

10345 Pinyon Ave

Tujunga, CA 91042



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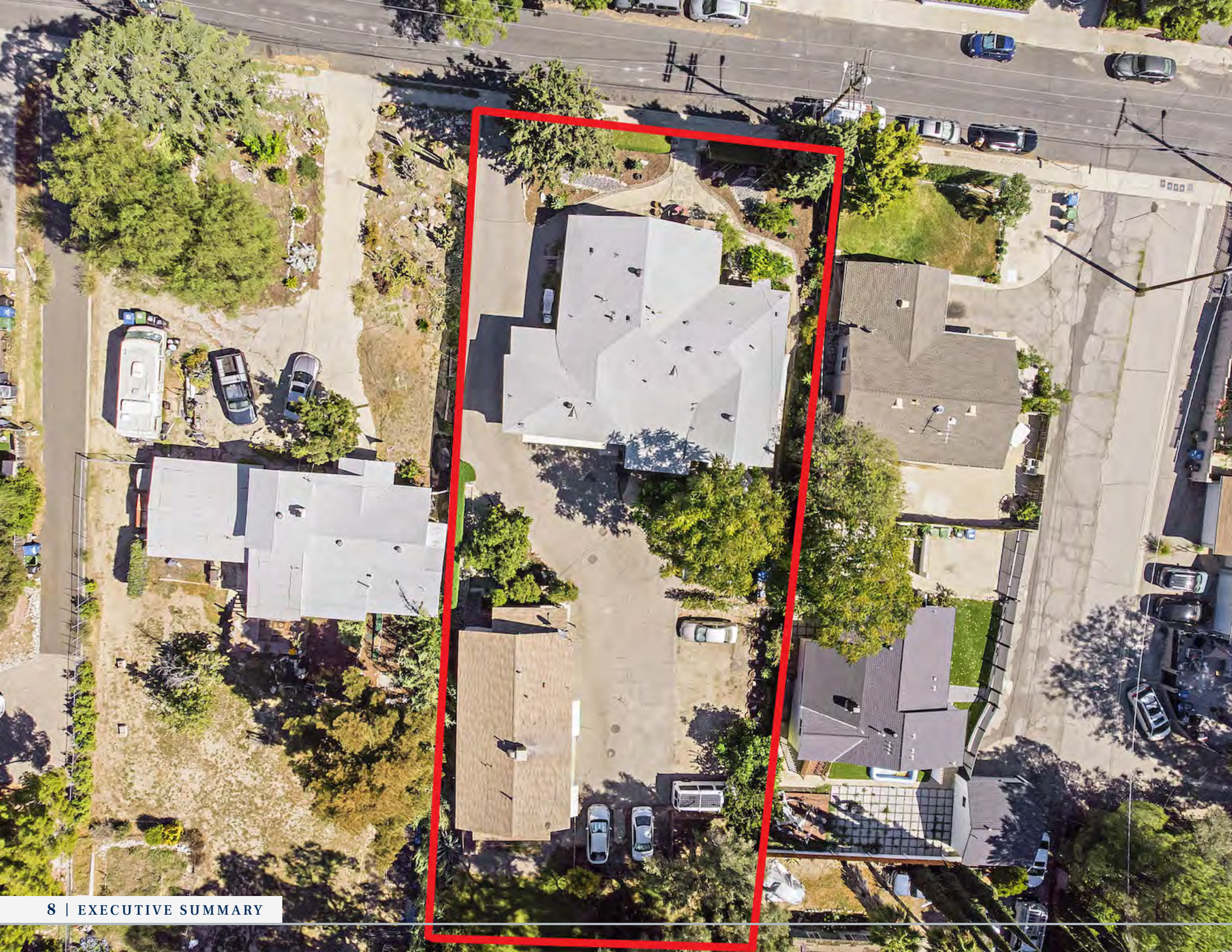
SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$1,350,000



Cap Rate
5.28%



of Units
7

FINANCIAL

Listing Price	\$1,350,000
NOI	\$71,283
Cap Rate	5.28%
GIM	12.00
Price/SF	\$343.16
Rent/SF	\$2.06
Price/Unit	\$192,857

OPERATIONAL

Gross SF	3,934 SF
# of Units	7
Lot Size	0.5 Acres (21,780 SF)
Year Built	1914









10345 PINYON AVE

Tujunga, CA 91042

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present 10345 Pinyon and 10345-12 Pinyon, a 7 unit multifamily property situated in Tujunga, CA. The property has two separate structures with two different addresses on one large 0.5 acre lot (approx. 22,000 square feet of land).

This spacious piece of real estate houses six distinctive apartment units, each inclusive of an external parking space in a vast outdoor common area at the rear of the property. The subject property resides in a quiet residential neighborhood surrounded by single family homes. The multiunit subject property was grandfathered in by the City years ago, as the surrounding area is zoned LAR1, and even comes with an approved re-build letter which should provide the prospective investor with security should something ever happen to the property in the future.

The subject property boasts an attractive unit mix of (2) Singles, (4) One-Bedroom Units, along with a detached 1,100 sq. ft. house above individual garages that can be rented as parking or storage for an additional income stream for the new investor. Enhancements to the house include a new front porch from 2013, a rear deck added in 2011, and an enviable view of the Valley.

Beyond living spaces, the property is home to four garages and two storage rooms, all available for rent. Their sizes range from compact 9' x 11' spaces to more generous 28' x 20' areas. The garages, along with the abundance of unused square footage on the parcel, make this property an ideal candidate for future conversions, and/or additions through the ADU program. An additional highlight and added income stream is the on-site laundry facility equipped with washers and dryers, which generates an average monthly revenue of \$150.

9% RENT INCREASES ALLOWED ON FEBRUARY 1st, 2024

Since the terms of the current leases note that the owner is responsible for paying the tenants' gas and electric bills, each of the 6 occupied units are eligible for 9% rental increases beginning on February 1, 2024 (buyer to verify). After those 9% rent increases take affect in February 2024, the property will bring in roughly \$104,000 of income each year or \$8,700 each month.

At the asking price of \$1,350,000, the buyer would close escrow at a 5.28% CAP rate. **However**, after February's 9% rent increases to the 6 occupied units, the CAP rate will jump to 5.76% without the buyer needing to do anything besides wait a couple months after close of escrow.

SECTION 2

Property Information

AMENITIES

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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UNIT AMENITIES

- Spacious Units
- New Terraces Added Recently in Select Units
- Quiet Residential Neighborhood

COMMON-AREA AMENITIES

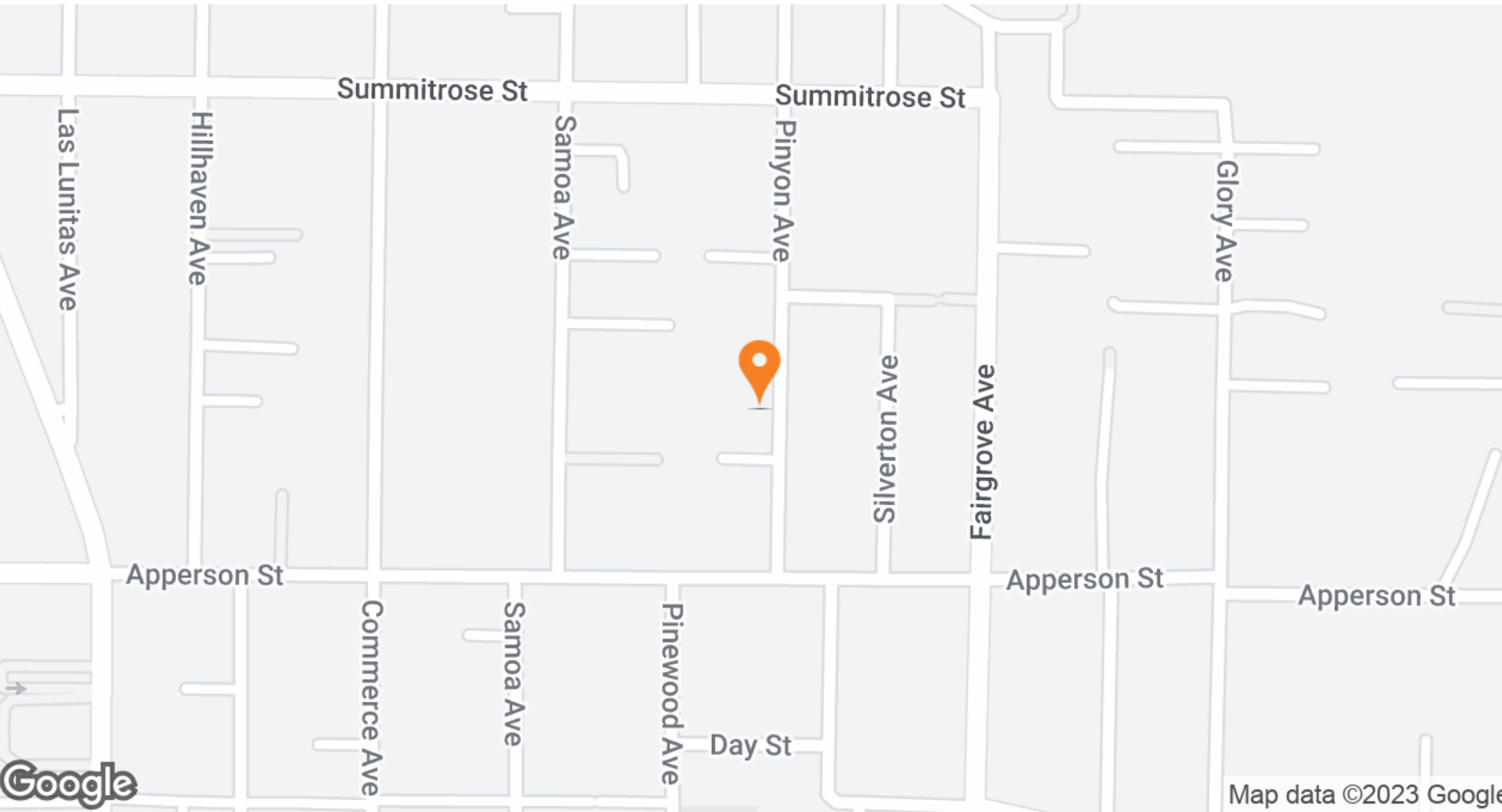
- On-Site Laundry
- Ample Parking
- Large Outdoor Common Area to be Enjoyed by All Tenants
- Private Garage Parking / Storage Available for Lease



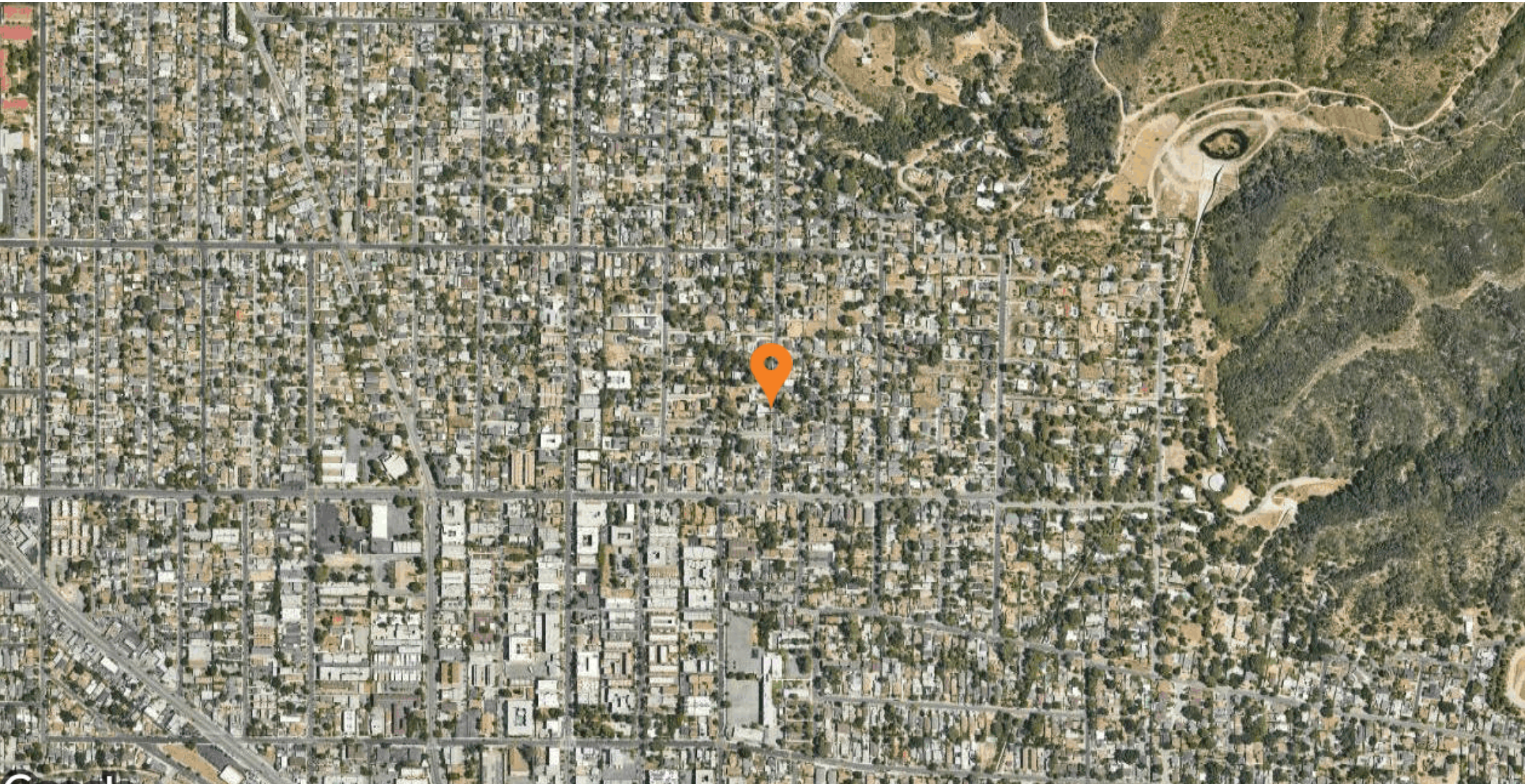
REGIONAL MAP // 10345 Pinyon Ave



10345 Pinyon Ave // LOCAL MAP



AERIAL MAP // 10345 Pinyon Ave



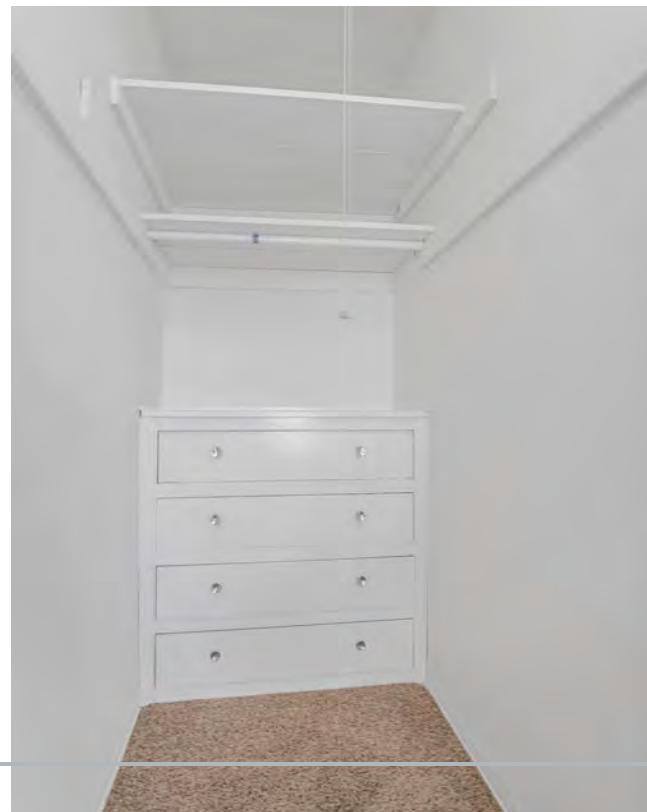
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SECTION 3

Financial Analysis

FINANCIAL DETAILS

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10345 Pinyon Ave // FINANCIAL DETAILS

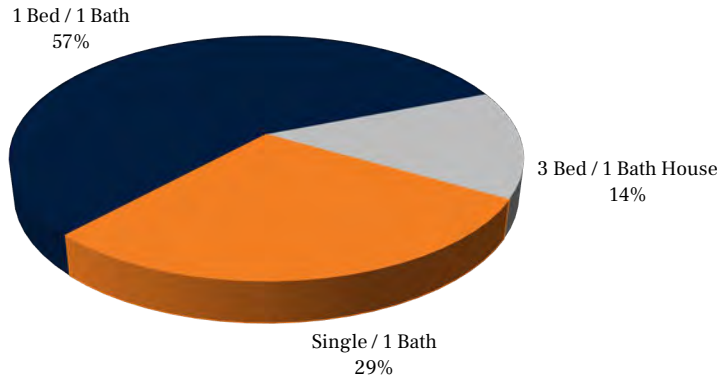
As of October,2023

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	1 Bed / 1 Bath (vacant)	500	\$1,650	\$3.30	\$1,650	\$3.30
2	1 Bed / 1 Bath	690	\$1,081	\$1.57	\$1,650	\$2.39
3	Single / 1 Bath	255	\$600	\$2.35	\$1,150	\$4.51
4	Single / 1 Bath	245	\$927	\$3.78	\$1,150	\$4.69
5	1 Bed / 1 Bath	445	\$1,100	\$2.47	\$1,650	\$3.71
6	1 Bed / 1 Bath	420	\$797	\$1.90	\$1,650	\$3.93
10345.5	3 Bed / 1 Bath House	1,100	\$1,941	\$1.76	\$2,850	\$2.59
Total		Square Feet: 3,934	\$8,096	\$2.06	\$11,750	\$2.99

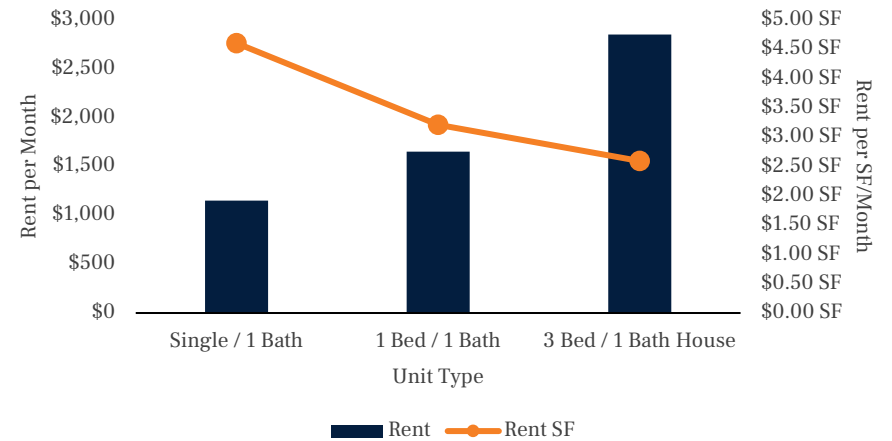
FINANCIAL DETAILS // 10345 Pinyon Ave

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
Single / 1 Bath	2	250	\$600 - \$927	\$764	\$3.05	\$1,527	\$1,150	\$4.60	\$2,300
1 Bed / 1 Bath	3	518	\$797 - \$1,100	\$993	\$1.92	\$2,978	\$1,650	\$3.18	\$4,950
1 Bed / 1 Bath (vacant)	1	500	\$1,650 - \$1,650	\$1,650	\$3.30	\$1,650	\$1,650	\$3.30	\$1,650
3 Bed / 1 Bath House	1	1,100	\$1,941 - \$1,941	\$1,941	\$1.76	\$1,941	\$2,850	\$2.59	\$2,850
TOTALS/WEIGHTED AVERAGES	7	562		\$1,157	\$2.06	\$8,096	\$1,679	\$2.99	\$11,750
GROSS ANNUALIZED RENTS				\$97,152			\$141,000		

Unit Distribution



Unit Rent



10345 Pinyon Ave // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Current Rent	97,152		141,000			20,143	35.84
Physical Vacancy	(2,915)	3.0%	(4,230)	3.0%		(604)	(1.08)
TOTAL VACANCY	(\$2,915)	3.0%	(\$4,230)	3.0%		(\$604)	(\$1)
Effective Rental Income	94,237		136,770			19,539	34.77
Other Income							
Garage and Storage Income	13,560		13,560		[1]	1,937	3.45
Laundry Income	1,800		1,800		[2]	257	0.46
TOTAL OTHER INCOME	\$15,360		\$15,360			\$2,194	\$3.90
EFFECTIVE GROSS INCOME	\$109,597		\$152,130			\$21,733	\$38.67
EXPENSES							
Real Estate Taxes	16,200		16,200		[3]	2,314	4.12
Insurance	2,951		2,951		[4]	422	0.75
Utilities	5,880		5,880		[5]	840	1.49
Trash Removal	2,100		2,100		[6]	300	0.53
Repairs & Maintenance	3,500		3,500		[7]	500	0.89
Landscaping	1,200		1,200		[8]	171	0.31
Pest Control	900		900		[9]	129	0.23
General & Administrative	1,200		1,200		[10]	171	0.31
Management Fee	4,384	4.0%	6,085	4.0%	[11]	869	1.55
TOTAL EXPENSES	\$38,314		\$40,016			\$5,717	\$10.17
EXPENSES AS % OF EGI	35.0%		26.3%				
NET OPERATING INCOME	\$71,283		\$112,114			\$16,016	\$28.50

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

FINANCIAL DETAILS // 10345 Pinyon Ave

NOTES TO OPERATING STATEMENT

- [1] Seller provided rent roll
- [2] Seller provided estimated laundry income
- [3] 1.20% of the purchase price
- [4] \$0.75 per gross square foot
- [5] \$70 per unit per month
- [6] \$25 per unit per month
- [7] \$500 per unit
- [8] \$100 per month
- [9] \$75 per month
- [10] \$100 per month
- [11] 4.0% of the gross income

10345 Pinyon Ave // FINANCIAL DETAILS

SUMMARY		
Price	\$1,350,000	
Down Payment	\$675,000	50%
Number of Units	7	
Price Per Unit	\$192,857	
Price Per SqFt	\$343.16	
Gross SqFt	3,934	
Lot Size	0.50 Acres	
Approx. Year Built	1914/1948	

RETURNS	Current	Pro Forma
CAP Rate	5.28%	8.30%
GIM	12.00	8.63
Cash-on-Cash	2.90%	8.95%
Debt Coverage Ratio	1.38	2.17

FINANCING	1st Loan
Loan Amount	\$675,000
Loan Type	New
Interest Rate	6.60%
Amortization	30 Years
Year Due	2028

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	Single / 1 Bath	250	\$764	\$1,150
4	1 Bed / 1 Bath	514	\$1,157	\$1,650
1	3 Bed / 1 Bath House	1,100	\$1,941	\$2,850

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$97,152		\$141,000
Less: Vacancy/Deductions	3.0%	\$2,915	3.0%	\$4,230
Total Effective Rental Income		\$94,237		\$136,770
Other Income		\$15,360		\$15,360
Effective Gross Income		\$109,597		\$152,130
Less: Expenses	35.0%	\$38,314	26.3%	\$40,016
Net Operating Income		\$71,283		\$112,114
Cash Flow		\$71,283		\$112,114
Debt Service		\$51,731		\$51,731
Net Cash Flow After Debt Service	2.90%	\$19,552	8.95%	\$60,383
Principal Reduction		\$7,403		\$7,906
TOTAL RETURN		3.99%	\$26,954	10.12% \$68,289

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$16,200	\$16,200
Insurance	\$2,951	\$2,951
Utilities	\$5,880	\$5,880
Trash Removal	\$2,100	\$2,100
Repairs & Maintenance	\$3,500	\$3,500
Landscaping	\$1,200	\$1,200
Pest Control	\$900	\$900
General & Administrative	\$1,200	\$1,200
Management Fee	\$4,384	\$6,085
TOTAL EXPENSES	\$38,314	\$40,016
Expenses/Unit	\$5,473	\$5,717
Expenses/SF	\$9.74	\$10.17

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

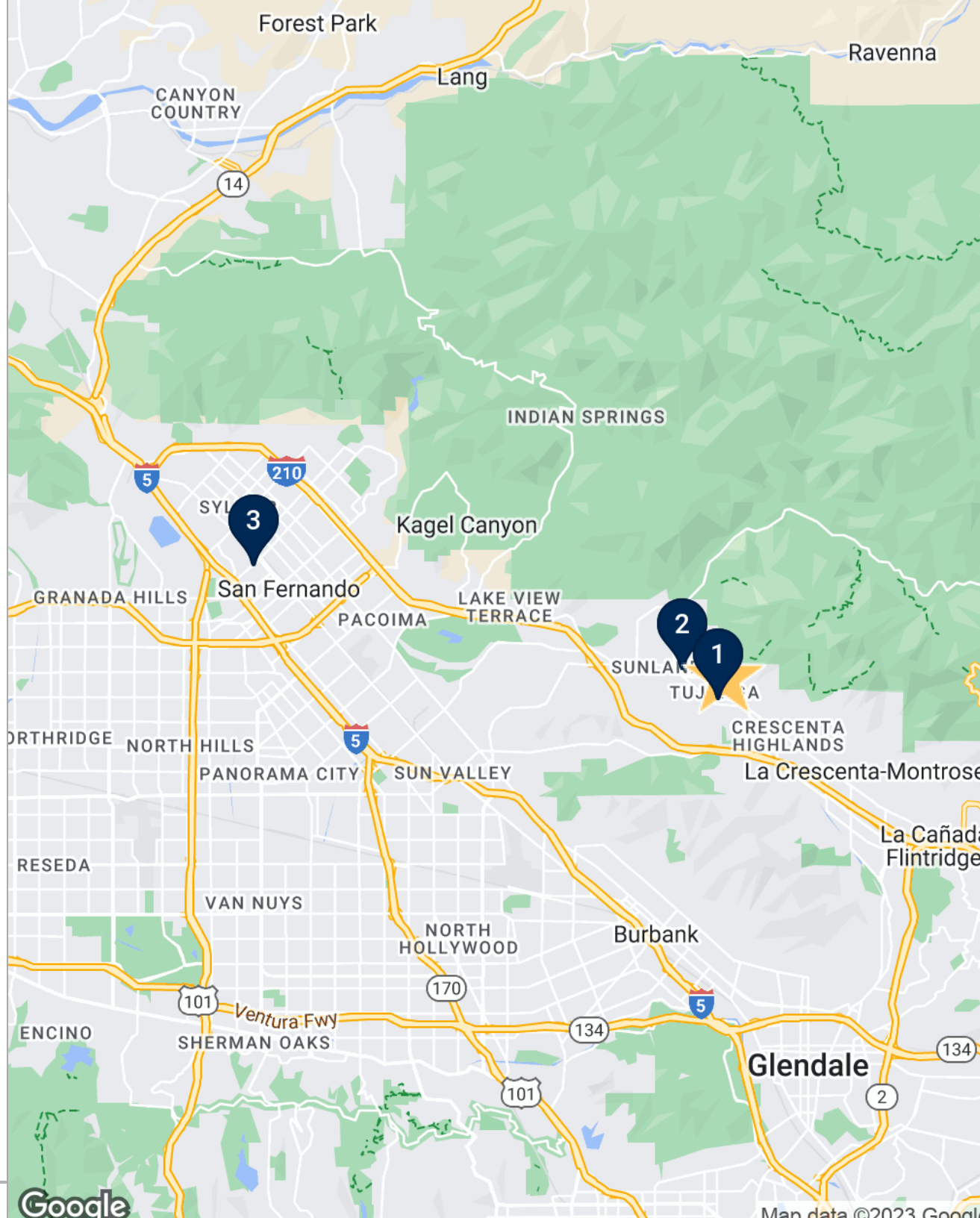
PRICE PER SF CHART

PRICE PER UNIT CHART


SALE COMPS

SALE COMPS MAP

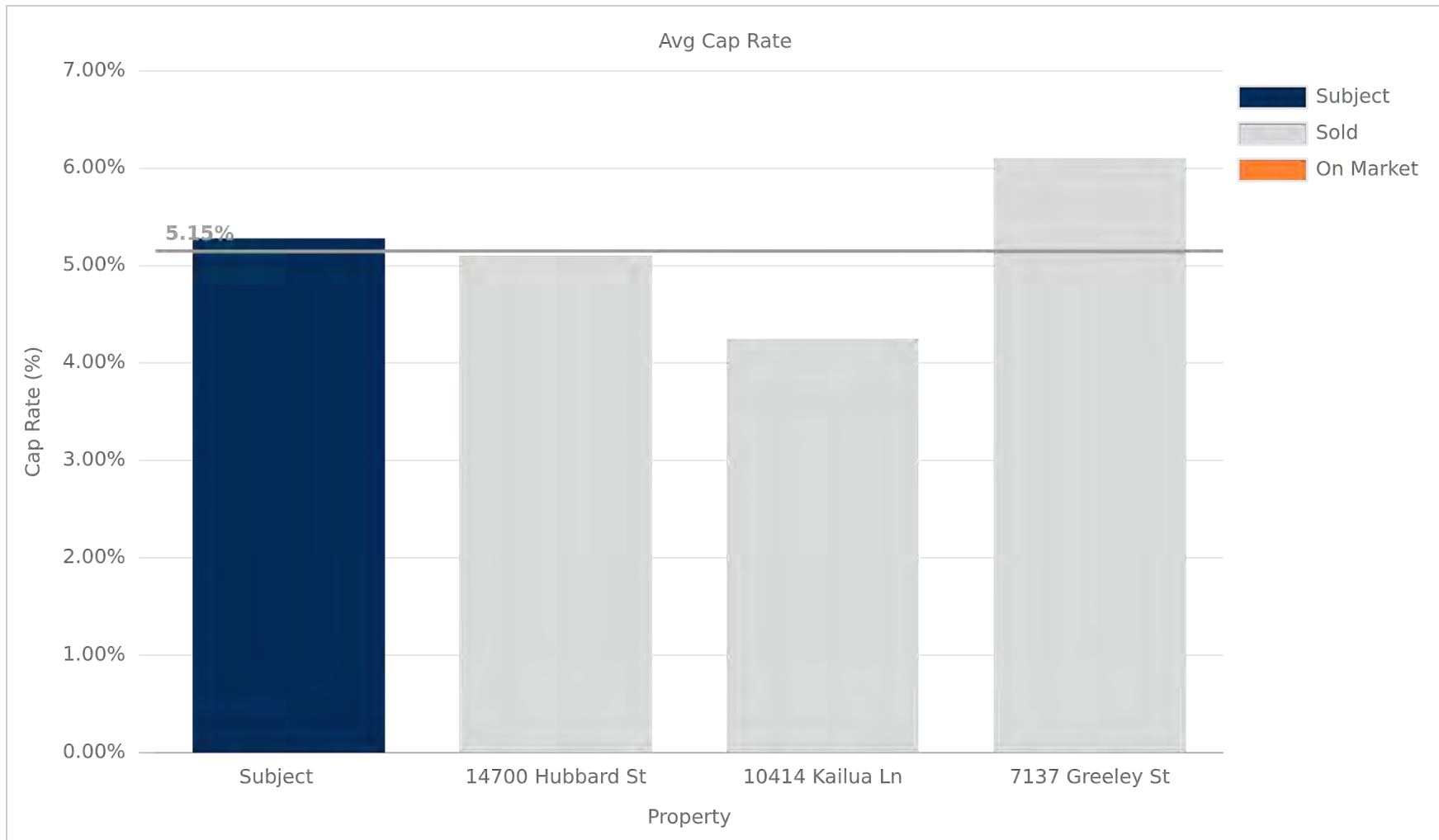
- ★ 10345 Pinyon Ave
- 1 7137 Greeley St
- 2 10414 Kailua Ln
- 3 14700 Hubbard St



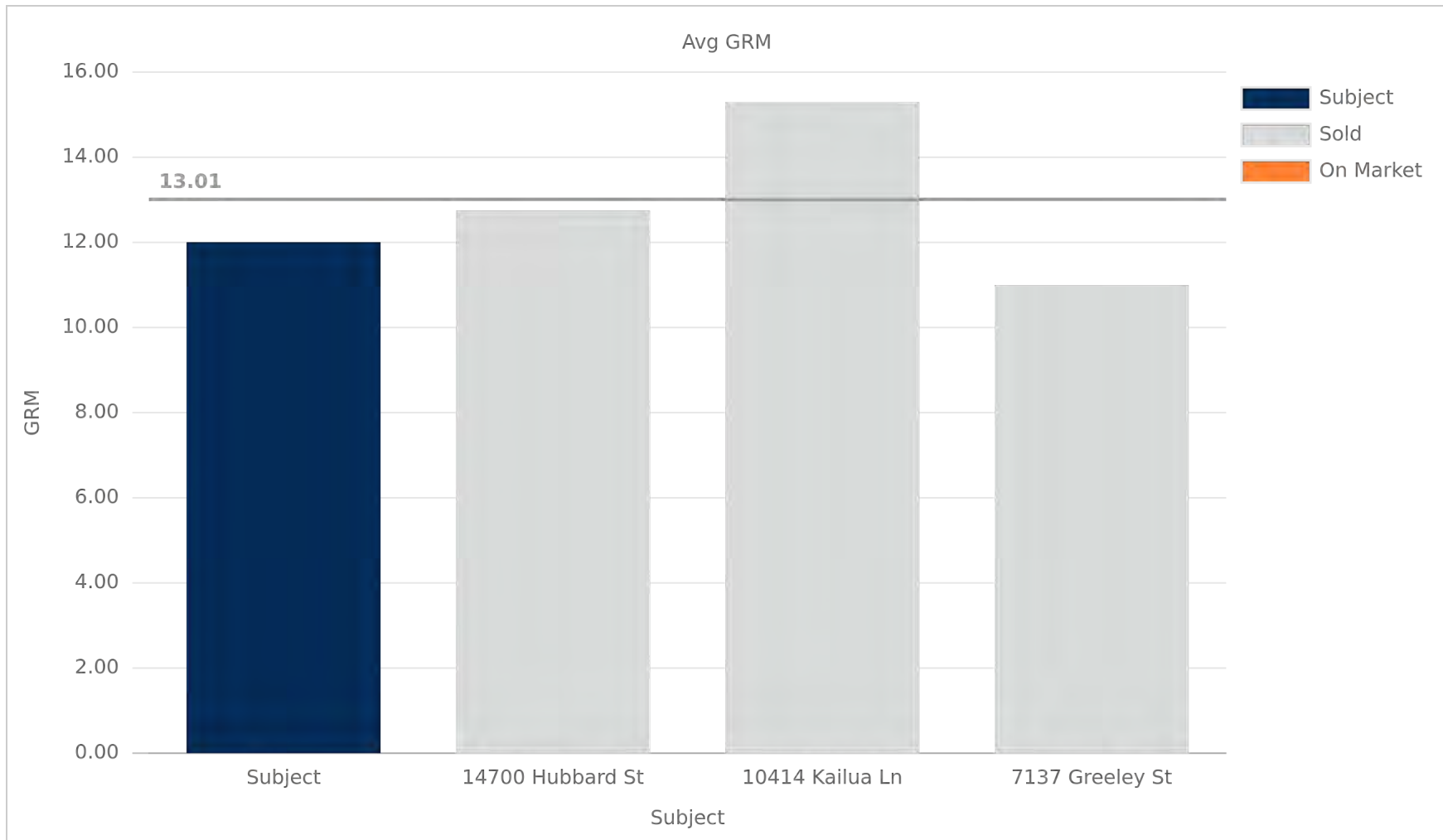
SALE COMPS SUMMARY // 10345 Pinyon Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	10345 Pinyon Ave Tujunga, CA 91042	\$1,350,000	3,934 SF	\$343.16	0.5 AC	\$192,857	5.28%	7	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	7137 Greeley St Tujunga, CA 91042	\$2,070,000	7,360 SF	\$281.25	0.25 AC	\$258,750	6.10%	8	09/28/2023
	10414 Kailua Ln Tujunga, CA 91042	\$1,800,000	5,616 SF	\$320.51	0.27 AC	\$300,000	4.25%	6	09/26/2023
	14700 Hubbard St Sylmar, CA 91342	\$1,175,000	6,452 SF	\$182.11	0.23 AC	\$167,857	5.10%	7	09/06/2023
	AVERAGES	\$1,681,667	6,476 SF	\$261.29	0.25 AC	\$242,202	5.15%	7	-

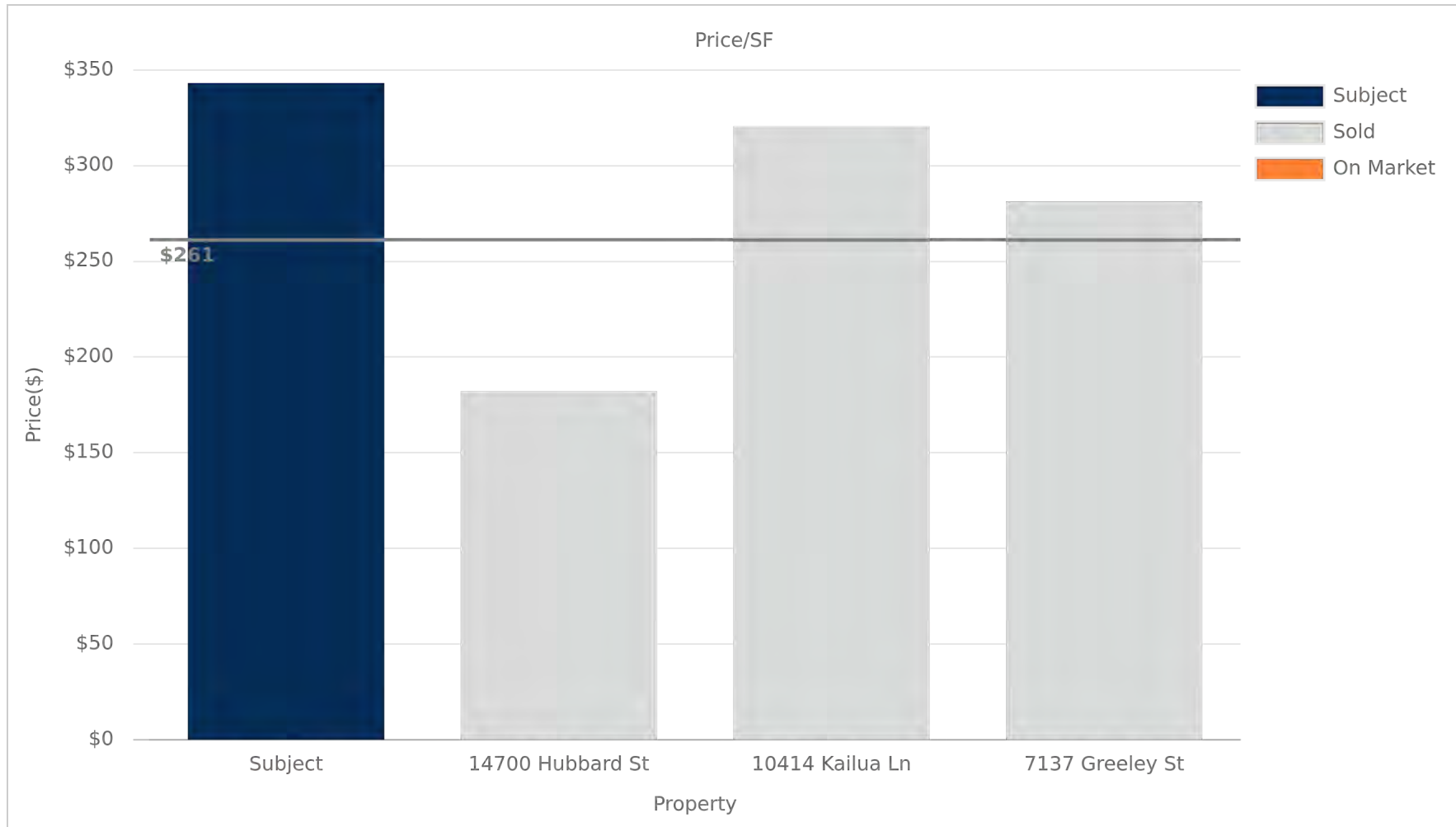
10345 Pinyon Ave // CAP RATE CHART



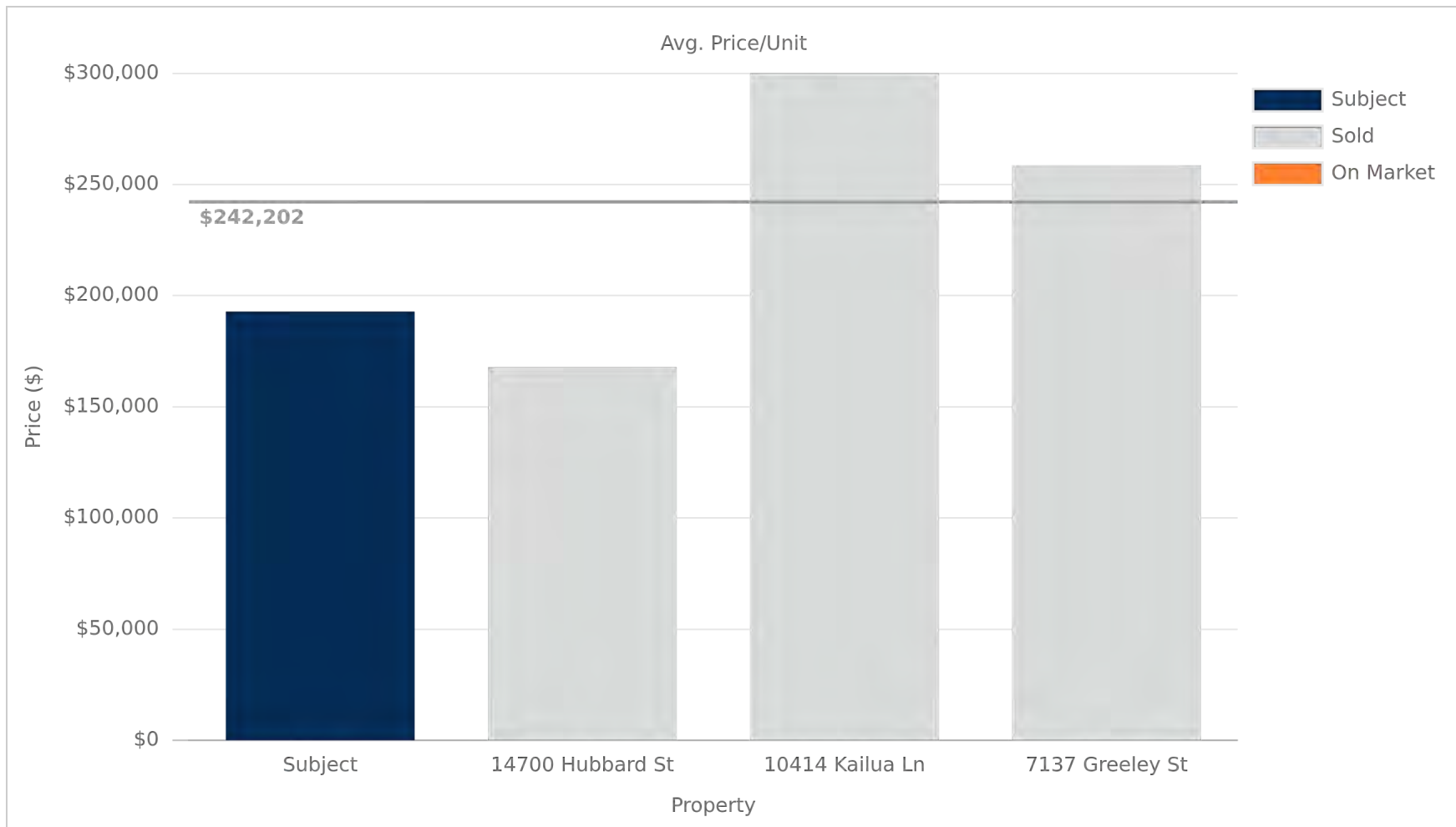
GRM CHART // 10345 Pinyon Ave



10345 Pinyon Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 10345 Pinyon Ave



10345 Pinyon Ave // SALE COMPS



★ **10345 Pinyon Ave**
Tujunga, CA 91042

Listing Price:	\$1,350,000	Price/SF:	\$343.16
Property Type:	Multifamily	GRM:	12.00
NOI:	\$71,283	Cap Rate:	5.28%
Occupancy:	-	Year Built:	1914
COE:	On Market	Number Of Units:	7
Lot Size:	0.5 Acres	Price/Unit:	\$192,857
Total SF:	3,934 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	57.1	514	\$1,157	\$2.25
3 Bed / 1 Bath House	1	14.3	1,100	\$1,941	\$1.76
Single / 1 Bath	2	28.6	250	\$764	\$3.06
TOTAL/AVG	7	100%	522	\$1,156	\$2.21



1 **7137 Greeley St**
Tujunga, CA 91042

Sale Price:	\$2,070,000	Price/SF:	\$281.25
Property Type:	Multifamily	GRM:	10.99
NOI:	-	Cap Rate:	6.10%
Occupancy:	-	Year Built:	1940
COE:	09/28/2023	Number Of Units:	8
Lot Size:	0.25 Acres	Price/Unit:	\$258,750
Total SF:	7,360 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	8	100	900	\$1,962	\$2.18
TOTAL/AVG	8	100%	900	\$1,962	\$2.18

SALE COMPS // 10345 Pinyon Ave



2 10414 Kailua Ln
Tujunga, CA 91042

Sale Price:	\$1,800,000	Price/SF:	\$320.51
Property Type:	Multifamily	GRM:	15.29
NOI:	-	Cap Rate:	4.25%
Occupancy:	-	Year Built:	1960
COE:	09/26/2023	Number Of Units:	6
Lot Size:	0.27 Acres	Price/Unit:	\$300,000
Total SF:	5,616 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	6	100	925	\$1,635	\$1.77
TOTAL/AVG	6	100%	925	\$1,635	\$1.77



3 14700 Hubbard St
Sylmar, CA 91342

Sale Price:	\$1,175,000	Price/SF:	\$182.11
Property Type:	Multifamily	GRM:	12.74
NOI:	-	Cap Rate:	5.10%
Occupancy:	-	Year Built:	1955
COE:	09/06/2023	Number Of Units:	7
Lot Size:	0.23 Acres	Price/Unit:	\$167,857
Total SF:	6,452 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	14.3		\$873	
2 Bed / 1 Bath	6	85.7		\$1,135	
TOTAL/AVG	7	100%	0	\$1,097	

SECTION 5

Lease Comparables

RENT COMPS MAP

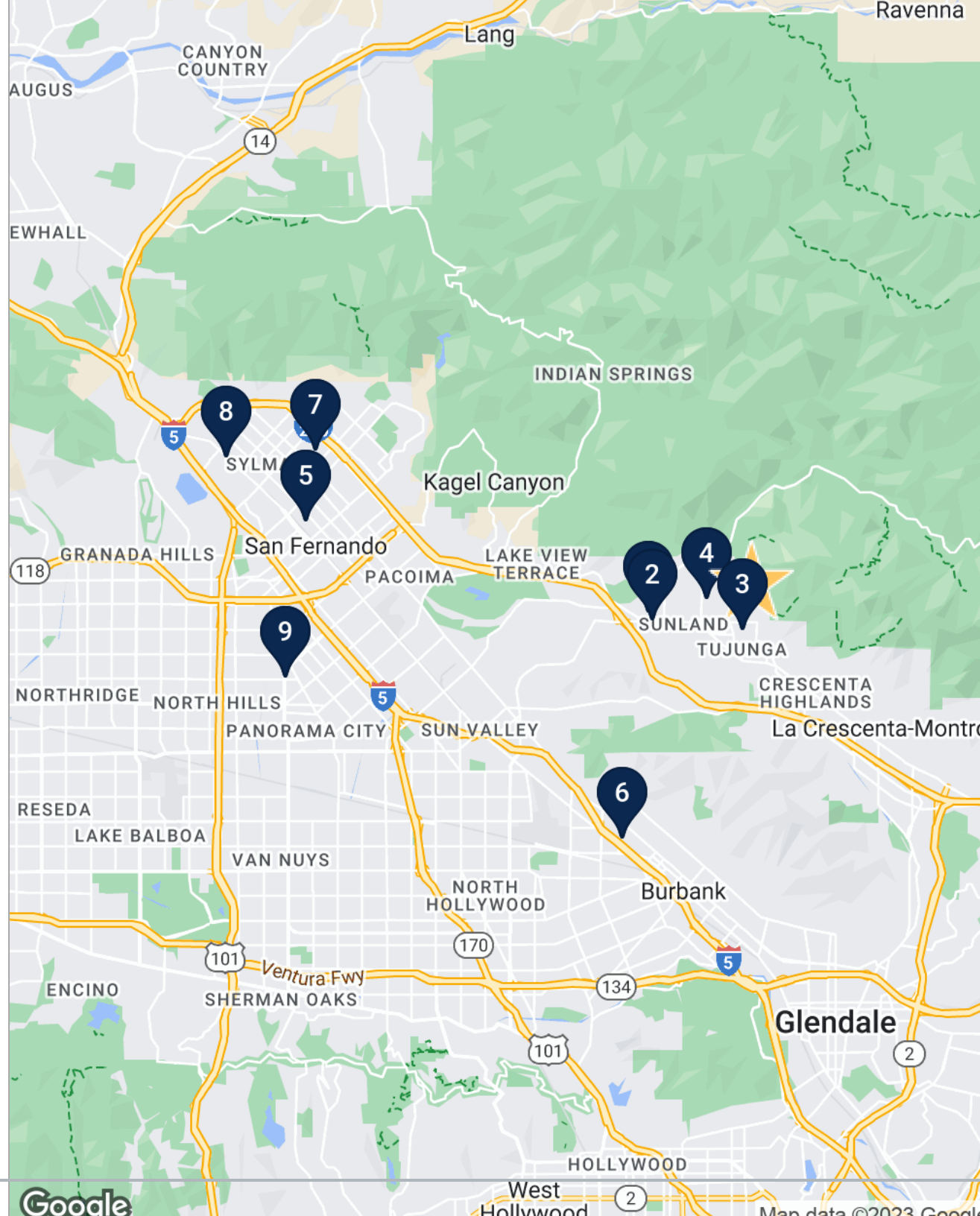
RENT COMPS SUMMARY

RENT BY BED CHART

RENT COMPS

RENT COMPS MAP

-  10345 Pinyon Ave
-  1 8640 Hillrose St
-  2 10500 Sherman Grove Ave
-  3 10340 Commerce Ave
-  4 7711 Forsythe St
-  5 1615 2nd St
-  6 1920 Church St
-  7 13140 Dronfield Ave
-  8 13071 San Fernando Rd
-  9 9510 Van Nuys Blvd



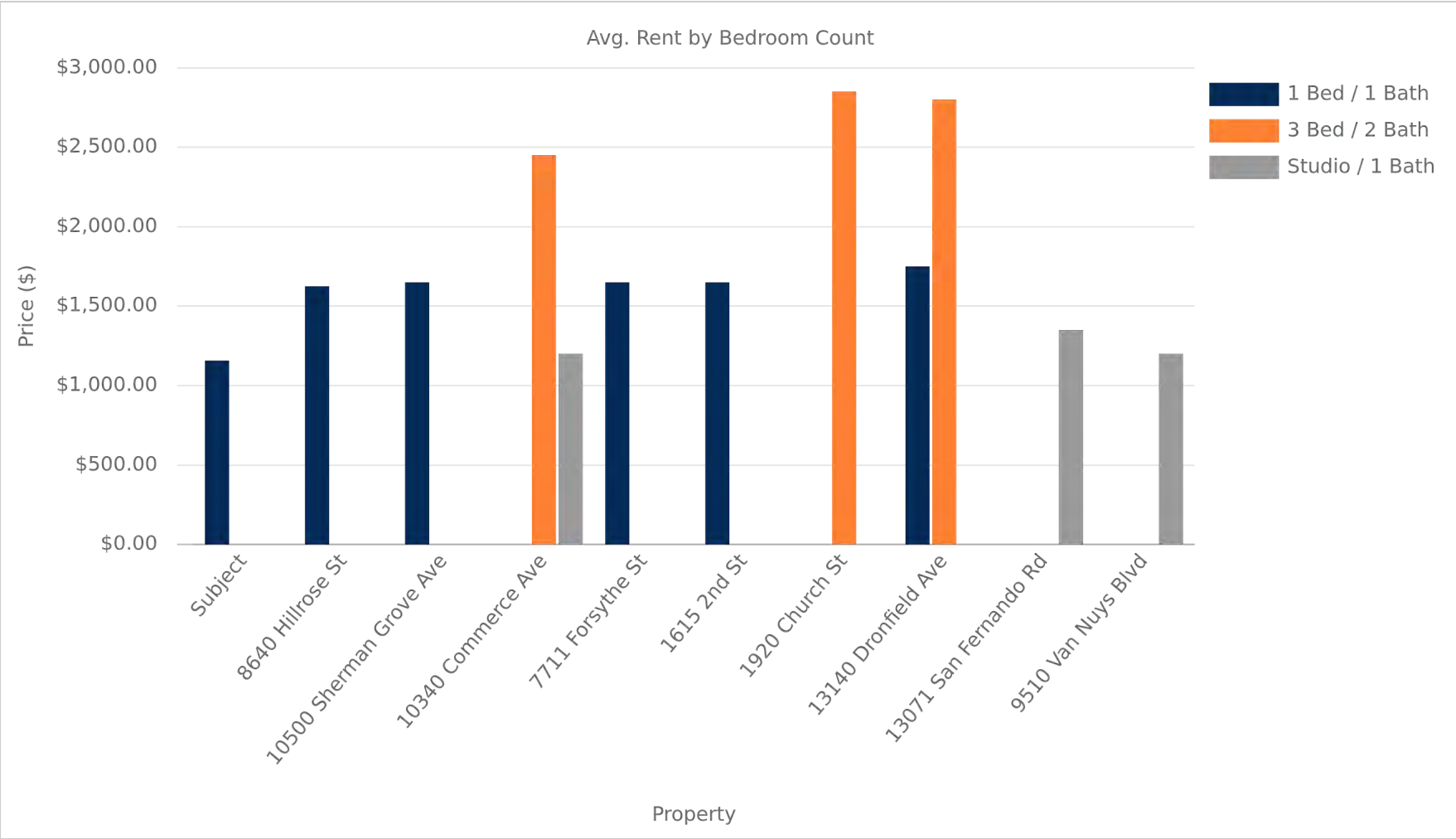
10345 Pinyon Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	10345 Pinyon Ave Tujunga, CA 91042	\$2.06	3,934 SF	0.5 AC	7
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	8640 Hillrose St 8640 Hillrose St Sunland, CA 91040	\$2.66	95,040 SF	4.71 AC	160
	10500 Sherman Grove Ave 10500 Sherman Grove Ave Sunland, CA 91040	\$2.60	58,589 SF	0.57 AC	71
	10340 Commerce Ave 10340 Commerce Ave Tujunga, CA 91042	\$2.52	9,067 SF	0.25 AC	12
	7711 Forsythe St 7711 Forsythe St Tujunga, CA 91042	\$3.67	4,166 SF	0.27 AC	2
	1615 2nd St 1615 2nd St San Fernando, CA 91340	\$2.75	2,046 SF	0.15 AC	3
	1920 Church St 1920 Church St Burbank, CA 91504	\$2.85	3,500 SF	0.14 AC	4

RENT COMPS SUMMARY // 10345 Pinyon Ave

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
7	13140 Dronfield Ave 13140 Dronfield Ave Sylmar, CA 91342	\$2.44	85,416 SF	1.36 AC	96
8	13071 San Fernando Rd 13071 San Fernando Rd Sylmar, CA 91342	\$3.38	9,901 SF	0.42 AC	2
9	9510 Van Nuys Blvd 9510 Van Nuys Blvd Panorama City, CA 91402	\$3.75	42,981 SF	1.26 AC	120
	AVERAGES	\$2.96	34,523 SF	1.01 AC	52

10345 Pinyon Ave // RENT BY BED CHART



RENT COMPS // 10345 Pinyon Ave

★ **10345 Pinyon Ave**
Tujunga, CA 91042

🏠 7 Units | 🕒 Year Built 1914



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	57.1	514	\$1,157	\$2.25
3 Bed / 1 Bath House	1	14.3	1,100	\$1,941	\$1.76
Single / 1 Bath	2	28.6	250	\$764	\$3.06
TOTAL/AVG	7	100%	522	\$1,156	\$2.21

1 **8640 Hillrose St**
8640 Hillrose St, Sunland, CA 91040

🏠 160 Units | 🕒 Year Built 1962



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	610	\$1,625	\$2.66
TOTAL/AVG	1	100%	610	\$1,625	\$2.66

10345 Pinyon Ave // RENT COMPS

2 **10500 Sherman Grove Ave**
10500 Sherman Grove Ave, Sunland, CA 91040

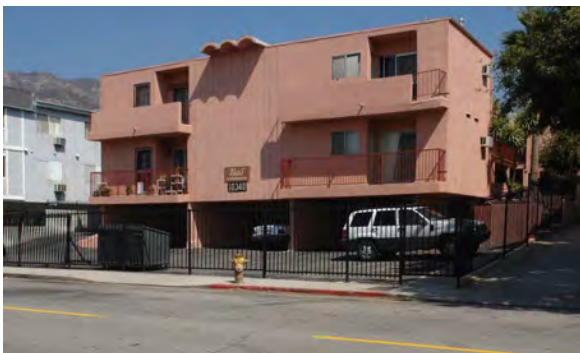
 71 Units |  Year Built 1988



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	635	\$1,650	\$2.60
TOTAL/AVG	1	100%	635	\$1,650	\$2.60

3 **10340 Commerce Ave**
10340 Commerce Ave, Tujunga, CA 91042

 12 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	50	500	\$1,200	\$2.40
3 Bed / 2 Bath	1	50	950	\$2,450	\$2.58
TOTAL/AVG	2	100%	725	\$1,825	\$2.52

RENT COMPS // 10345 Pinyon Ave

4 7711 Forsythe St
7711 Forsythe St, Tujunga, CA 91042

 2 Units |  Year Built 1981



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	450	\$1,650	\$3.67
TOTAL/AVG	1	100%	450	\$1,650	\$3.67

5 1615 2nd St
1615 2nd St, San Fernando, CA 91340

 3 Units |  Year Built 1946



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	600	\$1,650	\$2.75
TOTAL/AVG	1	100%	600	\$1,650	\$2.75

10345 Pinyon Ave // RENT COMPS

6 1920 Church St
1920 Church St, Burbank, CA 91504

 4 Units |  Year Built 1978



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,000	\$2,850	\$2.85
TOTAL/AVG	1	100%	1,000	\$2,850	\$2.85

7 13140 Dronfield Ave
13140 Dronfield Ave, Sylmar, CA 91342

 96 Units |  Year Built 2007



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	50	1,183	\$2,800	\$2.37
1 Bed / 1 Bath	1	50	680	\$1,750	\$2.57
TOTAL/AVG	2	100%	931	\$2,275	\$2.44

RENT COMPS // 10345 Pinyon Ave

8 13071 San Fernando Rd
13071 San Fernando Rd, Sylmar, CA 91342

 2 Units |  Year Built 1990



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	400	\$1,350	\$3.38
TOTAL/AVG	1	100%	400	\$1,350	\$3.38

9 9510 Van Nuys Blvd
9510 Van Nuys Blvd, Panorama City, CA 91402

 120 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	320	\$1,200	\$3.75
TOTAL/AVG	1	100%	320	\$1,200	\$3.75

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap
LAAA TEAM

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

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



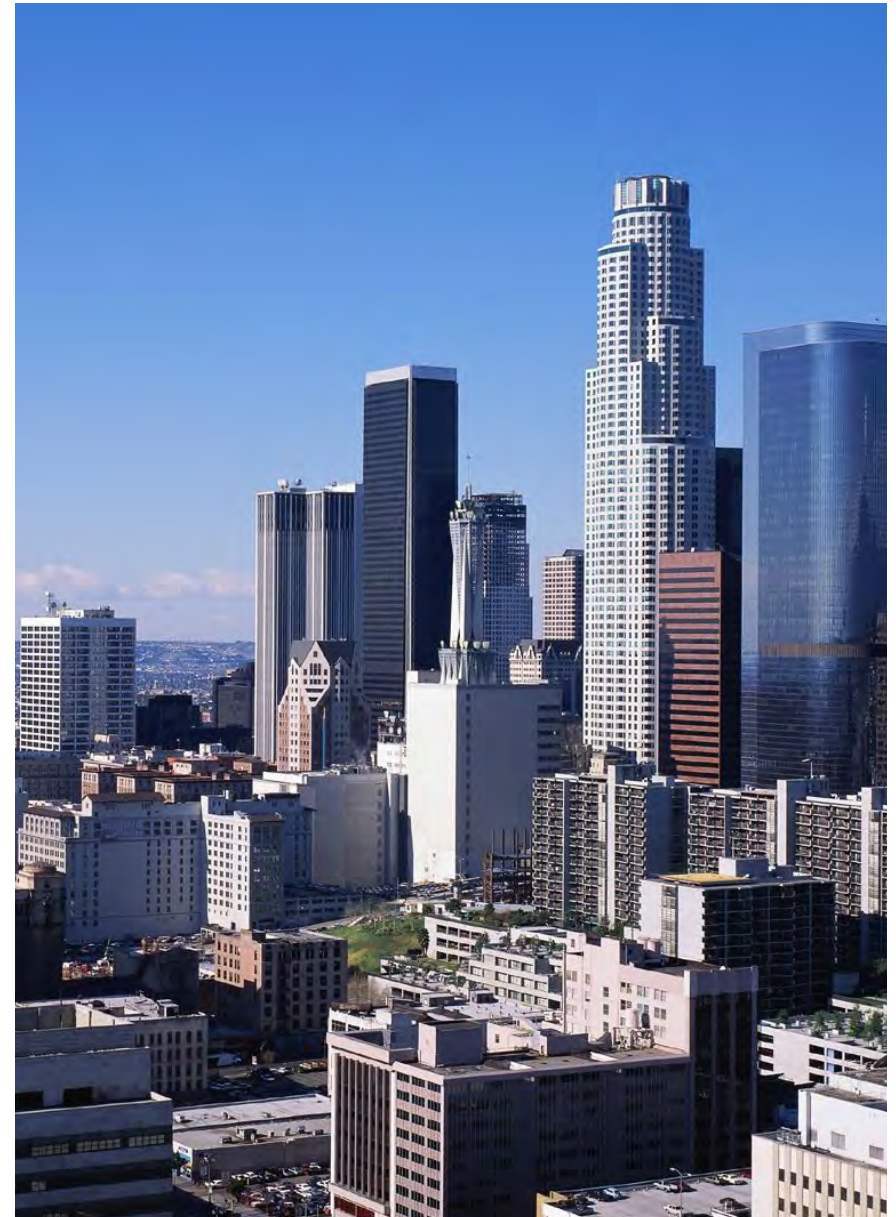
PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.



TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
15.6

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



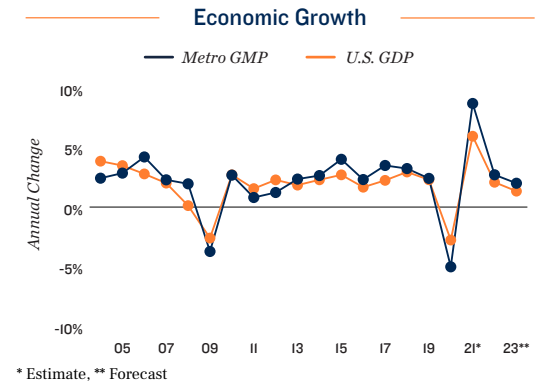
MARKET OVERVIEW // 10345 Pinyon Ave

ECONOMY

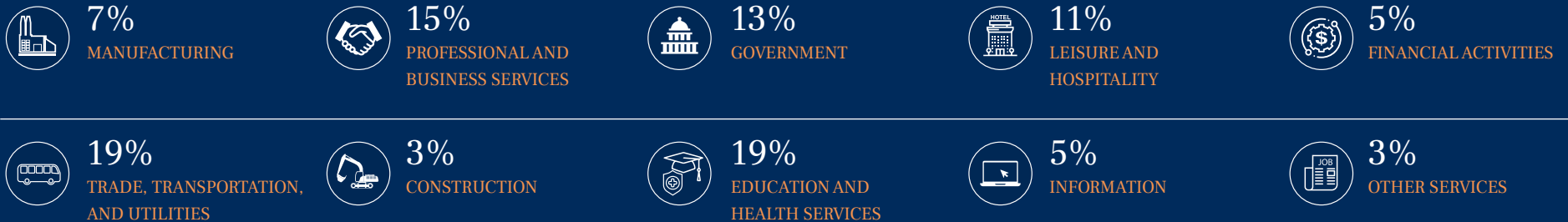
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The metro's two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



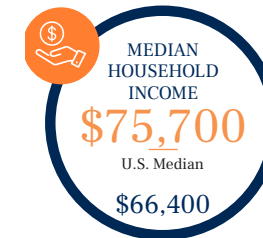
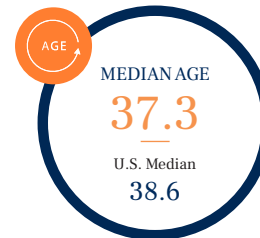
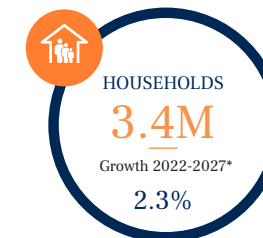
SHARE OF 2022 TOTAL EMPLOYMENT



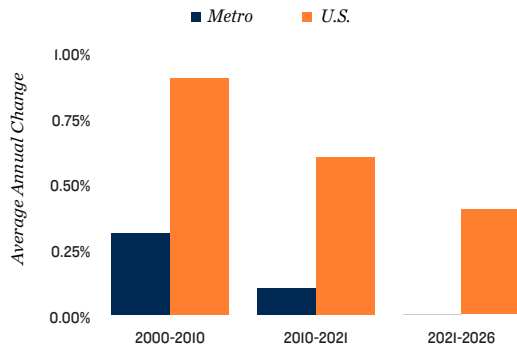
DEMOGRAPHICS

- The population of roughly 10.1 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- More than 192,000 new residents are expected through 2027, translating into roughly 78,000 households formed during the period.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

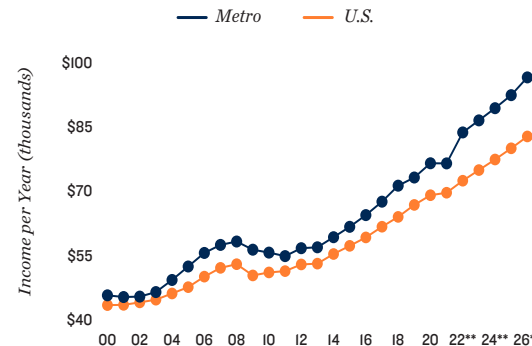
QUICK FACTS



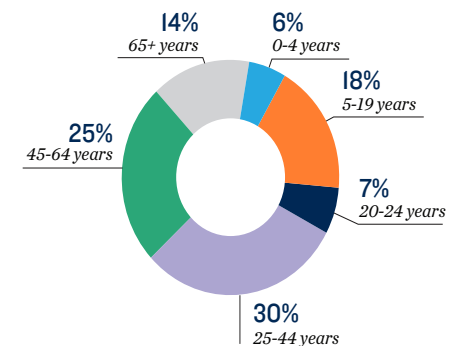
Population Growth



Median Household Income



2022 Population by Age



* Forecast

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

QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

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

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

\$820,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE

SPORTS

Baseball	MLB	LOS ANGELES DODGERS
Football	NFL	LOS ANGELES RAMS
Basketball	NBA	LOS ANGELES LAKERS
Hockey	NHL	LOS ANGELES KINGS
Soccer	MLS	LOS ANGELES GALAXY
Basketball	NBA	LOS ANGELES CLIPPERS
Football	NFL	LOS ANGELES CHARGERS
Soccer	MLS	LOS ANGELES FC

EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

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

10345 Pinyon Ave // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	22,484	61,763	144,464
2022 Estimate			
Total Population	21,977	60,619	141,707
2010 Census			
Total Population	21,596	59,815	139,377
2000 Census			
Total Population	20,611	58,296	134,705
Daytime Population			
2022 Estimate	12,237	38,502	123,037
HOUSEHOLDS			
2027 Projection			
Total Households	8,271	22,526	52,489
2022 Estimate			
Total Households	8,110	22,126	51,549
Average (Mean) Household Size	2.7	2.7	2.7
2010 Census			
Total Households	7,816	21,428	49,879
2000 Census			
Total Households	7,608	21,215	49,313
Growth 2022-2027	2.0%	1.8%	1.8%
HOUSING UNITS			
Occupied Units			
2027 Projection	8,835	23,822	55,588
2022 Estimate	8,642	23,348	54,460
Owner Occupied	3,914	14,262	31,937
Renter Occupied	4,196	7,863	19,612
Vacant	532	1,222	2,911
Persons in Units			
2022 Estimate Total Occupied Units	8,110	22,126	51,549
1 Person Units	24.6%	22.9%	23.2%
2 Person Units	29.4%	29.8%	29.4%
3 Person Units	18.3%	18.9%	18.6%
4 Person Units	16.0%	17.6%	18.1%
5 Person Units	6.4%	6.3%	6.3%
6+ Person Units	5.3%	4.5%	4.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	8.1%	10.6%	15.2%
\$150,000-\$199,999	9.2%	11.4%	11.2%
\$100,000-\$149,999	16.0%	21.1%	20.6%
\$75,000-\$99,999	11.9%	14.4%	13.6%
\$50,000-\$74,999	18.8%	15.3%	14.2%
\$35,000-\$49,999	12.1%	9.2%	8.4%
\$25,000-\$34,999	6.8%	5.5%	5.0%
\$15,000-\$24,999	7.1%	5.3%	5.1%
Under \$15,000	10.1%	7.2%	6.8%
Average Household Income	\$98,826	\$117,739	\$133,728
Median Household Income	\$68,601	\$87,673	\$94,131
Per Capita Income	\$36,633	\$43,156	\$48,865
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	21,977	60,619	141,707
Under 20	19.1%	19.6%	20.0%
20 to 34 Years	21.1%	18.7%	18.3%
35 to 39 Years	6.5%	5.7%	5.8%
40 to 49 Years	12.8%	12.8%	13.0%
50 to 64 Years	24.6%	25.6%	24.3%
Age 65+	15.9%	17.6%	18.6%
Median Age	42.7	45.1	44.9
Population 25+ by Education Level			
2022 Estimate Population Age 25+	16,584	45,324	105,358
Elementary (0-8)	9.0%	6.1%	5.2%
Some High School (9-11)	6.9%	5.6%	5.1%
High School Graduate (12)	24.0%	21.2%	18.9%
Some College (13-15)	23.9%	22.7%	20.9%
Associate Degree Only	10.4%	10.0%	9.2%
Bachelor's Degree Only	17.3%	22.1%	26.3%
Graduate Degree	8.5%	12.3%	14.3%
Population by Gender			
2022 Estimate Total Population	21,977	60,619	141,707
Male Population	50.3%	49.6%	48.8%
Female Population	49.7%	50.4%	51.2%



POPULATION

In 2022, the population in your selected geography is 141,707. The population has changed by 5.2 percent since 2000. It is estimated that the population in your area will be 144,464 five years from now, which represents a change of 1.9 percent from the current year. The current population is 48.8 percent male and 51.2 percent female. The median age of the population in your area is 44.9, compared with the U.S. average, which is 38.6. The population density in your area is 1,804 people per square mile.



HOUSEHOLDS

There are currently 51,549 households in your selected geography. The number of households has changed by 4.5 percent since 2000. It is estimated that the number of households in your area will be 52,489 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2022, the median household income for your selected geography is \$94,131, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 71.0 percent since 2000. It is estimated that the median household income in your area will be \$108,972 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$48,865, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$133,728, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 71,682 people in your selected area were employed. The 2000 Census revealed that 73.3 percent of employees are in white-collar occupations in this geography, and 26.7 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 24.7 minutes.



HOUSING

The median housing value in your area was \$737,677 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 31,296 owner-occupied housing units and 18,016 renter-occupied housing units in your area. The median rent at the time was \$697.



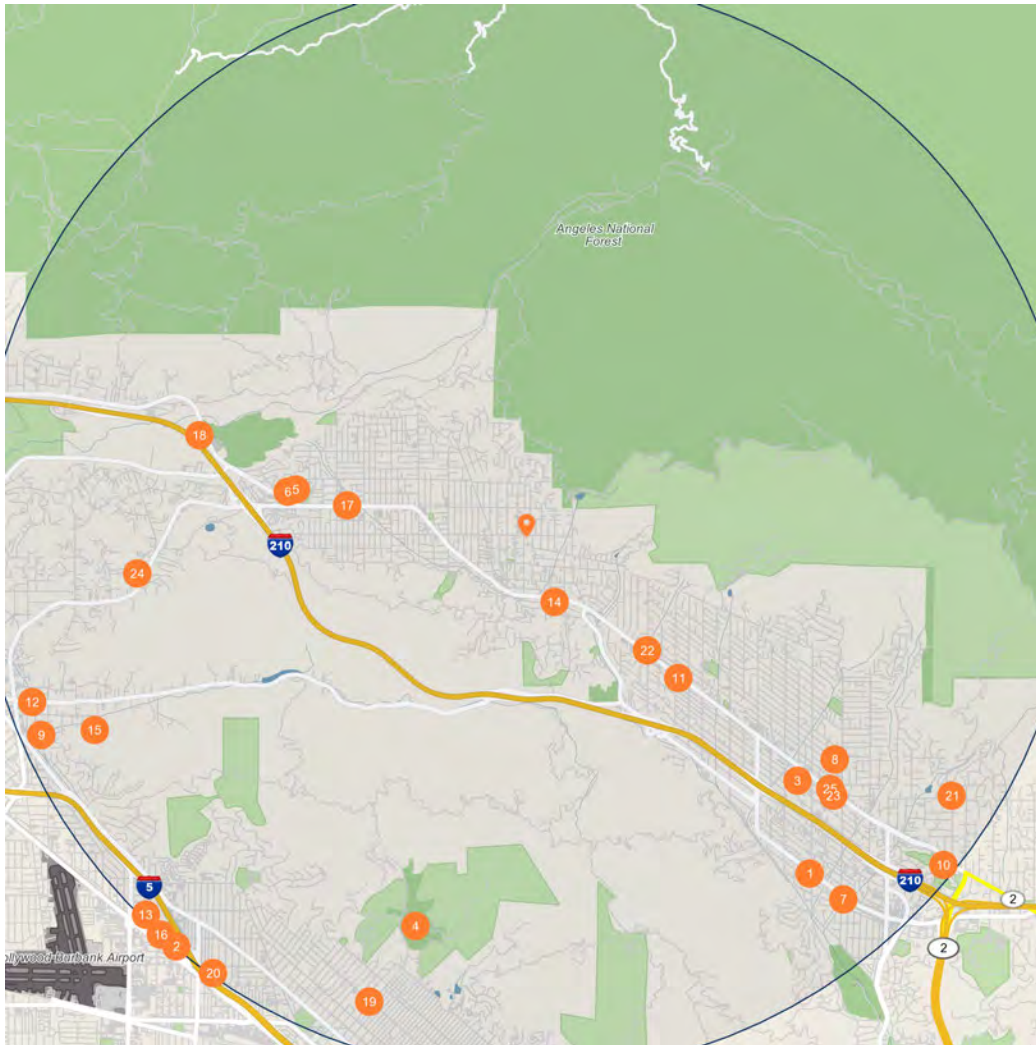
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 14.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 26.3 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 higher than the nation's at 9.2 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 18.9 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.9 percent in the selected area compared with the 20.4 percent in the U.S.

10345 Pinyon Ave // DEMOGRAPHICS

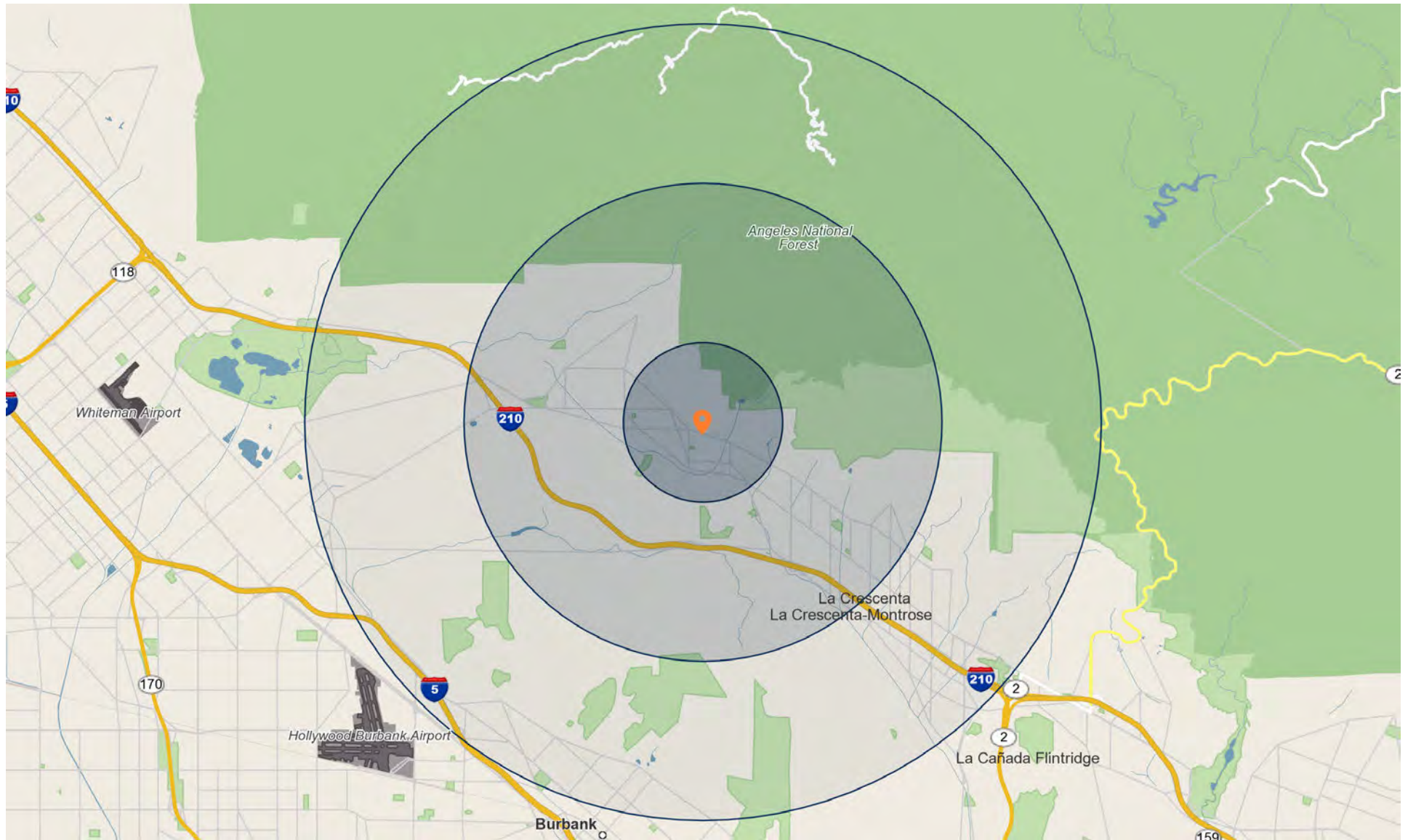


Major Employers

Employees

1	Allzone Management Svcs Inc-Allzone Management Solutions	500
2	Senior Operations LLC-Senior Aerospace SSP	380
3	Glendale Unified School Dst-Crescenta Valley High School	338
4	Specialty Restaurants Corp-Castaway Restaurant The	254
5	New Vista Health Services-New Vista Nrsing Rhbltation Ctr	208
6	Valley Village	188
7	Mantech International Corp	180
8	Glendale Unified School Dst-Rosemont Middle School	157
9	Fathers of St Charles-VILLA SCALABRINI RETIREMENT CE	152
10	Crescenta-Canada YMCA-YMCA Crescenta-Canada	150
11	Outlook Amusements Inc	150
12	Mountain View Child Care Inc-Totally Kids Spcalty Hlth Care	150
13	Norco Delivery Service Inc	134
14	Crescenta-Canada YMCA-Learning Tree Pre-School	130
15	Village Christian Schools-Village Christian School	120
16	Kan-Di-Ki LLC-Diagnostic Labs & Rdlgy	120
17	EAM Enterprises Inc-Century 21 Crest	108
18	Brightview Tree Company-Specimen Contracting	104
19	Burbank Unified School Dst-John Muir Middle School	102
20	Burbank Unified School Dst-George Wash Elementary Schl	102
21	La Canada Unified School Dst-Palm Crest Elementary School	100
22	EAM Enterprises Inc-Crest R E O & Relocation	100
23	Chop Stop Inc	97
24	Tierra Del Sol Foundation	95
25	Ralphs Grocery Company-Ralphs 00001	95

DEMOGRAPHICS // 10345 Pinyon Ave



EXCLUSIVELY LISTED BY

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