

# North Hollywood Triplex

11344 Oxnard St, North Hollywood, CA 91606



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Activity ID #ZAF0120205

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LAAA TEAM

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# TABLE OF CONTENTS

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<b>SECTION 1</b> <b>Executive Summary</b>	7
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<b>SECTION 2</b> <b>Property Information</b>	11
---	----

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<b>SECTION 3</b> <b>Financial Analysis</b>	17
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<b>SECTION 4</b> <b>Sale Comparables</b>	24
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<b>SECTION 5</b> <b>Lease Comparables</b>	34
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<b>SECTION 6</b> <b>Market Overview</b>	42
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SECTION 1

# Executive Summary

OFFERING SUMMARY

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## OFFERING SUMMARY



Listing Price  
**\$890,000**



Cap Rate  
**5.02%**



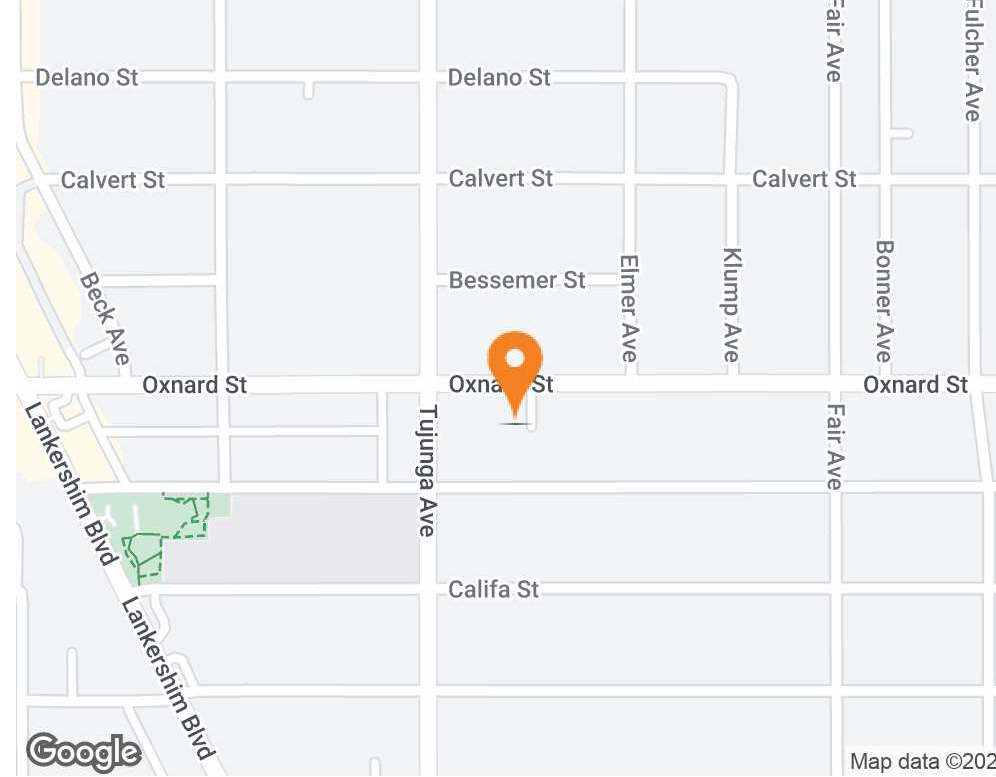
# of Units  
**3**

### FINANCIAL

Listing Price	\$890,000
NOI	\$44,661
Cap Rate	5.02%
Price/SF	\$377.44
Price/Unit	\$296,667

### OPERATIONAL

Gross SF	2,358 SF
# of Units	3
Lot Size	0.18 Acres (7,840 SF)
Occupancy	100%
Year Built	1927





SECTION 2

# Property Information

INVESTMENT HIGHLIGHTS

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REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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# 11344 OXNARD ST

11344 Oxnard St, North Hollywood, CA 91606

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## INVESTMENT OVERVIEW

The LAAA Team at Marcus & Millichap is pleased to introduce 11344 Oxnard Street, a 3-unit value-add investment opportunity in North Hollywood, CA.

Constructed in 1927, this rent-controlled property sits on a 7,744 square foot lot (0.18 acres), with a gross building area of 2,358 square feet. There's nearly 44% upside potential over current gross rents, and the buyer could add more value by converting the garages into an ADU.

The property's three units are split into a duplex at the front of the lot, and a separate house at the rear. The front duplex includes a 2 bed / 1 bath unit of approximately 750 square feet, and a 1 bed / 1 bath unit of about 550 square feet. The separate house at the back is the most desirable unit at the property.

That 2 bed / 2 bath house has approximately 850 square feet, and it also contains in-unit laundry facilities, adding to tenant convenience.

The seller has recently made capital improvements such as replacing water heaters in all units and overhauling the water main in October 2022. The property offers ample parking with two spots in the middle of the lot, and two additional 1-car garages at the back of the lot where there's additional space in front of the garages for an extra tandem space.

The property's proximity to NoHo West offers potential residents access to amenities like Trader Joe's, Regal Cinemas, LA Fitness, Starbucks, ULTA, and the upcoming Nordstrom Rack, among others.

## INVESTMENT HIGHLIGHTS

Bite Size Triplex in North Hollywood, CA

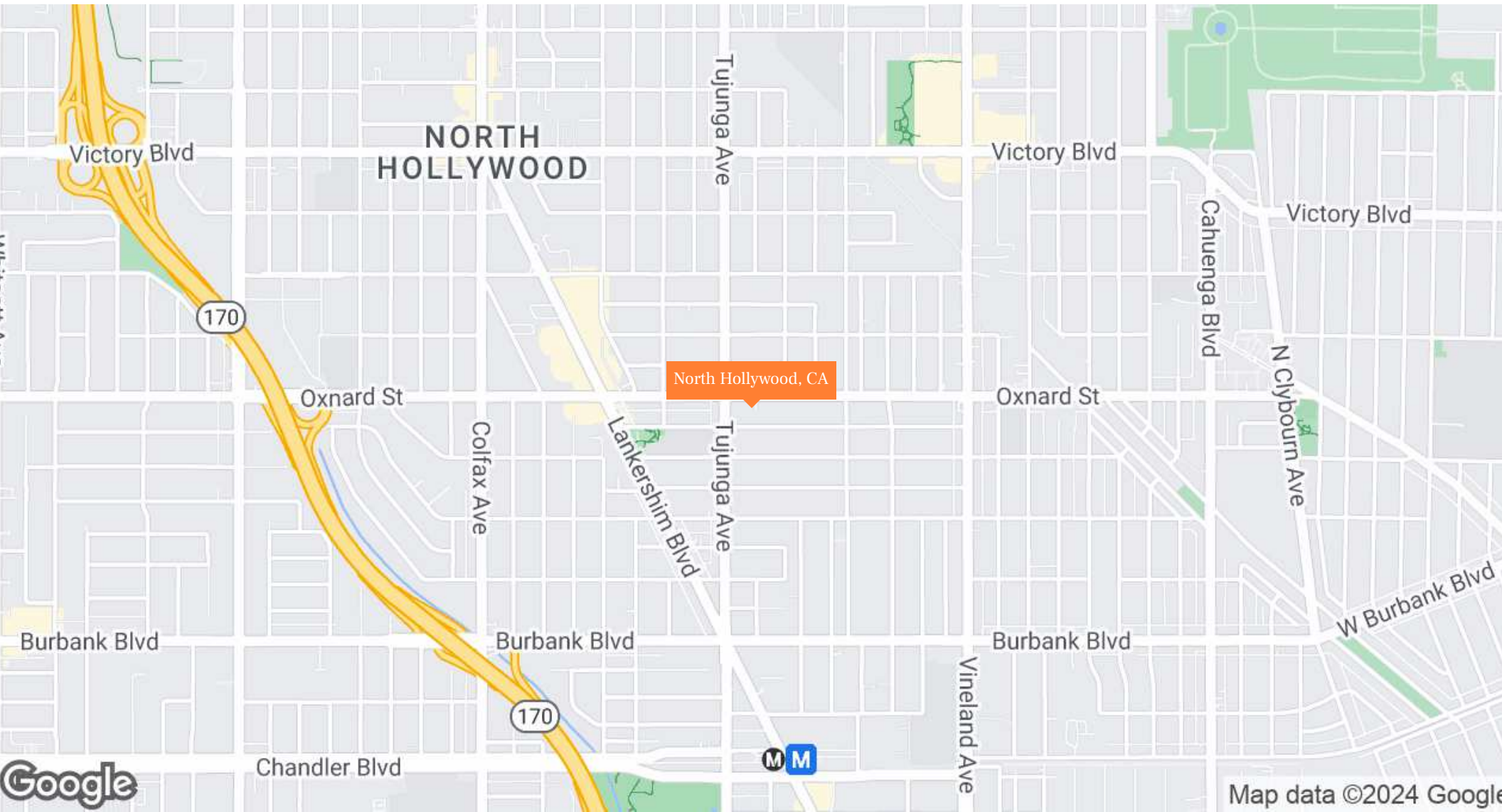
Property Hasn't Been Sold in Nearly 25 Years

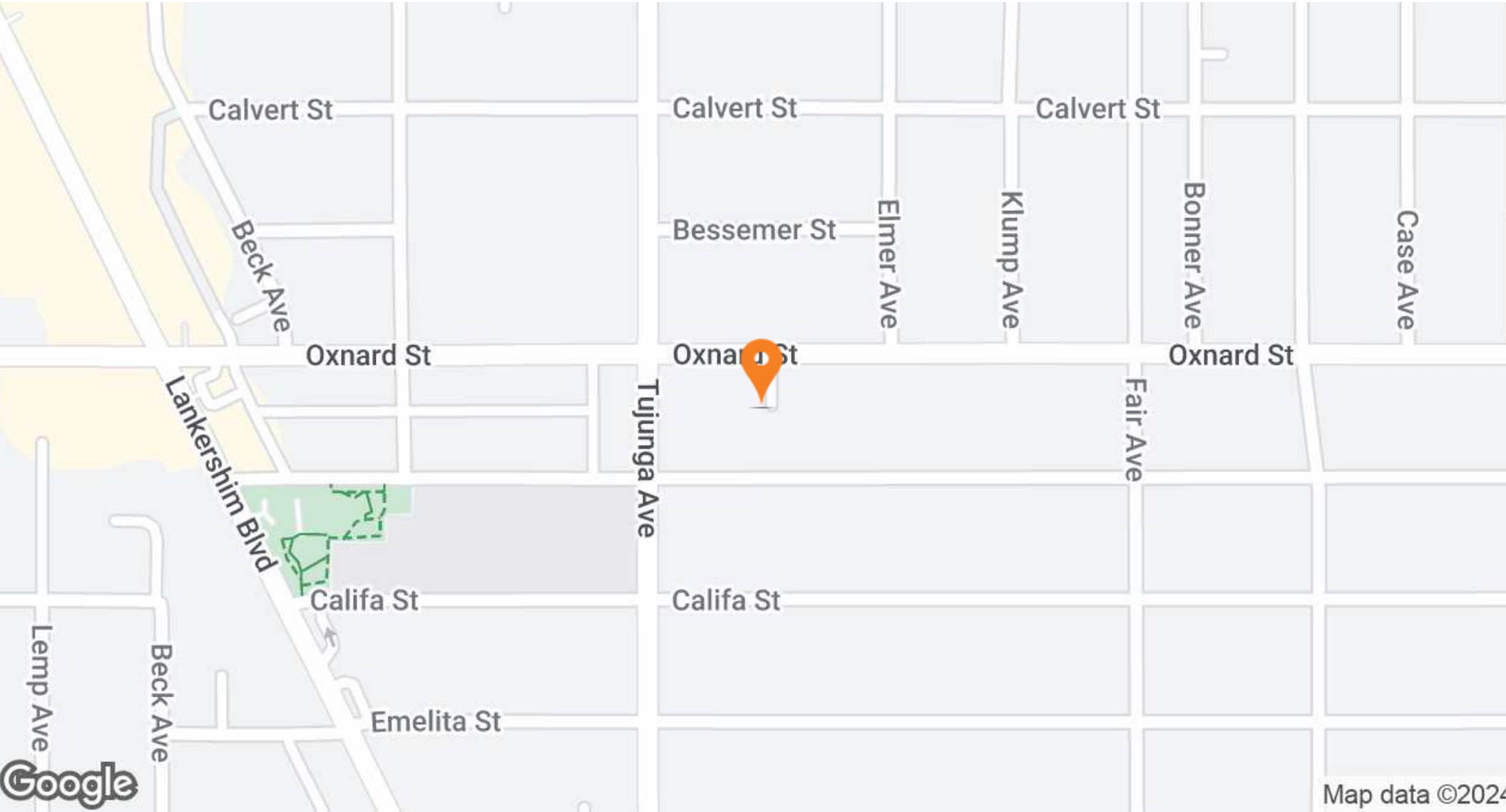
Strong Value Add Potential | Approximately 44% Upside in Rents

Buyer Can Convert the Two One-Car Garages to an ADU

Great Unit Mix: 1 Bed / 1 bath, 2 bed / 1 bath, and a 2 bed / 2 bath House

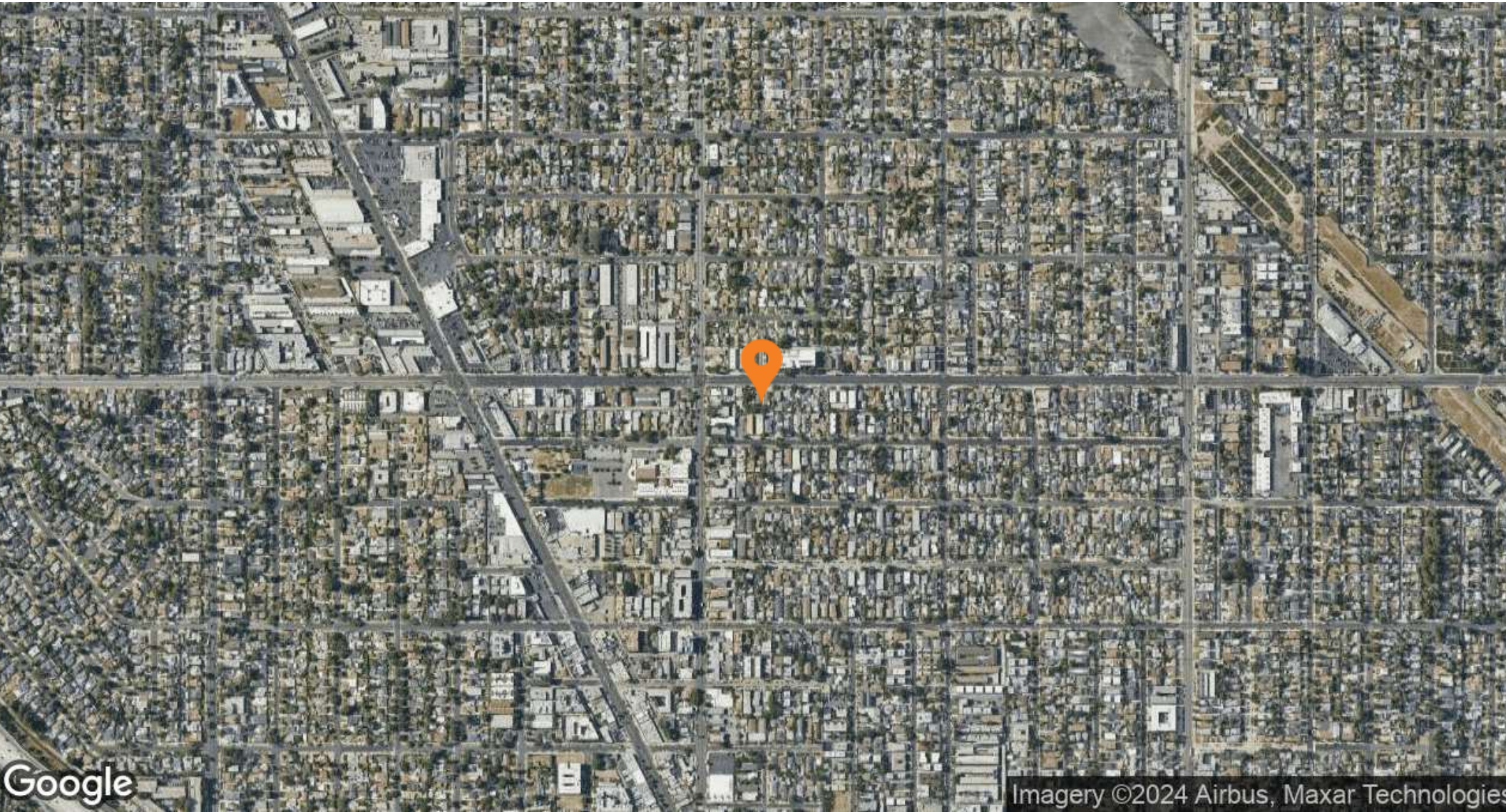
REGIONAL MAP // 11344 Oxnard St





AERIAL MAP // 11344 Oxnard St

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Google

Imagery ©2024 Airbus, Maxar Technologies



SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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## 11344 Oxnard St // FINANCIAL DETAILS

As of June,2024

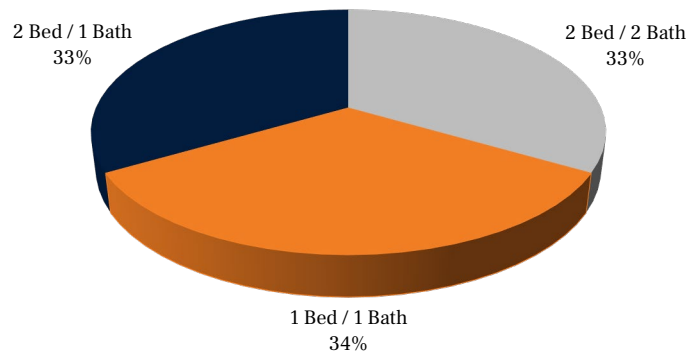
UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
11344	2 Bed / 2 Bath	850	\$2,595	\$3.05	\$3,000	\$3.53
11346	2 Bed / 1 Bath	750	\$1,347	\$1.80	\$2,500	\$3.33
11348	1 Bed / 1 Bath	550	\$1,232	\$2.24	\$1,950	\$3.55
<b>Total</b>		<b>Square Feet: 2,358</b>	<b>\$5,174</b>	<b>\$2.19</b>	<b>\$7,450</b>	<b>\$3.16</b>

# FINANCIAL DETAILS // 11344 Oxnard St

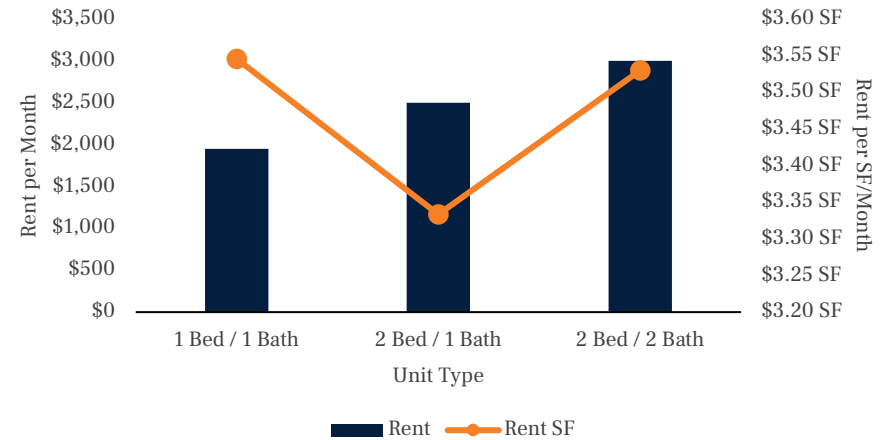
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	1	550	\$1,232 - \$1,232	\$1,232	\$2.24	\$1,232	\$1,950	\$3.55	\$1,950
2 Bed / 1 Bath	1	750	\$1,347 - \$1,347	\$1,347	\$1.80	\$1,347	\$2,500	\$3.33	\$2,500
2 Bed / 2 Bath	1	850	\$2,595 - \$2,595	\$2,595	\$3.05	\$2,595	\$3,000	\$3.53	\$3,000
TOTALS/WEIGHTED AVERAGES	3	786		\$1,725	\$2.19	\$5,174	\$2,483	\$3.16	\$7,450

GROSS ANNUALIZED RENTS	\$62,090	\$89,400
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Unit Distribution



Unit Rent



## 11344 Oxnard St // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
<b>Rental Income</b>						
Gross Current Rent	62,090		89,400		29,800	37.91
TOTAL VACANCY	\$0	0.0%	\$0	0.0%	\$0	\$0
<b>EFFECTIVE GROSS INCOME</b>	<b>\$62,090</b>		<b>\$89,400</b>		<b>\$29,800</b>	<b>\$37.91</b>
<b>EXPENSES</b>						
	<b>Current</b>		<b>Pro Forma</b>	<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
Real Estate Taxes	10,680		10,680	[1]	3,560	4.53
Insurance	4,095		4,095	[2]	1,365	1.74
Utilities - Electric	80		80	[3]	27	0.03
Utilities - Water & Sewer	920		920	[4]	307	0.39
Utilities - Gas	38		38	[5]	13	0.02
Trash Removal	116		116	[6]	39	0.05
Repairs & Maintenance	1,500		1,500	[7]	500	0.64
<b>TOTAL EXPENSES</b>	<b>\$17,429</b>		<b>\$17,429</b>		<b>\$5,810</b>	<b>\$7.39</b>
EXPENSES AS % OF EGI	28.1%		19.5%			
<b>NET OPERATING INCOME</b>	<b>\$44,661</b>		<b>\$71,971</b>		<b>\$23,990</b>	<b>\$30.52</b>

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

NOTES TO OPERATING STATEMENT

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- [1] 1.20% of the purchase price
- [2] Seller provided financials
- [3] Seller provided financials
- [4] Seller provided financials
- [5] Seller provided financials
- [6] Seller provided financials
- [7] \$500 per unit

## 11344 Oxnard St // FINANCIAL DETAILS

### SUMMARY

Price	\$890,000	
Down Payment	\$890,000	100%
Number of Units	3	
Price Per Unit	\$296,667	
Price Per SqFt	\$377.44	
Gross SqFt	2,358	
Lot Size	0.18 Acres	
Approx. Year Built	1927	

### RETURNS

	Current	Pro Forma
CAP Rate	5.02%	8.09%
GRM	14.33	9.96
Cash-on-Cash	5.02%	8.09%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
1	1 Bed / 1 Bath	550	\$1,232	\$1,950
1	2 Bed / 1 Bath	750	\$1,347	\$2,500
1	2 Bed / 2 Bath	850	\$2,595	\$3,000

### OPERATING DATA

#### INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$62,090		\$89,400
Less: Vacancy/Deductions	0.0%	\$0	0.0%	\$0
Total Effective Rental Income		\$62,090		\$89,400
Other Income		\$0		\$0
Effective Gross Income		\$62,090		\$89,400
Less: Expenses	28.1%	\$17,429	19.5%	\$17,429
Net Operating Income		\$44,661		\$71,971
Cash Flow		\$44,661		\$71,971
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	5.02%	\$44,661	8.09%	\$71,971
Principal Reduction		\$0		\$0
<b>TOTAL RETURN</b>	<b>5.02%</b>	<b>\$44,661</b>	<b>8.09%</b>	<b>\$71,971</b>

#### EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$10,680	\$10,680
Insurance	\$4,095	\$4,095
Utilities - Electric	\$80	\$80
Utilities - Water & Sewer	\$920	\$920
Utilities - Gas	\$38	\$38
Trash Removal	\$116	\$116
Repairs & Maintenance	\$1,500	\$1,500
<b>TOTAL EXPENSES</b>	<b>\$17,429</b>	<b>\$17,429</b>
Expenses/Unit	\$5,810	\$5,810
Expenses/SF	\$7.39	\$7.39

SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE CHART

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GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

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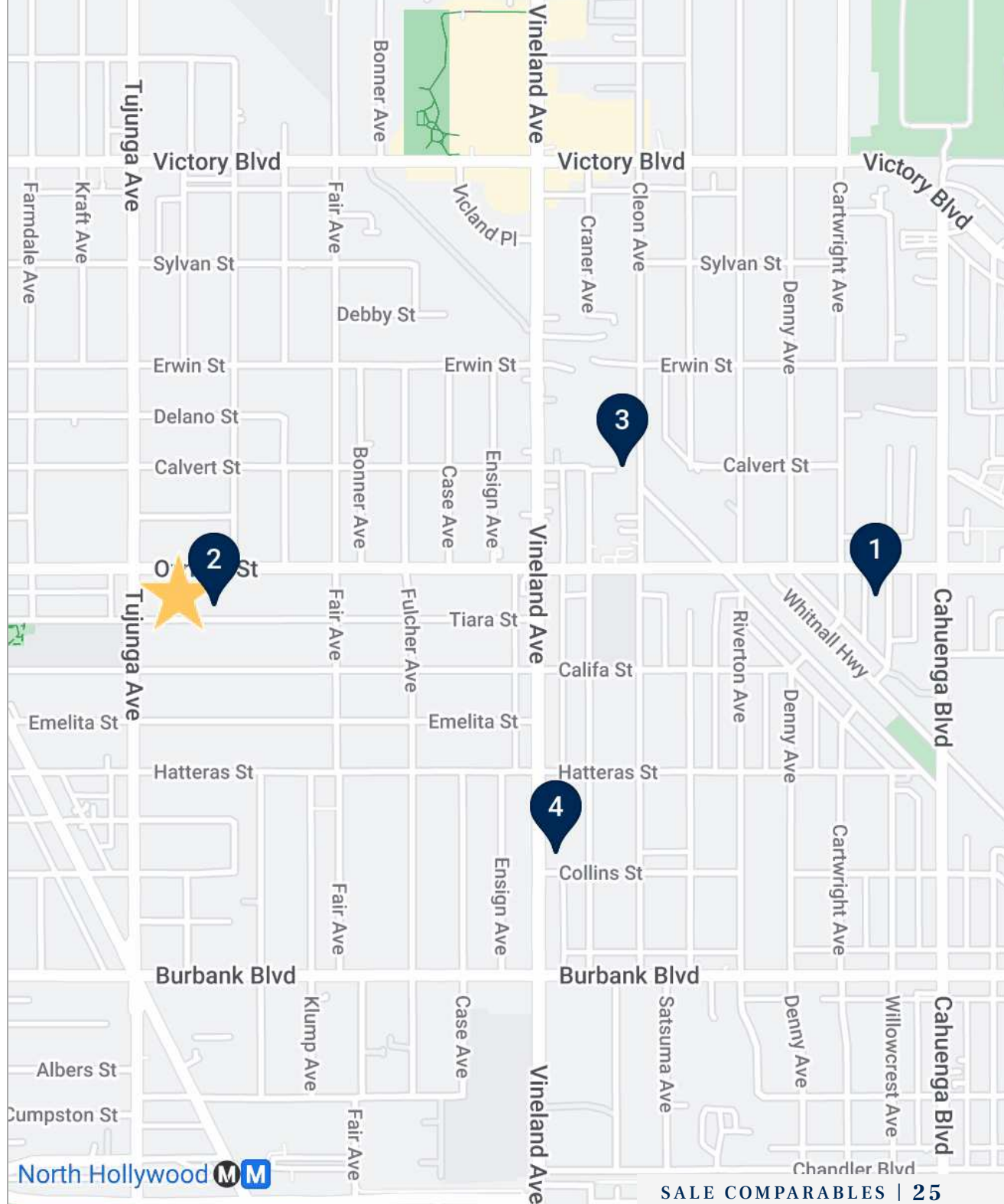
SALE COMPS

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# SALE COMPS MAP

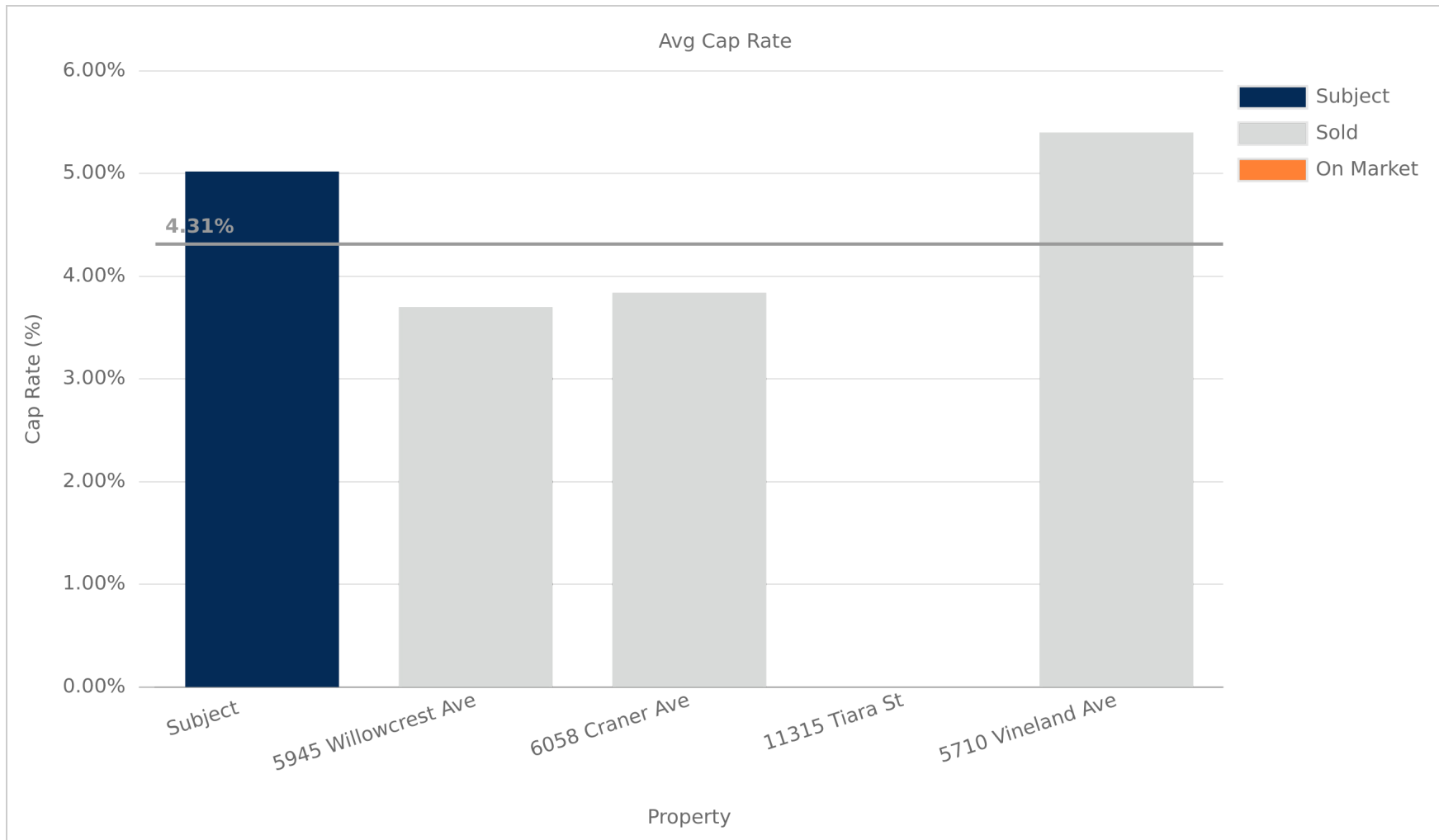
-  11344 Oxnard St
-  5945 Willowcrest Ave
-  11315 Tiara St
-  6058 Craner Ave
-  5710 Vineland Ave



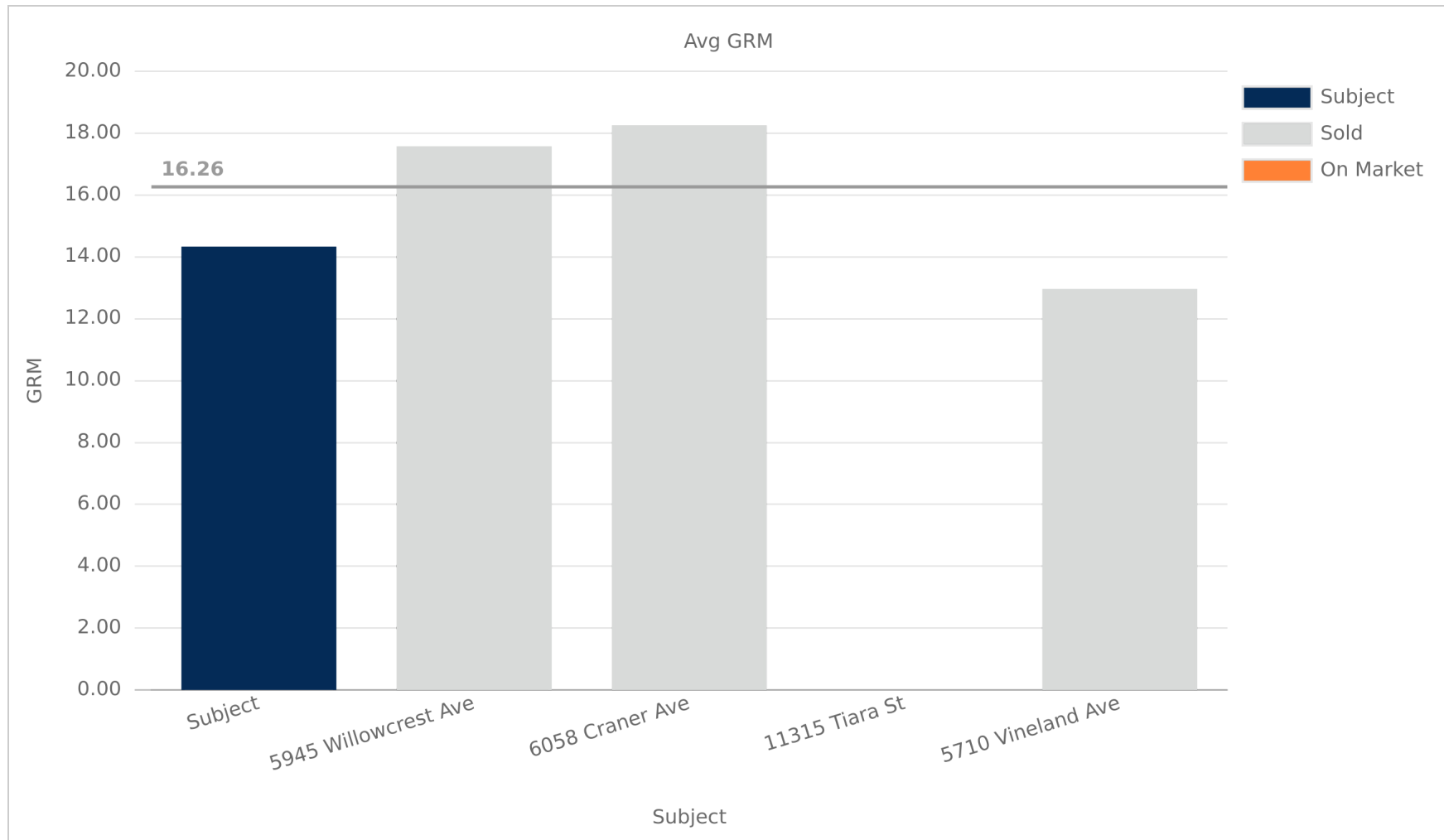
## SALE COMPS SUMMARY // 11344 Oxnard St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>11344 Oxnard St</b> 11344 Oxnard St North Hollywood, CA 91606	\$890,000	2,358 SF	\$377.44	0.18 AC	\$296,667	5.02%	3	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>5945 Willowcrest Ave</b> 5945 Willowcrest Ave North Hollywood, CA 91601	\$899,900	2,050 SF	\$438.98	0.12 AC	\$299,966	3.70%	3	03/30/2023
	<b>11315 Tiara St</b> 11315 Tiara St North Hollywood, CA 91601	\$1,000,000	3,853 SF	\$259.54	0.16 AC	\$333,333	-	3	10/18/2023
	<b>6058 Craner Ave</b> 6058 Craner Ave North Hollywood, CA 91606	\$950,000	3,228 SF	\$294.30	0.35 AC	\$316,666	3.84%	3	06/15/2023
	<b>5710 Vineland Ave</b> 5710 Vineland Ave North Hollywood, CA 91601	\$949,000	1,655 SF	\$573.41	0.12 AC	\$316,333	5.40%	3	03/26/2024
	<b>AVERAGES</b>	<b>\$949,725</b>	<b>2,697 SF</b>	<b>\$391.56</b>	<b>0.19 AC</b>	<b>\$316,575</b>	<b>4.31%</b>	<b>3</b>	<b>-</b>

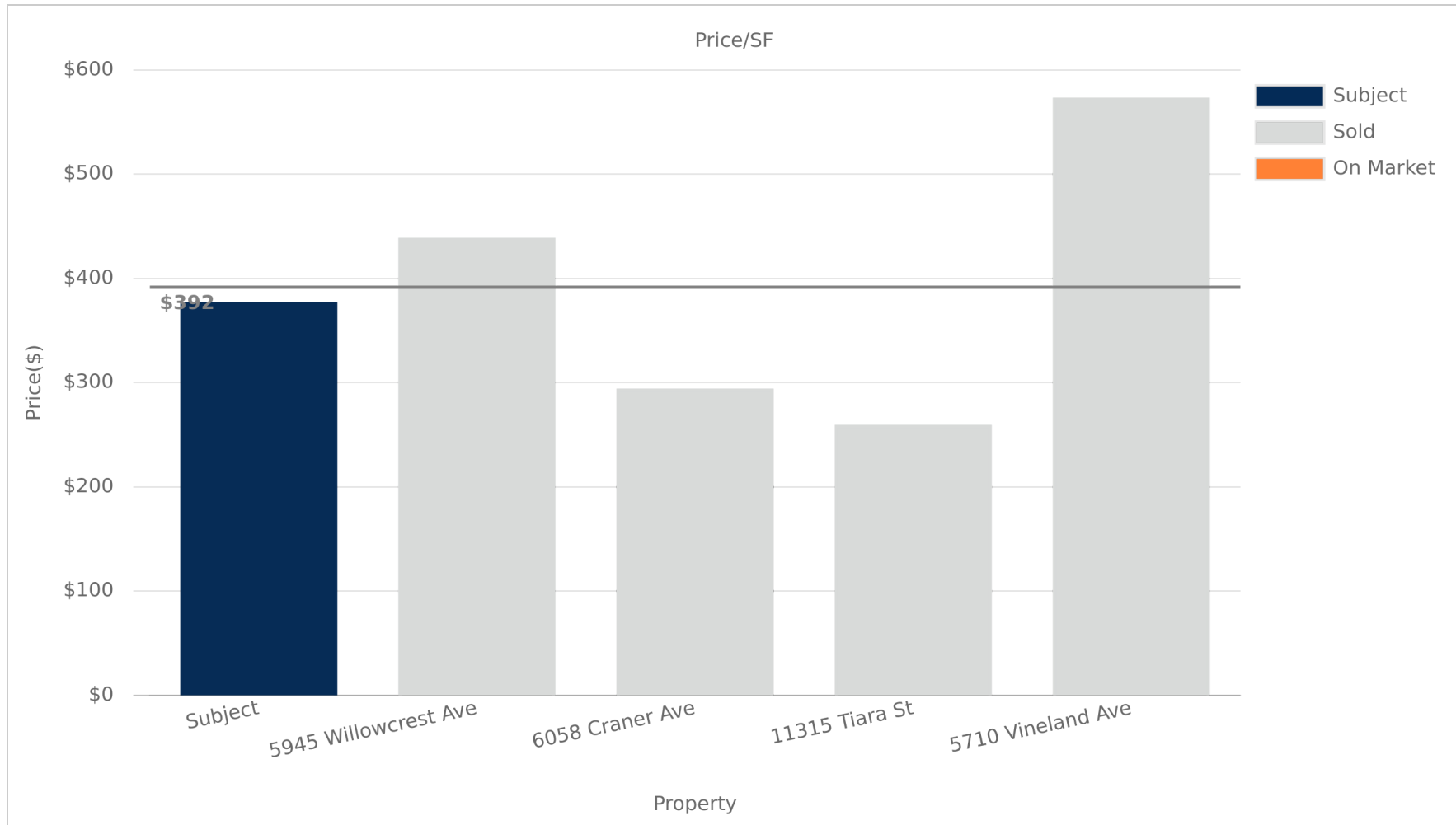
## 11344 Oxnard St // CAP RATE CHART



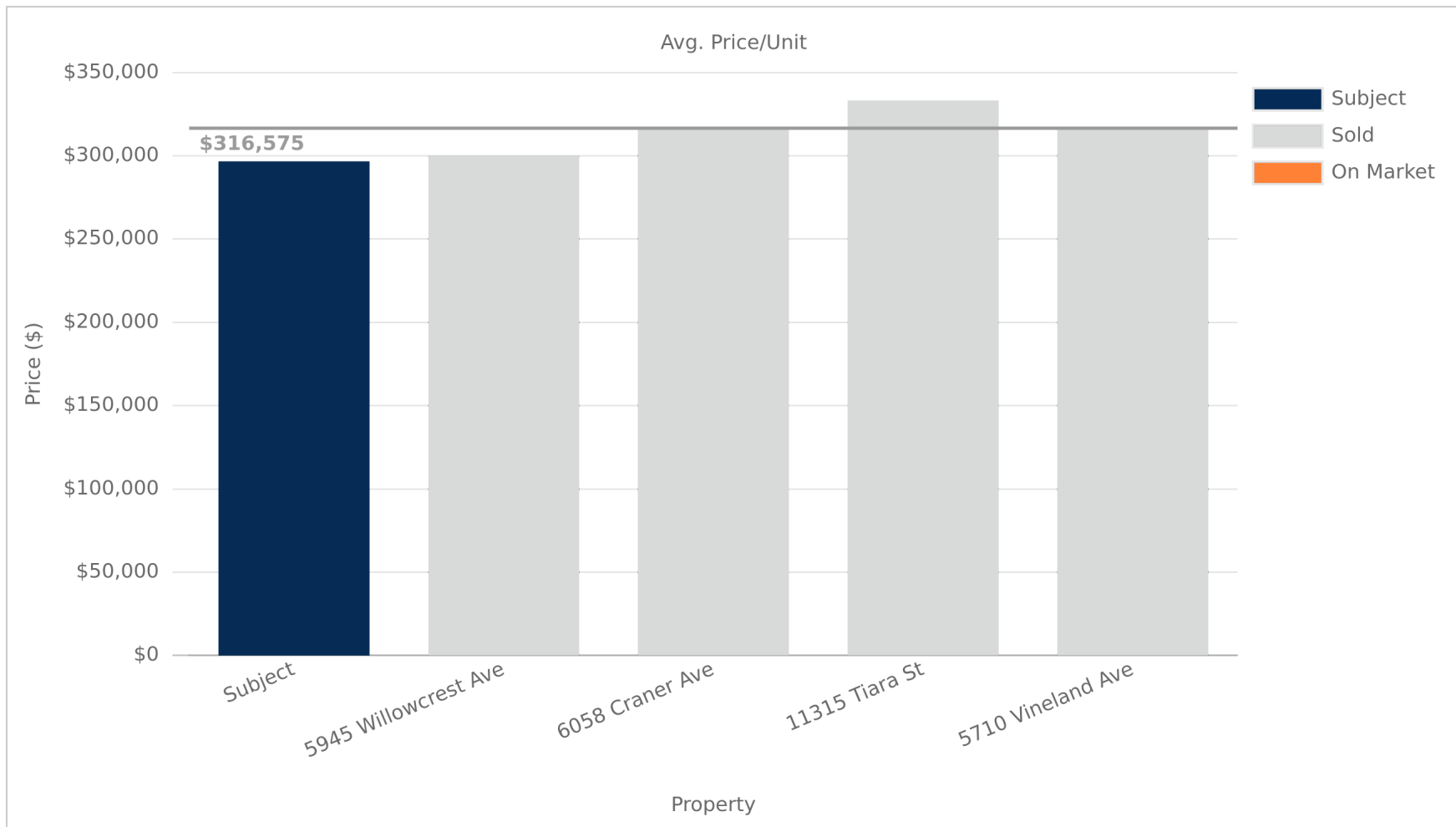
## GRM CHART // 11344 Oxnard St



## 11344 Oxnard St // PRICE PER SF CHART



## PRICE PER UNIT CHART // 11344 Oxnard St



## 11344 Oxnard St // SALE COMPS



**★ 11344 Oxnard St**  
11344 Oxnard St, North Hollywood, CA 91606

Listing Price:	\$890,000	Price/SF:	\$377.44
Property Type:	Multifamily	GRM:	14.33
NOI:	\$44,661	Cap Rate:	5.02%
Occupancy:	100%	Year Built:	1927
COE:	On Market	Number Of Units:	3
Lot Size:	0.18 Acres	Price/Unit:	\$296,667
Total SF:	2,358 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	33.3	550	\$1,232	\$2.24
2 Bed / 1 Bath	1	33.3	750	\$1,347	\$1.80
2 Bed / 2 Bath	1	33.3	850	\$2,595	\$3.05
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>716</b>	<b>\$1,724</b>	<b>\$2.41</b>



**1 5945 Willowcrest Ave**  
5945 Willowcrest Ave North Hollywood, CA 91601

Sale Price:	\$899,900	Price/SF:	\$438.98
Property Type:	Multifamily	GRM:	17.57
NOI:	\$33,290	Cap Rate:	3.70%
Occupancy:	-	Year Built:	1950
COE:	03/30/2023	Number Of Units:	3
Lot Size:	0.12 Acres	Price/Unit:	\$299,966
Total SF:	2,050 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	66.7			
2 Bed / 1 Bath	1	33.3			
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	

## SALE COMPS // 11344 Oxnard St



**2 11315 Tiara St**  
11315 Tiara St North Hollywood, CA 91601

Sale Price:	\$1,000,000	Price/SF:	\$259.54
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1926
COE:	10/18/2023	Number Of Units:	3
Lot Size:	0.16 Acres	Price/Unit:	\$333,333
Total SF:	3,853 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	2	66.7			
3 Bed / 2 Bath	1	33.3			
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



**3 6058 Craner Ave**  
6058 Craner Ave North Hollywood, CA 91606

Sale Price:	\$950,000	Price/SF:	\$294.30
Property Type:	Multifamily	GRM:	18.25
NOI:	-	Cap Rate:	3.84%
Occupancy:	-	Year Built:	1957
COE:	06/15/2023	Number Of Units:	3
Lot Size:	0.35 Acres	Price/Unit:	\$316,666
Total SF:	3,228 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	2	66.7		\$1,340	
3 Bed / 2 Bath	1	33.3		\$1,658	
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>\$1,446</b>	





**4 5710 Vineland Ave**  
 5710 Vineland Ave North Hollywood, CA 91601

Sale Price:	\$949,000	Price/SF:	\$573.41
Property Type:	Multifamily	GRM:	12.96
NOI:	-	Cap Rate:	5.40%
Occupancy:	-	Year Built:	1945
COE:	03/26/2024	Number Of Units:	3
Lot Size:	0.12 Acres	Price/Unit:	\$316,333
Total SF:	1,655 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	33.3		\$1,650	
2 Bed / 1 Bath	2	66.7		\$2,225	
TOTAL/AVG	3	100%	0	\$2,033	

SECTION 5

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

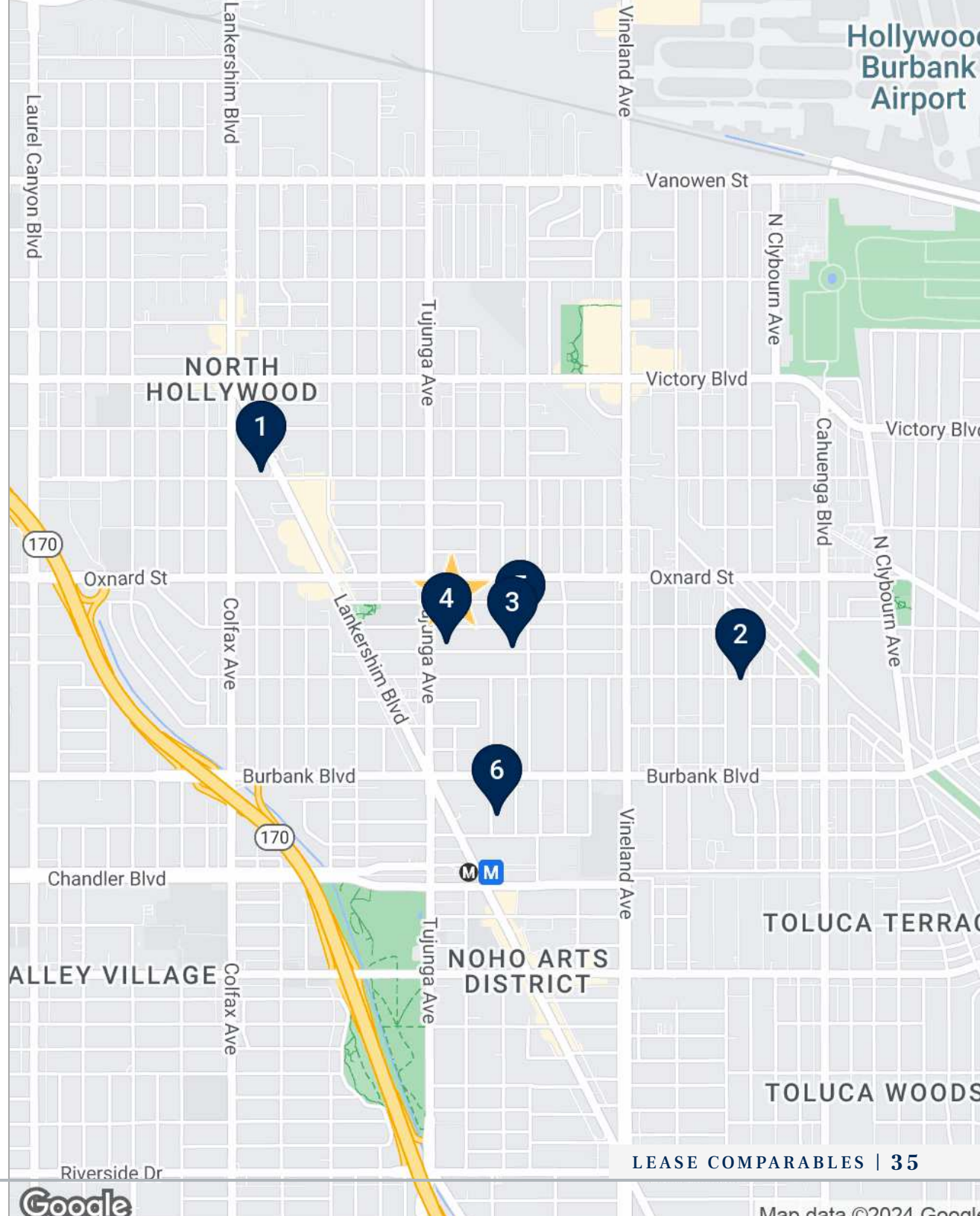
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RENT COMPS








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# RENT COMPS MAP

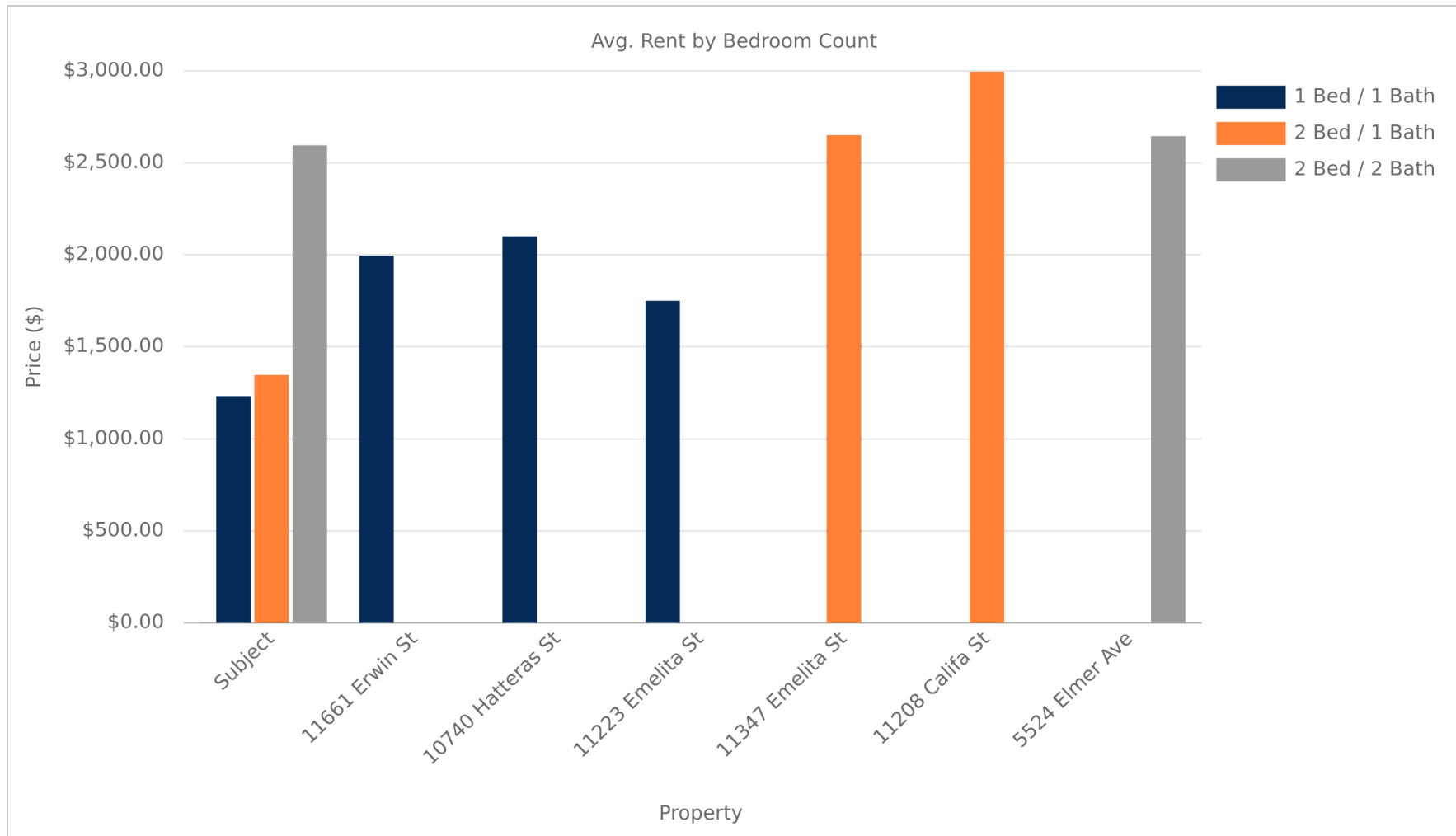
- ★ 11344 Oxnard St
- 1 11661 Erwin St
- 2 10740 Hatteras St
- 3 11223 Emelita St
- 4 11347 Emelita St
- 5 11208 Califa St
- 6 5524 Elmer Ave



## RENT COMPS SUMMARY // 11344 Oxnard St

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	<b>11344 Oxnard St</b> 11344 Oxnard St North Hollywood, CA 91606	\$2.19	716 SF	\$1,724	0.18 AC	3
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	<b>11661 Erwin St</b> 11661 Erwin St North Hollywood, CA 91606	\$3.07	650 SF	\$1,995	0.36 AC	18
	<b>10740 Hatteras St</b> 10740 Hatteras St North Hollywood, CA 91601	\$4.20	500 SF	\$2,100	0.17 AC	2
	<b>11223 Emelita St</b> 11223 Emelita St North Hollywood, CA 91601	\$2.50	700 SF	\$1,750	0.16 AC	5
	<b>11347 Emelita St</b> 11347 Emelita St North Hollywood, CA 91601	\$2.87	923 SF	\$2,650	0.18 AC	7
	<b>11208 Califa St</b> 11208 Califa St North Hollywood, CA 91601	\$3.74	800 SF	\$2,995	0.16 AC	2
	<b>5524 Elmer Ave</b> 5524 Elmer Ave North Hollywood, CA 91601	\$3.31	800 SF	\$2,645	0.17 AC	6
	<b>AVERAGES</b>	<b>\$3.28</b>	<b>729 SF</b>	<b>\$2,355</b>	<b>0.2 AC</b>	<b>7</b>

## 11344 Oxnard St // RENT BY BED CHART



## RENT COMPS // 11344 Oxnard St

**★ 11344 Oxnard St**  
11344 Oxnard St, North Hollywood, CA 91606

 3 Units |  100% Total Occupancy |  Year Built 1927



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	33.3	550	\$1,232	\$2.24
2 Bed / 1 Bath	1	33.3	750	\$1,347	\$1.80
2 Bed / 2 Bath	1	33.3	850	\$2,595	\$3.05
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>716</b>	<b>\$1,724</b>	<b>\$2.41</b>

**1 11661 Erwin St**  
11661 Erwin St, North Hollywood, CA 91606

 18 Units |  Year Built 1963



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	650	\$1,995	\$3.07
<b>TOTAL/AVG</b>	<b>1</b>	<b>100%</b>	<b>650</b>	<b>\$1,995</b>	<b>\$3.07</b>

11344 Oxnard St // RENT COMPS

**2** 10740 Hatteras St  
10740 Hatteras St, North Hollywood, CA 91601

 2 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	500	\$2,100	\$4.20
TOTAL/AVG	1	100%	500	\$2,100	\$4.20

**3** 11223 Emelita St  
11223 Emelita St, North Hollywood, CA 91601

 5 Units |  Year Built 1925



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	700	\$1,750	\$2.50
TOTAL/AVG	1	100%	700	\$1,750	\$2.50

## RENT COMPS // 11344 Oxnard St

**4** 11347 Emelita St  
11347 Emelita St, North Hollywood, CA 91601

 7 Units |  Year Built 1963



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	923	\$2,650	\$2.87
TOTAL/AVG	1	100%	923	\$2,650	\$2.87

**5** 11208 Califa St  
11208 Califa St, North Hollywood, CA 91601

 2 Units |  Year Built 1929



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	800	\$2,995	\$3.74
TOTAL/AVG	1	100%	800	\$2,995	\$3.74



11344 Oxnard St // RENT COMPS

**6** 5524 Elmer Ave  
 5524 Elmer Ave, North Hollywood, CA 91601

 6 Units |  Year Built 1953



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	800	\$2,645	\$3.31
TOTAL/AVG	1	100%	800	\$2,645	\$3.31

SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap  
LAAA TEAM

# SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area’s population is expected to increase by at least 55,000 residents through 2027, as more households are attracted to the market’s regionally affordable home prices and multifamily rents.



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

## METRO HIGHLIGHTS



### DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care.



### EDUCATED WORKFORCE

Roughly 37 percent of San Fernando Valley residents who are age 25 and older hold a bachelor’s degree, and 13 percent also obtained a graduate or professional degree.



### GROWTH

The local rates of population and household growth will outpace other large metros in Southern California, generating demand for housing, as well as goods and services.

## ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care is also a major source of employment, and providers here include Kaiser Permanente and Providence Health & Services.
- As a result of the Valley’s large concentration of high salaries and successful companies, household incomes are above the national average.

## DEMOGRAPHICS



POPULATION  
**2.5M**

Growth 2022-2027\*  
2.2%



HOUSEHOLDS  
**871K**

Growth 2022-2027\*  
2.5%



MEDIAN AGE  
**39.8**

U.S. Median  
38.6



MEDIAN HOUSEHOLD INCOME  
**\$82,900**

U.S. Median  
\$66,400

# DEMOGRAPHICS // 11344 Oxnard St

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	45,975	299,352	615,157
<b>2022 Estimate</b>			
Total Population	45,449	292,774	600,721
<b>2010 Census</b>			
Total Population	44,594	282,990	579,855
<b>2000 Census</b>			
Total Population	45,313	280,613	566,415
<b>Daytime Population</b>			
2022 Estimate	31,725	290,821	627,776
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	16,773	117,317	234,531
<b>2022 Estimate</b>			
Total Households	16,380	114,001	228,270
Average (Mean) Household Size	2.8	2.5	2.6
<b>2010 Census</b>			
Total Households	15,596	107,430	216,090
<b>2000 Census</b>			
Total Households	14,998	105,564	212,074
Growth 2022-2027	2.4%	2.9%	2.7%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	18,149	126,113	252,169
2022 Estimate	17,642	122,117	244,673
Owner Occupied	3,703	39,026	85,880
Renter Occupied	12,676	74,975	142,390
Vacant	1,262	8,116	16,403
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	16,380	114,001	228,270
1 Person Units	28.4%	32.2%	30.6%
2 Person Units	27.6%	29.5%	29.1%
3 Person Units	15.2%	14.7%	15.3%
4 Person Units	13.5%	11.9%	12.8%
5 Person Units	7.4%	5.6%	6.0%
6+ Person Units	7.9%	6.1%	6.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	4.2%	10.2%	12.0%
\$150,000-\$199,999	4.3%	7.0%	7.3%
\$100,000-\$149,999	13.1%	16.5%	16.6%
\$75,000-\$99,999	11.8%	13.9%	13.5%
\$50,000-\$74,999	18.1%	15.7%	15.2%
\$35,000-\$49,999	12.8%	10.7%	10.4%
\$25,000-\$34,999	9.7%	7.3%	7.1%
\$15,000-\$24,999	11.1%	8.2%	8.0%
Under \$15,000	14.8%	10.4%	9.8%
Average Household Income	\$72,862	\$105,857	\$113,611
Median Household Income	\$51,866	\$71,396	\$74,096
Per Capita Income	\$26,416	\$41,386	\$43,339
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	45,449	292,774	600,721
Under 20	22.8%	20.9%	20.9%
20 to 34 Years	27.5%	24.9%	23.8%
35 to 39 Years	8.9%	8.5%	8.2%
40 to 49 Years	14.2%	14.4%	14.2%
50 to 64 Years	16.7%	18.3%	18.7%
Age 65+	9.9%	13.0%	14.2%
Median Age	34.8	37.4	38.2
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	32,021	214,654	441,134
Elementary (0-8)	12.5%	9.5%	9.6%
Some High School (9-11)	10.9%	7.5%	7.1%
High School Graduate (12)	21.3%	17.4%	17.9%
Some College (13-15)	21.1%	20.7%	20.0%
Associate Degree Only	8.7%	8.2%	8.0%
Bachelor's Degree Only	19.4%	26.7%	26.5%
Graduate Degree	6.2%	10.1%	11.0%
<b>Population by Gender</b>			
2022 Estimate Total Population	45,449	292,774	600,721
Male Population	50.8%	49.9%	49.6%
Female Population	49.2%	50.1%	50.4%



### POPULATION

In 2022, the population in your selected geography is 600,721. The population has changed by 6.1 percent since 2000. It is estimated that the population in your area will be 615,157 five years from now, which represents a change of 2.4 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 38.2, compared with the U.S. average, which is 38.6. The population density in your area is 7,647 people per square mile.



### EMPLOYMENT

In 2022, 312,421 people in your selected area were employed. The 2000 Census revealed that 66.7 percent of employees are in white-collar occupations in this geography, and 33.3 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 25.6 minutes.



### HOUSEHOLDS

There are currently 228,270 households in your selected geography. The number of households has changed by 7.6 percent since 2000. It is estimated that the number of households in your area will be 234,531 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.6 people.



### HOUSING

The median housing value in your area was \$733,612 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 86,010 owner-occupied housing units and 126,063 renter-occupied housing units in your area. The median rent at the time was \$659.



### INCOME

In 2022, the median household income for your selected geography is \$74,096, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 77.2 percent since 2000. It is estimated that the median household income in your area will be \$87,249 five years from now, which represents a change of 17.8 percent from the current year.

The current year per capita income in your area is \$43,339, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$113,611, compared with the U.S. average, which is \$96,357.



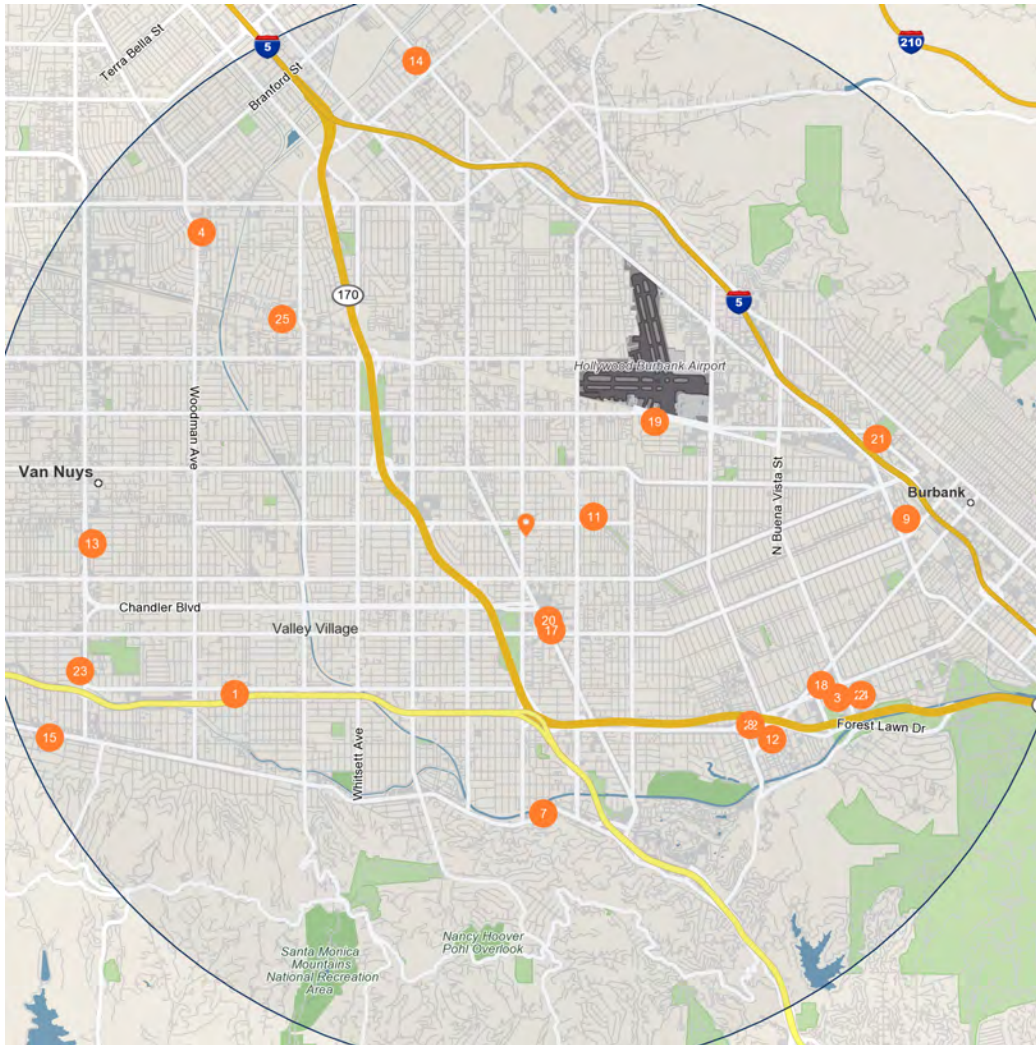
### EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 11.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 26.5 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 8.0 percent vs. 8.4 percent, respectively.

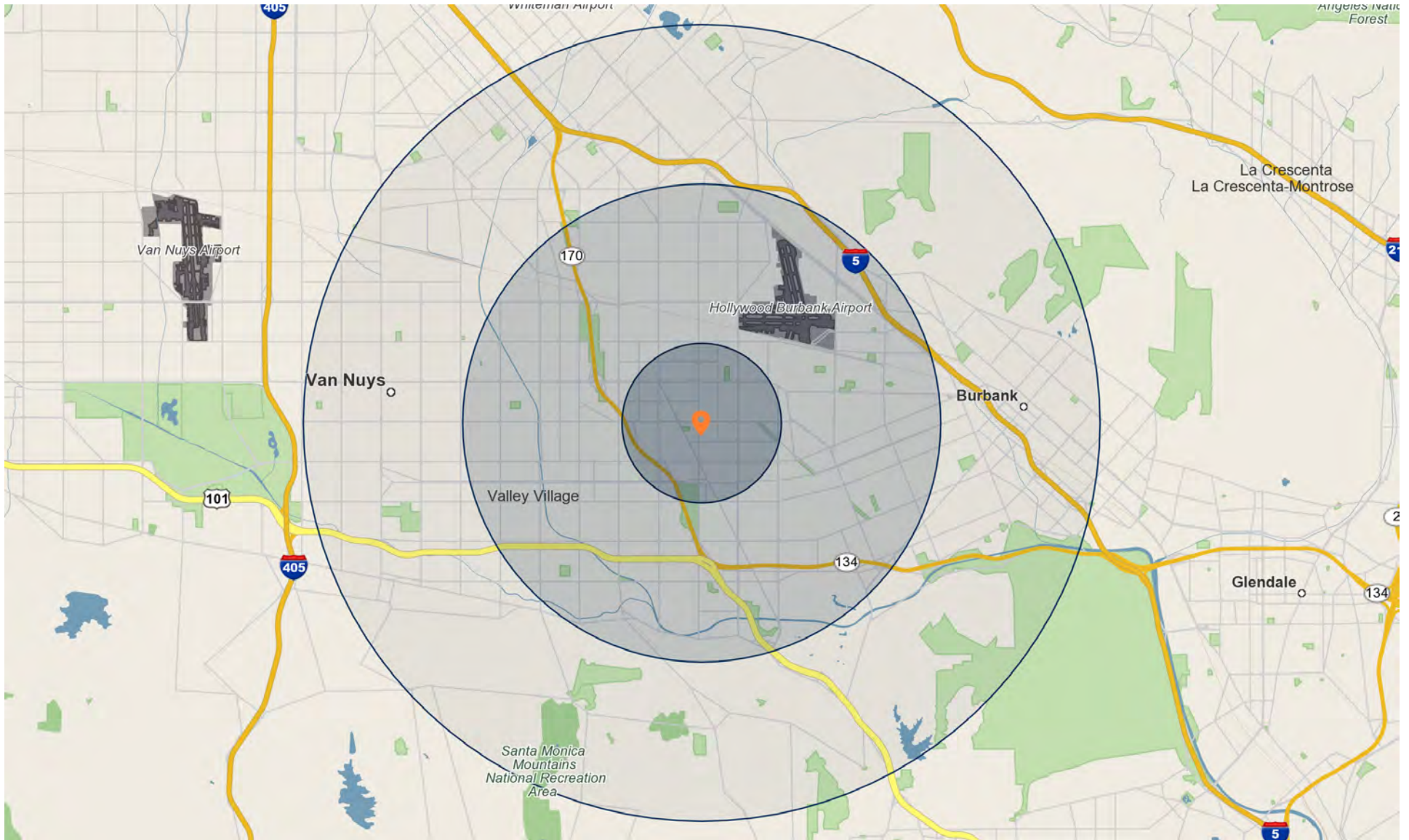
The area had fewer high-school graduates, 17.9 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 20.0 percent in the selected area compared with the 20.4 percent in the U.S.

# DEMOGRAPHICS // 11344 Oxnard St



Major Employers		Employees
1	Sofro Fabrics Inc	3,810
2	Walt Disney Records Direct-Disney	2,990
3	Providence Holy Cross	2,931
4	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
5	Providence Health & Services F-Providence Holy Cross Fundation	2,000
6	Providence Health System-Providence St Joseph Med Ctr	2,000
7	Dream Lounge Inc	1,989
8	Twdc Enterprises 18 Corp	1,802
9	Andrews International Inc	1,700
10	Valley Presbyterian Hospital-V P H	1,600
11	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
12	Bonanza Productions Inc	1,000
13	Alta Hillywood Cmnty Hosp Van N	631
14	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
15	Mega Appraisers Inc	600
16	Warner Bros Transatlantic Inc-Warner Bros	590
17	Starcom Worldwide Inc	566
18	Vintage Senior Management Inc	565
19	ACT Lighting Inc	556
20	Kaiser Foundation Hospitals-North Hollywood Medical Offs	534
21	Come Land Maint Svc Co Inc	513
22	Eros Stx Global Corporation	502
23	Prime Hlthcare Svcs - Shрман O-Sherman Oaks Hospital	500
24	ABC Family Worldwide Inc-ABC Family	500
25	O P I Products Inc	500

# 11344 Oxnard St // DEMOGRAPHICS





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