

Toluca Lake Duplex

10650 Camarillo St, North Hollywood, CA 91602



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAE0120380

Marcus & Millichap
LAAA TEAM

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



EXCLUSIVELY LISTED BY

Glen Scher

Senior Vice President Investments
Office: Encino
Direct: 818.212.2808
Glen.Scher@marcusmillichap.com
License: CA #01962976

Filip Niculete

Senior Managing Director Investments
Office: Encino
Direct: 818.212.2748
Filip.Niculete@marcusmillichap.com
License: CA #01905352

Marcus & Millichap
LAAA TEAM



DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

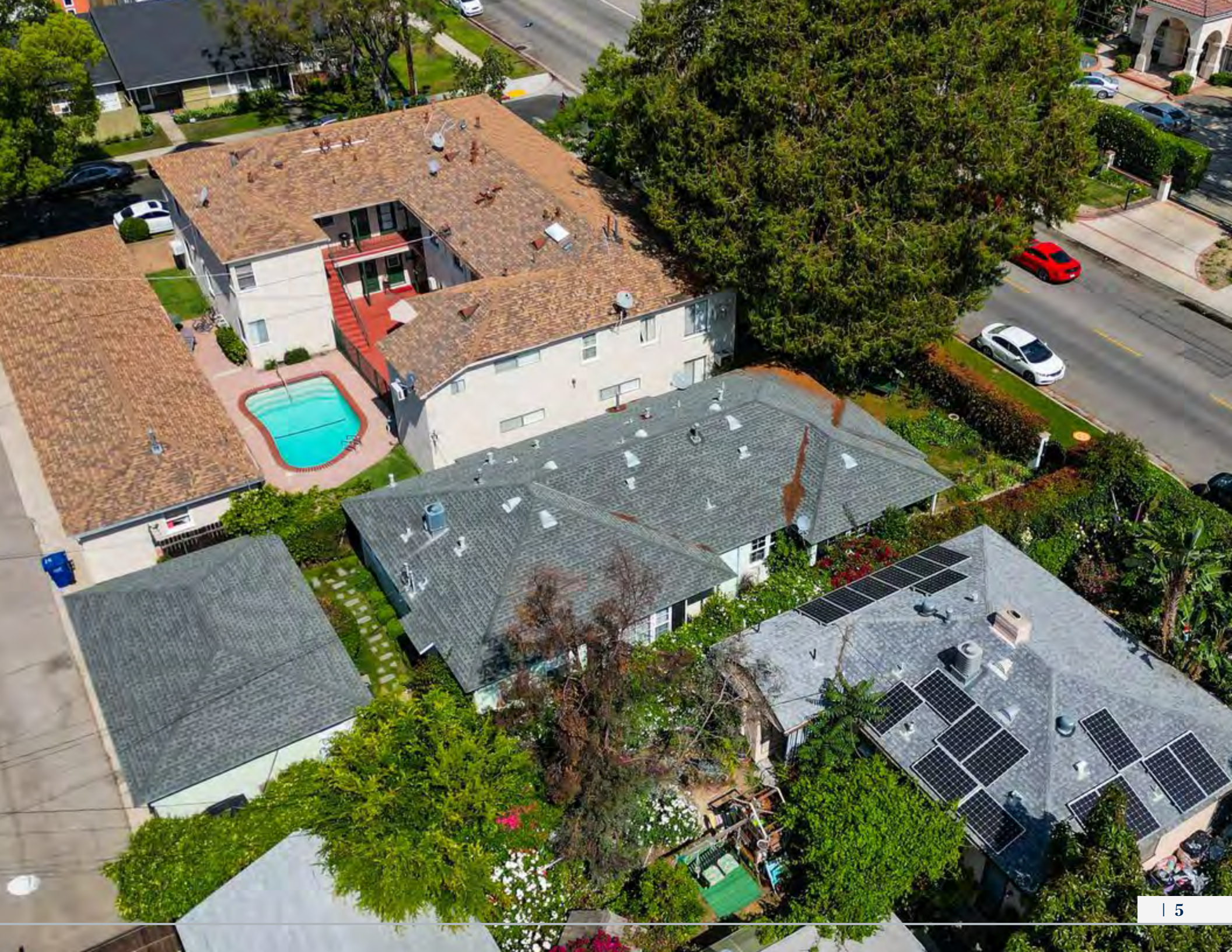


TABLE OF CONTENTS

SECTION 1 Executive Summary	7
--	---

SECTION 2 Property Information	13
---	----

SECTION 3 Financial Analysis	18
---	----

SECTION 4 Sale Comparables	24
---	----

SECTION 5 Lease Comparables	34
--	----

SECTION 6 Market Overview	42
--	----



SECTION 1

Executive Summary

OFFERING SUMMARY

Marcus & Millichap
LAAA TEAM



OFFERING SUMMARY



Listing Price
\$1,250,000



Cap Rate
3.66%



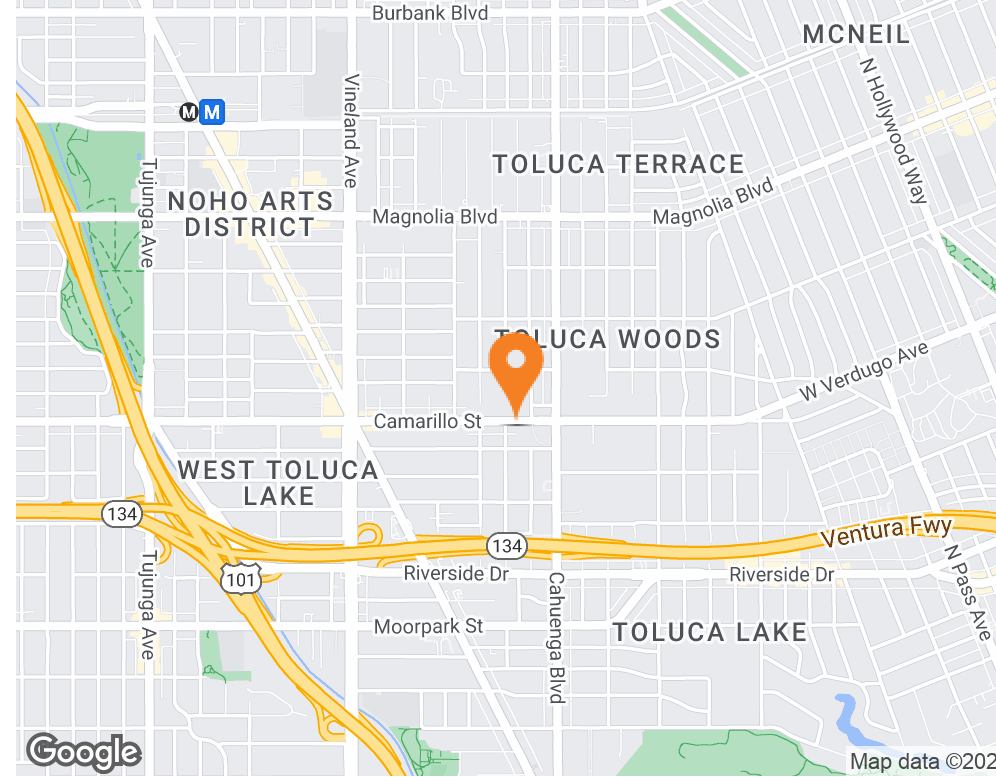
of Units
2

FINANCIAL

Listing Price	\$1,250,000
NOI	\$45,789
Cap Rate	3.66%
Price/SF	\$654.45
Rent/SF	\$3.19
Price/Unit	\$625,000

OPERATIONAL

Gross SF	1,910 SF
# of Units	2
Lot Size	0.11 Acres (4,791 SF)
Year Built / Renovated	1951 / 2004









SECTION 2

Property Information

INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

Marcus & Millichap
LAAA TEAM

TOLUCA LAKE DUPLEX

10650 Camarillo St, North Hollywood, CA 91602

INVESTMENT OVERVIEW

The LAAA Team is proud to present 10650 Camarillo St, a primely located duplex in Toluca Lake, CA. This property is being offered for sale for the first time in 23 years.

Originally constructed in 1951 and extensively renovated in the early 2000s, this 1,910 rentable square foot building sits on a 0.11 acre lot on the southern side of Camarillo Street, within the boundaries of Toluca Lake. Situated behind the property is an alley where you'll find a double-garage and a single-car garage, offering a total of three parking spaces for the tenants' convenience.

Both units have 2 bedrooms and offer comfortable living spaces. The front house is a larger 2 bed / 2 bath unit, and it has been recently renovated with attractive features, including hardwood floors, central air-conditioning/heat, and clean quartz kitchen counters. Inside, you'll find spacious units comprising a living room, dining area, and a kitchen equipped with a gas stove, oven, and microwave. The convenience of an in-unit laundry room with a stacked washer and dryer provided adds to the practicality of the front unit. With its private and cottage-like ambiance, this home provides a comforting environment for those who appreciate the concept of "Safer at Home."

This property is ideal for an owner-user with the rear unit being delivered vacant. It's also perfect for a value add investor who wants to modernize the units and achieve an estimated 21% increase in current rental income. Furthermore, the buyer could consider converting the garages in the back alley to Accessory Dwelling Units (ADUs), adding significant value to the overall property.

Nestled in the heart of the San Fernando Valley, Toluca Lake, is a picturesque and highly sought-after neighborhood. Known for its tranquil charm and close-knit community, Toluca Lake offers a delightful blend of residential serenity and convenient access to nearby amenities. The area is home to stunning tree-lined streets, beautifully manicured gardens, and an inviting atmosphere that captures the essence of Southern California living. Toluca Lake also boasts an array of upscale boutiques, trendy restaurants, and entertainment options, providing residents with a vibrant and fulfilling lifestyle. With its prime location and timeless appeal, Toluca Lake continues to captivate those seeking a perfect balance between suburban tranquility and urban convenience.

INVESTMENT HIGHLIGHTS

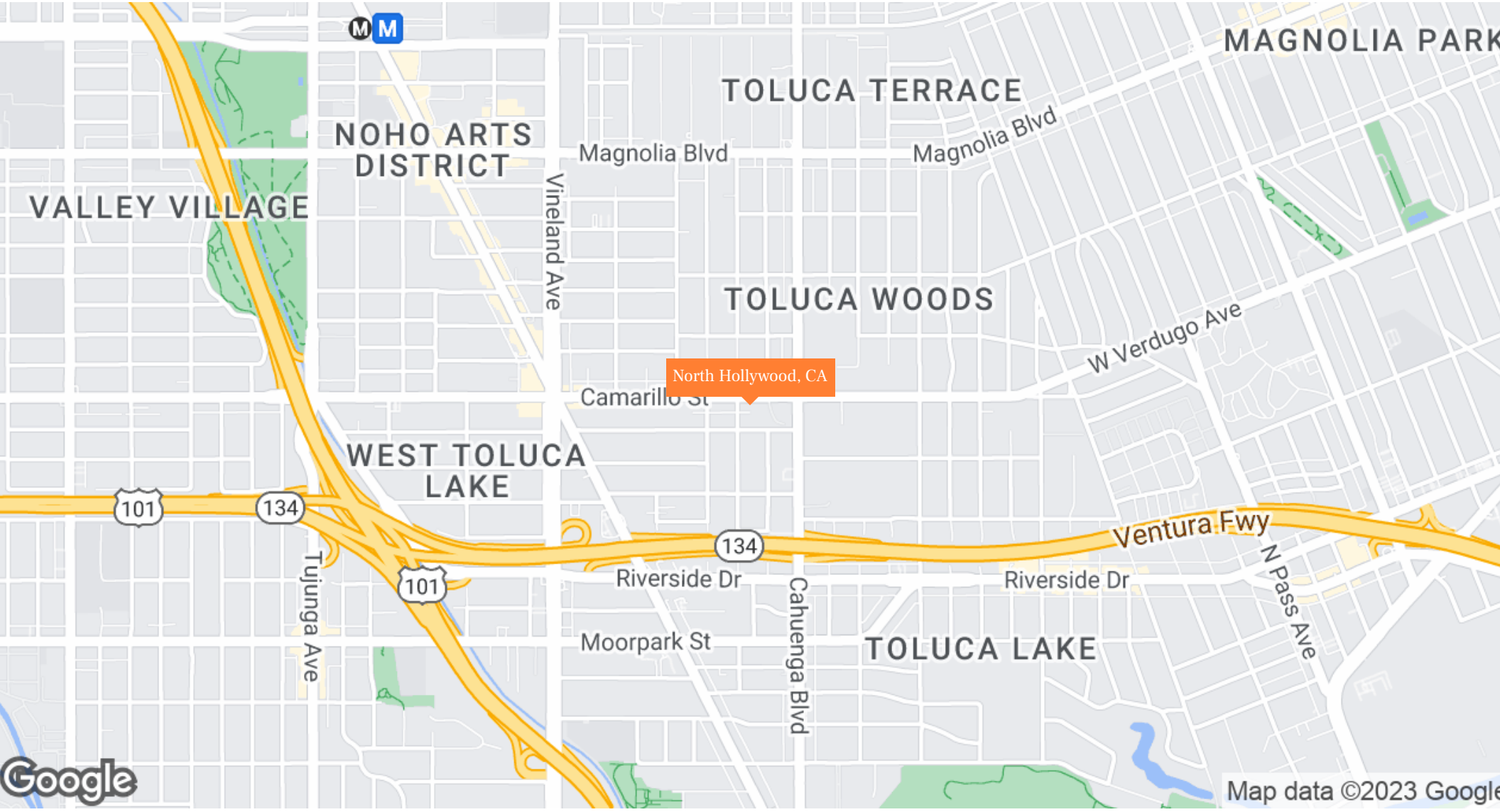
Primely Located Duplex in Toluca Lake | First time on Market in 23 Years

Both 2 Bedroom Units | Back Unit Delivered Vacant

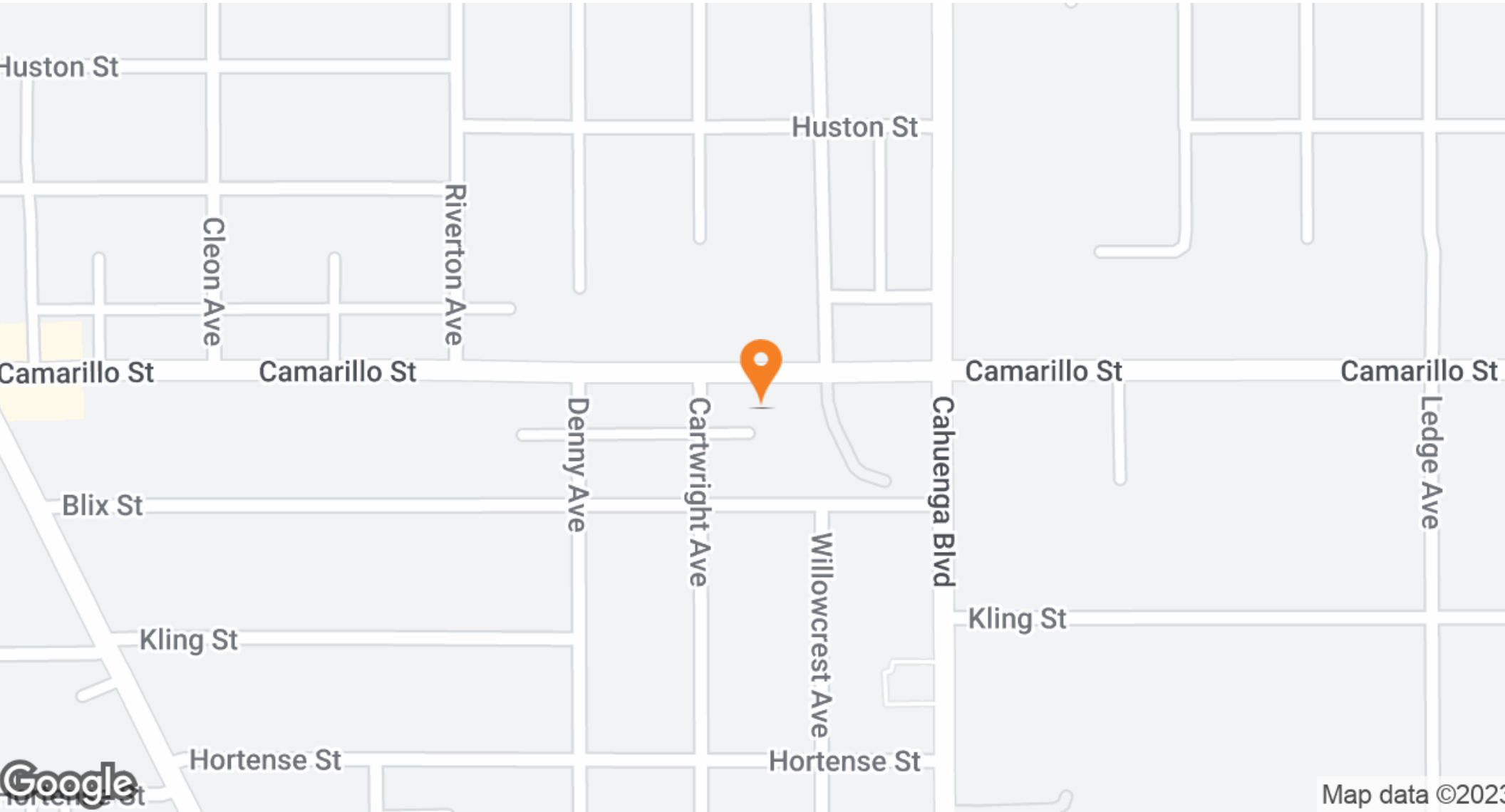
Great Value Add or Owner-User Potential

Potential to Convert Garages to ADUs

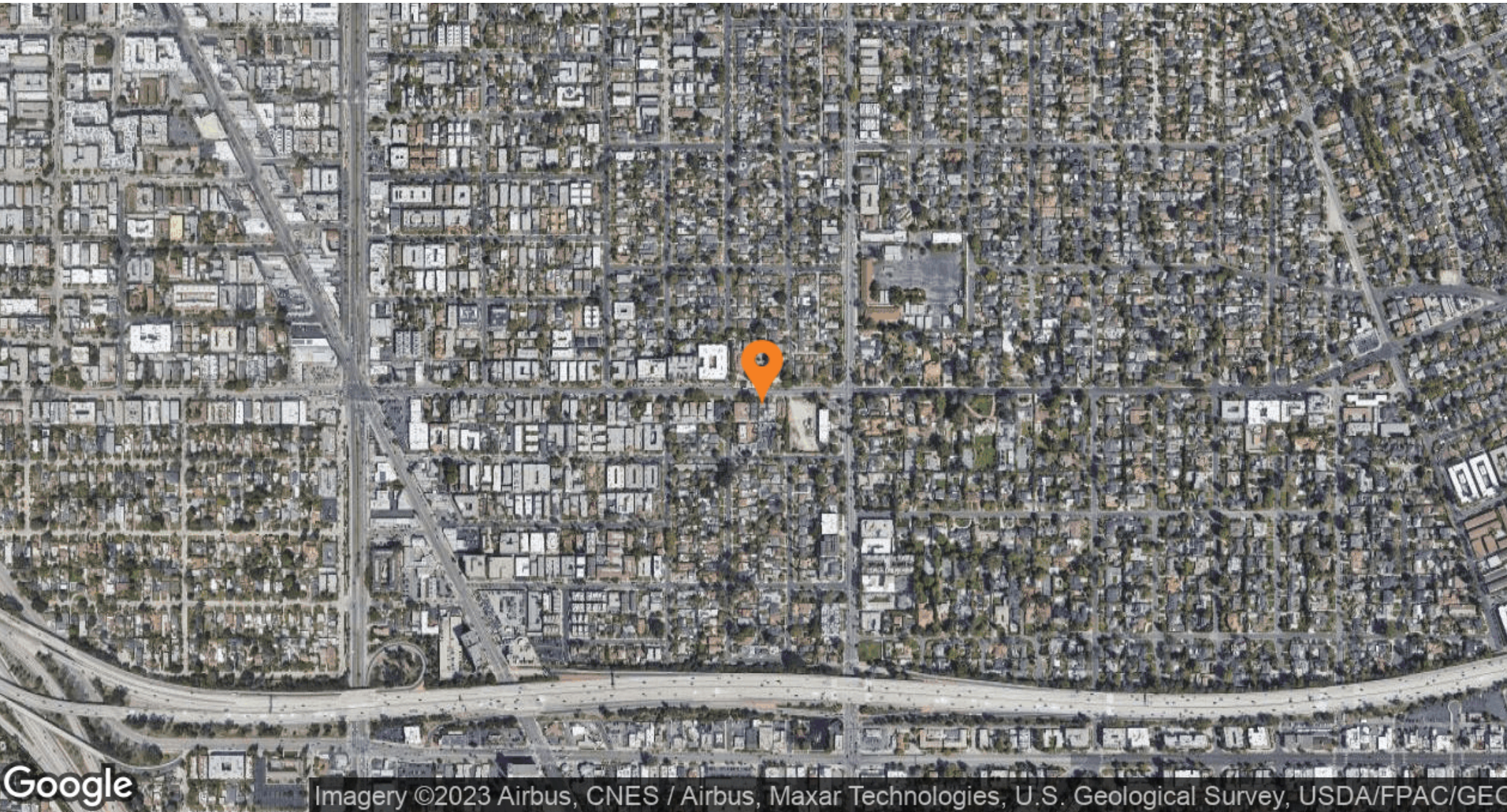
Toluca Lake Duplex // REGIONAL MAP



LOCAL MAP // **Toluca Lake Duplex**



Toluca Lake Duplex // AERIAL MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap
LAAA TEAM

Toluca Lake Duplex // FINANCIAL DETAILS

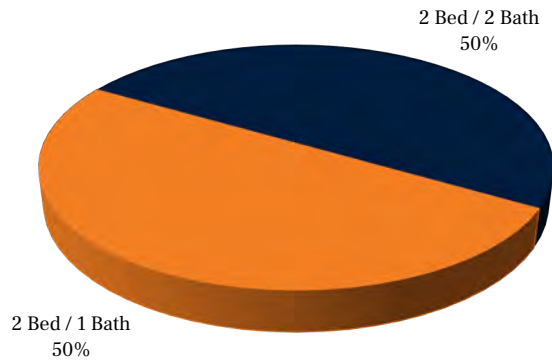
As of June,2023

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
Front	2 Bed / 2 Bath (vacant)	1,050	\$3,300	\$3.14	\$3,300	\$3.14
Back	2 Bed / 1 Bath (vacant)	860	\$2,800	\$3.26	\$2,800	\$3.26
Total		1,910	\$6,100	\$3.19	\$6,100	\$3.19

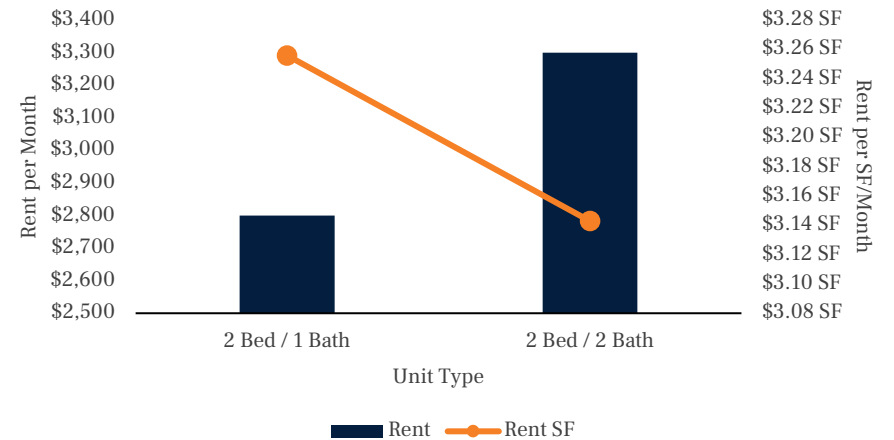
FINANCIAL DETAILS // Toluca Lake Duplex

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bed / 1 Bath (vacant)	1	860	\$2,800 - \$2,800	\$2,800	\$3.26	\$2,800	\$2,800	\$3.26	\$2,800
2 Bed / 2 Bath (vacant)	1	1,050	\$3,300 - \$3,300	\$3,300	\$3.14	\$3,300	\$3,300	\$3.14	\$3,300
TOTALS/WEIGHTED AVERAGES	2	955		\$3,050	\$3.19	\$6,100	\$3,050	\$3.19	\$6,100
GROSS ANNUALIZED RENTS				\$73,200			\$73,200		

Unit Distribution



Unit Rent



Toluca Lake Duplex // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Current Rent	73,200		73,200			36,600	38.32
Physical Vacancy	(2,196)	3.0%	(2,196)	3.0%		(1,098)	(1.15)
TOTAL VACANCY	(\$2,196)	3.0%	(\$2,196)	3.0%		(\$1,098)	(\$1)
EFFECTIVE GROSS INCOME	\$71,004		\$71,004			\$35,502	\$37.17
EXPENSES							
Real Estate Taxes	15,000		15,000		[1]	7,500	7.85
Insurance	926		926		[2]	463	0.48
Utilities	2,270		2,270		[3]	1,135	1.19
Repairs & Maintenance	1,109		1,109		[4]	555	0.58
Gardening	1,680		1,680		[5]	840	0.88
Pest Control	680		680		[6]	340	0.36
Management Fee	3,550	5.0%	3,550	5.0%	[7]	1,775	1.86
TOTAL EXPENSES	\$25,215		\$25,215			\$12,608	\$13.20
EXPENSES AS % OF EGI	35.5%		35.5%				
NET OPERATING INCOME	\$45,789		\$45,789			\$22,894	\$23.97

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

FINANCIAL DETAILS // Toluca Lake Duplex

NOTES TO OPERATING STATEMENT

- [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] 5.0% of the gross income

Toluca Lake Duplex // FINANCIAL DETAILS

SUMMARY

Price	\$1,250,000	
Down Payment	\$250,000	20%
Number of Units	2	
Price Per Unit	\$625,000	
Price Per SqFt	\$654.45	
Rentable SqFt	1,910	
Lot Size	0.11 Acres	
Approx. Year Built	1951/2004	

RETURNS

	Current	Pro Forma
CAP Rate	3.66%	3.66%
GRM	17.08	17.08
Cash-on-Cash	-17.75%	-17.75%
Debt Coverage Ratio	0.51	0.51

FINANCING

	1st Loan
Loan Amount	\$1,000,000
Loan Type	New
Interest Rate	8.25%
Amortization	30 Years
Year Due	2053

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
1	2 Bed / 1 Bath	860	\$2,800	\$2,800
1	2 Bed / 2 Bath	1,050	\$3,300	\$3,300

OPERATING DATA

		Current		Pro Forma
Gross Scheduled Rent		\$73,200		\$73,200
Less: Vacancy/Deductions	3.0%	\$2,196	3.0%	\$2,196
Total Effective Rental Income		\$71,004		\$71,004
Other Income		\$0		\$0
Effective Gross Income		\$71,004		\$71,004
Less: Expenses	35.5%	\$25,215	35.5%	\$25,215
Net Operating Income		\$45,789		\$45,789
Cash Flow		\$45,789		\$45,789
Debt Service		\$90,152		\$90,152
Net Cash Flow After Debt Service	-17.75%	-\$44,363	-17.75%	-\$44,363
Principal Reduction		\$7,948		\$8,629
TOTAL RETURN	-14.57%	-\$36,415	-14.29%	-\$35,734

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$15,000	\$15,000
Insurance	\$926	\$926
Utilities	\$2,270	\$2,270
Repairs & Maintenance	\$1,109	\$1,109
Gardening	\$1,680	\$1,680
Pest Control	\$680	\$680
Management Fee	\$3,550	\$3,550
TOTAL EXPENSES	\$25,215	\$25,215
Expenses/Unit	\$12,608	\$12,608
Expenses/SF	\$13.20	\$13.20

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

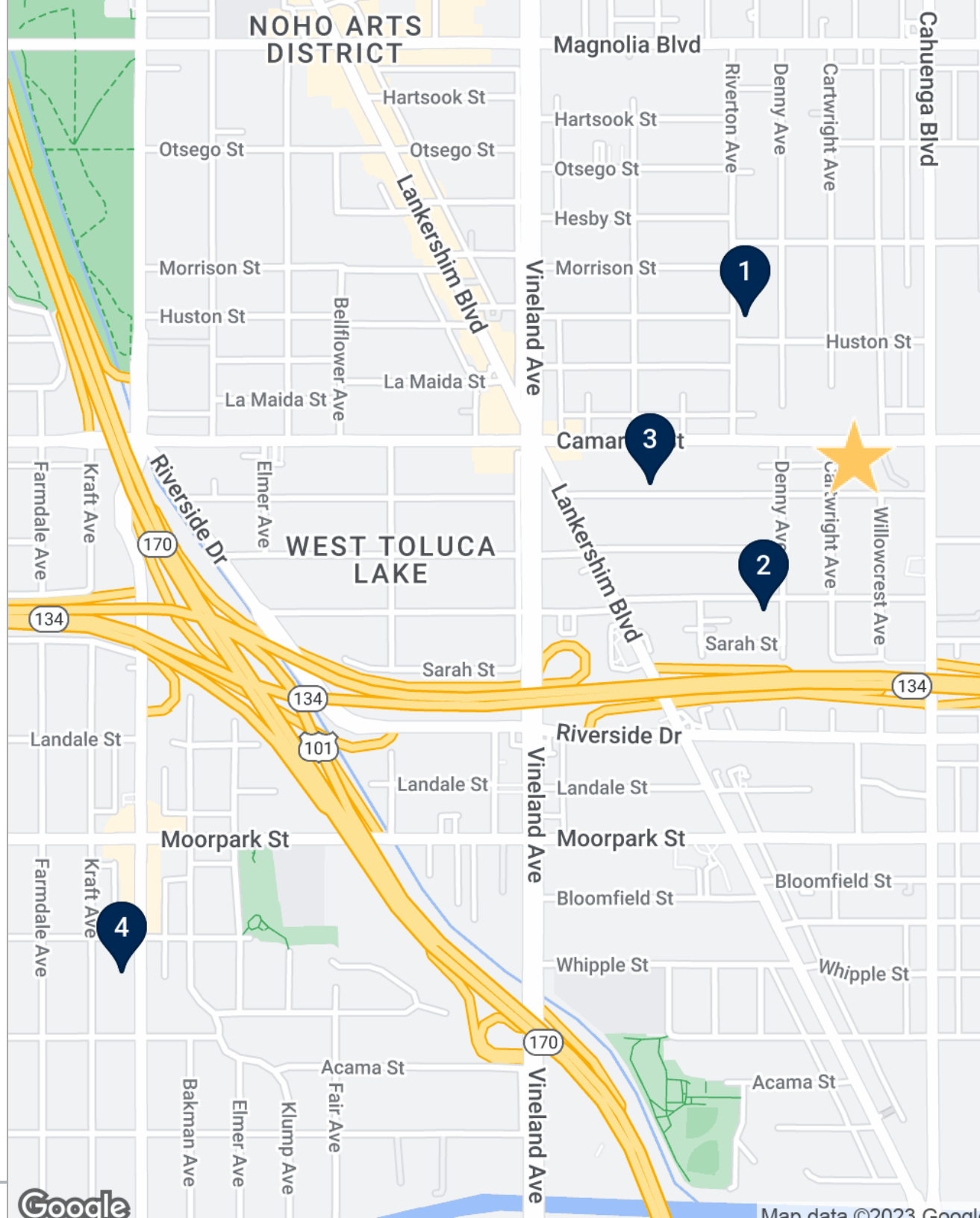
PRICE PER SF CHART

PRICE PER UNIT CHART






SALE COMPS

SALE COMPS MAP

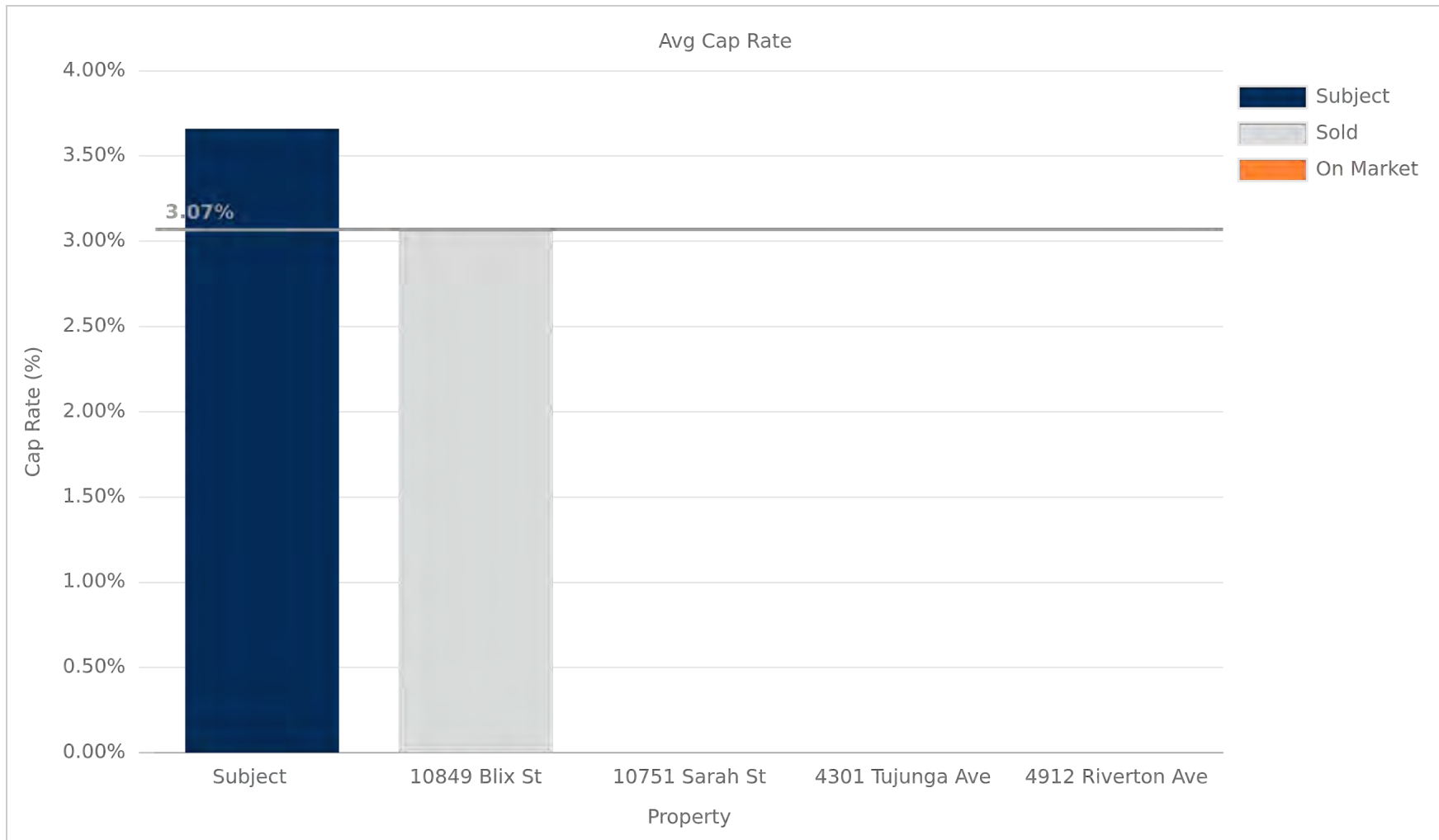
-  Toluca Lake Duplex
-  4912 Riverton Ave
-  10751 Sarah St
-  10849 Blix St
-  4301 Tujunganga Ave



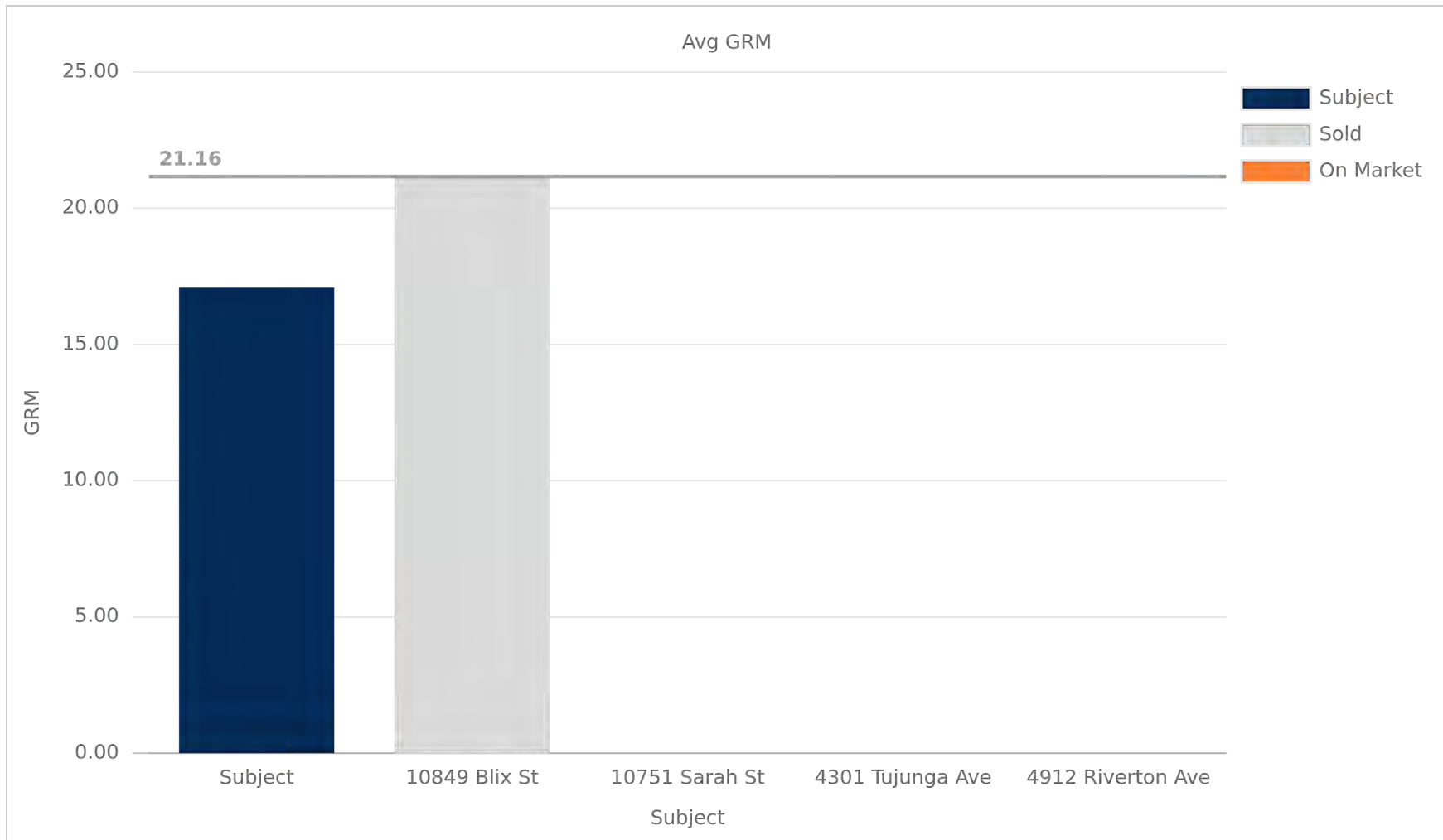
SALE COMPS SUMMARY // **Toluca Lake Duplex**

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Toluca Lake Duplex 10650 Camarillo St North Hollywood, CA 91602	\$1,250,000	1,910 SF	\$654.45	0.11 AC	\$625,000	3.66%	2	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	4912 Riverton Ave North Hollywood, CA 91601	\$1,175,000	1,905 SF	\$616.80	0.15 AC	\$587,500	-	2	03/08/2023
	10751 Sarah St North Hollywood, CA 91602	\$1,232,500	2,121 SF	\$581.09	0.25 AC	\$616,250	-	2	03/19/2021
	10849 Blix St North Hollywood, CA 91602	\$1,225,000	1,431 SF	\$856.04	0.18 AC	\$612,500	3.07%	2	02/08/2021
	4301 Tujunga Ave Studio City, CA 91604	\$1,660,000	3,090 SF	\$537.22	0.15 AC	\$830,000	-	2	06/13/2022
	AVERAGES	\$1,323,125	2,137 SF	\$647.79	0.18 AC	\$661,562	3.07%	2	-

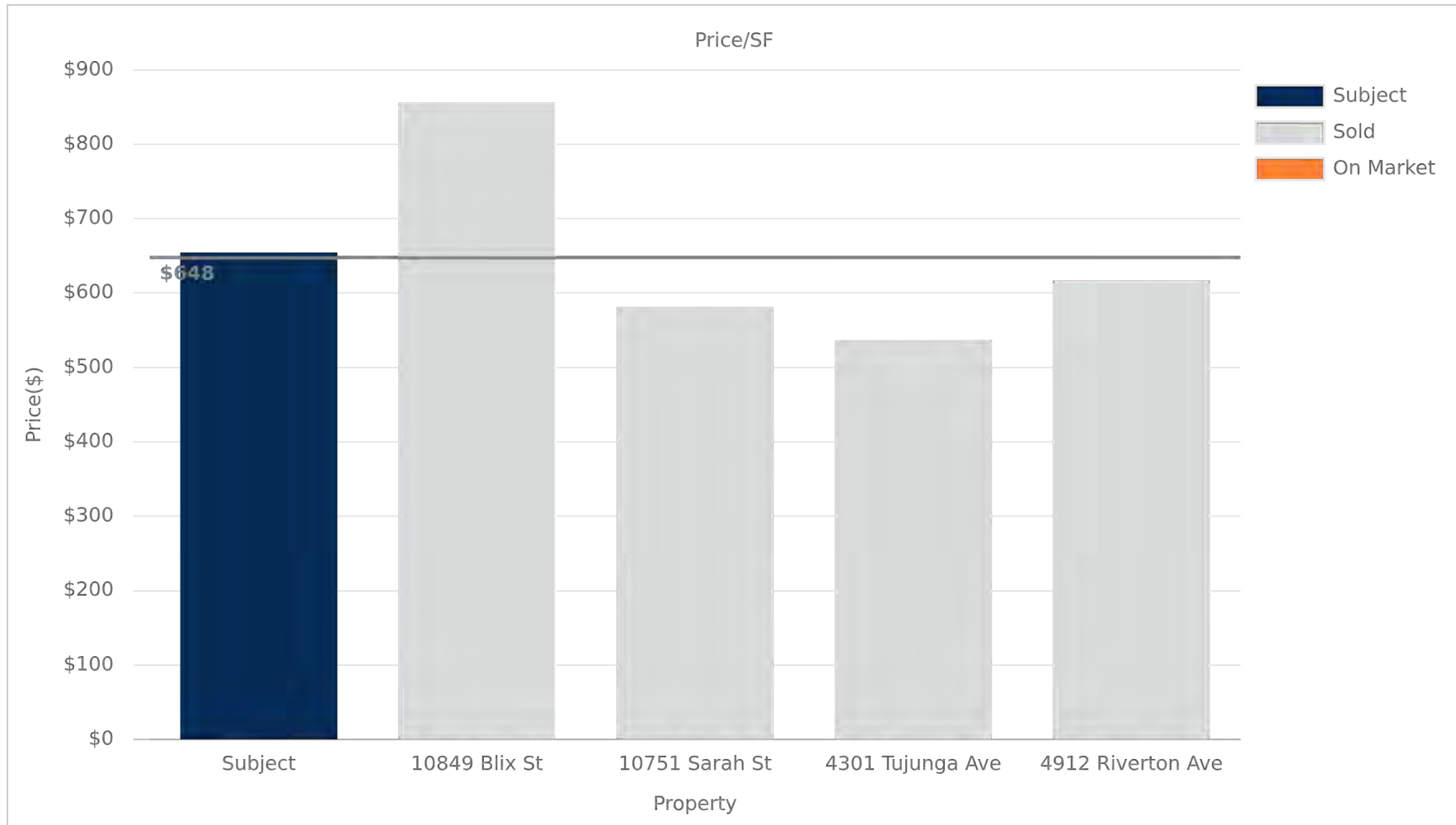
Toluca Lake Duplex // CAP RATE CHART



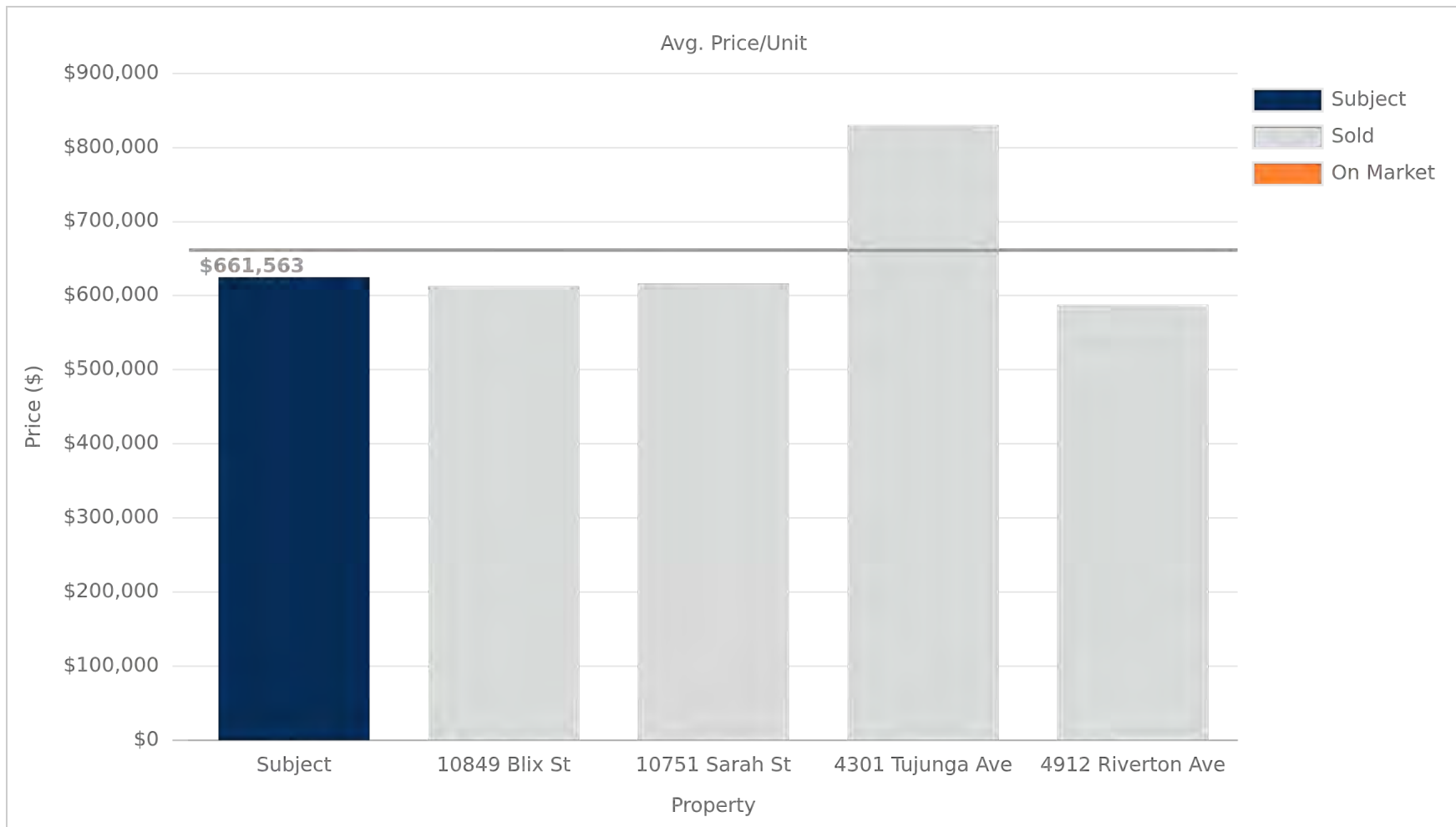
GRM CHART // Toluca Lake Duplex



Toluca Lake Duplex // PRICE PER SF CHART



PRICE PER UNIT CHART // Toluca Lake Duplex



Toluca Lake Duplex // SALE COMPS



★ Toluca Lake Duplex
10650 Camarillo St, North Hollywood, CA 91602

Listing Price:	\$1,250,000	Price/SF:	\$654.45
Property Type:	Multifamily	GRM:	17.08
NOI:	\$45,789	Cap Rate:	3.66%
Occupancy:	100%	Year Built:	1951
COE:	On Market	Number Of Units:	2
Lot Size:	0.11 Acres	Price/Unit:	\$625,000
Total SF:	1,910 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	50.0	860	\$2,800	\$3.26
2 Bed / 2 Bath	1	50.0	1,050	\$3,300	\$3.14
TOTAL/AVG	2	100%	955	\$3,050	\$3.19



1 4912 Riverton Ave
North Hollywood, CA 91601

Sale Price:	\$1,175,000	Price/SF:	\$616.80
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1932
COE:	03/08/2023	Number Of Units:	2
Lot Size:	0.15 Acres	Price/Unit:	\$587,500
Total SF:	1,905 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	50	800		
2 Bed / 2 Bath	1	50	1,100		
TOTAL/AVG	2	100%	950	\$0	\$0.00

SALE COMPS // Toluca Lake Duplex



2 10751 Sarah St
North Hollywood, CA 91602

Sale Price:	\$1,232,500	Price/SF:	\$581.09
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1940
COE:	03/19/2021	Number Of Units:	2
Lot Size:	0.25 Acres	Price/Unit:	\$616,250
Total SF:	2,121 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	2	100	1,050		
TOTAL/AVG	2	100%	1,050	\$0	\$0.00



3 10849 Blix St
North Hollywood, CA 91602

Sale Price:	\$1,225,000	Price/SF:	\$856.04
Property Type:	Multifamily	GRM:	21.16
NOI:	-	Cap Rate:	3.07%
Occupancy:	-	Year Built:	1923
COE:	02/08/2021	Number Of Units:	2
Lot Size:	0.18 Acres	Price/Unit:	\$612,500
Total SF:	1,431 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	2	100	715	\$2,413	\$3.37
TOTAL/AVG	2	100%	715	\$2,413	\$3.37

Toluca Lake Duplex // SALE COMPS



4 4301 Tujunga Ave
Studio City, CA 91604

Sale Price:	\$1,660,000	Price/SF:	\$537.22
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1946
COE:	06/13/2022	Number Of Units:	2
Lot Size:	0.15 Acres	Price/Unit:	\$830,000
Total SF:	3,090 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	2	100	1,500		
TOTAL/AVG	2	100%	1,500	\$0	\$0.00

SECTION 5

Lease Comparables

RENT COMPS MAP

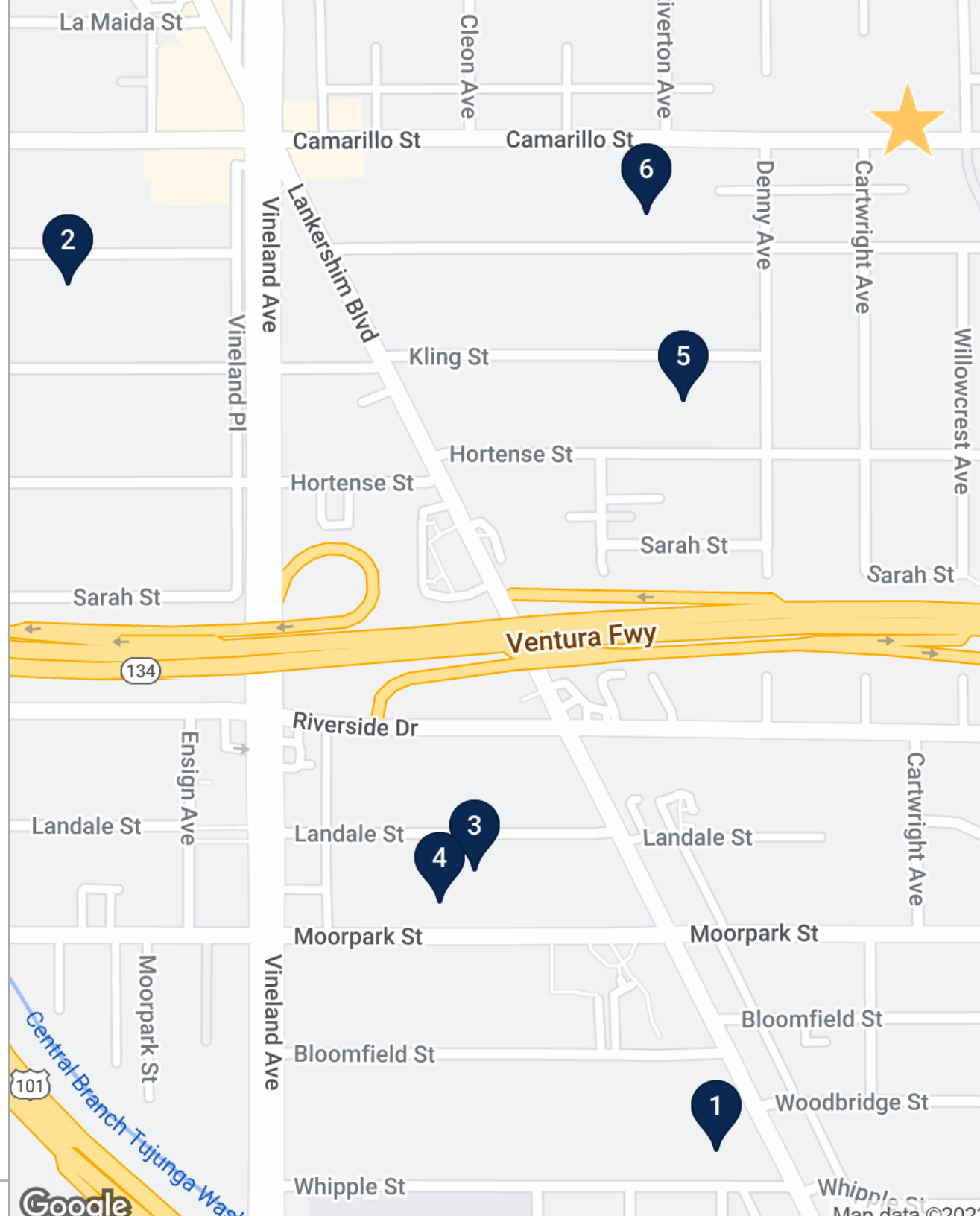
RENT COMPS SUMMARY

RENT BY BED CHART








RENT COMPS

RENT COMPS MAP

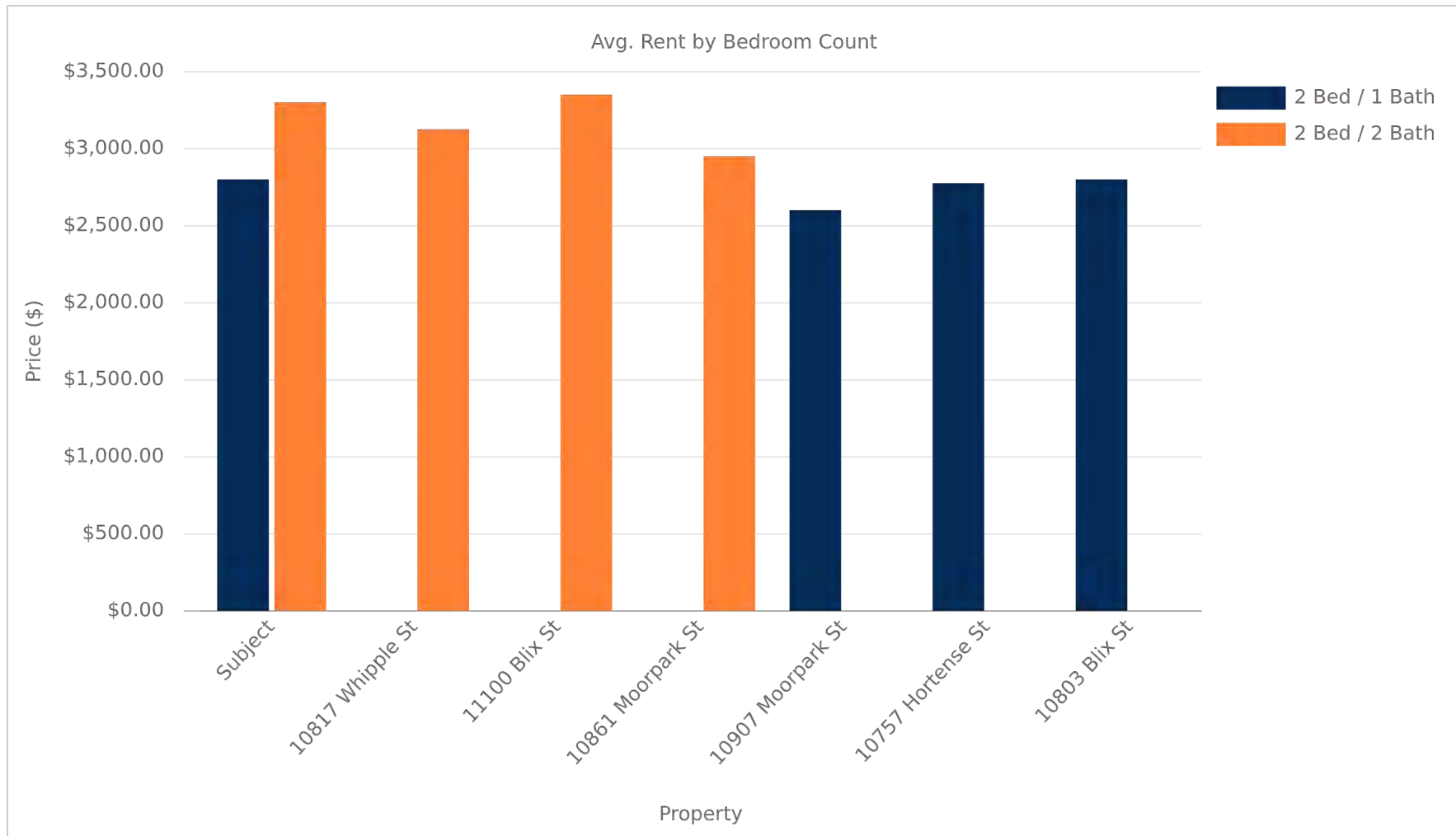
-  Toluca Lake Duplex
-  10817 Whipple St
-  11100 Blix St
-  10861 Moorpark St
-  10907 Moorpark St
-  10757 Hortense St
-  10803 Blix St



RENT COMPS SUMMARY // **Toluca Lake Duplex**

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	Toluca Lake Duplex 10650 Camarillo St North Hollywood, CA 91602	\$3.19	955 SF	\$3,050	0.11 AC	2
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	10817 Whipple St North Hollywood, CA 91602	\$2.67	1,172 SF	\$3,125	0.66 AC	21
	11100 Blix St Toluca Lake, CA 91602	\$3.19	1,050 SF	\$3,350	0.25 AC	2
	10861 Moorpark St Toluca Lake, CA 91602	\$2.88	1,024 SF	\$2,950	1 AC	30
	10907 Moorpark St North Hollywood, CA 91602	\$2.89	900 SF	\$2,600	0.16 AC	3
	10757 Hortense St Toluca Lake, CA 91602	\$2.92	950 SF	\$2,775	1.01 AC	53
	10803 Blix St North Hollywood, CA 91602	\$3.16	885 SF	\$2,800	0.59 AC	19
	AVERAGES	\$2.95	997 SF	\$2,933	0.61 AC	21

Toluca Lake Duplex // RENT BY BED CHART



RENT COMPS // Toluca Lake Duplex

★ **Toluca Lake Duplex**
10650 Camarillo St, North Hollywood, CA 91602

🏠 2 Units | 👤 100% Total Occupancy | 🕒 Year Built 1951



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	50.0	860	\$2,800	\$3.26
2 Bed / 2 Bath	1	50.0	1,050	\$3,300	\$3.14
TOTAL/AVG	2	100%	955	\$3,050	\$3.19

1 **10817 Whipple St**
North Hollywood, CA 91602

🏠 21 Units | 🕒 Year Built 1981



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,172	\$3,125	\$2.67
TOTAL/AVG	1	100%	1,172	\$3,125	\$2.67

Toluca Lake Duplex // RENT COMPS

2 11100 Blix St
Toluca Lake, CA 91602

 2 Units |  Year Built 1925



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,050	\$3,350	\$3.19
TOTAL/AVG	1	100%	1,050	\$3,350	\$3.19

3 10861 Moorpark St
Toluca Lake, CA 91602

 30 Units |  Year Built 1981



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,024	\$2,950	\$2.88
TOTAL/AVG	1	100%	1,024	\$2,950	\$2.88

RENT COMPS // Toluca Lake Duplex

4 10907 Moorpark St
North Hollywood, CA 91602

 3 Units |  Year Built 1941



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	900	\$2,600	\$2.89
TOTAL/AVG	1	100%	900	\$2,600	\$2.89

5 10757 Hortense St
Toluca Lake, CA 91602

 53 Units |  Year Built 1973



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	950	\$2,775	\$2.92
TOTAL/AVG	1	100%	950	\$2,775	\$2.92

Toluca Lake Duplex // RENT COMPS

6 10803 Blix St
North Hollywood, CA 91602

 19 Units |  Year Built 1972



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	885	\$2,800	\$3.16
TOTAL/AVG	1	100%	885	\$2,800	\$3.16

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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 55,600 residents through 2025 as more households are attracted to the market's regionally affordable home prices and multifamily rents.



METRO HIGHLIGHTS



DIVERSE ECONOMY

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



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.



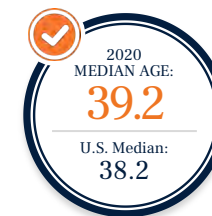
GROWTH

Population and household gains will increase faster than other large metros in Southern California, generating a demand for housing, and goods and services.

ECONOMY

- Known for its entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch.
- Aerospace firms Boeing and Northrop Grumman as well as 21st Century Insurance generate numerous well-paying jobs.
- Healthcare 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



*Forecast

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

DEMOGRAPHICS // Toluca Lake Duplex

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	42,402	218,666	619,225
2022 Estimate			
Total Population	40,686	213,058	604,576
2010 Census			
Total Population	37,197	204,456	579,351
2000 Census			
Total Population	35,042	198,978	578,946
Daytime Population			
2022 Estimate	35,676	260,728	667,250
HOUSEHOLDS			
2027 Projection			
Total Households	22,029	97,209	270,426
2022 Estimate			
Total Households	20,975	94,279	262,385
Average (Mean) Household Size	1.9	2.3	2.3
2010 Census			
Total Households	18,817	88,434	246,094
2000 Census			
Total Households	17,456	86,284	244,762
Growth 2022-2027	5.0%	3.1%	3.1%
HOUSING UNITS			
Occupied Units			
2027 Projection	24,151	105,159	293,937
2022 Estimate	22,882	101,650	283,911
Owner Occupied	4,763	33,464	85,868
Renter Occupied	16,212	60,815	176,517
Vacant	1,907	7,371	21,526
Persons in Units			
2022 Estimate Total Occupied Units	20,975	94,279	262,385
1 Person Units	43.2%	36.6%	37.9%
2 Person Units	34.7%	32.1%	30.7%
3 Person Units	12.1%	14.0%	13.2%
4 Person Units	6.5%	10.3%	10.2%
5 Person Units	2.0%	3.9%	4.2%
6+ Person Units	1.4%	3.1%	3.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	10.8%	14.1%	13.3%
\$150,000-\$199,999	6.6%	7.7%	7.3%
\$100,000-\$149,999	16.8%	17.1%	16.5%
\$75,000-\$99,999	15.1%	13.8%	13.0%
\$50,000-\$74,999	16.6%	15.1%	14.8%
\$35,000-\$49,999	9.9%	9.5%	9.8%
\$25,000-\$34,999	6.8%	6.3%	6.7%
\$15,000-\$24,999	7.0%	6.9%	7.7%
Under \$15,000	10.5%	9.6%	10.9%
Average Household Income	\$108,494	\$122,895	\$118,897
Median Household Income	\$73,855	\$79,405	\$75,220
Per Capita Income	\$55,961	\$54,531	\$51,818
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	40,686	213,058	604,576
Under 20	13.7%	18.4%	17.8%
20 to 34 Years	31.3%	24.4%	24.9%
35 to 39 Years	11.2%	9.0%	8.8%
40 to 49 Years	15.6%	15.2%	14.8%
50 to 64 Years	16.3%	18.9%	18.8%
Age 65+	11.9%	14.1%	14.9%
Median Age	37.1	39.0	39.1
Population 25+ by Education Level			
2022 Estimate Population Age 25+	33,088	162,917	464,523
Elementary (0-8)	3.0%	5.0%	6.9%
Some High School (9-11)	4.1%	5.2%	5.7%
High School Graduate (12)	12.6%	14.6%	15.8%
Some College (13-15)	21.6%	21.4%	19.3%
Associate Degree Only	8.5%	8.3%	7.8%
Bachelor's Degree Only	37.9%	32.0%	31.0%
Graduate Degree	12.3%	13.5%	13.4%
Population by Gender			
2022 Estimate Total Population	40,686	213,058	604,576
Male Population	50.2%	49.9%	50.6%
Female Population	49.8%	50.1%	49.4%



POPULATION

In 2022, the population in your selected geography is 604,576. The population has changed by 4.4 percent since 2000. It is estimated that the population in your area will be 619,225 five years from now, which represents a change of 2.4 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 39.1, compared with the U.S. average, which is 38.6. The population density in your area is 7,696 people per square mile.



HOUSEHOLDS

There are currently 262,385 households in your selected geography. The number of households has changed by 7.2 percent since 2000. It is estimated that the number of households in your area will be 270,426 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2022, the median household income for your selected geography is \$75,220, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 85.5 percent since 2000. It is estimated that the median household income in your area will be \$88,927 five years from now, which represents a change of 18.2 percent from the current year.

The current year per capita income in your area is \$51,818, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$118,897, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 327,771 people in your selected area were employed. The 2000 Census revealed that 70.6 percent of employees are in white-collar occupations in this geography, and 29.4 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 25.2 minutes.



HOUSING

The median housing value in your area was \$810,836 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 85,869 owner-occupied housing units and 158,892 renter-occupied housing units in your area. The median rent at the time was \$670.



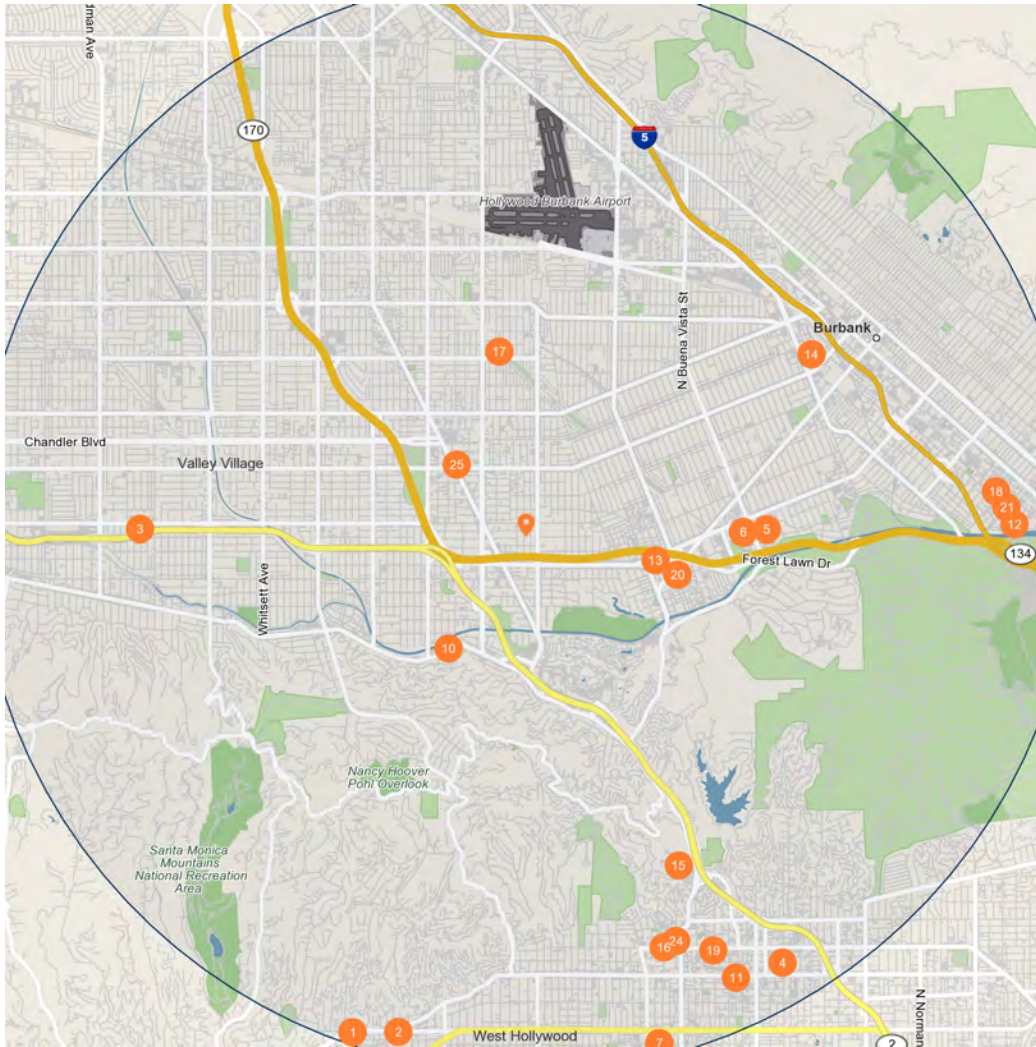
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 13.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 31.0 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 7.8 percent vs. 8.4 percent, respectively.

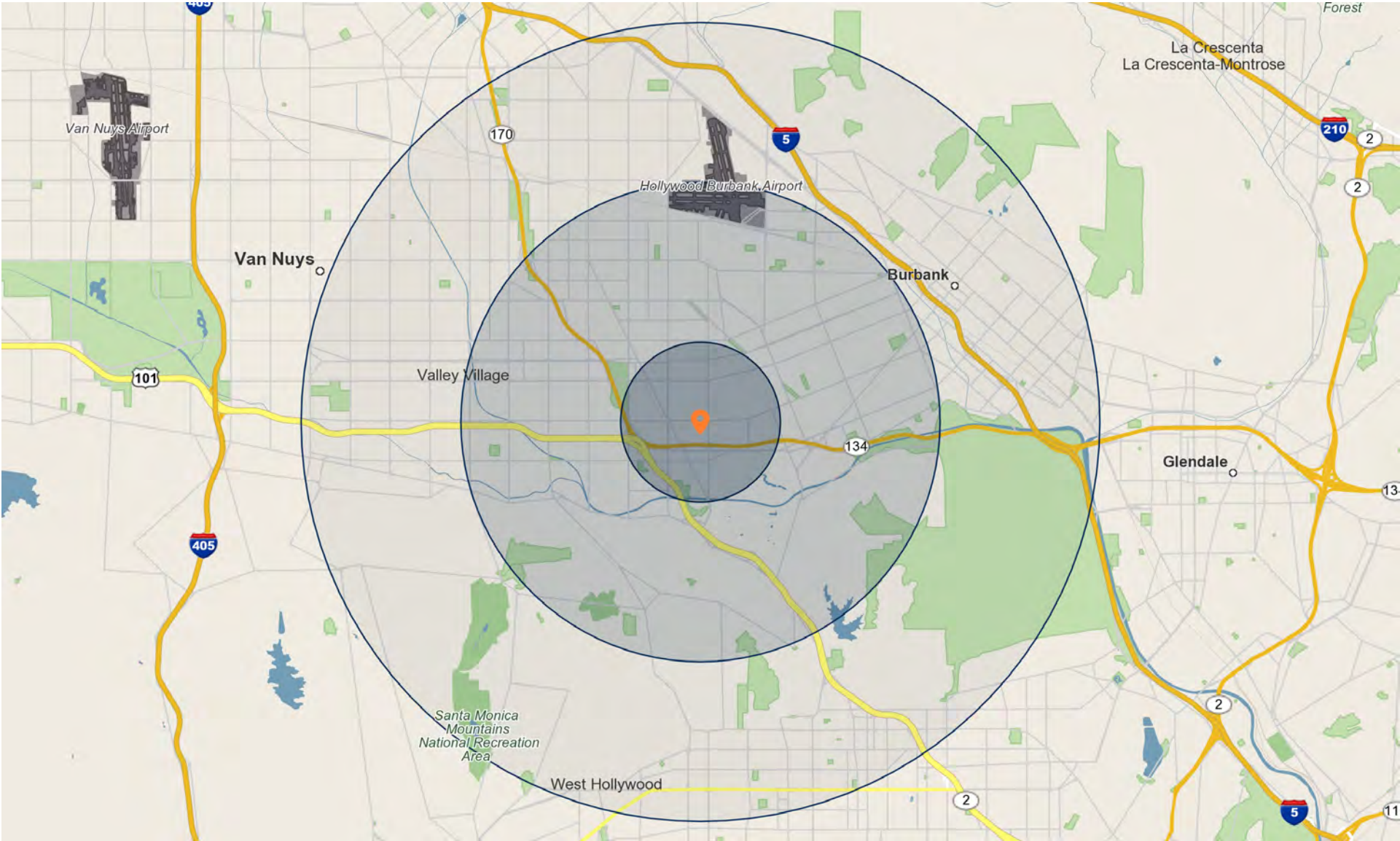
The area had fewer high-school graduates, 15.8 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.3 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Toluca Lake Duplex



Major Employers		Employees
1	Yf Art Holdings Gp LLC	10,600
2	Ticketmaster Entertainment LLC	4,390
3	Sofro Fabrics Inc	3,810
4	Viacom Networks-Mtv Networks	3,645
5	Walt Disney Records Direct-Disney	2,990
6	Providence Holy Cross	2,931
7	Rsg Group USA Inc-Golds Gym	2,000
8	Providence Health & Services F-Providence Holy Cross Fundation	2,000
9	Providence Health System-Providence St Joseph Med Ctr	2,000
10	Dream Lounge Inc	1,989
11	Broadreach Capittl Partners LLC	1,974
12	Dreamworks Animation Pubg LLC	1,819
13	Twdc Enterprises 18 Corp	1,802
14	Andrews International Inc	1,700
15	Los Angeles Philharmonic Assn-Hollywood Bowl	1,486
16	Valet Parking Svc A Cal Partnr-Valet Parking Service	1,268
17	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
18	Walt Disney Imagineering-Disney	1,011
19	Foh Holdings Inc	1,000
20	Bonanza Productions Inc	1,000
21	Twdc Enterprises 18 Corp	643
22	Auto Club Enterprises	615
23	Warner Bros Transatlantic Inc-Warner Bros	590
24	Weststar Cinemas Inc-Manns Theatres	575
25	Starcom Worldwide Inc	566

Toluca Lake Duplex // DEMOGRAPHICS





EXCLUSIVELY LISTED BY

Glen Scher

Senior Vice President Investments
Office: Encino
Direct: 818.212.2808
Glen.Scher@marcusmillichap.com
License: CA #01962976

Filip Niculete

Senior Managing Director Investments
Office: Encino
Direct: 818.212.2748
Filip.Niculete@marcusmillichap.com
License: CA #01905352

Marcus & Millichap
LAAA TEAM