

7108 Amigo Ave

Reseda, CA 91335



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LAAA TEAM

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$13,900,000



Cap Rate
3.65%



of Units
34

FINANCIAL

Listing Price	\$13,900,000
Down Payment	43% / \$5,980,197
NOI	\$507,546
Cap Rate	3.65%
Total Return	4.32%
Price/SF	\$363.15
Rent/SF	\$1.73
Price/Unit	\$408,824

OPERATIONAL

Rentable SF	38,276 SF
# of Units	34
Lot Size	0.46 Acres (19,998 SF)
Occupancy	97%
Year Built	2017





PROPERTY OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present this newer construction, 34-unit multifamily property located at 7108 Amigo Ave, Reseda, CA 91335.

This 38,276 sqft apartment building sits on a large, corner lot of nearly half an acre, and it was built in 2017, meaning it is not subject to any rent control (state or local). The property boasts an excellent unit mix of (3) 1 Bed / 2 Bath Units, (30) 2 Bed / 2 Bath Units, and the seller is currently converting the 500 sqft office space to a studio ADU. This ADU conversion will be completed before close of escrow, and therefore the buyer will have 34 legal units at close. Furthermore, three of the units are designated for low income tenants, and all three of those are 2 bed units.

With our list price/sqft of \$363.15, this listing is priced near replacement cost. In other words, if you wanted to build this same property today, it could cost nearly \$337 per sqft to develop this same building with today's high construction costs.

With regards to the buyer's financing options, we have received an excellent loan quote for a qualified buyer from our internal Marcus & Millichap Capital Corporation. With the property's current net income, a buyer would be able to get a max loan amount of \$7.92M (57% LTV) for a 5 year fixed rate, interest only loan with a 3.15% interest rate. With this interest only loan quote, the buyer would achieve an estimated 4.32% cash-on-cash return from day 1 with their \$5.98M down payment.

This opportunity is perfect for the investor who wants ease of management and a good day-1, stabilized cash-on-cash return, with very little repairs & maintenance costs because the property is only 4 years old with building warranties still in place. To prove how little repairs this property needs, the seller's 2020 income statement proves that the building needed less than \$5,500 in repairs for the entire year. That is less than \$170.00 per unit per year that the seller needed to spend for the entire year.

HIGHLIGHTS

- Newer Construction, 2017 Built
- No Rent Control (State of Local)
- Very Little Repairs & Maintenance
- Price/SF Near Replacement Costs
- Great Unit Mix - 88% are 2 Bedroom
- Large 0.46 Acre Corner Lot
- 2 Baths for All Units Except ADU
- Great Interest Only Loan Quote

SECTION 2

Property Information

PROPERTY DETAILS

AMENITIES

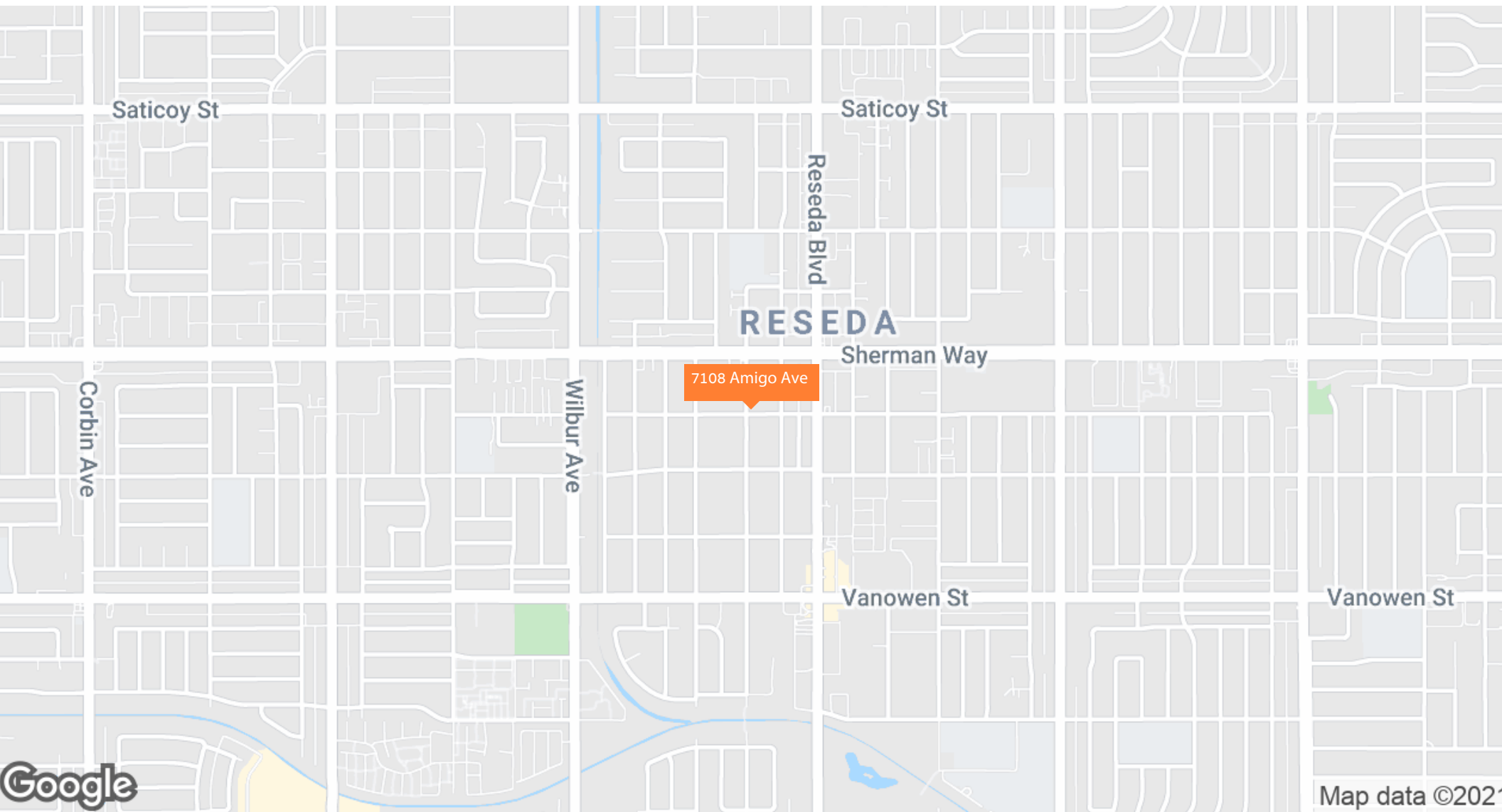
REGIONAL MAP

LOCAL MAP

AERIAL MAP

Marcus & Millichap

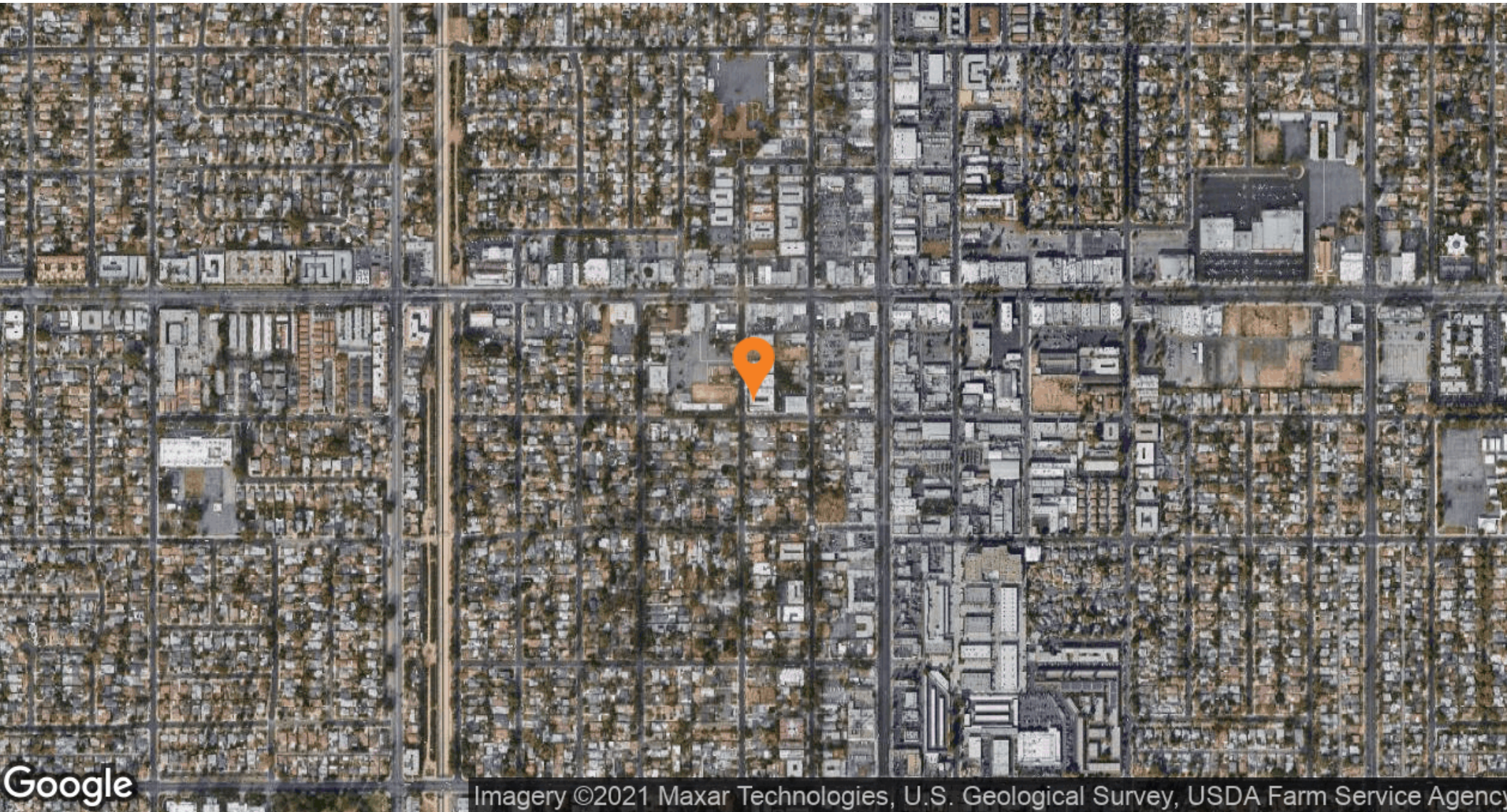
REGIONAL MAP // 7108 Amigo Ave



LOCAL MAP // 7108 Amigo Ave



7108 Amigo Ave // AERIAL MAP



Google

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency























SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 7108 Amigo Ave

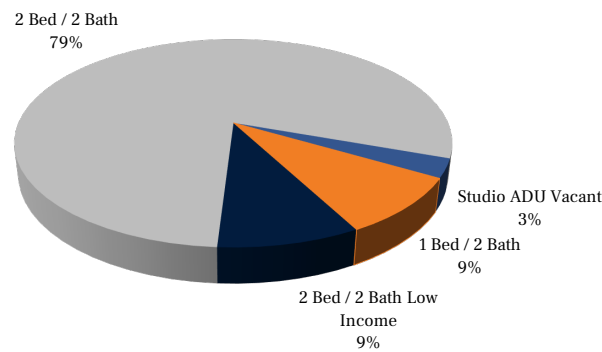
As of October,2021

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
201	2 Bed / 2 Bath	920	\$2,060	\$2.24	\$2,300	\$2.50
202	2 Bed / 2 Bath	920	\$2,100	\$2.28	\$2,300	\$2.50
203	2 Bed / 2 Bath	920	\$2,149	\$2.34	\$2,300	\$2.50
204	2 Bed / 2 Bath	920	\$2,134	\$2.32	\$2,300	\$2.50
205	2 Bed / 2 Bath Low Income	991	\$774	\$0.78	\$2,263	\$2.28
206	2 Bed / 2 Bath	920	\$2,100	\$2.28	\$2,300	\$2.50
207	2 Bed / 2 Bath	920	\$2,049	\$2.23	\$2,300	\$2.50
208	2 Bed / 2 Bath	920	\$2,199	\$2.39	\$2,300	\$2.50
209	2 Bed / 2 Bath	920	\$1,970	\$2.14	\$2,300	\$2.50
210	2 Bed / 2 Bath	920	\$2,100	\$2.28	\$2,300	\$2.50
211	1 Bed / 2 Bath	830	\$1,749	\$2.11	\$1,950	\$2.35
301	2 Bed / 2 Bath Low Income	969	\$774	\$0.80	\$2,263	\$2.34
302	2 Bed / 2 Bath	920	\$2,078	\$2.26	\$2,300	\$2.50
303	2 Bed / 2 Bath	920	\$2,052	\$2.23	\$2,300	\$2.50
304	2 Bed / 2 Bath	920	\$2,152	\$2.34	\$2,300	\$2.50
305	2 Bed / 2 Bath	920	\$2,199	\$2.39	\$2,300	\$2.50
306	2 Bed / 2 Bath	920	\$2,050	\$2.23	\$2,300	\$2.50
307	2 Bed / 2 Bath	920	\$2,104	\$2.29	\$2,300	\$2.50
308	2 Bed / 2 Bath	920	\$1,995	\$2.17	\$2,300	\$2.50
309	2 Bed / 2 Bath	920	\$2,070	\$2.25	\$2,300	\$2.50
310	2 Bed / 2 Bath	920	\$2,199	\$2.39	\$2,300	\$2.50
311	1 Bed / 2 Bath	830	\$1,869	\$2.25	\$1,950	\$2.35
401	2 Bed / 2 Bath	920	\$1,996	\$2.17	\$2,300	\$2.50
402	2 Bed / 2 Bath	920	\$2,199	\$2.39	\$2,300	\$2.50
403	2 Bed / 2 Bath	920	\$2,150	\$2.34	\$2,300	\$2.50
404	2 Bed / 2 Bath	920	\$2,125	\$2.31	\$2,300	\$2.50
405	2 Bed / 2 Bath	920	\$2,181	\$2.37	\$2,300	\$2.50
406	2 Bed / 2 Bath	920	\$2,100	\$2.28	\$2,300	\$2.50
407	2 Bed / 2 Bath Low Income	1,018	\$774	\$0.76	\$2,263	\$2.22
408	2 Bed / 2 Bath	920	\$2,100	\$2.28	\$2,300	\$2.50
409	2 Bed / 2 Bath	920	\$2,121	\$2.31	\$2,300	\$2.50
410	2 Bed / 2 Bath	920	\$2,005	\$2.18	\$2,300	\$2.50
411	1 Bed / 2 Bath	830	\$1,850	\$2.23	\$1,950	\$2.35
ADU	Studio ADU Vacant	500	\$1,500	\$3.00	\$1,500	\$3.00
Total		Square Feet: 38,276	\$66,027	\$1.73	\$76,239	\$1.99

7108 Amigo 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
1 Bed / 2 Bath	3	830	\$1,749 - \$1,869	\$1,823	\$2.20	\$5,468	\$1,950	\$2.35	\$5,850
2 Bed / 2 Bath Low Income	3	993	\$774 - \$774	\$774	\$0.78	\$2,322	\$2,263	\$2.28	\$6,789
2 Bed / 2 Bath	27	920	\$1,970 - \$2,199	\$2,101	\$2.28	\$56,737	\$2,300	\$2.50	\$62,100
Studio ADU Vacant	1	500	\$1,500 - \$1,500	\$1,500	\$3.00	\$1,500	\$1,500	\$3.00	\$1,500
TOTALS/WEIGHTED AVERAGES	34	1,126		\$1,942	\$1.73	\$66,027	\$2,242	\$1.99	\$76,239
GROSS ANNUALIZED RENTS				\$792,324			\$914,868		

Unit Distribution



Unit Rent



FINANCIAL DETAILS // 7108 Amigo Ave

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	792,324		914,868		26,908	23.90
Physical Vacancy	(23,770)	3.0%	(27,446)	3.0%	(807)	(0.72)
TOTAL VACANCY	(\$23,770)	3.0%	(\$27,446)	3.0%	(\$807)	(\$1)
Effective Rental Income	768,554		887,422		26,101	23.18
Other Income						
Utility Bill-Back	0		28,845	[1]	848	0.75
Garage and Parking Rent	1,800		1,800	[2]	53	0.05
TOTAL OTHER INCOME	\$1,800		\$30,645		\$901	\$0.80
EFFECTIVE GROSS INCOME	\$770,354		\$918,067		\$27,002	\$23.99
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	166,800		166,800	[3]	4,906	4.36
Insurance	7,380		7,380	[4]	217	0.19
Utilities - Electric	8,168		8,168	[5]	240	0.21
Utilities - Water & Sewer	24,323		24,323	[6]	715	0.64
Utilities - Gen.	5,969		5,969	[7]	176	0.16
Repairs & Supplies	6,709		6,709	[8]	197	0.18
Pest Control & Cleaning	645		645	[9]	19	0.02
On Site Manager	12,000		12,000	[10]	353	0.31
Management Fee	30,814	4.0%	36,723	[11]	1,080	0.96
TOTAL EXPENSES	\$262,808		\$268,717		\$7,903	\$7.02
EXPENSES AS % OF EGI	34.1%		29.3%			
NET OPERATING INCOME	\$507,546		\$649,350		\$19,099	\$16.96

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

NOTES TO OPERATING STATEMENT

- | | |
|------|--|
| [1] | 75% of total Utilities after RUBS is implimented |
| [2] | Seller provided 2020 P&L |
| [3] | 1.2% of the Purchase Price |
| [4] | Seller provided 2020 P&L |
| [5] | Seller provided 2020 P&L |
| [6] | Seller provided 2020 P&L |
| [7] | Seller provided 2020 P&L |
| [8] | Seller provided 2020 P&L |
| [9] | Seller provided 2020 P&L |
| [10] | \$1,000 rent credit per month to on-site manager |
| [11] | 4% of the Gross Income |

FINANCIAL DETAILS // 7108 Amigo Ave

SUMMARY		
Price	\$13,900,000	
Down Payment	\$5,980,197	43%
Number of Units	34	
Price Per Unit	\$408,824	
Price Per SqFt	\$363.15	
Gross SqFt	38,276	
Lot Size	0.46 Acres	
Approx. Year Built	2017	

RETURNS	Current	Pro Forma	Reno
CAP Rate	3.65%	4.67%	5.25%
GRM	17.54	15.19	
Cash-on-Cash	4.32%	6.69%	
Debt Coverage Ratio	2.03	2.60	

FINANCING	1st Loan
Loan Amount	\$7,919,803
Loan Type	New
Interest Rate	3.15%
Amortization	30 Years
Year Due	2051

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
3	1 Bed / 2 Bath	830	\$1,823	\$1,950
3	2 Bed / 2 Bath Low Income	993	\$774	\$2,263
27	2 Bed / 2 Bath	920	\$2,101	\$2,300
1	Studio ADU Vacant	500	\$1,500	\$1,500

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$792,324		\$914,868
Less: Vacancy/Deductions	3.0%	\$23,770	3.0%	\$27,446
Total Effective Rental Income		\$768,554		\$887,422
Other Income		\$1,800		\$30,645
Effective Gross Income		\$770,354		\$918,067
Less: Expenses	34.1%	\$262,808	29.3%	\$268,717
Net Operating Income		\$507,546		\$649,350
Cash Flow		\$507,546		\$649,350
Debt Service		\$249,474		\$249,474
Net Cash Flow After Debt Service	4.32%	\$258,072	6.69%	\$399,876
Principal Reduction		\$0		\$0
TOTAL RETURN	4.32%	\$258,072	6.69%	\$399,876

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$166,800	\$166,800
Insurance	\$7,380	\$7,380
Utilities - Electric	\$8,168	\$8,168
Utilities - Water & Sewer	\$24,323	\$24,323
Utilities - Gen.	\$5,969	\$5,969
Repairs & Supplies	\$6,709	\$6,709
Pest Control & Cleaning	\$645	\$645
On Site Manager	\$12,000	\$12,000
Management Fee	\$30,814	\$36,723
TOTAL EXPENSES	\$262,808	\$268,717
Expenses/Unit	\$7,730	\$7,903
Expenses/SF	\$6.87	\$7.02

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE AND GRM CHART

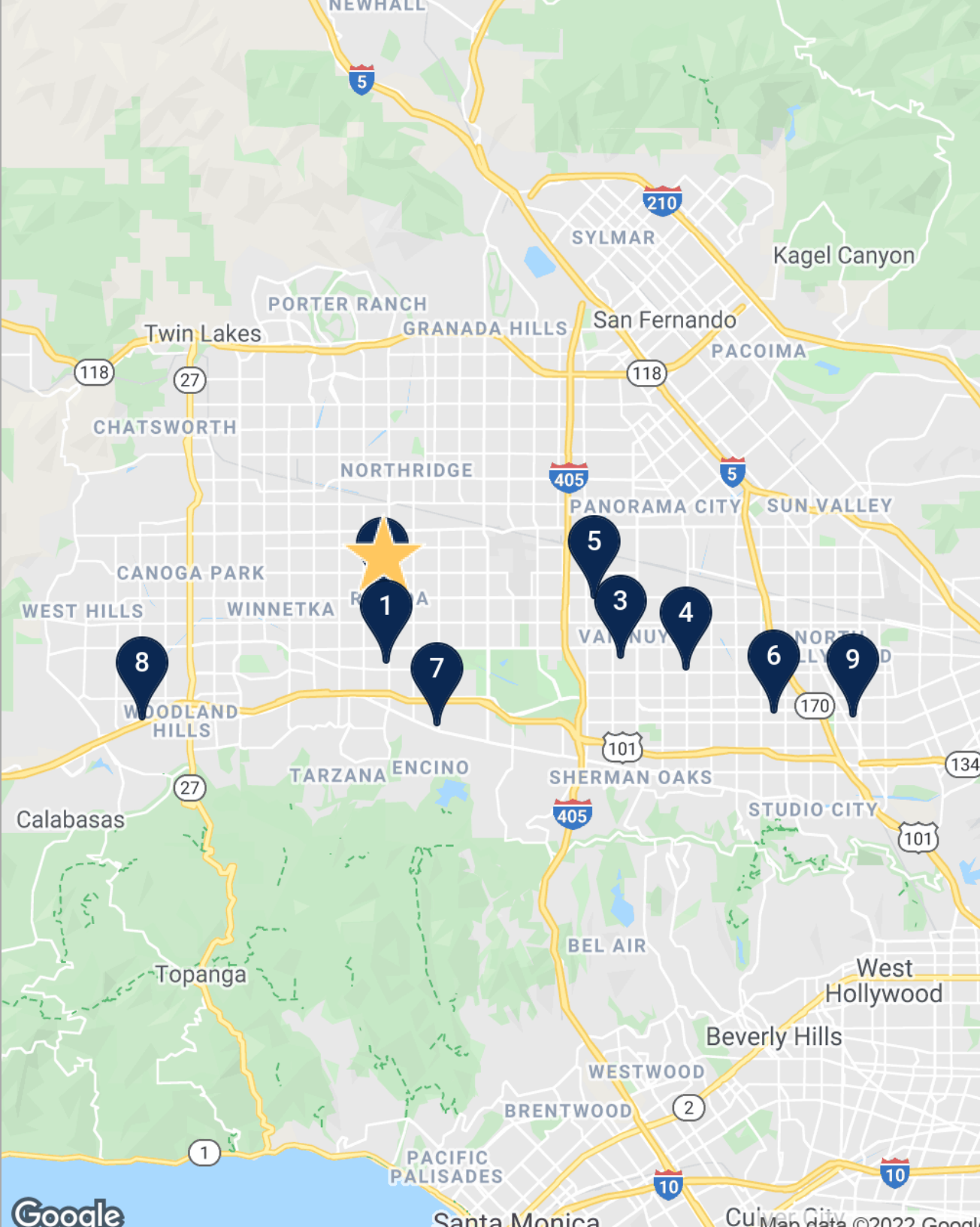
PRICE PER SF CHART

PRICE PER UNIT CHART








SALE COMPS

SALE COMPS MAP

- ★ 7108 Amigo Ave
- 1 18529 Calvert St
- 2 Amigo Manor
- 3 14740 Erwin St
- 4 6015 Woodman Ave
- 5 Courtyard Townhomes
- 6 Park Village Apartment Homes
- 7 White Oak Regency
- 8 The DEL At Woodland Hills
- 9 11115 McCormick St



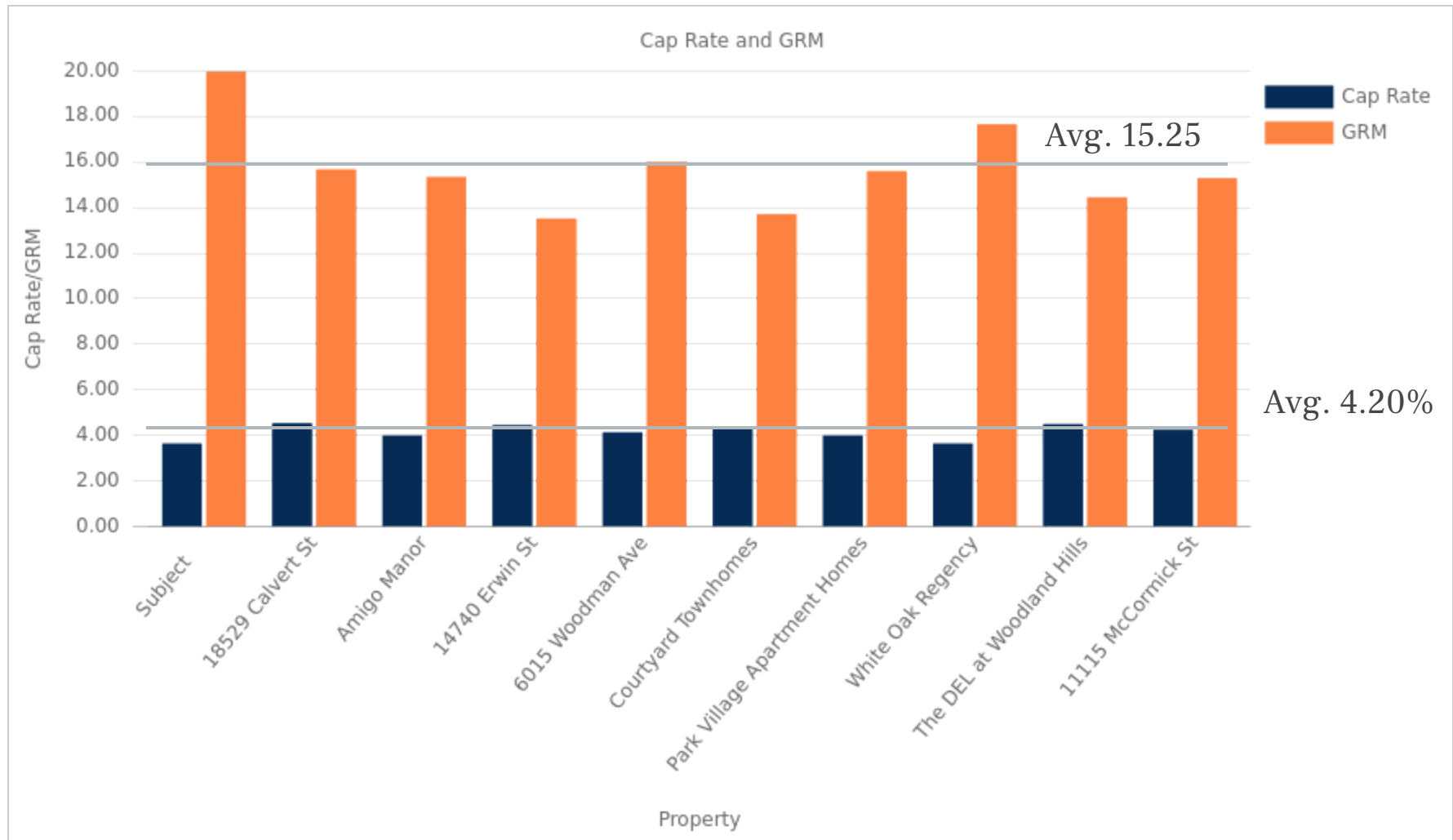
7108 Amigo Ave // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	7108 Amigo Ave 7108 Amigo Ave Reseda, CA 91335	\$13,900,000	38,276 SF	\$363.15	0.46 AC	\$408,824	3.65%	34	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	18529 Calvert St Tarzana, CA 91335	\$9,725,000	21,730 SF	\$447.54	0.38 AC	\$405,208	4.53%	24	05/21/2019
	Amigo Manor 7122 Amigo Ave Reseda, CA 91335	\$5,000,000	16,816 SF	\$297.34	0.28 AC	\$357,142	4.00%	14	07/24/2019
	14740 Erwin St Van Nuys, CA 91411	\$5,590,000	16,747 SF	\$333.79	0.34 AC	\$310,555	4.45%	18	11/25/2019
	6015 Woodman Ave Van Nuys, CA 91401	\$5,478,000	14,000 SF	\$391.29	0.24 AC	\$391,285	4.14%	14	11/30/2020
	Courtyard Townhomes 15200 Sherman Way Van Nuys, CA 91405	\$3,200,000	11,180 SF	\$286.23	0.23 AC	\$320,000	4.32%	10	07/23/2020
	Park Village Apartment Homes 5327 Hermitage Ave North Hollywood, CA 91607	\$21,250,000	57,198 SF	\$371.52	0.55 AC	\$505,952	4.00%	42	03/05/2021

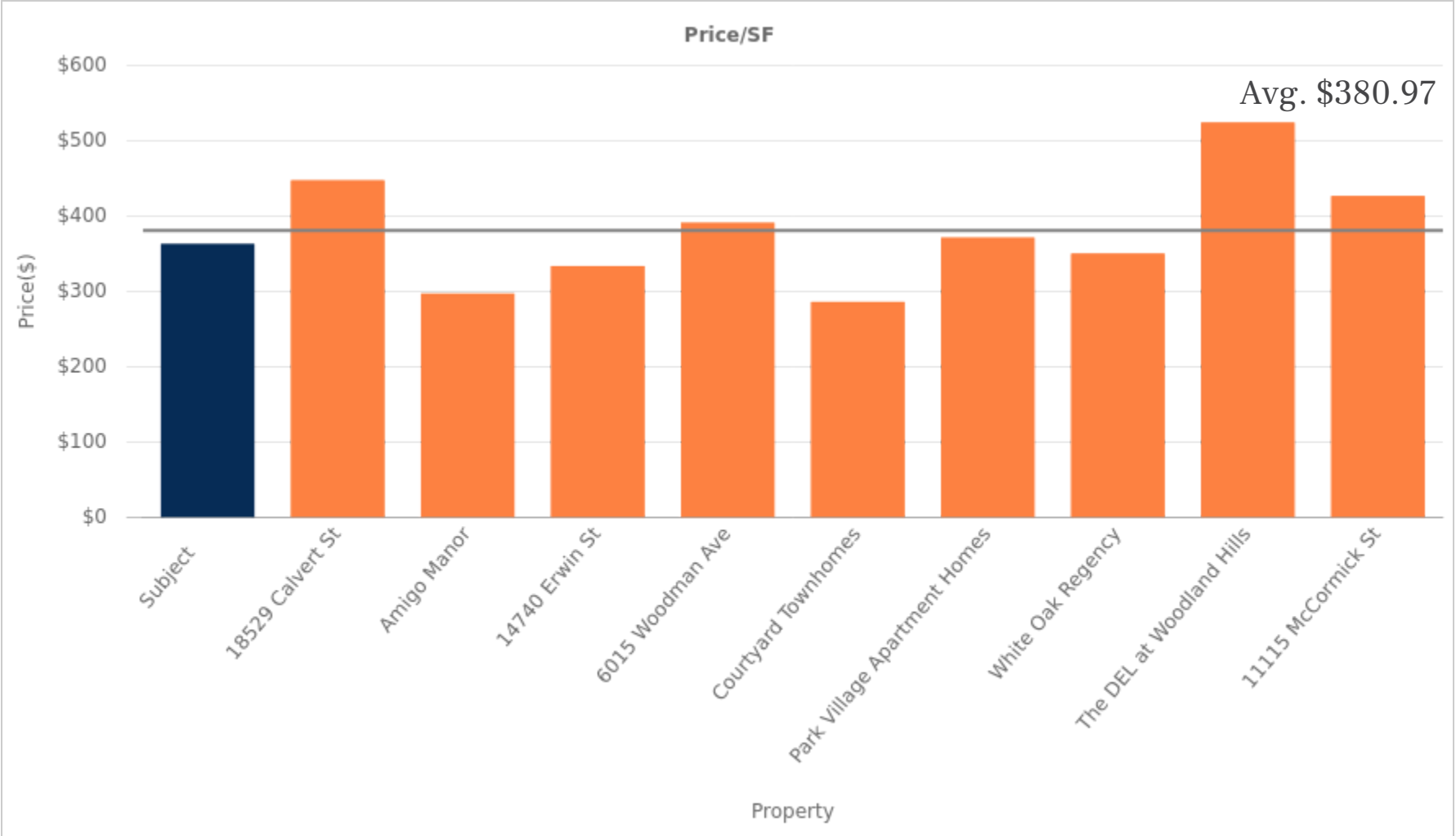
SALE COMPS SUMMARY // 7108 Amigo Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
7	White Oak Regency 5143 White Oak Ave Encino, CA 91316	\$15,357,500	43,850 SF	\$350.23	0.46 AC	\$639,895	3.65%	24	07/15/2020
8	The DEL at Woodland Hills 22769 Del Valle St Woodland Hills, CA 91364	\$10,750,000	20,513 SF	\$524.06	0.29 AC	\$488,636	4.50%	22	11/19/2019
9	11115 McCormick St North Hollywood, CA 91601	\$7,340,000	17,200 SF	\$426.74	0.19 AC	\$524,285	4.25%	14	04/15/2021
	AVERAGES	\$9,298,944	24,359 SF	\$380.97	0.33 AC	\$438,106	4.20%	20	-

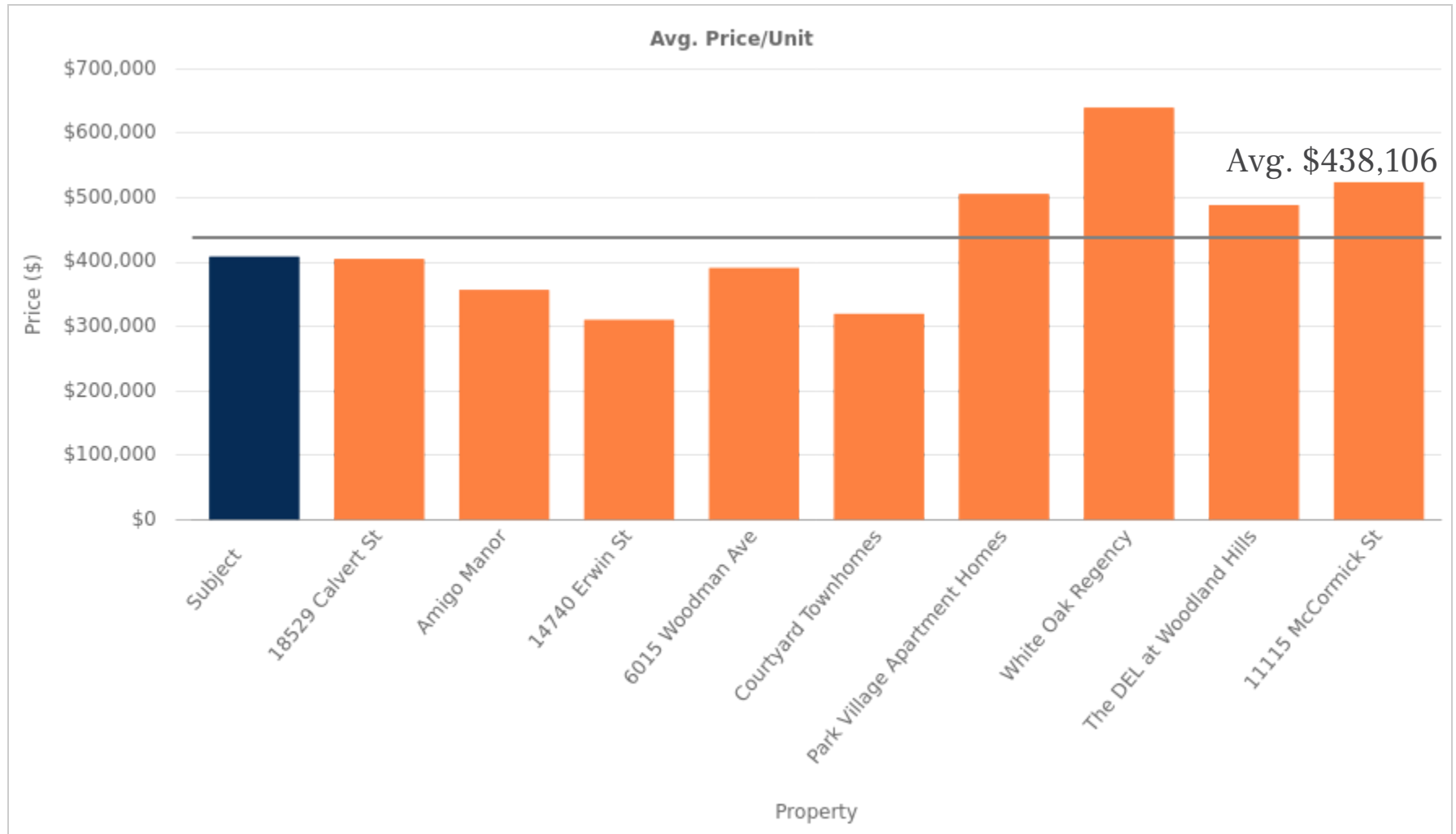
7108 Amigo Ave // CAP RATE AND GRM CHART



PRICE PER SF CHART // 7108 Amigo Ave



7108 Amigo Ave // PRICE PER UNIT CHART



SALE COMPS // 7108 Amigo Ave



7108 Amigo Ave

7108 Amigo Ave, Reseda, CA 91335

Listing Price:	\$13,900,000	Price/SF:	\$363.15
Property Type:	Multifamily	GRM:	17.54
NOI:	\$507,546	Cap Rate:	3.65%
Occupancy:	97%	Year Built:	2017
COE:	On Market	Number Of Units:	34
Lot Size:	0.46 Acres	Price/Unit:	\$408,824
Total SF:	38,276 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 2 Bath	3	8.8	830	\$1,823	\$2.20
2 Bed / 2 Bath	27	79.4	920	\$2,101	\$2.28
2 Bed / 2 Bath LI	3	8.8	993	\$774	\$0.78
Studio ADU Vacant	1	2.9	500	\$1,500	\$3.00
TOTAL/AVG	34	100%	906	\$1,941	\$2.14



18529 Calvert St

Tarzana, CA 91335

Sale Price:	\$9,725,000	Price/SF:	\$447.54
Property Type:	Multifamily	GRM:	15.68
NOI:	\$440,542	Cap Rate:	4.53%
Occupancy:	-	Year Built:	2018
COE:	05/21/2019	Number Of Units:	24
Lot Size:	0.38 Acres	Price/Unit:	\$405,208
Total SF:	21,730 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	10	41.7			
2 Bed / 2 Bath	14	58.3			
TOTAL/AVG	24	100%	0	\$0	

7108 Amigo Ave // SALE COMPS



2 Amigo Manor
7122 Amigo Ave Reseda, CA 91335

Sale Price:	\$5,000,000	Price/SF:	\$297.34
Property Type:	Multifamily	GRM:	15.34
NOI:	\$200,450	Cap Rate:	4.00%
Occupancy:	-	Year Built:	2013
COE:	07/24/2019	Number Of Units:	14
Lot Size:	0.28 Acres	Price/Unit:	\$357,142
Total SF:	16,816 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	14	100			
TOTAL/AVG	14	100%	0	\$0	



3 14740 Erwin St
Van Nuys, CA 91411

Sale Price:	\$5,590,000	Price/SF:	\$333.79
Property Type:	Multifamily	GRM:	13.52
NOI:	\$249,352	Cap Rate:	4.45%
Occupancy:	-	Year Built:	2007
COE:	11/25/2019	Number Of Units:	18
Lot Size:	0.34 Acres	Price/Unit:	\$310,555
Total SF:	16,747 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Gath	18	100	930	\$1,516	\$1.63
TOTAL/AVG	18	100%	930	\$1,516	\$1.63

SALE COMPS // 7108 Amigo Ave



4 6015 Woodman Ave
Van Nuys, CA 91401

Sale Price:	\$5,478,000	Price/SF:	\$391.29
Property Type:	Multifamily	GRM:	16
NOI:	\$226,594	Cap Rate:	4.14%
Occupancy:	-	Year Built:	2020
COE:	11/30/2020	Number Of Units:	14
Lot Size:	0.24 Acres	Price/Unit:	\$391,285
Total SF:	14,000 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	14	100	780	\$1,956	\$2.51
TOTAL/AVG	14	100%	780	\$1,956	\$2.51



5 Courtyard Townhomes
15200 Sherman Way Van Nuys, CA 91405

Sale Price:	\$3,200,000	Price/SF:	\$286.23
Property Type:	Multifamily	GRM:	13.7
NOI:	\$138,413	Cap Rate:	4.32%
Occupancy:	-	Year Built:	2004
COE:	07/23/2020	Number Of Units:	10
Lot Size:	0.23 Acres	Price/Unit:	\$320,000
Total SF:	11,180 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 bed / 2.5 Bath	4	40	950		
3 Bed / 2.5 Bath	6	60	1,148		
TOTAL/AVG	10	100%	1,068	\$0	\$0.00

7108 Amigo Ave // SALE COMPS



6 Park Village Apartment Homes
5327 Hermitage Ave North Hollywood, CA 91607

Sale Price:	\$21,250,000	Price/SF:	\$371.52
Property Type:	Multifamily	GRM:	15.6
NOI:	\$905,250	Cap Rate:	4.00%
Occupancy:	-	Year Built:	2018
COE:	03/05/2021	Number Of Units:	42
Lot Size:	0.55 Acres	Price/Unit:	\$505,952
Total SF:	57,198 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	9.5	1,014		
2 Bed / 2 Bath	31	73.8	1,118		
3 Bed / 3 Bath	7	16.7	1,467		
TOTAL/AVG	42	100%	1,166	\$0	\$0.00



7 White Oak Regency
5143 White Oak Ave Encino, CA 91316

Sale Price:	\$15,357,500	Price/SF:	\$350.23
Property Type:	Multifamily	GRM:	17.65
NOI:	\$560,549	Cap Rate:	3.65%
Occupancy:	-	Year Built:	2008
COE:	07/15/2020	Number Of Units:	24
Lot Size:	0.46 Acres	Price/Unit:	\$639,895
Total SF:	43,850 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	4	16.7	1,583	\$2,900	\$1.83
3 Bed / 2.5 Bath	20	83.3	1,668	\$3,175	\$1.90
TOTAL/AVG	24	100%	1,653	\$3,129	\$1.89

SALE COMPS // 7108 Amigo Ave



8 The DEL At Woodland Hills
22769 Del Valle St Woodland Hills, CA 91364

Sale Price:	\$10,750,000	Price/SF:	\$524.06
Property Type:	Multifamily	GRM:	14.45
NOI:	\$483,750	Cap Rate:	4.50%
Occupancy:	-	Year Built:	2019
COE:	11/19/2019	Number Of Units:	22
Lot Size:	0.29 Acres	Price/Unit:	\$488,636
Total SF:	20,513 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	10	45.5	800	\$2,550	\$3.19
2 Bed / 2 Bath	12	54.5	1,000	\$2,775	\$2.78
TOTAL/AVG	22	100%	909	\$2,672	\$2.94



9 11115 McCormick St
North Hollywood, CA 91601

Sale Price:	\$7,340,000	Price/SF:	\$426.74
Property Type:	Multifamily	GRM:	15.29
NOI:	-	Cap Rate:	4.25%
Occupancy:	-	Year Built:	2020
COE:	04/15/2021	Number Of Units:	14
Lot Size:	0.19 Acres	Price/Unit:	\$524,285
Total SF:	17,200 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	57.1	733		
2 Bed / 2 Bath	6	42.9	1,140		
TOTAL/AVG	14	100%	907	\$0	\$0.00

SECTION 5

Rent Comparables

RENT COMPS MAP

RENT COMPS SUMMARY

RENT BY BED CHART

RENT COMPS

SECTION 7

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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.



MARKET OVERVIEW

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

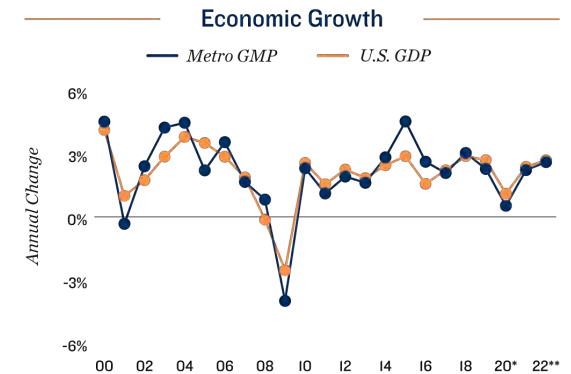
MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



ECONOMY

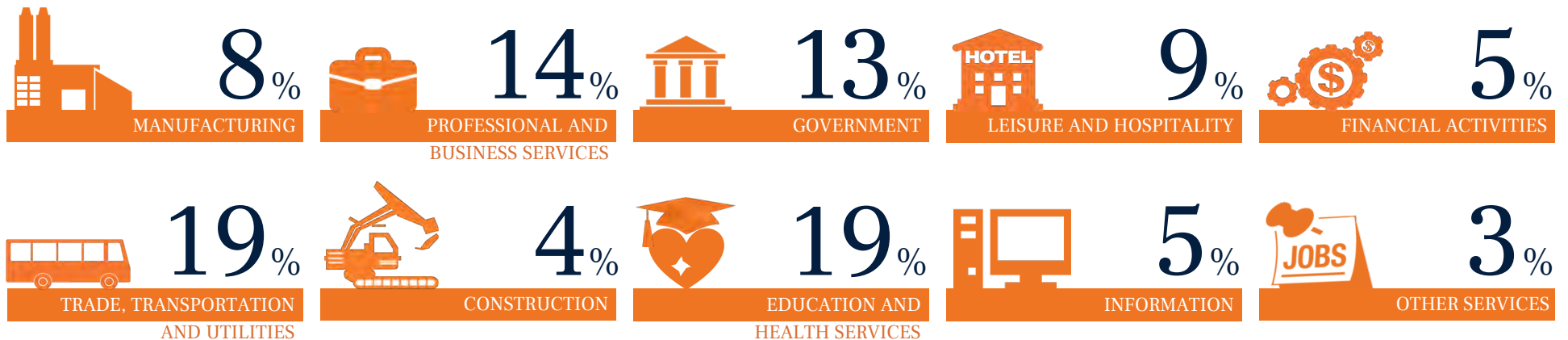
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace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

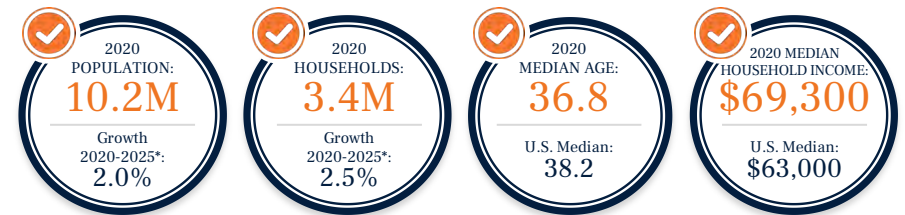


MARKET OVERVIEW

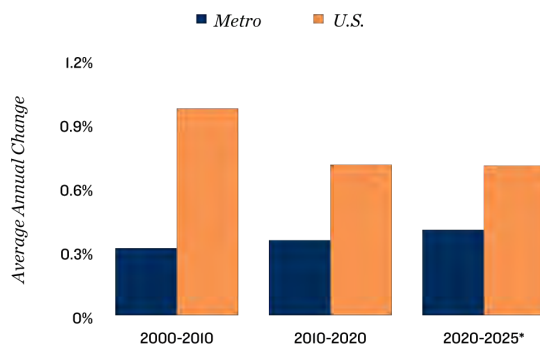
DEMOGRAPHICS

- 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.

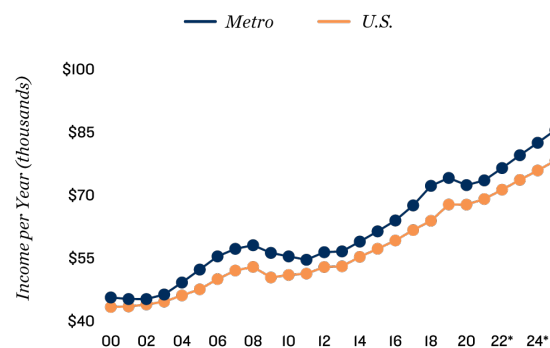
QUICK FACTS



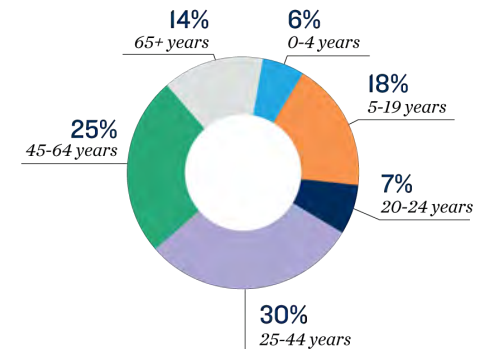
Population Growth



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

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	26,142	176,258	438,309
2020 Estimate			
Total Population	25,060	172,097	426,114
2010 Census			
Total Population	23,169	163,165	401,753
2000 Census			
Total Population	20,615	155,441	380,382
Daytime Population			
2020 Estimate	47,212	238,347	538,315
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	15,622	91,340	213,039
2020 Estimate			
Total Households	14,912	88,802	206,082
Average (Mean) Household Size	1.6	1.9	2.0
2010 Census			
Total Households	13,639	83,389	191,990
2000 Census			
Total Households	12,256	79,736	182,365
Growth 2020-2025	4.8%	2.9%	3.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2025 Projection	16,725	99,078	227,899
2020 Estimate	16,001	96,201	220,132
Owner Occupied	2,663	27,767	69,636
Renter Occupied	12,248	61,035	136,446
Vacant	1,089	7,399	14,050
Persons in Units			
2020 Estimate Total Occupied Units	14,912	88,802	206,082
1 Person Units	57.1%	46.2%	41.9%
2 Person Units	29.9%	32.6%	33.4%
3 Person Units	7.4%	11.1%	12.3%
4 Person Units	4.1%	6.9%	8.2%
5 Person Units	0.9%	2.1%	2.7%
6+ Person Units	0.5%	1.1%	1.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	17.7%	20.2%	19.0%
\$150,000-\$199,999	10.4%	10.9%	10.2%
\$100,000-\$149,999	16.2%	17.6%	17.5%
\$75,000-\$99,999	12.3%	12.1%	12.5%
\$50,000-\$74,999	11.2%	12.1%	13.1%
\$35,000-\$49,999	7.4%	7.0%	7.6%
\$25,000-\$34,999	6.5%	5.4%	5.2%
\$15,000-\$24,999	6.5%	5.8%	5.6%
Under \$15,000	11.8%	8.9%	9.4%
Average Household Income	\$138,201	\$151,075	\$145,493
Median Household Income	\$88,177	\$97,066	\$92,966
Per Capita Income	\$82,766	\$78,266	\$70,710
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2020 Estimate Total Population	25,060	172,097	426,114
Under 20	10.6%	14.4%	15.4%
20 to 34 Years	27.4%	24.0%	27.8%
35 to 39 Years	10.9%	9.6%	9.0%
40 to 49 Years	17.3%	16.0%	14.2%
50 to 64 Years	19.4%	19.6%	17.8%
Age 65+	14.3%	16.3%	15.7%
Median Age	40.5	41.1	38.7
Population 25+ by Education Level			
2020 Estimate Population Age 25+	21,329	139,646	328,490
Elementary (0-8)	2.4%	2.8%	3.5%
Some High School (9-11)	3.1%	2.6%	2.9%
High School Graduate (12)	9.6%	9.2%	8.9%
Some College (13-15)	13.7%	15.1%	15.2%
Associate Degree Only	5.7%	5.0%	4.9%
Bachelor's Degree Only	38.7%	38.7%	37.1%
Graduate Degree	26.8%	26.6%	27.5%
Population by Gender			
2020 Estimate Total Population	25,060	172,097	426,114
Male Population	51.7%	49.3%	49.0%
Female Population	48.3%	50.7%	51.0%



POPULATION

In 2020, the population in your selected geography is 426,114. The population has changed by 12.0 percent since 2000. It is estimated that the population in your area will be 438,309 five years from now, which represents a change of 2.9 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 38.7, compared with the U.S. average, which is 38.2. The population density in your area is 5,425 people per square mile.



HOUSEHOLDS

There are currently 206,082 households in your selected geography. The number of households has changed by 13.0 percent since 2000. It is estimated that the number of households in your area will be 213,039 five years from now, which represents a change of 3.4 percent from the current year. The average household size in your area is 2.0 people.



INCOME

In 2020, the median household income for your selected geography is \$92,966, compared with the U.S. average, which is currently \$62,990. The median household income for your area has changed by 77.9 percent since 2000. It is estimated that the median household income in your area will be \$106,900 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$70,710, compared with the U.S. average, which is \$34,935. The current year's average household income in your area is \$145,493, compared with the U.S. average, which is \$90,941.



EMPLOYMENT

In 2020, 250,661 people in your selected area were employed. The 2000 Census revealed that 82.5 percent of employees are in white-collar occupations in this geography, and 17.6 percent are in blue-collar occupations. In 2020, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 22.8 minutes.



HOUSING

The median housing value in your area was \$921,421 in 2020, compared with the U.S. median of \$221,068. In 2000, there were 63,007 owner-occupied housing units and 119,358 renter-occupied housing units in your area. The median rent at the time was \$854.



EDUCATION

The selected area in 2020 had a higher level of educational attainment when compared with the U.S. averages. 27.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 11.8 percent, and 37.1 percent completed a bachelor's degree, compared with the national average of 19.2 percent.

The number of area residents with an associate degree was lower than the nation's at 4.9 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 8.9 percent vs. 27.4 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 15.2 percent in the selected area compared with the 20.7 percent in the U.S.



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