



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

3406 VIRGINIA ROAD
LOS ANGELES, CA 90016

SIXTEEN (16) UNITS

PRIME WEST ADAMS LOCATION • CHARACTER, COURTYARD STYLE ASSET WITH FRONT BAY WINDOWS • FIRST TIME ON THE MARKET IN 24 YEARS

NEXT DOOR TO CHARLES COMPANY UNDER CONSTRUCTION MIXED USE PROJECT ON JEFFERSON BLVD • STRONG RENTAL UPSIDE POTENTIAL • RARE, WEST ADAMS MID SIZE ASSET

3406 VIRGINIA ROAD

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

3406 VIRGINIA ROAD

APN: 5046-004-036

OFFERING PRICE

\$3,050,000

CAP RATE

6.32%

GRM

10.25

PRICE PER UNIT

\$190,625

PRICE PER SF

\$365.62

VITAL DATA

Units	16
Gross Square Feet	8,342 SF
Lot Size	7,360 SF
Occupancy	100%
Year Built	1947
Zoning	LACM

UNIT MIX

OF UNITS

15

1

UNIT TYPE

1 Bedroom / 1 Bathroom

2 Bedroom / 1 Bathroom

PROPERTY DESCRIPTION

3406 VIRGINIA ROAD



INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a sixteen (16) unit apartment building located at 3406 Virginia Road in Los Angeles, California. The subject property is situated in an prime West Adams location, west of Crenshaw Boulevard and north of W Exposition Boulevard.

West Adams is a vibrant and historic neighborhood in Los Angeles, California, that offers a wealth of opportunities. Located just east of Culver City, West Adams is known for its tree-lined streets, beautiful homes, and cultural landmarks. The area boasts a diverse population and is home to a variety of attractions, including the West Adams Heritage Association and the Los Angeles County Museum of Art. West Adams is a prime location for multifamily investment, with a strong rental market and an abundance of potential. The area is home to several new developments, including the Adams & Grand Luxury Apartments, which offer stylish and modern living spaces in a convenient location. With easy access to major highways and public transportation, West Adams is a great choice for those looking to invest in a thriving neighborhood with significant potential for growth. For those seeking a place to call home, West Adams offers a charming and welcoming community with plenty of amenities. From local parks and community gardens to world-class restaurants and cultural events, there's always something to explore in this vibrant neighborhood. If you're looking to invest in a neighborhood with character, history, and potential, West Adams is the perfect choice.



PRIME WEST ADAMS
LOCATION



CHARACTER, COURTYARD
ROW STYLE ASSET



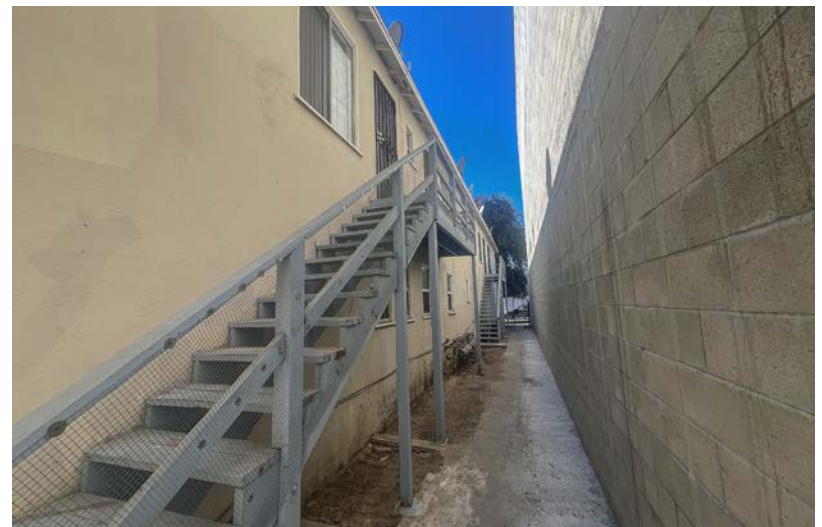
JUST A FEW BLOCKS
FROM THE BRAND NEW
EXPO/CRENSHAW K-LINE

Built in 1947, this property contains a good unit mix of fifteen (15) one-bedroom / one-bathroom units, and one (1) two-bedroom / one-bathroom unit. All units are currently occupied. This character, courtyard row style asset is gated and secure and features easily maintained landscaping while still having lovely curb appeal. The property is also right next to a nearly completed mixed-use office/retail building by Charles Company which will include a ground floor restaurant. Tenants will love being within a few miles of many trendy restaurants, nightlife, and entertainment options such as Highly Likely, Thinkspace Gallery, Harold & Belle's, Cinemark, Baldwin Hills Crenshaw Shopping Mall, and Rancho Cienega Recreation Center. The Expo/Crenshaw K-Line Metro Station is also conveniently located nearby offering residents quick and easy access to major employment hubs throughout Los Angeles.

Positioned in an prime West Adams location, this offering presents an exceptional opportunity for an investor to capitalize on a character, asset with solid remaining rental upside potential in a submarket full of high profile new construction projects.

INVESTMENT HIGHLIGHTS

- ▶ Prime West Adams Location
- ▶ Good Unit Mix
- ▶ Character, Courtyard Style Asset with Front Bay Windows
- ▶ Solid Rental Upside Potential
- ▶ Long Term Owner
- ▶ Right Next to a Nearly Completed Mixed Use Office/Retail Building by Charles Company which will Include a Ground Floor Restaurant
- ▶ Property is Gated and Secure
- ▶ Numerous New Developments Nearby Such as High Profile Projects by CIM & The Luzzato Company
- ▶ Easily Maintained Landscaping with Lovely Curb Appeal
- ▶ Situated in the Second Highest Submarket for 12-Month Unit Absorption Per CoStar
- ▶ Close Proximity to the Expo/Crenshaw K-Line Metro Station Offering Easy Access to Major Employment Hubs
- ▶ Outdoor Recreation Located Nearby at Rancho Cienega Recreation Center
- ▶ Within a Few Miles of Many Popular Restaurant, Retail, and Entertainment Amenities.
- ▶ Easy Access to the -110, & -10 Freeways
- ▶ Ample Street Parking Available



Unit Photos



NEW OFFICE BUILDING AT 3900 W JEFFERSON BLVD



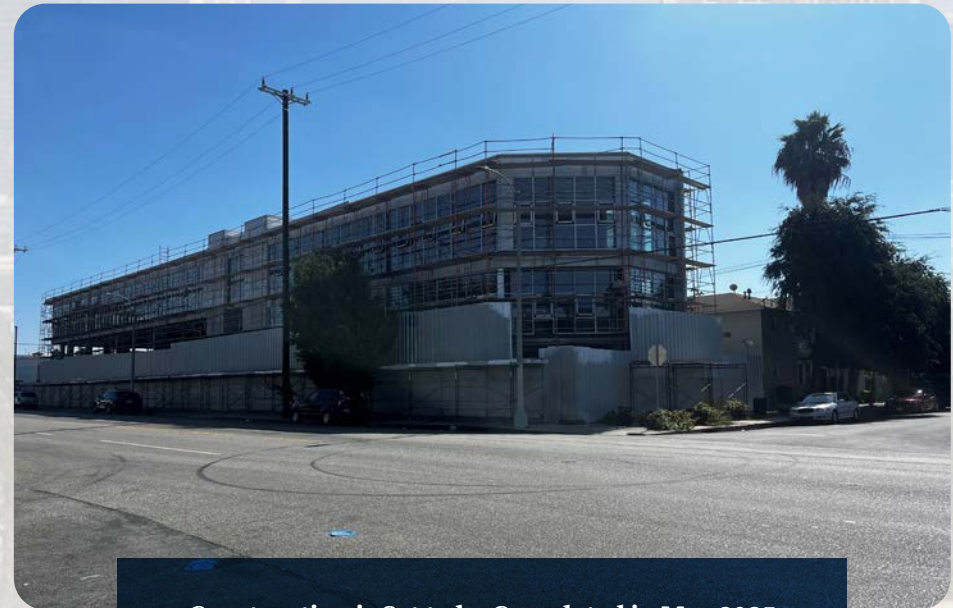
Right on the Corner of Jefferson & Virginia. The Project Includes Office, Medical, Retail, and Dining Options



This Nearly Completed Project Features Multiple Retail Stores and a Restaurant on the Ground Floor



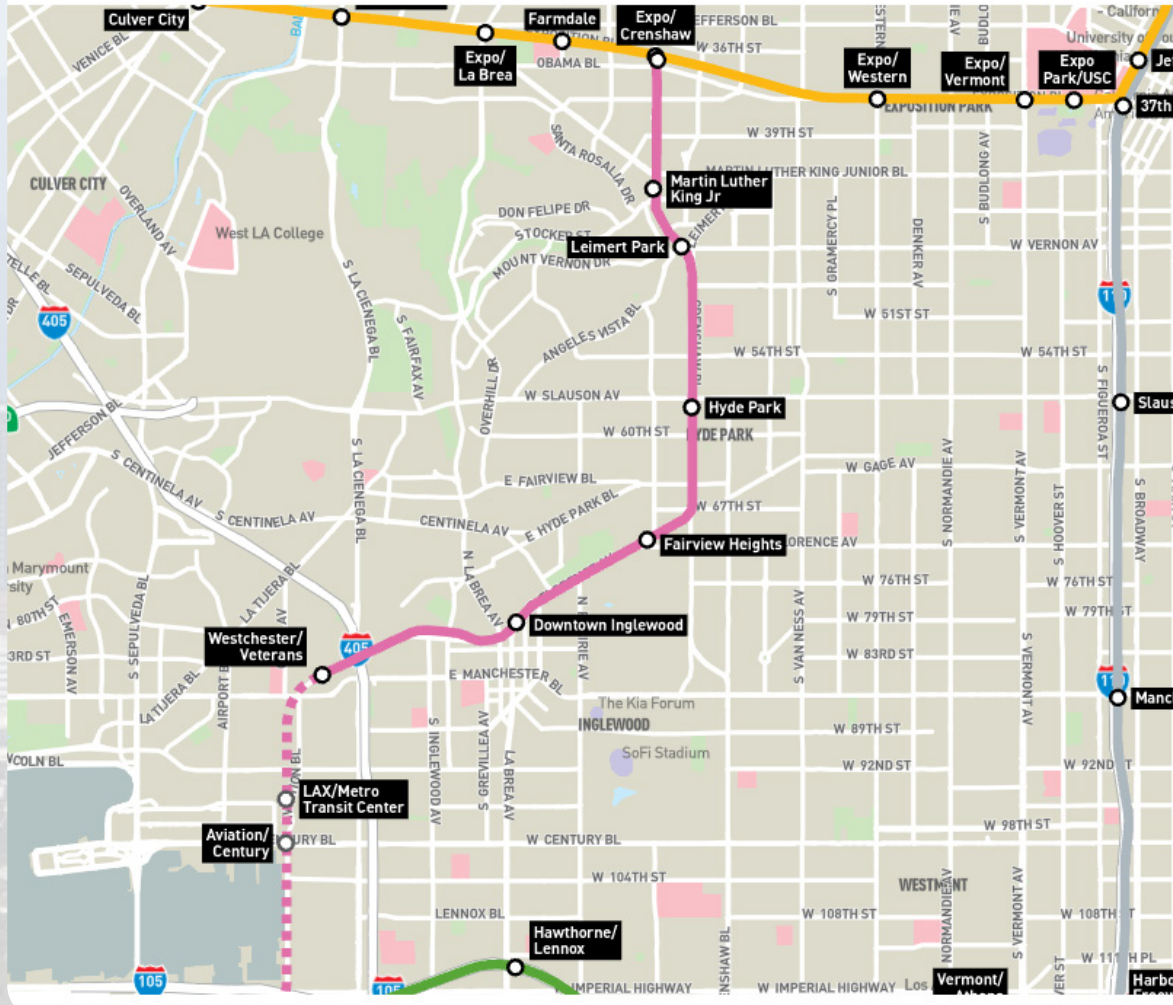
The Plans call for an Abundance of Parking Including 93 Semi Subterranean Spots



Construction is Set to be Completed in May 2025

NEW EXPO/CRENSHAW METRO K LINE

Meet the K Line!



The K Line was designed and built with the help of community input and local voices to provide a faster, more convenient and reliable way to connect to jobs, schools and the rich cultural places throughout these communities. The K Line will connect to the Metro E Line (Expo), which travels between downtown LA and Santa Monica. The K Line also connects to the new LAX/Metro Transit Center Station, the new Aviation/Century Station and the Metro C Line (Green).

NEW CRENSHAW CROSSING DEVELOPMENT



Crenshaw Crossing, a landmark community project located next door to Metro's Expo/Crenshaw Station, took a major step forward after being awarded \$49.9 million in funding through the California Strategic Growth Council's Affordable Housing and Sustainable Communities program. The \$50M award will cover the cost of 176 affordable housing units, and amenities such as a fitness center, outdoor spaces, 10 miles of new bike lanes, crosswalk and sidewalk repairs.

WEST ADAMS

A Revitalizing Region Proximate to the Best of Los Angeles



LOCATION HIGHLIGHTS

West Adams, Los Angeles, is undergoing a transformation with several new construction projects taking shape. Cumulus, situated at 2853 West Boulevard, is set to replace existing structures with a modern apartment building spanning 23,882 square feet. Utilizing innovative construction methods, it aims to deliver 65 rental units to meet housing demand. Additionally, a seven-story mixed-use project at 5775 W. Adams Boulevard signals further growth and urban development in the neighborhood.

Architectural evolution is evident with projects like 5201 W Adams Boulevard, designed by Hwangbo Architecture. This contemporary structure, featuring white stucco cladding and a rooftop deck, reflects the area's modern aesthetic while offering panoramic views of Adams Boulevard. These developments cater to a diverse population, enhancing the neighborhood's appeal and livability.

However, with new construction comes rising rental prices. Median rent trends in July 2023 show a significant increase, with the median rent reaching \$4,039, marking a 6.9% rise from the previous month and a 9.4% increase from July 2022. This surge in rental costs underscores the growing demand for housing in West Adams, making the rental market increasingly competitive and challenging for tenants.

Despite the affordability challenges, West Adams maintains its vibrant and diverse character. With a population comprised of 41.33% White, 25.92% Black, and 5.60% Asian residents, the neighborhood thrives on its cultural richness and inclusivity, offering a welcoming environment for all. As development continues, West Adams stands poised for further growth and transformation, attracting residents seeking modern amenities and a dynamic community.



Average Household
Income of \$109,239



Strong Gentrification
Trends Over the Last 10
Years



Population of 347,728 Within
a Three (3) Mile Radius

Rendering of New Cumulus Development

WEST ADAMS MARKET OVERVIEW

76

WALK SCORE

VERY WALKABLE
Most errands can be accomplished on foot

61

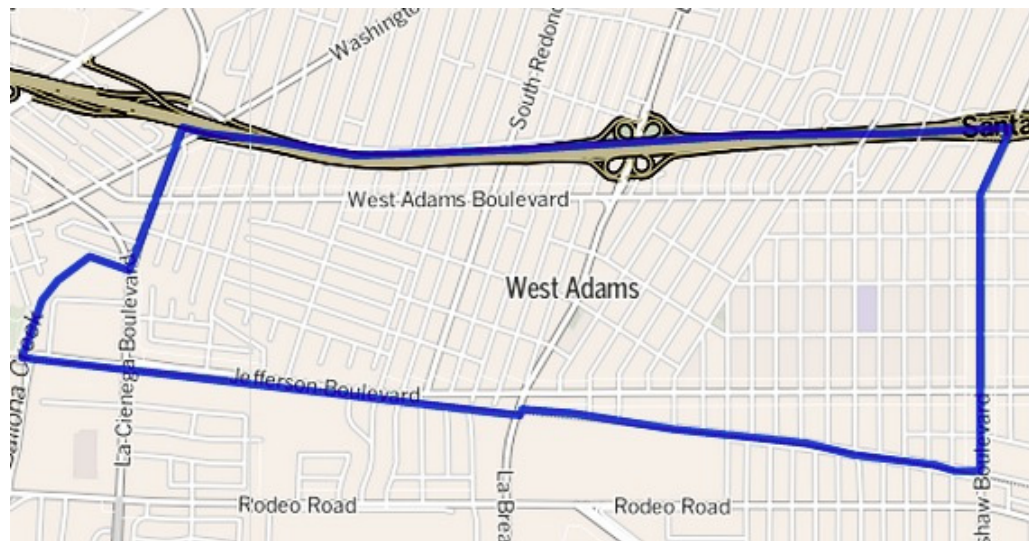
TRANSIT SCORE

GOOD TRANSIT
Many nearby public transportation options

68

BIKE SCORE

BIKEABLE
Some bike infrastructure



West Adams is a historical residential neighborhood in South Los Angeles. It includes several distinct areas including Arlington Heights, Harvard Heights, Pico-Union, Jefferson Park, Adams-Normandie, and University Park. One of the city's oldest areas, West Adams was abandoned by its wealthy inhabitants starting in the first half of the 20th century, as Los Angeles expanded. Today, the working-class area is undergoing rapid rejuvenation to bring back the desirability of the historic South LA neighborhood.

As you get closer to the University of Southern California (USC) and University Park, much of the housing is rented by students, but there are still plenty of single-family homes available. As real estate prices skyrocket around the city West Adams has become a destination for young families. This, in turn, has pushed up the cost of housing here and it's no longer unusual to see single family homes over \$1-million. As West Adams gentrifies new restaurants, shops, and entertainment options are opening, investors are gaining hope in the West Adams market again, as prices rise alongside the area's desirability. Development continues to spur in this distressed community due to four (4) main factors; the construction of the Expo rail line, the area's accessibility to the tech hubs of Silicon Beach and El Segundo, the development of the areas bordering West Adams, and the opportunity Zone designations from 2018.

The most anticipated projects in the West Adams area are currently under construction and are projected to boom the neighborhood. These projects come from the Los Angeles Metro and are the new Crenshaw/LAX light rail and the extension of the existing Exposition Light Rail. The new Crenshaw/LAX light rail route, set to open in 2023, will add a key corridor to the agency's growing transit network and, eventually a long-sought rail connection to LAX. This line will add three (3) new stops to the West Adams neighborhoods. Since the Metropolitan Transportation Authority began construction on the Crenshaw Line in January 2014, the median home values in the West Adams neighborhood have drastically increased. The extension of the Metro Expo Line is also currently under construction and will bring five (5) new stops to the West Adams area, eventually connecting all the way to Santa Monica. Developers are staking claim in properties along the path of this new Metro Line as population in the area is expected to spike due to increased commuter-friendliness.

West Adams is one of the oldest neighborhoods in Los Angeles, with grand homes and bustling development. Currently, the area is experiencing a renaissance of sorts, with the historic houses being restored to their previous elegance. West Adams is experiencing rapid rates of gentrification, with young professionals, restaurants, and new businesses moving into the area. Many of these professionals are being attracted to the area due to the proximity of jobs hubs in Silicon Beach, Culver City, and El Segundo. As renters continue to flock towards West Adams, so do investors and developers looking to capitalize on strong rental upside in historic Los Angeles markets.

FINANCIAL ANALYSIS

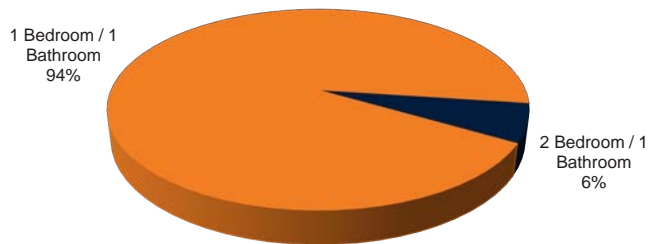
3406 VIRGINIA ROAD



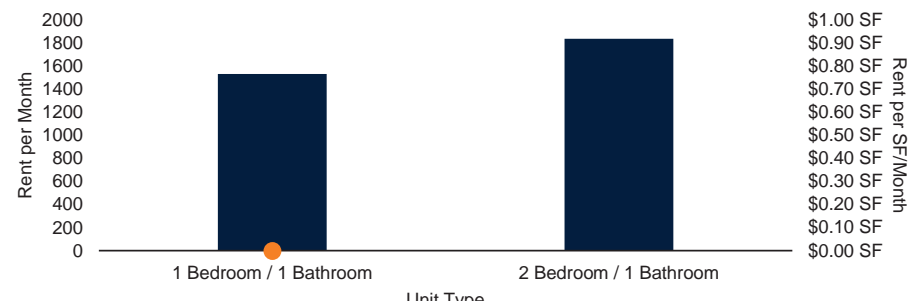
RENT ROLL SUMMARY

Unit Type	# of Units	Avg SF	Current				Potential		
			Rental Range	Average Rent	Average Rent Per SF	Monthly Income	Average Rent	Average Rent Per SF	Monthly Income
1 Bedroom / 1 Bathroom	15		\$1,014 - \$1,888	\$1,531		\$22,961	\$2,150		\$32,250
2 Bedroom / 1 Bathroom	1		\$1,838 - \$1,838	\$1,838		\$1,838	\$2,650		\$2,650
Totals/Weighted Averages	16	521		\$1,550	\$2.97	\$24,799	\$2,181	\$4.18	\$34,900
Gross Annualized Rents				\$297,589			\$418,800		

Unit Distribution



Unit Rent



RENT ROLL DETAIL

Unit	Unit Type	Comments	Square Feet	Current Rent Per Month	Current Rent Per SF Per Month	Potential Rent Per Month	Potential Rent Per SF Per Month
3406	1 Bedroom / 1 Bathroom			\$1,014		\$2,150	
3408	1 Bedroom / 1 Bathroom			\$1,695		\$2,150	
3408.5	1 Bedroom / 1 Bathroom			\$1,795		\$2,150	
3408.25	1 Bedroom / 1 Bathroom			\$1,014		\$2,150	
3408-2	1 Bedroom / 1 Bathroom			\$1,014		\$2,150	
3410-1	1 Bedroom / 1 Bathroom			\$1,695		\$2,150	
3410.5	1 Bedroom / 1 Bathroom			\$1,617		\$2,150	
3410.25	1 Bedroom / 1 Bathroom			\$1,795		\$2,150	
3410-2	1 Bedroom / 1 Bathroom			\$1,695		\$2,150	
3412-1	1 Bedroom / 1 Bathroom			\$1,014		\$2,150	
3412.5	1 Bedroom / 1 Bathroom	MANAGER		\$1,888		\$2,150	
3412.25	1 Bedroom / 1 Bathroom			\$1,695		\$2,150	
3412-2	1 Bedroom / 1 Bathroom			\$1,617		\$2,150	
3414-1	1 Bedroom / 1 Bathroom			\$1,795		\$2,150	
3414.5	1 Bedroom / 1 Bathroom			\$1,617		\$2,150	
3414-2	2 Bedroom / 1 Bathroom			\$1,838		\$2,650	
Total			8,342	\$24,799	\$2.97	\$34,900	\$4.18

OPERATING STATEMENT

Income	Current		Market		Per Unit
Gross Potential Rent	418,800		418,800		26,175
Loss / Gain to Lease	(121,211)	28.9%	0		0
Gross Current Rent	297,589		418,800		26,175
Economic Vacancy	(8,928)	3.0%	(12,564)	3.0%	(785)
Total Vacancy	(\$8,928)	3.0%	(\$12,564)	3.0%	(\$785)
Effective Rental Income	288,661		406,236		25,390
SCEP & RSO Income	713		713		\$45
Effective Gross Income	\$289,374		\$406,949		\$25,434

Expenses	Current		Market		Per Unit
Real Estate Taxes	36,591		36,591		2,287
Insurance	11,465		11,465		717
Utilities	8,471		8,471		529
Pest Control	480		480		30
Trash Removal	8,562		8,562		535
Repairs & Maintenance	4,800		4,800		300
Landscaping	1,260		1,260		79
On-Site Manager	7,036		7,036		440
General & Administrative	4,000		4,000		250
Operating Reserves	2,400		2,400		150
Management Fee	11,575	4.0%	16,278	4.0%	1,017
Total Expenses	\$96,640		\$101,343		\$6,334
Expenses as % of EGI	33.4%		24.9%		
Net Operating Income	\$192,735		\$305,606		\$19,100

PRICING DETAIL

Summary		
Price	\$3,050,000	
Down Payment	\$762,500	25%
Number of Units	16	
Price Per Unit	\$190,625	
Price Per SqFt	\$365.62	
Gross SqFt	8,342 SF	
Lot Size	7,360 SF	
Year Built	1947	

Returns	Current	Market
CAP Rate	6.32%	10.02%
GRM	10.25	7.28
Cash-on-Cash	3.11%	17.91%
Debt Coverage Ratio	1.14	1.81

Financing	1st Loan
Loan Amount	\$2,287,500
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2029

# of Units	Unit Type	Scheduled Rents	Market Rents
15	1 Bed 1 Bath	\$1,531	\$2,150
1	2 Bed 1 Bath	\$1,838	\$2,650

Operating Data				
Income		Current		Market
Gross Scheduled Rent		\$297,589		\$418,800
Less: Vacancy/Deductions	3.0%	\$8,928	3.0%	\$12,564
Total Effective Rental Income		\$288,661		\$406,236
Total Other Income		\$713		\$713
Effective Gross Income		\$289,374		\$406,949
Less: Expenses	33.4%	\$96,640	24.9%	\$101,343
Net Operating Income		\$192,735		\$305,606
Cash Flow		\$192,735		\$305,606
Debt Service		\$169,014		\$169,014
Net Cash Flow After Debt Service	3.11%	\$23,720	17.91%	\$136,592
Principal Reductions		\$26,805		\$28,529
Total Return	6.63%	\$50,525	21.66%	\$165,121

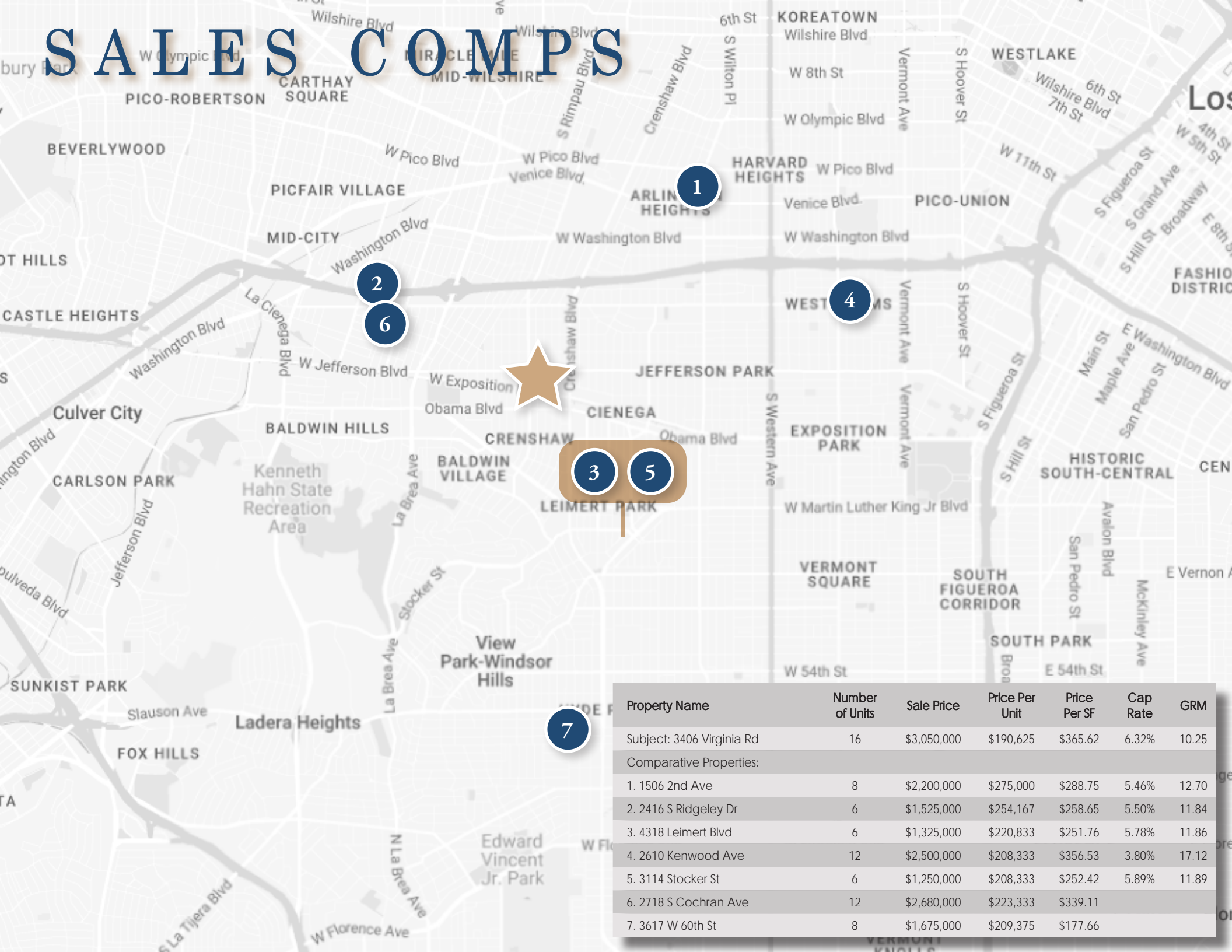
Expenses	Current	Market
Real Estate Taxes	\$36,591	\$36,591
Insurance	\$11,465	\$11,465
Utilities	\$8,471	\$8,471
Pest Control	\$480	\$480
Trash Removal	\$8,562	\$8,562
Repairs & Maintenance	\$4,800	\$4,800
Landscaping	\$1,260	\$1,260
On-Site Manager	\$7,036	\$7,036
General & Administration	\$4,000	\$4,000
Operating Reserves	\$2,400	\$2,400
Management Fee	\$11,575	\$16,278
Total Expenses	\$96,640	\$101,343
Expenses/Unit	\$6,040	\$6,334
Expenses/SF	\$11.58	\$12.15

COMPETITIVE COMPARABLES

3406 VIRGINIA ROAD



SALES COMPS



Property Name	Number of Units	Sale Price	Price Per Unit	Price Per SF	Cap Rate	GRM
Subject: 3406 Virginia Rd	16	\$3,050,000	\$190,625	\$365.62	6.32%	10.25
Comparative Properties:						
1. 1506 2nd Ave	8	\$2,200,000	\$275,000	\$288.75	5.46%	12.70
2. 2416 S Ridgeley Dr	6	\$1,525,000	\$254,167	\$258.65	5.50%	11.84
3. 4318 Leimert Blvd	6	\$1,325,000	\$220,833	\$251.76	5.78%	11.86
4. 2610 Kenwood Ave	12	\$2,500,000	\$208,333	\$356.53	3.80%	17.12
5. 3114 Stocker St	6	\$1,250,000	\$208,333	\$252.42	5.89%	11.89
6. 2718 S Cochran Ave	12	\$2,680,000	\$223,333	\$339.11		
7. 3617 W 60th St	8	\$1,675,000	\$209,375	\$177.66		



3406 Virginia Road

Los Angeles, CA 90016

SALES PRICE \$3,050,000

Number of Units 16

Price/Unit \$190,625

Price/SF \$365.62

Cap Rate 6.32%

GRM 10.25

Year Built 1947

UNDERWRITING DATA

Income \$288,661

Expenses \$99,640

NOI \$192,735

NUMBER OF UNITS

15

UNIT TYPE

1 Bdr 1 Bath

1

2 Bdr 1 Bath



1506 2nd Ave

Los Angeles, CA 90019

SALES PRICE \$2,200,000

Close of Escrow 01/04/2023

Number of Units 8

Price/Unit \$275,000

Price/SF \$288.75

Cap Rate 5.46%

GRM 12.70

Year Built 1913

UNDERWRITING DATA

Income \$173,208

Expenses \$53,179

NOI \$120,029

NUMBER OF UNITS

6

UNIT TYPE

2 Bdr 1 Bath

20

3 Bdr 2 Bath



2 **2416 S Ridgeley Dr**
Los Angeles, CA 90016

SALES PRICE \$2,500,000

Close of Escrow 03/06/2024

Number of Units 6

Price/Unit \$254,167

Price/SF \$258.65

Cap Rate 5.50%

GRM 11.84

Year Built 1945

**UNDERWRITING
DATA**

Income \$211,149

Expenses \$73,649

NOI \$137,500

**NUMBER OF
UNITS** **UNIT TYPE**

6 2 Bdr 1 Bath



3 **4318 Leimert Blvd**
Los Angeles, CA 90008

SALES PRICE \$1,325,000

Close of Escrow 09/27/2024

Number of Units 6

Price/Unit \$220,833

Price/SF \$251.76

Cap Rate 5.78%

GRM 11.86

Year Built 1931

**UNDERWRITING
DATA**

Income \$111,720

Expenses \$35,135

NOI \$76,585

**NUMBER OF
UNITS** **UNIT TYPE**

4 1 Bdr 1 Bath

2 2 Bdr 1 Bath



4

2610 Kenwood Ave
Los Angeles, CA 90007

SALES PRICE \$2,500,000

Close of Escrow 05/03/2023

Number of Units 12

Price/Unit \$208,333

Price/SF \$356.53

Cap Rate 3.80%

GRM 17.12

Year Built 1924

**UNDERWRITING
DATA**

Income \$146,004

Expenses \$51,004

NOI \$95,000

**NUMBER OF
UNITS** **UNIT TYPE**

12 1 Bdr 1 Bath



5

3114 Stocker St
Los Angeles, CA 90008

SALES PRICE \$1,250,000

Close of Escrow 12/19/2023

Number of Units 6

Price/Unit \$208,333

Price/SF \$252.42

Cap Rate 5.89%

GRM 11.89

Year Built 1959

**UNDERWRITING
DATA**

Income \$105,130

Expenses \$31,530

NOI \$73,600

**NUMBER OF
UNITS** **UNIT TYPE**

6 1 Bdr 1 Bath



6 **2718 S Cochran Ave**
Los Angeles, CA 90016

SALES PRICE \$2,680,000

Close of Escrow 11/30/2023

Number of Units 12

Price/Unit \$223,333

Price/SF \$339.11

Year Built 1962

NUMBER OF UNITS	UNIT TYPE
------------------------	------------------

1	Studio 1 Bath
---	---------------

5	1 Bdr 1 Bath
---	--------------

6	2 Bdr 1 Bath
---	--------------



7 **3617 W 60th St**
Los Angeles, CA 90043

SALES PRICE \$1,675,000

Close of Escrow 09/18/2024

Number of Units 8

Price/Unit \$209,375

Price/SF \$177.66

Year Built 1964

NUMBER OF UNITS	UNIT TYPE
------------------------	------------------

7	2 Bdr 1 Bath
---	--------------

1	3 Bdr 2 Bath
---	--------------

RENT COMPS



Property Name	1 Bedroom Rent	2 Bedroom Rent
Subject: 3406 Virginia Rd	\$1,508	\$1,838
Comparative Properties:		
1. 3505 S Bronson Ave	\$2,400	
2. 2322 S Vineyard Ave	\$2,200	
3. 3555 Chesapeake Ave		\$2,800
4. 2616 Buckingham Rd		\$2,800



3406 Virginia Rd
Los Angeles, CA 90016

SUBJECT PROPERTY

UNIT TYPE

RENT

1 Bedroom

\$1,531

2 Bedroom

\$1,838

ONE BEDROOM

AVERAGE
\$2,300



1 3505 S Bronson Ave
Los Angeles, CA 90018

UNIT TYPE

RENT

1 Bdr 1 Bath

\$2,400



2 2322 S Vineyard Ave
Los Angeles, CA 90016

UNIT TYPE

RENT

1 Bdr 1 Bath

\$2,200



3 3555 Chesapeake Ave
Los Angeles, CA 90016

UNIT TYPE

RENT

2 Bdr 1 Bath

\$2,800



4 2616 Buckingham Rd
Los Angeles, CA 90016

UNIT TYPE

RENT

2 Bdr 1.5 Bath

\$2,800

TWO BEDROOM

AVERAGE
\$2,800

MARKET OVERVIEW

3406 VIRGINIA ROAD





POPULATION

In 2023, the population in your selected geography is 1,248,591. The population has changed by 3.02 since 2010. It is estimated that the population in your area will be 1,275,976 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 35.9, compared with the U.S. average, which is 38.7. The population density in your area is 15,895 people per square mile.



HOUSEHOLDS

There are currently 488,904 households in your selected geography. The number of households has changed by 9.38 since 2010. It is estimated that the number of households in your area will be 503,408 five years from now, which represents a change of 3.0 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$59,621, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 50.01 since 2010. It is estimated that the median household income in your area will be \$70,158 five years from now, which represents a change of 17.7 percent from the current year. The current year per capita income in your area is \$38,060, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$96,085, compared with the U.S. average, which is \$100,106.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 11.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 23.2 percent completed a bachelor's degree, compared with the national average of 20.2 percent. The number of area residents with an associate degree was lower than the nation's at 5.5 percent vs. 8.5 percent, respectively. The area had fewer high-school graduates, 18.4 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.6 percent in the selected area compared with the 20.1 percent in the U.S.



HOUSING

The median housing value in your area was \$749,110 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 116,138.00 owner-occupied housing units and 330,833.00 renteroccupied housing units in your area.



EMPLOYMENT

In 2023, 618,512 people in your selected area were employed. The 2010 Census revealed that 54.6 of employees are in white-collar occupations in this geography, and 21.1 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.minutes.

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	45,067	384,871	1,275,976
2023 Estimate			
Total Population	44,728	379,319	1,248,591
2020 Census			
Total Population	45,496	379,616	1,237,743
2010 Census			
Total Population	45,363	378,791	1,212,025
Daytime Population			
2023 Estimate	28,095	317,871	1,287,291
HOUSEHOLDS			
2028 Projection			
Total Households	17,674	145,831	503,408
2023 Estimate			
Total Households	17,281	142,482	488,904
Average (Mean) Household Size	2.6	2.6	2.5
2020 Census			
Total Households	17,075	140,562	480,383
2010 Census			
Total Households	16,318	134,012	446,965
Growth 2023-2028	2.3%	2.4%	3.0%
HOUSING UNITS			
Occupied Units			
2028 Projection	18,620	154,868	539,729
2023 Estimate	18,261	151,512	524,694
Owner Occupied	4,851	43,470	120,624
Renter Occupied	12,430	99,012	368,279
Vacant	980	9,030	35,790
Persons in Units			
2023 Estimate Total Occupied Units	17,281	142,482	488,904
1 Person Units	34.2%	32.1%	34.6%
2 Person Units	26.0%	26.7%	27.6%
3 Person Units	14.5%	15.1%	14.0%
4 Person Units	11.4%	12.1%	11.3%
5 Person Units	7.5%	7.1%	6.2%
6+ Person Units	6.4%	7.0%	6.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	4.9%	8.0%	9.1%
\$150,000-\$199,999	5.1%	6.9%	6.4%
\$100,000-\$149,999	12.1%	14.0%	14.0%
\$75,000-\$99,999	10.0%	11.0%	11.4%
\$50,000-\$74,999	15.2%	16.0%	15.4%
\$35,000-\$49,999	13.7%	12.0%	11.2%
\$25,000-\$34,999	9.8%	8.7%	8.8%
\$15,000-\$24,999	11.2%	9.1%	9.3%
Under \$15,000	18.1%	14.4%	14.4%
Average Household Income	\$75,021	\$92,250	\$96,085
Median Household Income	\$46,488	\$58,907	\$59,621
Per Capita Income	\$29,169	\$35,011	\$38,060
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	44,728	379,319	1,248,591
Under 20	26.0%	23.2%	22.6%
20 to 34 Years	22.1%	24.3%	25.8%
35 to 39 Years	6.9%	7.5%	8.3%
40 to 49 Years	12.9%	13.3%	13.5%
50 to 64 Years	18.9%	18.6%	17.4%
Age 65+	13.2%	13.1%	12.5%
Median Age	36.3	36.6	35.9
Population 25+ by Education Level			
2023 Estimate Population Age 25+	30,236	264,746	880,298
Elementary (0-8)	14.6%	14.6%	15.5%
Some High School (9-11)	9.9%	9.2%	8.9%
High School Graduate (12)	23.1%	20.2%	18.4%
Some College (13-15)	24.1%	18.8%	16.6%
Associate Degree Only	6.3%	6.1%	5.5%
Bachelor's Degree Only	14.4%	20.2%	23.2%
Graduate Degree	7.4%	10.8%	11.9%
Population by Gender			
2023 Estimate Total Population	44,728	379,319	1,248,591
Male Population	47.0%	48.2%	49.5%
Female Population	53.0%	51.8%	50.5%

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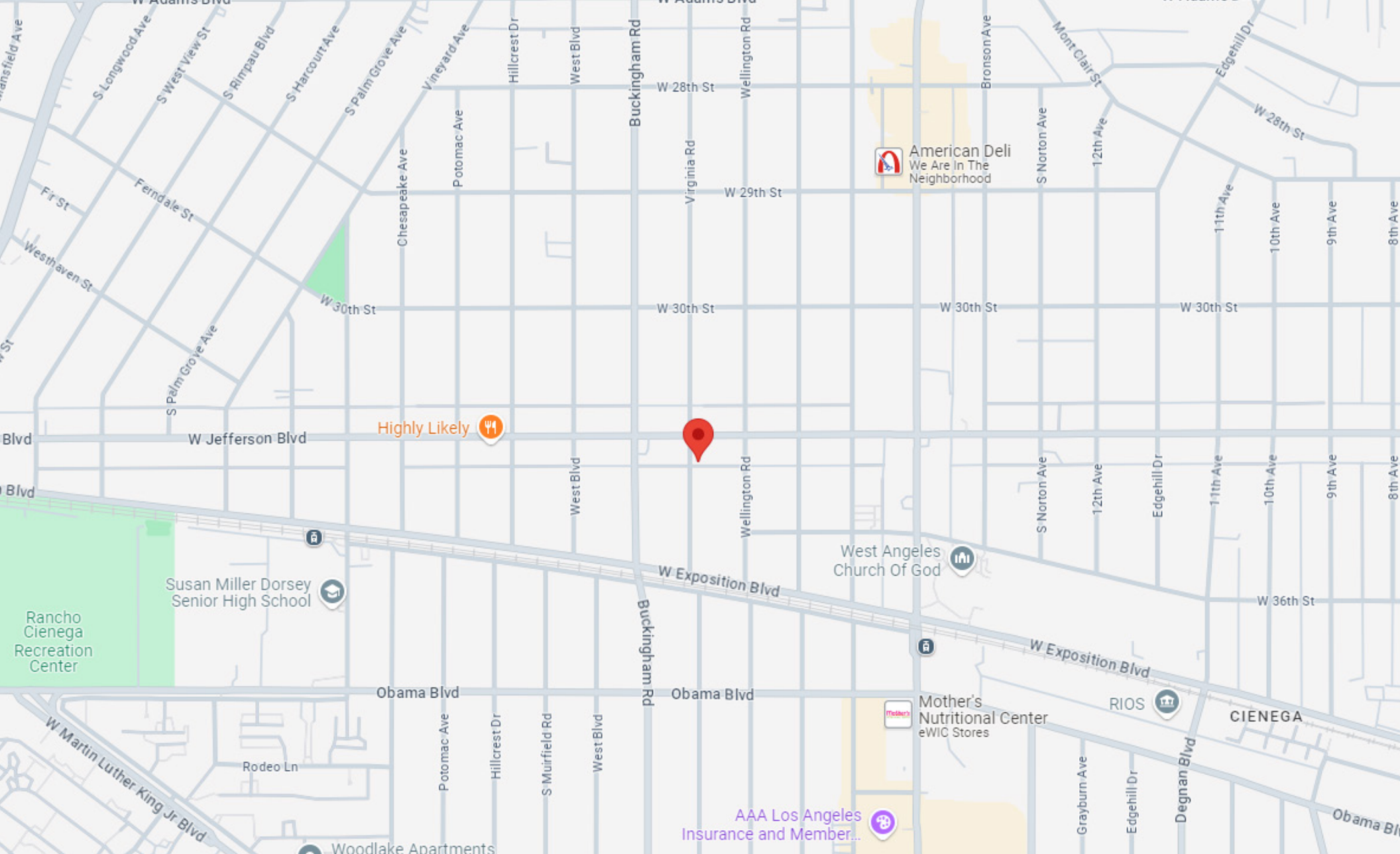
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