



12325 MOORPARK ST  
Los Angeles, CA 91604

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12325 MOORPARK ST  
Los Angeles, CA  
ACT ID ZAB0120968

**Marcus & Millichap**

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12325 MOORPARK ST

# INVESTMENT OVERVIEW



## EXECUTIVE SUMMARY

VITAL DATA				
		CURRENT		PRO FORMA
Price	\$3,920,000			
Down Payment	100% / \$3,920,000	CAP Rate	4.17%	6.1%
Loan Type	All Cash	GRM	14.57	11.19
Price/Unit	\$326,667	Net Operating Income	\$163,415	\$239,010
Price/SF	\$302.38	Net Cash Flow After Debt Service	4.17% / \$163,415	6.10% / \$239,010
Number of Units	12	Total Return	4.17% / \$163,415	6.10% / \$239,010
Rentable Square Feet	12,964			
Year Built	1970			
Lot Size	0.32 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
4	1-Bed / 1-Bath	
8	2-Bed / 2-Bath	
12	Total	12,964



## MAJOR EMPLOYERS

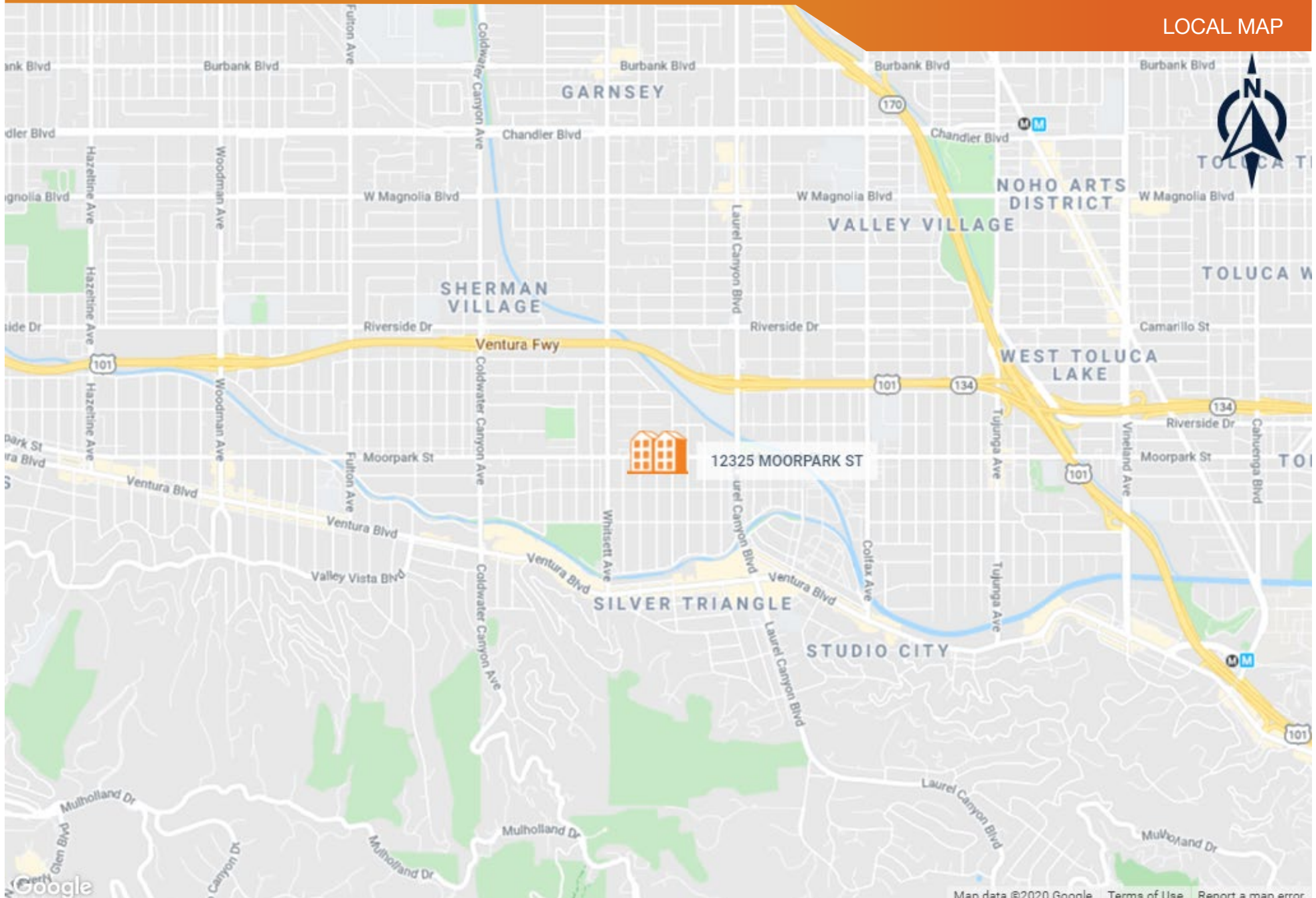
EMPLOYER	# OF EMPLOYEES
Yf Art Holdings Gp LLC	10,600
Disney	5,701
Ticketmaster Entertainment LLC	4,390
Twdc Enterprises 18 Corp	4,009
Kaiser Permanente	3,000
Providence Holy Cross	2,930
Dream Lounge Inc	2,210
Providence St Joseph Med Ctr	2,059
Ols Hotels & Resorts	2,045
Mann Theaters	2,000
Providence Holy Cross Fundation	2,000
Bowl Store The	1,779

## DEMOGRAPHICS

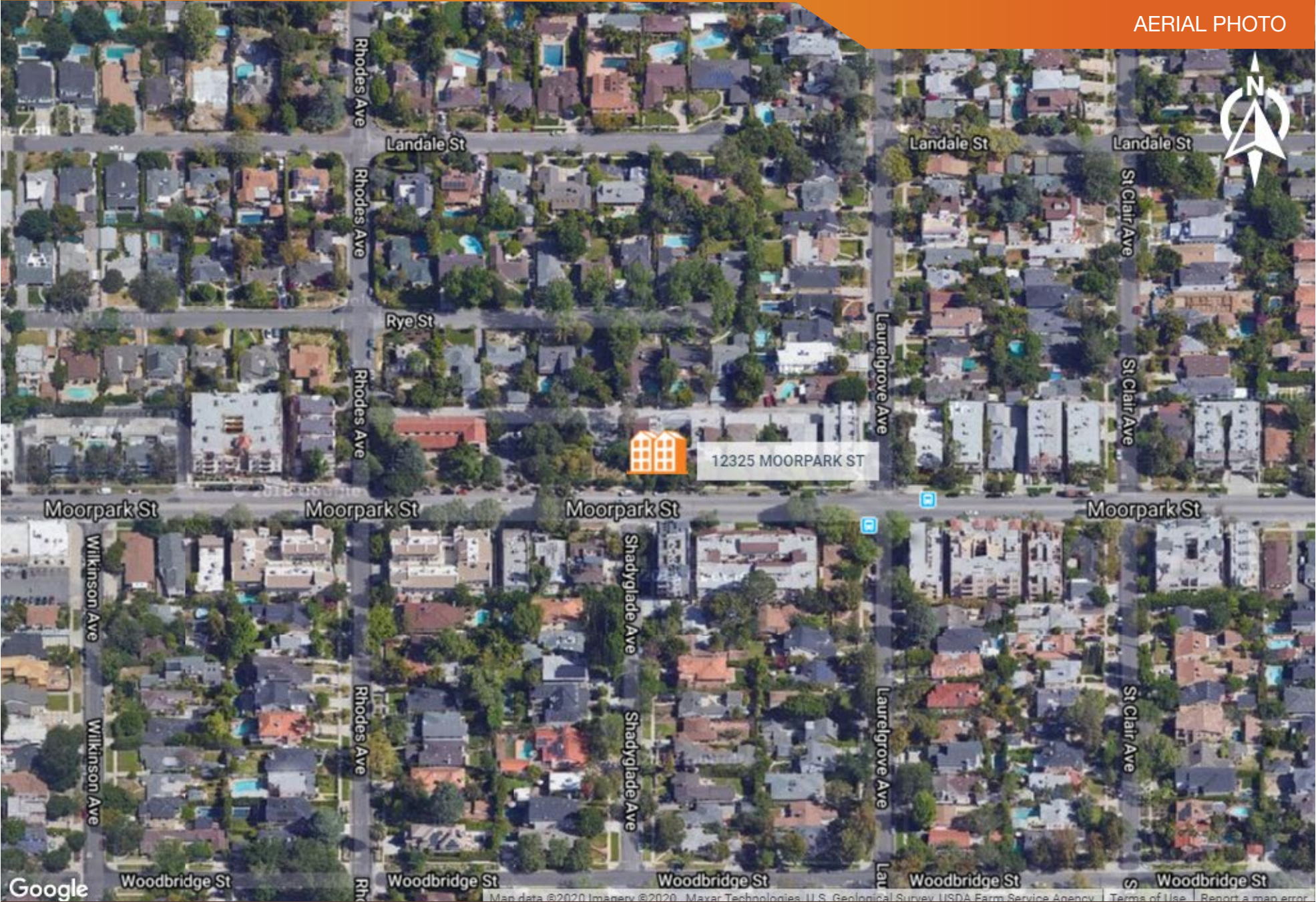
	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	28,149	225,619	596,558
2010 Census Pop	25,274	211,666	561,048
2019 Estimate HH	13,991	101,385	251,707
2010 Census HH	12,352	93,419	232,603
Median HH Income	\$92,699	\$70,853	\$68,108
Per Capita Income	\$73,798	\$52,406	\$47,673
Average HH Income	\$148,050	\$116,387	\$112,657













# FINANCIAL ANALYSIS



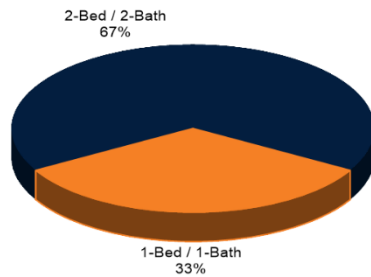
RENT ROLL SUMMARY

As of August, 2020

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
1-Bed / 1-Bath	3	N/A	\$1,085 - \$1,514	\$1,353	N/A	\$4,060	\$1,995	N/A	\$5,985
1-Bed / 1-Bath Vacant	1	N/A	\$1,995 - \$1,995	\$1,995	N/A	\$1,995	\$1,995	N/A	\$1,995
2-Bed / 2-Bath	8	N/A	\$1,630 - \$2,340	\$2,045	N/A	\$16,360	\$2,650	N/A	\$21,200
<b>Totals/Weighted Averages</b>	<b>12</b>	<b>1,080</b>		<b>\$1,868</b>	<b>\$1.73</b>	<b>\$22,415</b>	<b>\$2,432</b>	<b>\$2.25</b>	<b>\$29,180</b>
<b>Gross Annualized Rents</b>				<b>\$268,980</b>			<b>\$350,160</b>		

Notes:

Unit Distribution



Unit Rent





## RENT ROLL DETAIL

As of August, 2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
101	2-Bed / 2-Bath	\$2,300	\$0.00	\$2,650	\$0.00
102	1-Bed / 1-Bath	\$1,085	\$0.00	\$1,995	\$0.00
103	1-Bed / 1-Bath Vacant	\$1,995	\$0.00	\$1,995	\$0.00
104	2-Bed / 2-Bath	\$2,340	\$0.00	\$2,650	\$0.00
105	2-Bed / 2-Bath	\$1,808	\$0.00	\$2,650	\$0.00
201	2-Bed / 2-Bath	\$2,300	\$0.00	\$2,650	\$0.00
202	1-Bed / 1-Bath	\$1,514	\$0.00	\$1,995	\$0.00
203	1-Bed / 1-Bath	\$1,461	\$0.00	\$1,995	\$0.00
204	2-Bed / 2-Bath	\$1,733	\$0.00	\$2,650	\$0.00
205	2-Bed / 2-Bath	\$1,932	\$0.00	\$2,650	\$0.00
206	2-Bed / 2-Bath	\$2,317	\$0.00	\$2,650	\$0.00
207	2-Bed / 2-Bath	\$1,630	\$0.00	\$2,650	\$0.00
<b>Total</b>	<b>Square Feet: 12,964</b>	<b>\$22,415</b>	<b>\$1.73</b>	<b>\$29,180</b>	<b>\$2.25</b>

## OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
<b>Gross Current Rent</b>	<b>268,980</b>		<b>350,160</b>		<b>29,180</b>	<b>27.01</b>
Physical Vacancy	(8,069)	3.0%	(10,505)	3.0%	(875)	(0.81)
<b>Total Vacancy</b>	<b>(\$8,069)</b>	<b>3.0%</b>	<b>(\$10,505)</b>	<b>3.0%</b>	<b>(\$875)</b>	<b>(\$1)</b>
<b>Effective Rental Income</b>	<b>260,911</b>		<b>339,655</b>		<b>28,305</b>	<b>26.20</b>
<b>Other Income</b>						
Laundry	1,050		1,050		88	0.08
<b>Total Other Income</b>	<b>\$1,050</b>		<b>\$1,050</b>		<b>\$88</b>	<b>\$0.08</b>
<b>Effective Gross Income</b>	<b>\$261,961</b>		<b>\$340,705</b>		<b>\$28,392</b>	<b>\$26.28</b>

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	47,040		47,040		3,920	3.63
Insurance	6,959		6,959		580	0.54
Utilities	16,500		16,500		1,375	1.27
Trash Removal	5,208		5,208		434	0.40
Repairs & Maintenance	6,000		6,000		500	0.46
Landscaping	1,500		1,500		125	0.12
Pest Control	840		840		70	0.06
Pool Service	1,020		1,020		85	0.08
Operating Reserves	3,000		3,000		250	0.23
Management Fee	10,478	4.0%	13,628	4.0%	1,136	1.05
<b>Total Expenses</b>	<b>\$98,545</b>		<b>\$101,695</b>		<b>\$8,475</b>	<b>\$7.84</b>
<b>Expenses as % of EGI</b>	<b>37.6%</b>		<b>29.8%</b>			
<b>Net Operating Income</b>	<b>\$163,415</b>		<b>\$239,010</b>		<b>\$19,917</b>	<b>\$18.44</b>

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



## PRICING DETAIL

Summary		
<b>Price</b>	<b>\$3,920,000</b>	
Down Payment	\$3,920,000	100%
Number of Units	12	
Price Per Unit	\$326,667	
Price Per SqFt	\$302.38	
Gross SqFt	12,964	
Lot Size	0.32 Acres	
Approx. Year Built	1970	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>4.17%</b>	<b>6.10%</b>
GRM	14.57	11.19
Cash-on-Cash	4.17%	6.10%
Debt Coverage Ratio	N/A	N/A

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
4	1-Bed / 1-Bath	0	\$1,514	\$1,995
8	2-Bed / 2-Bath	0	\$2,045	\$2,650

Operating Data				
Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$268,980</b>		<b>\$350,160</b>
Less: Vacancy/Deductions	3.0%	\$8,069	3.0%	\$10,505
Total Effective Rental Income		\$260,911		\$339,655
Other Income		\$1,050		\$1,050
Effective Gross Income		\$261,961		\$340,705
Less: Expenses	37.6%	\$98,545	29.8%	\$101,695
<b>Net Operating Income</b>		<b>\$163,415</b>		<b>\$239,010</b>
Cash Flow		\$163,415		\$239,010
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	4.17%	\$163,415	6.10%	\$239,010
Principal Reduction		\$0		\$0
<b>Total Return</b>	<b>4.17%</b>	<b>\$163,415</b>	<b>6.10%</b>	<b>\$239,010</b>

Expenses	Current	Pro Forma
Real Estate Taxes	\$47,040	\$47,040
Insurance	\$6,959	\$6,959
Utilities	\$16,500	\$16,500
Trash Removal	\$5,208	\$5,208
Repairs & Maintenance	\$6,000	\$6,000
Landscaping	\$1,500	\$1,500
Pest Control	\$840	\$840
Pool Service	\$1,020	\$1,020
Operating Reserves	\$3,000	\$3,000
Management Fee	\$10,478	\$13,628
<b>Total Expenses</b>	<b>\$98,545</b>	<b>\$101,695</b>
<b>Expenses/Unit</b>	<b>\$8,212</b>	<b>\$8,475</b>
<b>Expenses/SF</b>	<b>\$7.60</b>	<b>\$7.84</b>

## MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

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

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

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



**Closed 1,994 debt and equity financings in 2019**



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



**\$ 7.18 billion total national volume in 2019**



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

## WHY MMCC?

**Optimum financing solutions to enhance value**

**Enhanced control through investor qualification support**

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

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

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



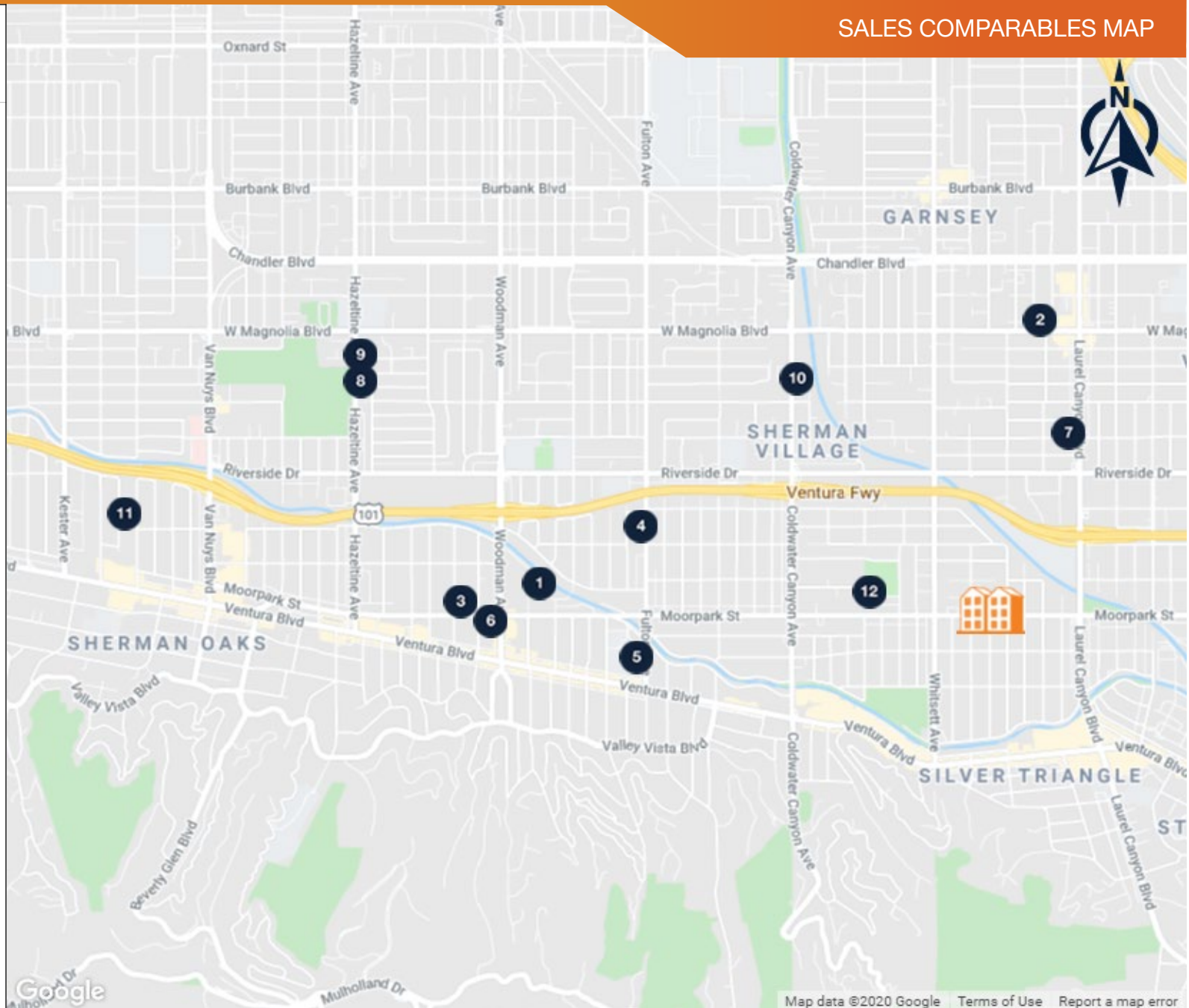
# MARKET COMPARABLES





**12325 MOORPARK ST  
(SUBJECT)**

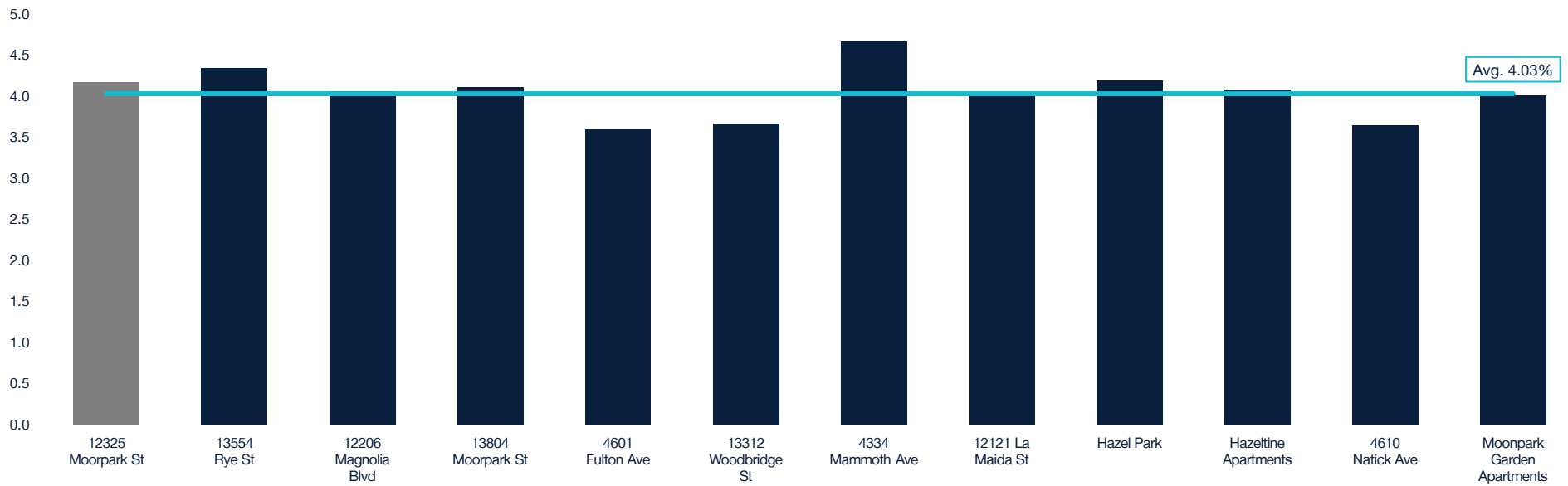
- 1** 13554 Rye St
- 2** 12206 Magnolia Blvd
- 3** 13804 Moorpark St
- 4** 4601 Fulton Ave
- 5** 13312 Woodbridge St
- 6** 4334 Mammoth Ave
- 7** 12121 La Maida St
- 8** Hazel Park
- 9** Hazeltine Apartments
- 10** 5000 Coldwater Canyon Ave
- 11** 4610 Natick Ave
- 12** Moonpark Garden Apartments



● SALES COMPARABLES

SALES COMPARABLES SALES COMPS AVG

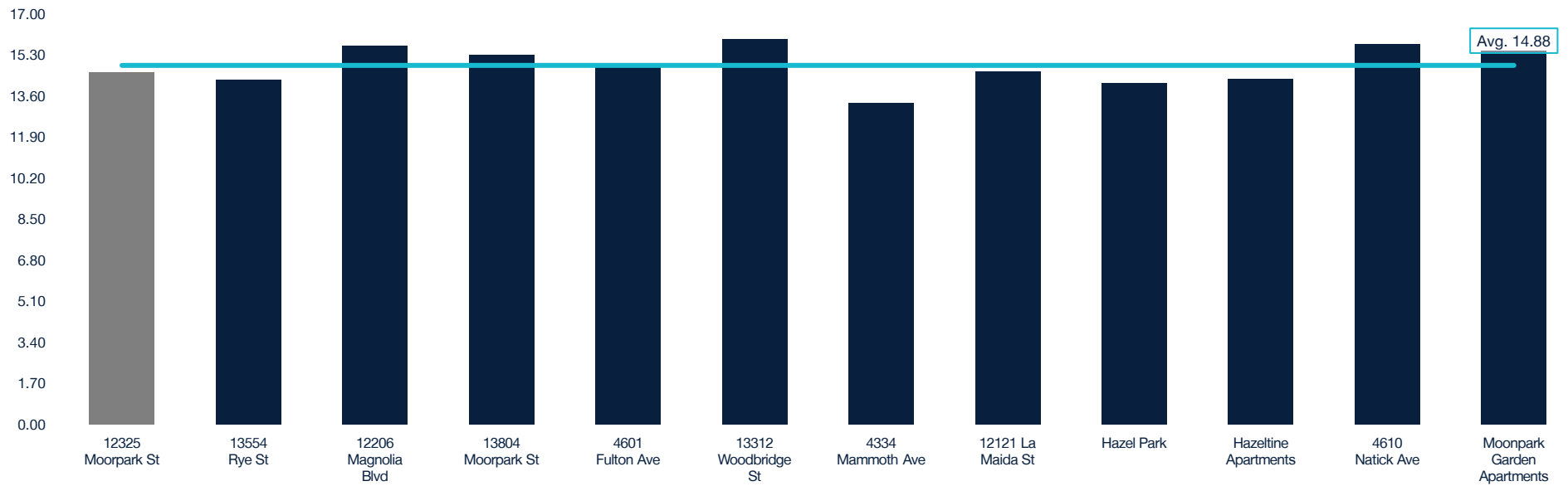
### Average Cap Rate





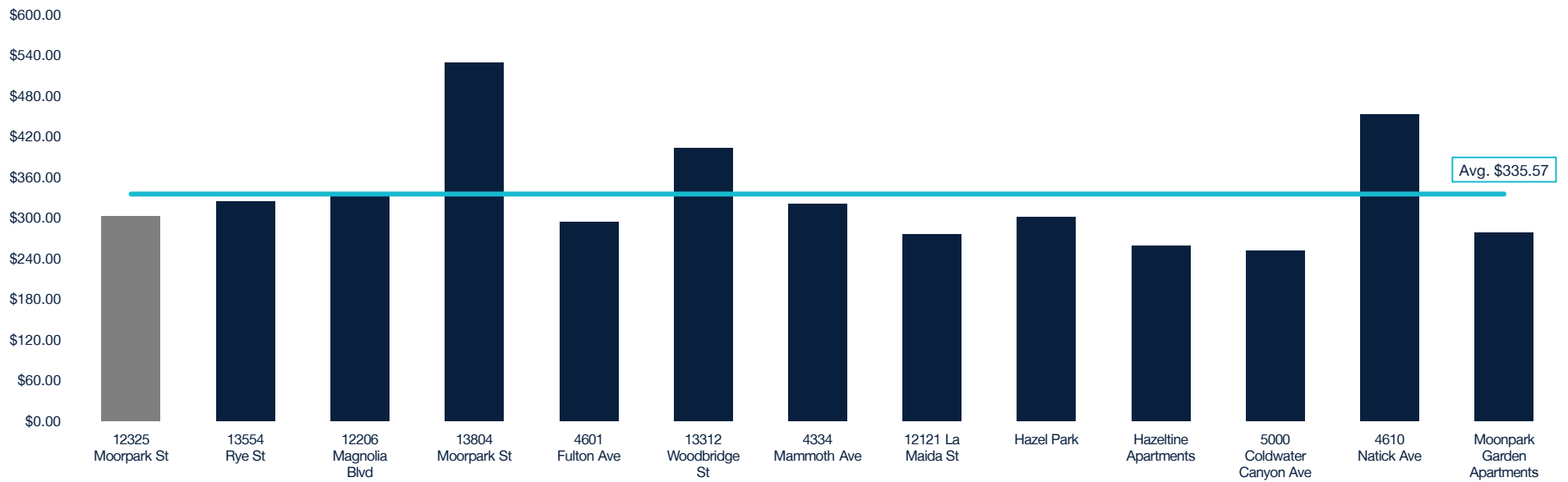
SALES COMPARABLES SALES COMPS AVG

### Average GRM



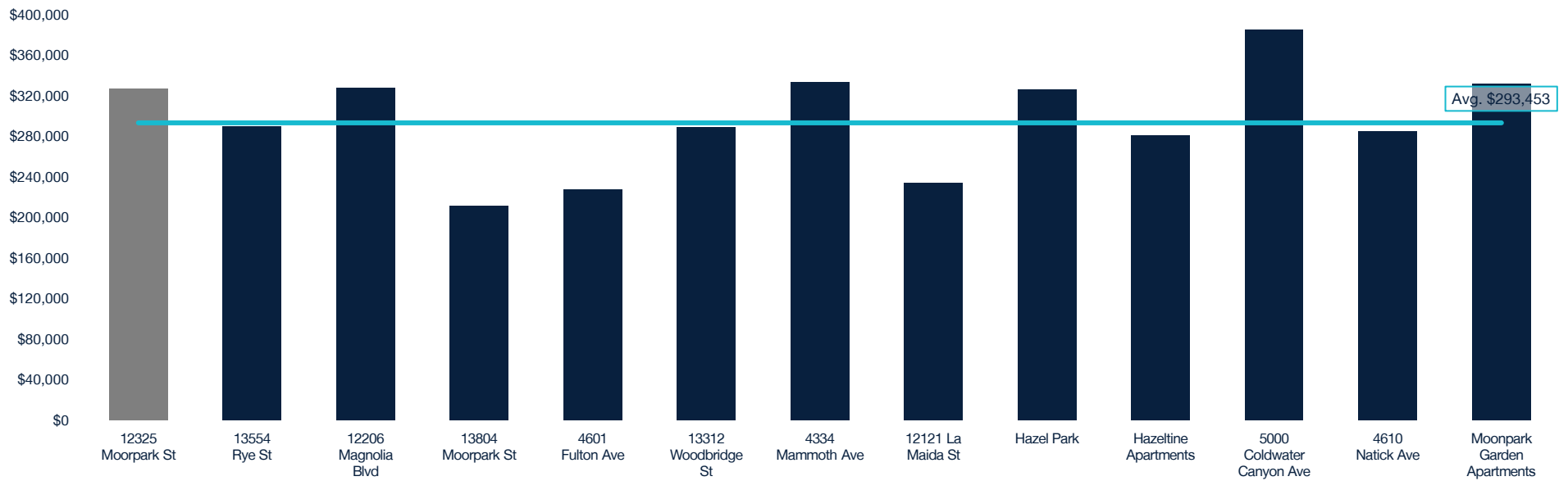
SALES COMPARABLES SALES COMPS AVG

### Average Price Per Square Foot



SALES COMPARABLES SALES COMPS AVG

### Average Price Per Unit





SALES COMPARABLES

**12325 MOORPARK ST**

12325 Moorpark St, Los Angeles, CA, 91604



		Units	Unit Type
Offering Price:	\$3,920,000	4	1-Bed 1-Bath
Price/Unit:	\$326,667	8	2-Bed 2-Bath
Price/SF:	\$302.38		
CAP Rate:	4.17%		
GRM:	14.57		
Total No. of Units:	12		
Year Built:	1970		

Underwriting Criteria

Income	\$261,961	Expenses	\$98,545
NOI	\$163,415	Vacancy	(\$8,069)

**13554 RYE ST**

13554 Rye St, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	1/8/2020	2	1 Bdr 1 Bath
Sales Price:	\$1,737,500	4	2 Bdr 1 Bath
Price/Unit:	\$289,583		
Price/SF:	\$323.92		
CAP Rate:	4.34%		
GRM:	14.29		
Total No. of Units:	6		
Year Built:	1957		

Underwriting Criteria

Income	\$121,624
NOI	\$75,407

**12206 MAGNOLIA BLVD**

12206 Magnolia Blvd, Valley Village, CA, 91607



		Units	Unit Type
Close Of Escrow:	3/10/2020	4	1 Bdr 1 Bath
Sales Price:	\$3,275,000	6	2 Bdr 2 Bath
Price/Unit:	\$327,500		
Price/SF:	\$336.45		
CAP Rate:	4.06%		
GRM:	15.69		
Total No. of Units:	10		
Year Built:	1964		

Underwriting Criteria

Income	\$208,785
NOI	\$133,034

SALES COMPARABLES

**13804 MOORPARK ST**

13804 Moorpark St, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	7/16/2019	6	Studio 1 Bath
Sales Price:	\$1,270,000		
Price/Unit:	\$211,667		
Price/SF:	\$529.17		
CAP Rate:	4.11%		
GRM:	15.31		
Total No. of Units:	6		
Year Built:	1953		

**4601 FULTON AVE**

4601 Fulton Ave, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	8/9/2019	3	1 Bdr 1 Bath
Sales Price:	\$1,820,000	5	2 Bdr 1 Bath
Price/Unit:	\$227,500		
Price/SF:	\$293.55		
CAP Rate:	3.59%		
GRM:	14.86		
Total No. of Units:	8		
Year Built:	1953		

**Underwriting Criteria**

Income	\$122,498
NOI	\$65,407

**13312 WOODBRIDGE ST**

13312 Woodbridge St, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	10/18/2019	1	Studio 1 Bath
Sales Price:	\$1,445,000	1	1 Bdr 1 Bath
Price/Unit:	\$289,000	2	2 Bdr 1 Bath
Price/SF:	\$403.07	1	2 Bdr 1.5 Bath
CAP Rate:	3.66%		
GRM:	15.97		
Total No. of Units:	5		
Year Built:	1945		

SALES COMPARABLES

**4334 MAMMOTH AVE**

4334 Mammoth Ave, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	8/6/2019	4	1 Bdr 1 Bath
Sales Price:	\$3,330,000	5	2 Bdr 1 Bath
Price/Unit:	\$333,000	1	3 Bdr 2 Bath
Price/SF:	\$321.37		
CAP Rate:	4.66%		
GRM:	13.31		
Total No. of Units:	10		
Year Built:	1957		

Underwriting Criteria	
Income	\$250,200
NOI	\$155,124

NOTES

Sold with 8 units vacant.

**12121 LA MAIDA ST**

12121 La Maida St, North Hollywood, CA, 91607



		Units	Unit Type
Close Of Escrow:	6/14/2019	11	1 Bdr 1 Bath
Sales Price:	\$3,750,000	5	2 Bdr 1 Bath
Price/Unit:	\$234,375		
Price/SF:	\$275.57		
CAP Rate:	4.04%		
GRM:	14.61		
Total No. of Units:	16		
Year Built:	1954		

Underwriting Criteria	
Income	\$256,656
NOI	\$151,683

**HAZEL PARK**

5008 Hazeltine Ave, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	5/22/2019	1	1 Bdr 1 Bath
Sales Price:	\$5,875,000	17	2 Bdr 2 Bath
Price/Unit:	\$326,389		
Price/SF:	\$301.13		
CAP Rate:	4.19%		
GRM:	14.12		
Total No. of Units:	18		
Year Built:	1957		

Underwriting Criteria	
Income	\$416,208
NOI	\$245,912

NOTES

Marcus & Millichap listing.



SALES COMPARABLES

**HAZELTINE APARTMENTS**

5060 Hazeltine Ave, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	5/22/2019	1	1 Bdr 1 Bath
Sales Price:	\$5,050,000	17	2 Bdr 2 Bath
Price/Unit:	\$280,556		
Price/SF:	\$258.84		
CAP Rate:	4.08%		
GRM:	14.32		
Total No. of Units:	18		
Year Built:	1957		

Underwriting Criteria	
Income	\$352,668
NOI	\$205,904

NOTES

Marcus & Millichap listing.

**5000 COLDWATER CANYON AVE**

5000 Coldwater Canyon Ave, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	4/1/2019	5	1 Bdr 1 Bath
Sales Price:	\$7,700,000	5	2 Bdr 2 Bath
Price/Unit:	\$385,000	5	3 Bdr 2 Bath
Price/SF:	\$251.96	5	4 Bdr 3 Bath
Total No. of Units:	20		
Year Built:	1961		

NOTES

No brokers on transaction.

**4610 NATICK AVE**

4610 Natick Ave, Sherman Oaks, CA, 91403



		Units	Unit Type
Close Of Escrow:	2/28/2019	36	1 Bdr 1 Bath
Sales Price:	\$10,250,000		
Price/Unit:	\$284,722		
Price/SF:	\$453.22		
CAP Rate:	3.64%		
GRM:	15.75		
Total No. of Units:	36		
Year Built:	1974		

Underwriting Criteria	
Income	\$650,794
NOI	\$373,100

NOTES

Marcus & Millichap sale.

SALES COMPARABLES

**MOONPARK GARDEN APARTMENTS**

12659 Moorpark St, Studio City, CA, 91604



		Units	Unit Type
Close Of Escrow:	1/13/2020	14	1 Bdr 1 Bath
Sales Price:	\$9,300,000	10	2 Bdr 1 Bath
Price/Unit:	\$332,143	4	3 Bdr 2 Bath
Price/SF:	\$278.58		
CAP Rate:	4.01%		
GRM:	15.46		
Total No. of Units:	28		
Year Built:	1969		

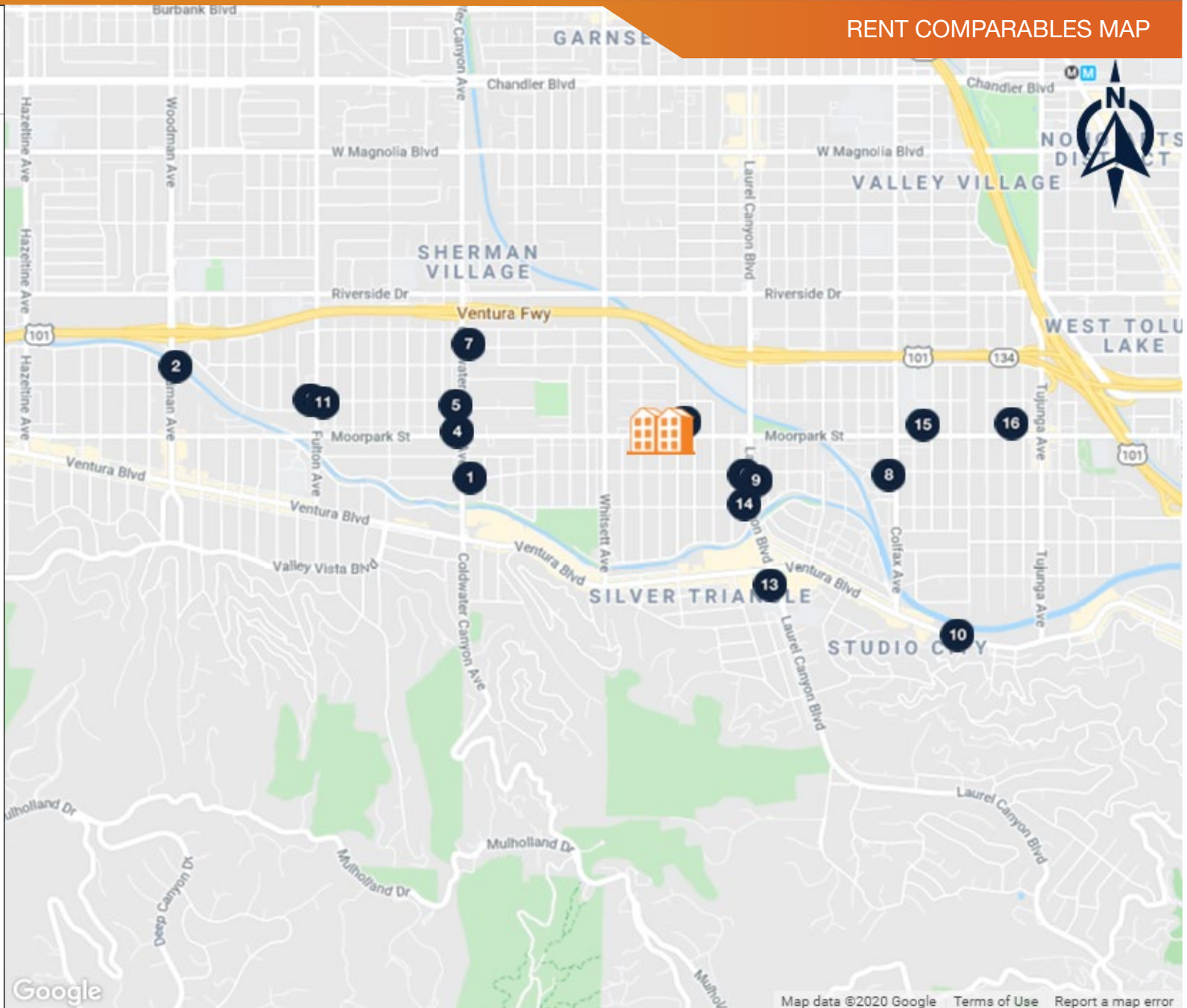
**Underwriting Criteria**

Income	\$601,500
NOI	\$372,930



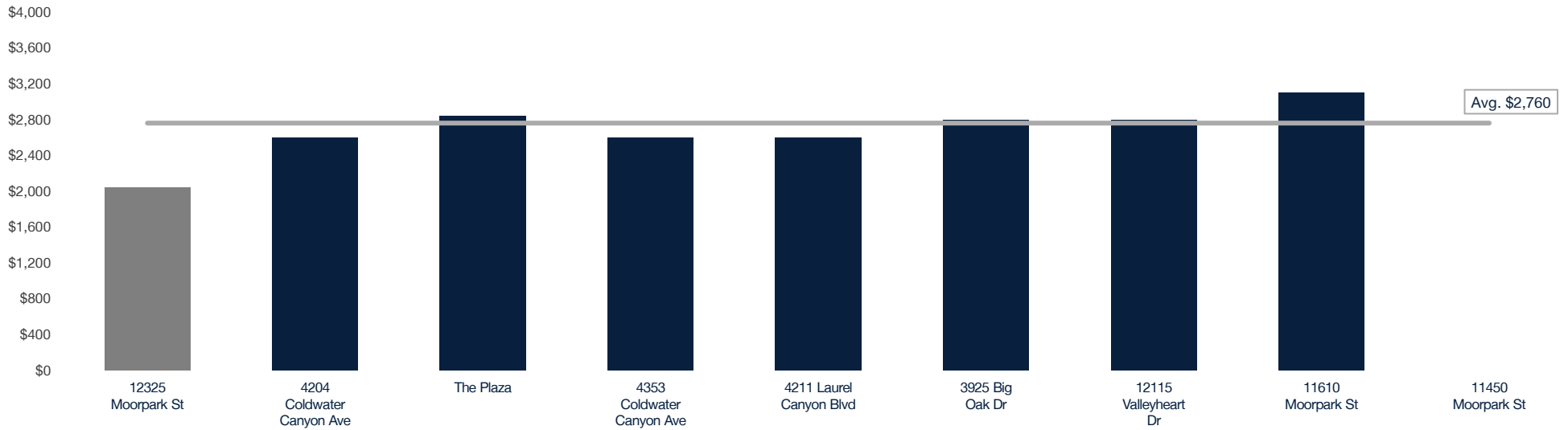
**12325 MOORPARK ST  
(SUBJECT)**

- 1 4204 Coldwater Canyon Ave
- 2 The Plaza
- 3 4431 Fulton Ave
- 4 4353 Coldwater Canyon Ave
- 5 4423 Coldwater Canyon Ave
- 6 4211 Laurel Canyon Blvd
- 7 4600 Coldwater Canyon Ave
- 8 4301 Colfax Ave
- 9 4240 Laurel Canyon Blvd
- 10 3925 Big Oak Dr
- 11 4428 Fulton Ave
- 12 12250 Moorpark St
- 13 3925 Laurel Canyon Blvd
- 14 12115 Valleyheart Dr
- 15 11610 Moorpark St
- 16 11450 Moorpark St

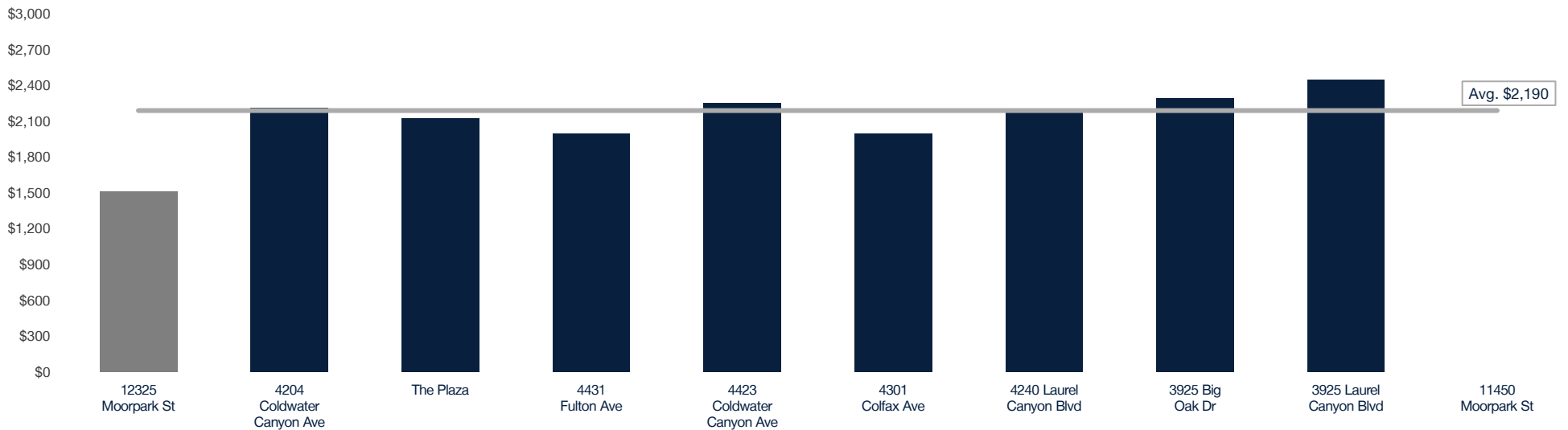


AVERAGE RENT - MULTIFAMILY

2 Bedroom



1 Bedroom





**12325 MOORPARK ST**

12325 Moorpark St, Los Angeles, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
1-Bed 1-Bath	4		\$1,514	\$0.00
2-Bed 2-Bath	8		\$2,045	\$0.00
<b>Total/Avg.</b>	<b>12</b>		<b>\$1,868</b>	

YEAR BUILT: 1970

**4204 COLDWATER CANYON AVE**

4204 Coldwater Canyon Ave, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	800-960	\$2,125- \$2,299	\$2.51
2 Bdr 2 Bath	1	1,140	\$2,599	\$2.28
<b>Total/Avg.</b>	<b>2</b>	<b>1,010</b>	<b>\$2,406</b>	<b>\$2.38</b>

YEAR BUILT: 1979

**THE PLAZA**

4500 Woodman Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	580	\$2,125	\$3.66
2 Bdr 2 Bath	1	864	\$2,840	\$3.29
<b>Total/Avg.</b>	<b>2</b>	<b>722</b>	<b>\$2,483</b>	<b>\$3.44</b>

YEAR BUILT: 1969

**4431 FULTON AVE**

4431 Fulton Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	800	\$1,995	\$2.49
Total/Avg.	1	800	\$1,995	\$2.49

YEAR BUILT: 1953

**4353 COLDWATER CANYON AVE**

4353 Coldwater Canyon Ave, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,050	\$2,595	\$2.47
Total/Avg.	1	1,050	\$2,595	\$2.47

YEAR BUILT: 1986

**4423 COLDWATER CANYON AVE**

4423 Coldwater Canyon Ave, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	675	\$2,250	\$3.33
Total/Avg.	1	675	\$2,250	\$3.33

YEAR BUILT: 1984

**4211 LAUREL CANYON BLVD**

4211 Laurel Canyon Blvd, Studio City, CA, 91604

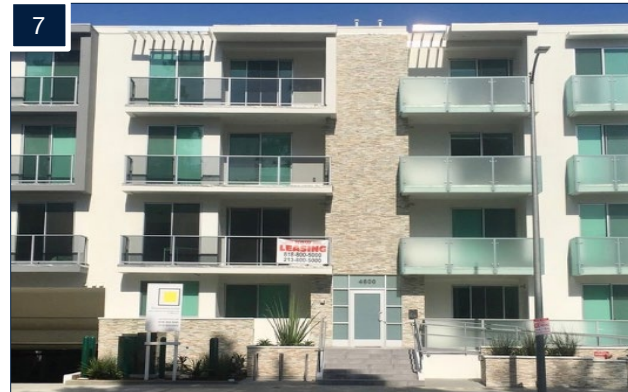


Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,000	\$2,595	\$2.60
Total/Avg.	1	1,000	\$2,595	\$2.60

YEAR BUILT: 1988

**4600 COLDWATER CANYON AVE**

4600 Coldwater Canyon Ave, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1	1,500	\$3,500	\$2.33
Total/Avg.	1	1,500	\$3,500	\$2.33

YEAR BUILT: 2017

**4301 COLFAX AVE**

4301 Colfax Ave, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	785	\$1,999	\$2.55
Total/Avg.	1	785	\$1,999	\$2.55

YEAR BUILT: 1971



**4240 LAUREL CANYON BLVD**

4240 Laurel Canyon Blvd, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1		\$2,195	
Total/Avg.	1		\$2,195	

YEAR BUILT: 2017

**3925 BIG OAK DR**

3925 Big Oak Dr, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	800	\$2,295	\$2.87
2 Bdr 2 Bath	1	1,100	\$2,795	\$2.54
Total/Avg.	2	950	\$2,545	\$2.68

YEAR BUILT: 1961

**4428 FULTON AVE**

4428 Fulton Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1		\$3,690	
Total/Avg.	1		\$3,690	

YEAR BUILT: 2008



**12250 MOORPARK ST**  
12250 Moorpark St, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1	1,340	\$3,775	\$2.82
Total/Avg.	1	1,340	\$3,775	\$2.82

YEAR BUILT: 2004

**3925 LAUREL CANYON BLVD**  
3925 Laurel Canyon Blvd, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	750	\$2,450	\$3.27
Total/Avg.	1	750	\$2,450	\$3.27

YEAR BUILT: 1989

**12115 VALLEYHEART DR**  
12115 Valleyheart Dr, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,000	\$2,795	\$2.80
Total/Avg.	1	1,000	\$2,795	\$2.80

YEAR BUILT: 1979

**11610 MOORPARK ST**  
11610 Moorpark St, Studio City, CA, 91602



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,450	\$3,100	\$2.14
Total/Avg.	1	1,450	\$3,100	\$2.14

YEAR BUILT: 1978

**11450 MOORPARK ST**  
11450 Moorpark St, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,000	\$2,795	\$2.80
Total/Avg.	1	1,000	\$2,795	\$2.80

YEAR BUILT: 2006

# MARKET OVERVIEW



Created on currentmonth



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### Population

In 2019, the population in your selected geography is 28,149. The population has changed by 20.02% since 2000. It is estimated that the population in your area will be 30,068.00 five years from now, which represents a change of 6.82% from the current year. The current population is 48.18% male and 51.82% female. The median age of the population in your area is 42.05, compare this to the US average which is 38.08. The population density in your area is 8,958.71 people per square mile.



### Households

There are currently 13,991 households in your selected geography. The number of households has changed by 17.15% since 2000. It is estimated that the number of households in your area will be 14,977 five years from now, which represents a change of 7.05% from the current year. The average household size in your area is 2.03 persons.



### Income

In 2019, the median household income for your selected geography is \$92,699, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 63.48% since 2000. It is estimated that the median household income in your area will be \$107,347 five years from now, which represents a change of 15.80% from the current year.

The current year per capita income in your area is \$73,798, compare this to the US average, which is \$33,623. The current year average household income in your area is \$148,050, compare this to the US average which is \$87,636.



### Race and Ethnicity

The current year racial makeup of your selected area is as follows: 80.86% White, 3.96% Black, 0.06% Native American and 6.46% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 11.98% of the current year population in your selected area. Compare this to the US average of 18.17%.



### Housing

The median housing value in your area was \$849,349 in 2019, compare this to the US average of \$212,058. In 2000, there were 5,543 owner occupied housing units in your area and there were 6,400 renter occupied housing units in your area. The median rent at the time was \$798.



### Employment

In 2019, there are 11,063 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 84.23% of employees are employed in white-collar occupations in this geography, and 15.62% are employed in blue-collar occupations. In 2019, unemployment in this area is 5.63%. In 2000, the average time traveled to work was 34.00 minutes.

