



MULTIFAMILY PROPERTY FOR SALE

20234 Roscoe Blvd

20234 ROSCOE BLVD, WINNETKA, CA 91306

Marcus & Millichap
LAAA TEAM

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Executive Summary

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OFFERING SUMMARY



Listing Price
\$4,990,000



Cap Rate
5.25%



of Units
25

FINANCIAL

Listing Price	\$4,990,000
Down Payment	47% / \$2,368,000
NOI	\$261,897
Cap Rate	5.25%
Total Return	7.76%
Price/SF	\$206.40
Rent/SF	\$19.34
Price/Unit	\$199,600

OPERATIONAL

Gross SF	24,176 SF
# of Units	25
Lot Size	0.72 Acres (31,363 SF)
Occupancy	97%
Year Built/Renovated	1964/1997



20234 ROSCOE BLVD

20234 Roscoe Blvd, Winnetka, CA 91306

INVESTMENT OVERVIEW

20234 Roscoe Boulevard is a fee simple 25-unit LIHTC multifamily asset located in the centrally positioned Winnetka neighborhood of Los Angeles' San Fernando Valley. Built in 1964 and placed into service in July 1997 under the nine percent LIHTC program, the property is governed by a 30-year regulatory agreement set to expire in July 2027. Upon expiration, all income and rent restrictions are eligible to sunset, allowing the property to transition to market-rate, subject to the ongoing provisions of the City of Los Angeles Rent Stabilization Ordinance (RSO), which will continue to regulate rent increases and tenant protections beyond the LIHTC term.

Current ownership acquired the asset in 2015 directly from the original LIHTC sponsor, offering clean fee simple title with no surviving investor rights, ground lease, or legacy partnership restrictions—an uncommon structure that simplifies future refinancing, market-rate conversion, or resyndication.

Roscoe is offered with an assumable \$2.62 million Fannie Mae loan, originated through PNC Bank, at a 2.98 percent fixed interest rate, interest-only through 2030. With the LIHTC regulatory agreement expiring in 2027, buyers benefit from two years of stable cash flow under restricted rents, followed by three additional years of low-debt service during the post-expiration repositioning period. This structure allows an investor to maximize cash flow prior to expiration, smoothly transition units to market-rate post-2027, and absorb potential turnover or legal costs with minimal debt pressure.

This two-story, garden-style asset comprises 24,176 square feet on a 31,323 square foot lot (0.72 acres) and features 29 gated on-site parking spaces. On-site amenities include a laundry facility with five washers and four dryers, a ground-floor leasing office with a rec room and kitchen, and AT&T fiber infrastructure providing high-speed internet access.

The existing leasing office and rec room space offers strong ADU conversion potential—likely accommodating two units—once the regulatory agreement expires.

The unit mix caters to large-family renters, with four 1-bedroom units, thirteen 2-bedrooms, seven 3-bedrooms, and one 4-bedroom unit. As of July 2025, 42 percent of units are leased to Section 8 voucher holders, allowing for rental income above LIHTC caps.

The property has undergone significant capital improvements, including ten unit upgrades within the past five years and a certified seismic retrofit completed in 2023—reducing future capital exposure and easing lender requirements. Much of the asphalt in the parking lot has been replaced with concrete, enhancing long-term durability and reducing maintenance costs. A full domestic water repipe was completed in 1999, mitigating long-term plumbing risk.

Roscoe is strategically located within blocks of Pierce College, the Metro G Line (Orange), and key thoroughfares such as Reseda, Winnetka, and Topanga Boulevards, offering tenants walkable access to education, employment, transit, and retail. The surrounding submarket benefits from sustained rental demand and regional growth drivers, including proximity to Warner Center, CSUN, and major employment corridors—factors that continue to support long-term occupancy and operating stability.

PROPERTY HIGHLIGHTS

20234 ROSCOE BLVD



Investment Highlights:

Assumable 2.98% Interest-Only Loan

Offered with a \$2.62 million Fannie Mae loan via PNC Bank at a 2.98% fixed rate, interest-only through 2030—providing strong near-term cash flow and post-expiration flexibility.

Ideal LIHTC Exit Play (Expires 2027)

30-year LIHTC regulatory agreement expires in July 2027, allowing for full market-rate conversion—subject only to ongoing RSO provisions.

Fee Simple Ownership with Clean Title

Acquired from the original LIHTC sponsor in 2015, the asset is delivered fee simple with no ground lease, investor rights, or legacy partnership restrictions—uncommon for LIHTC properties and ideal for conversion, refinance, or resyndication.

ADU Conversion Potential

Existing leasing office and rec room offer strong ADU conversion potential—likely accommodating two units once restrictions expire.

Large-Unit Mix + Section 8 Rent Advantage

Family-oriented layouts include 1BR, 2BR, 3BR, and 4BR units; 42% of units are leased to Section 8 voucher holders, generating rents above LIHTC caps.

Stabilized Operations with Recent CapEx

Well-maintained and professionally managed, with 10 upgraded units, a 2023 certified seismic retrofit, extensive concrete replacement in the parking area, and a full domestic water repipe in 1999.

On-Site Amenities + Connectivity

29 gated parking spaces, laundry with 5 washers and 4 dryers, and AT&T fiber infrastructure—enhancing retention and tenant convenience.

Strong Infill Location in the San Fernando Valley

Walkable to Pierce College, the Metro G Line, and major employment/retail corridors—supporting long-term demand and occupancy.

PROPERTY DETAILS

20234 ROSCOE BLVD

REGULATORY SUMMARY

Placed in Service Date	July 1, 1997
Regulatory Expiration	July 1, 2027 (30-Year Federal LIHTC Term)
Post-2027 Status	Eligible for Market-Rate Conversion; Subject to Los Angeles RSO
Tax Credit Type	9% Federal LIHTC
TCAC App No.	CA-1995-009
Affordability Structure	9 Units at 50% AMI 15 Units at 60% AMI
Section 8 Tenancy	10 of 24 Restricted Units (42%)

LOAN ASSUMPTION SUMMARY- UPDATED

Loan Type	Fannie Mae via PNC Bank (Assumable)
Loan Amount	\$2.62 Million
Interest Rate	2.98% Fixed
Structure	Interest-Only Through 2030
Assumption Benefit	Low Debt Service During Post-LIHTC Repositioning

PROPERTY OVERVIEW-UPDATED

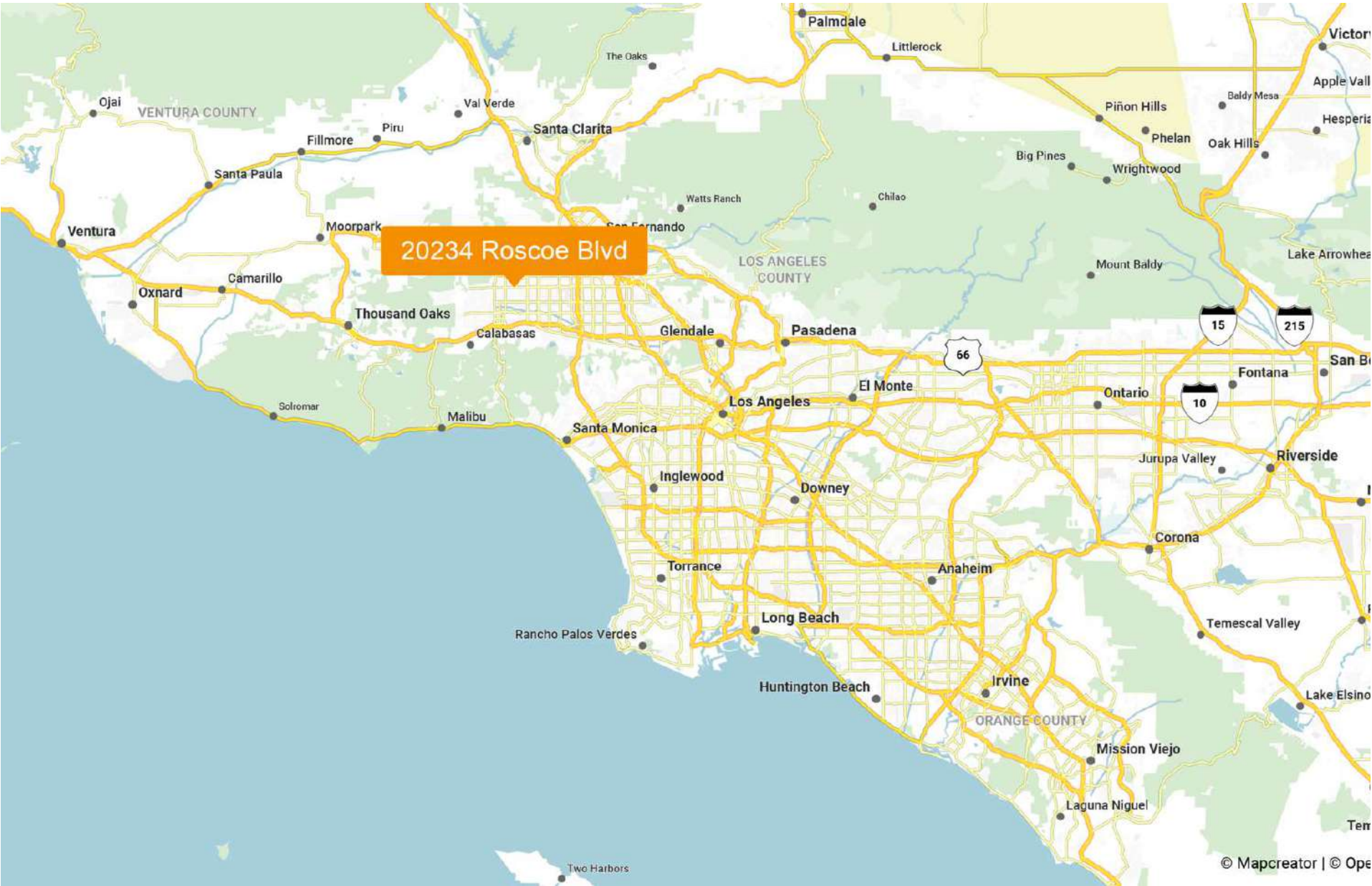
Total Units	25 (24 Restricted + 1 Manager)
Unit Mix	4x1BR, 13x2BR, 7x3BR, 1x4BR
Year Built / Rehab	1964 / 1997
Stories / Parking	2-Story Garden-Style / 29 Gated Parking Spaces
Lot Size / Building SF	31,323 SF / 24,176 SF
Ownership Structure	Fee Simple; Acquired from Original Sponsor in 2015





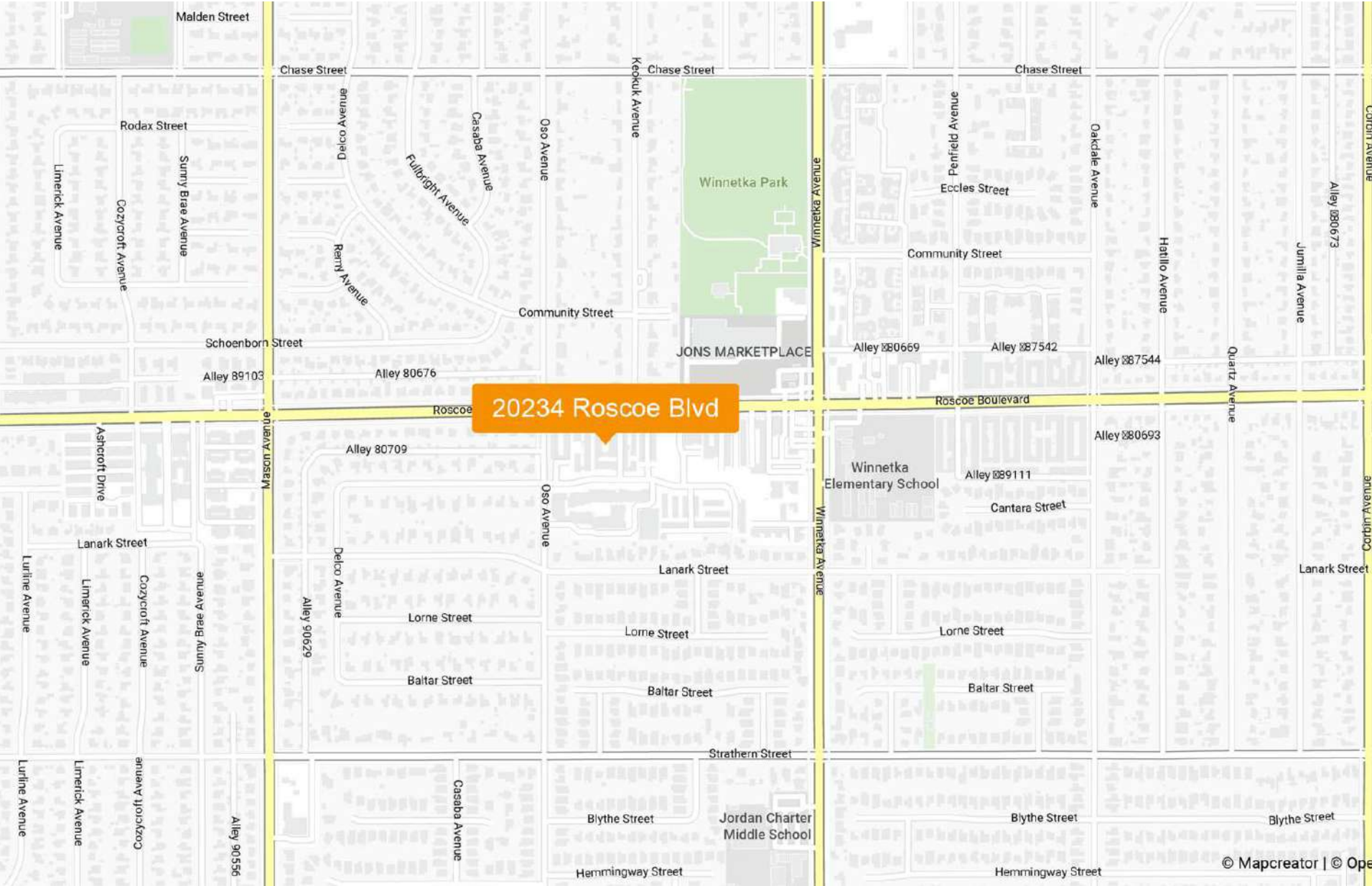
REGIONAL MAP

20234 ROSCOE BLVD



LOCAL MAP

20234 ROSCOE BLVD



RETAILER MAP

20234 ROSCOE BLVD



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Financial Analysis

• Financial Details

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FINANCIAL DETAILS

20234 ROSCOE BLVD

As of July,2025

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/ MONTH	CURRENT RENT/SF/ MONTH	POTENTIAL RENT/ MONTH	POTENTIAL RENT/SF/ MONTH
01	3 Bed 60% AMI	1,100	\$1,304	\$1.19	\$2,900	\$2.64
02	2 Bed 50% AMI (Sec8)	975	\$2,298	\$2.36	\$2,400	\$2.46
03	4 Bed 60% AMI	1,546	\$1,976	\$1.28	\$3,500	\$2.26
04	1 Bed 50% AMI (Sec8)	525	\$1,459	\$2.78	\$1,800	\$3.43
05	2 Bed 60% AMI	975	\$1,312	\$1.35	\$2,400	\$2.46
06	2 Bed 60% AMI	975	\$1,131	\$1.16	\$2,400	\$2.46
07	3 Bed 60% AMI (Sec8)	1,100	\$2,503	\$2.28	\$2,900	\$2.64
08	1 Bed 50% AMI	525	\$1,051	\$2.00	\$1,800	\$3.43
09	3 Bed 50% AMI (Sec8)	1,100	\$2,193	\$1.99	\$2,900	\$2.64
10	2 Bed 60% AMI	975	\$1,262	\$1.29	\$2,400	\$2.46
11	3 Bed 60% AMI	1,100	\$1,305	\$1.19	\$2,900	\$2.64
12	3 Bed 60% AMI	1,100	\$2,071	\$1.88	\$2,900	\$2.64
13	2 Bed 50% AMI (Sec8)	975	\$2,251	\$2.31	\$2,400	\$2.46
14	2 Bed 60% AMI	975	\$1,792	\$1.84	\$2,400	\$2.46
15	2 Bed 60% AMI	975	\$1,624	\$1.67	\$2,400	\$2.46
16	1 Bed (manager)	525	Vacant	\$0.00	\$1,800	\$3.43
17	2 Bed 50% AMI (Sec8)	975	\$1,341	\$1.38	\$2,400	\$2.46
18	2 Bed 60% AMI (Sec8)	975	\$1,742	\$1.79	\$2,400	\$2.46
19	3 Bed 50% AMI	1,100	\$1,253	\$1.14	\$2,900	\$2.64
20	3 Bed 50% AMI (Sec8)	1,100	\$2,250	\$2.05	\$2,900	\$2.64
21	2 Bed 50% AMI (Sec8)	975	\$2,073	\$2.13	\$2,400	\$2.46
22	1 Bed 60% AMI	525	\$1,493	\$2.84	\$1,800	\$3.43
23	2 Bed 60% AMI	975	\$770	\$0.79	\$2,400	\$2.46
24	2 Bed 60% AMI (Sec8)	975	\$1,739	\$1.78	\$2,400	\$2.46
25	2 Bed 50% AMI	975	\$775	\$0.79	\$2,400	\$2.46
Total		Square Feet: 24,176	\$38,965	\$1.61	\$62,200	\$2.57

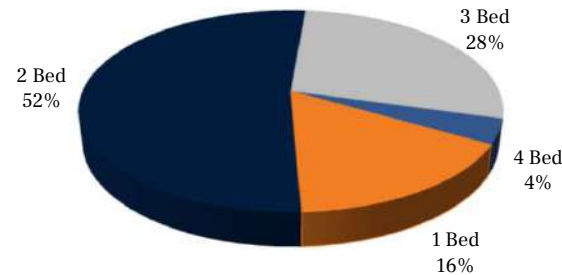
FINANCIAL DETAILS

20234 ROSCOE BLVD

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			MARKET		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed 50% AMI	1	525	\$1,051 - \$1,051	\$1,051	\$2.00	\$1,051	\$1,800	\$3.43	\$1,800
1 Bed 60% AMI	1	525	\$1,493 - \$1,493	\$1,493	\$2.84	\$1,493	\$1,800	\$3.43	\$1,800
1 Bed 50% AMI (Sec8)	1	525	\$1,459 - \$1,459	\$1,459	\$2.78	\$1,459	\$1,800	\$3.43	\$1,800
1 Bed (manager)	1	525	\$0 - \$0	\$0	\$0.00	\$0	\$1,800	\$3.43	\$1,800
2 Bed 50% AMI	1	975	\$775 - \$775	\$775	\$0.79	\$775	\$2,400	\$2.46	\$2,400
2 Bed 60% AMI	6	975	\$770 - \$1,792	\$1,315	\$1.35	\$7,890	\$2,400	\$2.46	\$14,400
2 Bed 50% AMI (Sec8)	4	975	\$1,341 - \$2,298	\$1,991	\$2.04	\$7,962	\$2,400	\$2.46	\$9,600
2 Bed 60% AMI (Sec8)	2	975	\$1,739 - \$1,742	\$1,740	\$1.78	\$3,481	\$2,400	\$2.46	\$4,800
3 Bed 50% AMI	1	1,100	\$1,253 - \$1,253	\$1,253	\$1.14	\$1,253	\$2,900	\$2.64	\$2,900
3 Bed 60% AMI	3	1,100	\$1,304 - \$2,071	\$1,560	\$1.42	\$4,680	\$2,900	\$2.64	\$8,700
3 Bed 50% AMI (Sec8)	2	1,100	\$2,193 - \$2,250	\$2,221	\$2.02	\$4,443	\$2,900	\$2.64	\$5,800
3 Bed 60% AMI (Sec8)	1	1,100	\$2,503 - \$2,503	\$2,503	\$2.28	\$2,503	\$2,900	\$2.64	\$2,900
4 Bed 60% AMI	1	1,546	\$1,976 - \$1,976	\$1,976	\$1.28	\$1,976	\$3,500	\$2.26	\$3,500
TOTALS/WEIGHTED AVERAGES	25	967		\$1,559	\$1.61	\$38,965	\$2,488	\$2.57	\$62,200

GROSS ANNUALIZED RENTS	\$467,579	\$746,400
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Unit Distribution



Unit Rent



FINANCIAL DETAILS

20234 ROSCOE BLVD

INCOME	Current		Market		NOTES	PER UNIT	PER SF
Rental Income							
Gross Potential Rent	746,400		746,400			29,856	30.87
Loss / Gain to Lease	(278,821)	37.4%	0			0	0.00
Gross Current Rent	467,579		746,400			29,856	30.87
Physical Vacancy	(14,027)	3.0%	(22,392)	3.0%		(896)	(0.93)
TOTAL VACANCY	(\$14,027)	3.0%	(\$22,392)	3.0%		(\$896)	(\$1)
Effective Rental Income	453,552		724,008			28,960	29.95
Other Income							
All Other Income	12,937		37,500		[1]	1,500	1.55
TOTAL OTHER INCOME	\$12,937		\$37,500			\$1,500	\$1.55
EFFECTIVE GROSS INCOME	\$466,489		\$761,508			\$30,460	\$31.50
EXPENSES	Current		Market		NOTES	PER UNIT	PER SF
Real Estate Taxes	2,895		59,880		[2]	2,395	2.48
Insurance	25,000		25,000		[3]	1,000	1.03
Utilities - Electric	3,112		3,112		[4]	124	0.13
Utilities - Water & Sewer	50,768		50,768		[5]	2,031	2.10
Utilities - Gas	11,095		11,095		[6]	444	0.46
Trash Removal	20,610		20,610		[7]	824	0.85
Repairs & Maintenance	18,750		18,750		[8]	750	0.78
Contract Services	9,567		9,567		[9]	383	0.40
Telephone / Cellular	3,218		3,218		[10]	129	0.13
General & Administrative	5,000		5,000		[11]	200	0.21
Payroll	25,000		25,000		[12]	1,000	1.03
Operating Reserves	6,250		6,250		[13]	250	0.26
Management Fee	23,324	5.0%	38,075	5.0%	[14]	1,523	1.57
TOTAL EXPENSES	\$204,591		\$276,327			\$11,053	\$11.43
EXPENSES AS % OF EGI	43.9%		36.3%				
NET OPERATING INCOME	\$261,897		\$485,181			\$19,407	\$20.07

FINANCIAL DETAILS

20234 ROSCOE BLVD

NOTES TO OPERATING STATEMENT

- [1] Current: Seller's T12 Financials | Market: \$1,500 per unit (RUBS)
- [2] Current: Actual | Market: 1.20% of the purchase price
- [3] Estimated at \$1,000 per unit
- [4] Seller's T12 Financials
- [5] Seller's T12 Financials
- [6] Seller's T12 Financials
- [7] Seller's T12 Financials
- [8] Estimated at \$750 per unit
- [9] Seller's T12 Financials
- [10] Seller's T12 Financials
- [11] Estimated at \$200 per unit
- [12] Estimated at \$1,000 per unit
- [13] Estimated at \$250 per unit
- [14] 5.0% of the gross income

FINANCIAL DETAILS

20234 ROSCOE BLVD

SUMMARY

Price	\$4,990,000	
Down Payment	\$2,368,000	47.5%
Number of Units	25	
Price Per Unit	\$199,600	
Price Per SqFt	\$206.40	
Gross SqFt	24,176	
Lot Size	0.72 Acres	
Year Built / Renovated	1964/1997	

RETURNS

	Current	Market
CAP Rate	5.25%	9.72%
GRM	10.67	6.69
Cash-on-Cash	7.76%	17.19%
Debt Coverage Ratio	3.35	6.21

FINANCING

Loan Assumption

Loan Amount	\$2,622,000
Loan Type	Fannie Mae
Interest Rate	2.98%
Structure	Interest-Only
Rate Adjusts	2030

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	1 Bed	525	\$1,451	\$1,800
13	2 Bed	975	\$1,547	\$2,400
7	3 Bed	1,100	\$1,840	\$2,900
1	4 Bed	1,546	\$1,976	\$3,500

OPERATING DATA

INCOME

		Current		Market
Gross Scheduled Rent		\$467,579		\$746,400
Less: Vacancy/Deductions	3.0%	\$14,027	3.0%	\$22,392
Total Effective Rental Income		\$453,552		\$724,008
Other Income		\$12,937		\$37,500
Effective Gross Income		\$466,489		\$761,508
Less: Expenses	43.9%	\$204,591	36.3%	\$276,327
Net Operating Income		\$261,897		\$485,181
Cash Flow		\$261,897		\$485,181
Debt Service		\$78,136		\$78,136
Net Cash Flow After Debt Service	7.76%	\$183,762	17.19%	\$407,045
Principal Reduction		\$0		\$0
TOTAL RETURN	7.76%	\$183,762	17.19%	\$407,045

EXPENSES

	Current	Market
Real Estate Taxes	\$2,895	\$59,880
Insurance	\$25,000	\$25,000
Utilities - Electric	\$3,112	\$3,112
Utilities - Water & Sewer	\$50,768	\$50,768
Utilities - Gas	\$11,095	\$11,095
Trash Removal	\$20,610	\$20,610
Repairs & Maintenance	\$18,750	\$18,750
Contract Services	\$9,567	\$9,567
Telephone / Cellular	\$3,218	\$3,218
General & Administrative	\$5,000	\$5,000
Payroll	\$25,000	\$25,000
Operating Reserves	\$6,250	\$6,250
Management Fee	\$23,324	\$38,075
TOTAL EXPENSES	\$204,591	\$276,327
Expenses/Unit	\$8,184	\$11,053
Expenses/SF	\$8.46	\$11.43

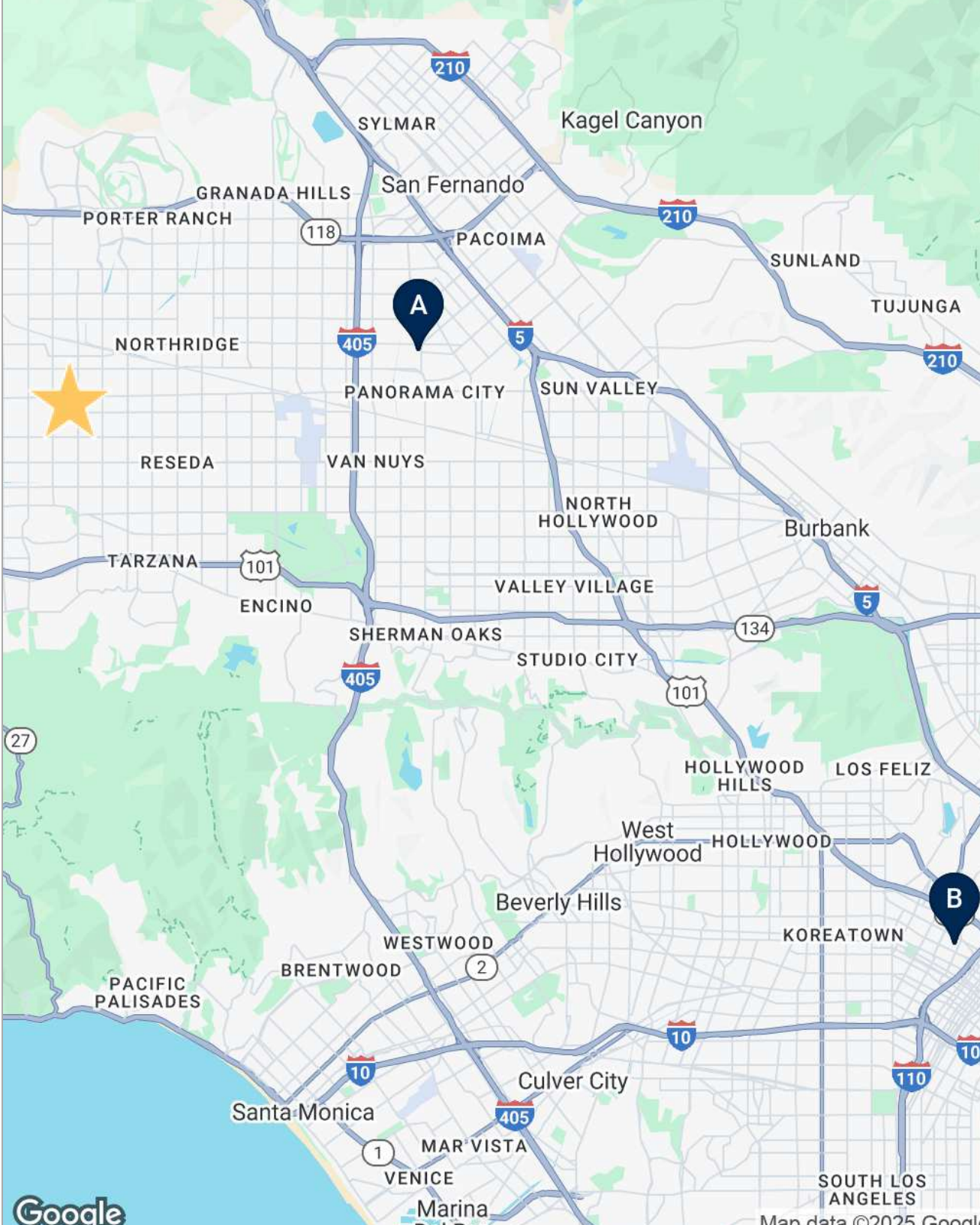
SEC. 3 20234 ROSCOE BLVD

Sale Comparables

- Sale Comps Map
- Sale Comps Summary
- Cap Rate Chart
- GRM Chart
- Price per SF Chart
- Price per Unit Chart
- Sale Comps

SALE COMPS MAP

- ★ 20234 Roscoe Blvd
- A 24 Building SFV Portfolio
- B 1501 Miramar St



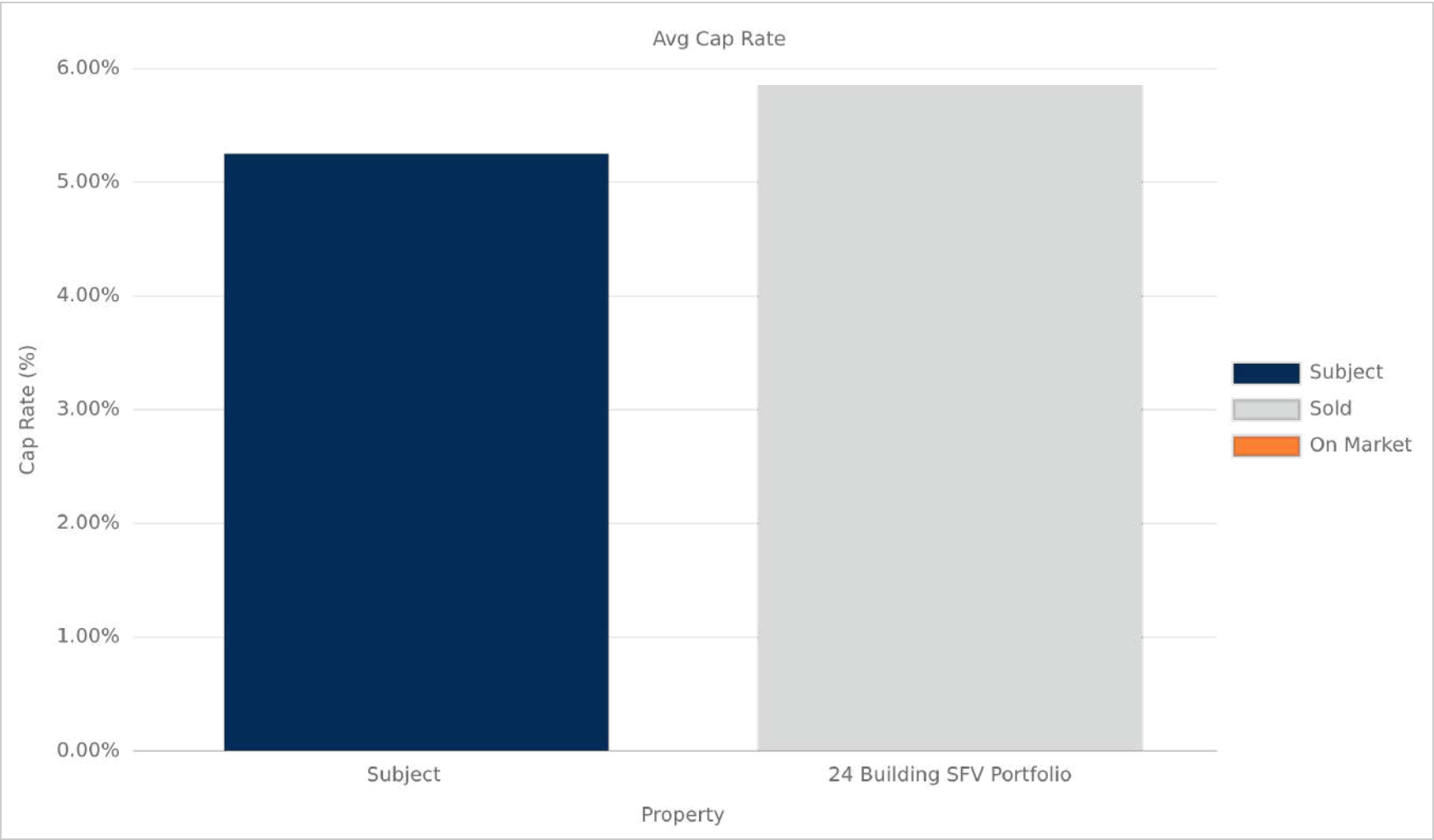
SALE COMPS SUMMARY

20234 ROSCOE BLVD

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	20234 Roscoe Blvd 20234 Roscoe Blvd Winnetka, CA 91306	\$4,990,000	24,176 SF	\$206.40	0.72 AC	\$199,600	5.25%	25	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	24 Building SFV Portfolio 9010 Tobias Ave Los Angeles, CA 91402	\$85,000,000	478,070 SF	\$177.80	11.59 AC	\$142,617	5.85%	596	12/27/2024
	1501 Miramar St Los Angeles, CA 90026	\$48,400,000	139,718 SF	\$346.41	1.37 AC	\$202,510	-	239	04/24/2025
	AVERAGES	\$66,700,000	308,894 SF	\$262.11	6.48 AC	\$172,563	5.85%	418	-

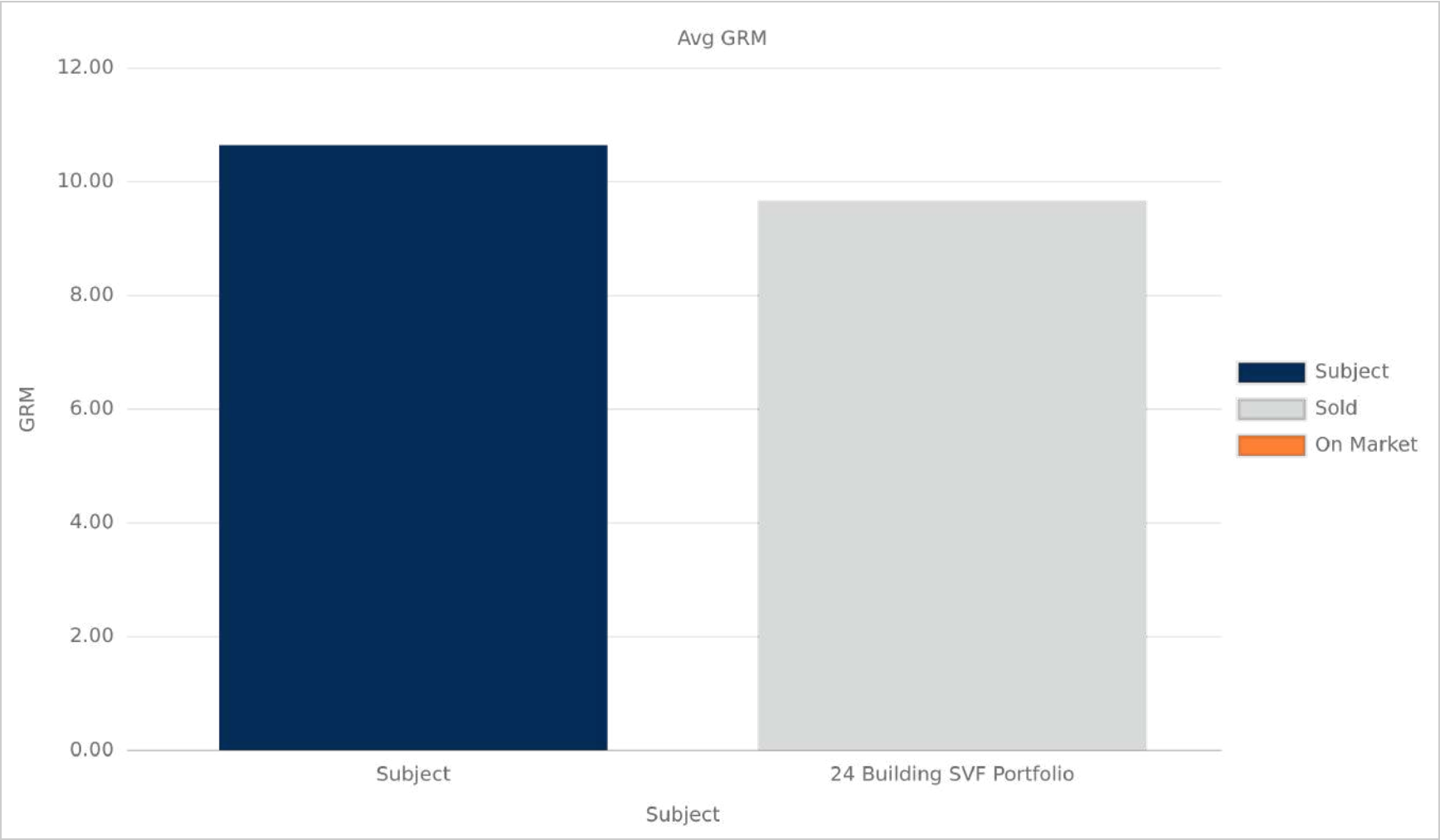
CAP RATE CHART

20234 ROSCOE BLVD



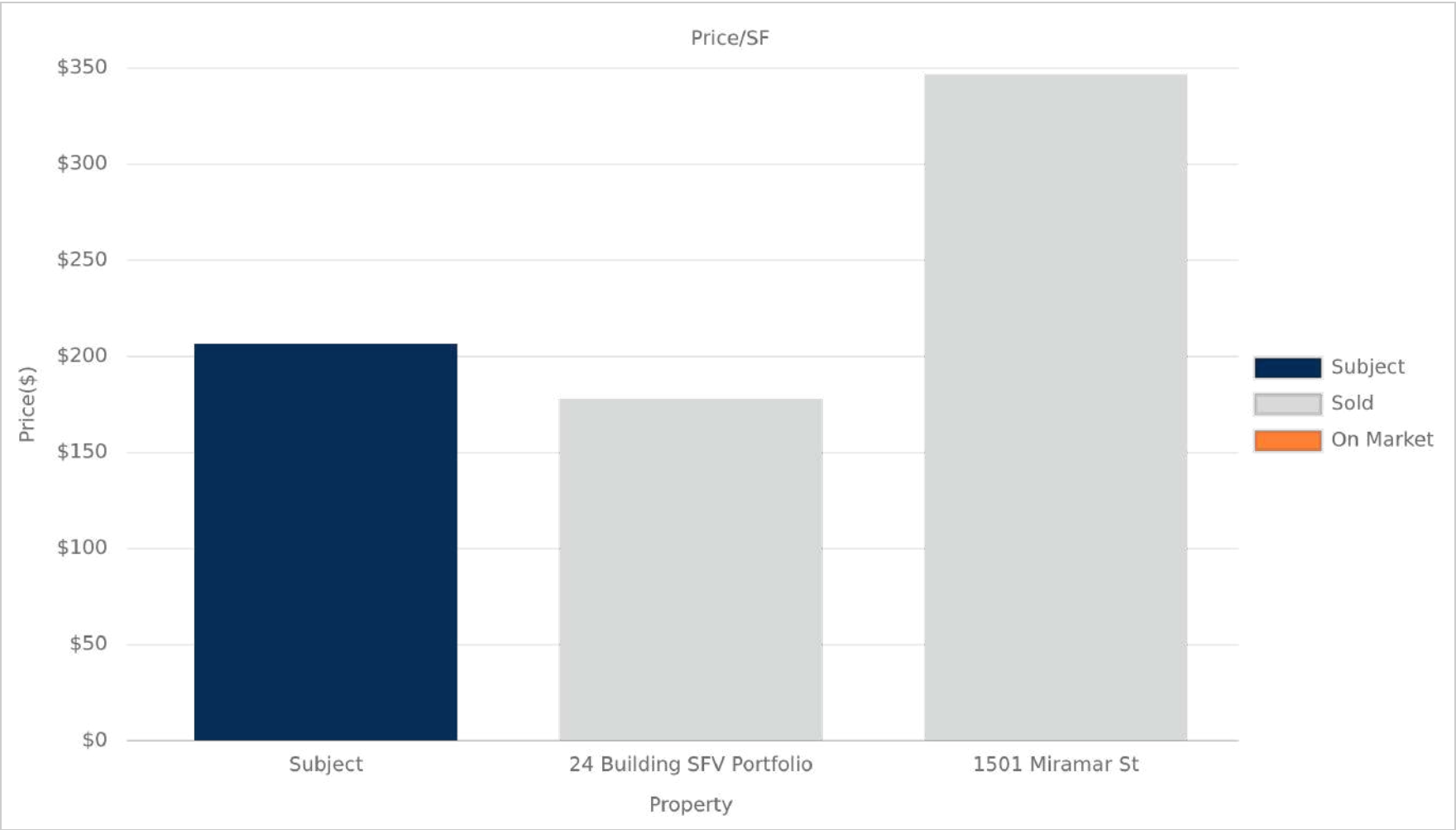
GRM CHART

20234 ROSCOE BLVD



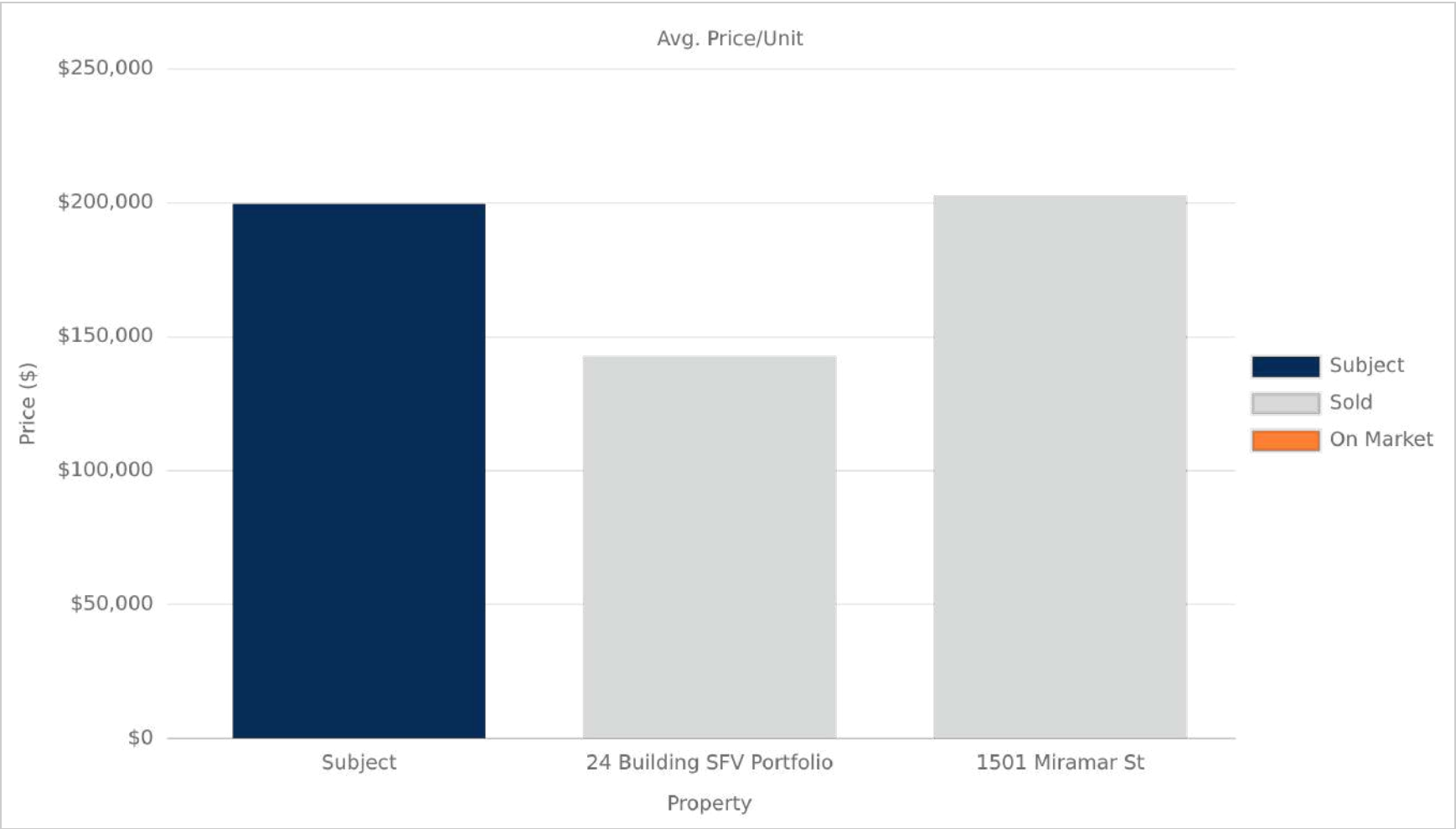
PRICE PER SF CHART

20234 ROSCOE BLVD



PRICE PER UNIT CHART

20234 ROSCOE BLVD



SALE COMPS

20234 ROSCOE BLVD



20234 Roscoe Blvd

20234 Roscoe Blvd, Winnetka, CA 91306

Listing Price:	\$4,990,000	Price/SF:	\$206.40
Property Type:	Multifamily	GRM:	10.67
NOI:	\$261,897	Cap Rate:	5.25%
Occupancy:	97%	Year Built:	1964
COE:	On Market	Number Of Units:	25
Lot Size:	0.72 Acres	Price/Unit:	\$199,600
Total SF:	24,176 SF		



24 Building SFV Portfolio

9010 Tobias Ave Los Angeles, CA 91402

Sale Price:	\$85,000,000	Price/SF:	\$177.80
Property Type:	Multifamily	GRM:	9.65
Cap Rate:	5.85%	Year Built:	1972
COE:	12/27/2024	Number Of Units:	596
Lot Size:	11.59 Acres	Price/Unit:	\$142,617
Total SF:	478,070 SF		

Marcus & Millichap sale.

SALE COMPS

20234 ROSCOE BLVD



B 1501 Miramar St
Los Angeles, CA 90026

Sale Price:	\$48,400,000	Price/SF:	\$346.41
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1930
COE:	04/24/2025	Number Of Units:	239
Lot Size:	1.37 Acres	Price/Unit:	\$202,510
Total SF:	139,718 SF		

SEC. 4 20234 ROSCOE BLVD

Market Overview

- Market Overview
- Demographics

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MARKET OVERVIEW

20234 ROSCOE BLVD



WINNETKA, CALIFORNIA

Winnetka is a vibrant residential neighborhood located in the west-central San Fernando Valley region of Los Angeles, California. As part of the City of Los Angeles, Winnetka benefits from its strategic location along key transportation corridors that offer convenient access to the rest of the metro such as U.S. Route 101 (Ventura Freeway) and Topanga Canyon Boulevard. Positioned near Woodland Hills, Canoga Park, and Reseda, Winnetka is within commuting distance of major employment hubs in Downtown L.A., Burbank, and Santa Monica. With a population of approximately 52,000 residents, Winnetka is a diverse and growing community characterized by mid-century homes, apartment complexes, and infill development. The area is seeing increased interest from developers and homebuyers alike due to its relative affordability compared to neighboring communities and proximity to job centers.

Winnetka is also located near significant commercial corridors such as Victory Boulevard, Sherman Way, and Roscoe Boulevard, which are home to a mix of retail centers, restaurants, auto services, and other small businesses. Residents also have easy access to regional shopping and entertainment destinations such as Westfield Topanga & The Village and Northridge Fashion Center. The community also benefits from access to recreational amenities including the Winnetka Recreation Center, featuring sports fields, a gymnasium, and playgrounds, as well as proximity to Sepulveda Basin Recreation Area and Lake Balboa Park. Surrounded by options for education, the area falls within the Los Angeles Unified School District (LAUSD), while also maintaining proximity to Los Angeles Pierce College and numerous private and charter schools in the San Fernando Valley.

ECONOMIC HIGHLIGHTS

West-Central San Fernando Valley Location: Winnetka offers strategic access to major job markets in L.A., Burbank, and Santa Monica via the Ventura Freeway and Metro Orange Line

Diverse & Growing Community: With a population of 52,000 residents, the area is experiencing new housing demand, with growth in multifamily and mixed-use developments.

Proximity to Major Retail & Recreation: Minutes from Westfield Topanga, The Village, and Lake Balboa Park, Winnetka provides easy access to premier shopping, dining, and outdoor amenities.

MARKET OVERVIEW

20234 ROSCOE BLVD

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 50,000 residents from 2023-2028, as more households are attracted to the market's regionally lower cost 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

Marcus & Millichap

LAAA TEAM

METRO HIGHLIGHTS



DIVERSE ECONOMY

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



EDUCATED WORKFORCE

Roughly 25 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 2023-2028*
2.0%



HOUSEHOLDS

887K

Growth 2023-2028*
2.4%



MEDIAN AGE

40.2

U.S. Median
38.7



MEDIAN
HOUSEHOLD
INCOME

\$83,000

U.S. Median
\$68,500

DEMOGRAPHICS

20234 ROSCOE BLVD

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	32,552	247,958	506,265
2024 Estimate			
Total Population	32,242	243,105	496,852
2020 Census			
Total Population	33,936	248,061	504,489
2010 Census			
Total Population	33,031	233,447	474,322
Daytime Population			
2024 Estimate	22,794	227,823	516,670
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	10,446	87,383	185,943
2024 Estimate			
Total Households	10,327	85,375	182,177
Average (Mean) Household Size	3.1	2.9	2.8
2020 Census			
Total Households	10,163	82,616	177,014
2010 Census			
Total Households	9,659	75,635	165,194
Growth 2024-2029	1.2%	2.4%	2.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	10,700	91,161	193,840
2024 Estimate	10,580	89,032	189,871
Owner Occupied	5,918	38,334	96,481
Renter Occupied	4,508	47,068	85,704
Vacant	253	3,657	7,695
Persons in Units			
2024 Estimate Total Occupied Units	10,327	85,375	182,177
1 Person Units	19.1%	24.7%	25.5%
2 Person Units	25.9%	26.6%	28.8%
3 Person Units	19.4%	18.4%	18.2%
4 Person Units	17.1%	15.7%	15.5%
5 Person Units	9.1%	7.7%	6.8%
6+ Person Units	9.4%	6.9%	5.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	13.9%	12.6%	17.3%
\$150,000-\$199,999	9.3%	9.4%	11.1%
\$100,000-\$149,999	18.5%	19.5%	19.2%
\$75,000-\$99,999	12.6%	12.9%	12.4%
\$50,000-\$74,999	14.9%	14.4%	13.1%
\$35,000-\$49,999	10.0%	9.9%	8.3%
\$25,000-\$34,999	6.7%	6.6%	5.6%
\$15,000-\$24,999	7.7%	7.1%	5.9%
Under \$15,000	6.5%	7.5%	7.2%
Average Household Income	\$113,210	\$109,905	\$126,013
Median Household Income	\$86,103	\$87,515	\$101,752
Per Capita Income	\$37,023	\$38,889	\$46,185
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	32,242	243,105	496,852
Under 20	23.1%	22.1%	21.3%
20 to 34 Years	21.4%	22.9%	21.0%
35 to 39 Years	7.1%	7.3%	7.1%
40 to 49 Years	13.2%	13.3%	13.3%
50 to 64 Years	20.4%	19.2%	20.0%
Age 65+	14.9%	15.1%	17.3%
Median Age	39.0	39.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	22,667	172,684	358,817
Elementary (0-8)	13.0%	11.0%	7.8%
Some High School (9-11)	9.2%	7.3%	5.8%
High School Graduate (12)	21.6%	21.3%	18.6%
Some College (13-15)	17.6%	19.0%	18.9%
Associate Degree Only	8.4%	8.6%	8.2%
Bachelor's Degree Only	21.8%	23.0%	26.4%
Graduate Degree	8.3%	9.8%	14.2%
Population by Gender			
2024 Estimate Total Population	32,242	243,105	496,852
Male Population	49.9%	50.3%	50.7%
Female Population	50.1%	49.7%	49.3%

DEMOGRAPHICS

20234 ROSCOE BLVD



POPULATION

In 2024, the population in your selected geography is 496,852. The population has changed by 4.75 percent since 2010. It is estimated that the population in your area will be 506,265 five years from now, which represents a change of 1.9 percent from the current year. The current population is 50.7 percent male and 49.3 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 6,325 people per square mile.



HOUSEHOLDS

There are currently 182,177 households in your selected geography. The number of households has changed by 10.28 percent since 2010. It is estimated that the number of households in your area will be 185,943 five years from now, which represents a change of 2.1 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2024, the median household income for your selected geography is \$101,752, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 56.50 percent since 2010. It is estimated that the median household income in your area will be \$116,450 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$46,185, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$126,013, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 260,012 people in your selected area were employed. The 2010 Census revealed that 66.9 of employees are in white-collar occupations in this geography, and 15.9 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$823,862 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 94,144.00 owner-occupied housing units and 71,046.00 renter-occupied housing units in your area.



EDUCATION

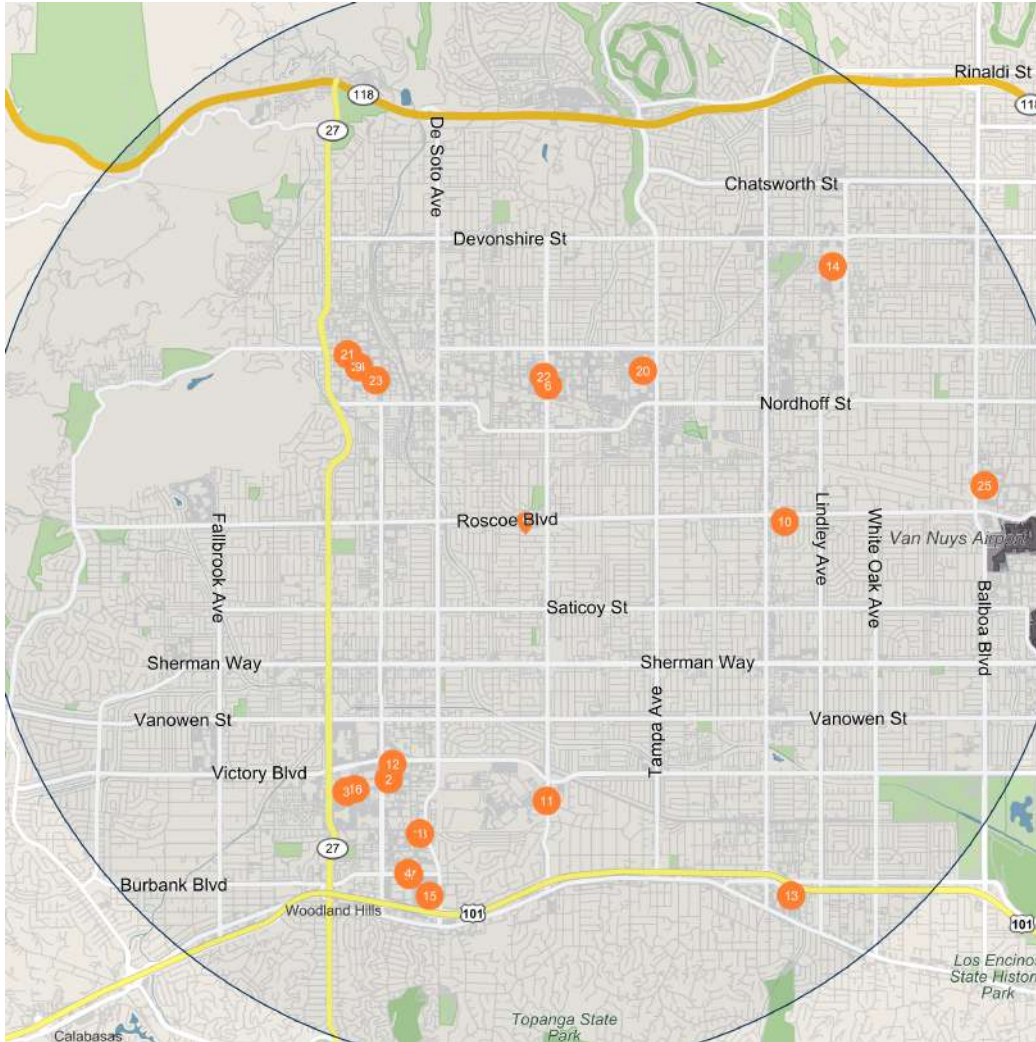
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 39.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.8 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.5 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS

20234 ROSCOE BLVD



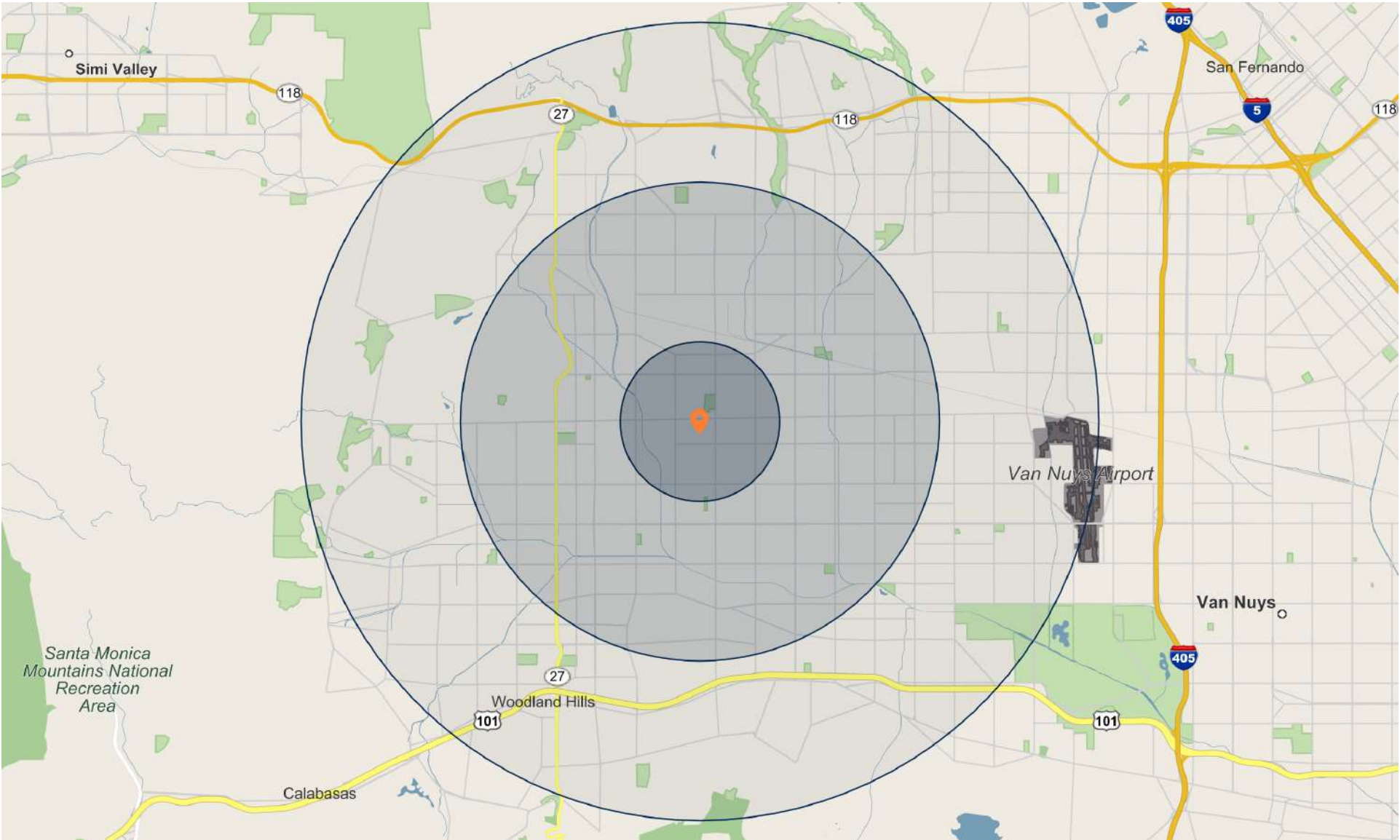
Major Employers

Employees

1	Berger Inc-Accredited Home Care	5,392
2	Emids Tech Private Ltd Corp	3,257
3	Farmers Insurance Exchange-Farmers Insurance	3,000
4	Health Net LLC	2,655
5	Fire Insurance Exchange	2,300
6	MGA Entertainment Inc	2,100
7	Farmers Group Inc-Farmers Insurance	2,100
8	21st Century Life Insurance Co-21st Century Insurance	1,800
9	Epic Technologies LLC-Natel Engineering	1,750
10	Dignity Health-Northridge Hospital Med Ctr	1,750
11	Los Angeles Cmnty College Dst-Los Angeles Pierce College	1,600
12	Blackline Inc-BLACKLINE	1,532
13	Providence Tarzana Medical Ctr	1,300
14	Medtronic Minimed Inc-Medtronic	1,200
15	Kaiser Foundation Hospitals-Kaiser Permanente	1,200
16	Truck Underwriters Association-Farmers Insurance	1,078
17	Northrop Grumman Systems Corp-Litton Navigation Systems Div	1,000
18	Accredited Respite Svcs Inc	926
19	Amisub of California Inc-TENET	900
20	Chevys Inc-Chevys	821
21	Walking Company	800
22	Apple Mid Cal LLC-Applebees	794
23	Los Angles Cnty Mtro Trnsp Aut	773
24	Oncore Manufacturing LLC-Neo Tech	700
25	Lakeside Systems Inc-Lakeside Medical Systems	700

DEMOGRAPHICS

20234 ROSCOE BLVD





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