

13922 Sayre St

13922 Sayre St, Sylmar, CA 91342



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Activity ID #ZAC0121395

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$7,550,000



Cap Rate
3.76%



of Units
31

FINANCIAL

Listing Price	\$7,550,000
Down Payment	45% / \$3,397,500
NOI	\$283,894
Cap Rate	3.76%
Total Return	4.36%
Price/SF	\$296.75
Rent/SF	\$1.70
Price/Unit	\$243,548

OPERATIONAL

Rentable SF	25,442 SF
# of Units	31
Lot Size	0.76 Acres (33,105 SF)
Year Built	1964





13922 Sayre St

13922 Sayre St | Sylmar, CA 91342

INVESTMENT OVERVIEW

The LAAA Team of Marcus and Millichap is pleased to present this 31-unit apartment building located at 13922 Sayre Street in Sylmar, CA. The two-story subject property constructed in 1964 sits on a 33,214 square foot parcel (.76 acres), and consists of three 1 Bedroom / 1 Bathroom units, and twenty-eight 2 Bedroom / 1 Bathroom units. The property also includes a private swimming pool for the tenants' use, which is an attractive amenity for tenants with children, especially in the Summertime when the weather in Sylmar gets warm.

The Sellers of the property took on some recent capital expenditures in the past couple of years as well. These improvements include updated electrical systems for the units in need, and the installation of a new roof in February of 2021. The Sellers also re-paved both of the on-grade parking lots located on the premises, which account for all 31 tenant parking spaces.

The pocket of Sylmar in which the subject property resides is among one of the most rapidly growing and improving areas of the East San Fernando Valley. This area is home to several new and exciting developments, the most exciting of which being the new East San Fernando Valley LRT (Light Rail Transit) project. This project is set to include 14 on-grade stations arranged to easily connect the Eastern and Western neighborhoods of the San Fernando Valley. Once completed, commuters will enjoy the ability to easily connect to West LA, Beach Cities, and DTLA as well. The proposed Sylmar / San Fernando Station will be located at the corner of Sayre Street and San Fernando Road, a mere 6 blocks from the subject property. The subject property also resides within close proximity to the I-210 Freeway, as well as numerous retail centers and restaurants, making it easy and convenient for tenants to accomplish all of their day-to-day tasks.

The large parking areas, as well as the portion of the parcel being occupied by the swimming pool, offer a new investor the opportunity to increase their income by converting a portion of those spaces into additional units through the new ADU program, and the upside in rents also offer a more conventional value-add opportunity for the new investor as well.

INVESTMENT HIGHLIGHTS

- Built in 1964
- Many Recent Upgrades
- New Roof - February 2021
- Re-paved On-Site Parking Lots
- Proximate to the new East San Fernando Valley Light Rail Transit
- Property Features Private Swimming Pool
- Huge Potential for ADUs



SECTION 2

Property Information

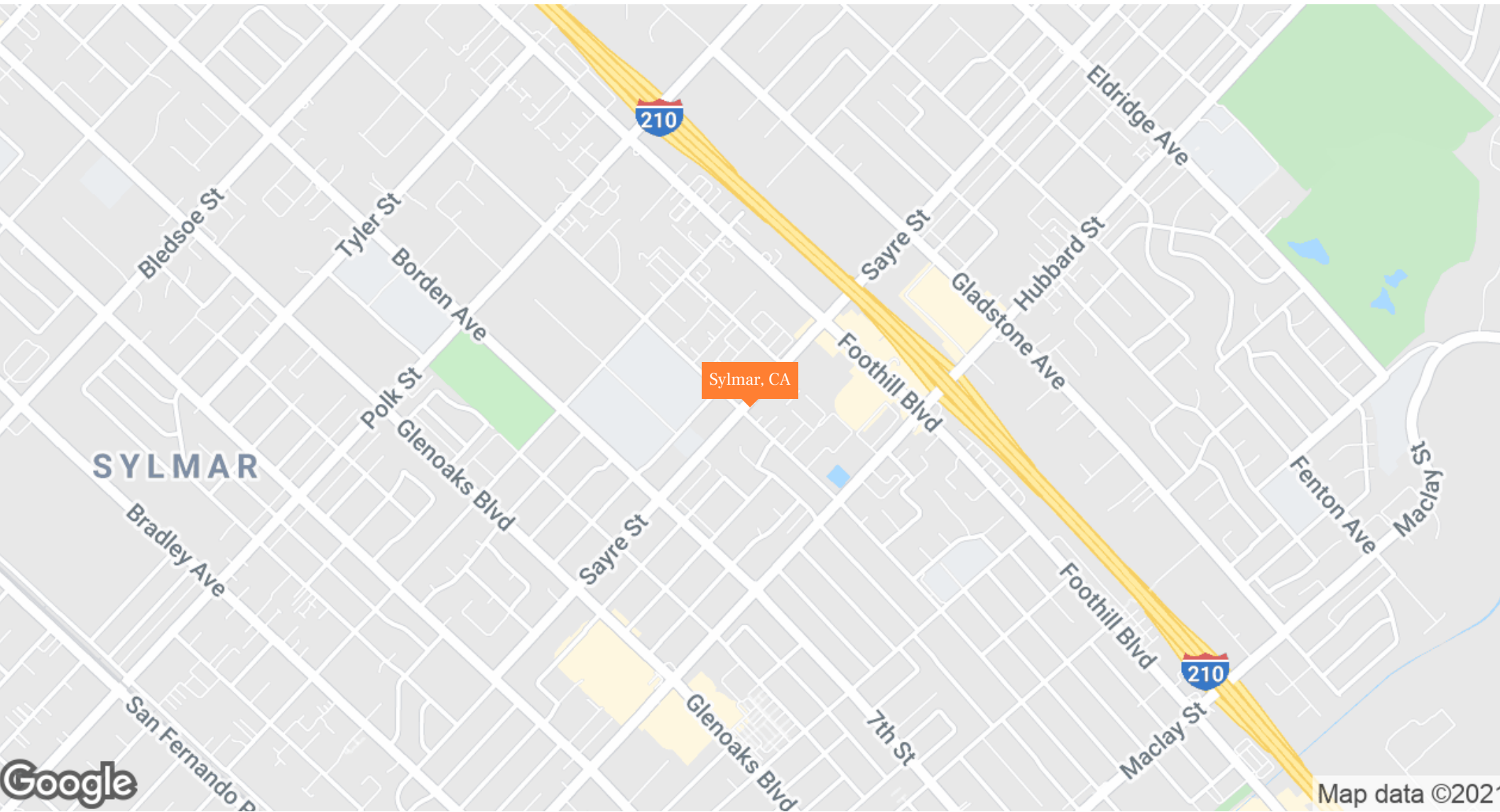
REGIONAL MAP

LOCAL MAP

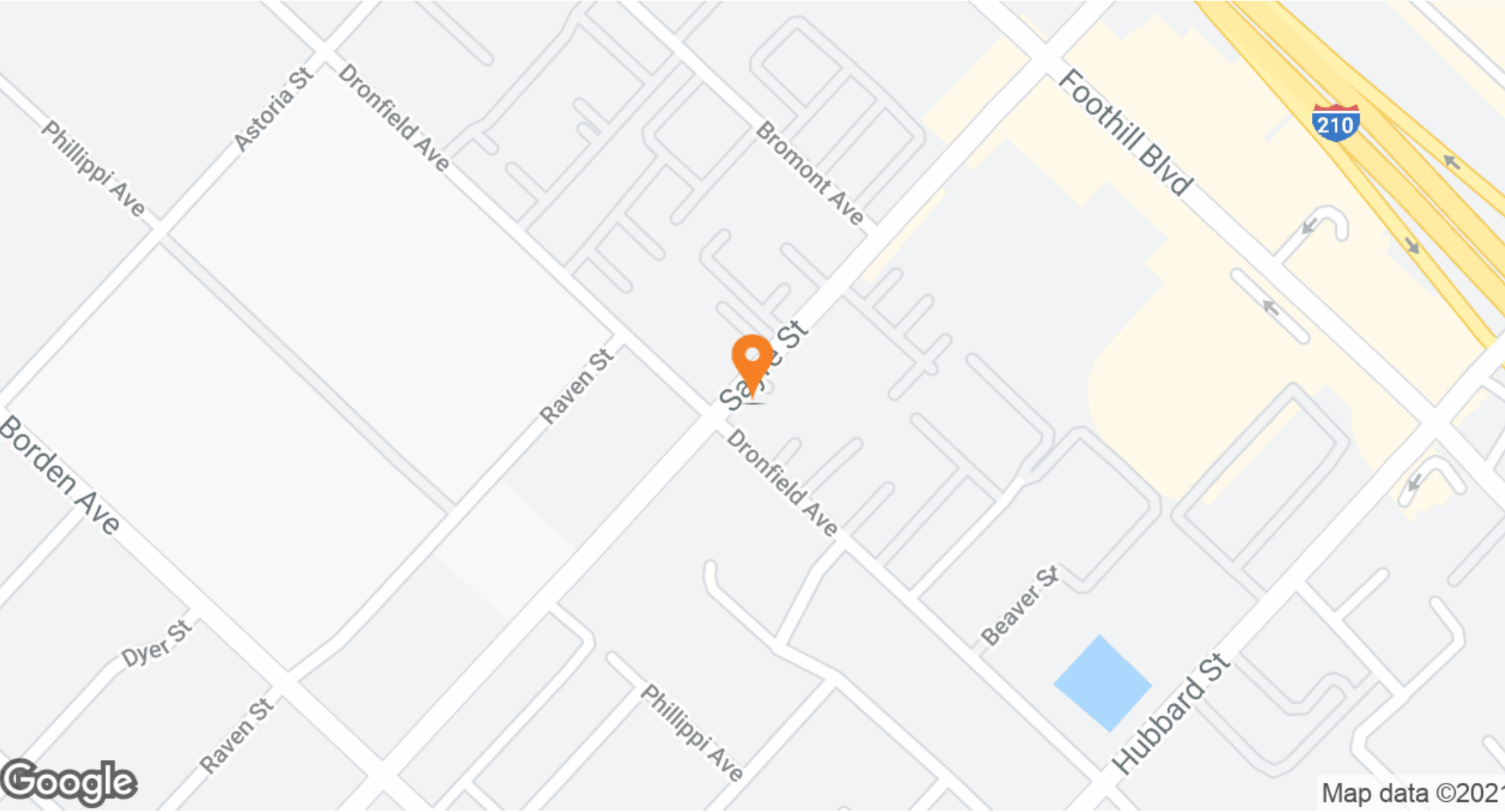
AERIAL MAP

Marcus & Millichap

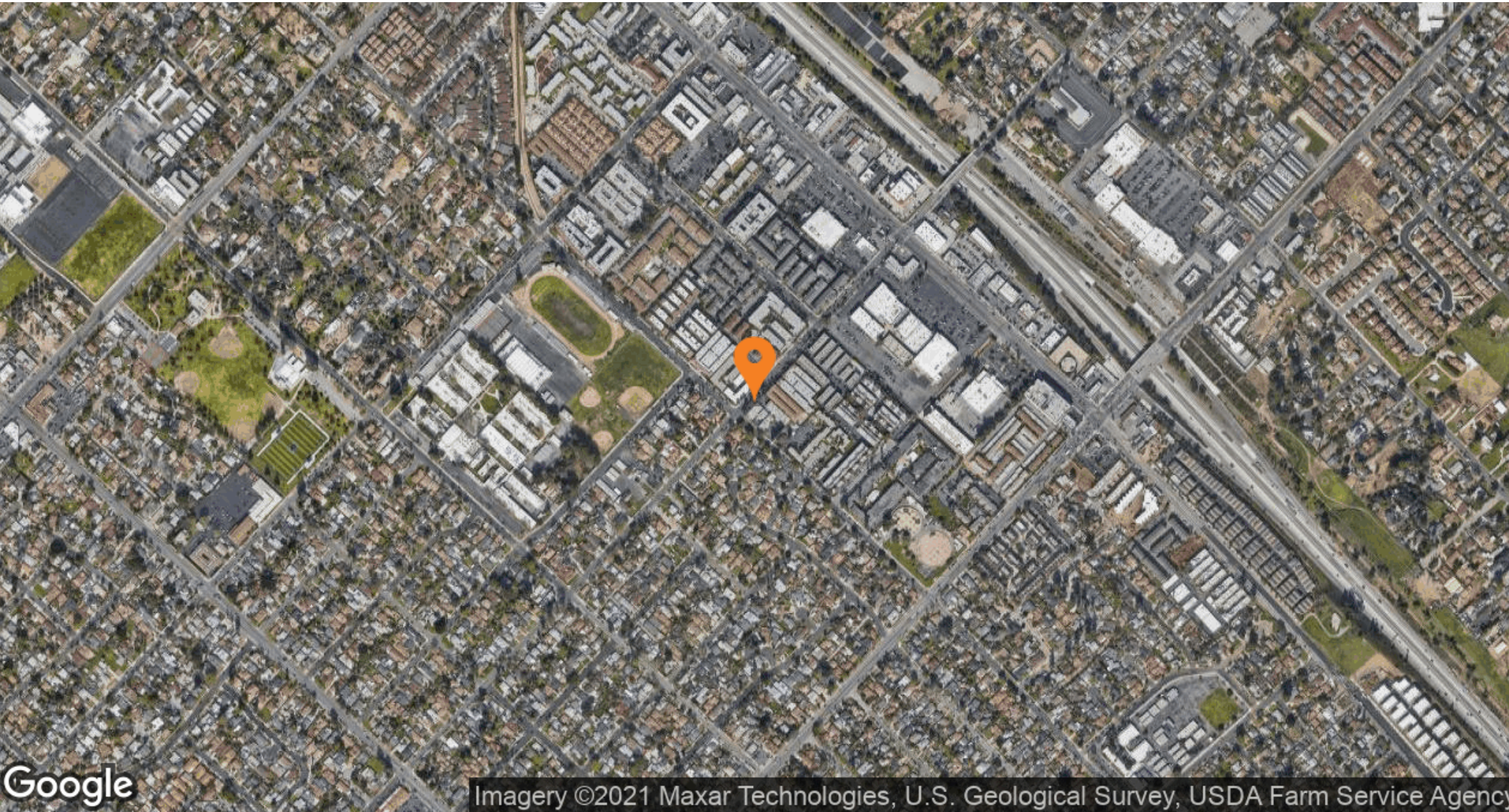
REGIONAL MAP // 13922 Sayre St



13922 Sayre St // LOCAL MAP



AERIAL MAP // 13922 Sayre St



Google

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SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap



13922 Sayre St // FINANCIAL DETAILS

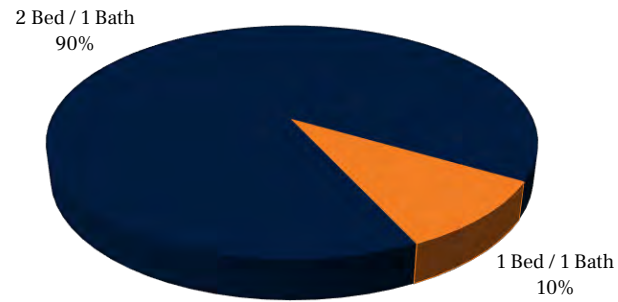
As of December,2021

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	2 Bed / 1 Bath	\$1,400	\$0.00	\$2,200	\$0.00
2	2 Bed / 1 Bath	\$1,038	\$0.00	\$2,200	\$0.00
3	2 Bed / 1 Bath Sec 8	\$1,487	\$0.00	\$2,200	\$0.00
4	2 Bed / 1 Bath	\$1,460	\$0.00	\$2,200	\$0.00
5	2 Bed / 1 Bath	\$1,725	\$0.00	\$2,200	\$0.00
6	2 Bed / 1 Bath	\$1,750	\$0.00	\$2,200	\$0.00
7	2 Bed / 1 Bath	\$1,404	\$0.00	\$2,200	\$0.00
8	2 Bed / 1 Bath	\$1,725	\$0.00	\$2,200	\$0.00
9	2 Bed / 1 Bath	\$926	\$0.00	\$2,200	\$0.00
10	2 Bed / 1 Bath	\$1,167	\$0.00	\$2,200	\$0.00
11	2 Bed / 1 Bath	\$1,488	\$0.00	\$2,200	\$0.00
12	2 Bed / 1 Bath Sec 8	\$1,739	\$0.00	\$2,200	\$0.00
13	2 Bed / 1 Bath	\$1,750	\$0.00	\$2,200	\$0.00
14	2 Bed / 1 Bath	\$1,725	\$0.00	\$2,200	\$0.00
15	2 Bed / 1 Bath	\$1,750	\$0.00	\$2,200	\$0.00
16	2 Bed / 1 Bath	\$1,384	\$0.00	\$2,200	\$0.00
17	2 Bed / 1 Bath	\$1,445	\$0.00	\$2,200	\$0.00
18	2 Bed / 1 Bath	\$1,102	\$0.00	\$2,200	\$0.00
19	2 Bed / 1 Bath Sec 8	\$1,390	\$0.00	\$2,200	\$0.00
20	2 Bed / 1 Bath	\$1,334	\$0.00	\$2,200	\$0.00
21	2 Bed / 1 Bath	\$1,525	\$0.00	\$2,200	\$0.00
22	2 Bed / 1 Bath	\$1,334	\$0.00	\$2,200	\$0.00
23	2 Bed / 1 Bath	\$926	\$0.00	\$2,200	\$0.00
24	2 Bed / 1 Bath	\$1,440	\$0.00	\$2,200	\$0.00
25	2 Bed / 1 Bath	\$1,431	\$0.00	\$2,200	\$0.00
26	2 Bed / 1 Bath	\$1,363	\$0.00	\$2,200	\$0.00
27	2 Bed / 1 Bath	\$1,038	\$0.00	\$2,200	\$0.00
28	2 Bed / 1 Bath	\$1,725	\$0.00	\$2,200	\$0.00
29	1 Bed / 1 Bath	\$949	\$0.00	\$1,695	\$0.00
30	1 Bed / 1 Bath	\$774	\$0.00	\$1,695	\$0.00
31	1 Bed / 1 Bath	\$1,675	\$0.00	\$1,695	\$0.00
Total		Square Feet: 25,442	\$43,369	\$1.70	\$66,685

FINANCIAL DETAILS // 13922 Sayre St

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	\$774 - \$1,675	\$1,133	N/A	\$3,398	\$1,695	N/A	\$5,085
2 Bed / 1 Bath	25	N/A	\$926 - \$1,750	\$1,414	N/A	\$35,355	\$2,200	N/A	\$55,000
2 Bed / 1 Bath Sec 8	3	N/A	\$1,390 - \$1,739	\$1,539	N/A	\$4,616	\$2,200	N/A	\$6,600
TOTALS/WEIGHTED AVERAGES	31	821		\$1,399	\$1.70	\$43,369	\$2,151	\$2.62	\$66,685
GROSS ANNUALIZED RENTS				\$520,428			\$800,220		

Unit Distribution



13922 Sayre St // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Current Rent	520,428		800,220			25,814	31.45
Physical Vacancy	(15,613)	3.0%	(24,007)	3.0%		(774)	(0.94)
TOTAL VACANCY	(\$15,613)	3.0%	(\$24,007)	3.0%		(\$774)	(\$1)
Effective Rental Income	504,815		776,213			25,039	30.51
Other Income							
Storage	1,800		1,800		[1]	58	0.07
Laundry	8,010		8,010		[2]	258	0.31
TOTAL OTHER INCOME	\$9,810		\$9,810			\$316	\$0.39
EFFECTIVE GROSS INCOME	\$514,625		\$786,023			\$25,356	\$30.89
EXPENSES							
Real Estate Taxes	94,375		94,375		[3]	3,044	3.71
Insurance	13,741		13,741		[4]	443	0.54
Utilities - Electric	3,631		3,631		[5]	117	0.14
Utilities - Water & Sewer	30,735		30,735		[6]	991	1.21
Utilities - Gas	1,855		1,855		[7]	60	0.07
Trash Removal	11,187		11,187		[8]	361	0.44
Repairs & Maintenance	15,500		15,500		[9]	500	0.61
Landscaping	4,500		4,500		[10]	145	0.18
Pest Control	1,020		1,020		[11]	33	0.04
Onsite Manager & Salaries	27,402		27,402		[12]	884	1.08
General & Administrative	6,200		6,200		[13]	200	0.24
Management Fee	20,585	4.0%	31,441	4.0%	[14]	1,014	1.24
TOTAL EXPENSES	\$230,731		\$241,587			\$7,793	\$9.50
EXPENSES AS % OF EGI	44.8%		30.7%				
NET OPERATING INCOME	\$283,894		\$544,436			\$17,562	\$21.40

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

FINANCIAL DETAILS // 13922 Sayre St

NOTES TO OPERATING STATEMENT

- [1] Seller provided Financials
- [2] Seller provided Financials
- [3] 1.25% of the Purchase Price
- [4] Seller provided Financials
- [5] Seller provided Financials
- [6] Seller provided Financials
- [7] Seller provided Financials
- [8] Seller provided Financials
- [9] \$500 per Unit per Year
- [10] Seller provided Financials
- [11] Seller provided Financials
- [12] Seller provided Financials
- [13] \$200 per Unit per Year
- [14] 4% of the Gross Rental Income

13922 Sayre St // FINANCIAL DETAILS

SUMMARY		
Price	\$7,550,000	
Down Payment	\$3,397,500	45%
Number of Units	31	
Price Per Unit	\$243,548	
Price Per SqFt	\$296.75	
Gross SqFt	25,442	
Lot Size	0.76 Acres	
Approx. Year Built	1964	

RETURNS	Current	Pro Forma	Reno
CAP Rate	3.76%	7.21%	6.00%
GRM	14.51	9.43	
Cash-on-Cash	1.93%	9.60%	
Debt Coverage Ratio	1.30	2.49	

FINANCING	1st Loan
Loan Amount	\$4,152,500
Loan Type	New
Interest Rate	3.30%
Amortization	30 Years
Year Due	2026

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 / 1 Bath	0	\$1,133	\$1,695
28	2 Bed / 1 Bath	0	\$1,428	\$2,200

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$520,428	\$800,220	
Less: Vacancy/Deductions	3.0%	\$15,613	3.0%	\$24,007
Total Effective Rental Income		\$504,815	\$776,213	
Other Income		\$9,810	\$9,810	
Effective Gross Income		\$514,625	\$786,023	
Less: Expenses	44.8%	\$230,731	30.7%	\$241,587
Net Operating Income		\$283,894	\$544,436	
Cash Flow		\$283,894	\$544,436	
Debt Service		\$218,233	\$218,233	
Net Cash Flow After Debt Service		1.93% \$65,661	9.60%	\$326,203
Principal Reduction		\$82,440	\$85,202	
TOTAL RETURN		4.36%	\$148,101	12.11% \$411,405

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$94,375	\$94,375
Insurance	\$13,741	\$13,741
Utilities - Electric	\$3,631	\$3,631
Utilities - Water & Sewer	\$30,735	\$30,735
Utilities - Gas	\$1,855	\$1,855
Trash Removal	\$11,187	\$11,187
Repairs & Maintenance	\$15,500	\$15,500
Landscaping	\$4,500	\$4,500
Pest Control	\$1,020	\$1,020
Onsite Manager & Salaries	\$27,402	\$27,402
General & Administrative	\$6,200	\$6,200
Management Fee	\$20,585	\$31,441
TOTAL EXPENSES	\$230,731	\$241,587
Expenses/Unit	\$7,443	\$7,793
Expenses/SF	\$9.07	\$9.50

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

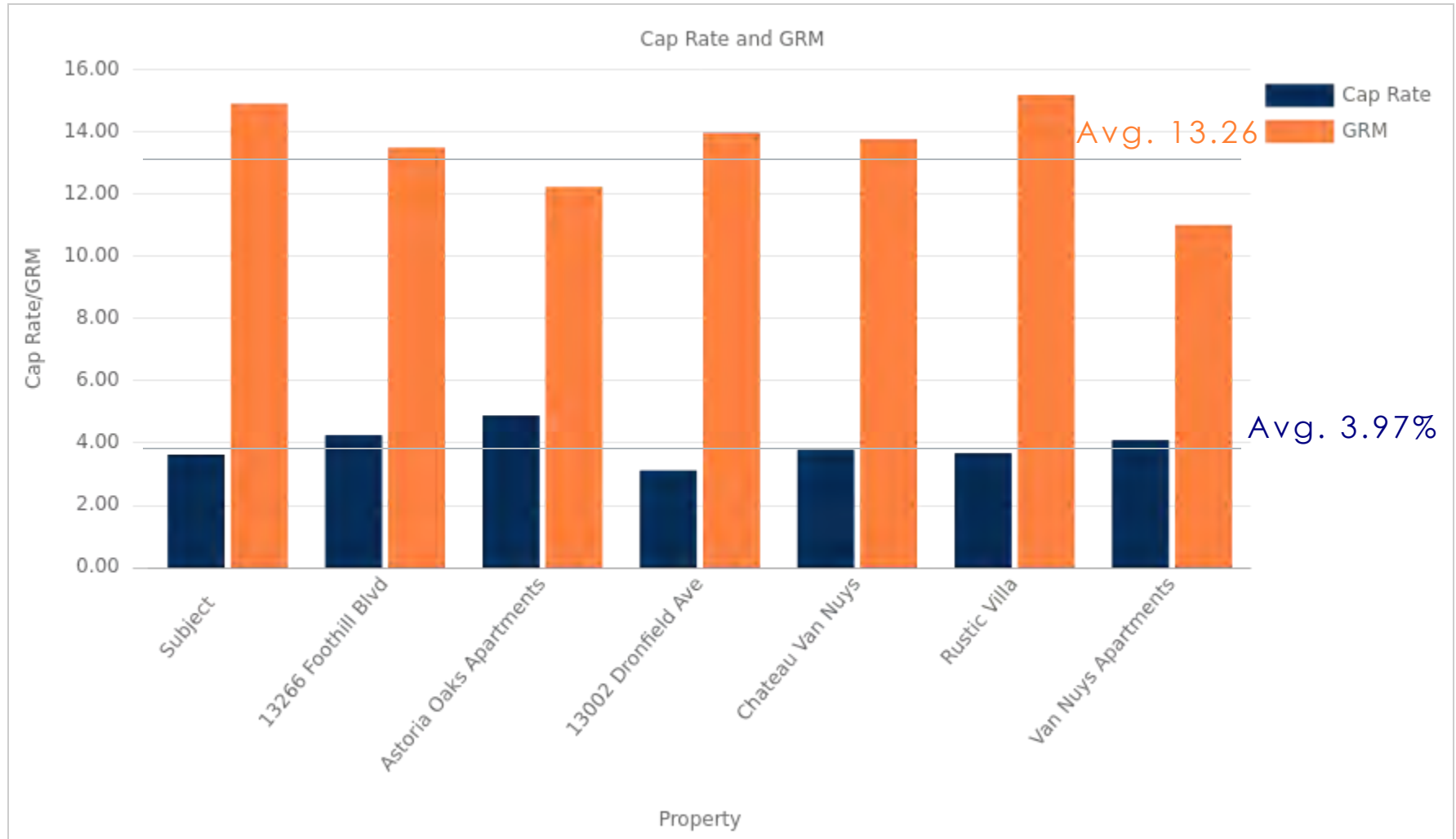
- ★ 13922 Sayre St
- 1 13266 Foothill Blvd
- 2 Astoria Oaks Apartments
- 3 13002 Dronfield Ave
- 4 Chateau Van Nuys
- 5 Rustic Villa
- 6 Van Nuys Apartments



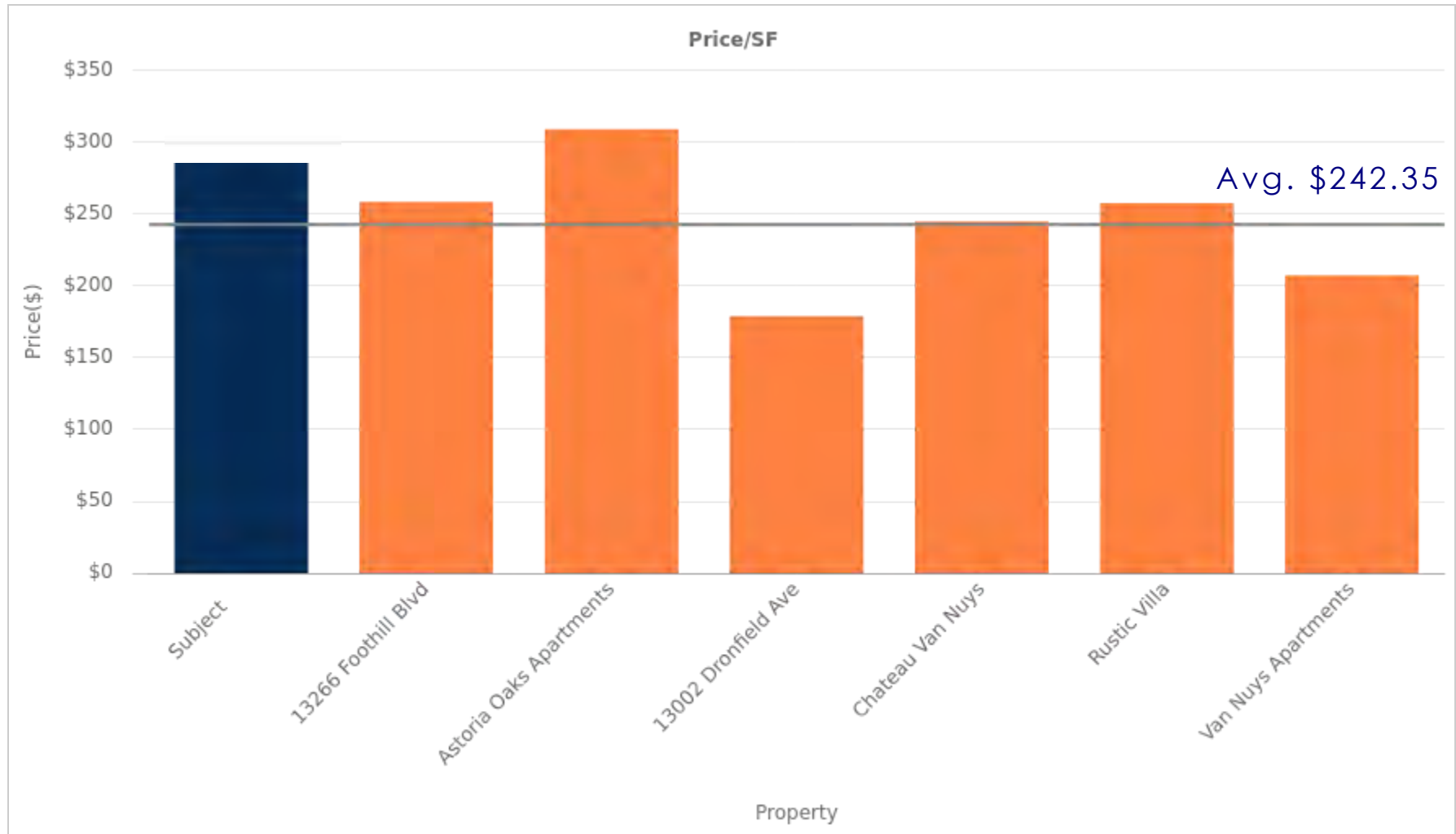
SALE COMPS SUMMARY // 13922 Sayre St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	13922 Sayre St 13922 Sayre St Sylmar, CA 91342	\$7,550,000	25,442 SF	\$296.75	0.76 AC	\$243,548	3.76%	31	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	13266 Foothill Blvd 13266 Foothill Blvd Sylmar, CA 91342	\$7,300,000	28,285 SF	\$258.09	0.55 AC	\$260,714	4.25%	28	05/29/2021
	Astoria Oaks Apartments 13983 Astoria St Sylmar, CA 91342	\$6,400,000	20,731 SF	\$308.72	0.54 AC	\$220,689	4.88%	29	05/20/2021
	13002 Dronfield Ave 13002 Dronfield Ave Sylmar, CA 91342	\$4,200,000	23,515 SF	\$178.61	1 AC	\$210,000	3.12%	20	01/15/2020
	Chateau Van Nuys 8924 Van Nuys Blvd Panorama City, CA 91402	\$3,830,000	15,670 SF	\$244.42	0.33 AC	\$212,777	3.78%	18	10/25/2021
	Rustic Villa 8901 Orion Ave North Hills, CA 91343	\$2,550,000	9,912 SF	\$257.26	0.49 AC	\$159,375	3.67%	16	08/30/2021
	Van Nuys Apartments 8803 Van Nuys Blvd Panorama City, CA 91402	\$3,078,080	14,868 SF	\$207.03	0.56 AC	\$192,380	4.09%	16	12/20/2020
	AVERAGES	\$4,559,680	18,830 SF	\$242.35	0.58 AC	\$209,322	3.97%	21	-

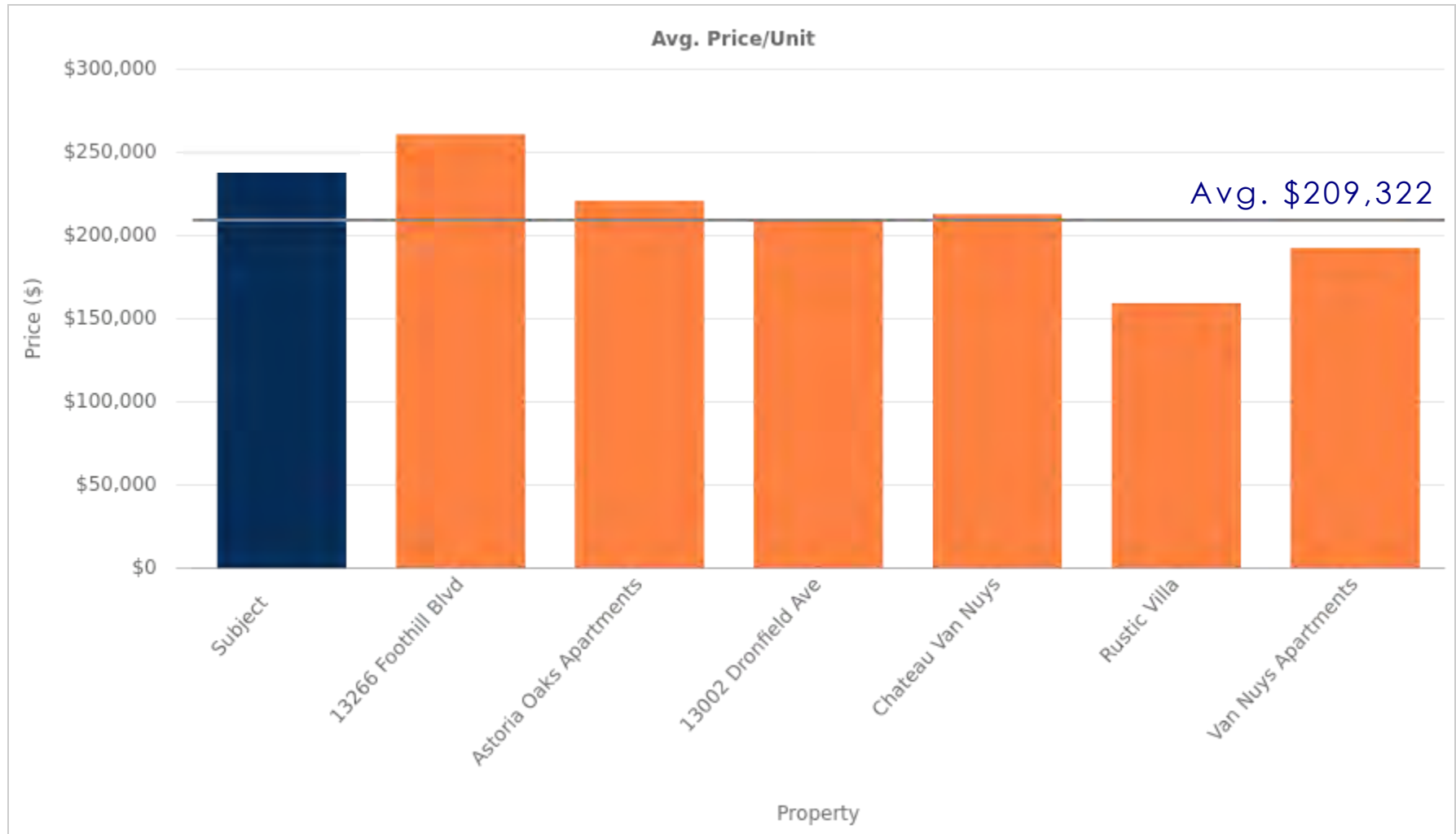
13922 Sayre St // CAP RATE AND GRM CHART



PRICE PER SF CHART // 13922 Sayre St



13922 Sayre St // PRICE PER UNIT CHART



SALE COMPS // 13922 Sayre St



★ **13922 Sayre St**
13922 Sayre St, Sylmar, CA 91342

Listing Price:	\$7,550,000	Price/SF:	\$296.75
Property Type:	Multifamily	GRM:	14.51
NOI:	\$283,894	Cap Rate:	3.76%
Occupancy:	-	Year Built:	1964
COE:	On Market	Number Of Units:	31
Lot Size:	0.76 Acres	Price/Unit:	\$243,548
Total SF:	25,442 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	3	9.7		\$1,133	
2+1	28	90.3		\$1,428	
TOTAL/AVG	31	100%		\$1,399	



1 **13266 Foothill Blvd**
13266 Foothill Blvd Sylmar, CA 91342

Sale Price:	\$7,300,000	Price/SF:	\$258.09
Property Type:	Multifamily	GRM:	13.48
NOI:	\$310,250	Cap Rate:	4.25%
Occupancy:	-	Year Built:	1985
COE:	05/29/2021	Number Of Units:	28
Lot Size:	0.55 Acres	Price/Unit:	\$260,714
Total SF:	28,285 SF		

UNIT TYPE	# UNITS	% OF
1+1	6	21.4
2+2	22	78.6
TOTAL/AVG	28	100%



2 Astoria Oaks Apartments
13983 Astoria St Sylmar, CA 91342

Sale Price:	\$6,400,000	Price/SF:	\$308.72
Property Type:	Multifamily	GRM:	12.22
NOI:	\$312,320	Cap Rate:	4.88%
Occupancy:	-	Year Built:	1977
COE:	05/20/2021	Number Of Units:	29
Lot Size:	0.54 Acres	Price/Unit:	\$220,689
Total SF:	20,731 SF		

UNIT TYPE	# UNITS	% OF
1+1	23	79.3
2+1	6	20.7
TOTAL/AVG	29	100%



3 13002 Dronfield Ave
13002 Dronfield Ave Sylmar, CA 91342

Sale Price:	\$4,200,000	Price/SF:	\$178.61
Property Type:	Multifamily	GRM:	13.95
NOI:	\$131,040	Cap Rate:	3.12%
Occupancy:	-	Year Built:	1972
COE:	01/15/2020	Number Of Units:	20
Lot Size:	1 Acres	Price/Unit:	\$210,000
Total SF:	23,515 SF		

UNIT TYPE	# UNITS	% OF
2+1	8	40
3+2	10	50
4+2	2	10
TOTAL/AVG	20	100%

SALE COMPS // 13922 Sayre St



4 Chateau Van Nuys
8924 Van Nuys Blvd Panorama City, CA 91402

Sale Price:	\$3,830,000	Price/SF:	\$244.42
Property Type:	Multifamily	GRM:	13.76
NOI:	\$144,774	Cap Rate:	3.78%
Occupancy:	-	Year Built:	1960
COE:	10/25/2021	Number Of Units:	18
Lot Size:	0.33 Acres	Price/Unit:	\$212,777
Total SF:	15,670 SF		

UNIT TYPE	# UNITS	% OF
Studio+1	2	11.1
1+1	9	50
2+1	4	22.2
3+2	2	11.1
4+3	1	5.6
TOTAL/AVG	18	100%



5 Rustic Villa
8901 Orion Ave North Hills, CA 91343

Sale Price:	\$2,550,000	Price/SF:	\$257.26
Property Type:	Multifamily	GRM:	15.17
NOI:	\$93,675	Cap Rate:	3.67%
Occupancy:	-	Year Built:	1965
COE:	08/30/2021	Number Of Units:	16
Lot Size:	0.49 Acres	Price/Unit:	\$159,375
Total SF:	9,912 SF		

UNIT TYPE	# UNITS	% OF
1+1	12	75
2+1	4	25
TOTAL/AVG	16	100%



6 Van Nuys Apartments
8803 Van Nuys Blvd Panorama City, CA 91402

Sale Price:	\$3,078,080	Price/SF:	\$207.03
Property Type:	Multifamily	GRM:	11
NOI:	\$125,918	Cap Rate:	4.09%
Occupancy:	-	Year Built:	1976
COE:	12/20/2020	Number Of Units:	16
Lot Size:	0.56 Acres	Price/Unit:	\$192,380
Total SF:	14,868 SF		

UNIT TYPE	# UNITS	% OF
2+1	14	87.5
3+2	2	12.5
TOTAL/AVG	16	100%

SECTION 5

Lease Comparables

RENT COMPS MAP

RENT COMPS SUMMARY

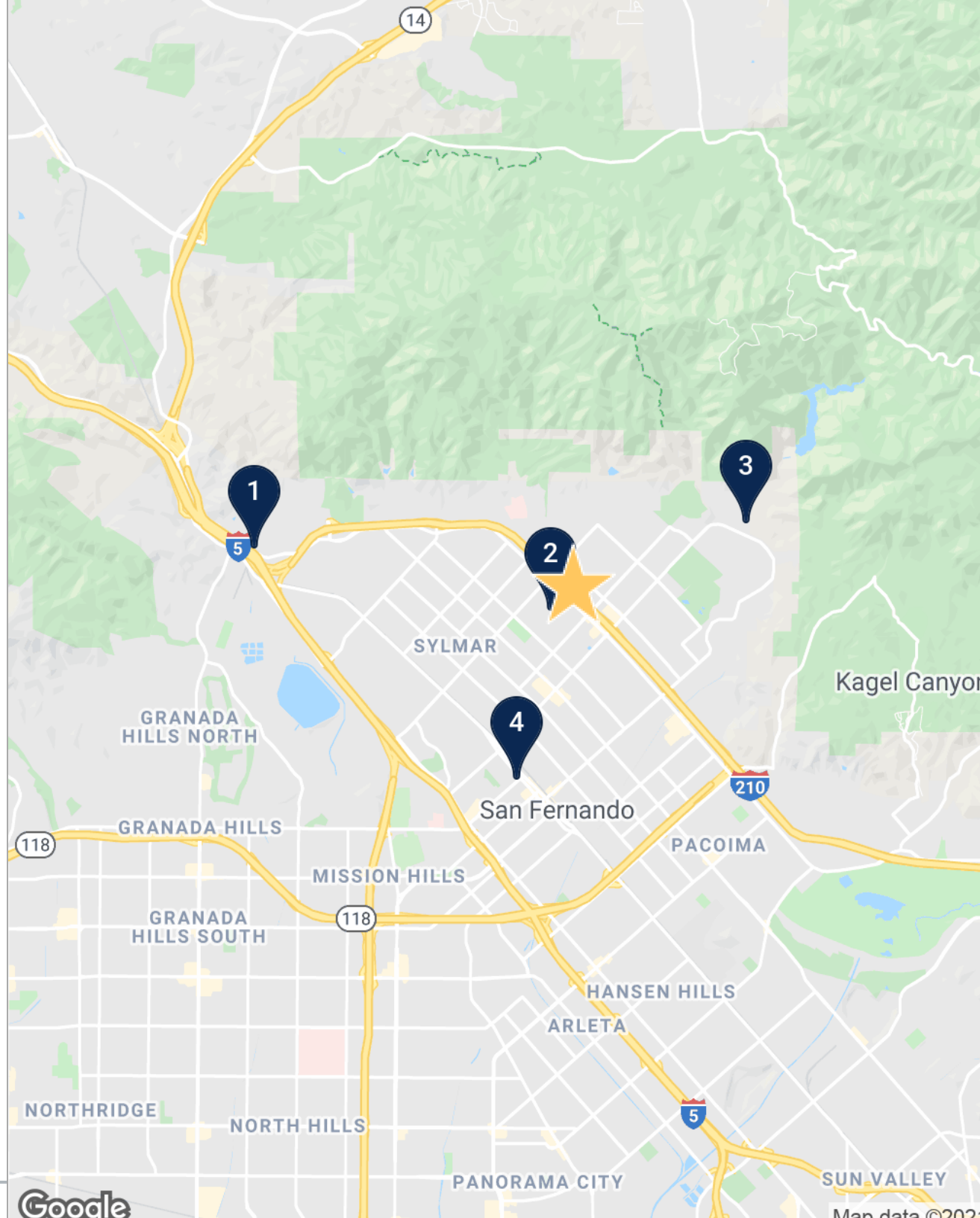
RENT BY BED CHART

RENT COMPS






Marcus & Millichap

RENT COMPS MAP

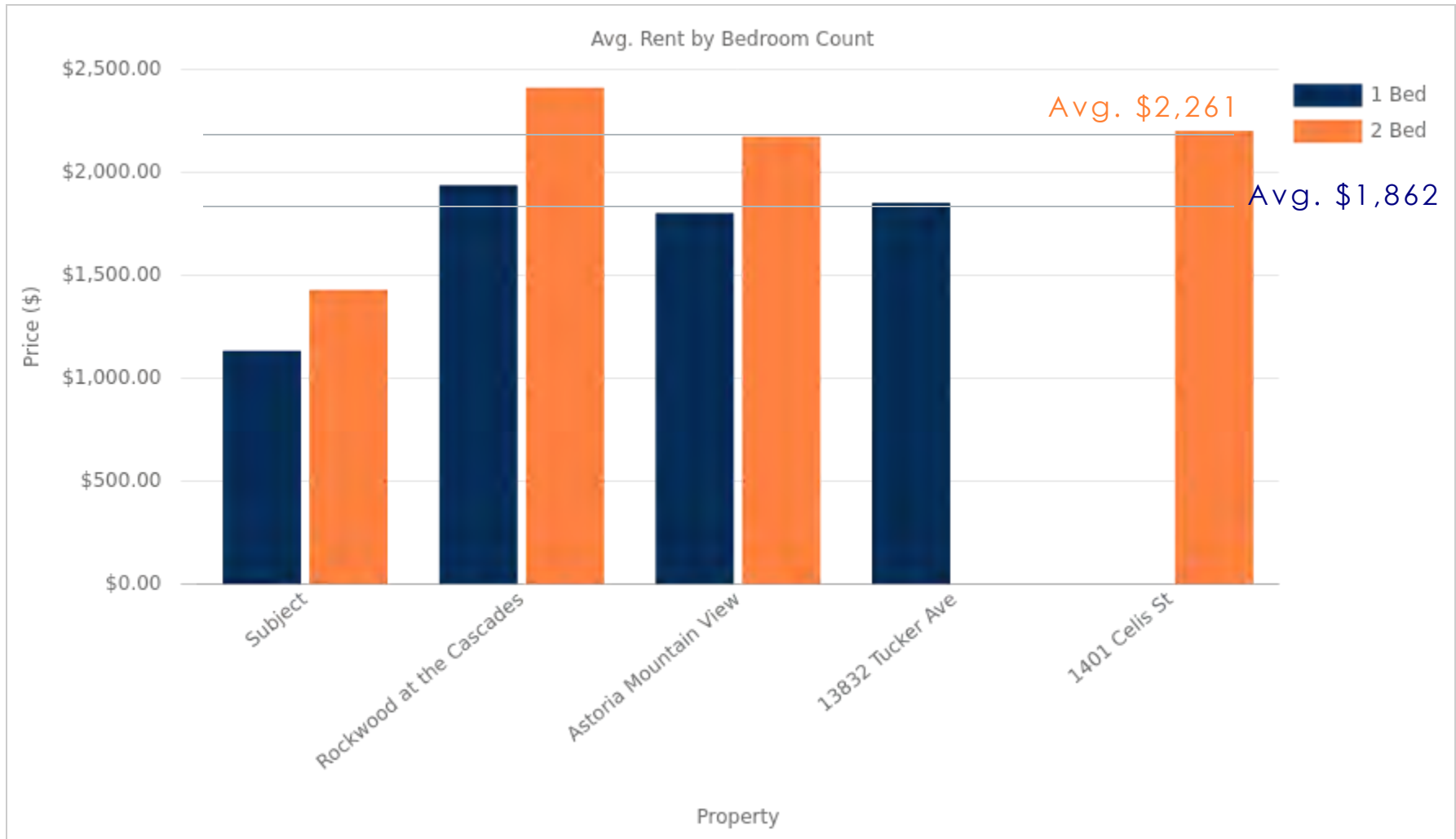
- ★ 13922 Sayre St
- 1 Rockwood At The Cascades
- 2 Astoria Mountain View
- 3 13832 Tucker Ave
- 4 1401 Celis St



RENT COMPS SUMMARY // 13922 Sayre St

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	13922 Sayre St 13922 Sayre St Sylmar, CA 91342	\$1.70	25,442 SF	0.76 AC	31
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	Rockwood at the Cascades 16601 Foothill Blvd Sylmar, CA 91342	\$2.81	219,340 SF	12.78 AC	223
	Astoria Mountain View 14067 Astoria St Sylmar, CA 91342	\$2.37	37,196 SF	0.81 AC	39
	13832 Tucker Ave 13832 Tucker Ave Sylmar, CA 91342	\$4.02	460 SF	0.17 AC	1
	1401 Celis St 1401 Celis St San Fernando, CA 91340	\$2.00	7,326 SF	0.24 AC	8
	AVERAGES	\$2.80	66,081 SF	3.5 AC	68

13922 Sayre St // RENT BY BED CHART



RENT COMPS // 13922 Sayre St

★ **13922 Sayre St**
13922 Sayre St, Sylmar, CA 91342

🏠 31 Units | 🕒 Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	3	9.7		\$1,133	
2+1	28	90.3		\$1,428	
TOTAL/AVG	31	100%		\$1,399	

1 **Rockwood At The Cascades**
16601 Foothill Blvd, Sylmar, CA 91342

🏠 223 Units | 🕒 Year Built 2007



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	50	643	\$1,936	\$3.01
2+1	1	50	901	\$2,410	\$2.67
TOTAL/AVG	2	100%	772	\$2,173	\$2.81

13922 Sayre St // RENT COMPS

2 Astoria Mountain View
14067 Astoria St, Sylmar, CA 91342

 39 Units |  Year Built 2007



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	50	795	\$1,801	\$2.27
2+2	1	50	880	\$2,173	\$2.47
TOTAL/AVG	2	100%	837	\$1,987	\$2.37

3 13832 Tucker Ave
13832 Tucker Ave, Sylmar, CA 91342

 1 Units |  Year Built 1965



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	460	\$1,850	\$4.02
TOTAL/AVG	1	100%	460	\$1,850	\$4.02

RENT COMPS // 13922 Sayre St

4 1401 Celis St
1401 Celis St, San Fernando, CA 91340

 8 Units |  Year Built 2017



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	1,100	\$2,200	\$2.00
TOTAL/AVG	1	100%	1,100	\$2,200	\$2.00

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap



LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to roughly 10.2 million residents. The city of Los Angeles accounts for nearly 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world as well as a leading international trade and manufacturing center.



VAST INFRASTRUCTURE NETWORK

The region has well-established and interconnected transportation systems by road, rail and waterways, allowing access to most of the world's markets.



JOB AND POPULATION GROWTH

A desirable climate and proximity to the ocean and recreational opportunities lure companies and residents to the metro.



TRANSPORTATION

- The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation.
- Various interstate routes make the area accessible nationwide, including 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light-rail network provides increased access to in-town travel.
- LAX is one of the busiest U.S. airports. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- The 20-mile railroad express line Alameda Corridor facilitates nearby port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
17

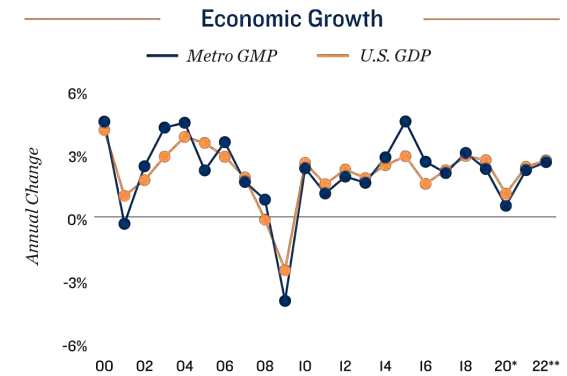
MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



ECONOMY

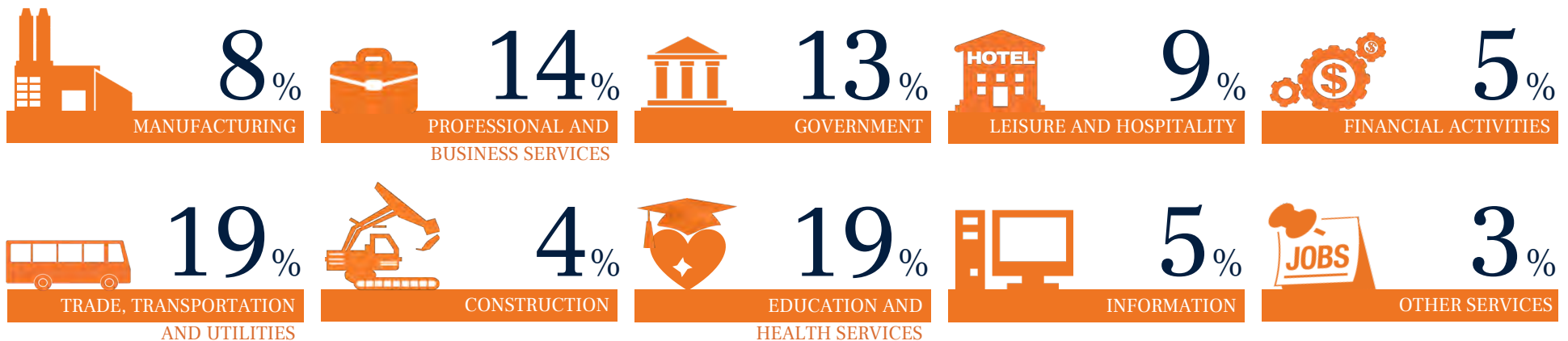
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers in a variety of industries provide approximately 4.2 million jobs in the county.
- The two ports make the area a major player in transportation and the global shipping trade.

MAJOR AREA EMPLOYERS
Kaiser Permanente
Northrop Grumman Corp.
The Boeing Co.
Kroger Co.
Cedars-Sinai Medical Center
University of Southern California
Target Corp.
Amazon
The Home Depot
Providence Health & Services



* Estimate, ** Forecast

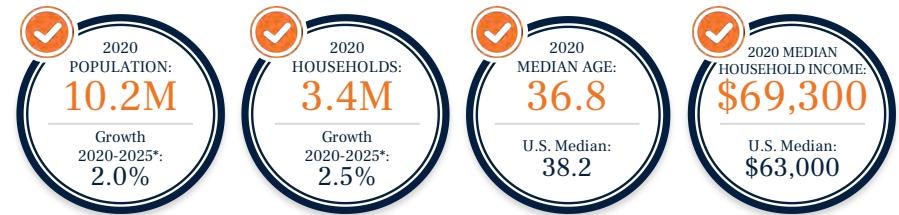
SHARE OF 2020 TOTAL EMPLOYMENT



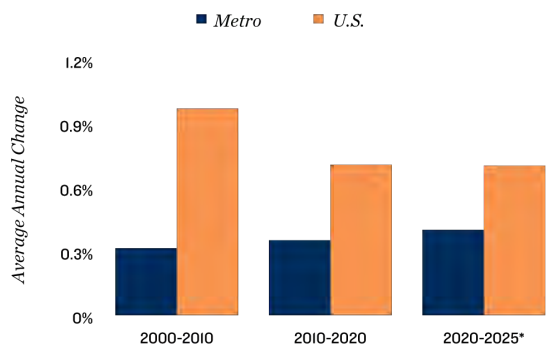
DEMOGRAPHICS

- The population of roughly 10.2 million people makes Los Angeles the most populous metropolitan area in the U.S.
- More than 200,000 new residents are expected through 2025; these gains will translate into nearly 85,000 households formed during the same five-year period.
- A median home price that is twice that of the nation has resulted in a homeownership rate of 46 percent in 2020; this is well below the national level of 64 percent.
- Nearly 31 percent of residents age 25 and older have attained at least a bachelor's degree. Roughly 11 percent also hold a graduate or professional degree.

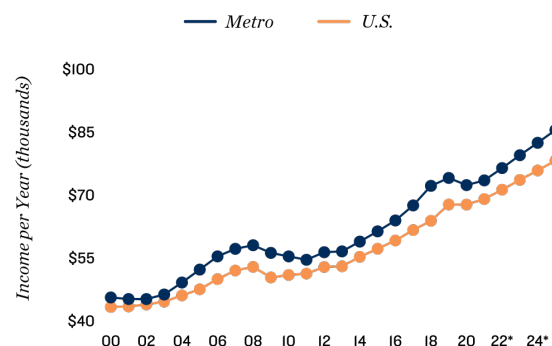
QUICK FACTS



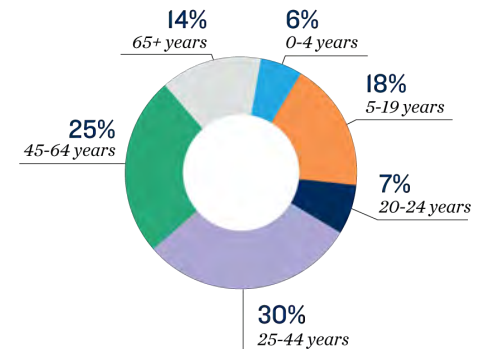
Population Growth



Median Household Income



2020 Population by Age



* Forecast

QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal. It is possible to swim in the ocean and ski on the mountains on the same day.

There are almost 60 institutes of higher learning in the county, including three campuses of the University of California and seven campuses of California State University. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

Several professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$700,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE



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

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



DEMOGRAPHICS // 13922 Sayre St

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	40,565	162,967	321,563
2021 Estimate			
Total Population	39,148	157,735	313,960
2010 Census			
Total Population	37,184	150,320	303,851
2000 Census			
Total Population	31,782	139,014	282,901
Daytime Population			
2021 Estimate	25,008	126,456	231,119
HOUSEHOLDS			
2026 Projection			
Total Households	10,154	39,812	82,572
2021 Estimate			
Total Households	9,798	38,474	80,500
Average (Mean) Household Size	3.9	3.9	3.8
2010 Census			
Total Households	9,212	36,285	77,219
2000 Census			
Total Households	7,956	33,805	72,781
Growth 2021-2026	3.6%	3.5%	2.6%
HOUSING UNITS			
Occupied Units			
2026 Projection	10,903	42,707	87,994
2021 Estimate	10,483	41,115	85,511
Owner Occupied	5,622	23,502	51,140
Renter Occupied	4,176	14,973	29,360
Vacant	685	2,641	5,011
Persons in Units			
2021 Estimate Total Occupied Units	9,798	38,474	80,500
1 Person Units	13.4%	13.1%	14.0%
2 Person Units	17.8%	18.1%	20.0%
3 Person Units	15.9%	15.5%	16.0%
4 Person Units	18.2%	17.4%	17.4%
5 Person Units	14.3%	13.7%	12.7%
6+ Person Units	20.4%	22.2%	19.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	3.9%	4.5%	6.0%
\$150,000-\$199,999	6.0%	7.4%	8.3%
\$100,000-\$149,999	16.7%	18.3%	19.1%
\$75,000-\$99,999	16.9%	16.0%	15.7%
\$50,000-\$74,999	19.6%	17.7%	17.2%
\$35,000-\$49,999	11.8%	11.1%	11.0%
\$25,000-\$34,999	7.9%	8.0%	7.2%
\$15,000-\$24,999	8.9%	8.4%	7.6%
Under \$15,000	8.4%	8.5%	8.0%
Average Household Income	\$82,846	\$87,305	\$94,376
Median Household Income	\$65,892	\$69,335	\$73,596
Per Capita Income	\$21,013	\$21,532	\$24,389
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	39,148	157,735	313,960
Under 20	27.9%	28.0%	26.7%
20 to 34 Years	24.7%	24.3%	23.6%
35 to 39 Years	7.5%	7.4%	7.2%
40 to 49 Years	12.9%	12.8%	12.8%
50 to 64 Years	16.5%	16.5%	17.4%
Age 65+	10.5%	11.0%	12.3%
Median Age	33.4	33.5	34.8
Population 25+ by Education Level			
2021 Estimate Population Age 25+	25,346	102,184	207,970
Elementary (0-8)	19.6%	21.4%	19.3%
Some High School (9-11)	13.5%	13.8%	12.3%
High School Graduate (12)	28.3%	27.5%	26.3%
Some College (13-15)	18.2%	17.3%	17.7%
Associate Degree Only	6.3%	5.8%	6.3%
Bachelor's Degree Only	10.2%	10.5%	13.3%
Graduate Degree	3.9%	3.8%	4.8%
Population by Gender			
2021 Estimate Total Population	39,148	157,735	313,960
Male Population	49.8%	49.9%	49.9%
Female Population	50.2%	50.1%	50.1%



POPULATION

In 2021, the population in your selected geography is 313,960. The population has changed by 11.0 percent since 2000. It is estimated that the population in your area will be 321,563 five years from now, which represents a change of 2.4 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 34.8, compared with the U.S. average, which is 38.4. The population density in your area is 3,997 people per square mile.



EMPLOYMENT

In 2021, 132,482 people in your selected area were employed. The 2000 Census revealed that 53.7 percent of employees are in white-collar occupations in this geography, and 46.3 percent are in blue-collar occupations. In 2021, unemployment in this area was 10.0 percent. In 2000, the average time traveled to work was 24.8 minutes.



HOUSEHOLDS

There are currently 80,500 households in your selected geography. The number of households has changed by 10.6 percent since 2000. It is estimated that the number of households in your area will be 82,572 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 3.8 people.



HOUSING

The median housing value in your area was \$468,914 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 49,281 owner-occupied housing units and 23,500 renter-occupied housing units in your area. The median rent at the time was \$648.



INCOME

In 2021, the median household income for your selected geography is \$73,596, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 58.2 percent since 2000. It is estimated that the median household income in your area will be \$77,612 five years from now, which represents a change of 5.5 percent from the current year.

The current year per capita income in your area is \$24,389, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$94,376, compared with the U.S. average, which is \$94,822.



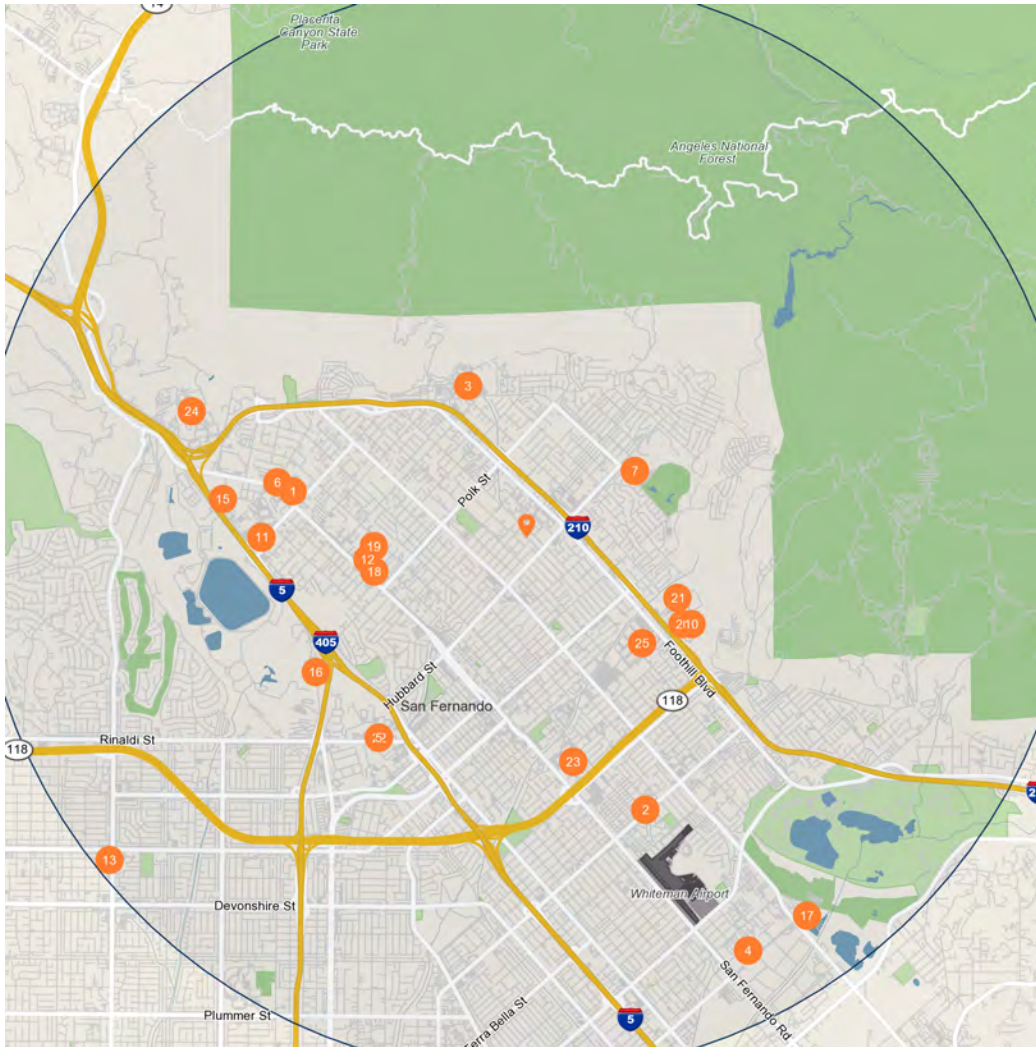
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 4.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 13.3 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 6.3 percent vs. 8.3 percent, respectively.

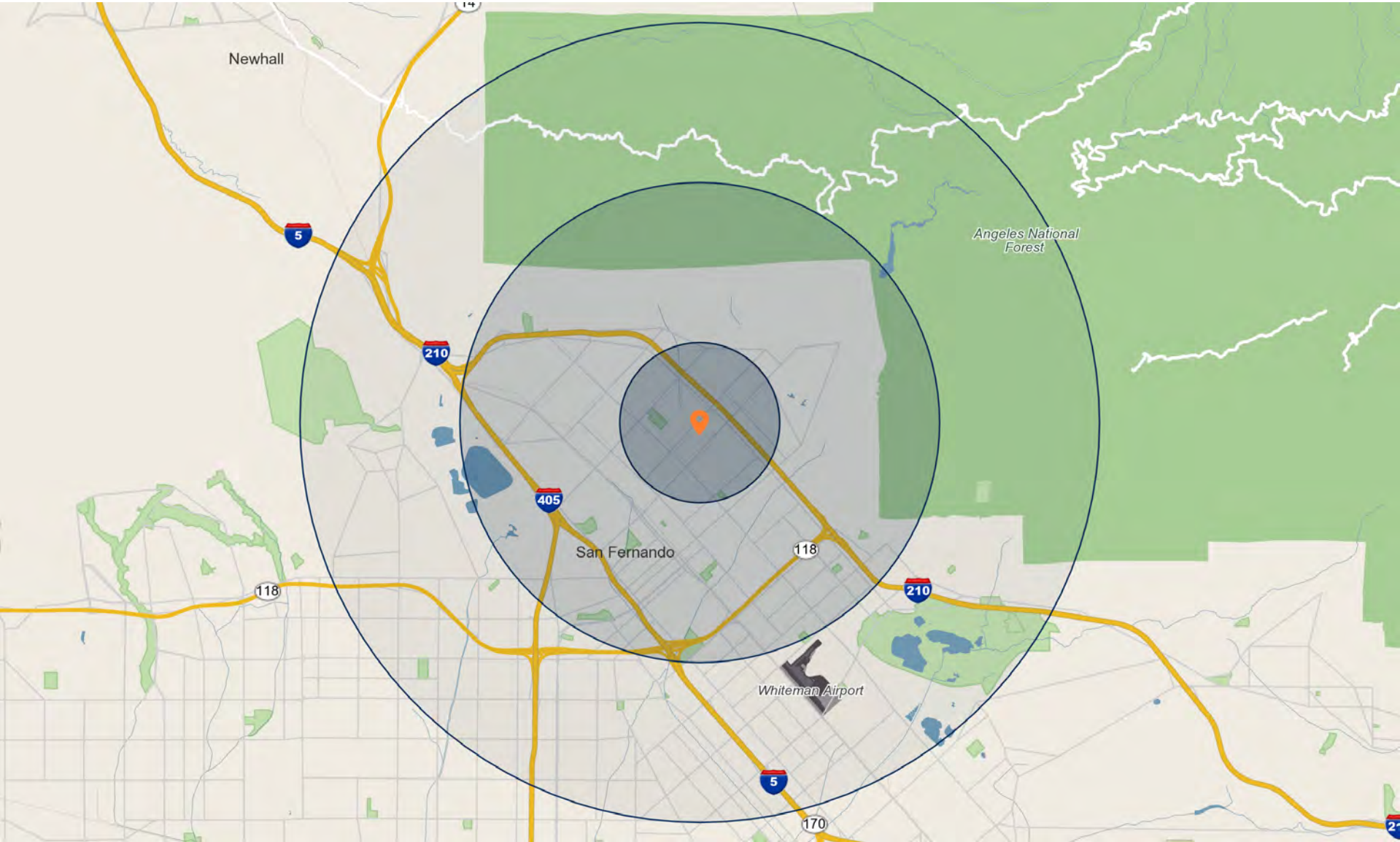
The area had fewer high-school graduates, 26.3 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.7 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS // 13922 Sayre St



Major Employers		Employees
1	Vallarta Food Enterprises Inc-Vallarta Training Center	4,687
2	City of Los Angeles-Fire Dept-Station 98	3,000
3	University Cal Los Angeles-Ucla Medical Center	3,000
4	PMC Global Inc	1,579
5	Providence Health System	1,200
6	Desert Mechanical Inc-Dmi	1,100
7	Los Angeles Cmnty College Dst-Los Angeles Mission College	1,000
8	Providence Health System-Providence Holy Cross Med Ctr	1,000
9	PMC Capital Partners LLC	1,000
10	Anthony Inc-Anthony International	850
11	Pacesetter Inc-Ventritex	725
12	Sierracin/Sylmar Corporation-PPG Aerospace	600
13	Kaiser Foundation Hospitals-Balboa Plaza Admin Offices	593
14	Sierracin Corporation	550
15	Allied Beverage LLC	500
16	City of Los Angeles-Police Dept	500
17	Los Angeles County MTA-Metro	500
18	Advanced Bionics LLC-A B	450
19	Howmet Aerospace Inc	427
20	Anthony Doors Inc-Anthony International	425
21	Spectrolab Inc	400
22	Providence Health & Svcs - Ore-Providence Holy Cross Med Ctr	360
23	Newco International Inc-Harmony Kids	350
24	Mason Electric Co	350
25	Cockram Construction Inc	315

13922 Sayre St // DEMOGRAPHICS



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