



15022-15028 DICKENS ST
Sherman Oaks, CA 91403

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15022-15028 DICKENS ST
Los Angeles, CA
ACT ID ZAB0120432

Marcus & Millichap

LAAA Team
Expertise | Execution | Excellence

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	PRO FORMA
Price	\$5,600,000			
Down Payment	40% / \$2,240,000	CAP Rate	4.64%	7.12%
Loan Amount	\$3,360,000	GRM	13.86	10.12
Loan Type	Proposed New	Net Operating Income	\$259,708	\$398,599
Interest Rate / Amortization	4% / 30 Years	Net Cash Flow After Debt Service	3.00% / \$67,214	9.20% / \$206,105
Price/Unit	\$280,000	Total Return	5.64% / \$126,385	11.95% / \$267,687
Price/SF	\$340.59			
Number of Units	20			
Rentable Square Feet	16,442			
Year Built	1957			
Lot Size	0.5 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
11	1-Bed / 1-Bath	
5	2-Bed / 1-Bath	
2	2-Bed / 2-Bath	
2	3-Bed / 2-Bath	
20	Total	16,442



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$3,360,000
Loan Type	Proposed New
Interest Rate	4%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	60%
Debt Coverage Ratio	1.29

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Kaiser Permanente	3,000
Dream Lounge Inc	2,210
Ols Hotels & Resorts	2,045
A M I Encn-Trzana Rgnal Med Ce	1,800
Homebridge Financial Svcs Inc	1,700
V P H	1,600
Triton Media	1,500
Providence Tarzana Medical Ctr	1,300
Los Angeles Unified School Dst	1,090
Amisub	907
Prime Healthcare Services - Sh	900
Elizabeth Glaser Pedia	875

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	25,267	162,169	485,429
2010 Census Pop	23,872	152,822	458,746
2019 Estimate HH	12,460	68,334	188,520
2010 Census HH	11,633	63,622	175,740
Median HH Income	\$87,794	\$79,612	\$66,348
Per Capita Income	\$67,023	\$56,917	\$44,069
Average HH Income	\$135,836	\$134,676	\$113,085

INVESTMENT OVERVIEW

The LA Apartment Advisors are proud to present this rare opportunity for an investor to acquire this double-lot 20 unit property located at 15022-15028 Dickens Street in Sherman Oaks, California. Built in 1953/1957, the offering sits on 21,780 square feet of land with 16,442 square feet of rentable area and consists of 11- one bed / one bath, 5- two bed / one bath, 2- two bed / two bath and 2- three bed / two bath units.

This ideally located Sherman Oaks property is priced to sell quickly at a 4.64% CAP rate and under a 14 GRM on current income. The property is very well maintained by the seller, and there is no requirement to do the seismic retrofitting work on this property.

This value-add opportunity allows an investor to achieve future upside potential of about 36% without having to worry much about a lot of deferred maintenance on the property.

The seller purchased 15028 Dickens 3 years ago, and has since upgraded nearly every unit of that 10-unit property. This half of the two-building listing is nearly turn-key.

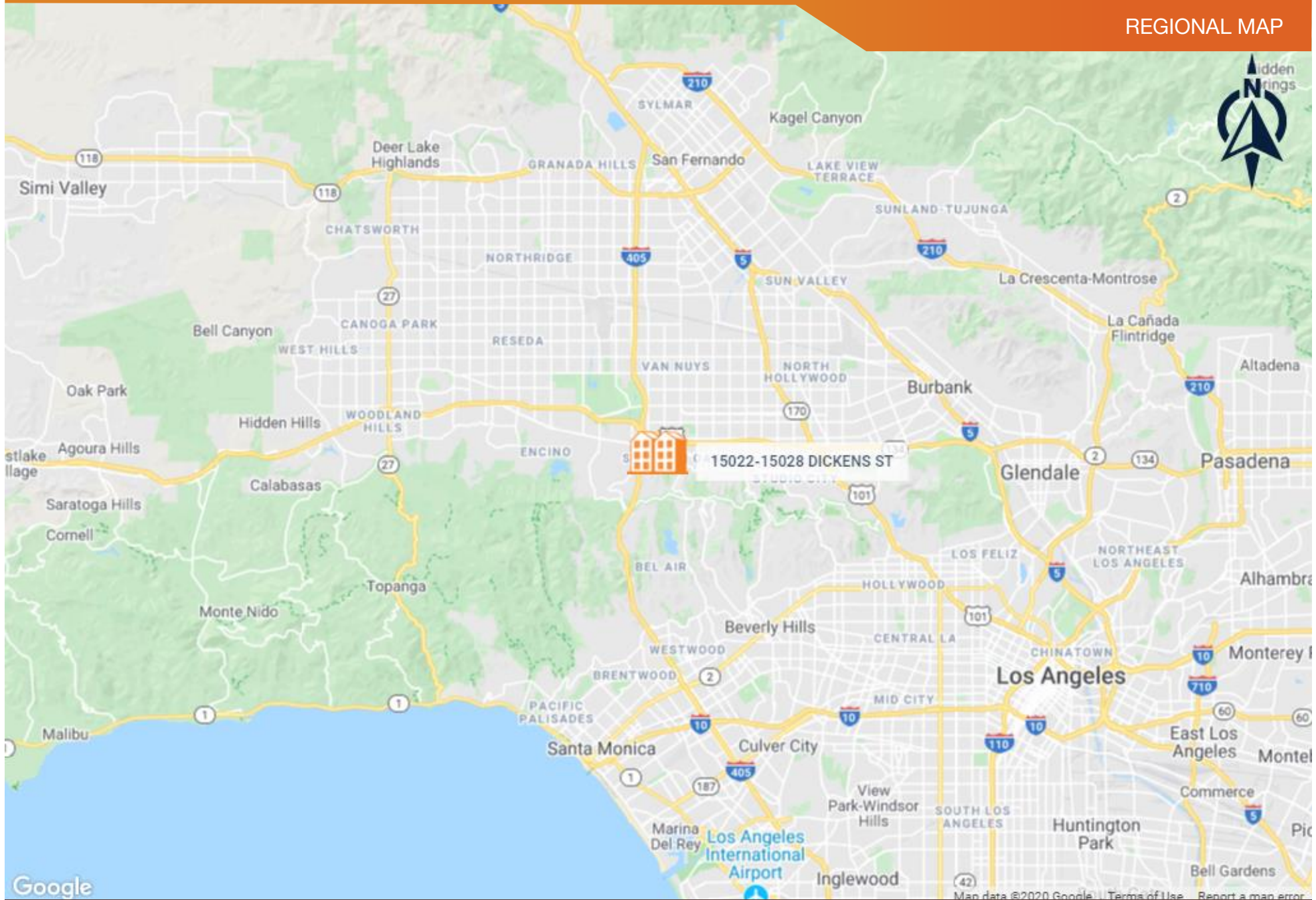
Last year, the Seller purchased the neighboring property 15022 Dickens. Since then, the Seller has signed "cash-for-keys" agreements with 6 of the tenants in this 10-unit building. Since this has happened, three of the units have already moved out, and two of those units are already renovated and rent-ready. Furthermore, the additional 3 units that have agreed to the buyout but have not moved out yet, will be moving out within 6 months per the contract those tenants signed. Once those three additional low paying tenants move out, the buyer will be able to add an approx. \$43,000 of annual income to this property. From an income valuation standpoint, this amount of additional annual income adds at least \$500,000 in value which is not shown in the numbers provided in today's marketing package. This is all upside that the Buyer does not have to do anything for besides wait.

This offering is perfect for the value-add buyer who wants to own two side-by-side lots on the best multifamily street in Sherman Oaks with a great Day-1 CAP Rate and future upside.

INVESTMENT HIGHLIGHTS

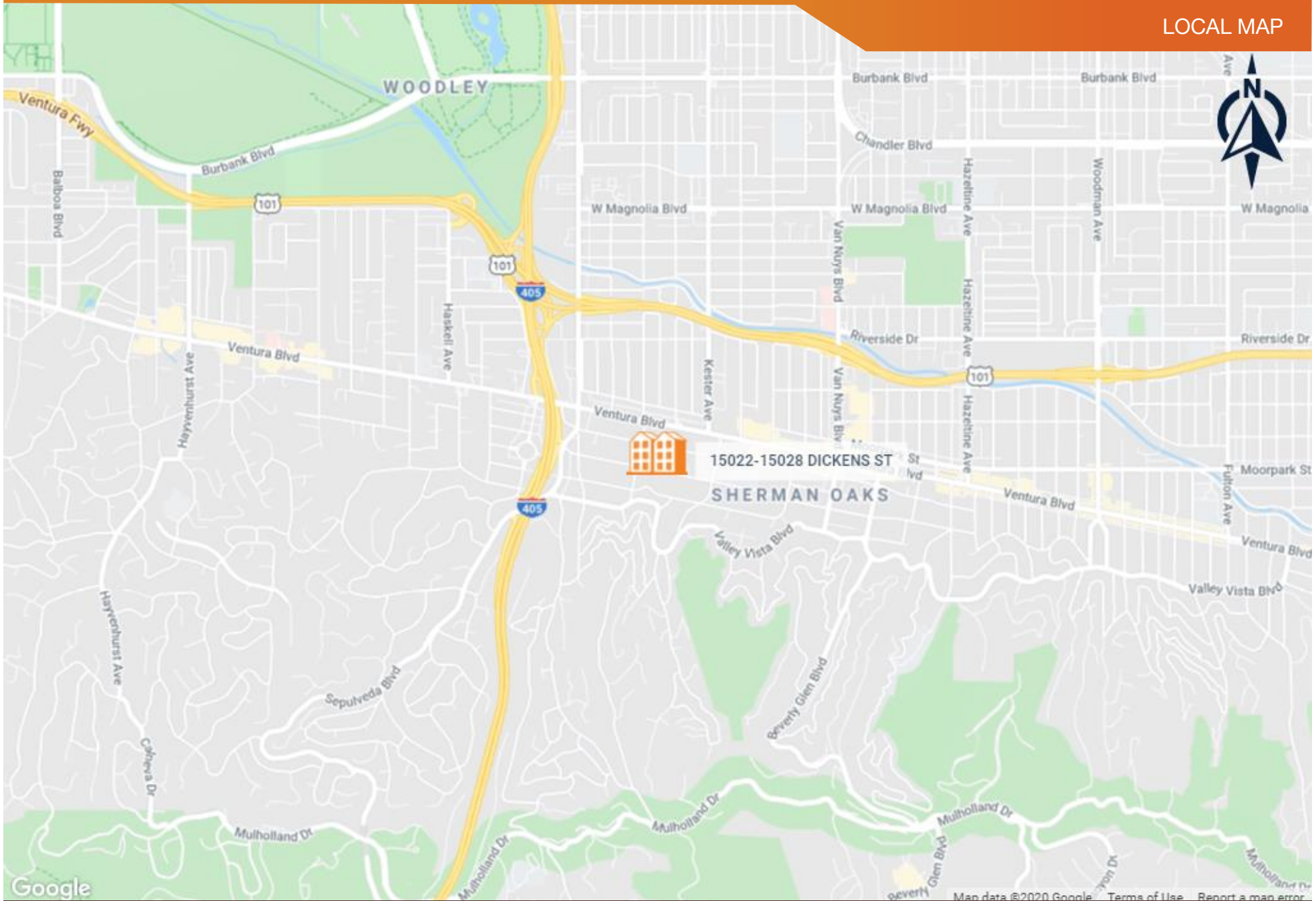
- Built in 1953 and 1957
- Prime Sherman Oaks Location
- 3 Units Delivered Vacant
- Two Lots of Combined 0.5 Acres
- Great Value Add Opportunity
- 3 Additional Units Soon Vacant
- No Seismic Retrofit Required
- Walk Score of 76





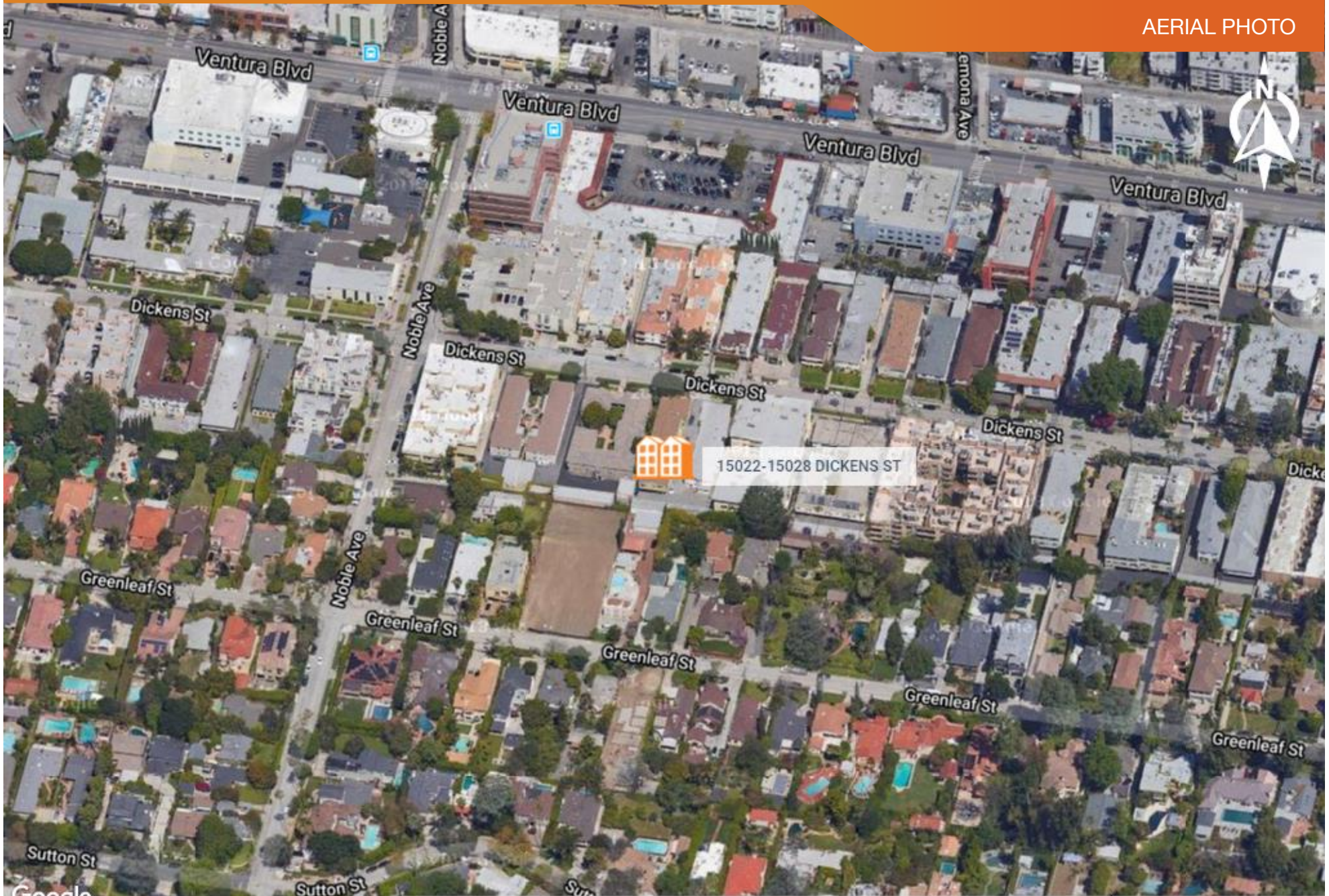
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FINANCIAL ANALYSIS



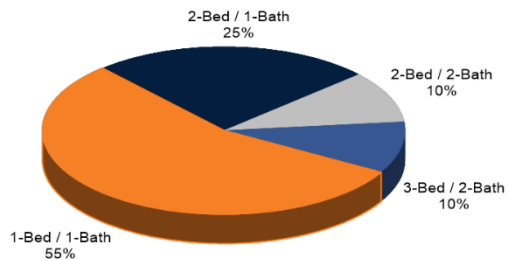
RENT ROLL SUMMARY

As of May, 2020

Unit Type	# of Units	Ava Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
1-Bed / 1-Bath	9	N/A	\$865 - \$1,925	\$1,497	N/A	\$13,477	\$1,950	N/A	\$17,550
1-Bed / 1-Bath (Vacant)	2	N/A	\$1,950 - \$1,950	\$1,950	N/A	\$3,900	\$1,950	N/A	\$3,900
2-Bed / 1-Bath	4	N/A	\$1,405 - \$2,450	\$1,737	N/A	\$6,950	\$2,550	N/A	\$10,200
2-Bed / 2-Bath	2	N/A	\$1,174 - \$1,300	\$1,237	N/A	\$2,474	\$2,700	N/A	\$5,400
3-Bed / 2-Bath	2	N/A	\$1,370 - \$2,950	\$2,160	N/A	\$4,320	\$3,250	N/A	\$6,500
Totals/Weighted Averages	20	822		\$1,684	\$2.05	\$33,671	\$2,305	\$2.80	\$46,100
Gross Annualized Rents				\$404,048			\$553,200		



Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of May,2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
15022 #1	2-Bed / 1-Bath (Vacant)	\$2,550	\$0.00	\$2,550	\$0.00
15022 #2	1-Bed / 1-Bath	\$1,174	\$0.00	\$1,950	\$0.00
15022 #3	1-Bed / 1-Bath (Vacant)	\$1,950	\$0.00	\$1,950	\$0.00
15022 #4	1-Bed / 1-Bath	\$1,116	\$0.00	\$1,950	\$0.00
15022 #5	2-Bed / 1-Bath	\$1,503	\$0.00	\$2,550	\$0.00
15022 #6	2-Bed / 1-Bath	\$1,405	\$0.00	\$2,550	\$0.00
15022 #7	2-Bed / 2-Bath	\$1,174	\$0.00	\$2,700	\$0.00
15022 #8	1-Bed / 1-Bath (Vacant)	\$1,950	\$0.00	\$1,950	\$0.00
15022 #9	2-Bed / 2-Bath	\$1,300	\$0.00	\$2,700	\$0.00
15022 #10	3-Bed / 2-Bath	\$1,370	\$0.00	\$3,250	\$0.00
15028 #1	2-Bed / 1-Bath	\$1,591	\$0.00	\$2,550	\$0.00
15028 #2	1-Bed / 1-Bath	\$1,895	\$0.00	\$1,950	\$0.00
15028 #3	1-Bed / 1-Bath	\$1,895	\$0.00	\$1,950	\$0.00
15028 #4	1-Bed / 1-Bath	\$1,895	\$0.00	\$1,950	\$0.00
15028 #5	1-Bed / 1-Bath	\$1,695	\$0.00	\$1,950	\$0.00
15028 #6	2-Bed / 1-Bath	\$2,450	\$0.00	\$2,550	\$0.00
15028 #7	1-Bed / 1-Bath	\$1,017	\$0.00	\$1,950	\$0.00
15028 #8	1-Bed / 1-Bath	\$1,925	\$0.00	\$1,950	\$0.00
15028 #9	1-Bed / 1-Bath	\$865	\$0.00	\$1,950	\$0.00
15028 #10	3-Bed / 2-Bath	\$2,950	\$0.00	\$3,250	\$0.00
Total	Square Feet: 16,442	\$33,671	\$2.05	\$46,100	\$2.80

For 15022 Dickens:

Units 5, 6, and 9 have accepted buyout payments from the Seller. Those tenants have 6 months to move out, and they must pay rent during those 6 months.

Once those three tenants are out, it will add an approx. \$43,000 of annual rental income, which adds at least \$500,000 of value to the building.

OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
Gross Current Rent	404,048		553,200		27,660	33.65
Physical Vacancy	(12,121)	3.0%	(16,596)	3.0%	(830)	(1.01)
Total Vacancy	(\$12,121)	3.0%	(\$16,596)	3.0%	(\$830)	(\$1)
Effective Gross Income	\$391,926		\$536,604		\$26,830	\$32.64

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	70,000		70,000	[1]	3,500	4.26
Insurance	6,577		6,577	[2]	329	0.40
Utilities	12,000		12,000	[3]	600	0.73
Trash Removal	5,604		5,604	[4]	280	0.34
Repairs & Maintenance	10,000		10,000	[5]	500	0.61
Landscaping	2,400		2,400	[6]	120	0.15
Pest Control	960		960	[7]	48	0.06
General & Administrative	4,000		4,000	[8]	200	0.24
Operating Reserves	5,000		5,000	[9]	250	0.30
Management Fee	15,677	4.0%	21,464	4.0%	1,073	1.31
Total Expenses	\$132,218		\$138,005		\$6,900	\$8.39
Expenses as % of EGI	33.7%		25.7%			
Net Operating Income	\$259,708		\$398,599		\$19,930	\$24.24

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

NOTES**Notes to Operating Statement**

- [1] 1.25% of the purchase price
- [2] \$0.40 per rentable square feet
- [3] \$600 per unit per year
- [4] Owner provided expense
- [5] \$500 per unit per year
- [6] \$200 per month
- [7] \$80 per month
- [8] \$200 per unit per year
- [9] \$250 per unit per year

PRICING DETAIL

Summary		
Price	\$5,600,000	
Down Payment	\$2,240,000	40%
Number of Units	20	
Price Per Unit	\$280,000	
Price Per SqFt	\$340.59	
Gross SqFt	16,442	
Lot Size	0.50 Acres	
Approx. Year Built	1957	

Returns	Current	Pro Forma
CAP Rate	4.64%	7.12%
GRM	13.86	10.12
Cash-on-Cash	3.00%	9.20%
Debt Coverage Ratio	1.35	2.07

Financing	1st Loan
Loan Amount	\$3,360,000
Loan Type	New
Interest Rate	4.00%
Amortization	30 Years
Year Due	2025

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

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
11	1-Bed / 1-Bath	0	\$1,580	\$1,950
5	2-Bed / 1-Bath	0	\$1,900	\$2,550
2	2-Bed / 2-Bath	0	\$1,237	\$2,700
2	3-Bed / 2-Bath	0	\$2,160	\$3,250

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$404,048		\$553,200
Less: Vacancy/Deductions	3.0%	\$12,121	3.0%	\$16,596
Total Effective Rental Income		\$391,926		\$536,604
Other Income		\$0		\$0
Effective Gross Income		\$391,926		\$536,604
Less: Expenses	33.7%	\$132,218	25.7%	\$138,005
Net Operating Income		\$259,708		\$398,599
Cash Flow		\$259,708		\$398,599
Debt Service		\$192,494		\$192,494
Net Cash Flow After Debt Service	3.00%	\$67,214	9.20%	\$206,105
Principal Reduction		\$59,171		\$61,582
Total Return	5.64%	\$126,385	11.95%	\$267,687

Expenses	Current	Pro Forma
Real Estate Taxes	\$70,000	\$70,000
Insurance	\$6,577	\$6,577
Utilities	\$12,000	\$12,000
Trash Removal	\$5,604	\$5,604
Repairs & Maintenance	\$10,000	\$10,000
Landscaping	\$2,400	\$2,400
Pest Control	\$960	\$960
General & Administrative	\$4,000	\$4,000
Operating Reserves	\$5,000	\$5,000
Management Fee	\$15,677	\$21,464
Total Expenses	\$132,218	\$138,005
Expenses/Unit	\$6,611	\$6,900
Expenses/SF	\$8.04	\$8.39

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 1,944 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

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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

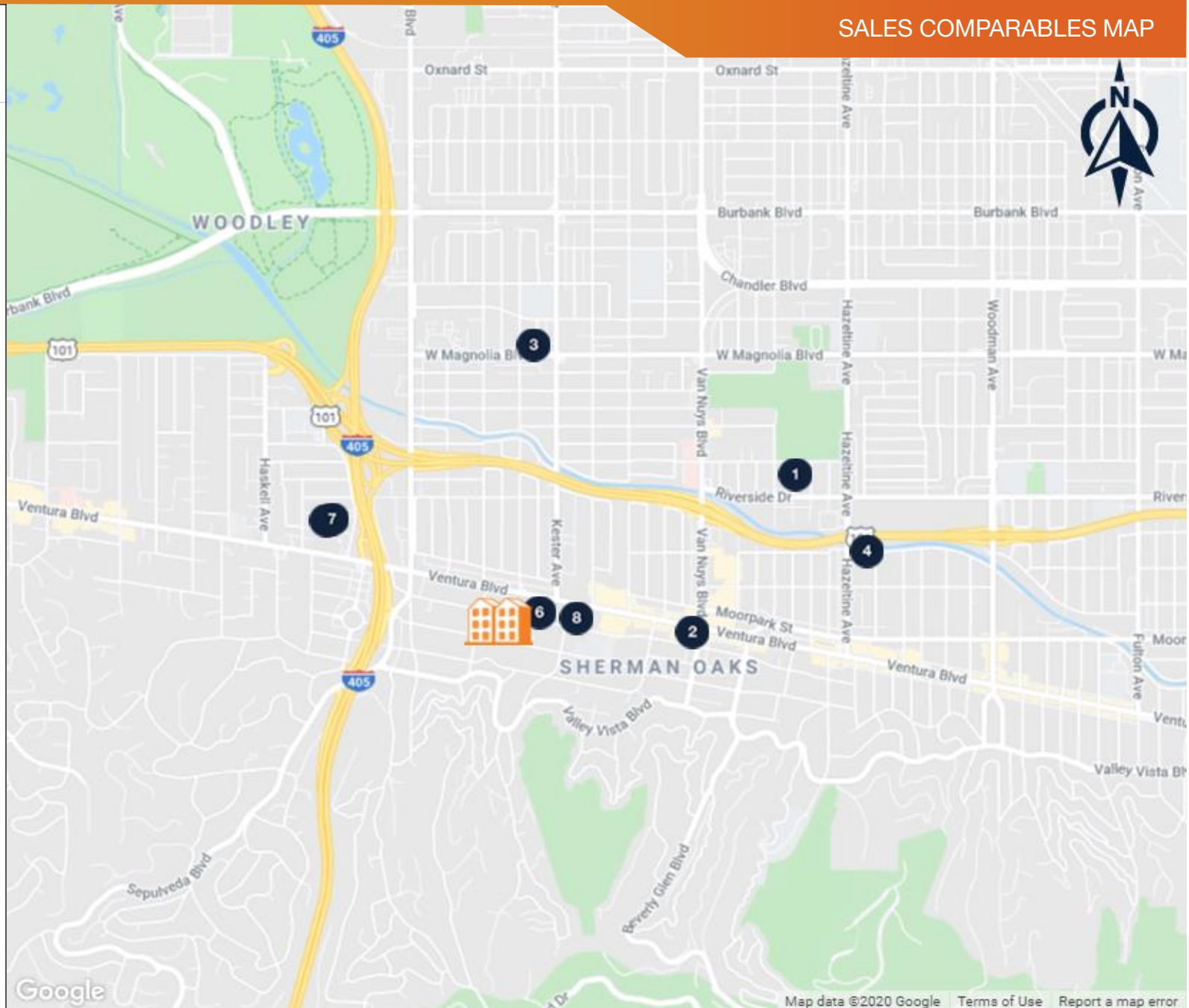




15022-15028 DICKENS ST
Sherman Oaks, CA 91403

- 1 14225 Riverside Dr
- 2 4329 Van Nuys Blvd
- 3 14936 Magnolia Blvd
- 4 4535 Murietta Ave
- 5 15480 Moorpark St
- 6 14924 Dickens St
- 7 Moorpark Oasis
- 8 14826 DICKENS ST

● SALES COMPARABLES

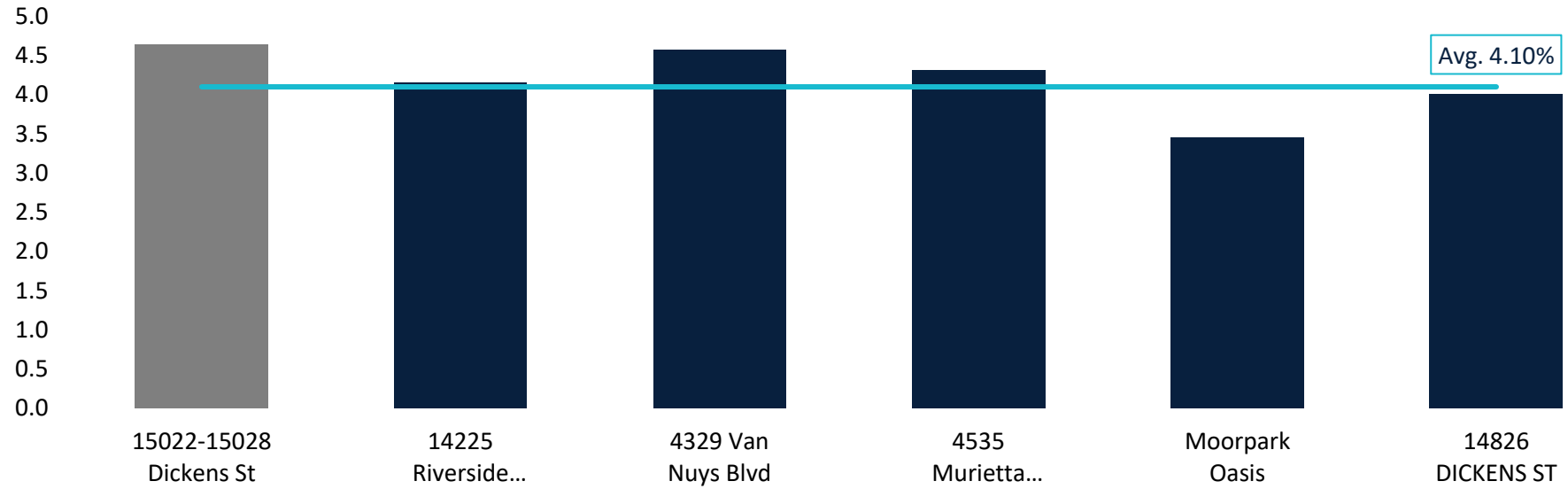


SALES COMPARABLES

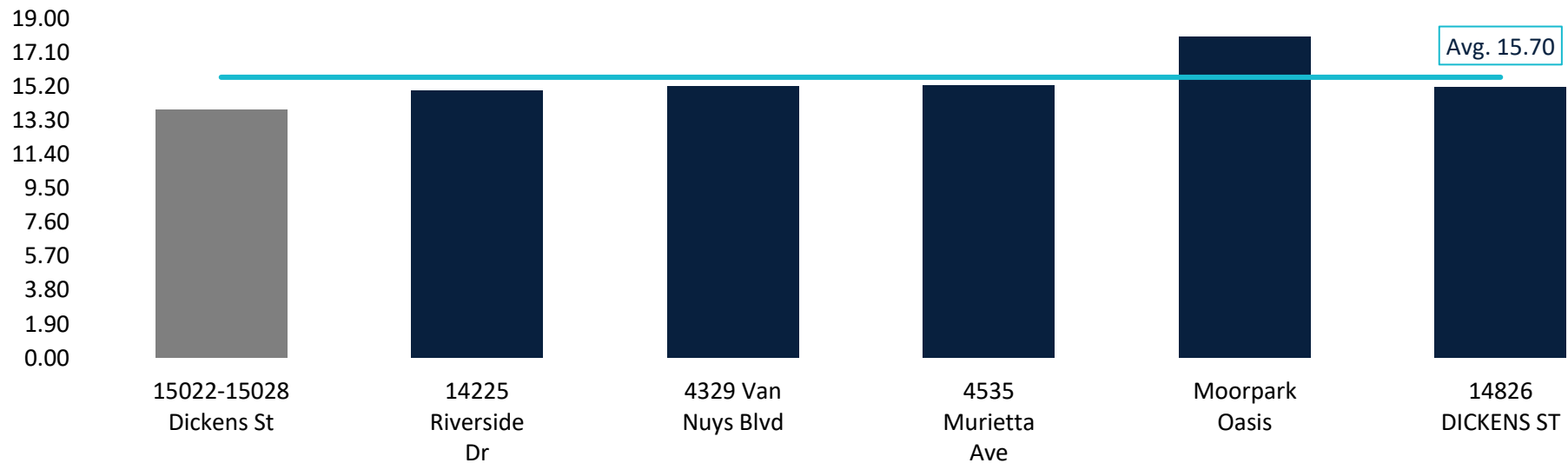
SALES COMPS AVG

SALES COMPARABLES

Average Cap Rate



Average GRM

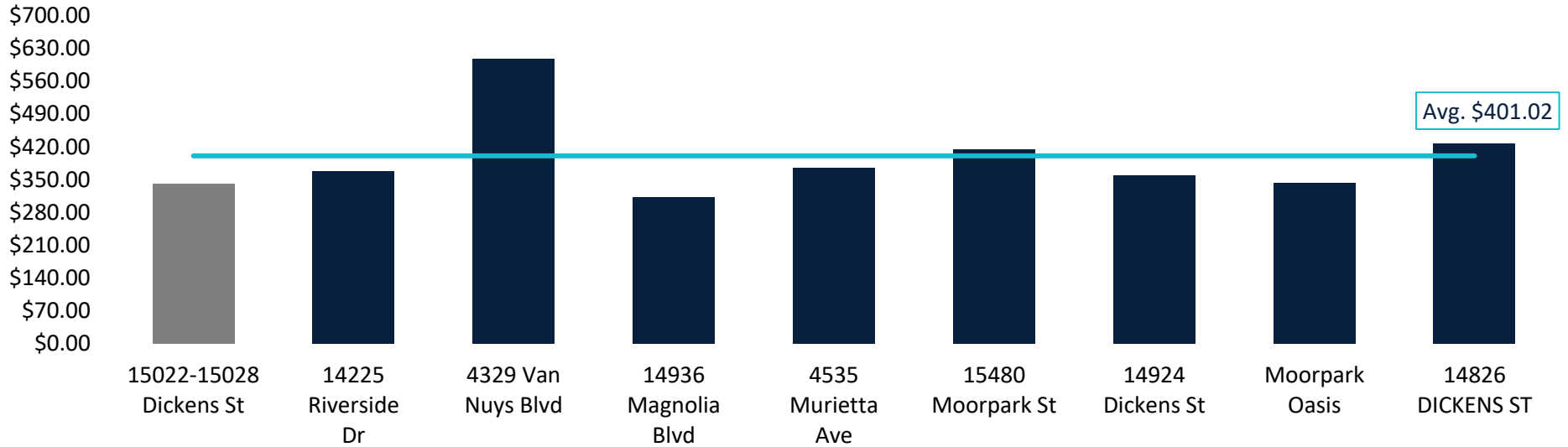


SALES COMPARABLES

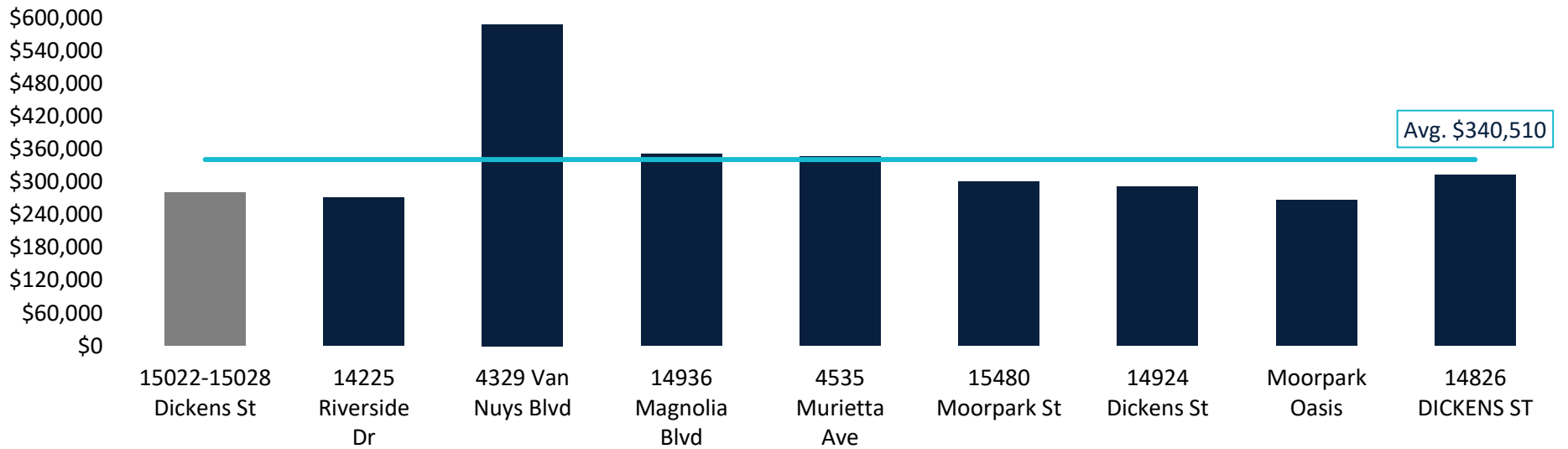
SALES COMPS AVG

SALES COMPARABLES

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

15022-15028 DICKENS ST
15028 Dickens St, Los Angeles, CA, 91403



		Units	Unit Type
Offering Price:	\$5,600,000	11	1-Bed 1-Bath
Price/Unit:	\$280,000	5	2-Bed 1-Bath
Price/SF:	\$340.59	2	2-Bed 2-Bath
CAP Rate:	4.64%	2	3-Bed 2-Bath
GRM:	13.86		
Total No. of Units:	20		
Year Built:	1957		

Underwriting Criteria

Income	\$391,926	Expenses	\$132,218
NOI	\$259,708	Vacancy	(\$12,121)

14225 RIVERSIDE DR
14225 Riverside Dr, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	4/11/2019	5	1 Bdr 1 Bath
Sales Price:	\$1,355,000		
Price/Unit:	\$271,000		
Price/SF:	\$368.51		
CAP Rate:	4.15%		
GRM:	14.94		
Total No. of Units:	5		
Year Built:	1954		

Underwriting Criteria

Income	\$90,684
NOI	\$56,224

4329 VAN NUYS BLVD
4329 Van Nuys Blvd, Sherman Oaks, CA, 91403



		Units	Unit Type
Close Of Escrow:	7/9/2019	4	1 Bdr 1 Bath
Sales Price:	\$2,940,000	1	2 Bdr 1 Bath
Price/Unit:	\$588,000		
Price/SF:	\$608.70		
CAP Rate:	4.57%		
GRM:	15.19		
Total No. of Units:	5		
Year Built:	1973		

Underwriting Criteria

Income	\$193,548
NOI	\$120,000

SALES COMPARABLES

14936 MAGNOLIA BLVD

14936 Magnolia Blvd, Sherman Oaks, CA, 91403



		Units	Unit Type
Close Of Escrow:	3/11/2020	14	2 Bdr 1 Bath
Sales Price:	\$4,900,000		
Price/Unit:	\$350,000		
Price/SF:	\$311.98		
Total No. of Units:	14		
Year Built:	1962		

NOTES

No brokers on transaction.

4535 MURIETTA AVE

4535 Murietta Ave, Sherman Oaks, CA, 91423



		Units	Unit Type
Close Of Escrow:	2/4/2020	3	1 Bdr 1 Bath
Sales Price:	\$4,500,000	9	2 Bdr 2 Bath
Price/Unit:	\$346,154	1	2 Bdr 1 Bath
Price/SF:	\$374.94		
CAP Rate:	4.31%		
GRM:	15.24		
Total No. of Units:	13		
Year Built:	1965		

NOTES

Marcus & Millichap listing by LAAA.

15480 MOORPARK ST

15480 Moorpark St, Sherman Oaks, CA, 91403



		Units	Unit Type
Close Of Escrow:	11/5/2019	9	Studio 1 Bath
Sales Price:	\$2,695,000		
Price/Unit:	\$299,444		
Price/SF:	\$414.30		
Total No. of Units:	9		
Year Built:	1958		

SALES COMPARABLES

14924 DICKENS ST

14924 Dickens St, Sherman Oaks, CA, 91403



		Units	Unit Type
Close Of Escrow:	8/29/2019	11	Studio 1 Bath
Sales Price:	\$3,200,000		
Price/Unit:	\$290,909		
Price/SF:	\$359.27		
Total No. of Units:	11		
Year Built:	1960		

MOORPARK OASIS

15470 Moorpark St, Van Nuys, CA, 91403



		Units	Unit Type
Close Of Escrow:	9/27/2019	1	Studio 1 Bath
Sales Price:	\$3,725,000	10	1 Bdr 1 Bath
Price/Unit:	\$266,071	2	2 Bdr 1 Bath
Price/SF:	\$343.54	1	3 Bdr 2 Bath
CAP Rate:	3.45%		
GRM:	17.96		
Total No. of Units:	14		
Year Built:	1959		

Underwriting Criteria

Income	\$207,312
NOI	\$128,533

14826 DICKENS ST

14826 Dickens St, Sherman Oaks, CA, 91403



		Units	Unit Type
Close Of Escrow:	4/1/2020	4	1 Bdr 1 Bath
Sales Price:	\$1,875,000	2	2 Bdr 1 Bath
Price/Unit:	\$312,500		
Price/SF:	\$426.91		
CAP Rate:	4.01%		
GRM:	15.16		
Total No. of Units:	6		
Year Built:	1952		

NOTES

Marcus & Millichap sale.

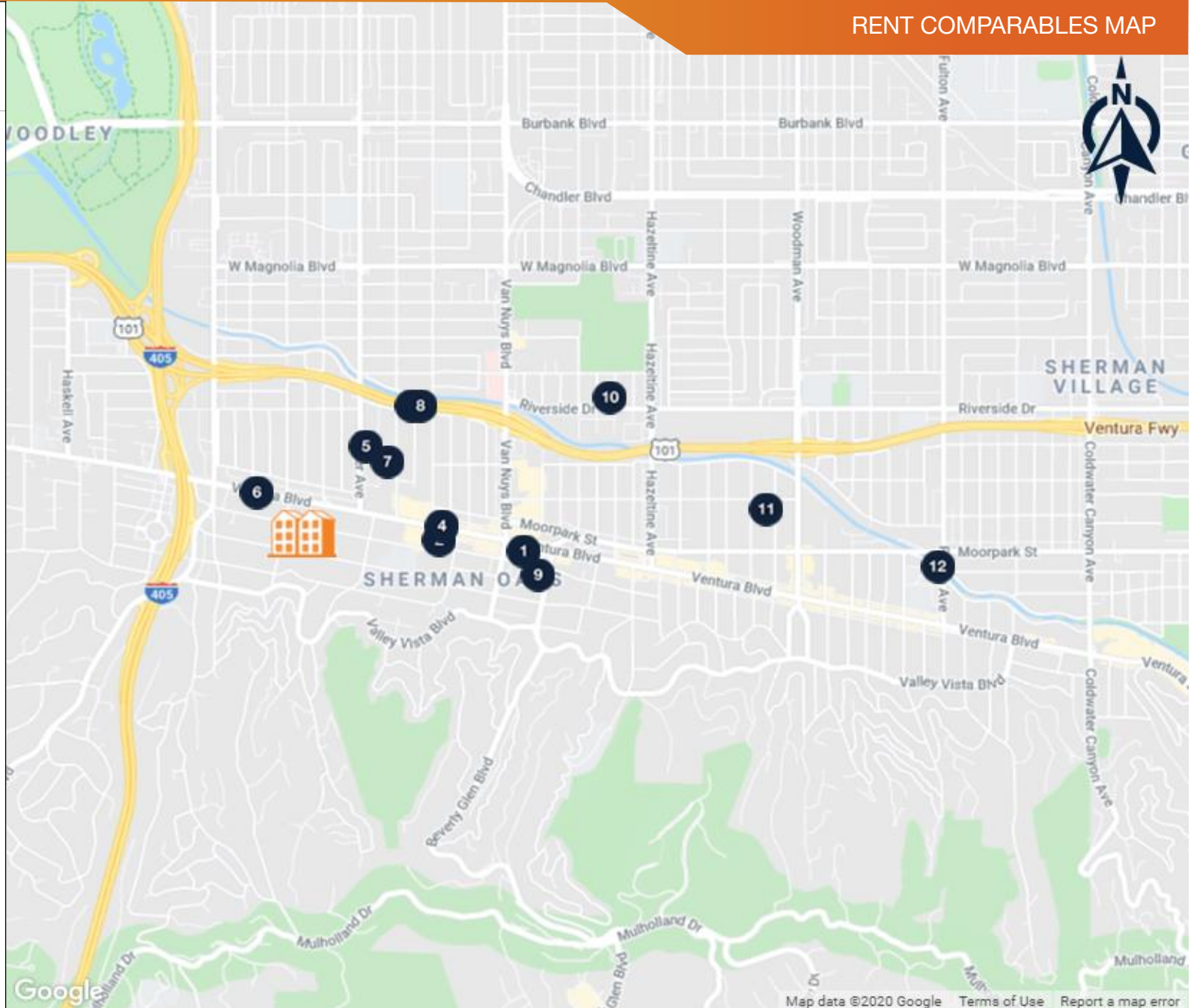
NOTES

Listed and Sold by Glen Scher and Filip Niculete.



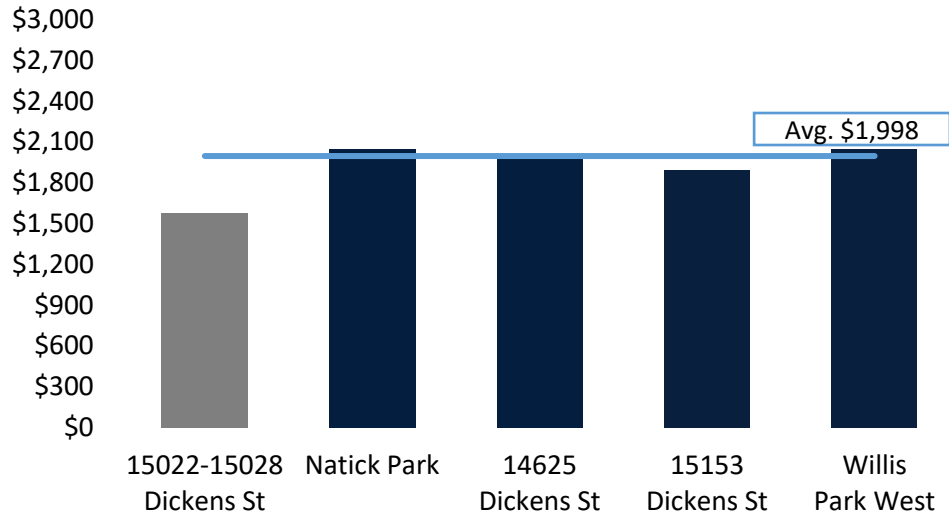
15022-15028 DICKENS ST
Sherman Oaks, CA 91403

- 1 Park Dickens
- 2 14620 Dickens St
- 3 Natick Park
- 4 14625 Dickens St
- 5 4630 Kester Ave
- 6 15153 Dickens St
- 7 Willis Park West
- 8 4730 Natick Ave
- 9 14406 Benefit St
- 10 14206 Riverside Dr
- 11 4443 Mammoth Ave
- 12 4301 Fulton Ave

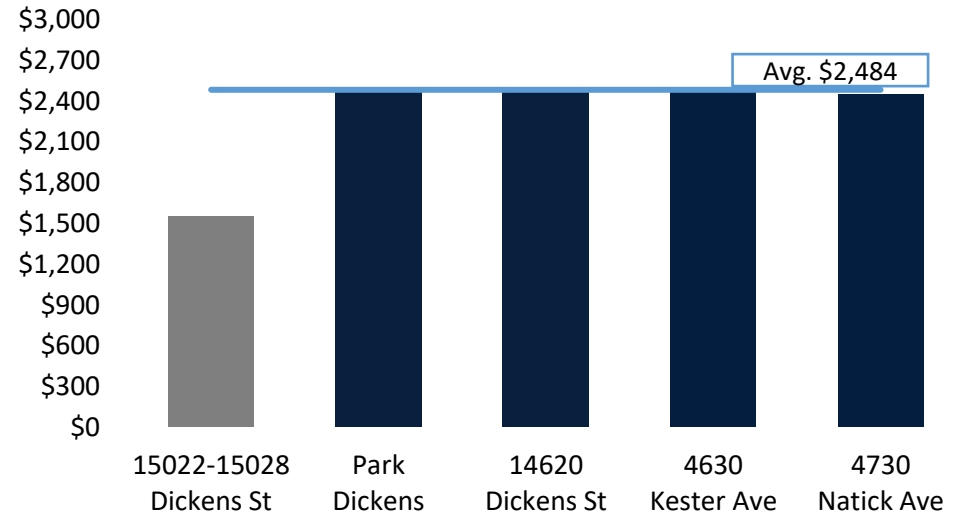


AVERAGE RENT - MULTIFAMILY

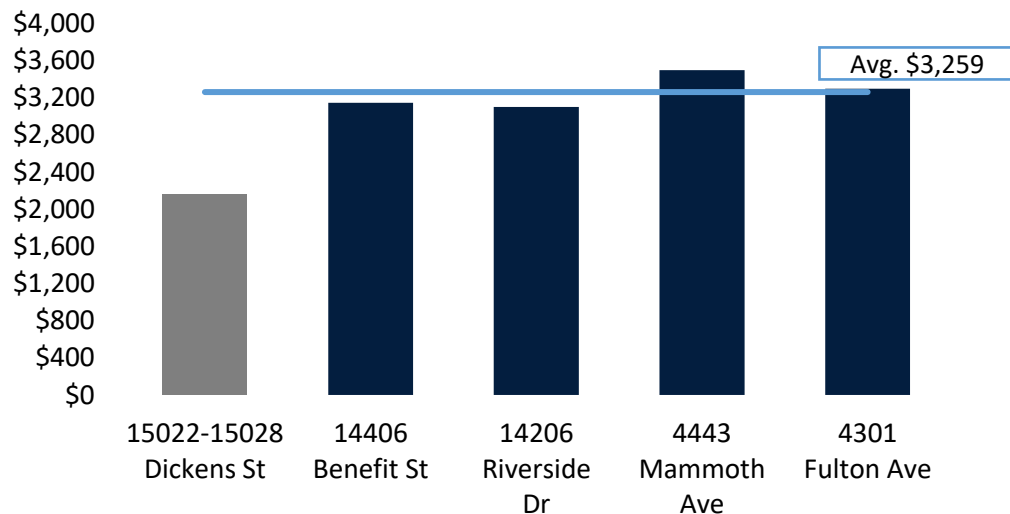
1 Bedroom



2 Bedroom



3 Bedroom



15022-15028 DICKENS ST
15028 Dickens St, Los Angeles, CA, 91403



Unit Type	Units	SF	Rent	Rent/SF
1-Bed 1-Bath	11		\$1,580	\$0.00
2-Bed 1-Bath	5		\$1,680	\$0.00
2-Bed 2-Bath	2		\$1,237	\$0.00
3-Bed 2-Bath	2		\$2,160	\$0.00
Total/Avg.	20		\$1,629	

YEAR BUILT: 1957

PARK DICKENS

14440 Dickens St, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	750	\$2,495	\$3.33
Total/Avg.	1	750	\$2,495	\$3.33

YEAR BUILT: 1985

14620 DICKENS ST

14620 Dickens St, Sherman Oaks, CA, 91403



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,000	\$2,495	\$2.50
Total/Avg.	1	1,000	\$2,495	\$2.50

YEAR BUILT: 1960

NATICK PARK

4701 Natick Ave, Van Nuys, CA, 91403



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	800	\$2,050	\$2.56
Total/Avg.	1	800	\$2,050	\$2.56

YEAR BUILT: 1970

14625 DICKENS ST

14625 Dickens St, Sherman Oaks, CA, 91403



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

YEAR BUILT: 1987

4630 KESTER AVE

4630 Kester Ave, Sherman Oaks, CA, 91403



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,100	\$2,495	\$2.27
Total/Avg.	1	1,100	\$2,495	\$2.27

YEAR BUILT: 1962

15153 DICKENS ST

15153 Dickens St, Sherman Oaks, CA, 91403



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1		\$1,895	
Total/Avg.	1		\$1,895	

YEAR BUILT: 1948

WILLIS PARK WEST

4573 Willis Ave, Sherman Oaks, CA, 91403



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	745	\$2,050	\$2.75
Total/Avg.	1	745	\$2,050	\$2.75

YEAR BUILT: 1964

4730 NATICK AVE

4730 Natick Ave, Sherman Oaks, CA, 91403



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,200	\$2,450	\$2.04
Total/Avg.	1	1,200	\$2,450	\$2.04

YEAR BUILT: 1969

14406 BENEFIT ST

14406 Benefit St, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2.5 Bath	1	1,450	\$3,145	\$2.17
Total/Avg.	1	1,450	\$3,145	\$2.17

YEAR BUILT: 1964

14206 RIVERSIDE DR

14206 Riverside Dr, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,500	\$3,100	\$2.07
Total/Avg.	1	1,500	\$3,100	\$2.07

YEAR BUILT: 2012

4443 MAMMOTH AVE

4443 Mammoth Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2.5 Bath	1	1,566	\$3,495	\$2.23
Total/Avg.	1	1,566	\$3,495	\$2.23

YEAR BUILT: 1979

4301 FULTON AVE

4301 Fulton Ave, Sherman Oaks, CA, 91423



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2.5 Bath	1	1,420	\$3,295	\$2.32
Total/Avg.	1	1,420	\$3,295	\$2.32

YEAR BUILT: 1987

MARKET OVERVIEW



Created on April 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	25,979	167,262	500,224
■ 2019 Estimate			
Total Population	25,267	162,169	485,429
■ 2010 Census			
Total Population	23,872	152,822	458,746
■ 2000 Census			
Total Population	22,142	149,241	447,964
■ Daytime Population			
2019 Estimate	34,209	188,507	507,378
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	12,831	70,652	194,863
■ 2019 Estimate			
Total Households	12,460	68,334	188,520
Average (Mean) Household Size	2.01	2.35	2.55
■ 2010 Census			
Total Households	11,633	63,622	175,740
■ 2000 Census			
Total Households	11,268	63,135	173,847
Growth 2015-2020	2.98%	3.39%	3.36%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2024 Projection	12,831	70,652	194,863
2019 Estimate	12,817	70,568	195,294
Owner Occupied	4,949	29,746	76,032
Renter Occupied	7,511	38,588	112,487
Vacant	357	2,234	6,774
■ Persons In Units			
2019 Estimate Total Occupied Units	12,460	68,334	188,520
1 Person Units	39.87%	32.60%	30.11%
2 Person Units	35.05%	32.84%	29.97%
3 Person Units	13.50%	15.13%	15.58%
4 Person Units	8.34%	11.78%	12.97%
5 Person Units	2.38%	4.60%	6.26%
6+ Person Units	0.87%	3.04%	5.10%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$200,000 or More	16.07%	17.01%	12.52%
\$150,000 - \$199,000	10.00%	8.44%	6.81%
\$100,000 - \$149,000	18.48%	15.44%	14.35%
\$75,000 - \$99,999	11.58%	11.47%	11.13%
\$50,000 - \$74,999	14.27%	15.04%	15.65%
\$35,000 - \$49,999	8.90%	10.28%	11.51%
\$25,000 - \$34,999	6.87%	7.13%	8.39%
\$15,000 - \$24,999	6.61%	7.36%	9.37%
Under \$15,000	7.24%	7.83%	10.27%
Average Household Income	\$135,836	\$134,676	\$113,085
Median Household Income	\$87,794	\$79,612	\$66,348
Per Capita Income	\$67,023	\$56,917	\$44,069
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	25,267	162,169	485,429
Under 20	16.31%	20.18%	21.68%
20 to 34 Years	23.26%	21.73%	22.74%
35 to 39 Years	9.65%	8.05%	7.72%
40 to 49 Years	15.49%	14.68%	14.36%
50 to 64 Years	18.51%	19.64%	19.00%
Age 65+	16.78%	15.73%	14.48%
Median Age	40.43	40.02	38.57
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	20,158	121,285	351,908
Elementary (0-8)	0.88%	4.73%	6.97%
Some High School (9-11)	1.98%	4.37%	6.45%
High School Graduate (12)	10.73%	13.89%	17.60%
Some College (13-15)	18.09%	19.64%	19.51%
Associate Degree Only	8.33%	6.38%	6.90%
Bachelors Degree Only	37.96%	31.19%	26.35%
Graduate Degree	21.79%	18.24%	14.04%
■ Population by Gender			
2019 Estimate Total Population	25,267	162,169	485,429
Male Population	47.72%	49.01%	49.33%
Female Population	52.28%	50.99%	50.67%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 25,267. The population has changed by 14.11% since 2000. It is estimated that the population in your area will be 25,979.00 five years from now, which represents a change of 2.82% from the current year. The current population is 47.72% male and 52.28% female. The median age of the population in your area is 40.43, compare this to the US average which is 38.08. The population density in your area is 8,041.39 people per square mile.



Households

There are currently 12,460 households in your selected geography. The number of households has changed by 10.58% since 2000. It is estimated that the number of households in your area will be 12,831 five years from now, which represents a change of 2.98% from the current year. The average household size in your area is 2.01 persons.



Income

In 2019, the median household income for your selected geography is \$87,794, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 65.56% since 2000. It is estimated that the median household income in your area will be \$103,149 five years from now, which represents a change of 17.49% from the current year.

The current year per capita income in your area is \$67,023, compare this to the US average, which is \$33,623. The current year average household income in your area is \$135,836, 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: 77.62% White, 5.15% Black, 0.10% Native American and 8.07% 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 12.11% 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 \$833,895 in 2019, compare this to the US average of \$212,058. In 2000, there were 4,732 owner occupied housing units in your area and there were 6,536 renter occupied housing units in your area. The median rent at the time was \$867.



Employment

In 2019, there are 28,085 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 84.33% of employees are employed in white-collar occupations in this geography, and 15.34% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.11%. In 2000, the average time traveled to work was 35.00 minutes.

