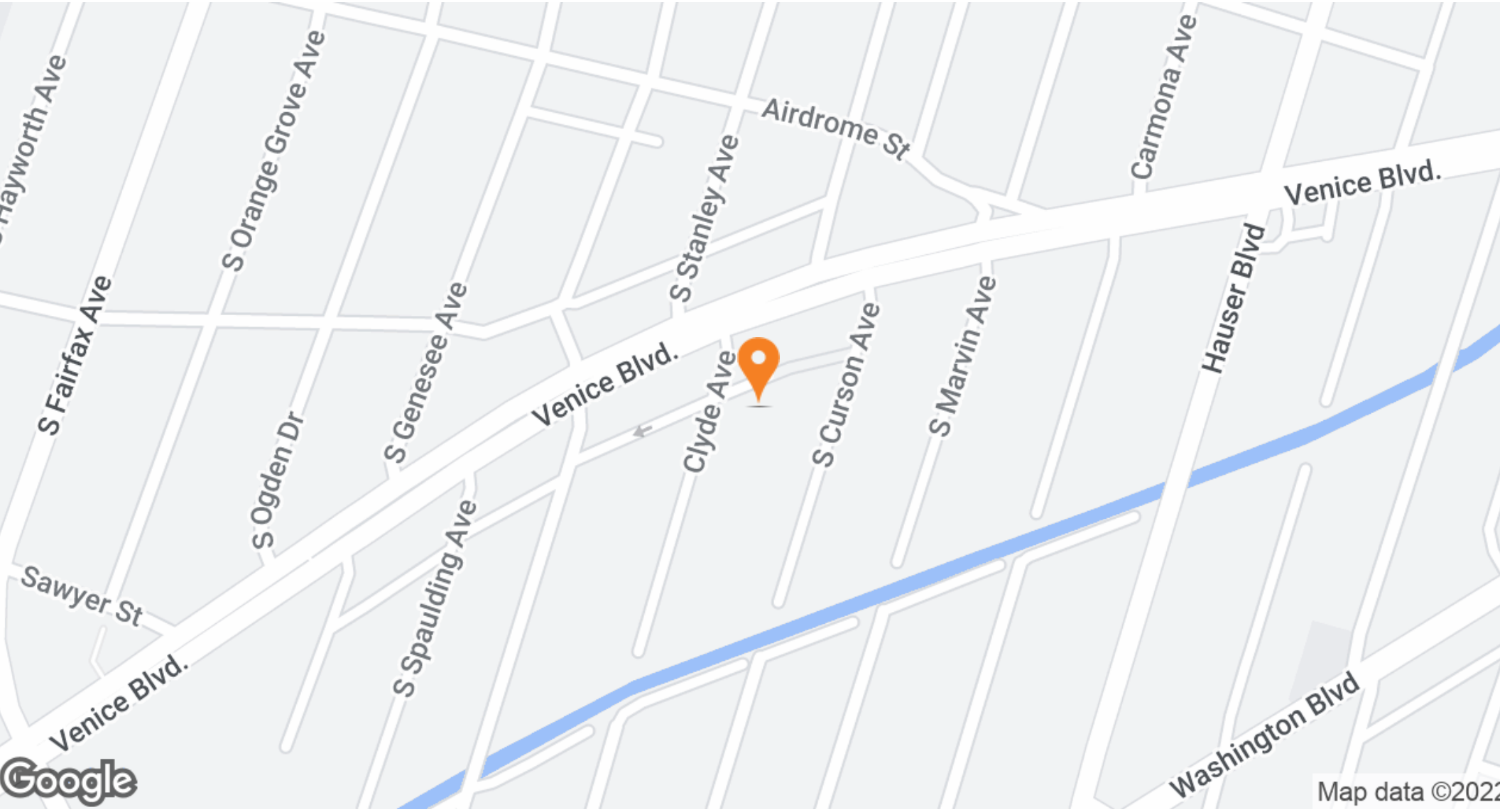
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REGIONAL MAP // 1818 Clyde Ave



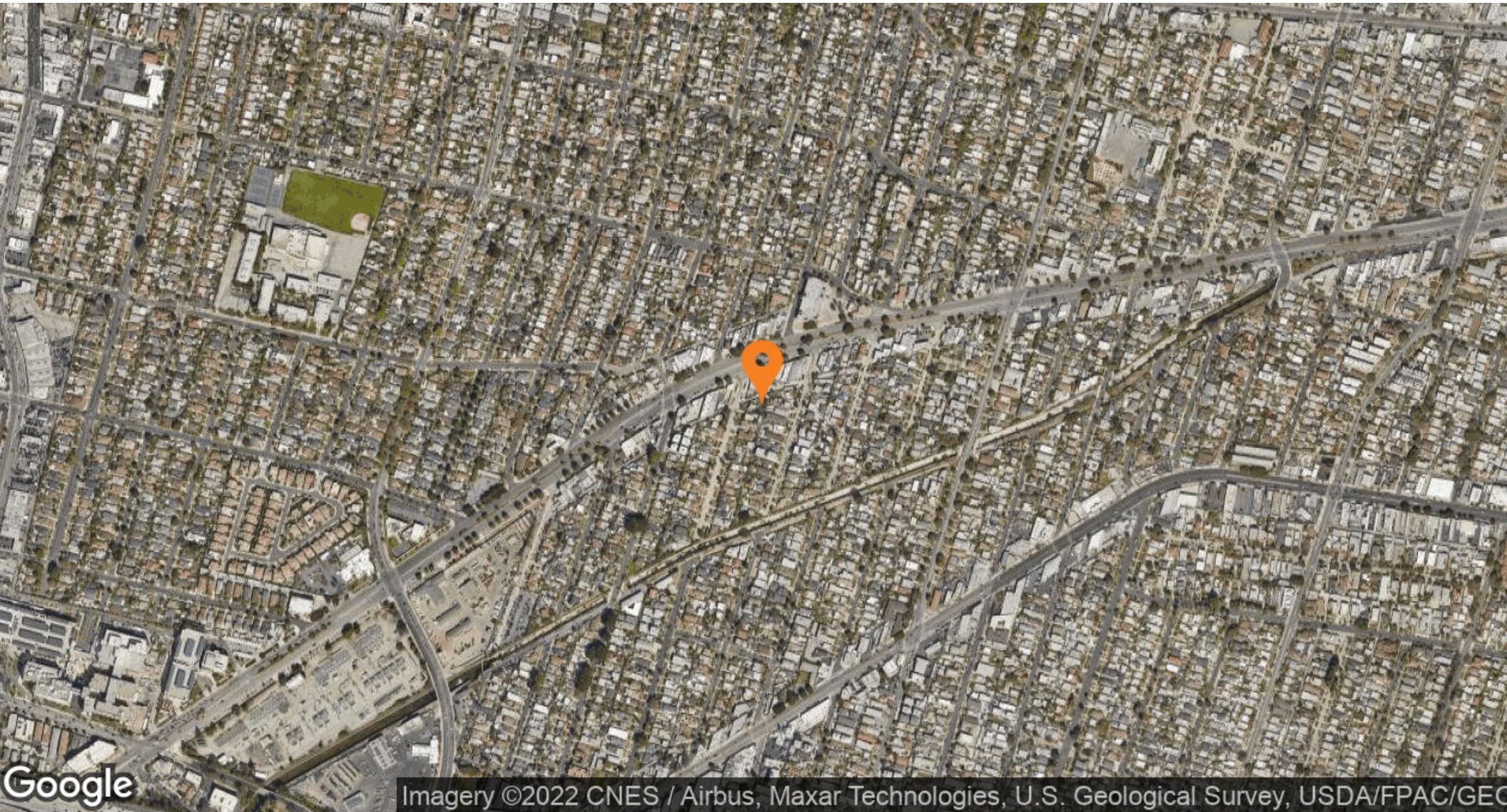






AERIAL MAP // 1818 Clyde Ave

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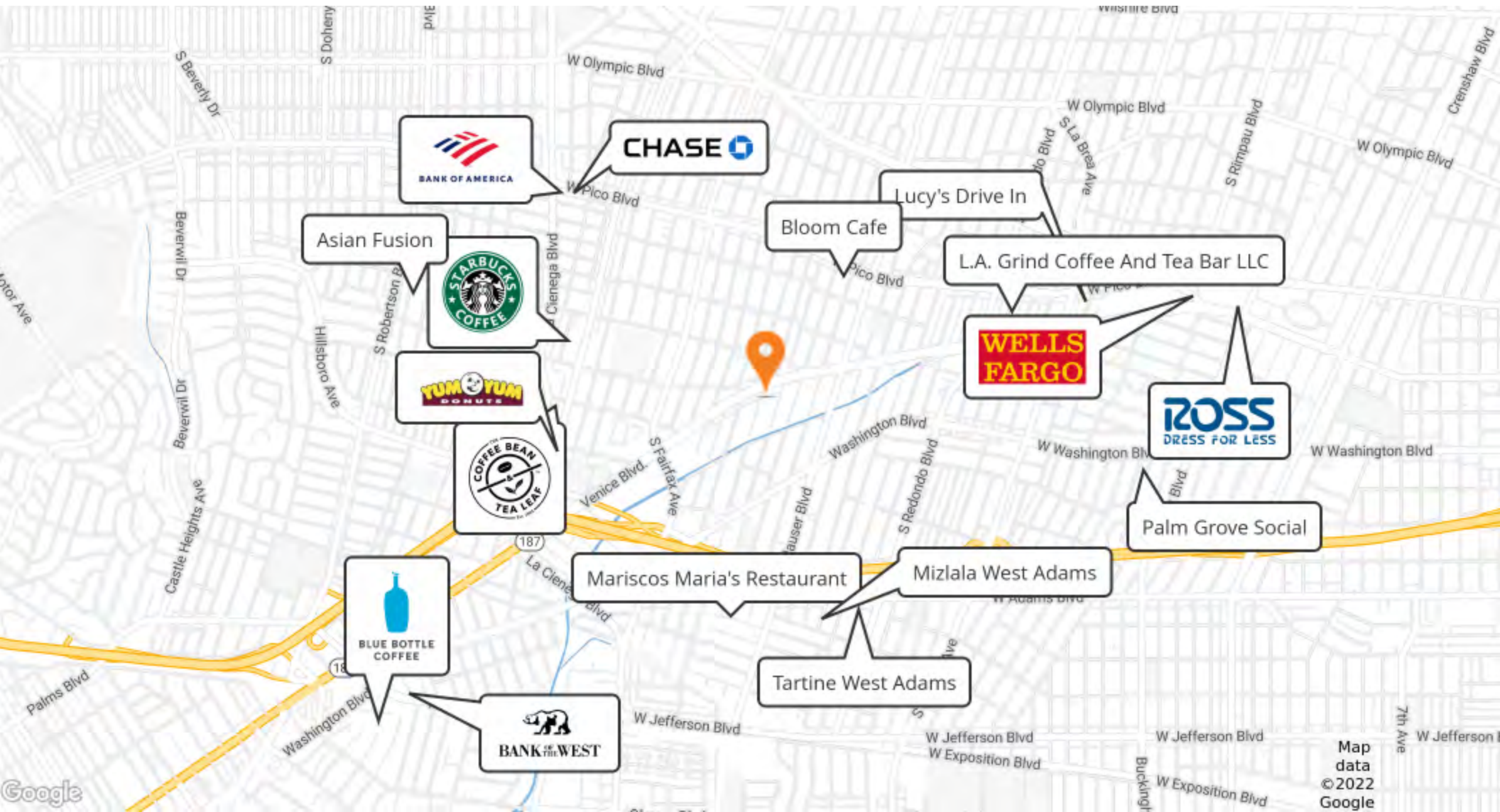


Google

Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEBCO



1818 Clyde Ave // RETAILER MAP



SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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<b>PRICE</b>	<b>\$1,350,000</b>
<b>BUILDABLE</b>	<b>6</b>
<b>LOT SF</b>	<b>10,209</b>
<b>PRICE/BUILDABLE</b>	<b>\$225,000</b>
<b>PRICE/SF</b>	<b>\$132.24</b>

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SECTION 4

# Sale Comparables Land

SALE COMPS MAP

SALE COMPS SUMMARY

PRICE PER SF CHART

PRICE PER UNIT CHART

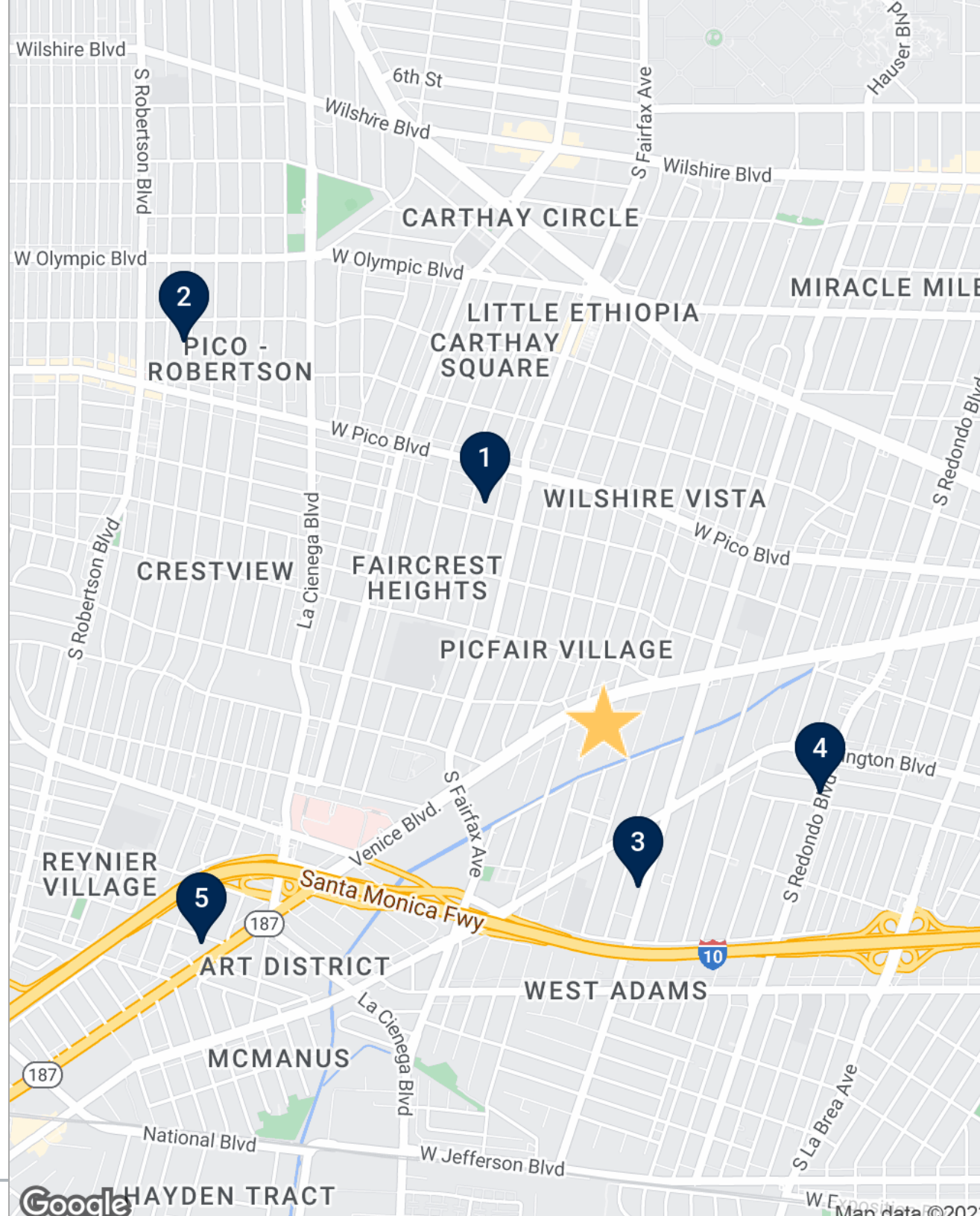
SALE COMPS

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# SALE COMPS MAP

- ★ 1818 Clyde Ave
- 1 1444-1448 Hi Point St
- 2 1127 S Shenandoah St
- 3 2301 Hauser Blvd
- 4 2021 S Redondo Blvd
- 5 8620 Olin St

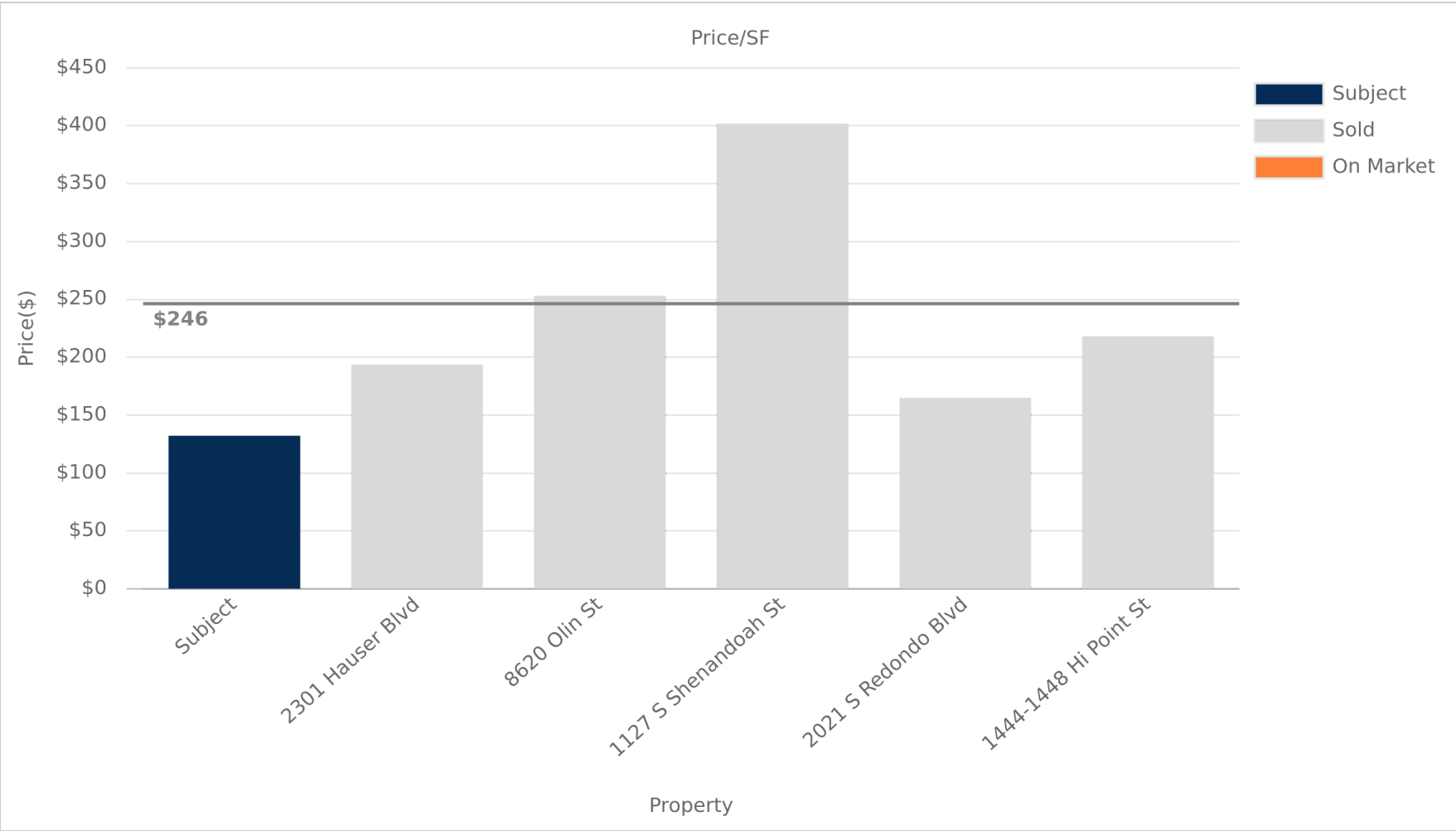


## SALE COMPS SUMMARY // 1818 Clyde Ave

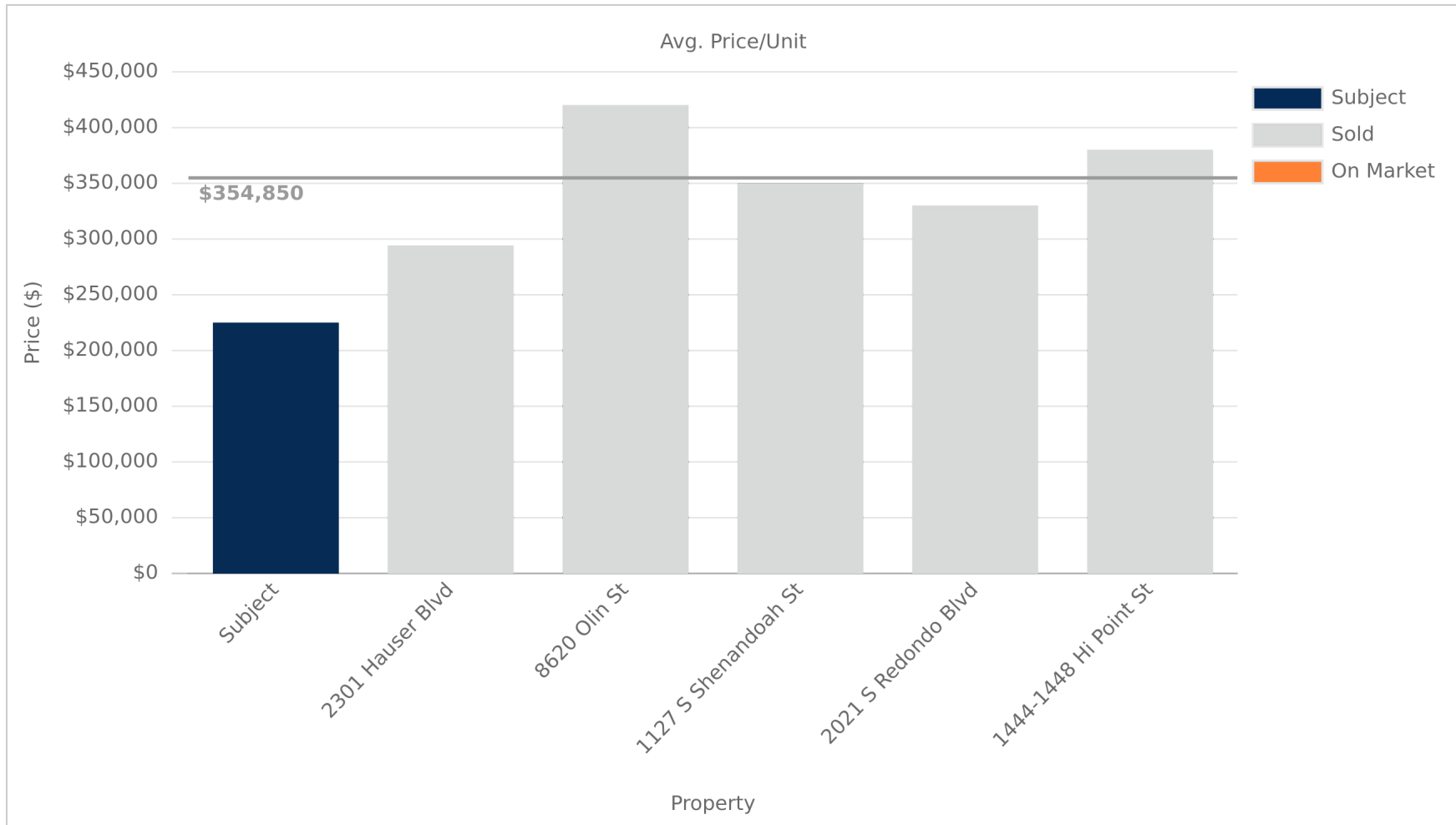
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	# OF UNITS	CLOSE
	<b>1818 Clyde Ave</b> 1818 Clyde Ave Los Angeles, CA 90019	\$1,350,000	10,209 SF	\$132.24	\$225,000	6	On Market
	<b>SALE COMPARABLES</b>	<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>	<b>PRICE/UNIT</b>	<b># OF UNITS</b>	<b>CLOSE</b>
	<b>1444-1448 Hi Point St</b> 1444 Hi Point St Los Angeles, CA 90035	\$1,900,000	8,712 SF	\$218.09	\$380,000	5	09/24/2019
	<b>1127 S Shenandoah St</b> 1127 S Shenandoah St Los Angeles, CA 90035	\$5,250,000	13,068 SF	\$401.74	\$350,000	15	08/30/2019
	<b>2301 Hauser Blvd</b> 2301 Hauser Blvd Los Angeles, CA 90016	\$1,177,000	6,081 SF	\$193.55	\$294,250	4	07/30/2019
	<b>2021 S Redondo Blvd</b> 2021 S Redondo Blvd Los Angeles, CA 90016	\$1,650,000	9,997 SF	\$165.05	\$330,000	5	08/30/2019
	<b>8620 Olin St</b> 8620 Olin St Los Angeles, CA 90034	\$2,100,000	8,296 SF	\$253.13	\$420,000	5	08/23/2019
	<b>AVERAGES</b>	<b>\$2,415,400</b>	<b>9,231 SF</b>	<b>\$246.31</b>	<b>\$354,850</b>	<b>7</b>	<b>-</b>



1818 Clyde Ave // PRICE PER SF CHART



## PRICE PER UNIT CHART // 1818 Clyde Ave





## 1818 Clyde Ave // SALE COMPS



★ **1818 Clyde Ave**  
1818 Clyde Ave, Los Angeles, CA 90019

Listing Price:	\$1,350,000	Price/SF:	\$132.24
COE:	On Market	Number Of Units:	6
Lot Size:	0.23 Acres	Price/Unit:	\$225,000
Total SF:	10,209 SF		



1 **1444-1448 Hi Point St**  
1444 Hi Point St Los Angeles, CA 90035

Sale Price:	\$1,900,000	Price/SF:	\$218.09
COE:	09/24/2019	Number Of Units:	5
Lot Size:	0.2 Acres	Price/Unit:	\$380,000
Total SF:	8,712 SF		

RTI for 5 townhomes.

## SALE COMPS // 1818 Clyde Ave



**2** **1127 S Shenandoah St**  
1127 S Shenandoah St Los Angeles, CA 90035

Sale Price:	\$5,250,000	Price/SF:	\$401.74
COE:	08/30/2019	Number Of Units:	15
Lot Size:	0.3 Acres	Price/Unit:	\$350,000
Total SF:	13,068 SF		

RTI for 15 condos.



**3** **2301 Hauser Blvd**  
2301 Hauser Blvd Los Angeles, CA 90016

Sale Price:	\$1,177,000	Price/SF:	\$193.55
COE:	07/30/2019	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$294,250
Total SF:	6,081 SF		

RTI for 4 units.





**4 2021 S Redondo Blvd**  
2021 S Redondo Blvd Los Angeles, CA 90016

Sale Price:	\$1,650,000	Price/SF:	\$165.05
COE:	08/30/2019	Number Of Units:	5
Lot Size:	0.23 Acres	Price/Unit:	\$330,000
Total SF:	9,997 SF		

RTI for 5 unit small lot SFR.



**5 8620 Olin St**  
8620 Olin St Los Angeles, CA 90034

Sale Price:	\$2,100,000	Price/SF:	\$253.13
COE:	08/23/2019	Number Of Units:	5
Lot Size:	0.19 Acres	Price/Unit:	\$420,000
Total SF:	8,296 SF		

Entitled for 5 unit small lot SFR.

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

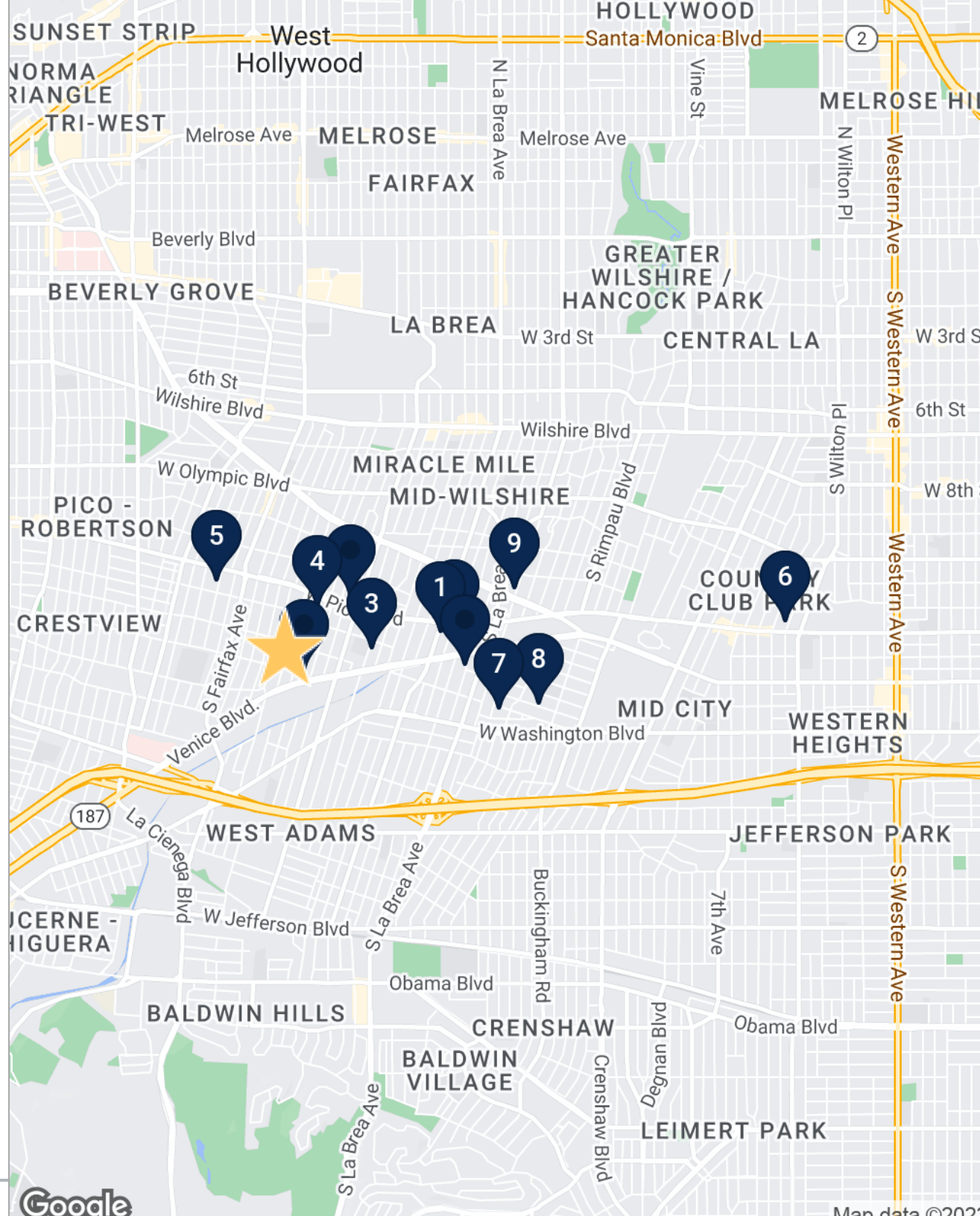
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# RENT COMPS MAP

-  1818 Clyde Ave
-  1424 S Redondo Blvd
-  1416 S Sycamore Ave
-  1520 S Burnside Ave
-  1419 S Curson Ave
-  5934 W Luna Park
-  1259 Westchester Pl
-  4828 Pickford St
-  4651 W 18th St
-  1287 S Highland Ave
-  1627 S Mansfield Ave
-  1666 S Curson Ave
-  1359 Carmona Ave



## RENT COMPS SUMMARY // 1818 Clyde Ave

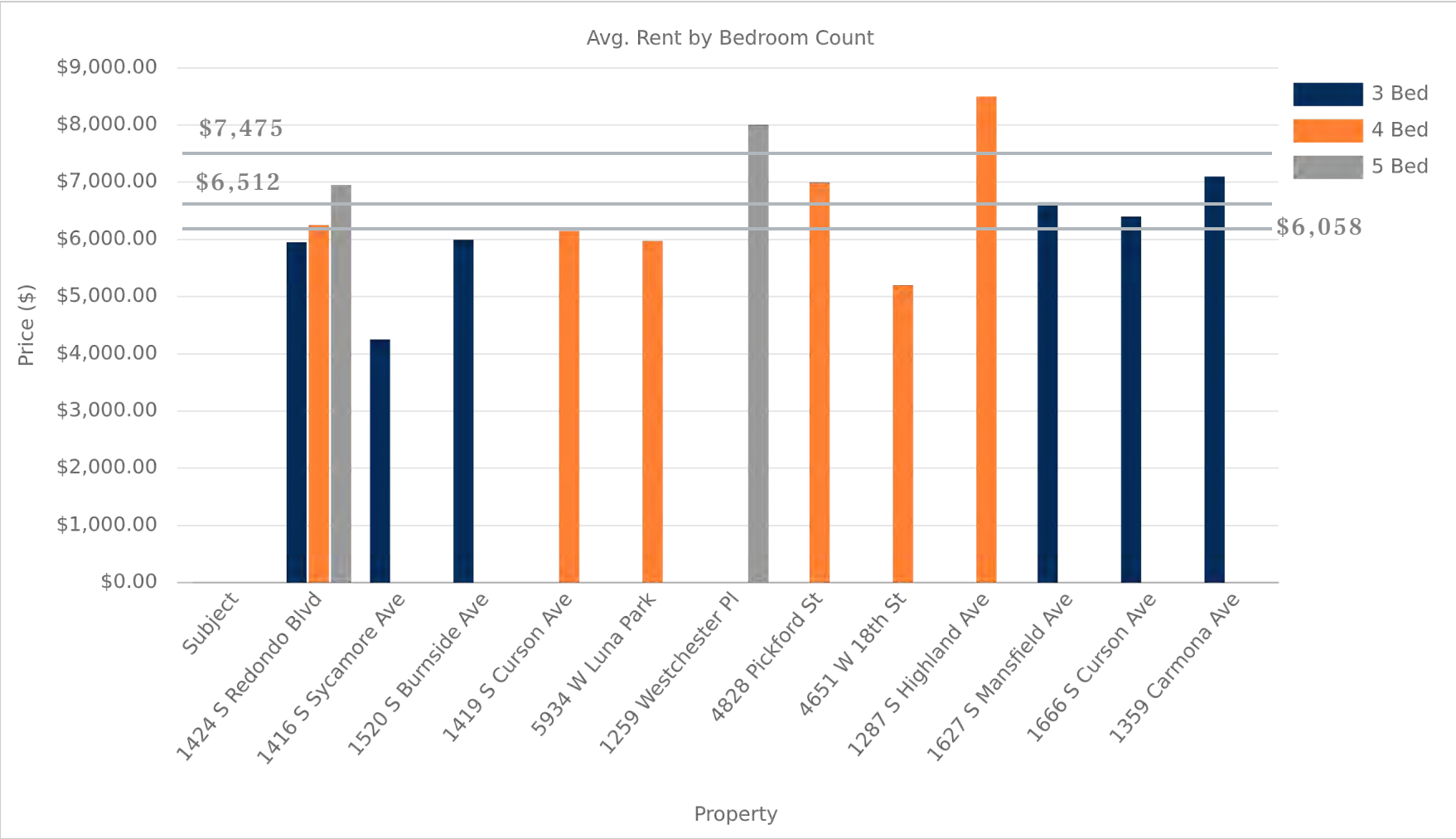
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
1	<b>1424 S Redondo Blvd</b> 1424 S Redondo Blvd Los Angeles, CA 90019	\$3.37	5,685 SF	0.13 AC	3
2	<b>1416 S Sycamore Ave</b> 1416 S Sycamore Ave Los Angeles, CA 90019	\$2.66	6,675 SF	0.16 AC	4
3	<b>1520 S Burnside Ave</b> 1520 S Burnside Ave Los Angeles, CA 90019	\$5.00	2,268 SF	0.11 AC	2
4	<b>1419 S Curson Ave</b> 1419 S Curson Ave Los Angeles, CA 90019	\$3.42	3,668 SF	0.14 AC	3
5	<b>5934 W Luna Park</b> 5934 W Luna Park Los Angeles, CA 90035	\$2.98	2,004 SF	0.33 AC	1
6	<b>1259 Westchester Pl</b> 1259 Westchester Pl Los Angeles, CA 90019	\$3.32	2,410 SF	0.14 AC	2
7	<b>4828 Pickford St</b> 4828 Pickford St Los Angeles, CA 90019	\$4.24	1,650 SF	0.04 AC	1
8	<b>4651 W 18th St</b> 4651 W 18th St Los Angeles, CA 90019	\$2.96	1,759 SF	0.15 AC	2



## 1818 Clyde Ave // RENT COMPS SUMMARY

9	<b>1287 S Highland Ave</b> 1287 S Highland Ave Los Angeles, CA 90019	\$3.71	2,291 SF	0.13 AC	2
10	<b>1627 S Mansfield Ave</b> 1627 S Mansfield Ave Los Angeles, CA 90019	\$3.45	1,930 SF	0.14 AC	2
11	<b>1666 S Curson Ave</b> 1666 S Curson Ave Los Angeles, CA 90019	\$4.42	1,449 SF	0.14 AC	1
12	<b>1359 Carmona Ave</b> 1359 Carmona Ave Los Angeles, CA 90019	\$4.43	1,601 SF	0.13 AC	2
<b>AVERAGES</b>		<b>\$3.66</b>	<b>2,783 SF</b>	<b>0.14 AC</b>	<b>2</b>

# 1818 Clyde Ave // RENT BY BED CHART





## 1818 Clyde Ave // RENT COMPS

**1** **1424 S Redondo Blvd**  
1424 S Redondo Blvd, Los Angeles, CA 90019

 3 Units |  Year Built 2021



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+2.5	1	33.3	1,100	\$5,950	\$5.41
4+2.5	1	33.3	2,000	\$6,250	\$3.13
5+4.5	1	33.3	2,585	\$6,950	\$2.69
TOTAL/AVG	3	100%	1,895	\$6,383	\$3.37

**2** **1416 S Sycamore Ave**  
1416 S Sycamore Ave, Los Angeles, CA 90019

 4 Units |  Year Built 2019



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+3	1	100	1,600	\$4,250	\$2.66
TOTAL/AVG	1	100%	1,600	\$4,250	\$2.66

## RENT COMPS // 1818 Clyde Ave

**3** 1520 S Burnside Ave  
1520 S Burnside Ave, Los Angeles, CA 90019

 2 Units |  Year Built 1927



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+2	1	100	1,200	\$5,995	\$5.00
TOTAL/AVG	1	100%	1,200	\$5,995	\$5.00

**4** 1419 S Curson Ave  
1419 S Curson Ave, Los Angeles, CA 90019

 3 Units |  Year Built 1936



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4+3	1	100	1,800	\$6,150	\$3.42
TOTAL/AVG	1	100%	1,800	\$6,150	\$3.42



## 1818 Clyde Ave // RENT COMPS

**5** **5934 W Luna Park**  
5934 W Luna Park, Los Angeles, CA 90035

 1 Units |  Year Built 2015



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4+4	1	100	2,004	\$5,975	\$2.98
TOTAL/AVG	1	100%	2,004	\$5,975	\$2.98

**6** **1259 Westchester Pl**  
1259 Westchester Pl, Los Angeles, CA 90019

 2 Units |  Year Built 1981



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
5+4	1	100	2,410	\$8,000	\$3.32
TOTAL/AVG	1	100%	2,410	\$8,000	\$3.32

## RENT COMPS // 1818 Clyde Ave

**7** 4828 Pickford St  
4828 Pickford St, Los Angeles, CA 90019

 1 Units |  Year Built 2020



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4+3	1	100	1,650	\$6,995	\$4.24
TOTAL/AVG	1	100%	1,650	\$6,995	\$4.24

**8** 4651 W 18th St  
4651 W 18th St, Los Angeles, CA 90019

 2 Units |  Year Built 2021



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4+4	1	100	1,759	\$5,200	\$2.96
TOTAL/AVG	1	100%	1,759	\$5,200	\$2.96

## 1818 Clyde Ave // RENT COMPS

**9** **1287 S Highland Ave**  
1287 S Highland Ave, Los Angeles, CA 90019

 2 Units |  Year Built 1923



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4+5	1	100	2,291	\$8,500	\$3.71
TOTAL/AVG	1	100%	2,291	\$8,500	\$3.71

**10** **1627 S Mansfield Ave**  
1627 S Mansfield Ave, Los Angeles, CA 90019

 2 Units |  Year Built 2021



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+3	1	100	1,930	\$6,650	\$3.45
TOTAL/AVG	1	100%	1,930	\$6,650	\$3.45



## RENT COMPS // 1818 Clyde Ave

**11** 1666 S Curson Ave  
1666 S Curson Ave, Los Angeles, CA 90019

 1 Units |  Year Built 1949



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+2	1	100	1,449	\$6,400	\$4.42
TOTAL/AVG	1	100%	1,449	\$6,400	\$4.42

**12** 1359 Carmona Ave  
1359 Carmona Ave, Los Angeles, CA 90019

 2 Units |  Year Built 1926



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3+2	1	100	1,601	\$7,100	\$4.43
TOTAL/AVG	1	100%	1,601	\$7,100	\$4.43

SECTION 6

# Small Lot Home Sales

SMALL LOT HOME SALES SUMMARY

Marcus & Millichap  
LAAA TEAM

## SMALL LOT SALES SUMMARY // 1818 Clyde Ave

	COMPARABLES	PRICE	BLDG SF	PRICE/SF	UNIT TYPE	YR BUILT	CLOSE
1	<b>5157 W Redondo Ct</b> 5157 W Redondo Ct Los Angeles, CA 90019	\$1,272,000	2,058 SF	\$618.08	3+3	2019	12/21/2021
2	<b>5162 W Redondo Ct</b> 5162 W Redondo Ct Los Angeles, CA 90019	\$1,200,000	1,762 SF	\$681.04	3+3	2018	03/14/2022
3	<b>1814 S Mansfield Ave</b> 1814 S Mansfield Ave Los Angeles, CA 90019	\$1,650,000	2,154 SF	\$766.02	5+4	2022	09/07/2022
4	<b>5164 W Redondo Ct</b> 5164 W Redondo Ct Los Angeles, CA 90019	\$1,135,000	1,670 SF	\$679.64	3+3	2018	01/25/2022
<b>AVERAGES</b>			<b>1,911 SF</b>	<b>\$686.20</b>			



SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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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.

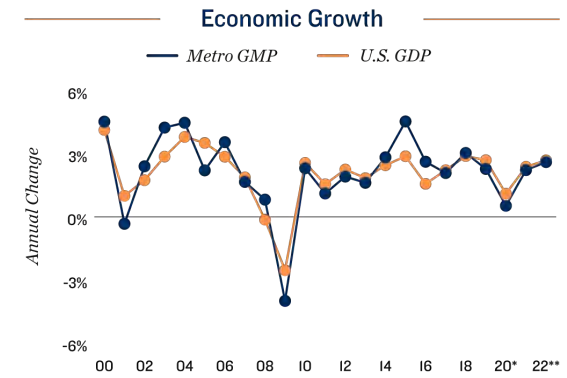




## ECONOMY

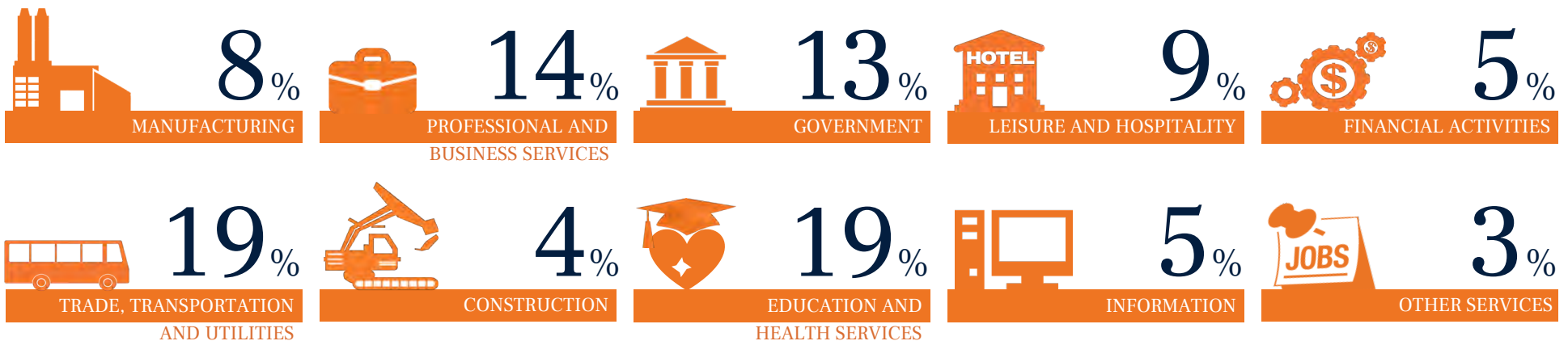
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace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

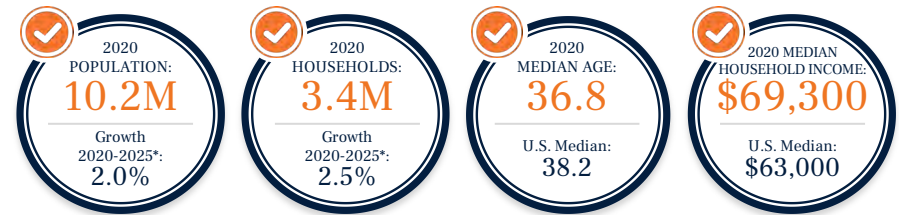
## SHARE OF 2020 TOTAL EMPLOYMENT



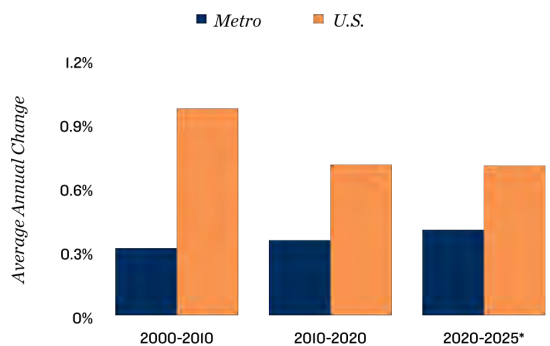
## DEMOGRAPHICS

- 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.

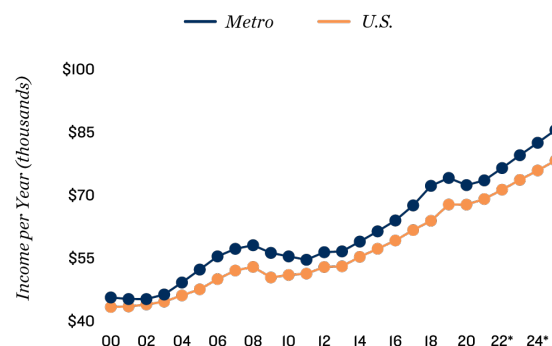
## QUICK FACTS



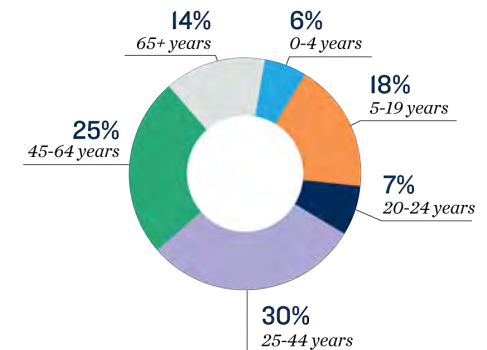
Population Growth



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



## 1818 Clyde Ave // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Population	44,988	356,991	1,124,285
<b>2022 Estimate</b>			
Total Population	44,491	351,039	1,104,217
<b>2010 Census</b>			
Total Population	43,686	341,525	1,063,154
<b>2000 Census</b>			
Total Population	44,812	337,049	1,076,292
<b>Daytime Population</b>			
2022 Estimate	34,413	420,099	1,196,786
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	16,778	152,685	468,728
<b>2022 Estimate</b>			
Total Households	16,466	149,561	456,949
Average (Mean) Household Size	2.6	2.3	2.4
<b>2010 Census</b>			
Total Households	15,851	143,272	433,361
<b>2000 Census</b>			
Total Households	16,077	142,337	431,768
Growth 2022-2027	1.9%	2.1%	2.6%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	18,136	165,795	510,759
2022 Estimate	17,756	161,914	496,103
Owner Occupied	5,513	44,209	120,820
Renter Occupied	10,953	105,352	336,130
Vacant	1,291	12,353	39,154
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	16,466	149,561	456,949
1 Person Units	31.3%	37.7%	37.1%
2 Person Units	27.9%	30.1%	29.3%
3 Person Units	15.4%	13.6%	13.6%
4 Person Units	11.5%	9.6%	10.1%
5 Person Units	6.5%	4.7%	5.0%
6+ Person Units	7.4%	4.4%	4.9%

<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
\$200,000 or More	8.3%	14.3%	11.7%
\$150,000-\$199,999	7.7%	8.6%	7.3%
\$100,000-\$149,999	16.5%	16.7%	15.2%
\$75,000-\$99,999	11.1%	11.7%	11.4%
\$50,000-\$74,999	17.1%	14.9%	15.1%
\$35,000-\$49,999	12.0%	9.5%	10.7%
\$25,000-\$34,999	8.5%	6.8%	7.8%
\$15,000-\$24,999	7.9%	6.8%	8.4%
Under \$15,000	10.9%	10.7%	12.5%
Average Household Income	\$98,302	\$124,280	\$109,960
Median Household Income	\$65,322	\$77,417	\$67,220
Per Capita Income	\$36,604	\$53,216	\$45,917
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	44,491	351,039	1,104,217
Under 20	23.4%	20.2%	19.9%
20 to 34 Years	24.1%	24.8%	26.4%
35 to 39 Years	8.3%	8.5%	8.4%
40 to 49 Years	14.7%	13.8%	13.7%
50 to 64 Years	17.4%	17.8%	17.5%
Age 65+	12.0%	14.9%	14.0%
Median Age	36.4	37.9	37.1
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	31,338	261,057	810,375
Elementary (0-8)	13.6%	8.0%	10.8%
Some High School (9-11)	7.7%	5.7%	7.1%
High School Graduate (12)	19.0%	15.3%	16.3%
Some College (13-15)	20.2%	17.5%	16.9%
Associate Degree Only	5.8%	5.8%	5.7%
Bachelor's Degree Only	22.1%	29.6%	27.6%
Graduate Degree	11.7%	18.1%	15.6%
<b>Population by Gender</b>			
2022 Estimate Total Population	44,491	351,039	1,104,217
Male Population	48.1%	47.5%	49.2%
Female Population	51.9%	52.5%	50.8%



### POPULATION

In 2022, the population in your selected geography is 1,104,217. The population has changed by 2.6 percent since 2000. It is estimated that the population in your area will be 1,124,285 five years from now, which represents a change of 1.8 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 37.1, compared with the U.S. average, which is 38.6. The population density in your area is 14,057 people per square mile.



### HOUSEHOLDS

There are currently 456,949 households in your selected geography. The number of households has changed by 5.8 percent since 2000. It is estimated that the number of households in your area will be 468,728 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.3 people.



### INCOME

In 2022, the median household income for your selected geography is \$67,220, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 98.1 percent since 2000. It is estimated that the median household income in your area will be \$79,479 five years from now, which represents a change of 18.2 percent from the current year.

The current year per capita income in your area is \$45,917, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$109,960, compared with the U.S. average, which is \$96,357.



### EMPLOYMENT

In 2022, 570,948 people in your selected area were employed. The 2000 Census revealed that 67.1 percent of employees are in white-collar occupations in this geography, and 32.9 percent are in blue-collar occupations. In 2022, unemployment in this area was 7.0 percent. In 2000, the average time traveled to work was 25.9 minutes.



### HOUSING

The median housing value in your area was \$842,080 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 118,015 owner-occupied housing units and 313,754 renter-occupied housing units in your area. The median rent at the time was \$641.



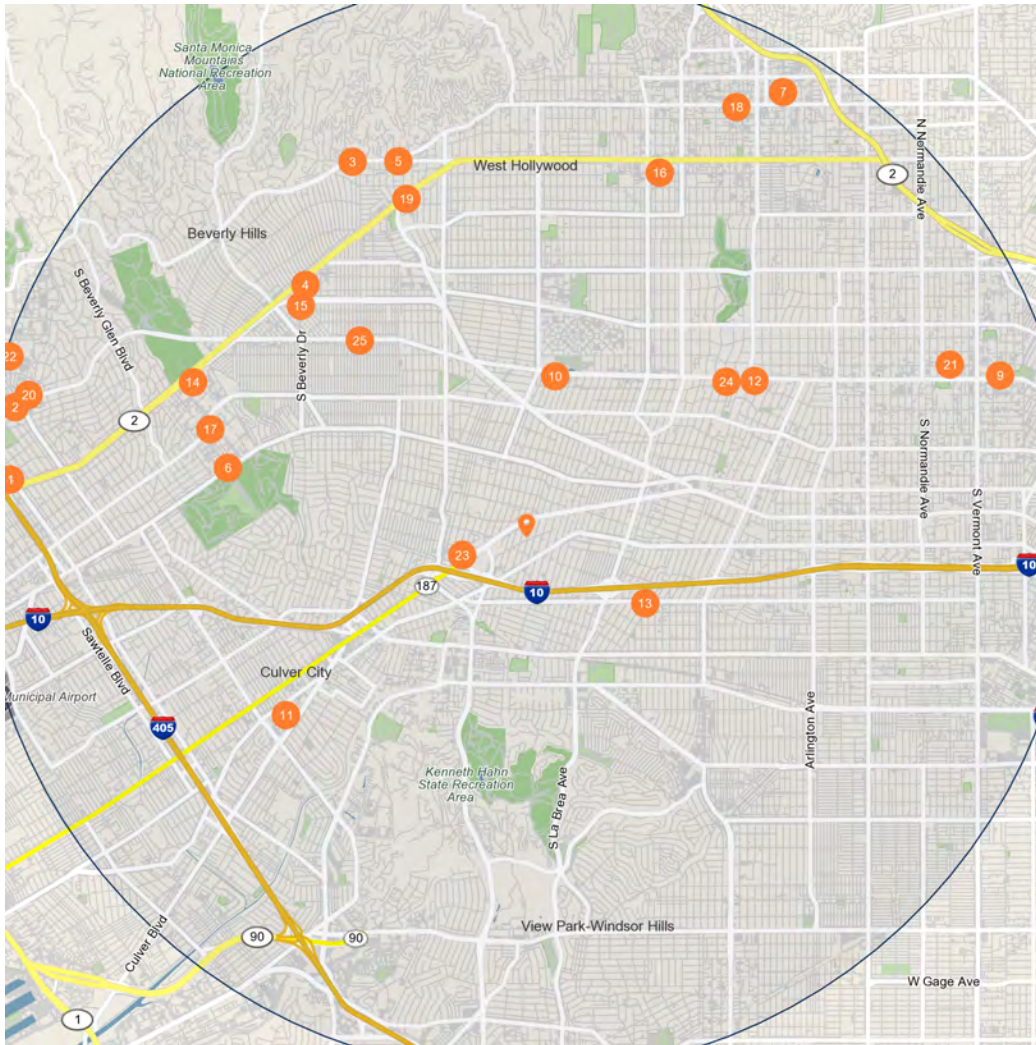
### EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 15.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 27.6 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 5.7 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 16.3 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.9 percent in the selected area compared with the 20.4 percent in the U.S.

## 1818 Clyde Ave // DEMOGRAPHICS



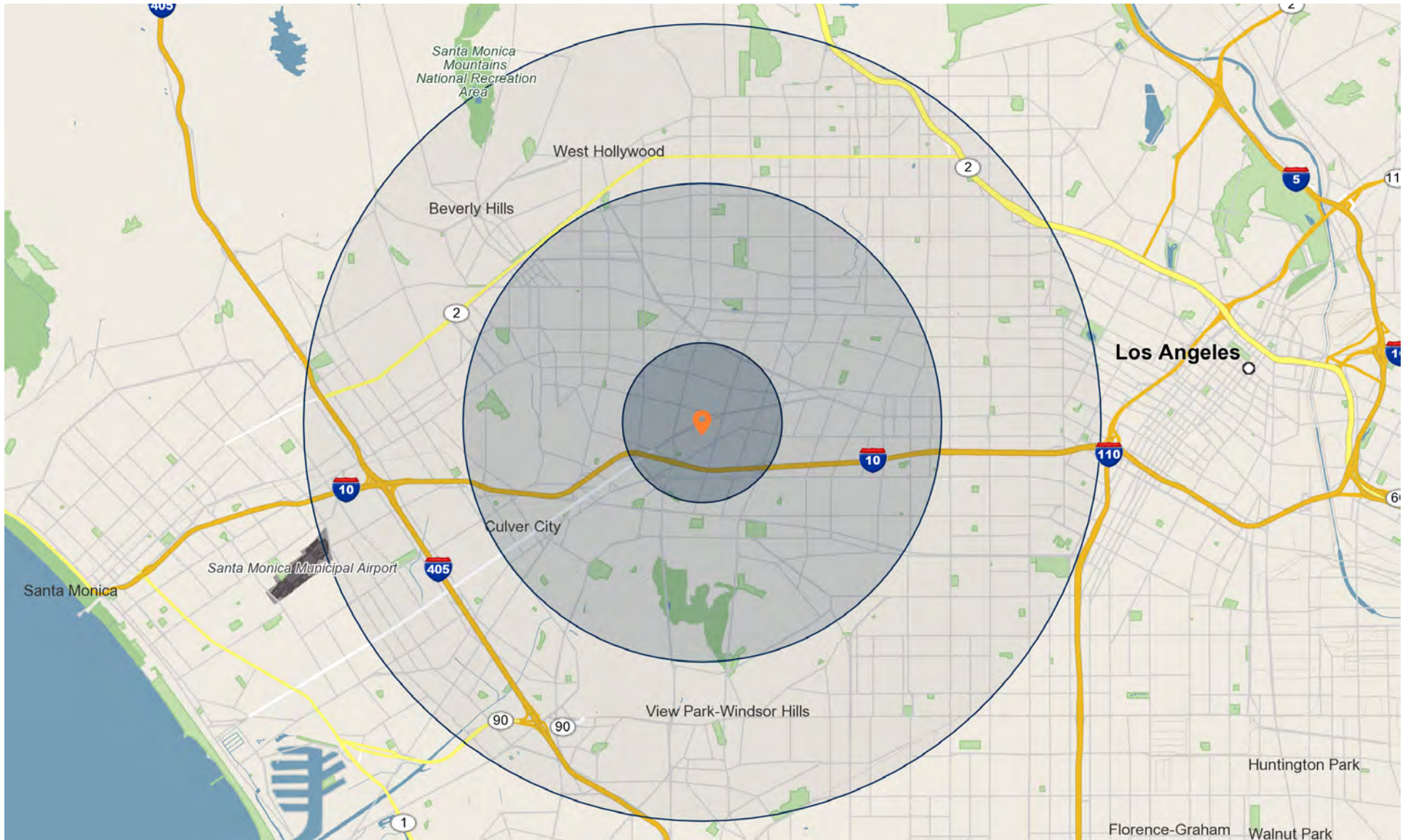
### Major Employers

### Employees

1	Green Equity Investors IV LP	15,000
2	Ucla Health System Auxiliary	11,154
3	Yf Art Holdings Gp LLC	10,600
4	Live Nation Worldwide Inc	8,800
5	Ticketmaster Entertainment LLC	4,390
6	Twentieth Cntury Fox Japan Inc-News Corp - Fox	4,000
7	Viacom Networks-Mtv Networks	3,645
8	Gold Parent LP	3,400
9	Service Employees Intl Un-Services Intl Employees Un	3,343
10	Stockbridge/Sbe Holdings LLC-SBE	3,000
11	Sony Pictures Entrmt Inc-Sony Pictures Studios	3,000
12	Mercury Insurance Services LLC	2,978
13	Wand Topco Inc	2,713
14	Career Group Inc-Fourthfloor Fashion Talent	2,100
15	Project Skyline Intermediate H	2,020
16	Rsg Group USA Inc-Golds Gym	2,000
17	Fox Inc-Home Entertainment Div	2,000
18	Broadreach Capitl Partners LLC	1,974
19	Los Angles Cnty Mtro Trnsp Aut	1,971
20	P-Wave Holdings LLC	1,961
21	Confido LLC-123 Home Care	1,900
22	University Cal Los Angeles-Ucla Medical Center	1,850
23	Kaiser Foundation Hospitals-Kaiser Prmnnte W Los Angles Me	1,800
24	Truck Underwriters Association	1,767
25	Magic Workforce Solutions LLC	1,749



# DEMOGRAPHICS // 1818 Clyde Ave



## EXCLUSIVELY LISTED BY

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