

5821 Hazeltine Ave

5821 Hazeltine Ave, Van Nuys, CA 91401



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TABLE OF CONTENTS

SECTION 1 Executive Summary	7
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SECTION 2 Property Information	14
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SECTION 3 Financial Analysis	19
---	----

SECTION 4 Sale Comparables	24
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SECTION 5 Lease Comparables	34
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SECTION 6 Market Overview	43
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SECTION 1

Executive Summary

OFFERING SUMMARY

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OFFERING SUMMARY



Listing Price
\$1,160,000



Cap Rate
4.01%



of Units
4

FINANCIAL

Listing Price	\$1,160,000
Gross Income	\$77,400
NOI	\$46,526
Cap Rate	4.01%
GRM	14.99
Price/SF	\$470.21
Price/Unit	\$290,000

OPERATIONAL

Gross SF	2,467 SF
# of Units	4
Lot Size	0.14 Acres (5,896 SF)
Year Built	1928 & 1978

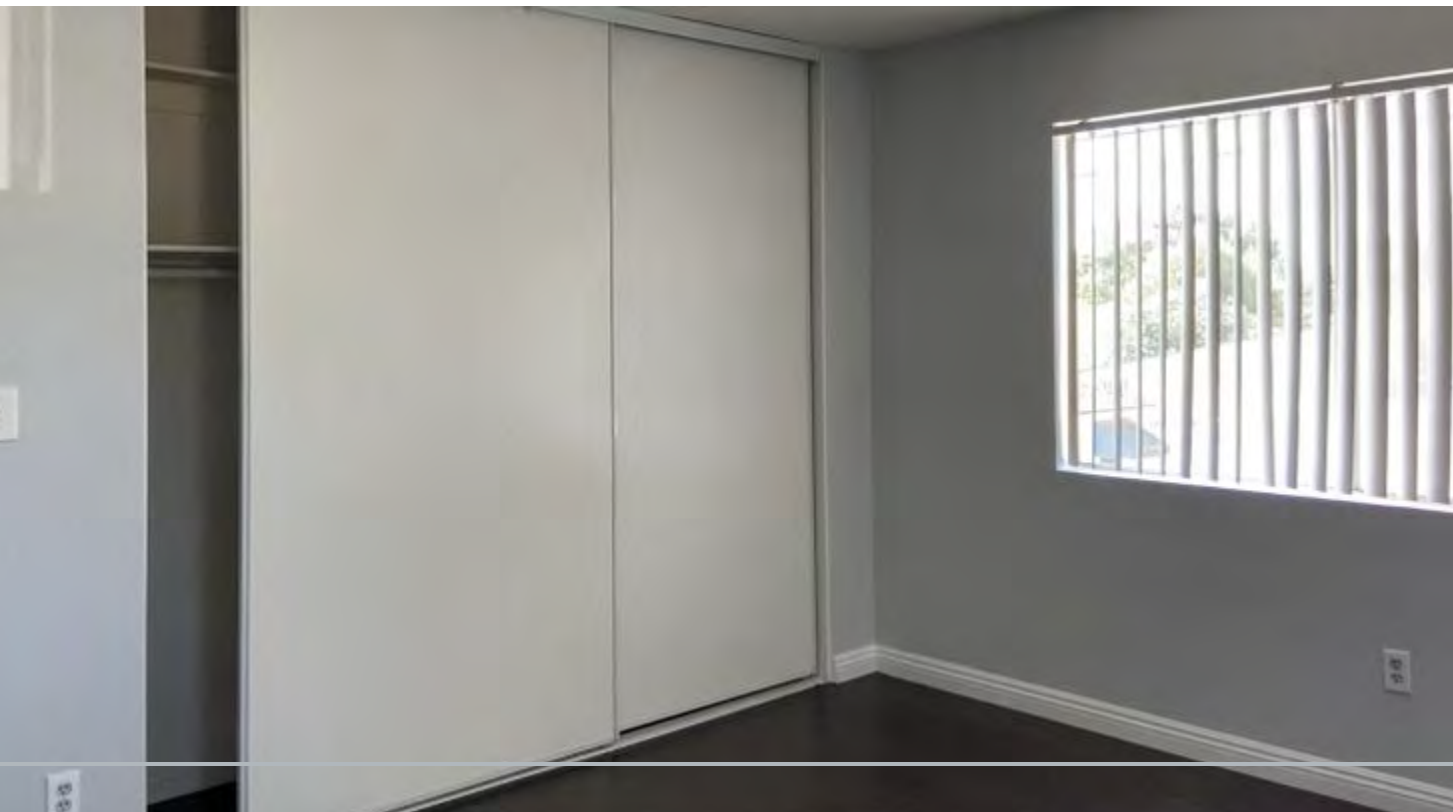












SECTION 2

Property Information

INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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5821 HAZELTINE AVE

5821 Hazeltine Ave, Van Nuys, CA 91401

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this 4 unit property located at 5821 Hazeltine Ave in Van Nuys, CA, ideally situated South of Oxnard Street, and just two blocks north of the Sherman Oaks city border at Burbank Blvd. This 4 unit offering sits on a 0.14 acre lot, it has an alleyway behind the property for easy access to the property's gated parking, and it comes with 3 units that are not subject to LA City Rent Control (only subject to AB-1482).

The offering is comprised of a stand alone, 800 square foot, 2 bedroom house in front, which was built in 1928 and subject to LA rent control, and a triplex at the back of the lot which was built in December 1978 and is comprised of (2) 1 bed units and (1) bachelor. Since this triplex in back was built after the cutoff for LA Rent Control, those three apartment units are not subject to LA's strict rent control laws, and they are only subject to the more lenient AB-1482 rent control laws which allows annual rent increases equal to 5% + CPI. Also, the front 2-bed house was fully renovated in 2015 with all new electrical, plumbing, floors, kitchen, bathroom, etc.

The seller of this property has owned this building since the 1970s, almost 50 years of ownership. In fact, the seller is the one who built the triplex in the back of the lot in December 1978. The property has been maintained with extreme care over the decades, like you would expect from a pride of ownership mom and pop landlord.

The property presents the buyer with a couple of avenues to add value. First, the current rents are approximately 24% below full market potential. For the non-rent-controlled triplex, you can get those rents up to full market potential much quicker than you'd be able to for LA rent controlled units. For the front house that is rent controlled, a strategic buyer could potentially owner-occupy that house for a period of time, which would be the easiest avenue to get that rent controlled unit vacant. This would allow the buyer to capture a large amount of upside potential when re-leased at market rents in the future. Lastly, a buyer would be wise to speak with ADU companies about the converting the 4 tuck under parking spots in the back to an ADU, which would be great way to add much more value than the cost of construction would be. Lastly, the tuck under parking in the alleyway is not on LA City's list of properties that need to be retrofitting for earthquake safety.

INVESTMENT HIGHLIGHTS

Front House Built in 1928 | Triplex in Back Built in December 1978

Triplex in the Back is Not Subject to LA City's Rent Control (Only Subject to AB-1482)

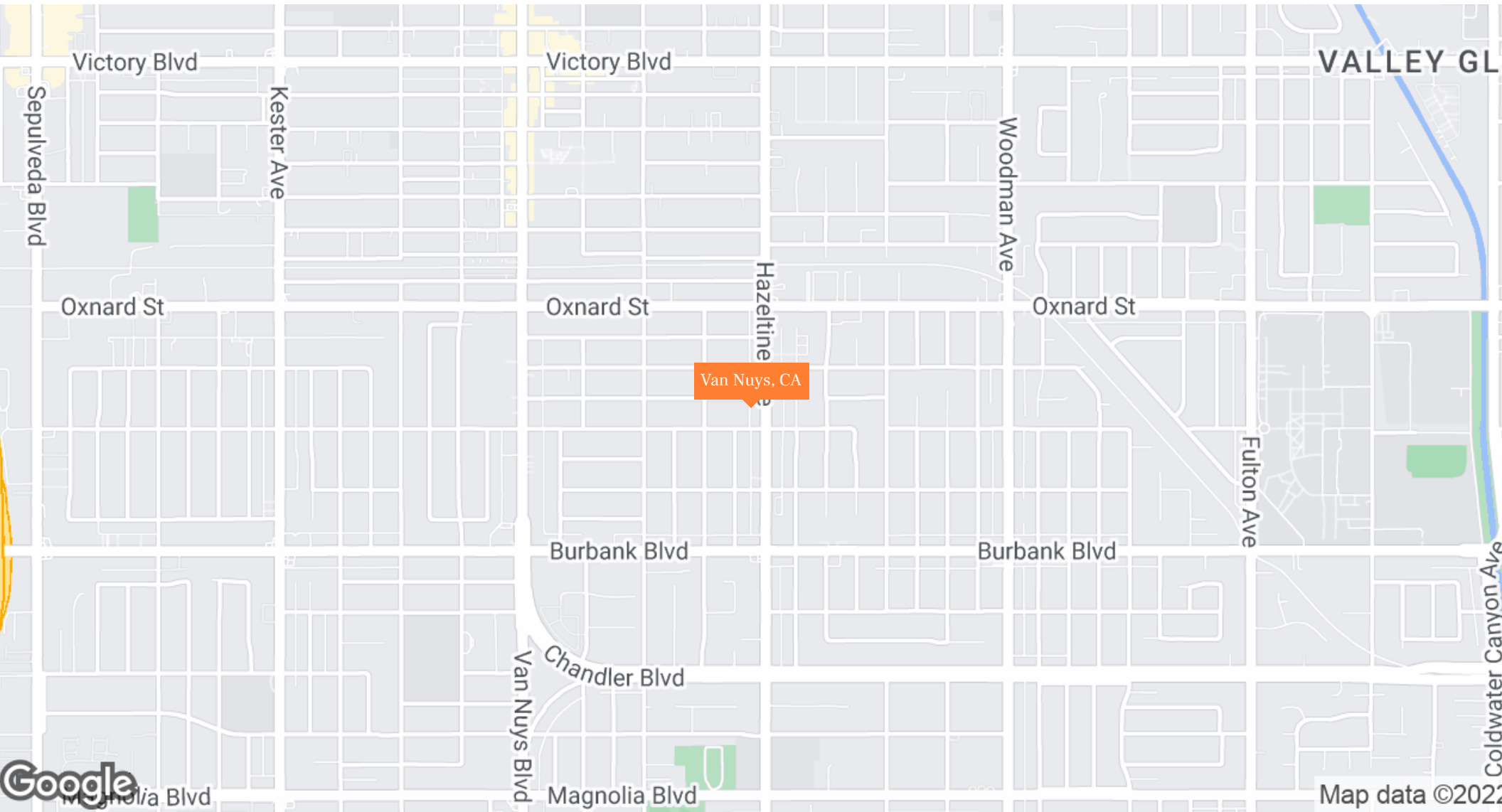
Very Good Van Nuys Pocket | South of Oxnard Street | 2 Blocks North of Sherman Oaks Borderline

Front House was Fully Renovated in 2015 with New Electrical, Plumbing, Flooring, Kitchen, Bathroom, Etc.

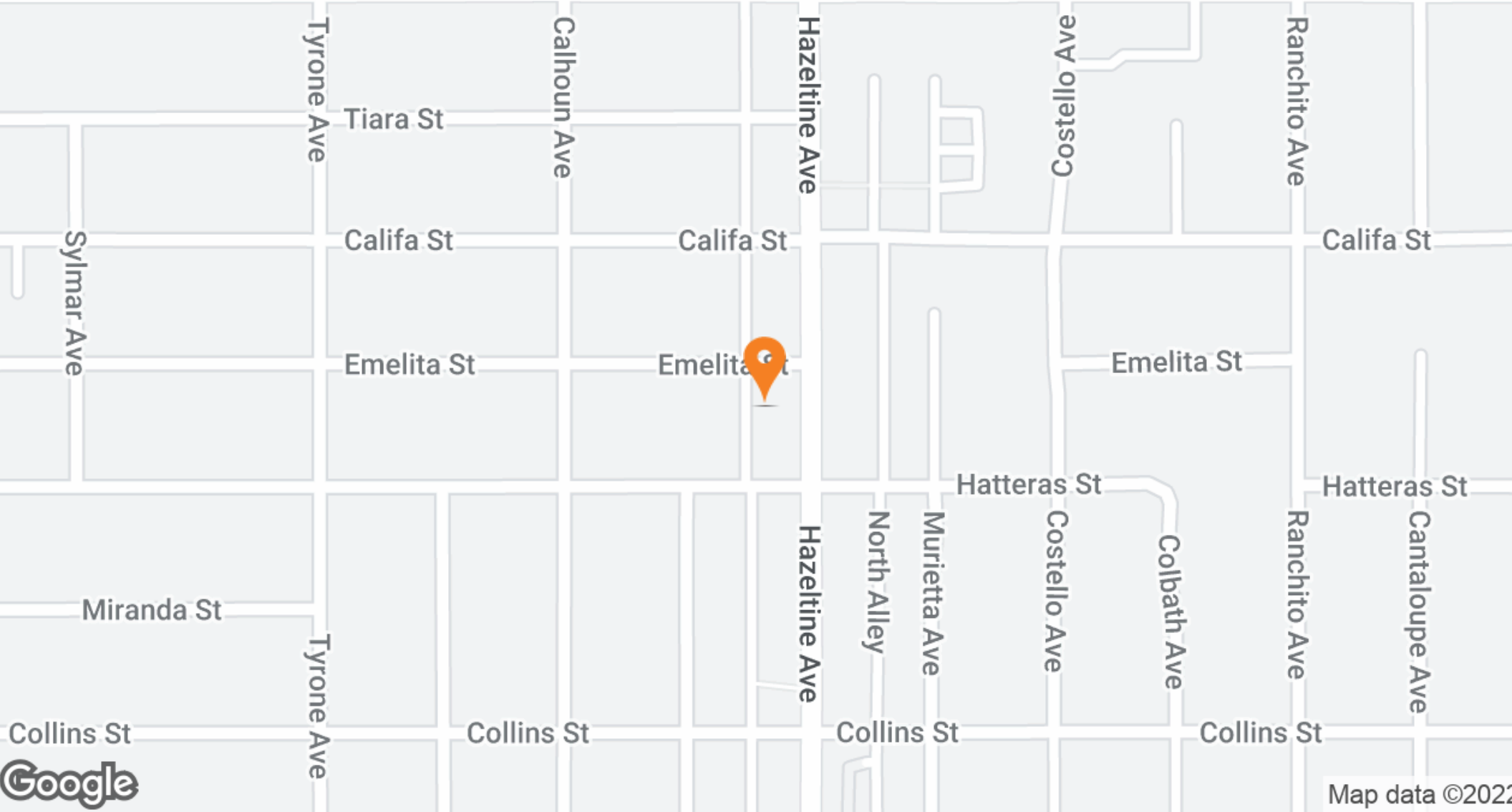
Strong Value Add Potential | Estimated 24% Upside in Rents | Potential to Convert Tuck-Under Parking to an ADU

Tuck Under Parking in Alleyway is Not on LA City's List of Properties that Need Seismic Retrofitting

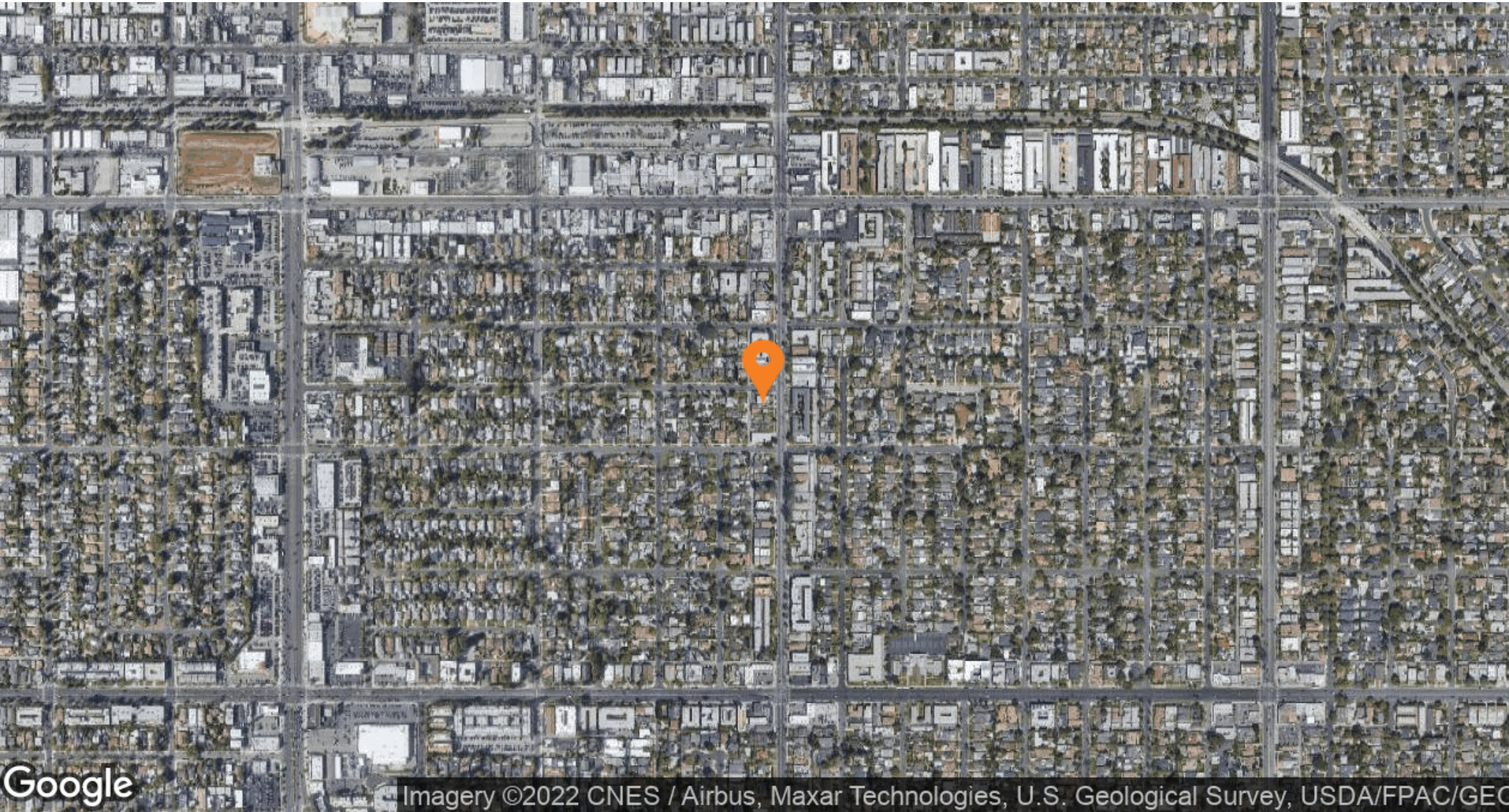
REGIONAL MAP // 5821 Hazeltine Ave



5821 Hazeltine Ave // LOCAL MAP



AERIAL MAP // 5821 Hazeltine Ave



Google

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SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 5821 Hazeltine Ave

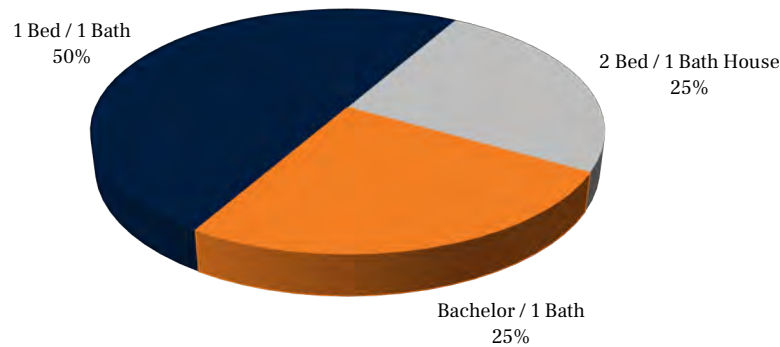
As of June,2022

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
5821	2 Bed / 1 Bath House	800	\$1,963	\$2.45	\$2,600	\$3.25
5823	Bachelor / 1 Bath	415	\$1,300	\$3.13	\$1,550	\$3.73
A	1 Bed / 1 Bath Vacant	625	\$1,925	\$3.08	\$1,925	\$3.08
B	1 Bed / 1 Bath	625	\$1,262	\$2.02	\$1,925	\$3.08
Total		Square Feet: 2,467	\$6,450	\$2.61	\$8,000	\$3.24

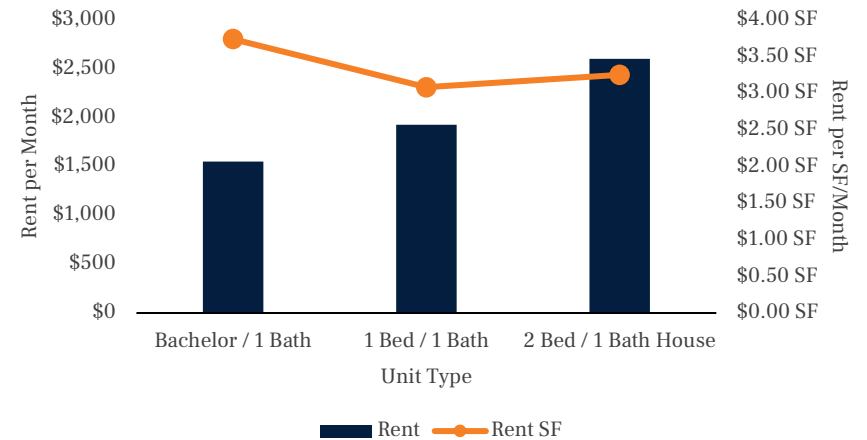
5821 Hazeltine Ave // FINANCIAL DETAILS

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
Bachelor / 1 Bath	1	415	\$1,300 - \$1,300	\$1,300	\$3.13	\$1,300	\$1,550	\$3.73	\$1,550
1 Bed / 1 Bath	1	625	\$1,262 - \$1,262	\$1,262	\$2.02	\$1,262	\$1,925	\$3.08	\$1,925
1 Bed / 1 Bath Vacant	1	625	\$1,925 - \$1,925	\$1,925	\$3.08	\$1,925	\$1,925	\$3.08	\$1,925
2 Bed / 1 Bath House	1	800	\$1,963 - \$1,963	\$1,963	\$2.45	\$1,963	\$2,600	\$3.25	\$2,600
TOTALS/WEIGHTED AVERAGE!	4	617		\$1,613	\$2.61	\$6,450	\$2,000	\$3.24	\$8,000
GROSS ANNUALIZED RENTS				\$77,400			\$96,000		

Unit Distribution



Unit Rent



FINANCIAL DETAILS // 5821 Hazeltine Ave

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	77,400		96,000		24,000	38.91
Physical Vacancy	(2,322)	3.0%	(2,880)	3.0%	(720)	(1.17)
TOTAL VACANCY	(\$2,322)	3.0%	(\$2,880)	3.0%	(\$720)	(\$1)
Effective Rental Income	75,078		93,120		23,280	37.75
Other Income						
Laundry	720		720		180	0.29
TOTAL OTHER INCOME	\$720		\$720		\$180	\$0.29
EFFECTIVE GROSS INCOME	\$75,798		\$93,840		\$23,460	\$38.04
EXPENSES						
Real Estate Taxes	13,920		13,920		3,480	5.64
Insurance	1,600		1,600		400	0.65
Utilities - LADWP	3,360		3,360		840	1.36
Trash Removal	2,160		2,160		540	0.88
Repairs & Maintenance	2,000		2,000		500	0.81
Landscaping	1,200		1,200		300	0.49
Pest Control	600		600		150	0.24
Legal & Professional Fees	400		400		100	0.16
Gen & Admin	1,000		1,000		250	0.41
Management Fee	3,032	4.0%	3,754	4.0%	938	1.52
TOTAL EXPENSES	\$29,272		\$29,994		\$7,498	\$12.16
EXPENSES AS % OF EGI	38.6%		32.0%			
NET OPERATING INCOME	\$46,526		\$63,846		\$15,962	\$25.88

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

5821 Hazeltine Ave // FINANCIAL DETAILS

SUMMARY

Price	\$1,160,000	
Down Payment	\$464,000	40%
Number of Units	4	
Price Per Unit	\$290,000	
Price Per SqFt	\$470.21	
Gross SqFt	2,467	
Lot Size	0.14 Acres	
Approx. Year Built	1928/1978	

RETURNS

	Current	Pro Forma	Reno
CAP Rate	4.01%	5.50%	6.10%
GRM	14.99	12.08	
Cash-on-Cash	0.36%	4.10%	
Debt Coverage Ratio	1.04	1.42	

FINANCING

	1st Loan
Loan Amount	\$696,000
Loan Type	New
Interest Rate	5.00%
Amortization	30 Years
Year Due	2052

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
1	Bachelor / 1 Bath	415	\$1,300	\$1,550
2	1 Bed / 1 Bath	625	\$1,594	\$1,925
1	2 Bed / 1 Bath House	800	\$1,963	\$2,600

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$77,400		\$96,000
Less: Vacancy/Deductions	3.0%	\$2,322	3.0%	\$2,880
Total Effective Rental Income		\$75,078		\$93,120
Other Income		\$720		\$720
Effective Gross Income		\$75,798		\$93,840
Less: Expenses	38.6%	\$29,272	32.0%	\$29,994
Net Operating Income		\$46,526		\$63,846
Cash Flow		\$46,526		\$63,846
Debt Service		\$44,835		\$44,835
Net Cash Flow After Debt Service	0.36%	\$1,691	4.10%	\$19,011
Principal Reduction		\$10,269		\$10,794
TOTAL RETURN	2.58%	\$11,959	6.42%	\$29,805

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$13,920	\$13,920
Insurance	\$1,600	\$1,600
Utilities - LADWP	\$3,360	\$3,360
Trash Removal	\$2,160	\$2,160
Repairs & Maintenance	\$2,000	\$2,000
Landscaping	\$1,200	\$1,200
Pest Control	\$600	\$600
Legal & Professional Fees	\$400	\$400
Gen & Admin	\$1,000	\$1,000
Management Fee	\$3,032	\$3,754
TOTAL EXPENSES	\$29,272	\$29,994
Expenses/Unit	\$7,318	\$7,498
Expenses/SF	\$11.87	\$12.16

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

PRICE PER SF CHART

PRICE PER UNIT CHART







SALE COMPS

SALE COMPS MAP

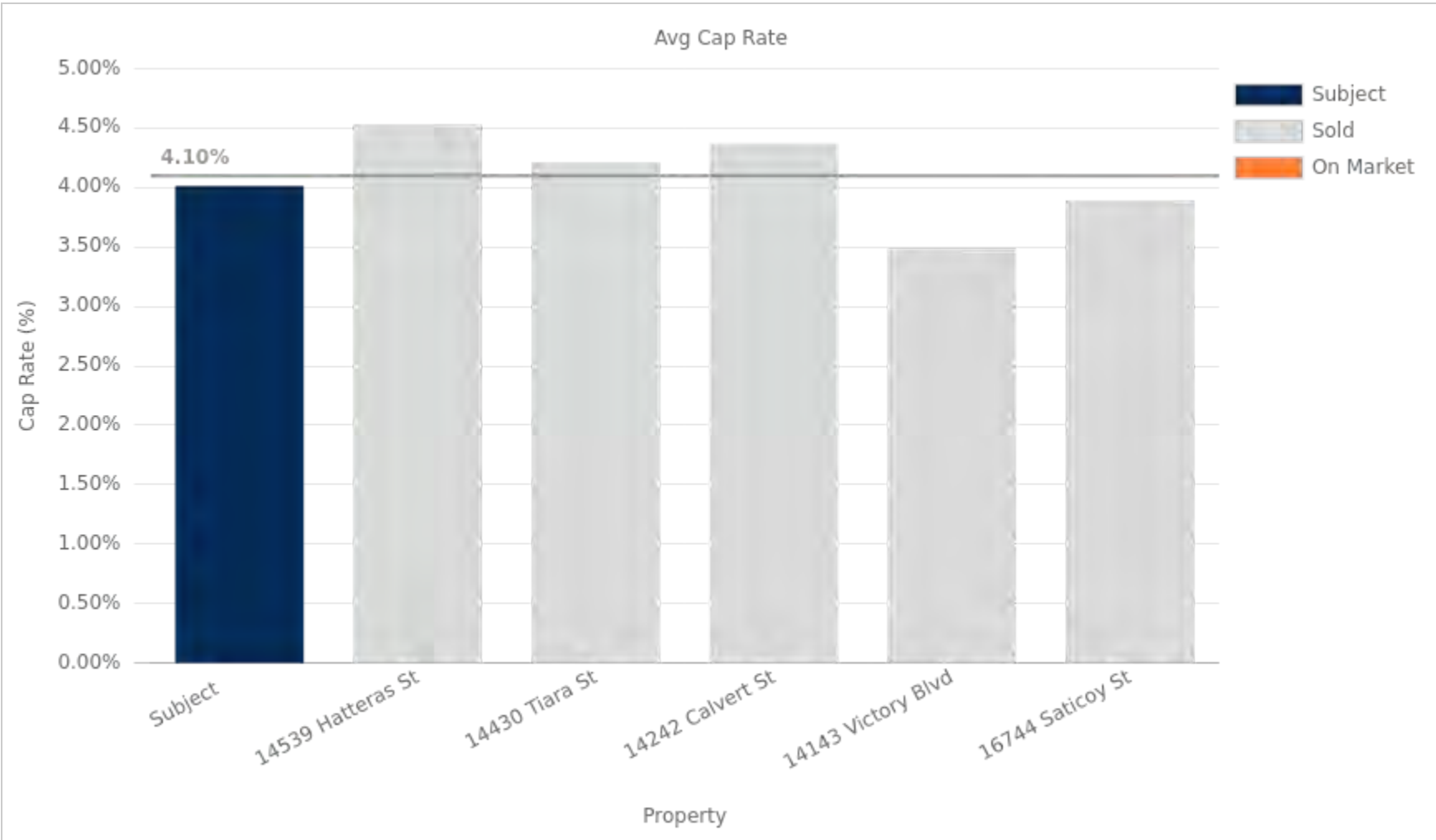
- ★ 5821 Hazeltine Ave
- 1 14539 Hatteras St
- 2 14430 Tiara St
- 3 14143 Victory Blvd
- 4 16744 Saticoy St
- 5 14242 Calvert St



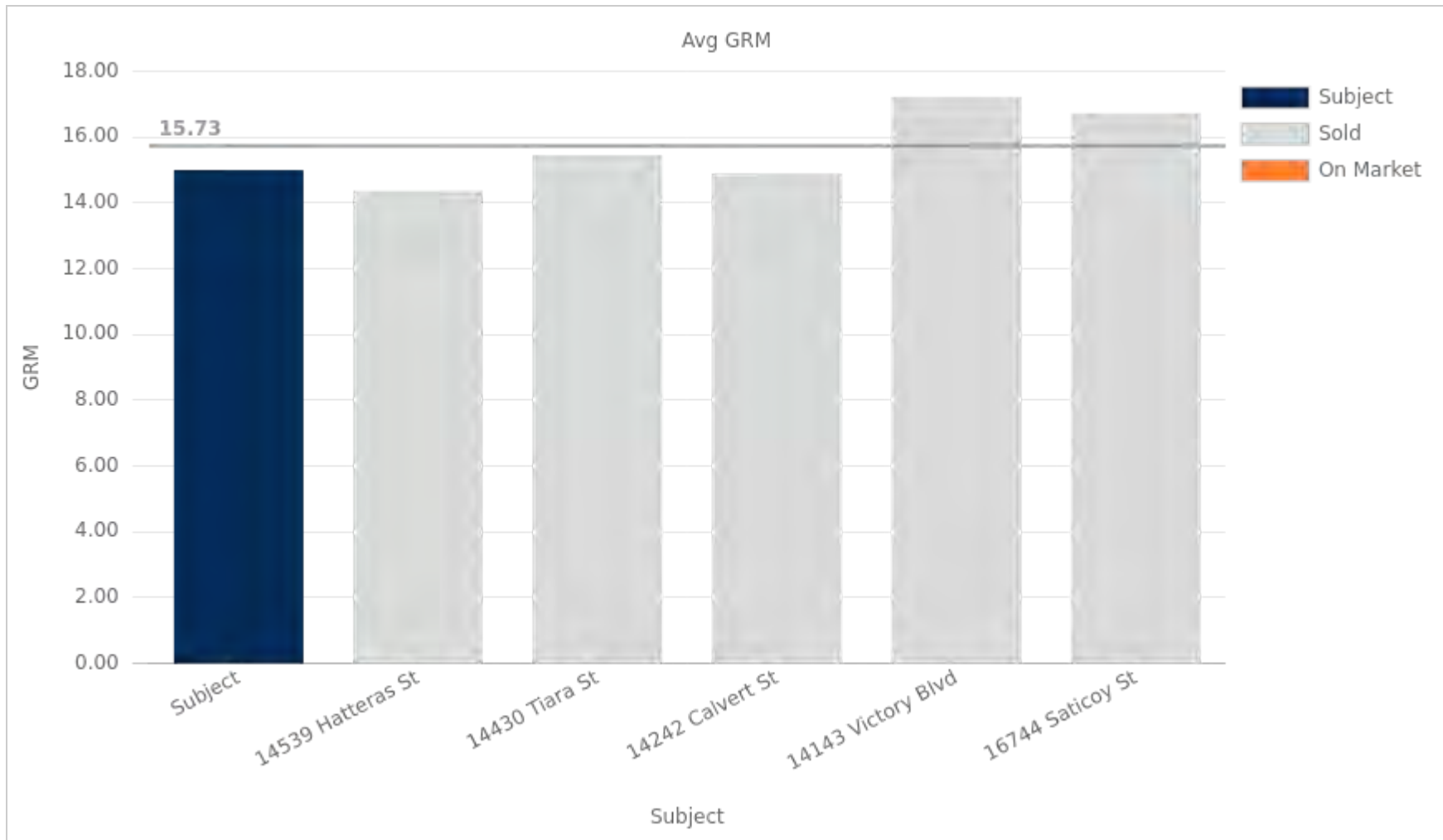
SALE COMPS SUMMARY // 5821 Hazeltine Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	5821 Hazeltine Ave 5821 Hazeltine Ave Van Nuys, CA 91401	\$1,160,000	2,467 SF	\$470.21	0.14 AC	\$290,000	4.01%	4	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	14539 Hatteras St 14539 Hatteras St Van Nuys, CA 91411	\$1,160,000	2,849 SF	\$407.16	0.27 AC	\$290,000	4.53%	4	02/01/2021
	14430 Tiara St 14430 Tiara St Van Nuys, CA 91401	\$1,125,000	3,081 SF	\$365.14	0.15 AC	\$281,250	4.21%	4	02/26/2021
	14143 Victory Blvd 14143 Victory Blvd Van Nuys, CA 91401	\$1,300,000	3,345 SF	\$388.64	0.15 AC	\$325,000	3.48%	4	08/09/2021
	16744 Saticoy St 16744 Saticoy St Van Nuys, CA 91406	\$1,715,000	4,255 SF	\$403.06	0.15 AC	\$428,750	3.89%	4	08/20/2021
	14242 Calvert St 14242 Calvert St Van Nuys, CA 91401	\$1,465,000	3,259 SF	\$449.52	0.14 AC	\$366,250	4.37%	4	06/08/2021
	AVERAGES	\$1,353,000	3,358 SF	\$402.70	0.17 AC	\$338,250	4.10%	4	-

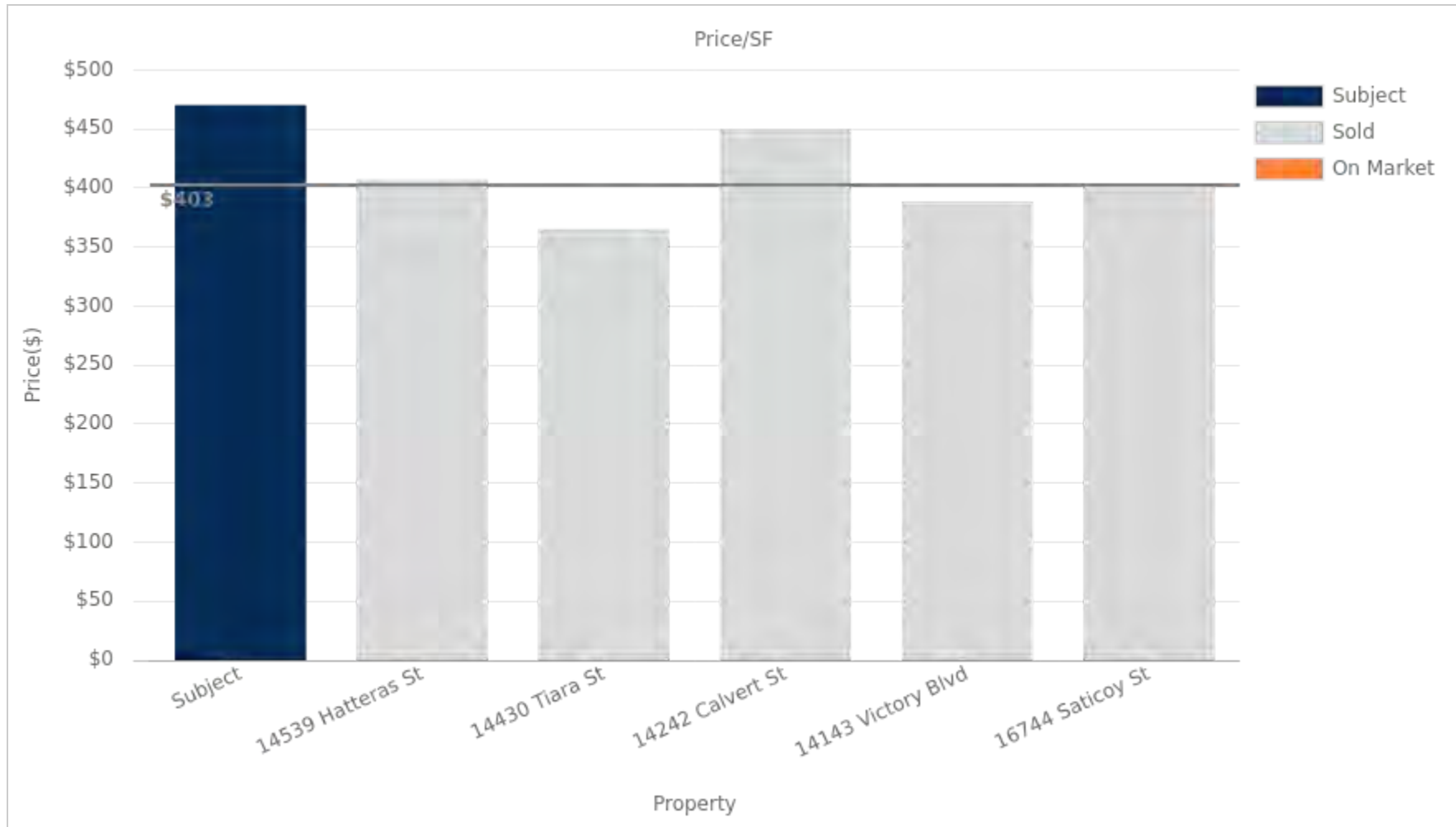
5821 Hazeltine Ave // CAP RATE CHART



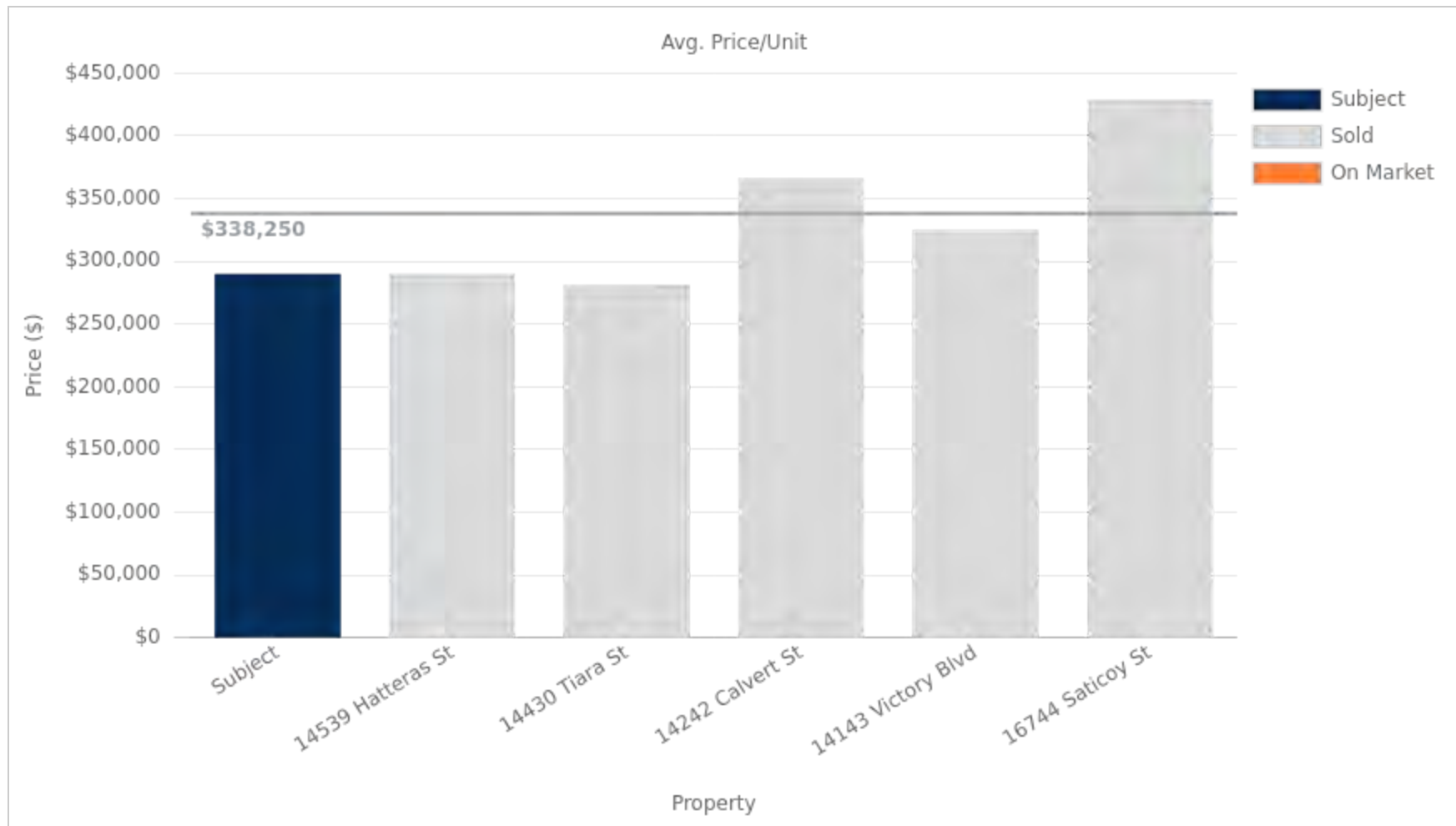
GRM CHART // 5821 Hazeltine Ave



5821 Hazeltine Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 5821 Hazeltine Ave



5821 Hazeltine Ave // SALE COMPS



★ **5821 Hazeltine Ave**
5821 Hazeltine Ave, Van Nuys, CA 91401

Listing Price:	\$1,160,000	Price/SF:	\$470.21
Property Type:	Multifamily	GRM:	14.99
NOI:	\$46,526	Cap Rate:	4.01%
Occupancy:	-	Year Built:	1928
COE:	On Market	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$290,000
Total SF:	2,467 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	50.0	625	\$1,594	\$2.55
2 Bed / 1 Bath House	1	25.0	800	\$1,963	\$2.45
Bachelor / 1 Bath	1	25.0	415	\$1,300	\$3.13
TOTAL/AVG	4	100%	616	\$1,612	\$2.62



1 **14539 Hatteras St**
14539 Hatteras St Van Nuys, CA 91411

Sale Price:	\$1,160,000	Price/SF:	\$407.16
Property Type:	Multifamily	GRM:	14.36
NOI:	\$52,525	Cap Rate:	4.53%
Occupancy:	-	Year Built:	1942
COE:	02/01/2021	Number Of Units:	4
Lot Size:	0.27 Acres	Price/Unit:	\$290,000
Total SF:	2,849 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	100		\$2,088	
TOTAL/AVG	4	100%	0	\$2,088	

SALE COMPS // 5821 Hazeltine Ave



2 14430 Tiara St
14430 Tiara St Van Nuys, CA 91401

Sale Price:	\$1,125,000	Price/SF:	\$365.14
Property Type:	Multifamily	GRM:	15.44
NOI:	\$47,346	Cap Rate:	4.21%
Occupancy:	-	Year Built:	1960
COE:	02/26/2021	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$281,250
Total SF:	3,081 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	50		\$1,238	
2 Bed / 1 Bath	2	50		\$1,798	
TOTAL/AVG	4	100%	0	\$1,518	



3 14143 Victory Blvd
14143 Victory Blvd Van Nuys, CA 91401

Sale Price:	\$1,300,000	Price/SF:	\$388.64
Property Type:	Multifamily	GRM:	17.22
NOI:	\$45,295	Cap Rate:	3.48%
Occupancy:	-	Year Built:	1939
COE:	08/09/2021	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$325,000
Total SF:	3,345 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	50		\$1,325	
2 Bed / 1 Bath	2	50		\$1,828	
TOTAL/AVG	4	100%	0	\$1,576	

5821 Hazeltine Ave // SALE COMPS



4 16744 Saticoy St
16744 Saticoy St Van Nuys, CA 91406

Sale Price:	\$1,715,000	Price/SF:	\$403.06
Property Type:	Multifamily	GRM:	16.72
NOI:	\$66,713	Cap Rate:	3.89%
Occupancy:	-	Year Built:	1949
COE:	08/20/2021	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$428,750
Total SF:	4,255 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	25		\$1,159	
3 Bed / 2 Bath	3	75		\$2,463	
TOTAL/AVG	4	100%	0	\$2,137	



5 14242 Calvert St
14242 Calvert St Van Nuys, CA 91401

Sale Price:	\$1,465,000	Price/SF:	\$449.52
Property Type:	Multifamily	GRM:	14.89
NOI:	\$64,021	Cap Rate:	4.37%
Occupancy:	-	Year Built:	1989
COE:	06/08/2021	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$366,250
Total SF:	3,259 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	4	100	800	\$2,050	\$2.56
TOTAL/AVG	4	100%	800	\$2,050	\$2.56

SECTION 5

Lease Comparables

RENT COMPS MAP

RENT COMPS SUMMARY

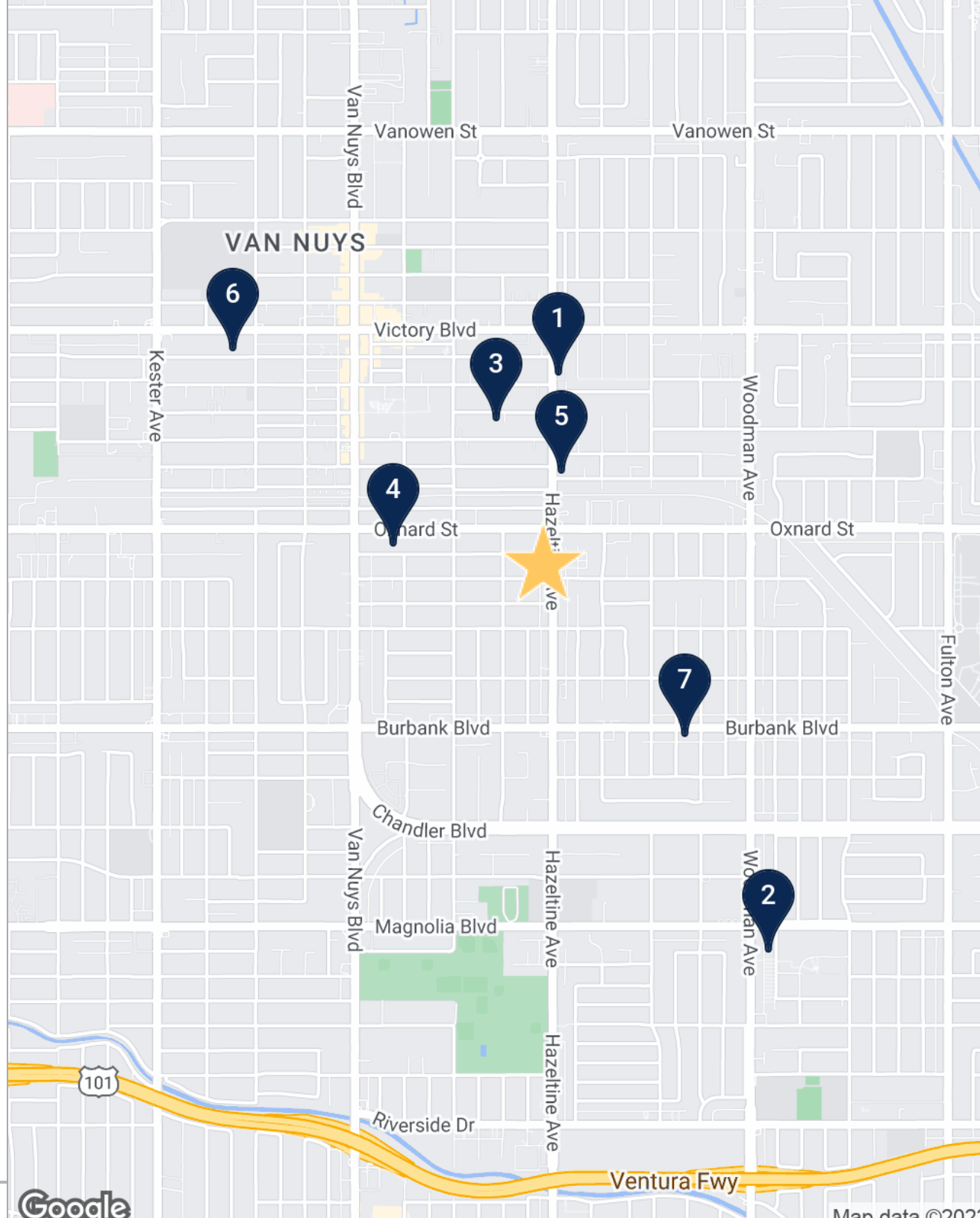
RENT BY BED CHART

RENT COMPS








Marcus & Millichap

RENT COMPS MAP

- ★ 5821 Hazeltine Ave
- 1 6310 Hazeltine Ave
- 2 5131 Buffalo Ave
- 3 14202 Erwin St
- 4 Tiara Apartments
- 5 6118 Hazeltine Ave
- 6 14727 Friar St
- 7 13818 Burbank Blvd



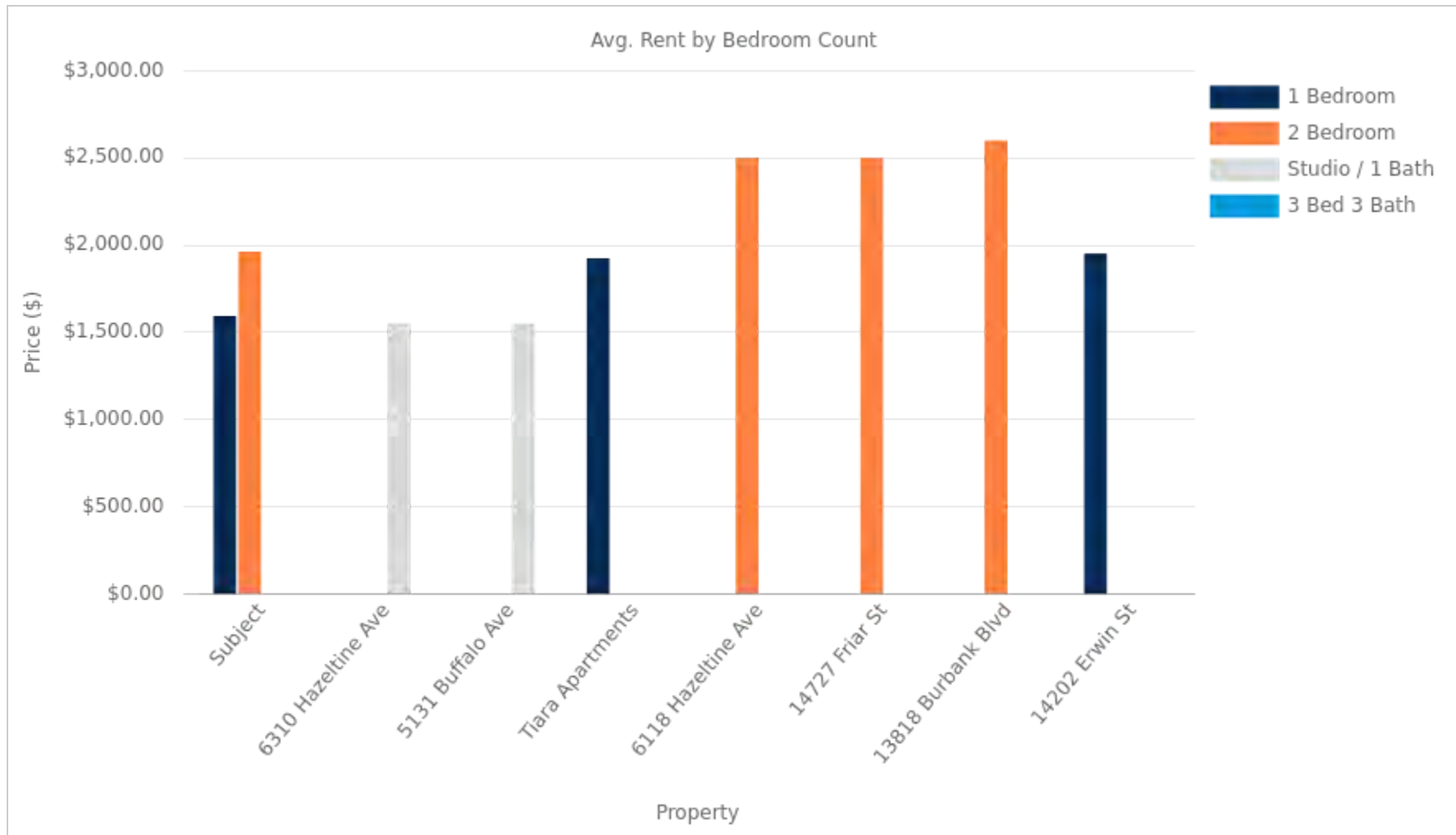
RENT COMPS SUMMARY // 5821 Hazeltine Ave

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	5821 Hazeltine Ave 5821 Hazeltine Ave Van Nuys, CA 91401	\$2.61	616 SF	\$1,612	2,467 SF	0.14 AC	4
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	6310 Hazeltine Ave 6310 Hazeltine Ave Van Nuys, CA 91401	\$3.30	470 SF	\$1,550	9,966 SF	0.38 AC	17
	5131 Buffalo Ave 5131 Buffalo Ave Sherman Oaks, CA 91423	\$3.88	400 SF	\$1,550	21,790 SF	0.55 AC	25
	14202 Erwin St 14202 Erwin St Van Nuys, CA 91401	\$2.71	700 SF	\$1,900	1,728 SF	0.14 AC	2
	Tiara Apartments 14417 Tiara St Van Nuys, CA 91401	\$2.75	700 SF	\$1,925	12,312 SF	0.16 AC	15
	6118 Hazeltine Ave 6118 Hazeltine Ave Van Nuys, CA 91401	\$1.79	1,400 SF	\$2,500	11,242 SF	0.22 AC	8
	14727 Friar St 14727 Friar St Van Nuys, CA 91411	\$2.27	1,100 SF	\$2,500	4,818 SF	0.17 AC	4

5821 Hazeltine Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	13818 Burbank Blvd 13818 Burbank Blvd Sherman Oaks, CA 91401	\$2.89	900 SF	\$2,600	4,162 SF	0.15 AC	4
	AVERAGES	\$2.80	810 SF	\$2,075	9,431 SF	0.25 AC	11

RENT BY BED CHART // 5821 Hazeltine Ave



5821 Hazeltine Ave // RENT COMPS

★ 5821 Hazeltine Ave
5821 Hazeltine Ave, Van Nuys, CA 91401

 4 Units |  Year Built 1928



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	50.0	625	\$1,594	\$2.55
2 Bed / 1 Bath House	1	25.0	800	\$1,963	\$2.45
Bachelor / 1 Bath	1	25.0	415	\$1,300	\$3.13
TOTAL/AVG	4	100%	616	\$1,612	\$2.62

1 6310 Hazeltine Ave
6310 Hazeltine Ave, Van Nuys, CA 91401

 17 Units |  Year Built 1973



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	470	\$1,550	\$3.30
TOTAL/AVG	1	100%	470	\$1,550	\$3.30

RENT COMPS // 5821 Hazeltine Ave

2 5131 Buffalo Ave
5131 Buffalo Ave, Sherman Oaks, CA 91423

 25 Units |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	400	\$1,550	\$3.88
TOTAL/AVG	1	100%	400	\$1,550	\$3.88

3 14202 Erwin St
14202 Erwin St, Van Nuys, CA 91401

 2 Units |  Year Built 1926



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	700	\$1,900	\$2.71
TOTAL/AVG	1	100%	700	\$1,900	\$2.71

5821 Hazeltine Ave // RENT COMPS

4 **Tiara Apartments**
14417 Tiara St, Van Nuys, CA 91401

 15 Units |  Year Built 1982



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	700	\$1,925	\$2.75
TOTAL/AVG	1	100%	700	\$1,925	\$2.75

5 **6118 Hazeltine Ave**
6118 Hazeltine Ave, Van Nuys, CA 91401

 8 Units |  Year Built 2006



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,400	\$2,500	\$1.79
TOTAL/AVG	1	100%	1,400	\$2,500	\$1.79

RENT COMPS // 5821 Hazeltine Ave

6 14727 Friar St
14727 Friar St, Van Nuys, CA 91411

 4 Units |  Year Built 2019



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1.5 Bath	1	100	1,100	\$2,500	\$2.27
TOTAL/AVG	1	100%	1,100	\$2,500	\$2.27

7 13818 Burbank Blvd
13818 Burbank Blvd, Sherman Oaks, CA 91401

 4 Units |  Year Built 1957



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	900	\$2,600	\$2.89
TOTAL/AVG	1	100%	900	\$2,600	\$2.89

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

MARKET OVERVIEW // 5821 Hazeltine Ave

SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by 55,600 residents through 2025 as more households are attracted to the market's regionally affordable home prices and multifamily rents.



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and healthcare.



EDUCATED WORKFORCE

Roughly 37 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree and 13 percent also obtained a graduate or professional degree.



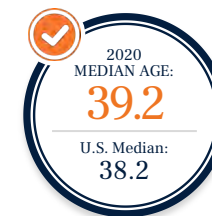
GROWTH

Population and household gains will increase faster than other large metros in Southern California, generating a demand for housing, and goods and services.

ECONOMY

- Known for its entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch.
- Aerospace firms Boeing and Northrop Grumman as well as 21st Century Insurance generate numerous well-paying jobs.
- Healthcare is also a major source of employment and providers here include Kaiser Permanente and Providence Health & Services. As a result of the Valley's large concentration of high salaries and successful companies, household incomes are above the national average.

DEMOGRAPHICS



*Forecast

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

5821 Hazeltine Ave // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	39,365	300,228	701,779
2021 Estimate			
Total Population	38,259	293,229	686,607
2010 Census			
Total Population	36,345	282,621	664,650
2000 Census			
Total Population	36,402	277,191	645,410
Daytime Population			
2021 Estimate	29,417	283,149	602,612
HOUSEHOLDS			
2026 Projection			
Total Households	15,005	115,517	250,251
2021 Estimate			
Total Households	14,549	112,526	243,748
Average (Mean) Household Size	2.6	2.6	2.8
2010 Census			
Total Households	13,730	107,250	232,440
2000 Census			
Total Households	13,543	105,779	228,103
Growth 2021-2026	3.1%	2.7%	2.7%
HOUSING UNITS			
Occupied Units			
2026 Projection	16,101	123,860	268,247
2021 Estimate	15,553	120,278	260,447
Owner Occupied	4,232	37,436	93,220
Renter Occupied	10,317	75,090	150,529
Vacant	1,004	7,752	16,699
Persons in Units			
2021 Estimate Total Occupied Units	14,549	112,526	243,748
1 Person Units	30.1%	30.6%	27.8%
2 Person Units	28.2%	28.8%	27.6%
3 Person Units	15.9%	15.7%	15.5%
4 Person Units	13.6%	12.8%	13.5%
5 Person Units	6.6%	6.4%	7.5%
6+ Person Units	5.5%	5.7%	8.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	8.6%	10.1%	10.4%
\$150,000-\$199,999	6.9%	7.1%	7.0%
\$100,000-\$149,999	14.2%	15.4%	15.7%
\$75,000-\$99,999	13.1%	12.3%	12.4%
\$50,000-\$74,999	16.5%	15.9%	15.8%
\$35,000-\$49,999	12.1%	11.4%	11.4%
\$25,000-\$34,999	9.2%	8.3%	8.1%
\$15,000-\$24,999	9.7%	9.3%	8.9%
Under \$15,000	9.8%	10.2%	10.3%
Average Household Income	\$96,889	\$103,815	\$105,823
Median Household Income	\$62,722	\$66,959	\$67,715
Per Capita Income	\$37,040	\$40,003	\$37,709
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	38,259	293,229	686,607
Under 20	22.6%	21.6%	22.9%
20 to 34 Years	24.1%	24.0%	24.1%
35 to 39 Years	8.3%	8.2%	8.1%
40 to 49 Years	14.5%	14.1%	13.9%
50 to 64 Years	18.6%	18.5%	17.9%
Age 65+	11.9%	13.6%	13.1%
Median Age	36.9	37.6	36.8
Population 25+ by Education Level			
2021 Estimate Population Age 25+	27,359	213,237	488,002
Elementary (0-8)	13.0%	10.2%	12.1%
Some High School (9-11)	7.0%	7.0%	8.2%
High School Graduate (12)	18.2%	18.1%	19.2%
Some College (13-15)	21.2%	20.0%	19.2%
Associate Degree Only	7.2%	7.5%	7.0%
Bachelor's Degree Only	23.6%	26.0%	23.7%
Graduate Degree	9.8%	11.3%	10.6%
Population by Gender			
2021 Estimate Total Population	38,259	293,229	686,607
Male Population	50.3%	49.5%	49.9%
Female Population	49.7%	50.5%	50.1%



POPULATION

In 2021, the population in your selected geography is 686,607. The population has changed by 6.4 percent since 2000. It is estimated that the population in your area will be 701,779 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 36.8, compared with the U.S. average, which is 38.4. The population density in your area is 8,741 people per square mile.



HOUSEHOLDS

There are currently 243,748 households in your selected geography. The number of households has changed by 6.9 percent since 2000. It is estimated that the number of households in your area will be 250,251 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2021, the median household income for your selected geography is \$67,715, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 68.8 percent since 2000. It is estimated that the median household income in your area will be \$71,768 five years from now, which represents a change of 6.0 percent from the current year.

The current year per capita income in your area is \$37,709, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$105,823, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 327,306 people in your selected area were employed. The 2000 Census revealed that 63.7 percent of employees are in white-collar occupations in this geography, and 36.3 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 28.5 minutes.



HOUSING

The median housing value in your area was \$625,949 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 94,092 owner-occupied housing units and 134,012 renter-occupied housing units in your area. The median rent at the time was \$638.



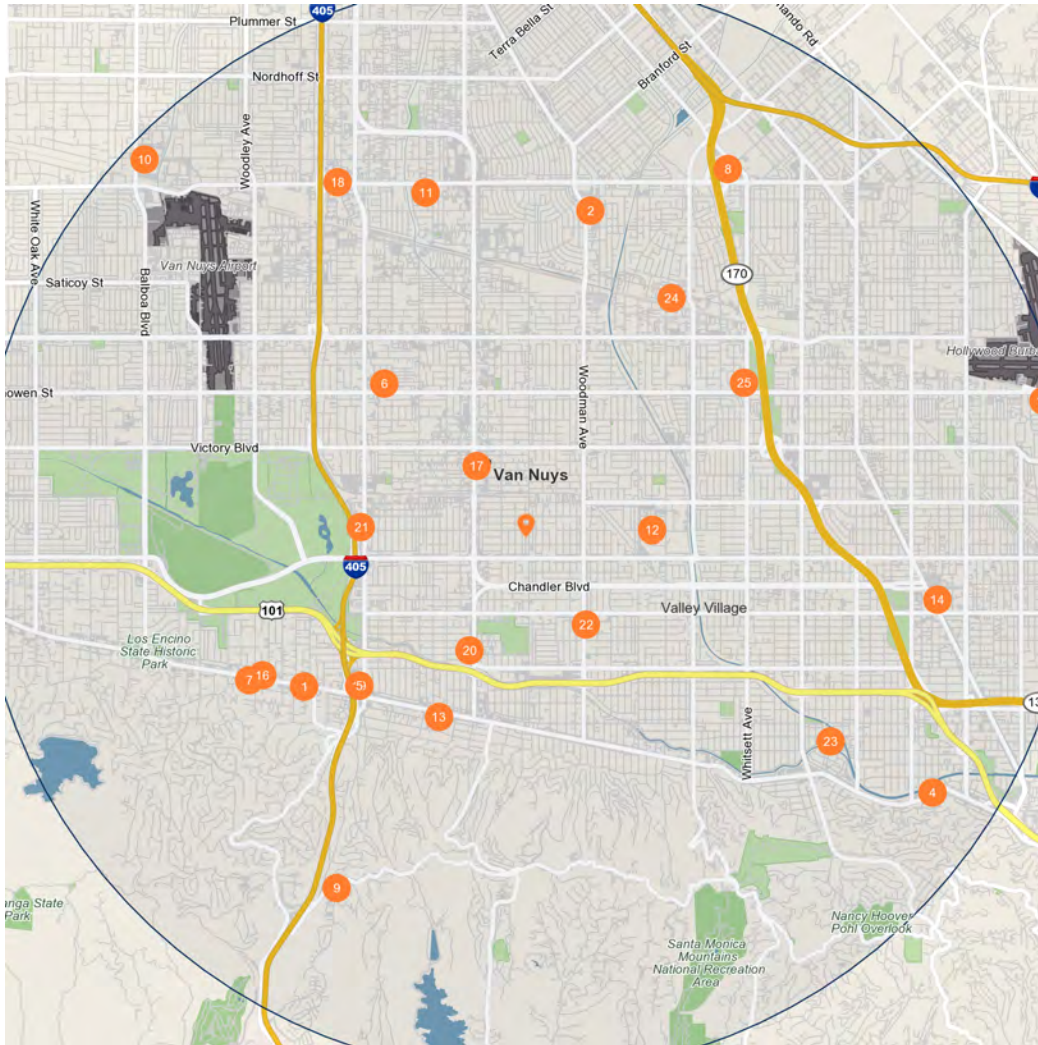
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 10.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 23.7 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 7.0 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 19.2 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 19.2 percent in the selected area compared with the 20.5 percent in the U.S.

5821 Hazeltine Ave // DEMOGRAPHICS

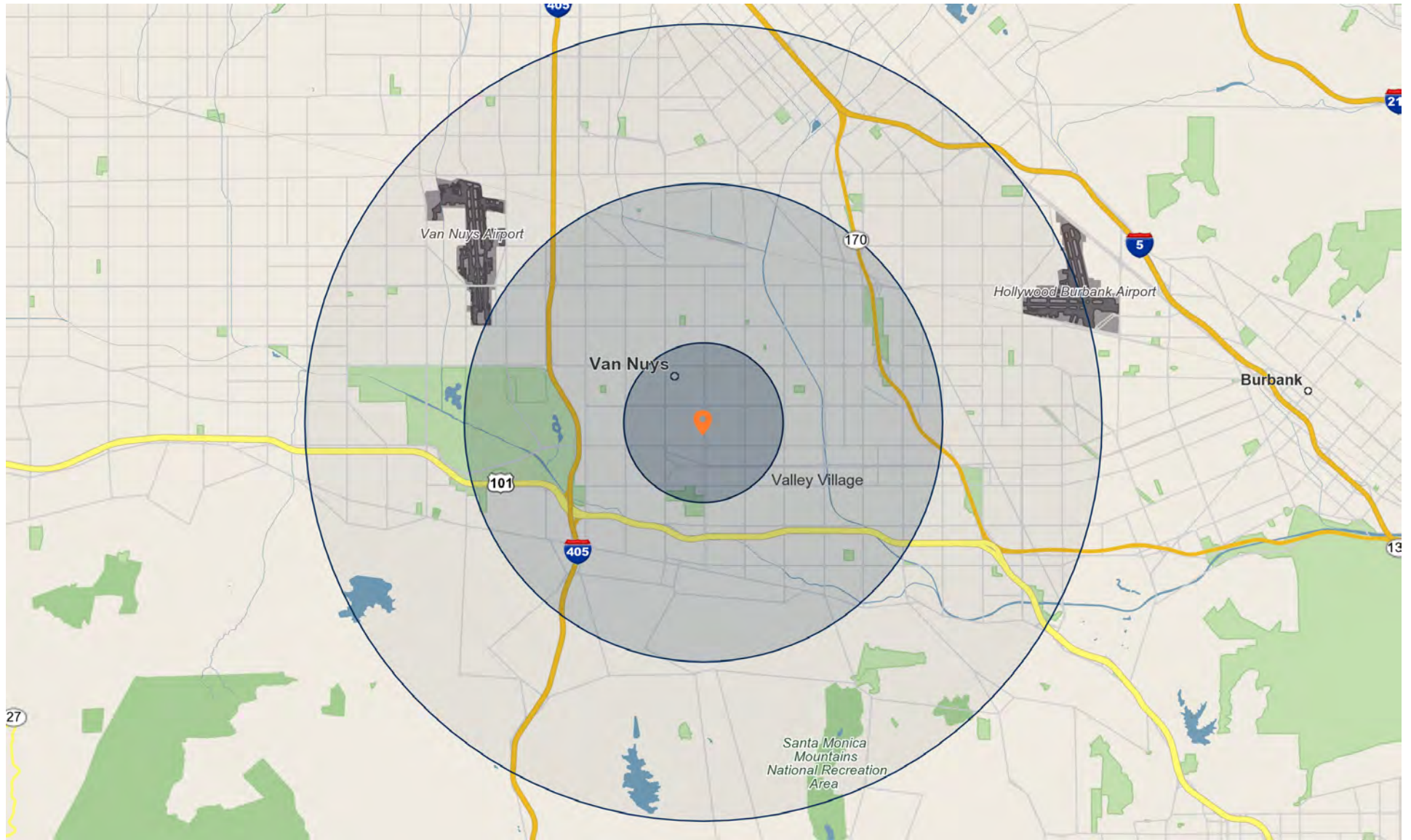


Major Employers

Employees

1	Team-One Staffing Services Inc-Teamone Employment	5,002
2	Kaiser Foundation Hospitals-Kaiser Permanente	3,000
3	Team-One Emplment Spclsts LLC-Team One	2,658
4	Dream Lounge Inc	2,210
5	Homebridge Financial Svcs Inc	1,700
6	Valley Presbyterian Hospital	1,600
7	Elizabeth Glaser Pedia	1,000
8	City of Los Angeles-Water & Power Dept	900
9	American Jewish University	700
10	Lakeside Systems Inc-Lakeside Medical Systems	700
11	Deanco Healthcare LLC-Mission Community Hospital	700
12	Los Angeles Cmnty College Dst-La Valley College	600
13	Mega Appraisers Inc	600
14	Kaiser Foundation Hospitals-North Hollywood Medical Offs	593
15	ACT Lighting Inc	556
16	Tenet Healthsystem Medical Inc	509
17	City of Los Angeles	508
18	Galpin Motors Inc-Galpin Ford	500
19	Pk Management LLC	500
20	Prime Hlthcare Svcs - Shрман O-Sherman Oaks Hospital	500
21	Health Entps Lf Long Plan-Health Entps Life-Long Plans	500
22	Sony Pictures Entrmt Inc	500
23	CBS Broadcasting Inc-CBS	500
24	O P I Products Inc	500
25	Protection Specialists-Chad Garrett Investigations	500

DEMOGRAPHICS // 5821 Hazeltine Ave





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