

# Beeman Apartments

12602 Moorpark St, Studio City, CA 91604

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# TABLE OF CONTENTS

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<b>SECTION 1</b> <b>Executive Summary</b>	7
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<b>SECTION 2</b> <b>Property Information</b>	17
---	----

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<b>SECTION 3</b> <b>Financial Analysis</b>	24
---	----

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<b>SECTION 4</b> <b>Sale Comparables</b>	31
---	----

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<b>SECTION 5</b> <b>Lease Comparables</b>	40
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<b>SECTION 6</b> <b>Market Overview</b>	49
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SECTION 1

# Executive Summary

OFFERING SUMMARY

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# OFFERING SUMMARY



Listing Price  
**\$5,425,000**



Cap Rate  
**3.58%**



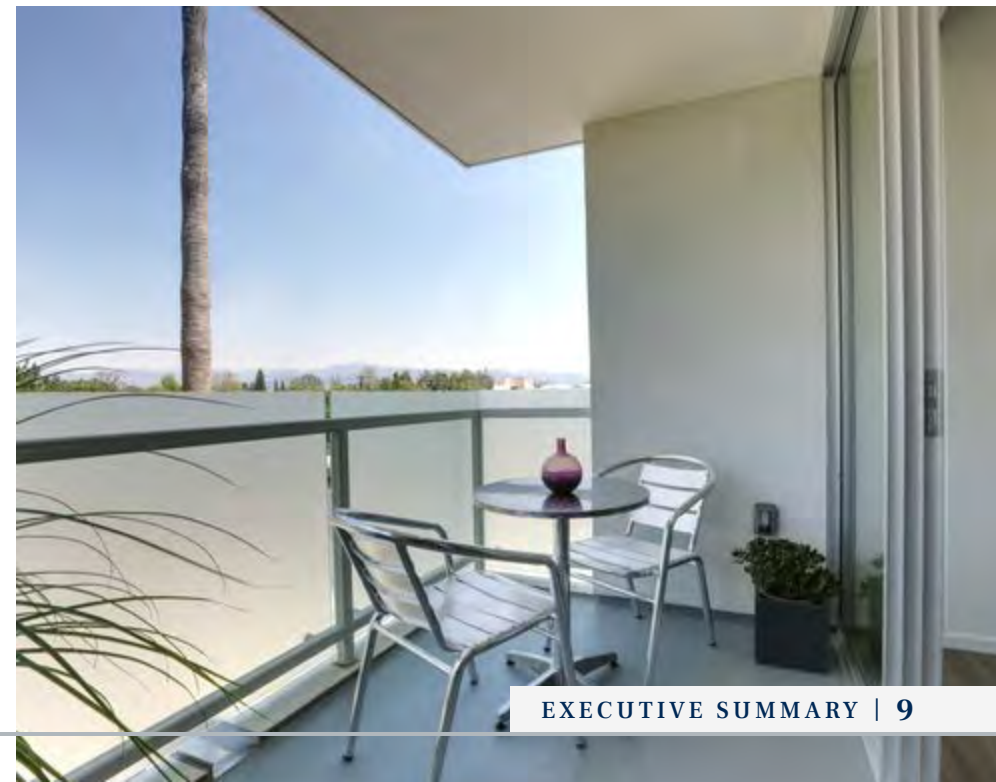
# of Units  
**8**

## FINANCIAL

Listing Price	\$5,425,000
NOI	\$194,267
CAP Rate	3.58%
GRM	17.95
Price/SF	\$586.55
Price/Unit	\$678,125

## OPERATIONAL

Gross SF	9,249 SF
# of Units	8
Lot Size	0.15 Acres (6,405 SF)
Year Built	2017



















SECTION 2

# Property Information

INVESTMENT HIGHLIGHTS

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AMENITIES

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REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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RETAILER MAP

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# BEEMAN APARTMENTS

12602 Moorpark St, Studio City, CA 91604

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## INVESTMENT OVERVIEW

The LAAA Team at Marcus & Millichap is proud to present The Beeman Apartments, a luxury and modern 8-unit apartment complex located in the heart of Studio City. This fully non-rent-controlled property is ideally situated between Coldwater Canyon and Laurel Canyon Ave, within walking distance from Ventura Blvd and all the shopping, dining, and entertainment that Studio City has to offer.

This property is being offered for sale for the very first time, being sold by the original developer and architect.

Built in 2017, this 8-unit property sits on a corner lot with an alley behind, and the 9,249 square foot building is comprised of (6) 1 bed / 1 bath units and (2) 2 bed / 2 bath units. The property boasts unique contemporary architecture on a family-friendly tree lined street, and the large units provide bright and open floorplans with impressively tall 9' or 13' ceilings. Each unit comes with a stunning European style kitchen, new stainless steel appliance, a private large balcony with translucent glass guardrails to provide light and visual privacy, and a full sized washer/dryer. The tenants can enjoy ample secure and gated parking spots, a locked enclosure for bicycles, abundant storage spaces, convenient building access through an elevator serving each floor, and a beautiful furnished roof deck that gives dramatic views of the Hollywood Hills and San Gabriel Mountains.

This property presents a rare opportunity for an investor to acquire a true pride of ownership, ease of management, and truly unique non-rent-controlled property in one of the best locations the San Fernando Valley has to offer.

## UNIT AMENITIES

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- Bright open floor plans with 9' or 13' ceilings with clerestory windows
- Walnut style flooring and Brand New Appliances
- Stunning European style kitchens with stainless steel appliances
- Large private patios with translucent glass guardrails to provide light & visual privacy
- Full size washer/dryer in apartments
- Abundant storage

## COMMON-AREA AMENITIES

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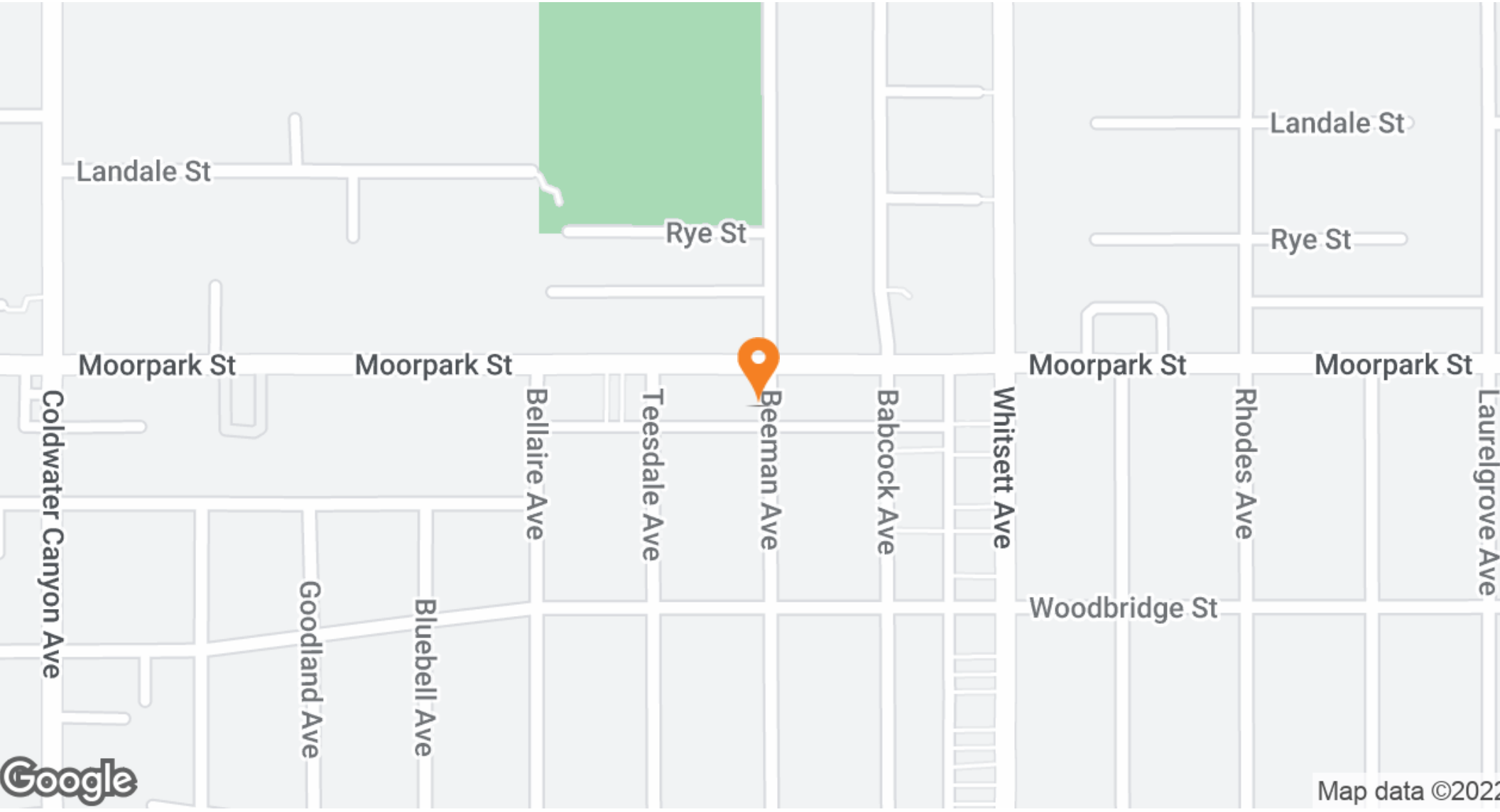
- Unique contemporary architecture designed by Los Angeles Architect Ellis D. Gelman
- Corner lot provides excellent orientation and views from every unit
- A few blocks from Ventura Blvd. shops, markets and restaurants
- Furnished roof deck with dramatic views of the Hollywood Hills and Mountains
- Large elevator serving each floor with a maximum of 3 separated entrances per floor
- Gated and Secured Parking Lot with Bike storage in locked enclosure



# REGIONAL MAP // Beeman Apartments

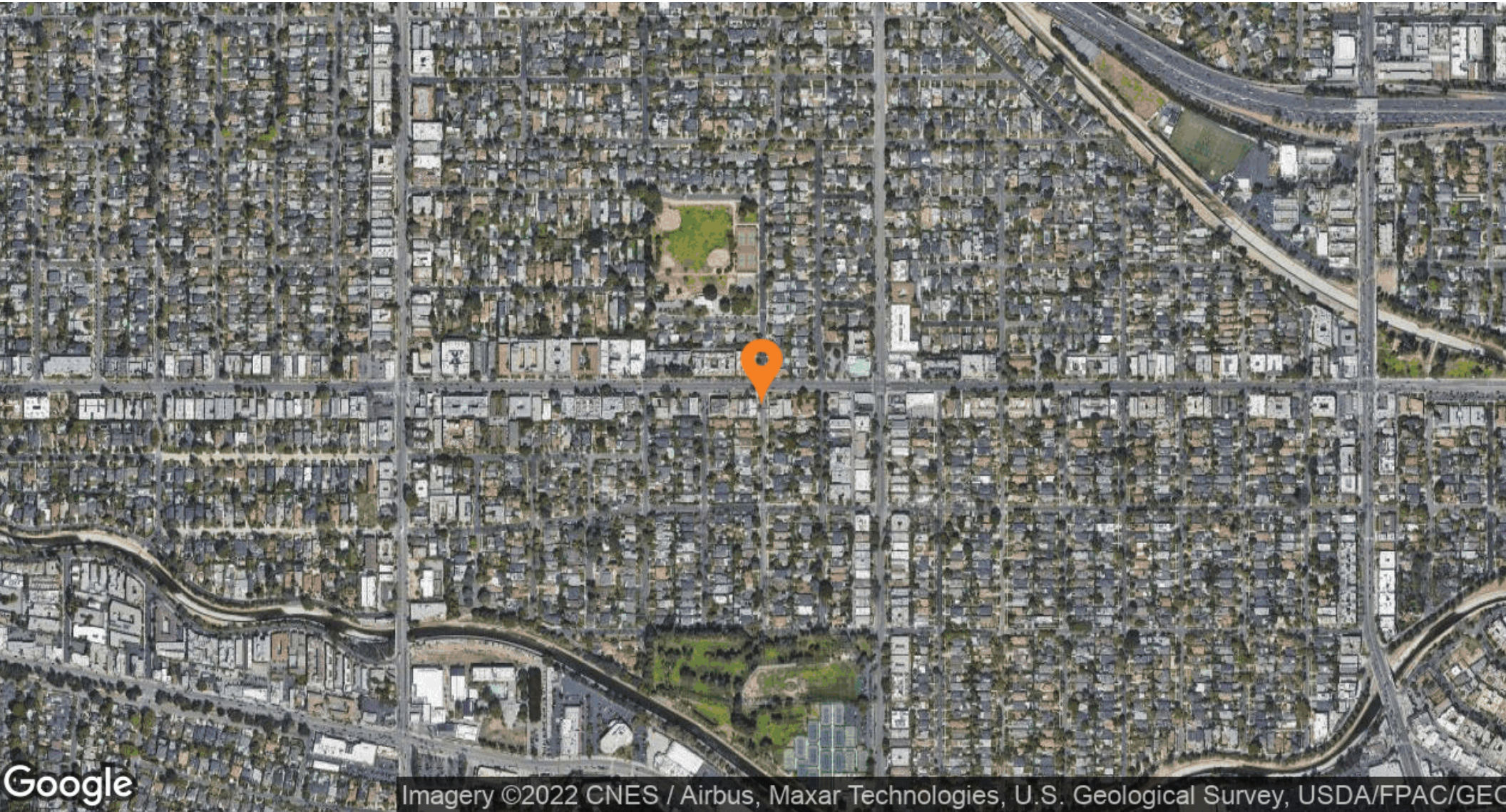


Beeman Apartments // LOCAL MAP



AERIAL MAP // **Beeman Apartments**

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Google

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Beeman Apartments // RETAILER MAP



SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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## FINANCIAL DETAILS // Beeman Apartments

As of December,2022

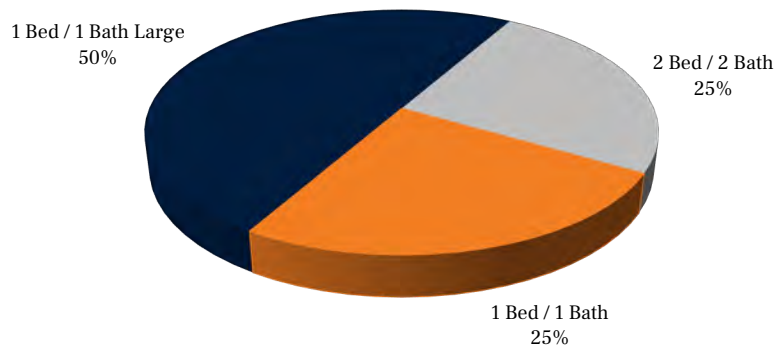
UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
201	2 Bed / 2 Bath	1,185	\$3,650	\$3.08	\$4,100	\$3.46
202	2 Bed / 2 Bath	1,250	\$3,800	\$3.04	\$4,100	\$3.28
301	1 Bed / 1 Bath	740	\$2,800	\$3.78	\$3,200	\$4.32
302	1 Bed / 1 Bath Large	830	\$2,750	\$3.31	\$3,450	\$4.16
303	1 Bed / 1 Bath Large	850	\$3,140	\$3.69	\$3,450	\$4.06
401	1 Bed / 1 Bath	740	\$2,895	\$3.91	\$3,200	\$4.32
402	1 Bed / 1 Bath Large	830	\$3,100	\$3.73	\$3,450	\$4.16
403	1 Bed / 1 Bath Large	850	\$3,050	\$3.59	\$3,450	\$4.06
<b>Total</b>		<b>Square Feet: 9,249</b>	<b>\$25,185</b>	<b>\$2.72</b>	<b>\$28,400</b>	<b>\$3.07</b>

## Beeman Apartments // FINANCIAL DETAILS

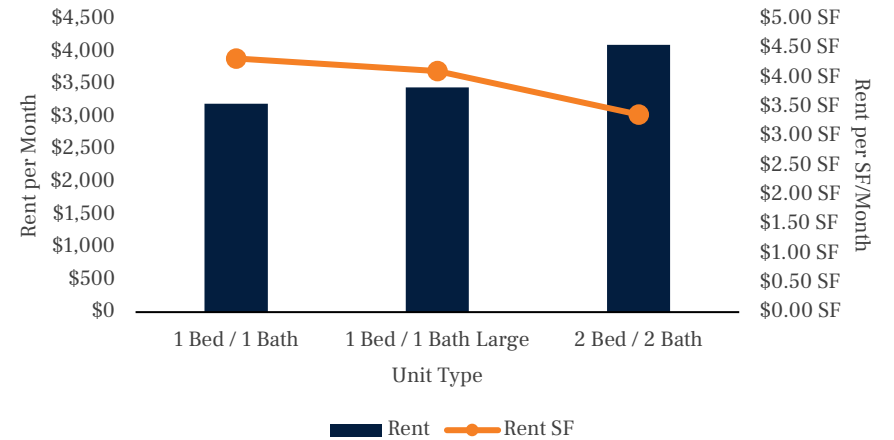
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	2	740	\$2,800 - \$2,895	\$2,848	\$3.85	\$5,695	\$3,200	\$4.32	\$6,400
1 Bed / 1 Bath Large	4	840	\$2,750 - \$3,140	\$3,010	\$3.58	\$12,040	\$3,450	\$4.11	\$13,800
2 Bed / 2 Bath	2	1,218	\$3,650 - \$3,800	\$3,725	\$3.06	\$7,450	\$4,100	\$3.37	\$8,200
<b>TOTALS/WEIGHTED AVERAGES</b>	<b>8</b>	<b>1,156</b>		<b>\$3,148</b>	<b>\$2.72</b>	<b>\$25,185</b>	<b>\$3,550</b>	<b>\$3.07</b>	<b>\$28,400</b>

<b>GROSS ANNUALIZED RENTS</b>	<b>\$302,220</b>	<b>\$340,800</b>
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Unit Distribution



Unit Rent



## FINANCIAL DETAILS // Beeman Apartments

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
<b>Rental Income</b>							
Gross Current Rent	302,220		340,800			42,600	36.85
Physical Vacancy	(9,067)	3.0%	(10,224)	3.0%	[1]	(1,278)	(1.11)
<b>TOTAL VACANCY</b>	<b>(\$9,067)</b>	<b>3.0%</b>	<b>(\$10,224)</b>	<b>3.0%</b>		<b>(\$1,278)</b>	<b>(\$1)</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$293,153</b>		<b>\$330,576</b>			<b>\$41,322</b>	<b>\$35.74</b>
<b>EXPENSES</b>							
Real Estate Taxes	65,100		65,100		[2]	8,138	7.04
Insurance	2,724		2,724		[3]	341	0.29
Utilities	5,290		5,290		[4]	661	0.57
Trash Removal	2,954		2,954		[5]	369	0.32
Repairs & Maintenance	4,000		4,000		[6]	500	0.43
Landscaping	1,800		1,800		[7]	225	0.19
Pest Control	465		465		[8]	58	0.05
Elevator	2,800		2,800		[9]	350	0.30
Fire Alarm	531		531		[10]	66	0.06
City Permits	656		656		[11]	82	0.07
AT&T	840		840		[12]	105	0.09
Management Fee	11,726	4.0%	13,223	4.0%	[13]	1,653	1.43
<b>TOTAL EXPENSES</b>	<b>\$98,886</b>		<b>\$100,383</b>			<b>\$12,548</b>	<b>\$10.85</b>
<b>EXPENSES AS % OF EGI</b>	<b>33.7%</b>		<b>30.4%</b>				
<b>NET OPERATING INCOME</b>	<b>\$194,267</b>		<b>\$230,193</b>			<b>\$28,774</b>	<b>\$24.89</b>

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

### NOTES TO OPERATING STATEMENT

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- [1] Owner provided 2021 expense
- [2] Estimated at 1.20% of purchase price
- [3] Owner provided 2021 expense
- [4] Owner provided 2021 expense
- [5] Owner provided 2021 expense
- [6] Estimated at \$500 per unit
- [7] Owner provided 2021 expense
- [8] Owner provided 2021 expense
- [9] Owner provided 2021 expense
- [10] Owner provided 2021 expense
- [11] Owner provided 2021 expense
- [12] Owner provided 2021 expense
- [13] Estimated at 4.0% of gross income

## FINANCIAL DETAILS // Beeman Apartments

### SUMMARY

Price	\$5,425,000	
Down Payment	\$5,425,000	100%
Number of Units	8	
Price Per Unit	\$678,125	
Price Per SqFt	\$586.55	
Gross SqFt	9,249	
Lot Size	0.15 Acres	
Approx. Year Built	2016	

### RETURNS

	Current	Pro Forma	Reno
CAP Rate	3.58%	4.24%	4.10%
GRM	17.95	15.92	16.00
Cash-on-Cash	3.58%	4.24%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	1 Bed / 1 Bath	740	\$2,848	\$3,200
4	1 Bed / 1 Bath Large	840	\$3,010	\$3,450
2	2 Bed / 2 Bath	1,218	\$3,725	\$4,100

### OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$302,220		\$340,800
Less: Vacancy/Deductions	3.0%	\$9,067	3.0%	\$10,224
Total Effective Rental Income		\$293,153		\$330,576
Other Income		\$0		\$0
Effective Gross Income		\$293,153		\$330,576
Less: Expenses	33.7%	\$98,886	30.4%	\$100,383
Net Operating Income		\$194,267		\$230,193
Cash Flow		\$194,267		\$230,193
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	3.58%	\$194,267	4.24%	\$230,193
Principal Reduction		\$0		\$0
TOTAL RETURN	3.58%	\$194,267	4.24%	\$230,193

### EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$65,100	\$65,100
Insurance	\$2,724	\$2,724
Utilities	\$5,290	\$5,290
Trash Removal	\$2,954	\$2,954
Repairs & Maintenance	\$4,000	\$4,000
Landscaping	\$1,800	\$1,800
Pest Control	\$465	\$465
Elevator	\$2,800	\$2,800
Fire Alarm	\$531	\$531
City Permits	\$656	\$656
AT&T	\$840	\$840
Management Fee	\$11,726	\$13,223
TOTAL EXPENSES	\$98,886	\$100,383
Expenses/Unit	\$12,361	\$12,548
Expenses/SF	\$10.69	\$10.85

SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE CHART

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GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

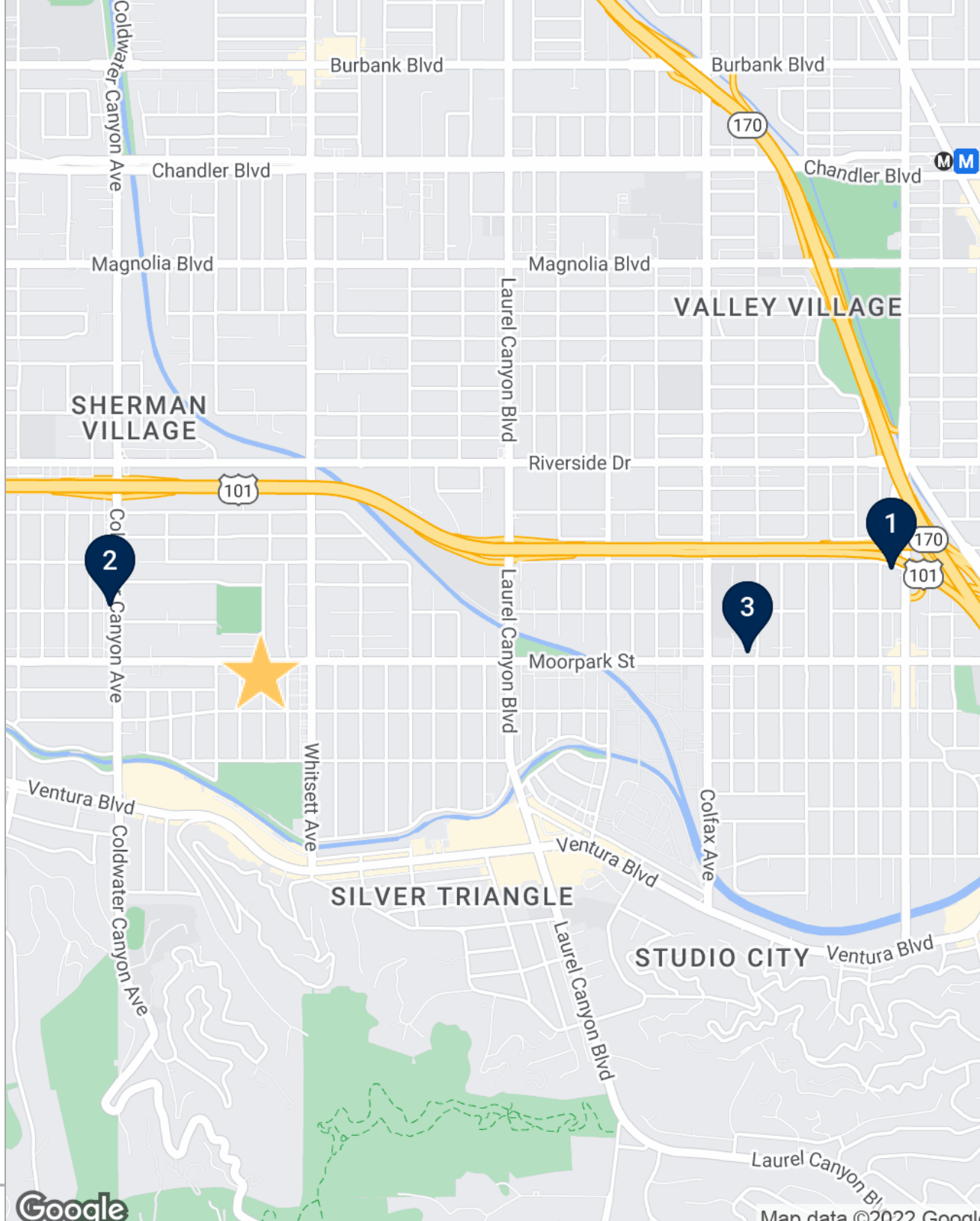
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SALE COMPS

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# SALE COMPS MAP

-  Beeman Apartments
-  11408 Sarah St
-  4503 Coldwater Canyon Ave
-  11611 Moorpark St

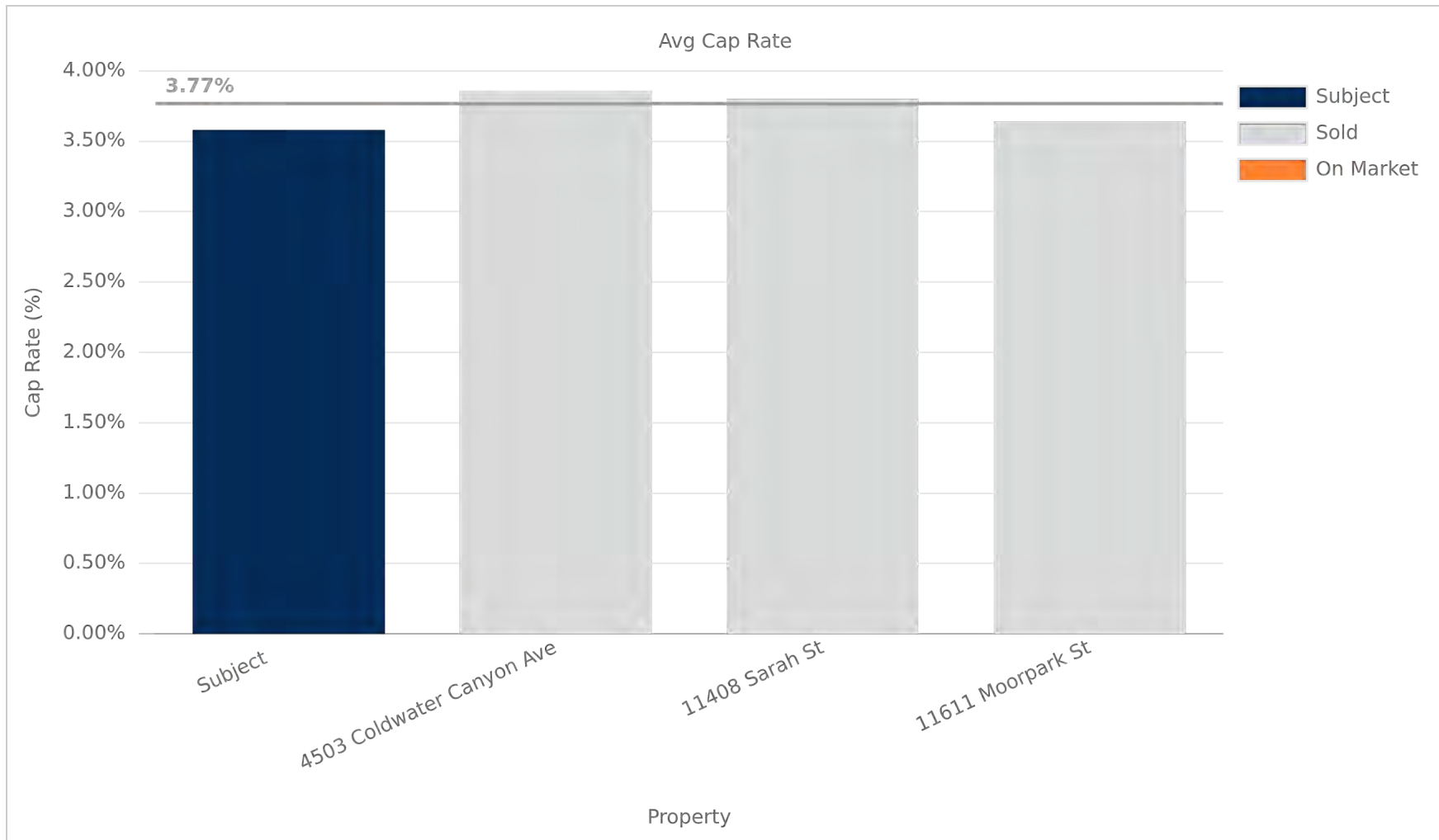




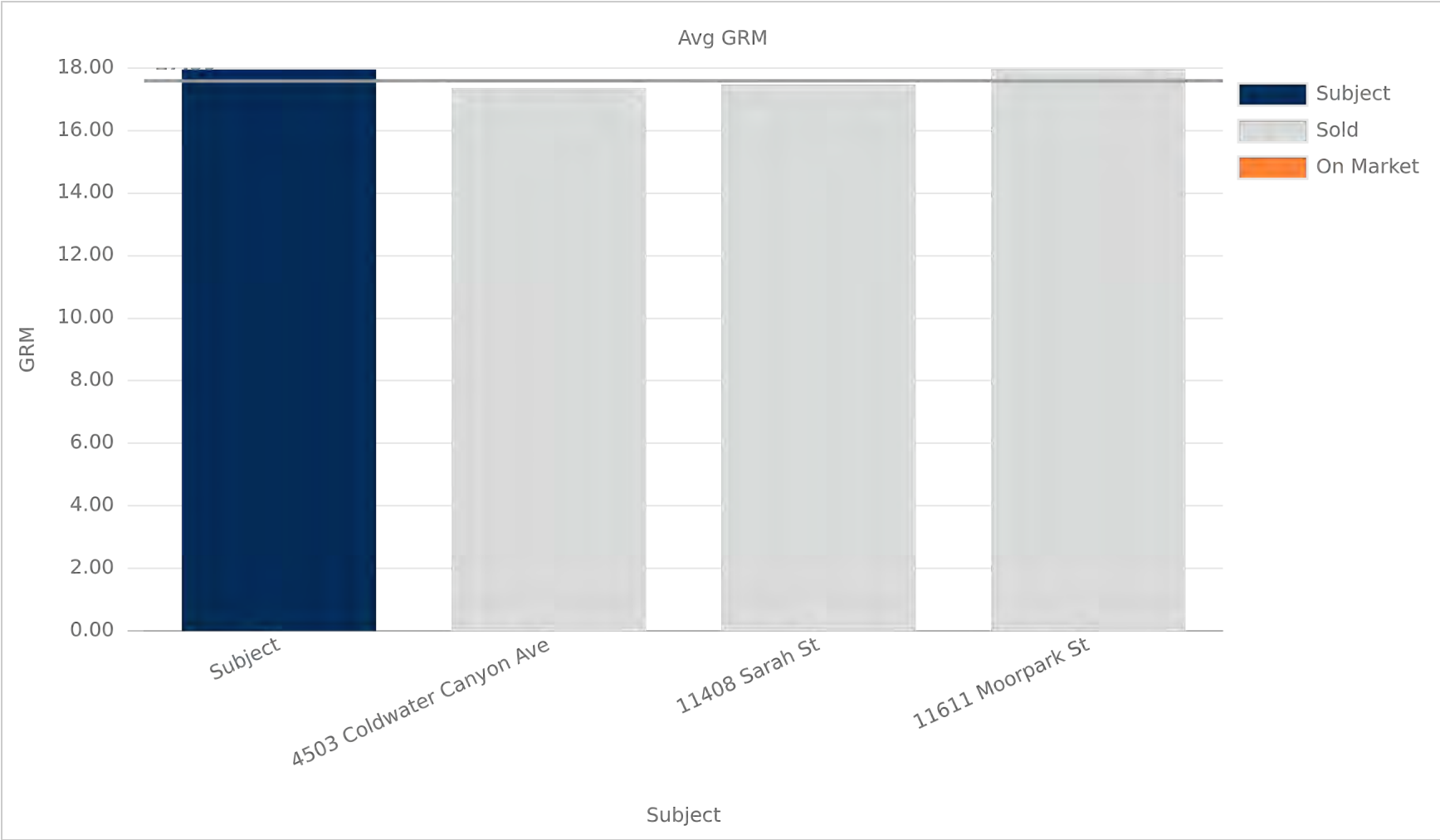
## Beeman Apartments // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>Beeman Apartments</b> 12602 Moorpark St Studio City, CA 91604	\$5,425,000	9,249 SF	\$586.55	0.15 AC	\$678,125	3.58%	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>11408 Sarah St</b> 11408 Sarah St Studio City, CA 91602	\$5,726,000	11,661 SF	\$491.04	0.24 AC	\$572,600	3.80%	10	02/25/2022
	<b>4503 Coldwater Canyon Ave</b> 4503 Coldwater Canyon Ave Studio City, CA 91604	\$6,700,000	10,800 SF	\$620.37	0.15 AC	\$670,000	3.86%	10	01/25/2022
	<b>11611 Moorpark St</b> 11611 Moorpark St Studio City, CA 91602	\$4,950,000	10,743 SF	\$460.77	0.13 AC	\$825,000	3.64%	6	06/09/2022
	<b>AVERAGES</b>	<b>\$5,792,000</b>	<b>11,068 SF</b>	<b>\$524.06</b>	<b>0.17 AC</b>	<b>\$689,200</b>	<b>3.77%</b>	<b>9</b>	<b>-</b>

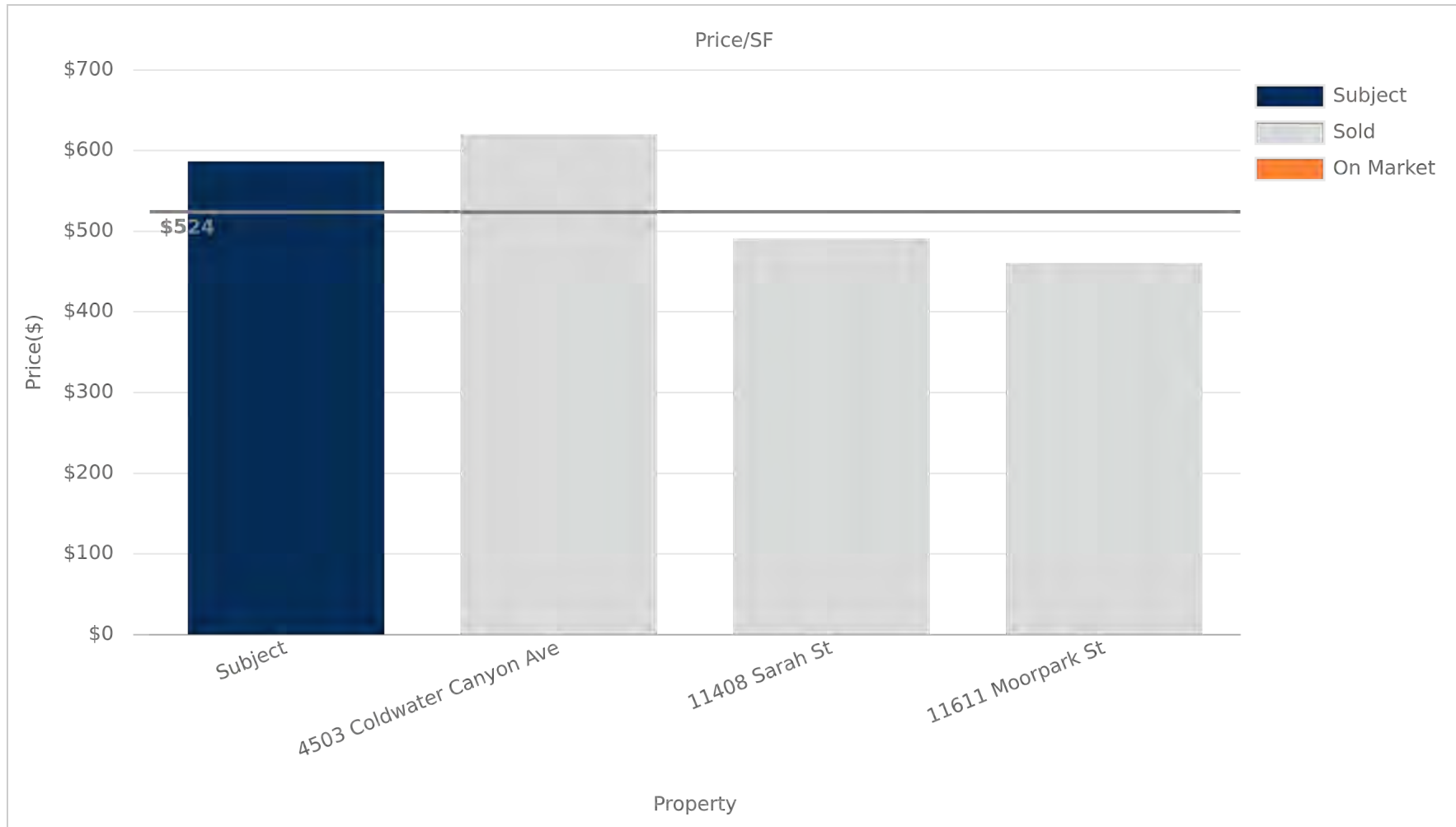
## CAP RATE CHART // Beeman Apartments



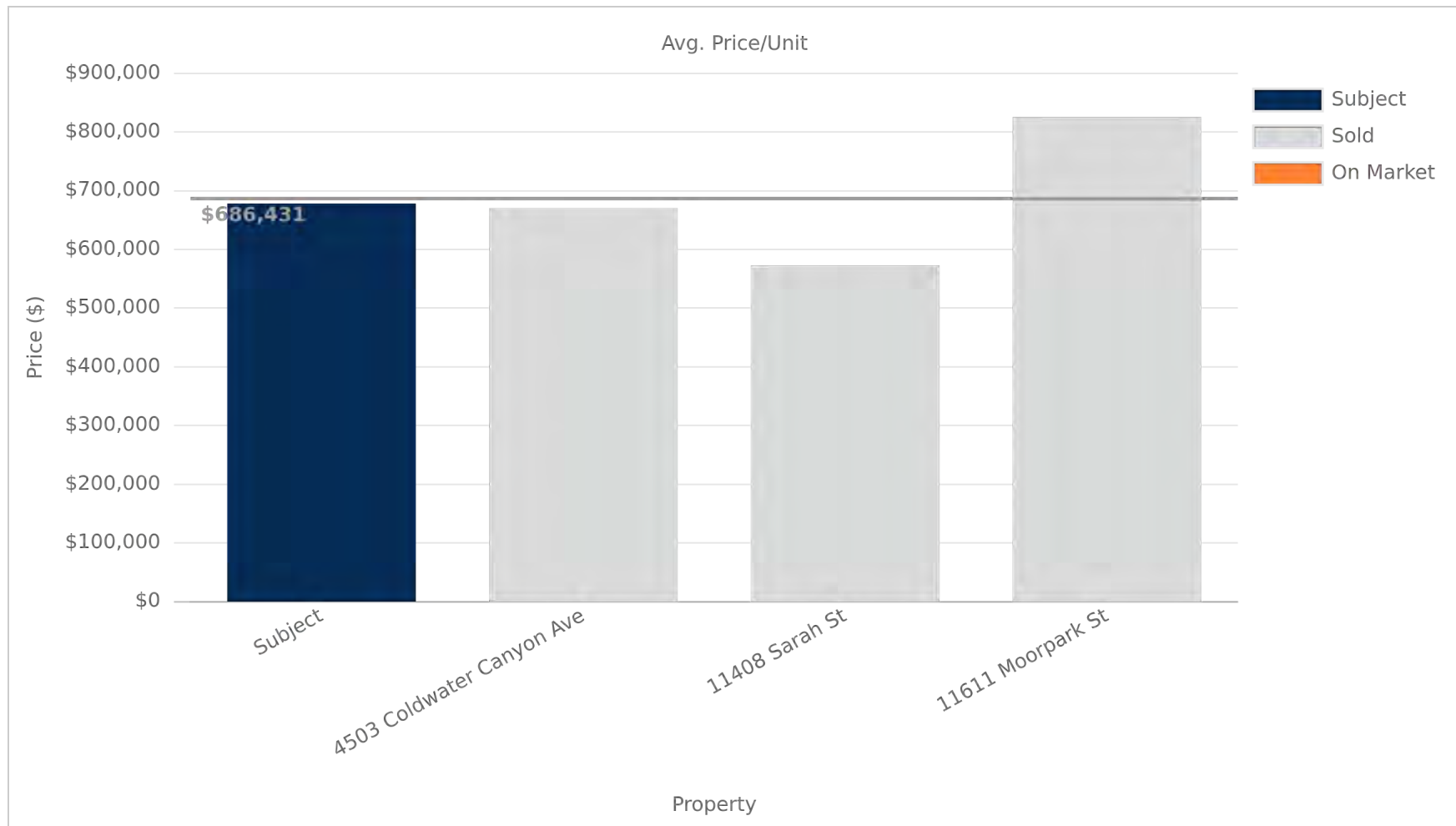
Beeman Apartments // GRM CHART



# PRICE PER SF CHART // Beeman Apartments



## Beeman Apartments // PRICE PER UNIT CHART



## SALE COMPS // Beeman Apartments



**★ Beeman Apartments**  
12602 Moorpark St, Studio City, CA 91604

Listing Price:	\$5,425,000	Price/SF:	\$586.55
Property Type:	Multifamily	GRM:	17.95
NOI:	\$194,267	Cap Rate:	3.58%
Occupancy:	-	Year Built:	2017
COE:	On Market	Number Of Units:	8
Lot Size:	0.15 Acres	Price/Unit:	\$678,125
Total SF:	9,249 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	25.0	740	\$2,848	\$3.85
1 Bed / 1 Bath Large	4	50.0	840	\$3,010	\$3.58
2 Bed / 2 Bath	2	25.0	1,218	\$3,725	\$3.06
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>909</b>	<b>\$3,148</b>	<b>\$3.46</b>



**1 11408 Sarah St**  
11408 Sarah St Studio City, CA 91602

Sale Price:	\$5,726,000	Price/SF:	\$491.04
Property Type:	Multifamily	GRM:	17.46
NOI:	\$217,730	Cap Rate:	3.80%
Occupancy:	-	Year Built:	2019
COE:	02/25/2022	Number Of Units:	10
Lot Size:	0.24 Acres	Price/Unit:	\$572,600
Total SF:	11,661 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed (Low Income)	1	10			
1 Bed / 1 Bath	3	30			
2 Bed / 2 Bath	2	20			
3 Bed / 2 Bath	4	40			
<b>TOTAL/AVG</b>	<b>10</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	

# Beeman Apartments // SALE COMPS



**2 4503 Coldwater Canyon Ave**  
4503 Coldwater Canyon Ave Studio City, CA 91604

Sale Price:	\$6,700,000	Price/SF:	\$620.37
Property Type:	Multifamily	GRM:	17.35
NOI:	\$258,620	Cap Rate:	3.86%
Occupancy:	-	Year Built:	2021
COE:	01/25/2022	Number Of Units:	10
Lot Size:	0.15 Acres	Price/Unit:	\$670,000
Total SF:	10,800 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed (Low Income)	1	10			
1 Bed / 1 Bath	2	20			
2 Bed / 2 Bath	5	50			
3 Bed / 2 Bath	2	20			
<b>TOTAL/AVG</b>	<b>10</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



**3 11611 Moorpark St**  
11611 Moorpark St Studio City, CA 91602

Sale Price:	\$4,950,000	Price/SF:	\$460.77
Property Type:	Multifamily	GRM:	17.95
NOI:	\$180,180	Cap Rate:	3.64%
Occupancy:	-	Year Built:	2019
COE:	06/09/2022	Number Of Units:	6
Lot Size:	0.13 Acres	Price/Unit:	\$825,000
Total SF:	10,743 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 3 Bath	6	100	1,500	\$3,813	\$2.54
<b>TOTAL/AVG</b>	<b>6</b>	<b>100%</b>	<b>1,500</b>	<b>\$3,813</b>	<b>\$2.54</b>

SECTION 5

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

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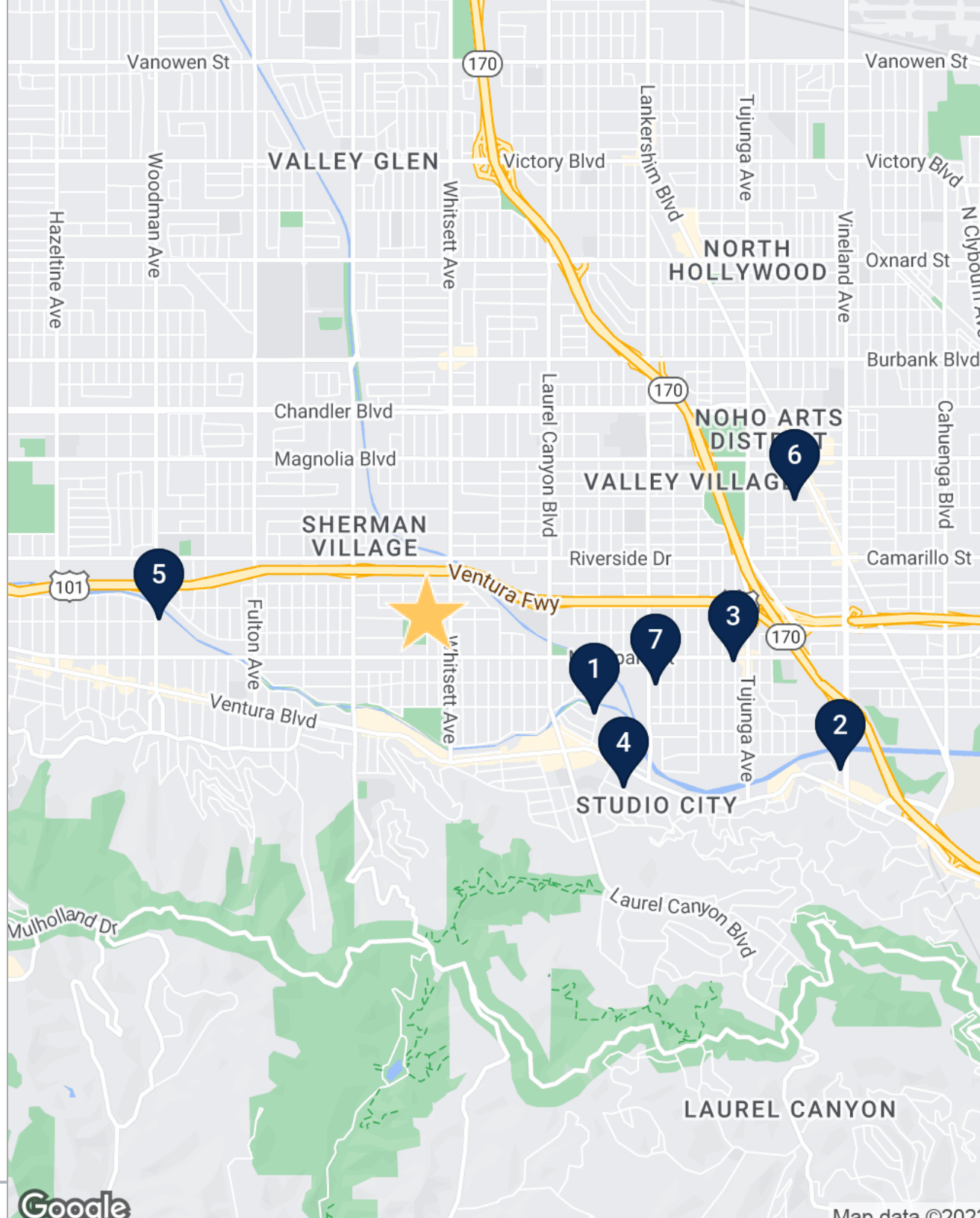
RENT COMPS

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# RENT COMPS MAP

- ★ Beeman Apartments
- 1 Avalon
- 2 L'Estancia
- 3 11434 MOORPARK ST
- 4 11815 Laurelwood Dr
- 5 The Plaza At Sherman Oaks
- 6 The Hesby
- 7 11640 Woodbridge St



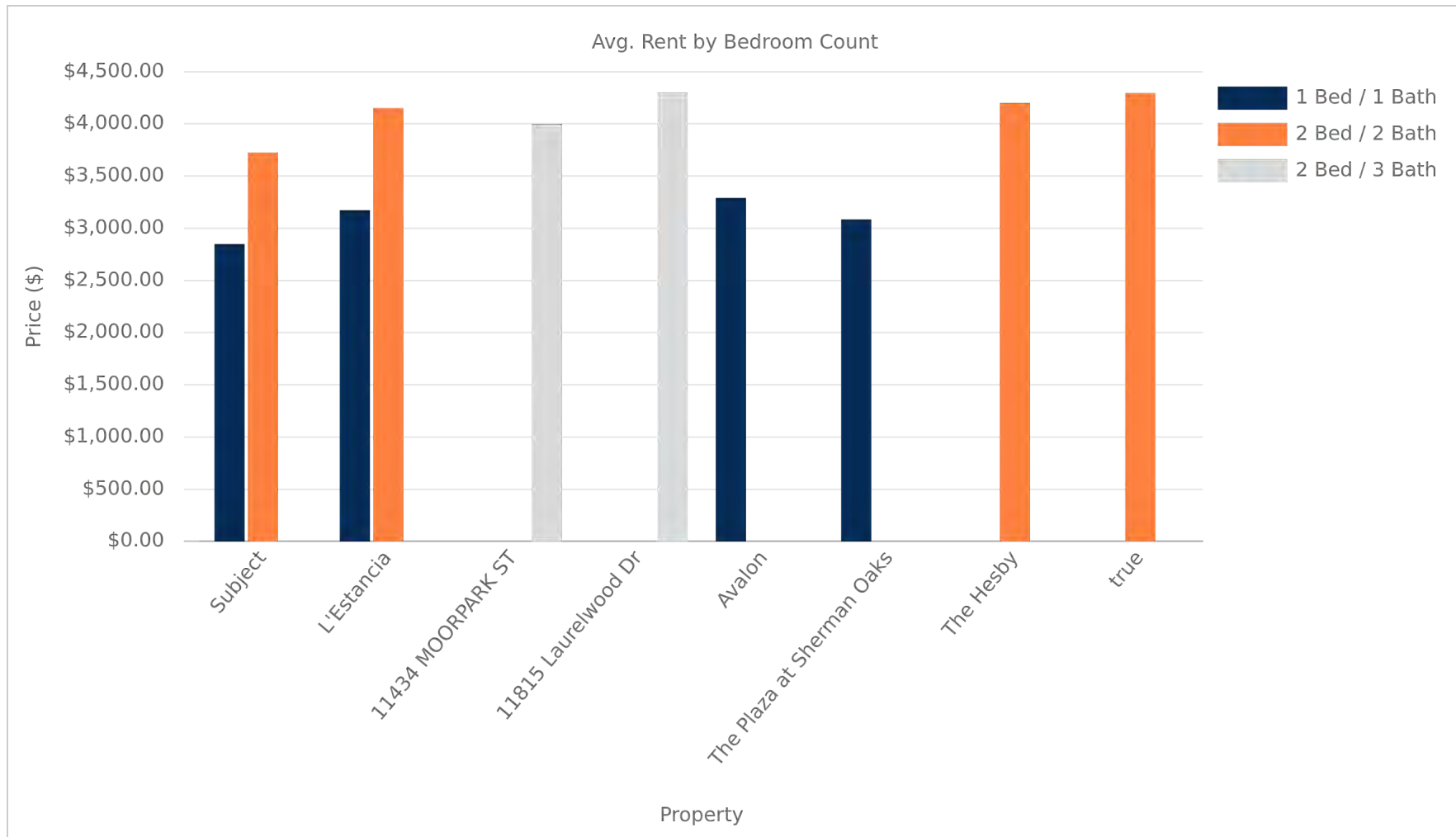
## RENT COMPS SUMMARY // **Beeman Apartments**

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>Beeman Apartments</b> 12602 Moorpark St Studio City, CA 91604	\$2.72	909 SF	\$3,148	9,249 SF	0.15 AC	8
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>Avalon</b> 4121 Radford Ave Studio City, CA 91604	\$5.26	625 SF	\$3,290	75,733 SF	0.69 AC	81
	<b>L'Estancia</b> 4045 Vineland Ave Studio City, CA 91604	\$3.61	1,015 SF	\$3,661	157,686 SF	1.99 AC	160
	<b>11434 MOORPARK ST</b> 11434 Moorpark St Studio City, CA 91602	\$2.22	1,800 SF	\$3,999	9,220 SF	0.45 AC	10
	<b>11815 Laurelwood Dr</b> 11815 Laurelwood Dr Studio City, CA 91604	\$2.59	1,660 SF	\$4,300	24,000 SF	0.73 AC	21
	<b>The Plaza at Sherman Oaks</b> 4500 Woodman Ave Sherman Oaks, CA 91423	\$4.41	700 SF	\$3,084	268,819 SF	5.22 AC	372
	<b>The Hesby</b> 5031 Fair Ave North Hollywood, CA 91601	\$4.20	1,000 SF	\$4,200	354,068 SF	2.72 AC	308

## Beeman Apartments // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>11640 Woodbridge St</b> 11640 Woodbridge St Studio City, CA 91604	\$2.68	1,600 SF	\$4,295	40,000 SF	0.58 AC	31
	<b>AVERAGES</b>	<b>\$3.57</b>	<b>1,200 SF</b>	<b>\$3,832</b>	<b>132,789 SF</b>	<b>1.77 AC</b>	<b>140</b>

## RENT BY BED CHART // Beeman Apartments



# Beeman Apartments // RENT COMPS

**★ Beeman Apartments**  
12602 Moorpark St, Studio City, CA 91604

 8 Units |  Year Built 2017



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	25.0	740	\$2,848	\$3.85
1 Bed / 1 Bath Large	4	50.0	840	\$3,010	\$3.58
2 Bed / 2 Bath	2	25.0	1,218	\$3,725	\$3.06
TOTAL/AVG	8	100%	909	\$3,148	\$3.46

**1 Avalon**  
4121 Radford Ave, Studio City, CA 91604

 81 Units |  Year Built 2009



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	625	\$3,290	\$5.26
TOTAL/AVG	1	100%	625	\$3,290	\$5.26

## RENT COMPS // Beeman Apartments

**2** **L'Estancia**  
4045 Vineland Ave, Studio City, CA 91604

 160 Units |  Year Built 1995



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	50	832	\$3,173	\$3.81
2 Bed / 2 Bath	1	50	1,199	\$4,150	\$3.46
TOTAL/AVG	2	100%	1,015	\$3,661	\$3.61

**3** **11434 MOORPARK ST**  
11434 Moorpark St, Studio City, CA 91602

 10 Units |  Year Built 1987



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 3 Bath	1	100	1,800	\$3,999	\$2.22
TOTAL/AVG	1	100%	1,800	\$3,999	\$2.22

# Beeman Apartments // RENT COMPS

**4** **11815 Laurelwood Dr**  
 11815 Laurelwood Dr, Studio City, CA 91604

 21 Units |  Year Built 2005



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 3 Bath	1	100	1,660	\$4,300	\$2.59
TOTAL/AVG	1	100%	1,660	\$4,300	\$2.59

**5** **The Plaza At Sherman Oaks**  
 4500 Woodman Ave, Sherman Oaks, CA 91423

 372 Units |  Year Built 1969



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	700	\$3,084	\$4.41
TOTAL/AVG	1	100%	700	\$3,084	\$4.41

## RENT COMPS // Beeman Apartments

**6** **The Hesby**  
5031 Fair Ave, North Hollywood, CA 91601

 308 Units |  Year Built 2013



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,000	\$4,200	\$4.20
TOTAL/AVG	1	100%	1,000	\$4,200	\$4.20

**7** **11640 Woodbridge St**  
11640 Woodbridge St, Studio City, CA 91604

 31 Units |  Year Built 1978



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,600	\$4,295	\$2.68
TOTAL/AVG	1	100%	1,600	\$4,295	\$2.68



SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap  
LAAA TEAM



## SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by 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.



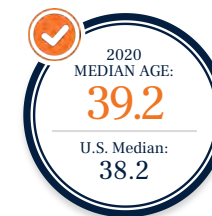
### GROWTH

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 // Beeman Apartments

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	28,671	231,338	585,191
<b>2022 Estimate</b>			
Total Population	27,423	225,774	571,580
<b>2010 Census</b>			
Total Population	25,115	215,667	548,766
<b>2000 Census</b>			
Total Population	23,288	209,378	540,181
<b>Daytime Population</b>			
2022 Estimate	23,212	202,303	581,023
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	13,943	105,235	245,890
<b>2022 Estimate</b>			
Total Households	13,325	102,204	239,028
Average (Mean) Household Size	2.0	2.2	2.4
<b>2010 Census</b>			
Total Households	12,100	96,106	225,445
<b>2000 Census</b>			
Total Households	11,661	93,781	222,697
Growth 2022-2027	4.6%	3.0%	2.9%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	14,969	113,640	265,620
2022 Estimate	14,259	109,978	257,393
Owner Occupied	5,750	35,735	87,957
Renter Occupied	7,575	66,469	151,070
Vacant	934	7,774	18,365
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	13,325	102,204	239,028
1 Person Units	38.2%	36.9%	35.4%
2 Person Units	35.2%	33.3%	30.6%
3 Person Units	14.1%	14.0%	13.8%
4 Person Units	9.4%	9.7%	10.7%
5 Person Units	2.3%	3.5%	4.8%
6+ Person Units	0.8%	2.5%	4.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	23.4%	15.5%	15.0%
\$150,000-\$199,999	10.7%	8.5%	7.8%
\$100,000-\$149,999	18.4%	17.3%	16.8%
\$75,000-\$99,999	12.3%	12.9%	12.8%
\$50,000-\$74,999	13.6%	14.5%	14.1%
\$35,000-\$49,999	6.7%	9.3%	9.6%
\$25,000-\$34,999	3.8%	6.2%	6.8%
\$15,000-\$24,999	5.3%	7.1%	7.6%
Under \$15,000	5.7%	8.7%	9.6%
Average Household Income	\$165,486	\$130,410	\$127,256
Median Household Income	\$105,359	\$82,602	\$79,316
Per Capita Income	\$80,506	\$59,150	\$53,376
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	27,423	225,774	571,580
Under 20	17.0%	17.8%	19.1%
20 to 34 Years	20.4%	23.9%	23.9%
35 to 39 Years	8.9%	9.0%	8.6%
40 to 49 Years	15.9%	14.9%	14.6%
50 to 64 Years	20.7%	19.1%	18.9%
Age 65+	17.0%	15.3%	15.0%
Median Age	42.1	39.6	39.1
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	21,799	174,819	432,995
Elementary (0-8)	1.6%	4.3%	7.7%
Some High School (9-11)	2.2%	4.3%	5.9%
High School Graduate (12)	8.9%	13.3%	15.5%
Some College (13-15)	20.4%	20.2%	19.3%
Associate Degree Only	5.8%	7.7%	7.4%
Bachelor's Degree Only	40.7%	34.7%	29.9%
Graduate Degree	20.4%	15.6%	14.3%
<b>Population by Gender</b>			
2022 Estimate Total Population	27,423	225,774	571,580
Male Population	48.4%	49.3%	50.4%
Female Population	51.6%	50.7%	49.6%



## POPULATION

In 2022, the population in your selected geography is 571,580. The population has changed by 5.8 percent since 2000. It is estimated that the population in your area will be 585,191 five years from now, which represents a change of 2.4 percent from the current year. The current population is 50.4 percent male and 49.6 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 7,276 people per square mile.



## HOUSEHOLDS

There are currently 239,028 households in your selected geography. The number of households has changed by 7.3 percent since 2000. It is estimated that the number of households in your area will be 245,890 five years from now, which represents a change of 2.9 percent from the current year. The average household size in your area is 2.4 people.



## INCOME

In 2022, the median household income for your selected geography is \$79,316, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 84.1 percent since 2000. It is estimated that the median household income in your area will be \$93,749 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 \$53,376, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$127,256, compared with the U.S. average, which is \$96,357.



## EMPLOYMENT

In 2022, 310,206 people in your selected area were employed. The 2000 Census revealed that 70.9 percent of employees are in white-collar occupations in this geography, and 29.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 7.0 percent. In 2000, the average time traveled to work was 27.0 minutes.



## HOUSING

The median housing value in your area was \$834,903 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 87,792 owner-occupied housing units and 134,905 renter-occupied housing units in your area. The median rent at the time was \$676.



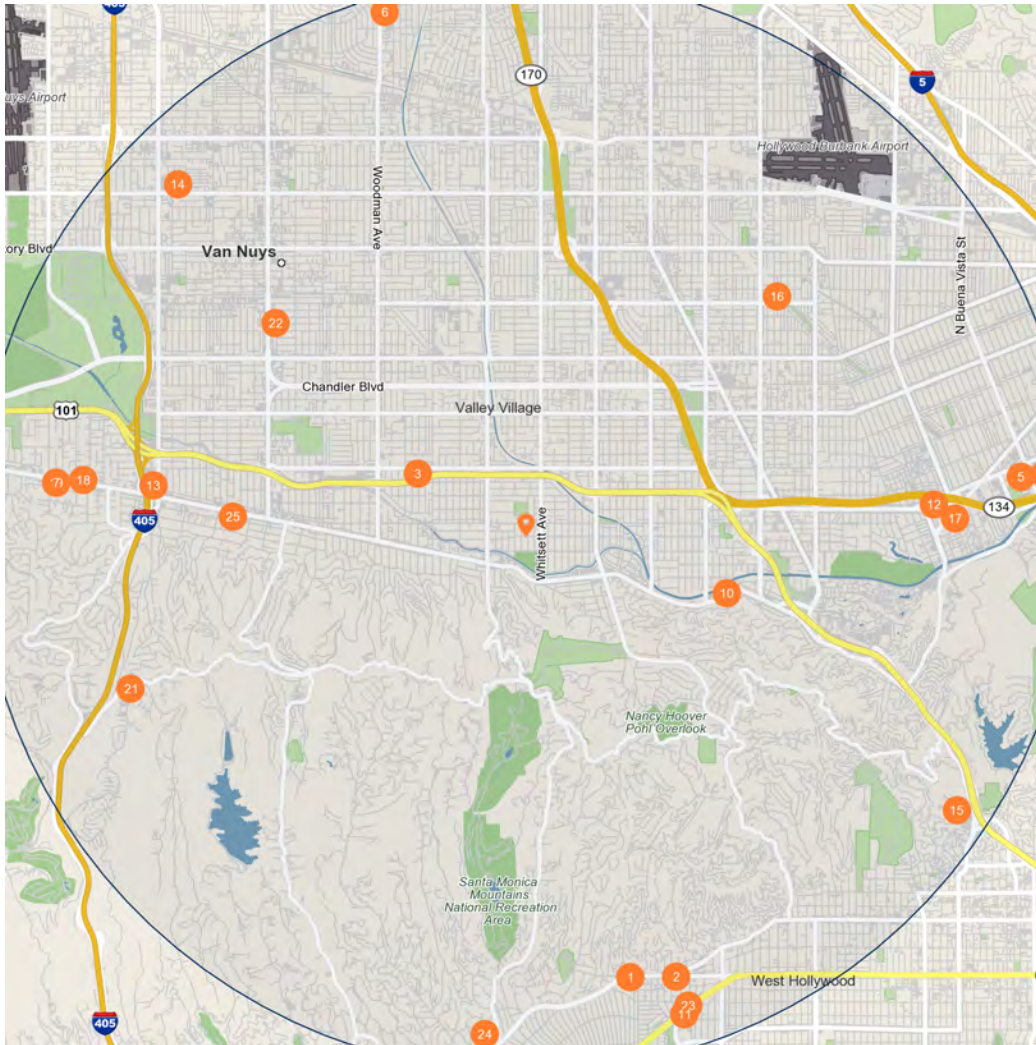
## EDUCATION

The selected area in 2022 had a lower 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 29.9 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 7.4 percent vs. 8.4 percent, respectively.

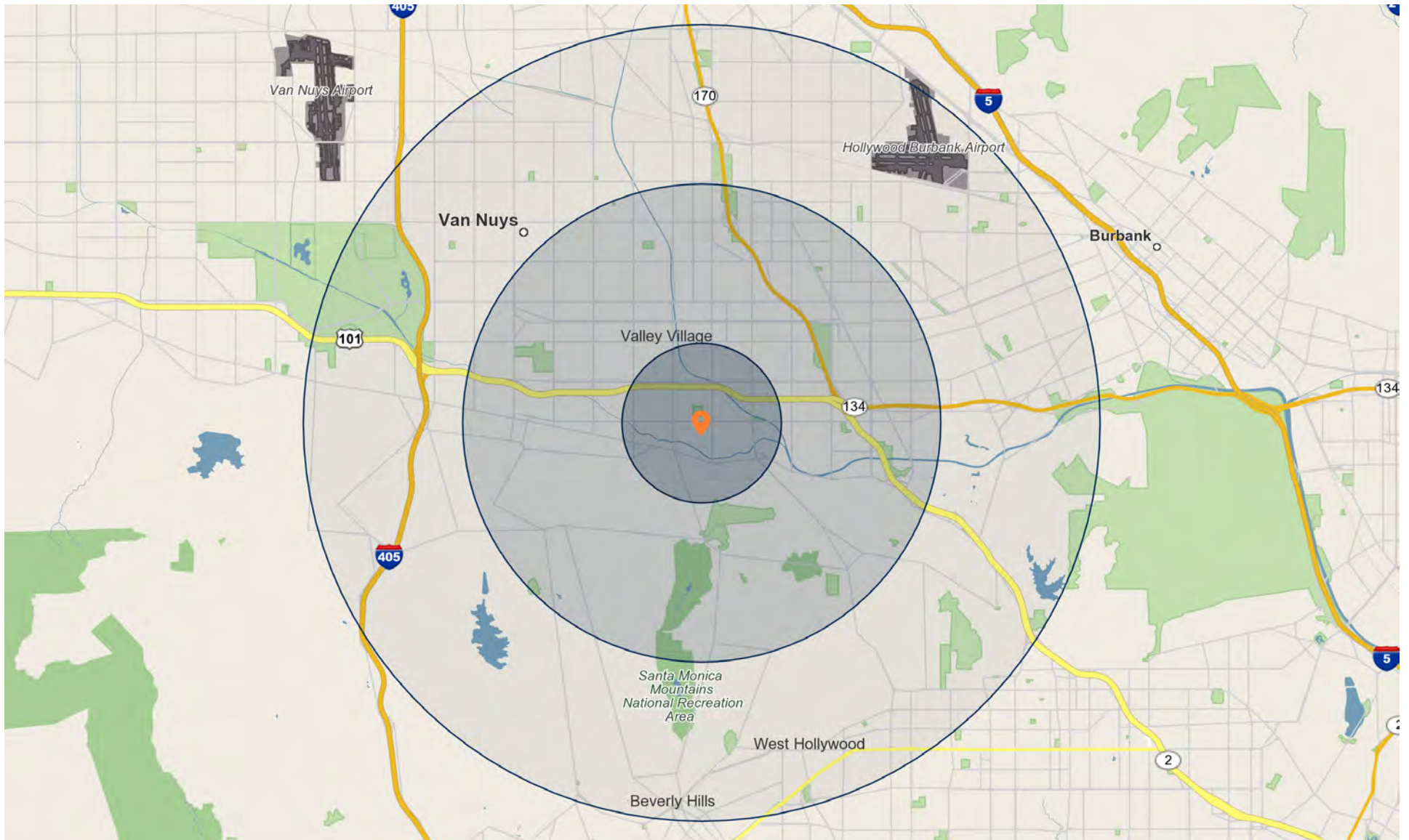
The area had fewer high-school graduates, 15.5 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.3 percent in the selected area compared with the 20.4 percent in the U.S.

# DEMOGRAPHICS // Beeman Apartments



Major Employers		Employees
1	Yf Art Holdings Gp LLC	10,600
2	Ticketmaster Entertainment LLC	4,390
3	Sofro Fabrics Inc	3,810
4	Walt Disney Records Direct-Disney	2,990
5	Providence Holy Cross	2,931
6	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
7	Team-One Emplment Spclsts LLC-Team One	2,392
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	Los Angles Cnty Mtro Trnsp Aut	1,971
12	Twdc Enterprises 18 Corp	1,802
13	Homebridge Financial Svcs Inc	1,700
14	Valley Presbyterian Hospital-V P H	1,600
15	Los Angeles Philharmonic Assn-Hollywood Bowl	1,486
16	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
17	Bonanza Productions Inc	1,000
18	Concrete Holding Co Cal Inc	790
19	Team-One Staffing Services Inc-Teamone Employment	751
20	Zero Gravity Consulting LLC	713
21	American Jewish University	700
22	Alta Hillywood Cmnty Hosp Van N	631
23	Auto Club Enterprises	615
24	Sajahtera Inc-Beverly Hills Hotel	600
25	Mega Appraisers Inc	600

## Beeman Apartments // DEMOGRAPHICS





## EXCLUSIVELY LISTED BY

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