



**14019 VANOWEN ST**  
Van Nuys, CA 91405

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14019 VANOWEN ST  
Los Angeles, CA  
ACT ID ZAB0120794

**Marcus & Millichap**  

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**LAAA Team**

Expertise | Execution | Excellence

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# INVESTMENT OVERVIEW



**EXECUTIVE SUMMARY**

VITAL DATA				
Price	\$2,690,000		CURRENT	PRO FORMA
Down Payment	30% / \$807,000	CAP Rate	5.05%	5.54%
Loan Amount	\$1,883,000	GRM	13.84	12.88
Loan Type	Proposed New	Net Operating Income	\$135,743	\$149,153
Interest Rate / Amortization	3.5% / 30 Years	Net Cash Flow After Debt Service	8.65% / \$69,838	10.32% / \$83,248
Price/Unit	\$538,000	Total Return	8.65% / \$69,838	10.32% / \$83,248
Price/SF	\$343.07			
Number of Units	5			
Rentable Square Feet	7,841			
Year Built	2020			
Lot Size	0.16 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
1	2 Bed / 2.5 Bath	1,051
1	3 Bed / 3 Bath	1,129
1	3 Bed / 3.5 Bath	1,482
1	4 Bed / 3 Bath	1,534
1	4 Bed / 3.5 Bath	2,430
5		



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,883,000
Loan Type	Proposed New
Interest Rate	3.5%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	70%
Debt Coverage Ratio	2.06

**MAJOR EMPLOYERS**

EMPLOYER	# OF EMPLOYEES
PMC Global Inc	3,800
Kaiser Permanente	3,000
Ols Hotels & Resorts	2,045
Los Angeles Unified School Dst	1,855
Homebridge Financial Svcs Inc	1,700
V P H	1,600
Triton Media	1,500
Water & Power Dept	999
Penny Lane Centers	957
Target	954
Prime Healthcare Services - Sh	900
Sepulveda Ambulatory Care	900

**DEMOGRAPHICS**

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	59,736	352,266	746,621
2010 Census Pop	54,946	335,493	710,285
2019 Estimate HH	19,092	118,481	252,130
2010 Census HH	17,355	111,300	235,867
Median HH Income	\$42,734	\$51,116	\$59,857
Per Capita Income	\$21,575	\$26,197	\$31,087
Average HH Income	\$66,833	\$77,426	\$91,664

## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present this brand new building located at 14019 Vanowen Street in Van Nuys, California. The property sits on 7,009 square feet of land with 7,841 square feet of building area and consists of all townhouse style units with the following unit mix: (1)- 2 bed / 2.5 bath, (1)- 3 bed / 3 bath, (1)-3 bed / 3.5 bath, (1)- 4 bed / 3 bath, and (1)- 4 bed / 3.5 bath units, with the smallest unit being 1,120 sf, largest being 2,027, and an average square footage of 1,621sf. Furthermore, each unit gets their own private garage parking.

The Seller received his Certificate of Occupancy earlier this year and recently completed the lease up all of the units. This building is now 100% occupied. In order to lease up the building quicker, the Seller rented these out slightly below market rents, therefore we are projecting an additional 7.2% upside in rents for the Buyer. Since this building is brand new, and it does not fall under AB 1482 regulations, there are absolutely no rent control restrictions on this property. Therefore, the Buyer will be able to increase all of the tenants rents after their leases are done in mid-2021 in order to get rents to market rate, adding nearly \$15,000 more per year in gross rent in 2021.

Because this property is fully leased up and cash flowing very well, a Buyer will be able to take advantage of today's historically low interest rates with a high, 70% LTV loan. Our MMCC loan broker has given us the following loan quote for a qualified borrower/buyer:

30% Down Payment (\$807,000)

70% Loan (\$1,883,000)

3.50% Interest Rate, Fixed for 5 Years

Option to receive 2 or 3 years of Interest Only

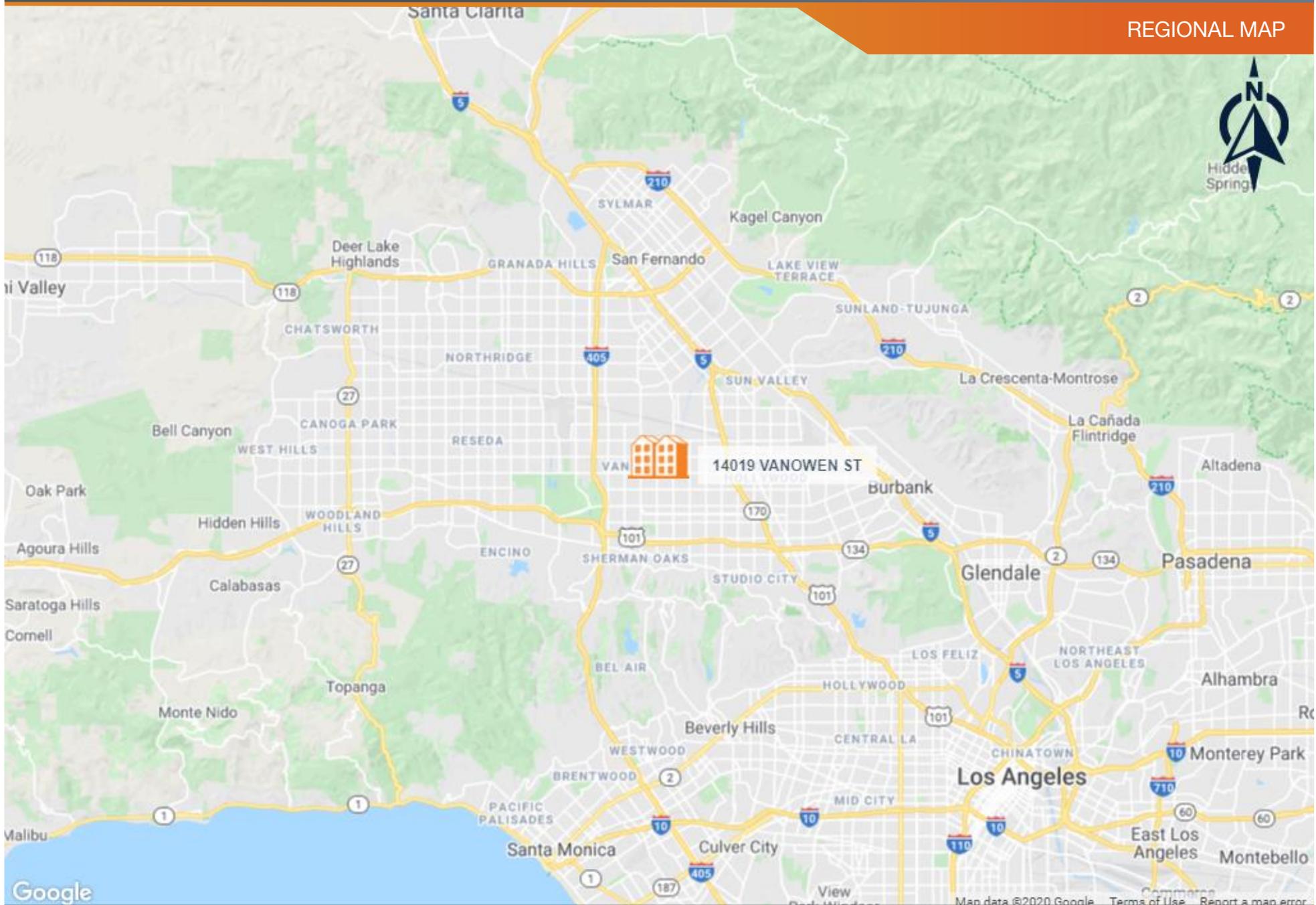
With the Interest only payments, the Buyer's Cash-on-Cash return on their \$807k down payment would be an estimated 8.65%!

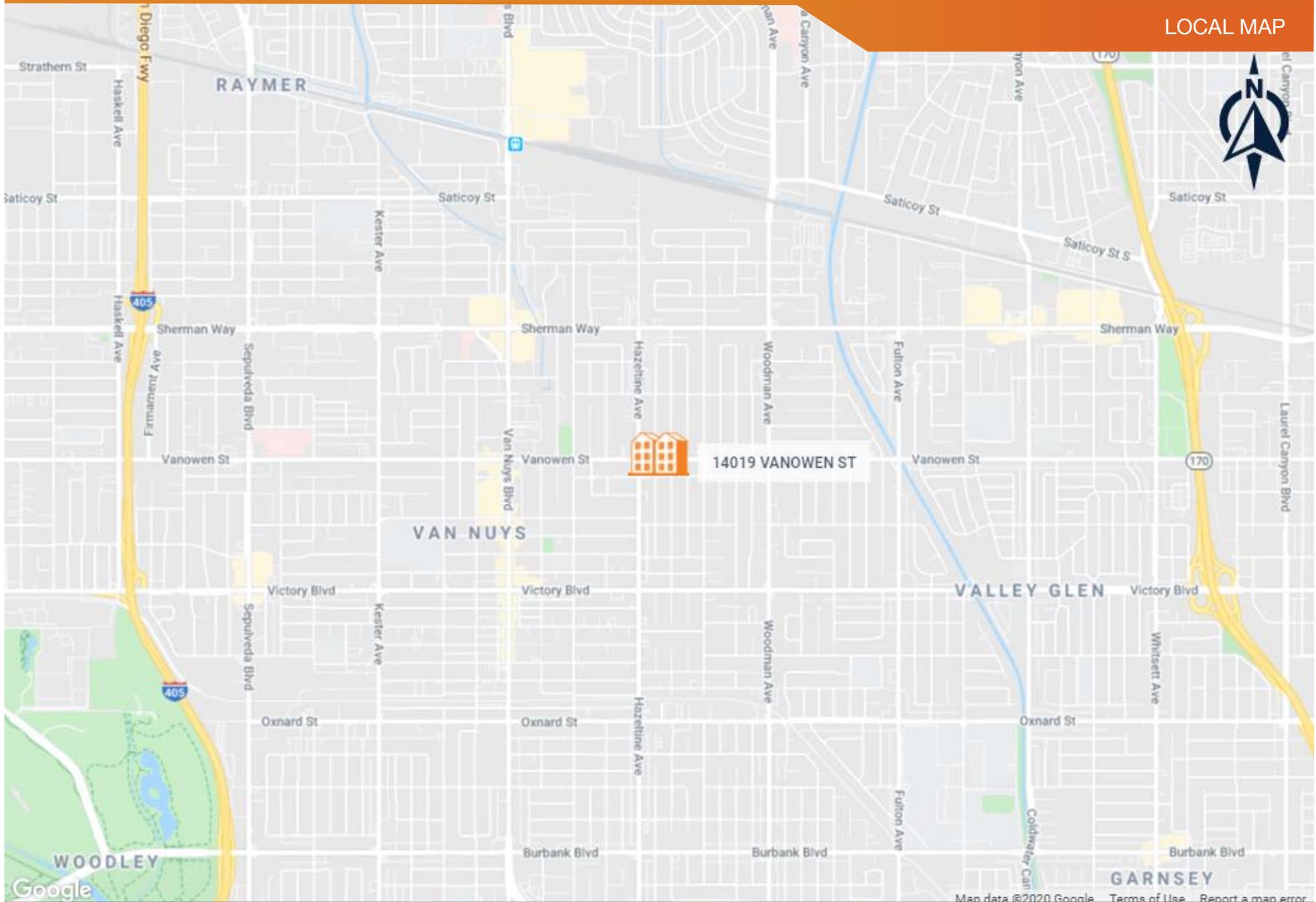
This investment opportunity is ideal for the investor who is seeking a high cash flow, very low management, brand new construction multifamily property, in the very strong rental market of Van Nuys.

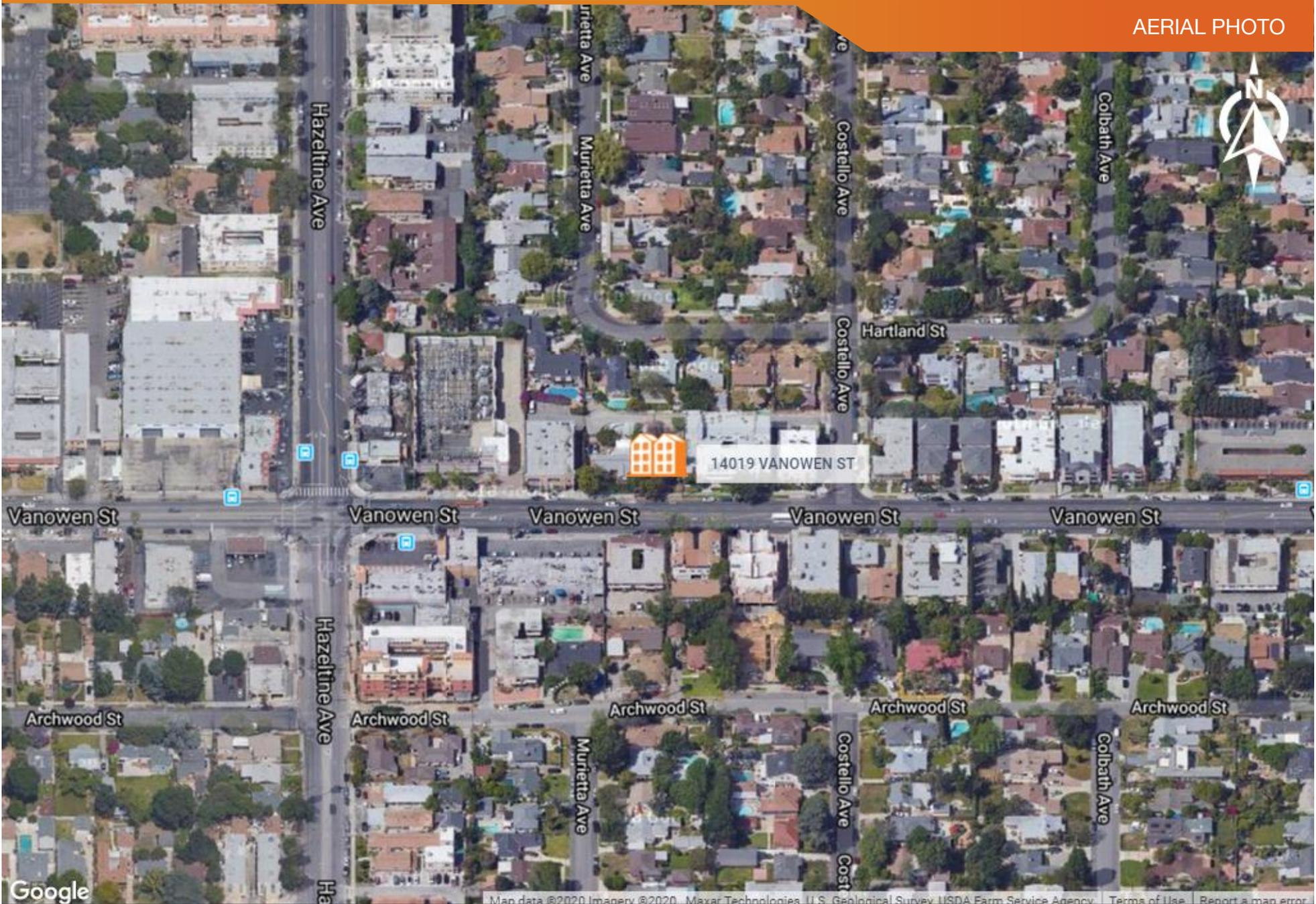
## INVESTMENT HIGHLIGHTS

- Built in 2020, Brand New
- Great Mix of 2, 3, & 4 Bed Units
- High End Finishes
- Extremely Low Maintenance
- Recently Fully Leased Up
- Still an Estimated 7.2% Upside
- Garage Parking for Each Unit
- Walk Score of 72





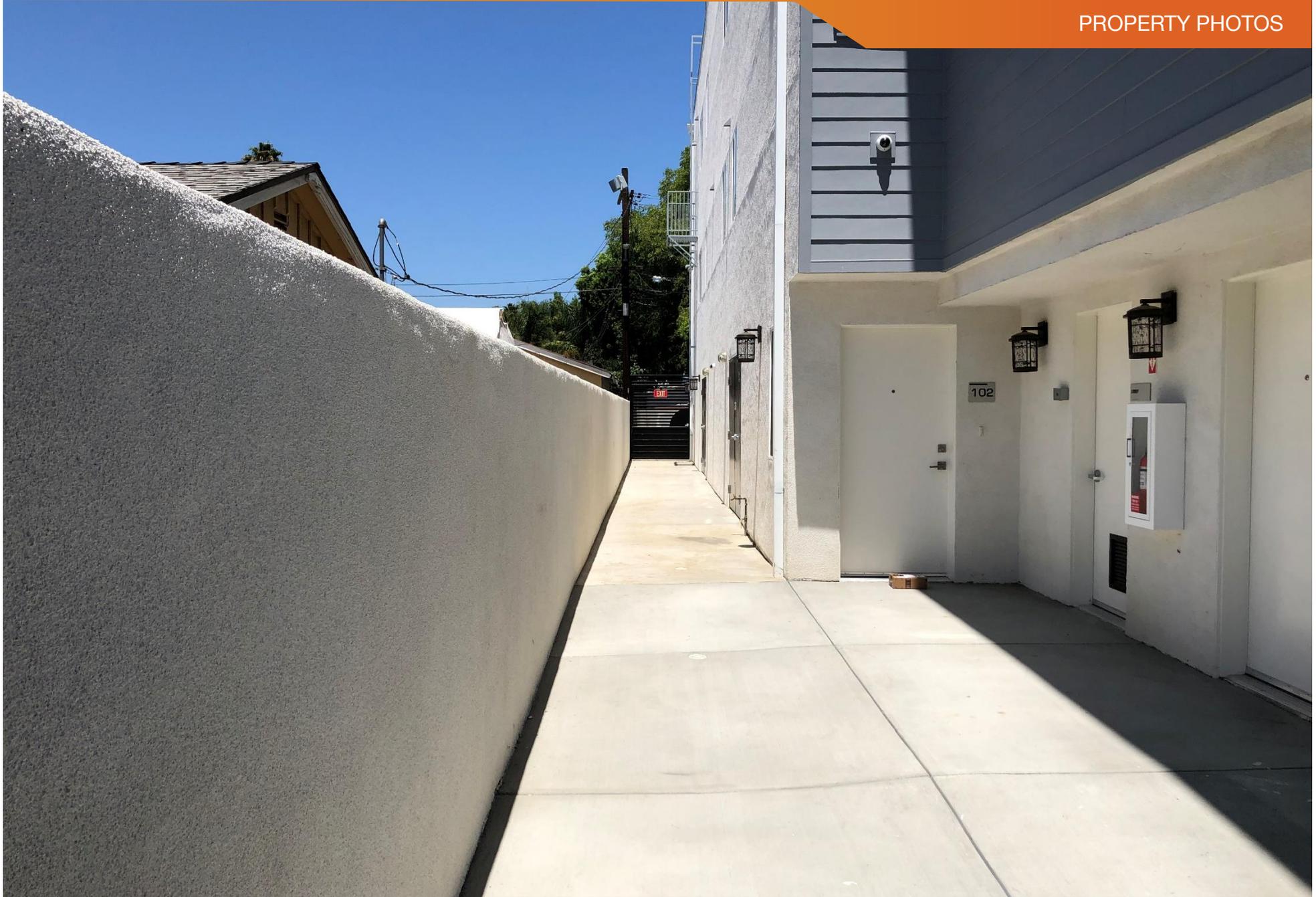


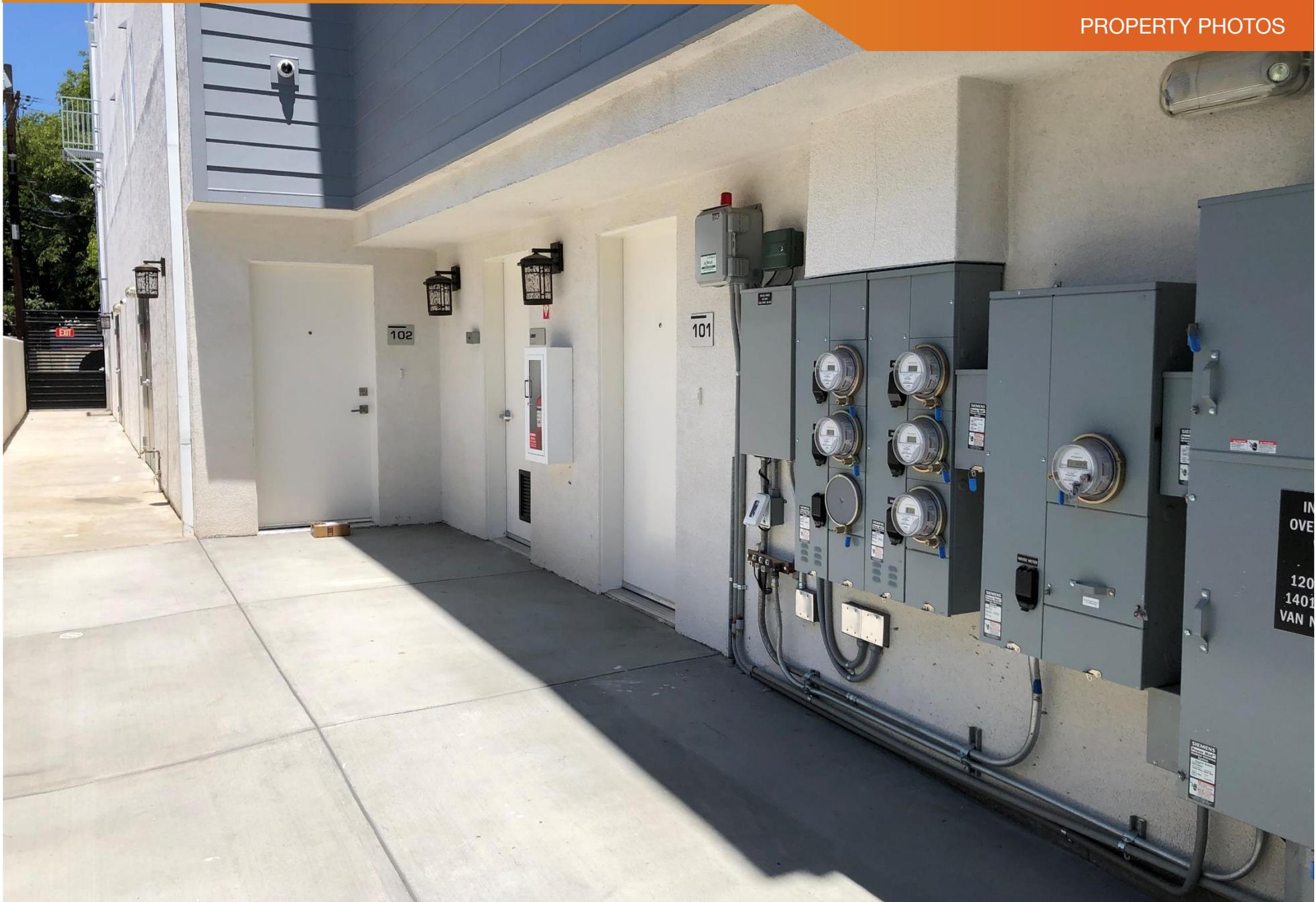


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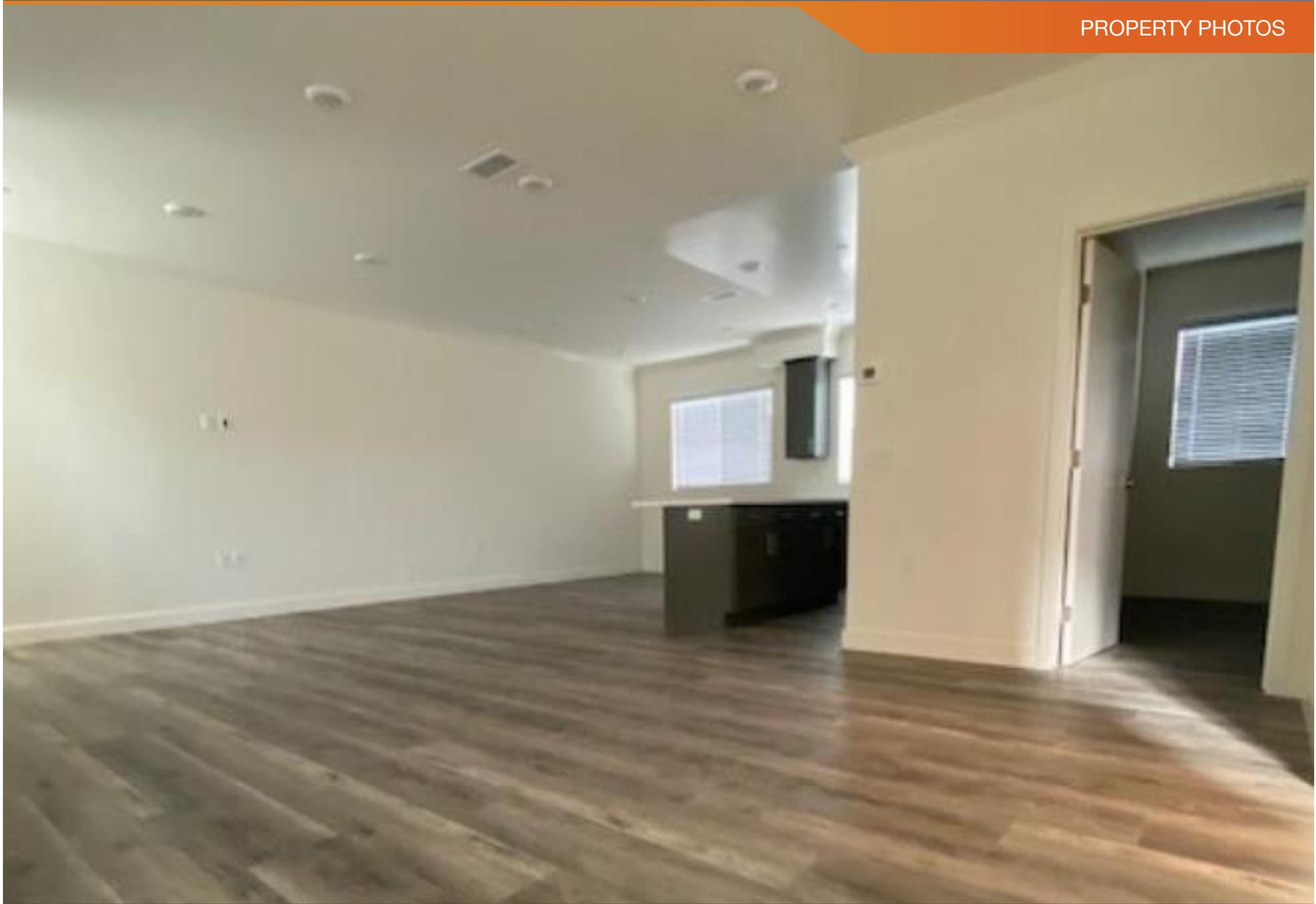
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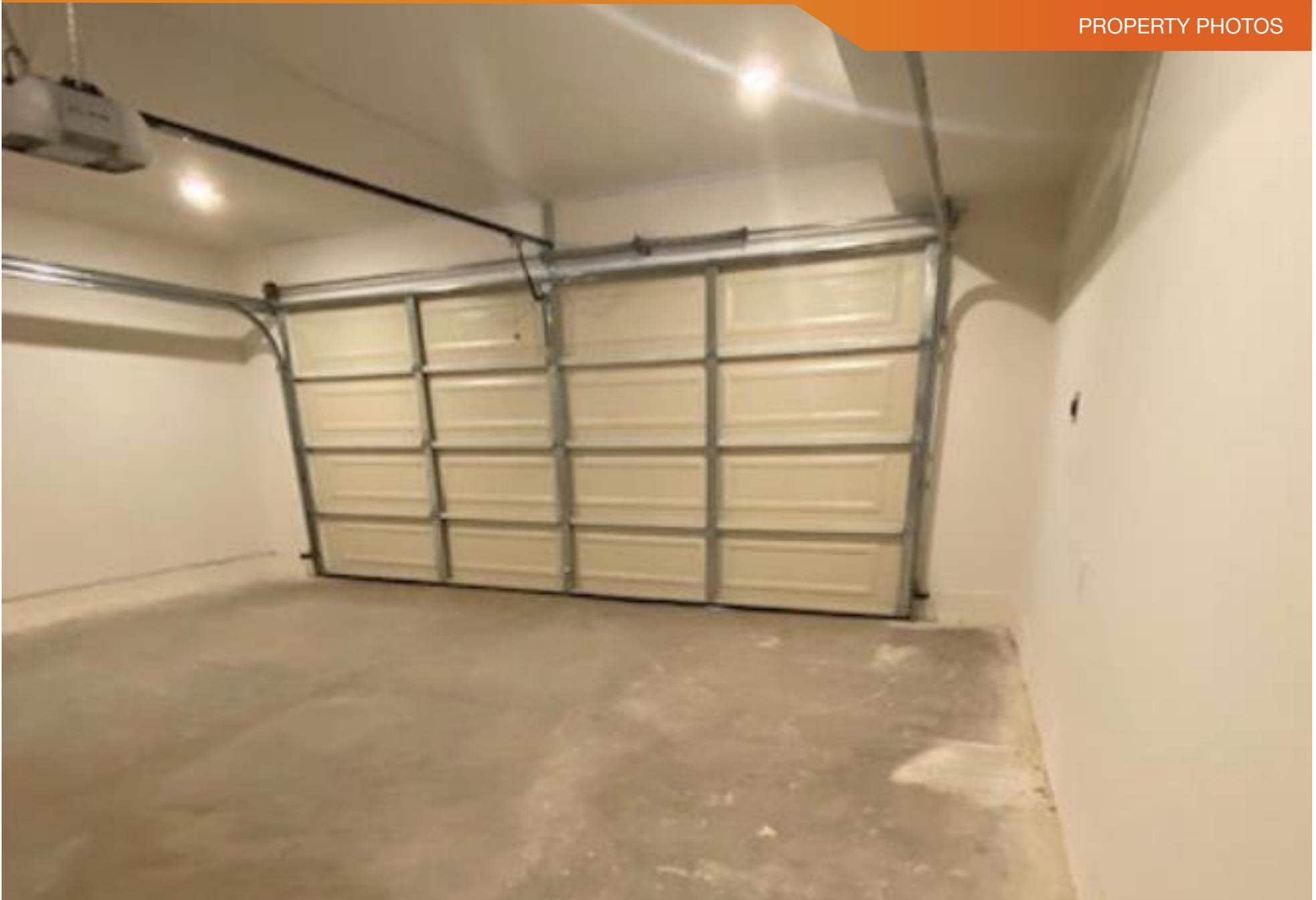












# FINANCIAL ANALYSIS

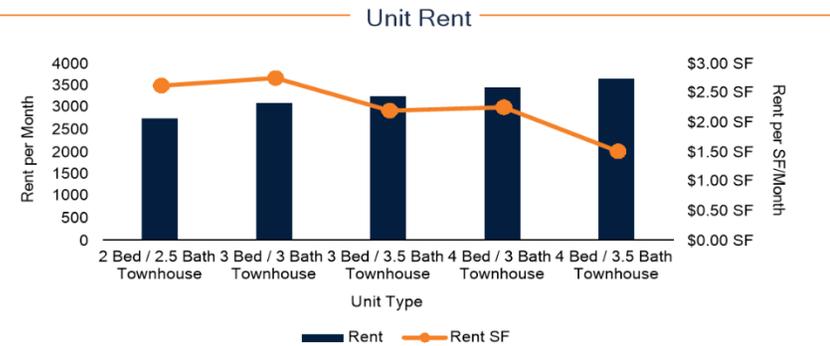
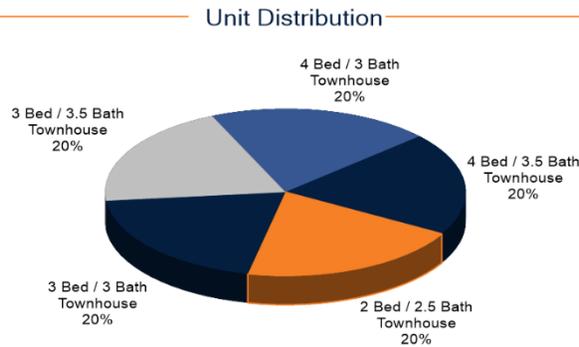


RENT ROLL SUMMARY

As of July, 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
2 Bed / 2.5 Bath Townhouse	1	1,051	\$2,750 - \$2,750	\$2,750	\$2.62	\$2,750	\$2,950	\$2.81	\$2,950
3 Bed / 3 Bath Townhouse	1	1,129	\$3,100 - \$3,100	\$3,100	\$2.75	\$3,100	\$3,250	\$2.88	\$3,250
3 Bed / 3.5 Bath Townhouse	1	1,482	\$3,250 - \$3,250	\$3,250	\$2.19	\$3,250	\$3,450	\$2.33	\$3,450
4 Bed / 3 Bath Townhouse	1	1,534	\$3,450 - \$3,450	\$3,450	\$2.25	\$3,450	\$3,800	\$2.48	\$3,800
4 Bed / 3.5 Bath Townhouse	1	2,430	\$3,650 - \$3,650	\$3,650	\$1.50	\$3,650	\$3,950	\$1.63	\$3,950
<b>Totals/Weighted Averages</b>	<b>5</b>	<b>1,568</b>		<b>\$3,240</b>	<b>\$2.07</b>	<b>\$16,200</b>	<b>\$3,480</b>	<b>\$2.22</b>	<b>\$17,400</b>
<b>Gross Annualized Rents</b>				<b>\$194,400</b>			<b>\$208,800</b>		

Notes:



## RENT ROLL DETAIL

As of July, 2020

Unit	Unit Type	Square Feet	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
101	4 Bed / 3.5 Bath Townhouse	2,430	\$3,650	\$1.50	\$3,950	\$1.63
102	4 Bed / 3 Bath Townhouse	1,534	\$3,450	\$2.25	\$3,800	\$2.48
103	3 Bed / 3.5 Bath Townhouse	1,482	\$3,250	\$2.19	\$3,450	\$2.33
104	2 Bed / 2.5 Bath Townhouse	1,051	\$2,750	\$2.62	\$2,950	\$2.81
105	3 Bed / 3 Bath Townhouse	1,129	\$3,100	\$2.75	\$3,250	\$2.88
<b>Total</b>		<b>Square Feet: 7,841</b>	<b>\$16,200</b>	<b>\$2.07</b>	<b>\$17,400</b>	<b>\$2.22</b>

## OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
<b>Gross Current Rent</b>	<b>194,400</b>		<b>208,800</b>		<b>41,760</b>	<b>26.63</b>
Physical Vacancy	(5,832)	3.0%	(6,264)	3.0%	(1,253)	(0.80)
<b>Total Vacancy</b>	<b>(\$5,832)</b>	<b>3.0%</b>	<b>(\$6,264)</b>	<b>3.0%</b>	<b>(\$1,253)</b>	<b>(\$1)</b>
<b>Effective Gross Income</b>	<b>\$188,568</b>		<b>\$202,536</b>		<b>\$40,507</b>	<b>\$25.83</b>

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	31,588		31,588	[1]	6,318	4.03
Insurance	2,744		2,744	[2]	549	0.35
Utilities	2,400		2,400	[3]	480	0.31
Trash Removal	3,600		3,600	[4]	720	0.46
Repairs & Maintenance	2,500		2,500	[5]	500	0.32
Landscaping	1,200		1,200	[6]	240	0.15
Operating Reserves	1,250		1,250	[9]	250	0.16
Management Fee	7,543	4.0%	8,101	4.0%	1,620	1.03
<b>Total Expenses</b>	<b>\$52,825</b>		<b>\$53,383</b>		<b>\$10,677</b>	<b>\$6.81</b>
<b>Expenses as % of EGI</b>	<b>28.0%</b>		<b>26.4%</b>			
<b>Net Operating Income</b>	<b>\$135,743</b>		<b>\$149,153</b>		<b>\$29,831</b>	<b>\$19.02</b>

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

**NOTES****Notes to Operating Statement**

- [1] 1.174279% of the purchase price
- [2] \$0.35 per rentable sf
- [3] \$30 per unit per month (Common area)
- [4] \$300 per month
- [5] \$500 per unit per year
- [6] \$100 per month
- [7] \$150 per month
- [8] \$100 per month
- [9] \$250 per unit per year

## PRICING DETAIL

Summary		
<b>Price</b>	<b>\$2,690,000</b>	
Down Payment	\$807,000	30%
Number of Units	5	
Price Per Unit	\$538,000	
Price Per SqFt	\$343.07	
Gross SqFt	7,841	
Lot Size	0.16 Acres	
Approx. Year Built	2020	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>5.05%</b>	<b>5.54%</b>
GRM	13.84	12.88
Cash-on-Cash	8.65%	10.32%
Debt Coverage Ratio	2.06	2.26

Financing	1st Loan
Loan Amount	\$1,883,000
Loan Type	New
Interest Rate	3.50%
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
1	2 Bed / 2.5 Bath Townhouse	1,051	\$2,750	\$2,950
1	3 Bed / 3 Bath Townhouse	1,129	\$3,100	\$3,250
1	3 Bed / 3.5 Bath Townhouse	1,482	\$3,250	\$3,450
1	4 Bed / 3 Bath Townhouse	1,534	\$3,450	\$3,800
1	4 Bed / 3.5 Bath Townhouse	2,430	\$3,650	\$3,950

Operating Data				
Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$194,400</b>		<b>\$208,800</b>
Less: Vacancy/Deductions	3.0%	\$5,832	3.0%	\$6,264
Total Effective Rental Income		\$188,568		\$202,536
Other Income		\$0		\$0
Effective Gross Income		\$188,568		\$202,536
Less: Expenses	28.0%	\$52,825	26.4%	\$53,383
<b>Net Operating Income</b>		<b>\$135,743</b>		<b>\$149,153</b>
Cash Flow		\$135,743		\$149,153
Debt Service		\$65,905		\$65,905
Net Cash Flow After Debt Service	8.65%	\$69,838	10.32%	\$83,248
Principal Reduction		\$0		\$0
<b>Total Return</b>	<b>8.65%</b>	<b>\$69,838</b>	<b>10.32%</b>	<b>\$83,248</b>

Expenses	Current	Pro Forma
Real Estate Taxes	\$31,588	\$31,588
Insurance	\$2,744	\$2,744
Utilities	\$2,400	\$2,400
Trash Removal	\$3,600	\$3,600
Repairs & Maintenance	\$2,500	\$2,500
Landscaping	\$1,200	\$1,200
Operating Reserves	\$1,250	\$1,250
Management Fee	\$7,543	\$8,101
<b>Total Expenses</b>	<b>\$52,825</b>	<b>\$53,383</b>
<b>Expenses/Unit</b>	<b>\$10,565</b>	<b>\$10,677</b>
<b>Expenses/SF</b>	<b>\$6.74</b>	<b>\$6.81</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



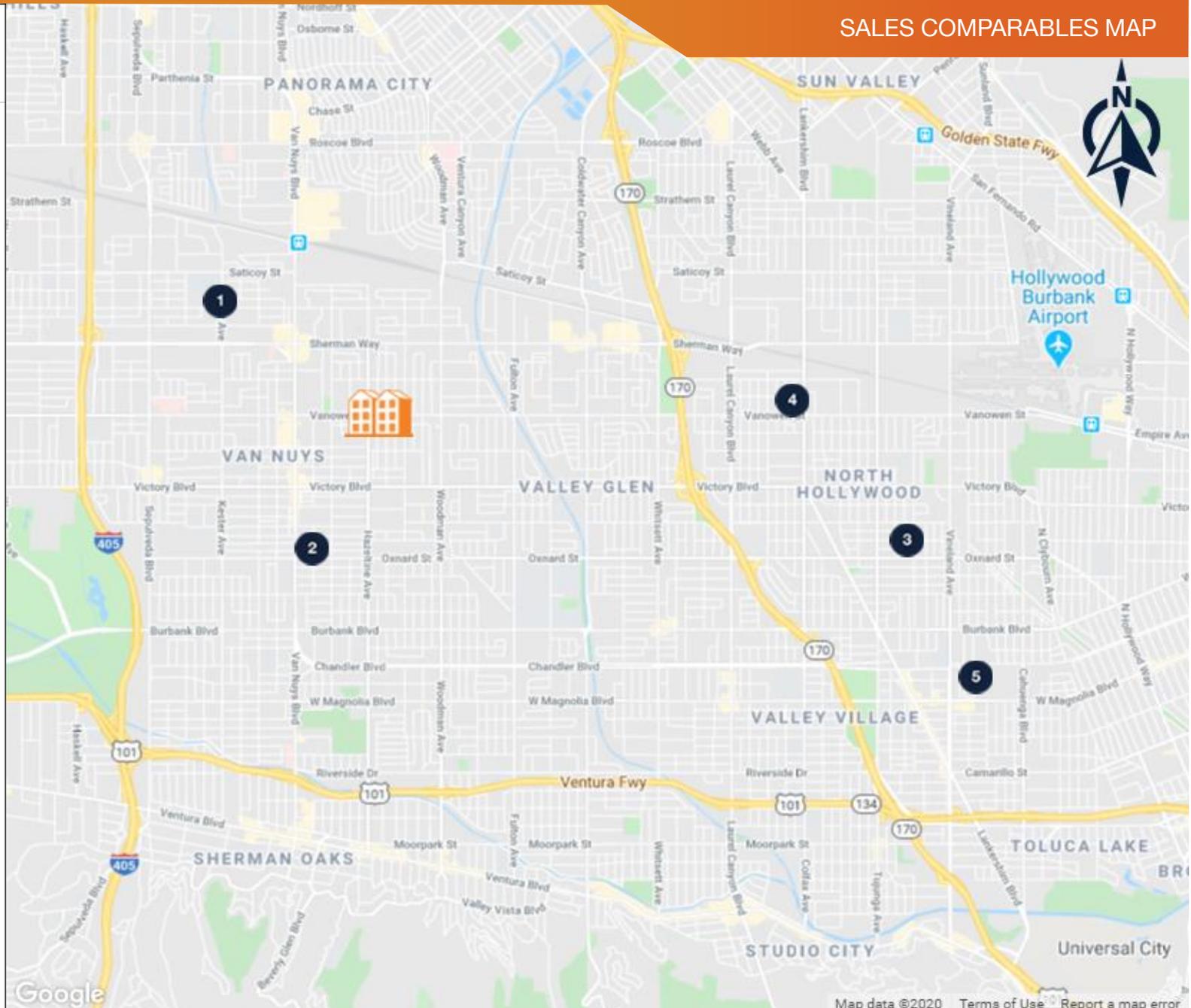


14019 VANOWEN ST  
Van Nuys, CA 91405

- 1 7327 Kester Ave
- 2 14403-14409 Tiara St
- 3 6002 Klump Ave
- 4 11740 Vanowen St
- 5 5220 Satsuma Ave

● SALES COMPARABLES

SALES COMPARABLES MAP

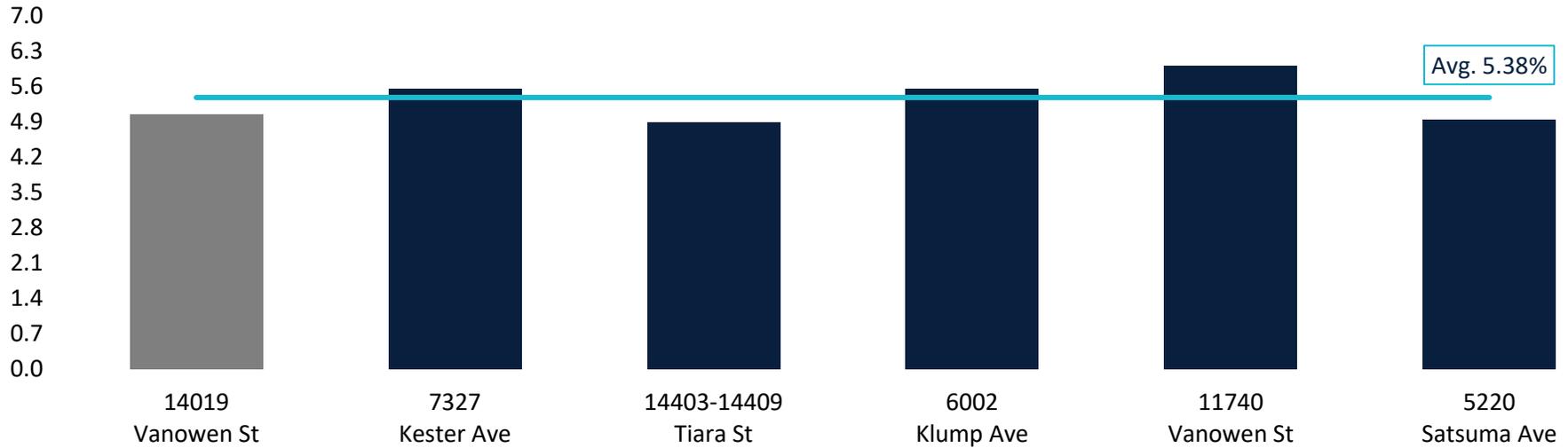


SALES COMPARABLES

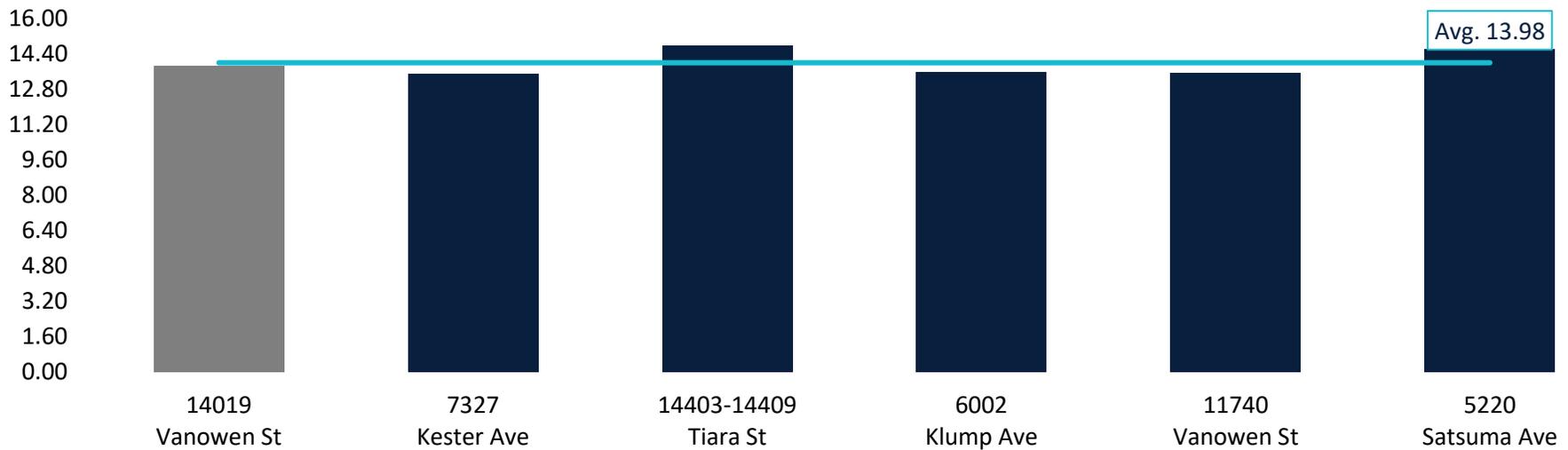
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SALES COMPARABLES

Average Cap Rate



Average GRM

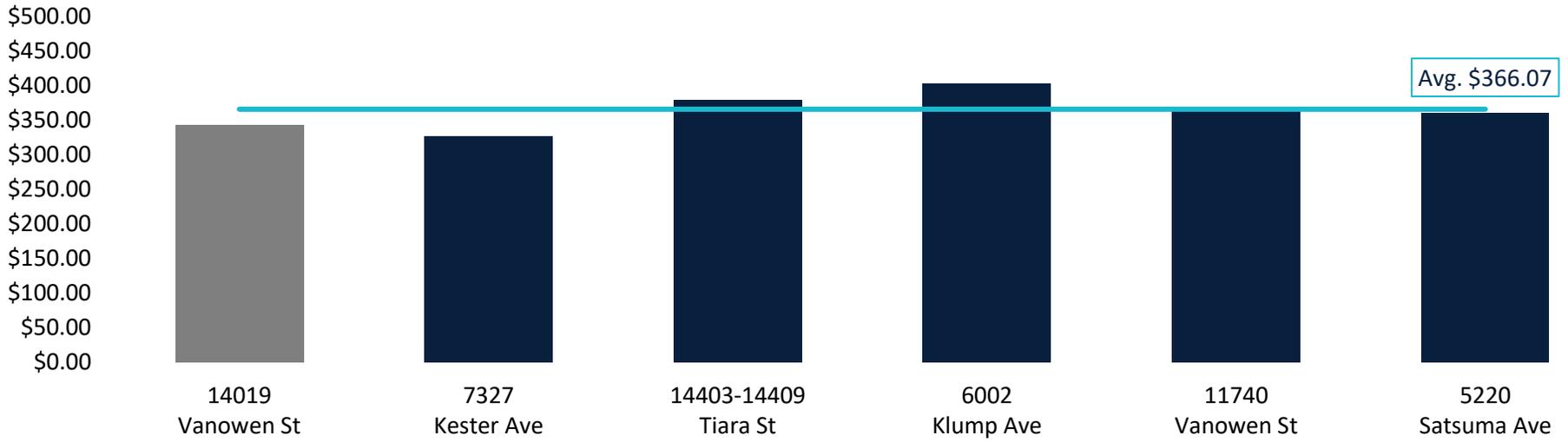


SALES COMPARABLES

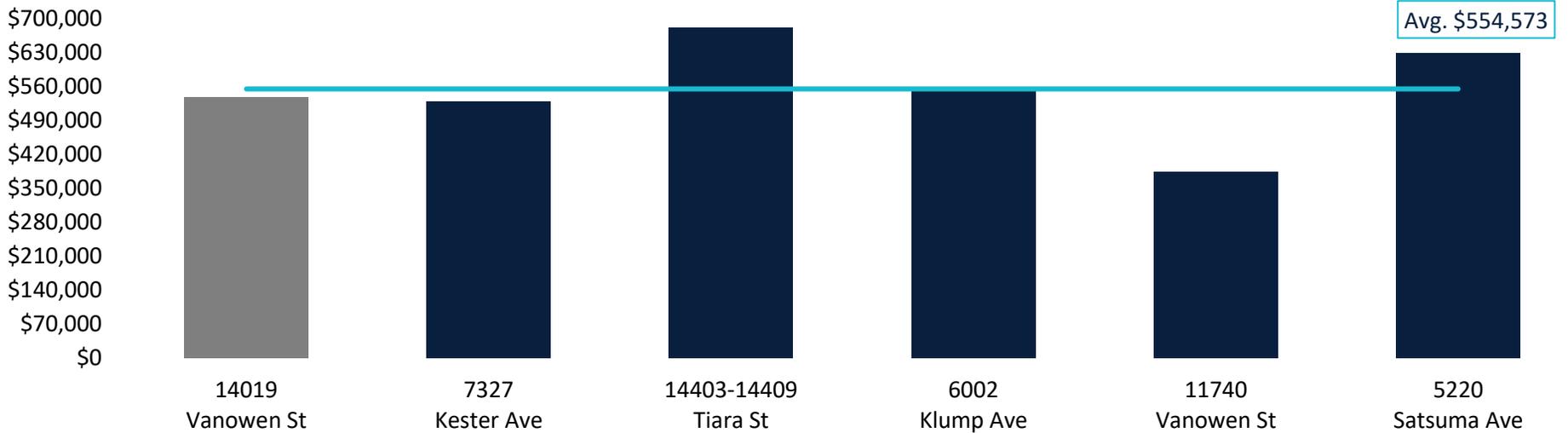
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SALES COMPARABLES

**Average Price Per Square Foot**



**Average Price Per Unit**



SALES COMPARABLES

**14019 VANOWEN ST**  
14019 Vanowen St, Los Angeles, CA, 91405



		Units	Unit Type
Offering Price:	\$2,690,000	1	2 Bed 2.5 Bath Townhouse
Price/Unit:	\$538,000	1	3 Bed 3 Bath Townhouse
Price/SF:	\$343.07	1	3 Bed 3.5 Bath Townhouse
CAP Rate:	5.05%	1	4 Bed 3 Bath Townhouse
GRM:	13.84	1	4 Bed 3.5 Bath Townhouse
Total No. of Units:	5		
Year Built:	2020		

Underwriting Criteria			
Income	\$188,568	Expenses	\$52,825
NOI	\$135,743	Vacancy	(\$5,832)

**7327 KESTER AVE**  
7327 Kester Ave, Van Nuys, CA, 91405



		Units	Unit Type
Close Of Escrow:	10/17/2019	4	4 Bdr 3.5 Bath
Sales Price:	\$3,175,000	2	3 Bdr 3.5 Bath
Price/Unit:	\$529,167		
Price/SF:	\$326.65		
CAP Rate:	5.54%		
GRM:	13.50		
Total No. of Units:	6		
Year Built:	2019		

Underwriting Criteria			
Income	\$235,200		
NOI	\$175,819		

**14403-14409 TIARA ST**  
14403 Tiara St, Sherman Oaks, CA, 91401



		Units	Unit Type
Close Of Escrow:	7/3/2020	8	3 Bdr 3 Bath
Sales Price:	\$5,450,000		
Price/Unit:	\$681,250		
Price/SF:	\$378.47		
CAP Rate:	4.89%		
GRM:	14.75		
Total No. of Units:	8		
Year Built:	2019		

Underwriting Criteria			
Income	\$369,600		
NOI	\$266,649		

NOTES

LAAA Team listing.

SALES COMPARABLES

**6002 KLUMP AVE**

6002 Klump Ave, North Hollywood, CA, 91606



		Units	Unit Type
Close Of Escrow:	3/31/2020	6	3 Bdr 2.5 Bath
Sales Price:	\$3,300,000		
Price/Unit:	\$550,000		
Price/SF:	\$402.44		
CAP Rate:	5.54%		
GRM:	13.55		
Total No. of Units:	6		
Year Built:	2020		

Underwriting Criteria	
Income	\$243,600
NOI	\$182,731

**11740 VANOWEN ST**

11740 Vanowen St, North Hollywood, CA, 91605



		Units	Unit Type
Close Of Escrow:	2/24/2020	3	1 Bdr 1 Bath
Sales Price:	\$4,216,091	6	2 Bdr 2 Bath
Price/Unit:	\$383,281	2	3 Bdr 3 Bath
Price/SF:	\$362.83		
CAP Rate:	6.01%		
GRM:	13.51		
Total No. of Units:	11		
Year Built:	2020		

Underwriting Criteria	
Income	\$312,000
NOI	\$253,300

**5220 SATSUMA AVE**

5220 Satsuma Ave, North Hollywood, CA, 91601



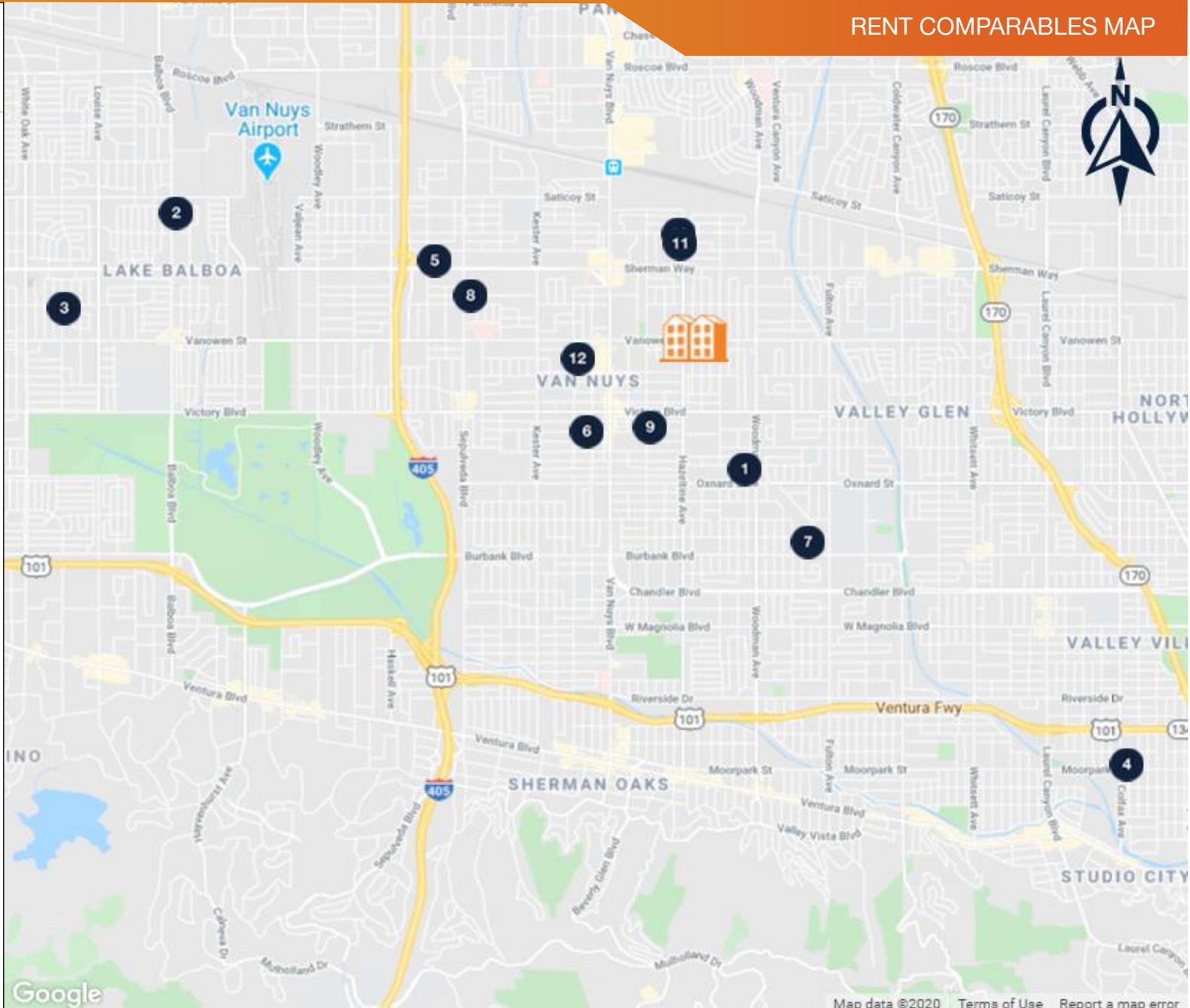
		Units	Unit Type
Close Of Escrow:	3/1/2020	2	2 Bdr 1.5 Bath
Sales Price:	\$7,550,000	10	3 Bdr 2.5 Bath
Price/Unit:	\$629,167		
Price/SF:	\$359.95		
CAP Rate:	4.94%		
GRM:	14.61		
Total No. of Units:	12		
Year Built:	2020		

Underwriting Criteria	
Income	\$516,600
NOI	\$372,914



14019 VANOWEN ST  
Van Nuys, CA 91405

- 1 13734 Oxnard St
- 2 7412 Balboa Blvd
- 3 6850 Encino Ave
- 4 4357 Troost Ave
- 5 San Regis Apartments
- 6 14611 Delano St
- 7 13412 Burbank Blvd
- 8 6940 Sepulveda Blvd
- 9 14252 Erwin St
- 10 7257 Cherry Ln
- 11 14106 W Spruce Ln
- 12 14646 Kittridge St

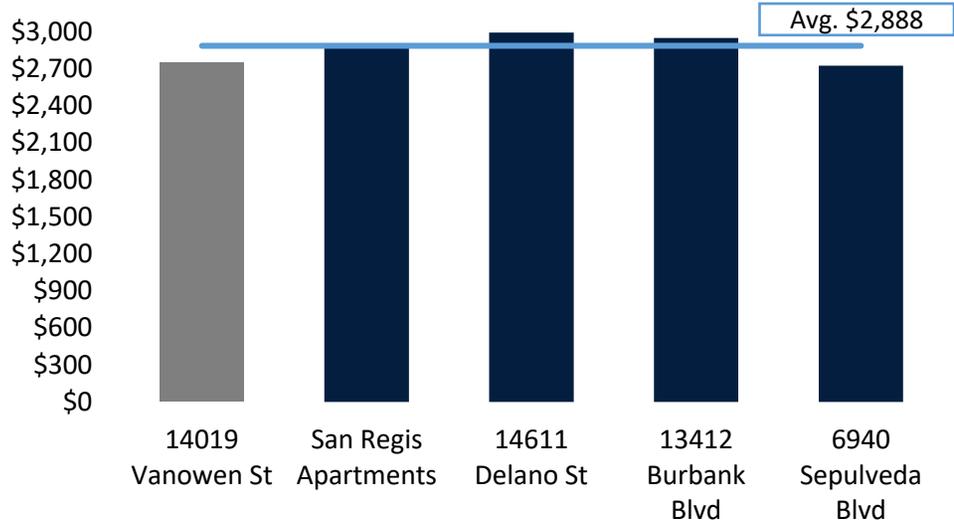


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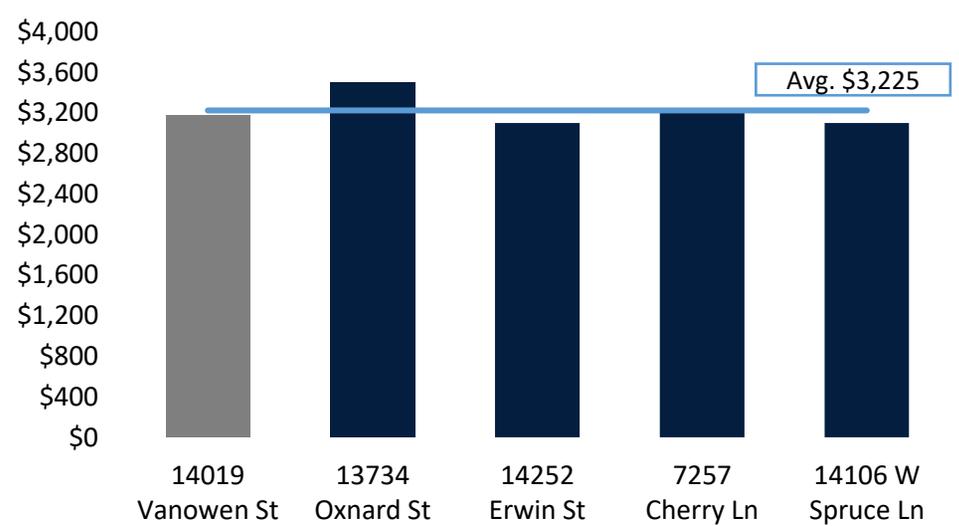
**AVERAGE RENT - MULTIFAMILY**

**RENT COMPARABLES**

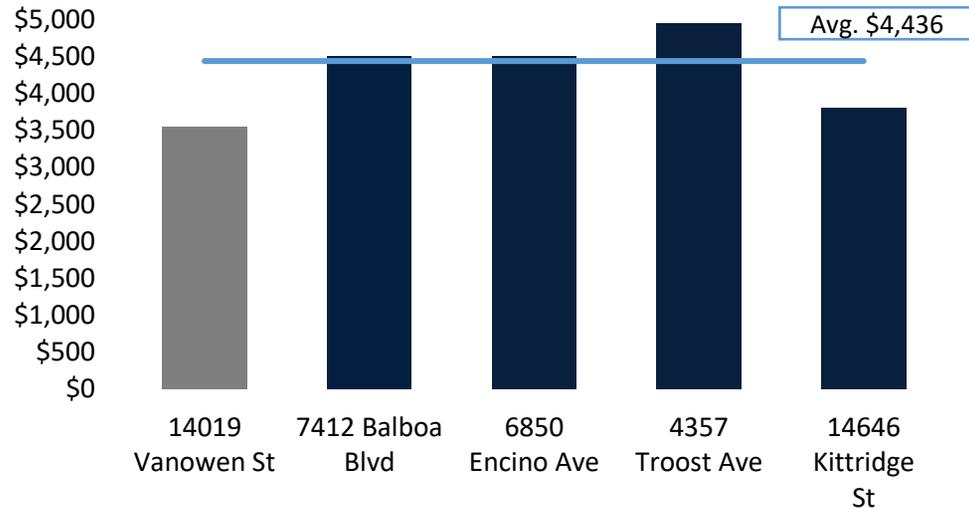
**2 Bedroom**



**3 Bedroom**



**4 Bedroom**



**14019 VANOWEN ST**  
14019 Vanowen St, Los Angeles, CA, 91405



Unit Type	Units	SF	Rent	Rent/SF
2 Bed 2.5 Bath Townhouse	1	1,051	\$2,750	\$2.62
3 Bed 3 Bath Townhouse	1	1,129	\$3,100	\$2.75
3 Bed 3.5 Bath Townhouse	1	1,482	\$3,250	\$2.19
4 Bed 3 Bath Townhouse	1	1,534	\$3,450	\$2.25
4 Bed 3.5 Bath Townhouse	1	2,430	\$3,650	\$1.50
<b>Total/Avg.</b>	<b>5</b>	<b>1,525</b>	<b>\$3,240</b>	<b>\$2.12</b>

YEAR BUILT: 2020

**13734 OXNARD ST**  
13734 Oxnard St, Van Nuys, CA, 91401



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2.5 Bath	1	2,200	\$3,500	\$1.59
<b>Total/Avg.</b>	<b>1</b>	<b>2,200</b>	<b>\$3,500</b>	<b>\$1.59</b>

YEAR BUILT: 2019

**7412 BALBOA BLVD**  
7412 Balboa Blvd, Van Nuys, CA, 91406



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 3 Bath	1	3,147	\$4,500	\$1.43
<b>Total/Avg.</b>	<b>1</b>	<b>3,147</b>	<b>\$4,500</b>	<b>\$1.43</b>

YEAR BUILT: 1941

**6850 ENCINO AVE**

6850 Encino Ave, Van Nuys, CA, 91406



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 4 Bath	1	1,616	\$4,495	\$2.78
Total/Avg.	1	1,616	\$4,495	\$2.78

YEAR BUILT: 1951

**4357 TROOST AVE**

4357 Troost Ave, Studio City, CA, 91604



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 3 Bath	1	2,000	\$4,950	\$2.48
Total/Avg.	1	2,000	\$4,950	\$2.48

YEAR BUILT: 1965

**SAN REGIS APARTMENTS**

15454 Sherman Way, Van Nuys, CA, 91406



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,000-1,100	\$2,027-\$3,734	\$2.74
Total/Avg.	1	1,050	\$2,881	\$2.74

YEAR BUILT: 1967

**14611 DELANO ST**

14611 Delano St, Van Nuys, CA, 91411



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2.5 Bath	1	1,550	\$2,995	\$1.93
Total/Avg.	1	1,550	\$2,995	\$1.93

YEAR BUILT: 2017

**13412 BURBANK BLVD**

13412 Burbank Blvd, Sherman Oaks, CA, 91401



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2.5 Bath	1	1,350	\$2,950	\$2.19
Total/Avg.	1	1,350	\$2,950	\$2.19

YEAR BUILT: 1979

**6940 SEPULVEDA BLVD**

6940 Sepulveda Blvd, Van Nuys, CA, 91405



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,472	\$2,725	\$1.85
Total/Avg.	1	1,472	\$2,725	\$1.85

YEAR BUILT: 2009

**14252 ERWIN ST**

14252 Erwin St, Van Nuys, CA, 91401



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,382	\$3,100	\$2.24
Total/Avg.	1	1,382	\$3,100	\$2.24

YEAR BUILT: 2019

**7257 CHERRY LN**

7257 Cherry Ln, Van Nuys, CA, 91405



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1	1,500	\$3,200	\$2.13
Total/Avg.	1	1,500	\$3,200	\$2.13

YEAR BUILT: 2016

**14106 W SPRUCE LN**

14106 W Spruce Ln, Van Nuys, CA, 91405



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1	1,478	\$3,100	\$2.10
Total/Avg.	1	1,478	\$3,100	\$2.10

YEAR BUILT: 2017

**14646 KITTRIDGE ST**

14646 Kittridge St, Van Nuys, CA, 91405



Unit Type	Units	SF	Rent	Rent/SF
4 Bdr 4 Bath	1	2,600	\$3,800	\$1.46
Total/Avg.	1	2,600	\$3,800	\$1.46

YEAR BUILT: 1936

# MARKET OVERVIEW



Created on July 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	62,634	361,322	766,445
■ 2019 Estimate			
Total Population	59,736	352,266	746,621
■ 2010 Census			
Total Population	54,946	335,493	710,285
■ 2000 Census			
Total Population	56,320	333,377	688,533
■ Daytime Population			
2019 Estimate	48,542	328,516	694,215
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	20,122	121,923	260,278
■ 2019 Estimate			
Total Households	19,092	118,481	252,130
Average (Mean) Household Size	3.10	2.94	2.92
■ 2010 Census			
Total Households	17,355	111,300	235,867
■ 2000 Census			
Total Households	17,393	110,652	231,450
Growth 2015-2020	5.39%	2.91%	3.23%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2024 Projection	20,122	121,923	260,278
2019 Estimate	19,953	122,737	261,083
Owner Occupied	4,731	37,146	99,969
Renter Occupied	14,360	81,334	152,161
Vacant	862	4,256	8,953
■ Persons In Units			
2019 Estimate Total Occupied Units	19,092	118,481	252,130
1 Person Units	22.42%	25.77%	26.08%
2 Person Units	22.56%	25.03%	26.24%
3 Person Units	17.72%	16.09%	15.48%
4 Person Units	16.94%	14.76%	14.08%
5 Person Units	10.44%	8.97%	8.36%
6+ Person Units	9.92%	9.39%	9.76%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$200,000 or More	4.22%	5.08%	7.59%
\$150,000 - \$199,000	2.97%	5.12%	6.03%
\$100,000 - \$149,000	9.22%	11.96%	14.11%
\$75,000 - \$99,999	10.30%	11.63%	12.14%
\$50,000 - \$74,999	16.21%	17.04%	16.91%
\$35,000 - \$49,999	15.77%	13.79%	12.50%
\$25,000 - \$34,999	12.21%	10.62%	9.25%
\$15,000 - \$24,999	15.16%	12.09%	10.32%
Under \$15,000	13.94%	12.66%	11.16%
Average Household Income	\$66,833	\$77,426	\$91,664
Median Household Income	\$42,734	\$51,116	\$59,857
Per Capita Income	\$21,575	\$26,197	\$31,087
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	59,736	352,266	746,621
Under 20	25.21%	24.82%	24.19%
20 to 34 Years	25.78%	25.25%	24.63%
35 to 39 Years	7.47%	7.87%	7.82%
40 to 49 Years	13.95%	13.91%	13.99%
50 to 64 Years	17.48%	17.18%	17.61%
Age 65+	10.12%	10.96%	11.77%
Median Age	34.39	34.96	35.73
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	40,296	240,499	516,067
Elementary (0-8)	14.17%	11.79%	10.99%
Some High School (9-11)	10.99%	9.68%	9.16%
High School Graduate (12)	23.67%	21.83%	20.95%
Some College (13-15)	19.33%	19.11%	19.09%
Associate Degree Only	7.10%	7.05%	6.73%
Bachelors Degree Only	14.90%	19.77%	20.93%
Graduate Degree	5.44%	7.16%	8.80%
■ Population by Gender			
2019 Estimate Total Population	59,736	352,266	746,621
Male Population	50.34%	50.01%	49.98%
Female Population	49.66%	49.99%	50.02%

Source: © 2019 Experian



### Population

In 2019, the population in your selected geography is 59,736. The population has changed by 6.07% since 2000. It is estimated that the population in your area will be 62,634.00 five years from now, which represents a change of 4.85% from the current year. The current population is 50.34% male and 49.66% female. The median age of the population in your area is 34.39, compare this to the US average which is 38.08. The population density in your area is 19,011.15 people per square mile.



### Households

There are currently 19,092 households in your selected geography. The number of households has changed by 9.77% since 2000. It is estimated that the number of households in your area will be 20,122 five years from now, which represents a change of 5.39% from the current year. The average household size in your area is 3.10 persons.



### Income

In 2019, the median household income for your selected geography is \$42,734, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 39.17% since 2000. It is estimated that the median household income in your area will be \$47,633 five years from now, which represents a change of 11.46% from the current year.

The current year per capita income in your area is \$21,575, compare this to the US average, which is \$33,623. The current year average household income in your area is \$66,833, 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: 52.67% White, 4.51% Black, 0.12% Native American and 7.10% 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 63.09% 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 \$507,398 in 2019, compare this to the US average of \$212,058. In 2000, there were 4,656 owner occupied housing units in your area and there were 12,738 renter occupied housing units in your area. The median rent at the time was \$566.



### Employment

In 2019, there are 14,315 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 48.01% of employees are employed in white-collar occupations in this geography, and 52.40% are employed in blue-collar occupations. In 2019, unemployment in this area is 5.79%. In 2000, the average time traveled to work was 36.00 minutes.

