

Marlborough House

17800 Magnolia Blvd, Encino, CA 91316



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Activity ID #ZAD0121059

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17800
MARLBOROUGH
HOUSE

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$6,100,000



Cap Rate
4.07%



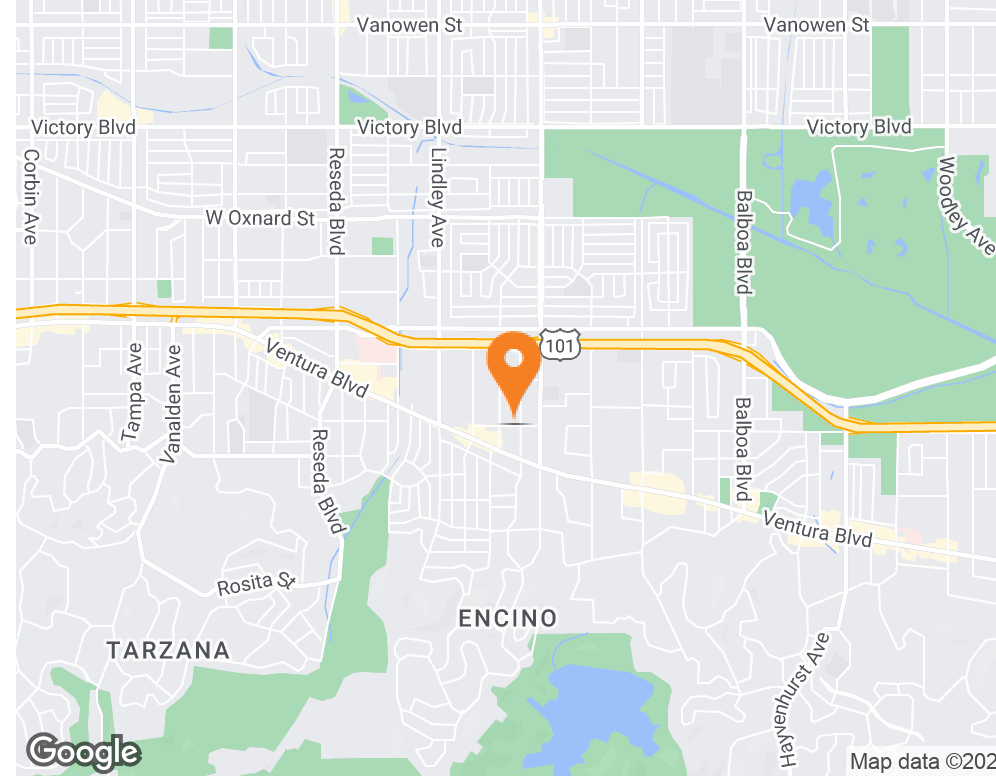
of Units
21

FINANCIAL

Listing Price	\$6,100,000
Down Payment	51% / \$3,111,000
NOI	\$248,169
Cap Rate	4.07%
Price/SF	\$338.81
Price/Unit	\$290,476

OPERATIONAL

Gross SF	18,004 SF
# of Units	21
Lot Size	0.5 Acres (21,780 SF)
Year Built	1964









MARLBOROUGH HOUSE

17800 Magnolia Blvd, Encino, CA 91316

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present Marlborough House, a 21-unit garden apartment development located at 17800 Magnolia Blvd, Encino, CA. The sellers purchased this property in 1964 (59 years ago) from the original developers, the Lushing Brothers, making this the first time this property has ever been listed for sale.

This 21-unit apartment building sits on a large, half-acre corner-lot with a total building square footage of 18,004. The property boasts a strong unit mix with (10) 1 bed / 1 bath units and (11) 2 bed / 2 bath units. Every unit has at least one private balcony or patio and four of the units have two private balconies or patios each. Furthermore, all units have their own central HVAC system, contain walk-in closets or full-wall-length closets at least six-feet wide, and ample storage in the hallways/kitchens/living rooms. Also, all units have updated low-flow toilets and water conserving fixtures, and about one-third of the windows and sliding doors have been replaced with energy efficient windows. Approximately a third of the units have had their kitchen and/or bathroom partially or fully updated.

The property is extremely secure with a 14-camera, closed circuit security system, a front entry security door with call-box, a fully enclosed/gated perimeter, and an automatic gate opener leading to the 19-space parking lot. Two other off-street parking spaces bring the total number of parking spaces to 21. The property also offers its tenants amenities such as a gated swimming pool, lounging area next to the pool, and an enclosed laundry room with plenty of washers and dryers.

Most of the property's major systems have been completely replaced and updated over the past handful of years. Most notably, the property has 100% copper plumbing throughout, a new roof that was replaced in the past 5 years, fully updated electrical panels and sub-panels in 2022, a solar water heater, and the mandatory soft story retrofitting was completed with permits in 2019.

This ideally located property is a perfect value add investment without the worry of significant deferred maintenance. A savvy investor will be able to capitalize on the nearly 40% upside potential in rents plus the clear and easy path to convert the property's large storage room into an ADU, which would make this a 22-unit property.

INVESTMENT HIGHLIGHTS

First Time Ever On Market - Sellers Bought Property 59 Years Ago From Developer

Very Rare Offering in Encino - Only 5 Apartment Buildings Sold in past 5 Years in this Pocket of Encino

Major Upgrades Done to Property - Earthquake Retrofit Complete, 100% Copper Plumbing, New Roof, Upgraded Electrical Panels

Half Acre Corner Lot - Great Unit Mix of (10) 1 bed / 1 bath Units and (11) 2 bed / 2 bath Units

Approximately 37% Upside in Rental Income - Easy Avenue to add an ADU by Converting Storage Room

SECTION 2

Property Information

AMENITIES

REGIONAL MAP

LOCAL MAP

AERIAL MAP

RETAILER MAP

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UNIT AMENITIES

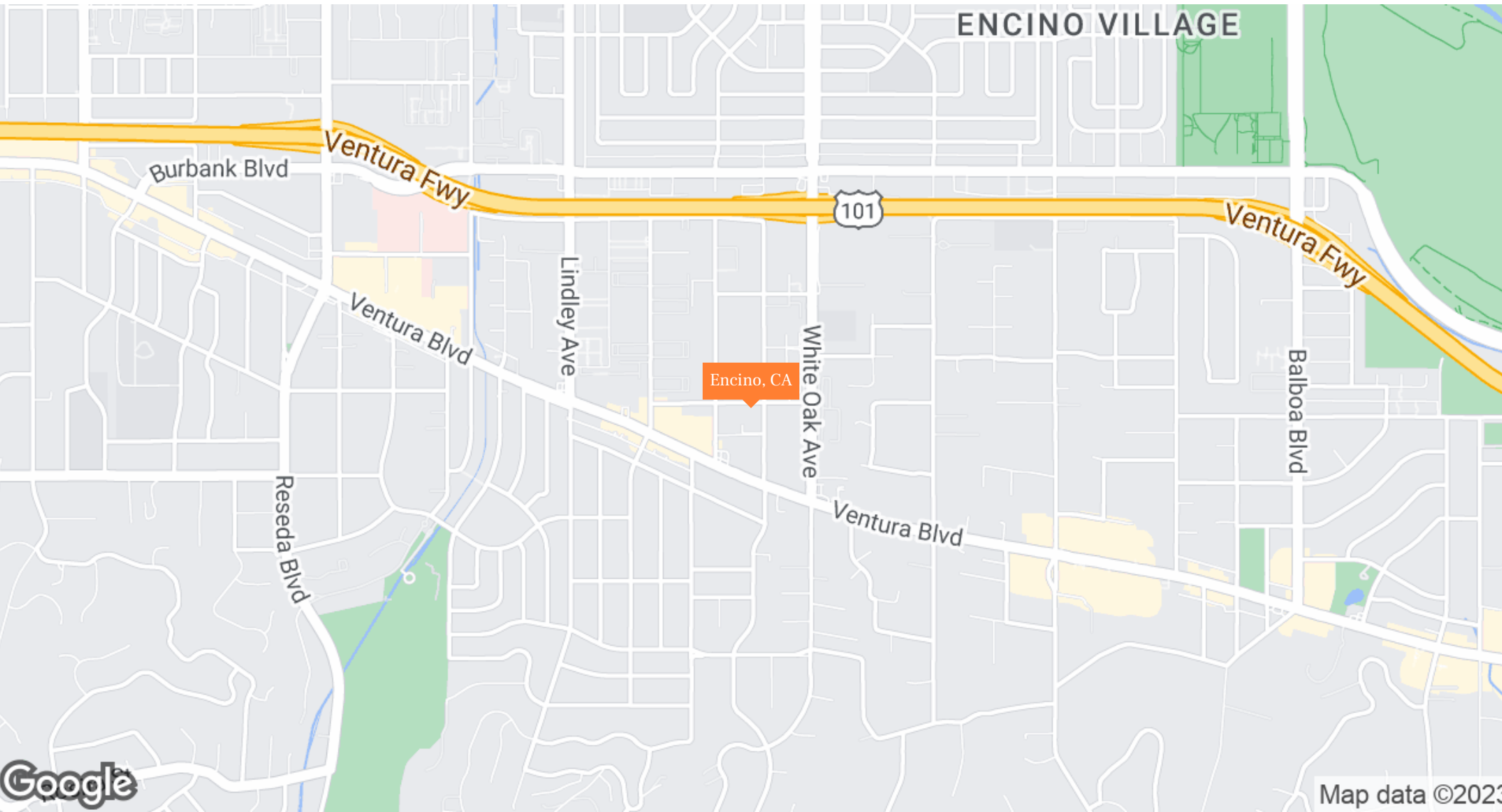
- All Units Have their own Central HVAC Systems
- All Units Have at least 1 Balcony or Patio - Four Units have 2 Patios/Balconies
- About 1/3rd of Windows and Sliding Doors Replaced with Energy Efficient Windows
- On-Site Laundry Room for All Tenants to Use
- All Units have 6-Foot Wide Closet and Ample In-Unit Storage in Hallways/Kitchens

COMMON-AREA AMENITIES

- Swimming Pool, Lounging Area, and Common Courtyard
- Total of 21 Parking Spaces for Tenants Plus On-Site Storage in Parking Lot
- Very Secure, Gated Property with a 14-Camera, Closed Circuit Security System
- Front Entry has a Security Door with a Call-box System
- Common Area "Club Room" for Tenants (also perfect for ADU Conversion) Entire
- Building Recently Painted in the Past Five Years
- Electrical Panels and Sub-panels Fully Updated in 2022

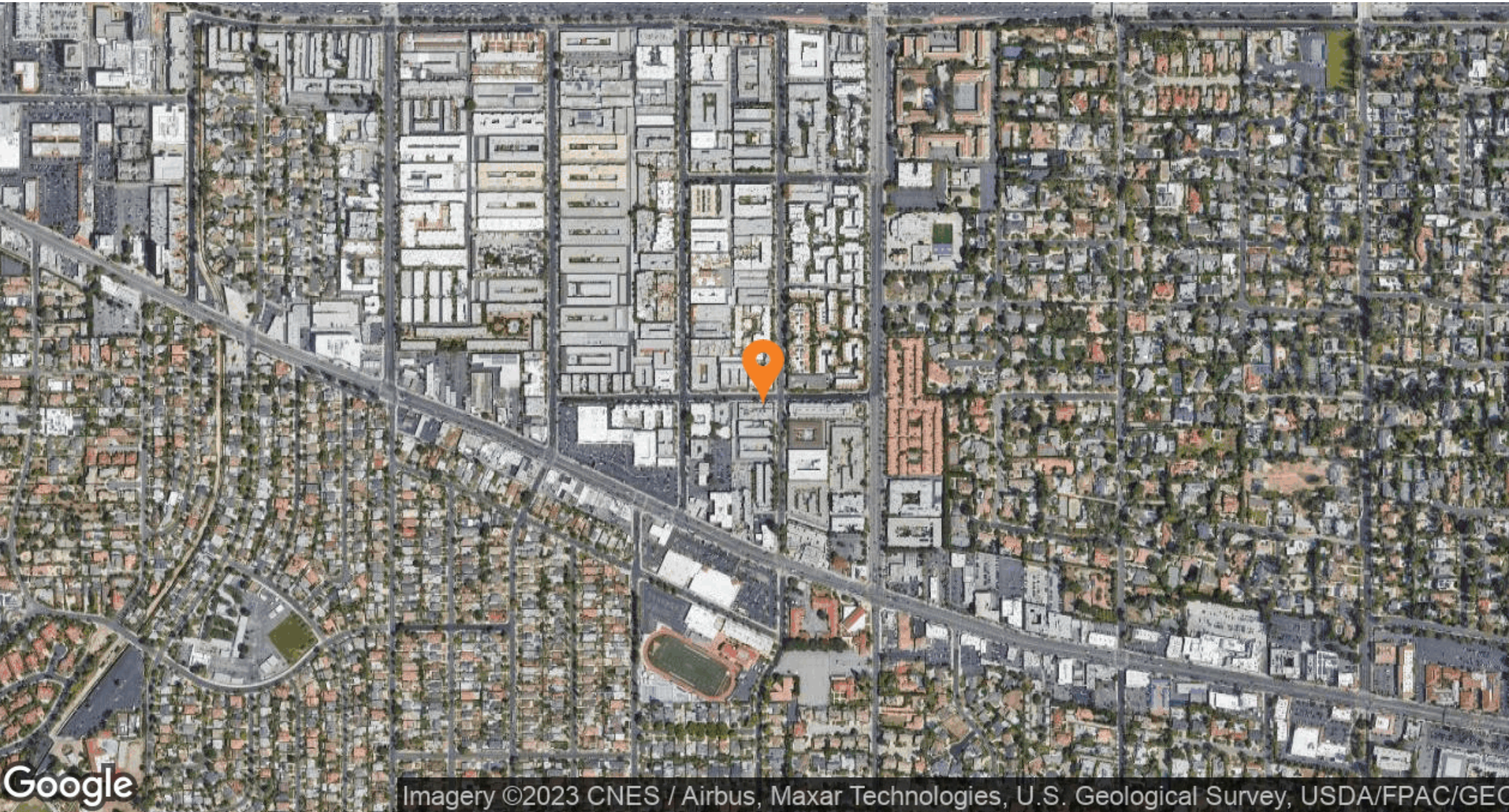


REGIONAL MAP // **Marlborough House**





AERIAL MAP // **Marlborough House**



Marlborough House // RETAILER MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // Marlborough House

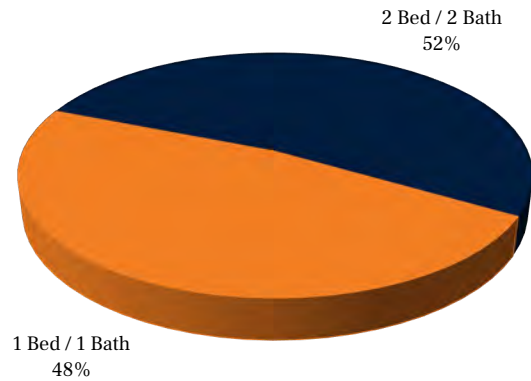
As of January,2023

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	2 Bed / 2 Bath	950	\$1,354	\$1.43	\$2,500	\$2.63
2	1 Bed / 1 Bath	700	\$1,680	\$2.40	\$1,995	\$2.85
3	2 Bed / 2 Bath	950	\$1,534	\$1.62	\$2,500	\$2.63
4	2 Bed / 2 Bath	950	\$2,225	\$2.34	\$2,500	\$2.63
5	1 Bed / 1 Bath	700	\$1,680	\$2.40	\$1,995	\$2.85
6	2 Bed / 2 Bath	950	\$1,358	\$1.43	\$2,500	\$2.63
7	1 Bed / 1 Bath	700	\$1,485	\$2.12	\$1,995	\$2.85
8	2 Bed / 2 Bath	950	\$1,975	\$2.08	\$2,500	\$2.63
9	1 Bed / 1 Bath	700	\$1,404	\$2.01	\$1,995	\$2.85
10	2 Bed / 2 Bath	950	\$1,309	\$1.38	\$2,500	\$2.63
11	1 Bed / 1 Bath	700	\$1,199	\$1.71	\$1,995	\$2.85
12	2 Bed / 2 Bath	950	\$1,542	\$1.62	\$2,500	\$2.63
12b	2 Bed / 2 Bath	950	\$1,394	\$1.47	\$2,500	\$2.63
14	1 Bed / 1 Bath	700	\$1,129	\$1.61	\$1,995	\$2.85
15	2 Bed / 2 Bath Manager	950	\$2,500	\$2.63	\$2,500	\$2.63
16	1 Bed / 1 Bath	700	\$1,680	\$2.40	\$1,995	\$2.85
17	2 Bed / 2 Bath	950	\$1,975	\$2.08	\$2,500	\$2.63
18	2 Bed / 2 Bath	950	\$1,662	\$1.75	\$2,500	\$2.63
19	1 Bed / 1 Bath Vacant	700	\$1,995	\$2.85	\$1,995	\$2.85
20	1 Bed / 1 Bath	700	\$1,580	\$2.26	\$1,995	\$2.85
21	1 Bed / 1 Bath Vacant	700	\$1,995	\$2.85	\$1,995	\$2.85
Total		Square Feet: 18,004	\$34,656	\$1.92	\$47,450	\$2.64

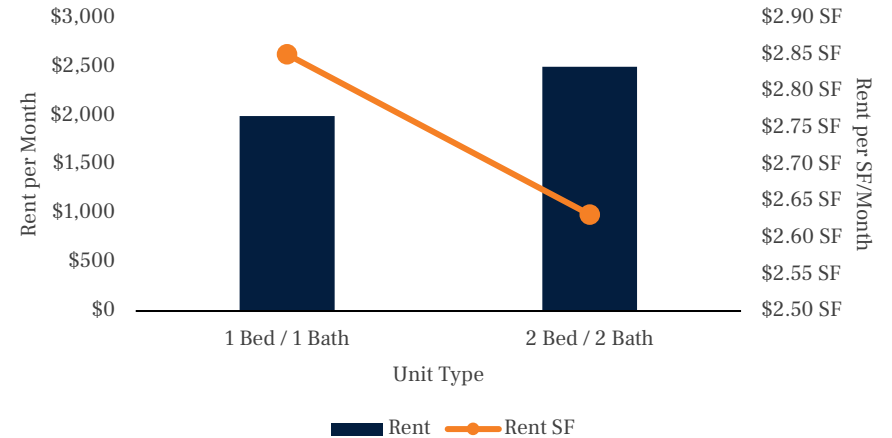
Marlborough House // FINANCIAL DETAILS

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	8	700	\$1,129 - \$1,680	\$1,480	\$2.11	\$11,837	\$1,995	\$2.85	\$15,960
1 Bed / 1 Bath Vacant	2	700	\$1,995 - \$1,995	\$1,995	\$2.85	\$3,990	\$1,995	\$2.85	\$3,990
2 Bed / 2 Bath	10	950	\$1,309 - \$2,225	\$1,633	\$1.72	\$16,329	\$2,500	\$2.63	\$25,000
2 Bed / 2 Bath Manager	1	950	\$2,500 - \$2,500	\$2,500	\$2.63	\$2,500	\$2,500	\$2.63	\$2,500
TOTALS/WEIGHTED AVERAGES	21	857		\$1,650	\$1.92	\$34,656	\$2,260	\$2.64	\$47,450
GROSS ANNUALIZED RENTS				\$415,866			\$569,400		

Unit Distribution



Unit Rent



FINANCIAL DETAILS // Marlborough House

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	415,866		569,400		27,114	31.63
Physical Vacancy	(12,476)	3.0%	(17,082)	3.0%	(813)	(0.95)
TOTAL VACANCY	(\$12,476)	3.0%	(\$17,082)	3.0%	(\$813)	(\$1)
Effective Rental Income	403,390		552,318		26,301	30.68
Other Income						
Laundry	3,150		3,250	[1]	155	0.18
Storage Room ADU	0		19,200	[2]	914	1.07
TOTAL OTHER INCOME	\$3,150		\$22,450		\$1,069	\$1.25
EFFECTIVE GROSS INCOME	\$406,540		\$574,768		\$27,370	\$31.92
EXPENSES						
Real Estate Taxes	73,200		73,200	[3]	3,486	4.07
Insurance	10,684		10,984	[4]	523	0.61
Utilities	26,317		27,317	[5]	1,301	1.52
Repairs & Maintenance	10,500		11,000	[6]	524	0.61
General & Administrative	3,408		3,558	[7]	169	0.20
Onsite Manager (keyholder)	18,000		18,000	[8]	857	1.00
Management Fee	16,262	4.0%	22,991	4.0%	1,095	1.28
TOTAL EXPENSES	\$158,371		\$167,050		\$7,955	\$9.28
EXPENSES AS % OF EGI	39.0%		29.1%			
NET OPERATING INCOME	\$248,169		\$407,718		\$19,415	\$22.65

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

NOTES TO OPERATING STATEMENT

- [1] \$150 per unit
- [2] \$1,600 per month rent for studio ADU after conversion completed
- [3] 1.125% of the purchase price
- [4] Owner provided
- [5] Owner provided
- [6] \$500 per unit
- [7] Owner provided
- [8] \$1,500 per month
- [9] 4% of the gross income

FINANCIAL DETAILS // Marlborough House

SUMMARY		
Price	\$6,100,000	
Down Payment	\$3,111,000	51%
Number of Units	21	
Price Per Unit	\$290,476	
Price Per SqFt	\$338.81	
Gross SqFt	18,004	
Lot Size	0.50 Acres	
Approx. Year Built	1964	

RETURNS	Current	Pro Forma
CAP Rate	4.07%	6.68%
GRM	14.67	10.71
Cash-on-Cash	2.69%	7.82%
Debt Coverage Ratio	1.51	2.48

FINANCING	1st Loan
Loan Amount	\$2,989,000
Loan Type	New
Interest Rate	5.50%
Amortization	30 Years
Year Due	2027

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
10	1 Bed / 1 Bath	700	\$1,583	\$1,995
11	2 Bed / 2 Bath	950	\$1,712	\$2,500

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$415,866		\$569,400
Less: Vacancy/Deductions	3.0%	\$12,476	3.0%	\$17,082
Total Effective Rental Income		\$403,390		\$552,318
Other Income		\$3,150		\$22,450
Effective Gross Income		\$406,540		\$574,768
Less: Expenses	39.0%	\$158,371	29.1%	\$167,050
Net Operating Income		\$248,169		\$407,718
Cash Flow		\$248,169		\$407,718
Debt Service		\$164,395		\$164,395
Net Cash Flow After Debt Service	2.69%	\$83,774	7.82%	\$243,323
Principal Reduction		\$0		\$0
TOTAL RETURN	2.69%	\$83,774	7.82%	\$243,323

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$73,200	\$73,200
Insurance	\$10,684	\$10,984
Utilities	\$26,317	\$27,317
Repairs & Maintenance	\$10,500	\$11,000
General & Administrative	\$3,408	\$3,558
Onsite Manager (keyholder)	\$18,000	\$18,000
Management Fee	\$16,262	\$22,991
TOTAL EXPENSES	\$158,371	\$167,050
Expenses/Unit	\$7,541	\$7,955
Expenses/SF	\$8.80	\$9.28

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

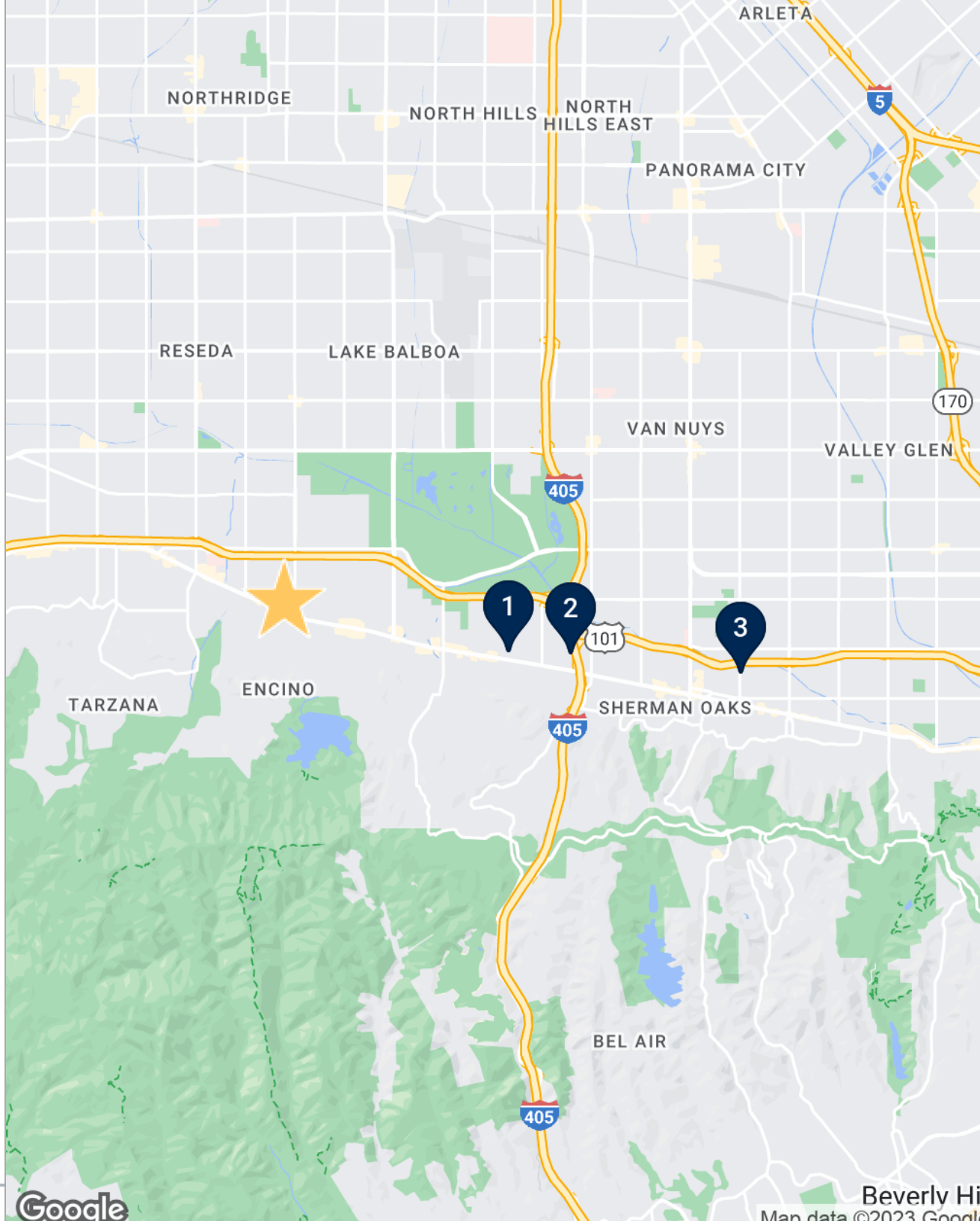
PRICE PER SF CHART

PRICE PER UNIT CHART





SALE COMPS

SALE COMPS MAP

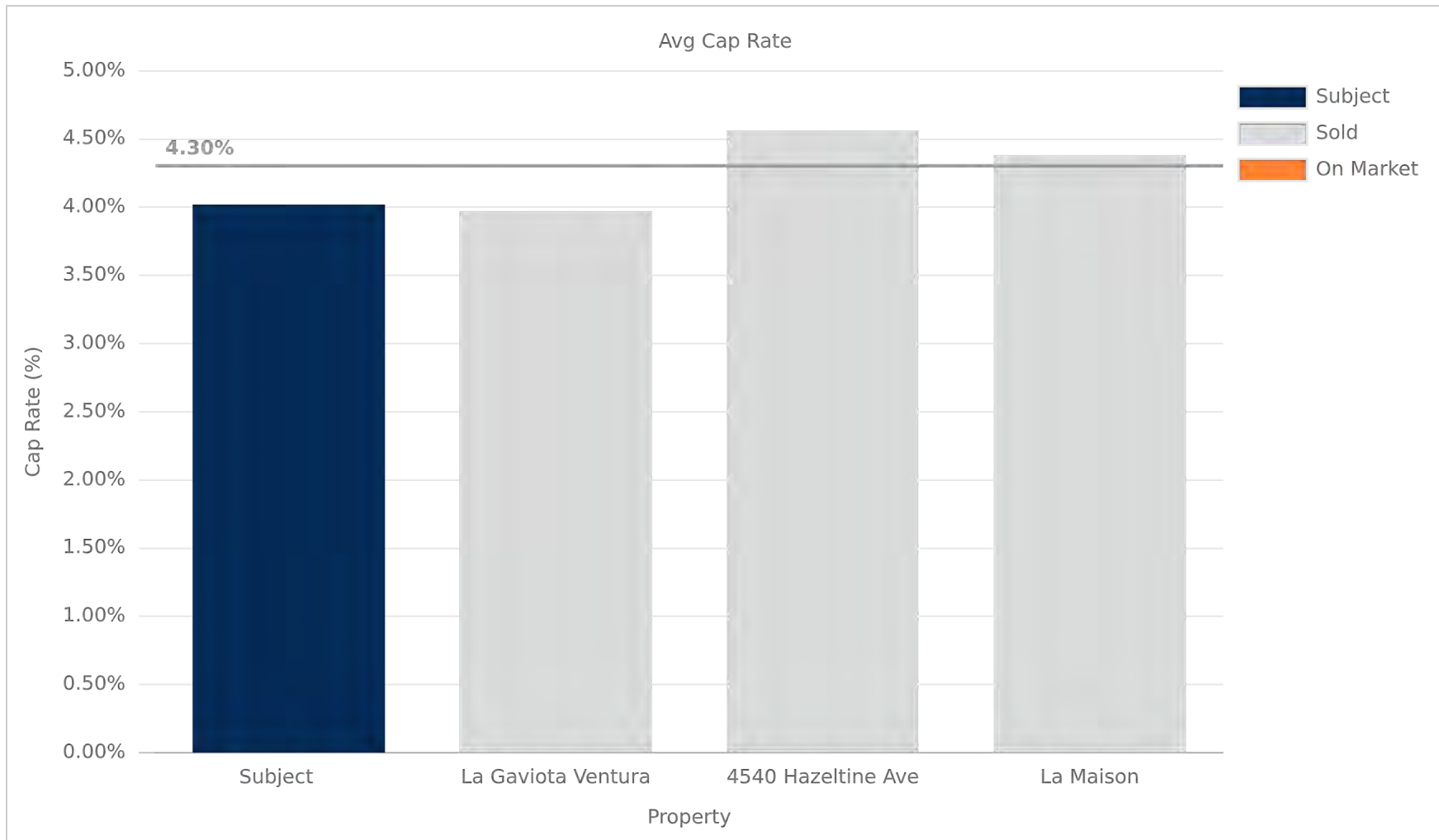
- ★ Marlborough House
- 1 La Gaviota Ventura
- 2 La Maison
- 3 4540 Hazeltine Ave

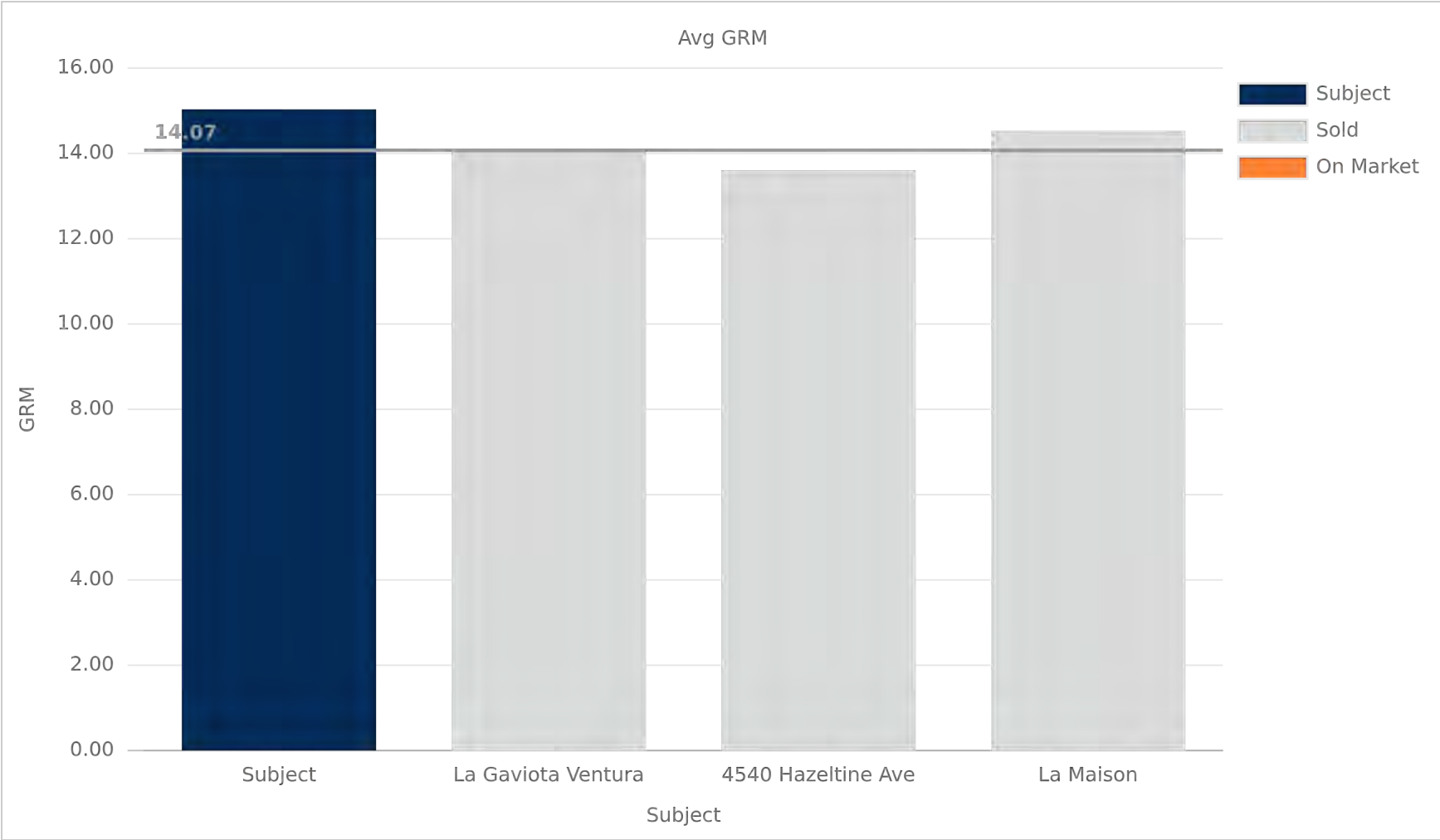


Marlborough House // SALE COMPS SUMMARY

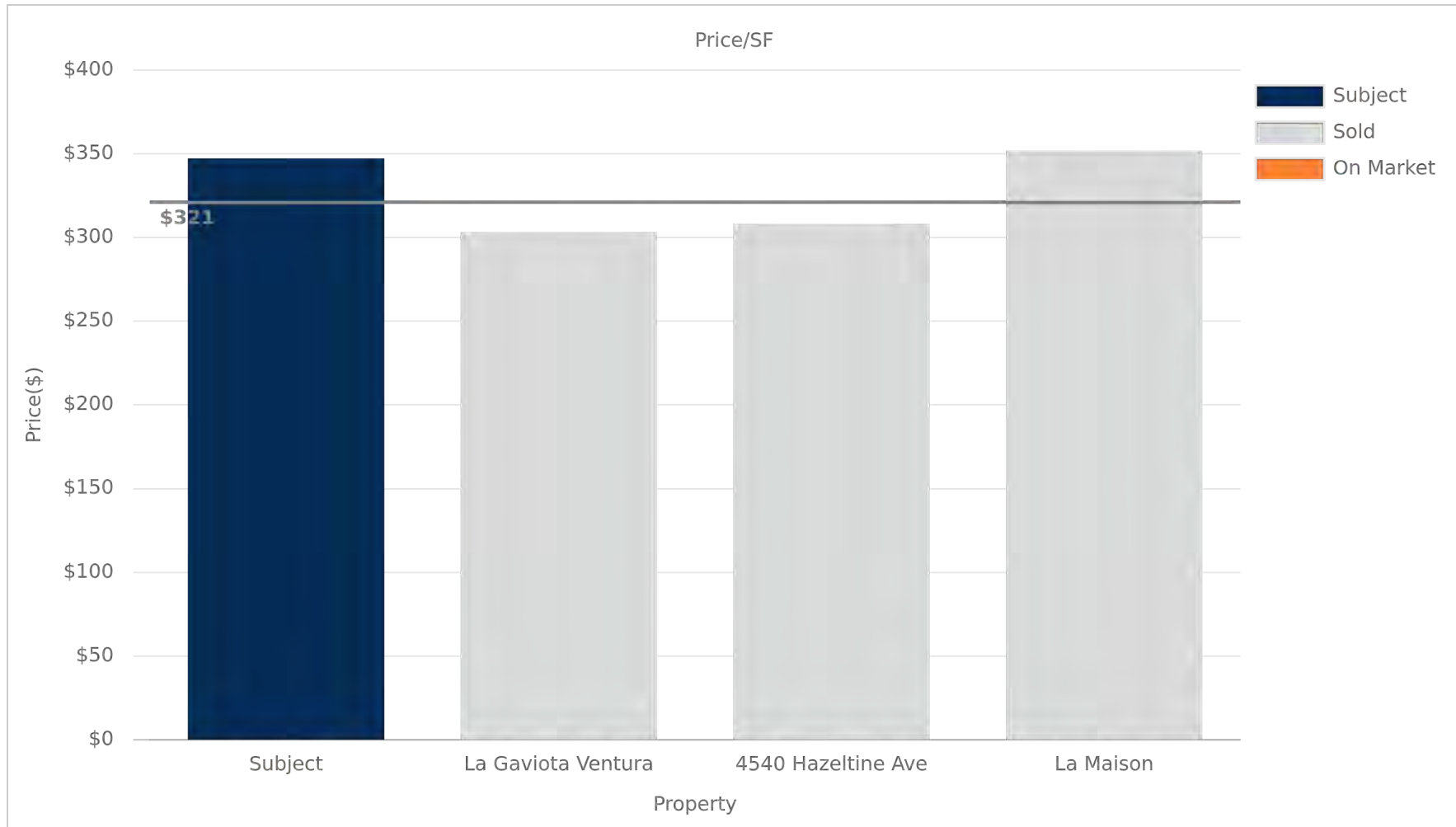
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Marlborough House 17800 Magnolia Blvd Encino, CA 91316	\$6,100,000	18,004 SF	\$338.81	0.5 AC	\$290,476	4.07%	21	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	La Gaviota Ventura 4804 Gaviota Ave Encino, CA 91436	\$7,800,000	25,725 SF	\$303.21	0.69 AC	\$325,000	3.97%	24	12/10/2020
	La Maison 4737 Orion Ave Sherman Oaks, CA 91403	\$8,500,000	24,163 SF	\$351.78	0.48 AC	\$340,000	4.38%	25	07/15/2022
	4540 Hazeltine Ave 4540 Hazeltine Ave Sherman Oaks, CA 91423	\$7,275,000	23,606 SF	\$308.18	0.59 AC	\$316,304	4.56%	23	05/17/2021
	AVERAGES	\$7,858,333	24,498 SF	\$321.06	0.59 AC	\$327,101	4.30%	24	-

CAP RATE CHART // Marlborough House

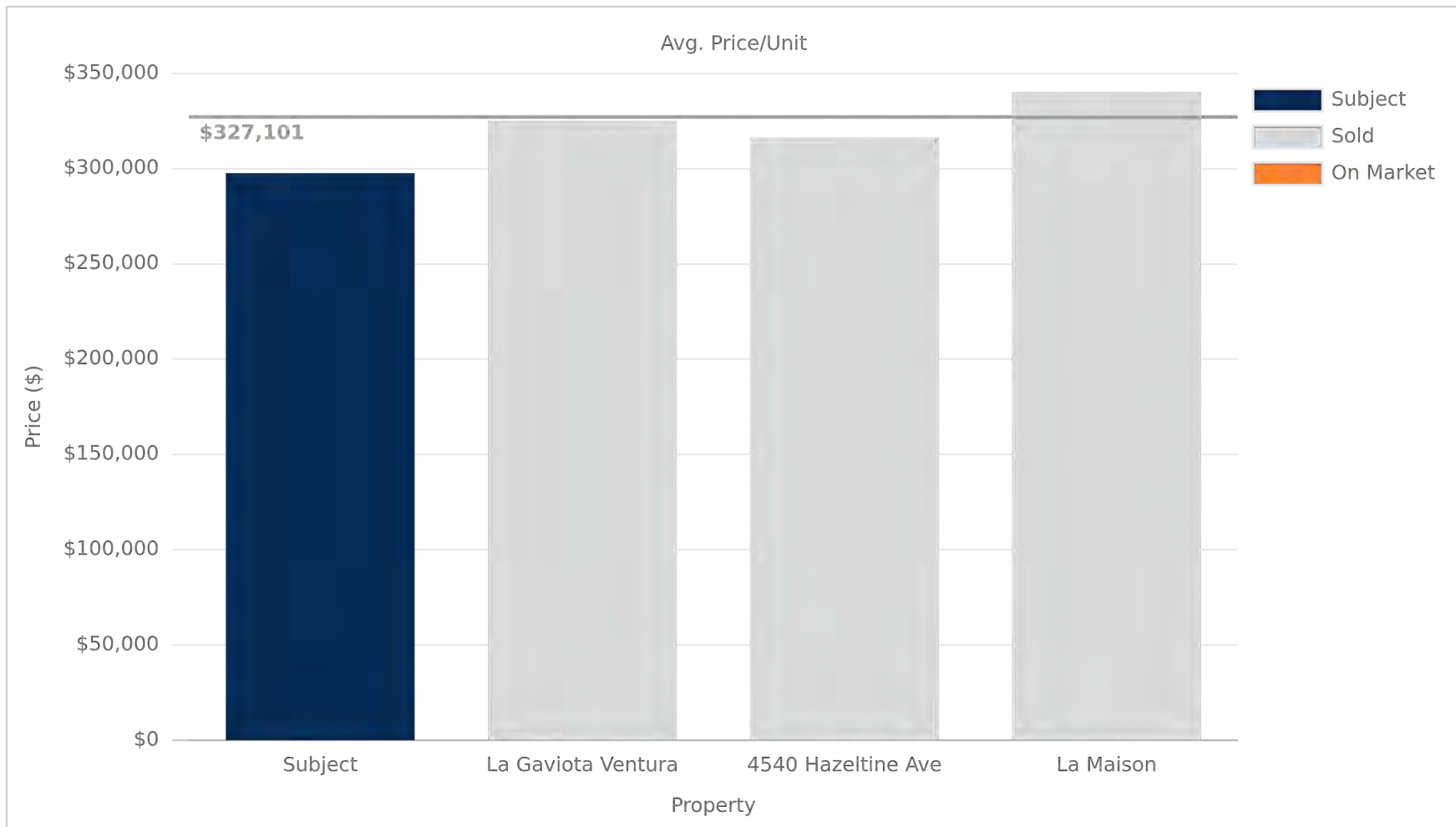




PRICE PER SF CHART // Marlborough House



Marlborough House // PRICE PER UNIT CHART



SALE COMPS // Marlborough House



★ Marlborough House
17800 Magnolia Blvd, Encino, CA 91316

Listing Price:	\$6,100,000	Price/SF:	\$338.81
Property Type:	Multifamily	GRM:	14.67
NOI:	\$248,169	Cap Rate:	4.07%
Occupancy:	-	Year Built:	1964
COE:	On Market	Number Of Units:	21
Lot Size:	0.5 Acres	Price/Unit:	\$290,476
Total SF:	18,004 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	10	47.6	700	\$1,583	\$2.26
2 Bed / 2 Bath	11	52.4	950	\$1,712	\$1.80
TOTAL/AVG	21	100%	830	\$1,650	\$1.99



1 La Gaviota Ventura
4804 Gaviota Ave Encino, CA 91436

Sale Price:	\$7,800,000	Price/SF:	\$303.21
Property Type:	Multifamily	GRM:	14.09
NOI:	-	Cap Rate:	3.97%
Occupancy:	-	Year Built:	1961
COE:	12/10/2020	Number Of Units:	24
Lot Size:	0.69 Acres	Price/Unit:	\$325,000
Total SF:	25,725 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	9	37.5		\$1,616	
2 Bed / 2 Bath	14	58.3		\$2,018	
3 Bed / 3 Bath	1	4.2		\$2,795	
TOTAL/AVG	24	100%	0	\$1,899	

Marlborough House // SALE COMPS



2 La Maison
4737 Orion Ave Sherman Oaks, CA 91403

Sale Price:	\$8,500,000	Price/SF:	\$351.78
Property Type:	Multifamily	GRM:	14.52
NOI:	-	Cap Rate:	4.38%
Occupancy:	-	Year Built:	1964
COE:	07/15/2022	Number Of Units:	25
Lot Size:	0.48 Acres	Price/Unit:	\$340,000
Total SF:	24,163 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	4			
1 Bed / 1 Bath	7	28			
2 Bed / 2 Bath	16	64			
3 Bed / 2 Bath	1	4			
TOTAL/AVG	25	100%	0	\$0	



3 4540 Hazeltine Ave
4540 Hazeltine Ave Sherman Oaks, CA 91423

Sale Price:	\$7,275,000	Price/SF:	\$308.18
Property Type:	Multifamily	GRM:	13.6
NOI:	-	Cap Rate:	4.56%
Occupancy:	-	Year Built:	1951
COE:	05/17/2021	Number Of Units:	23
Lot Size:	0.59 Acres	Price/Unit:	\$316,304
Total SF:	23,606 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	34.8			
2 Bed / 2 Bath	6	26.1			
3 Bed / 2 Bath	9	39.1			
TOTAL/AVG	23	100%	0	\$0	

SECTION 5

Lease Comparables

RENT COMPS MAP

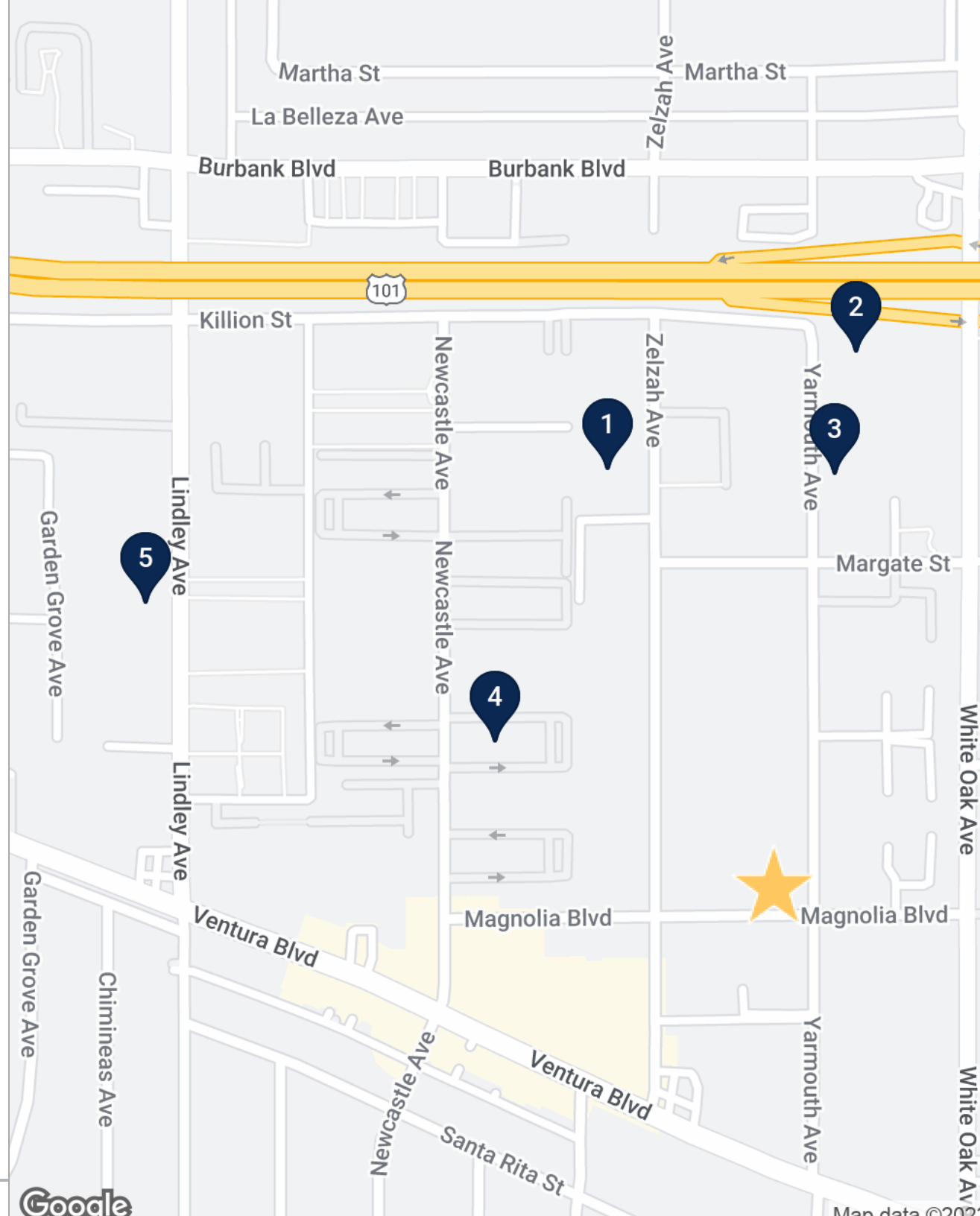
RENT COMPS SUMMARY

RENT BY BED CHART







RENT COMPS

RENT COMPS MAP

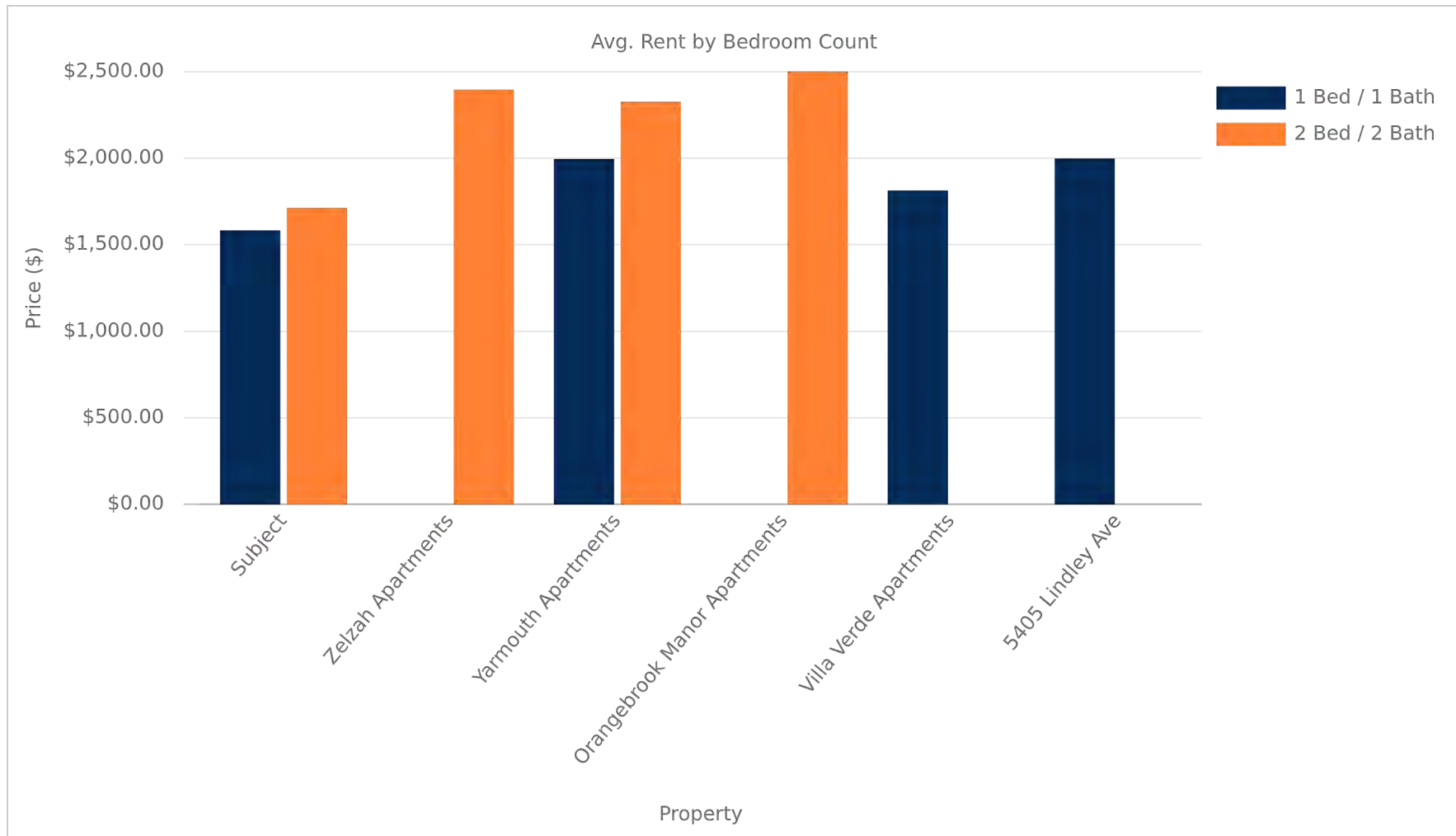
-  Marlborough House
-  1 Zelzah Apartments
-  2 Yarmouth Apartments
-  3 Orangebrook Manor Apartments
-  4 Villa Verde Apartments
-  5 5405 Lindley Ave



RENT COMPS SUMMARY // **Marlborough House**

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	Marlborough House 17800 Magnolia Blvd Encino, CA 91316	\$1.92	830 SF	\$1,650	0.5 AC	21
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	Zelzah Apartments 5425 Zelzah Ave Encino, CA 91316	\$2.25	1,066 SF	\$2,395	1 AC	54
	Yarmouth Apartments 5464 Yarmouth Ave Encino, CA 91316	\$2.34	925 SF	\$2,160	1.4 AC	65
	Orangebrook Manor Apartments 5400 Yarmouth Ave Encino, CA 91316	\$2.08	1,200 SF	\$2,500	2.76 AC	147
	Villa Verde Apartments 5300 Newcastle Ave Encino, CA 91316	\$2.69	675 SF	\$1,813	1.7 AC	92
	5405 Lindley Ave Tarzana, CA 91356	\$2.66	750 SF	\$1,998	0.94 AC	51
	AVERAGES	\$2.40	923 SF	\$2,173	1.56 AC	82

Marlborough House // RENT BY BED CHART



RENT COMPS // Marlborough House

★ **Marlborough House**
17800 Magnolia Blvd, Encino, CA 91316

🏠 21 Units | 🕒 Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	10	47.6	700	\$1,583	\$2.26
2 Bed / 2 Bath	11	52.4	950	\$1,712	\$1.80
TOTAL/AVG	21	100%	830	\$1,650	\$1.99

1 **Zelzah Apartments**
5425 Zelzah Ave, Encino, CA 91316

🏠 54 Units | 🕒 Year Built 1970



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,066	\$2,395	\$2.25
TOTAL/AVG	1	100%	1,066	\$2,395	\$2.25

Marlborough House // RENT COMPS

2 **Yarmouth Apartments**
5464 Yarmouth Ave, Encino, CA 91316

 65 Units |  Year Built 1969



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	50	1,000	\$2,325	\$2.33
1 Bed / 1 Bath	1	50	850	\$1,995	\$2.35
TOTAL/AVG	2	100%	925	\$2,160	\$2.34

3 **Orangebrook Manor Apartments**
5400 Yarmouth Ave, Encino, CA 91316

 147 Units |  Year Built 1971



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,200	\$2,500	\$2.08
TOTAL/AVG	1	100%	1,200	\$2,500	\$2.08

RENT COMPS // Marlborough House

4 **Villa Verde Apartments**
5300 Newcastle Ave, Encino, CA 91316

 92 Units |  Year Built 1967



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	50	625	\$1,751	\$2.80
1 Bed / 1 Bath	1	50	725	\$1,875	\$2.59
TOTAL/AVG	2	100%	675	\$1,813	\$2.69

5 **5405 Lindley Ave**
Tarzana, CA 91356

 51 Units |  Year Built 1977



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	750	\$1,998	\$2.66
TOTAL/AVG	1	100%	750	\$1,998	\$2.66

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

MARKET OVERVIEW // Marlborough House

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.



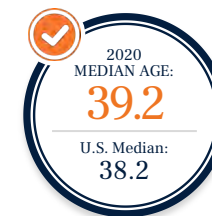
GROWTH

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

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	28,288	148,804	467,931
2022 Estimate			
Total Population	27,878	145,601	456,224
2010 Census			
Total Population	27,283	140,052	434,907
2000 Census			
Total Population	26,110	132,842	414,854
Daytime Population			
2022 Estimate	27,556	154,241	470,296
HOUSEHOLDS			
2027 Projection			
Total Households	12,711	55,420	169,793
2022 Estimate			
Total Households	12,566	54,241	165,174
Average (Mean) Household Size	2.2	2.6	2.7
2010 Census			
Total Households	12,260	52,031	156,241
2000 Census			
Total Households	12,321	51,073	152,317
Growth 2022-2027	1.2%	2.2%	2.8%
HOUSING UNITS			
Occupied Units			
2027 Projection	13,766	59,206	182,931
2022 Estimate	13,557	57,795	177,267
Owner Occupied	5,593	28,910	72,709
Renter Occupied	6,974	25,331	92,464
Vacant	991	3,555	12,093
Persons in Units			
2022 Estimate Total Occupied Units	12,566	54,241	165,174
1 Person Units	36.0%	26.7%	27.0%
2 Person Units	32.6%	30.1%	28.7%
3 Person Units	15.1%	16.5%	16.3%
4 Person Units	10.6%	14.7%	14.2%
5 Person Units	4.1%	6.7%	7.1%
6+ Person Units	1.6%	5.3%	6.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	11.7%	15.2%	12.5%
\$150,000-\$199,999	8.3%	9.6%	8.5%
\$100,000-\$149,999	17.9%	18.4%	17.6%
\$75,000-\$99,999	12.5%	12.4%	12.7%
\$50,000-\$74,999	16.2%	14.6%	15.4%
\$35,000-\$49,999	9.5%	9.0%	10.1%
\$25,000-\$34,999	6.6%	6.1%	7.4%
\$15,000-\$24,999	7.5%	6.5%	7.4%
Under \$15,000	9.8%	8.3%	8.4%
Average Household Income	\$116,512	\$130,827	\$118,249
Median Household Income	\$75,716	\$85,727	\$77,200
Per Capita Income	\$52,638	\$48,913	\$43,015
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	27,878	145,601	456,224
Under 20	16.4%	20.2%	21.2%
20 to 34 Years	19.0%	19.3%	22.3%
35 to 39 Years	7.7%	6.8%	7.6%
40 to 49 Years	13.0%	13.3%	13.7%
50 to 64 Years	19.8%	20.3%	19.2%
Age 65+	24.1%	20.1%	15.9%
Median Age	45.1	42.8	39.2
Population 25+ by Education Level			
2022 Estimate Population Age 25+	22,233	108,790	334,179
Elementary (0-8)	3.4%	7.2%	9.9%
Some High School (9-11)	3.7%	5.6%	6.7%
High School Graduate (12)	15.7%	18.1%	19.0%
Some College (13-15)	19.8%	19.5%	19.5%
Associate Degree Only	6.6%	7.2%	7.2%
Bachelor's Degree Only	30.7%	25.1%	24.6%
Graduate Degree	20.3%	17.3%	13.1%
Population by Gender			
2022 Estimate Total Population	27,878	145,601	456,224
Male Population	47.0%	48.6%	49.5%
Female Population	53.0%	51.4%	50.5%



POPULATION

In 2022, the population in your selected geography is 456,224. The population has changed by 10.0 percent since 2000. It is estimated that the population in your area will be 467,931 five years from now, which represents a change of 2.6 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 39.2, compared with the U.S. average, which is 38.6. The population density in your area is 5,808 people per square mile.



HOUSEHOLDS

There are currently 165,174 households in your selected geography. The number of households has changed by 8.4 percent since 2000. It is estimated that the number of households in your area will be 169,793 five years from now, which represents a change of 2.8 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 \$77,200, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 73.0 percent since 2000. It is estimated that the median household income in your area will be \$91,538 five years from now, which represents a change of 18.6 percent from the current year.

The current year per capita income in your area is \$43,015, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$118,249, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 233,803 people in your selected area were employed. The 2000 Census revealed that 68.9 percent of employees are in white-collar occupations in this geography, and 31.1 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 27.4 minutes.



HOUSING

The median housing value in your area was \$699,716 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 72,774 owner-occupied housing units and 79,543 renter-occupied housing units in your area. The median rent at the time was \$675.



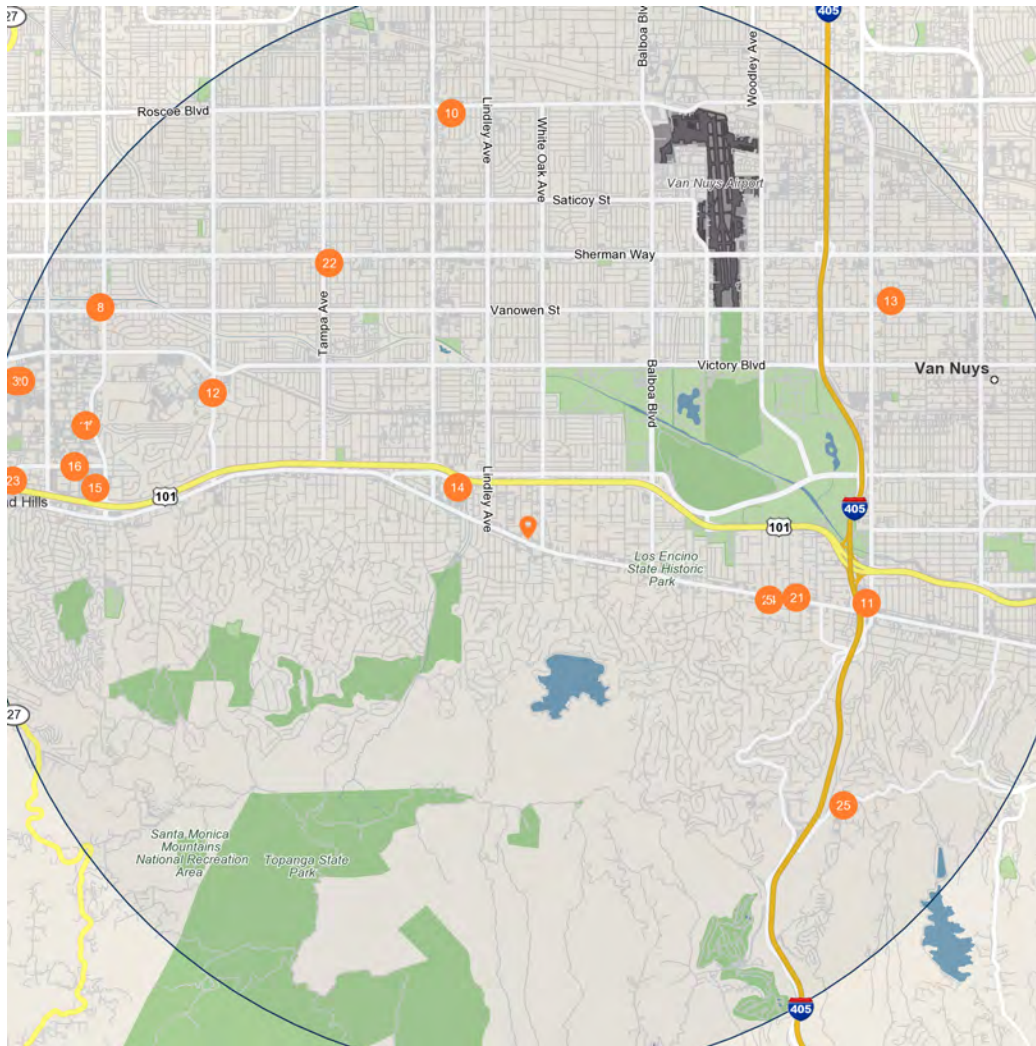
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 13.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 24.6 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 7.2 percent vs. 8.4 percent, respectively.

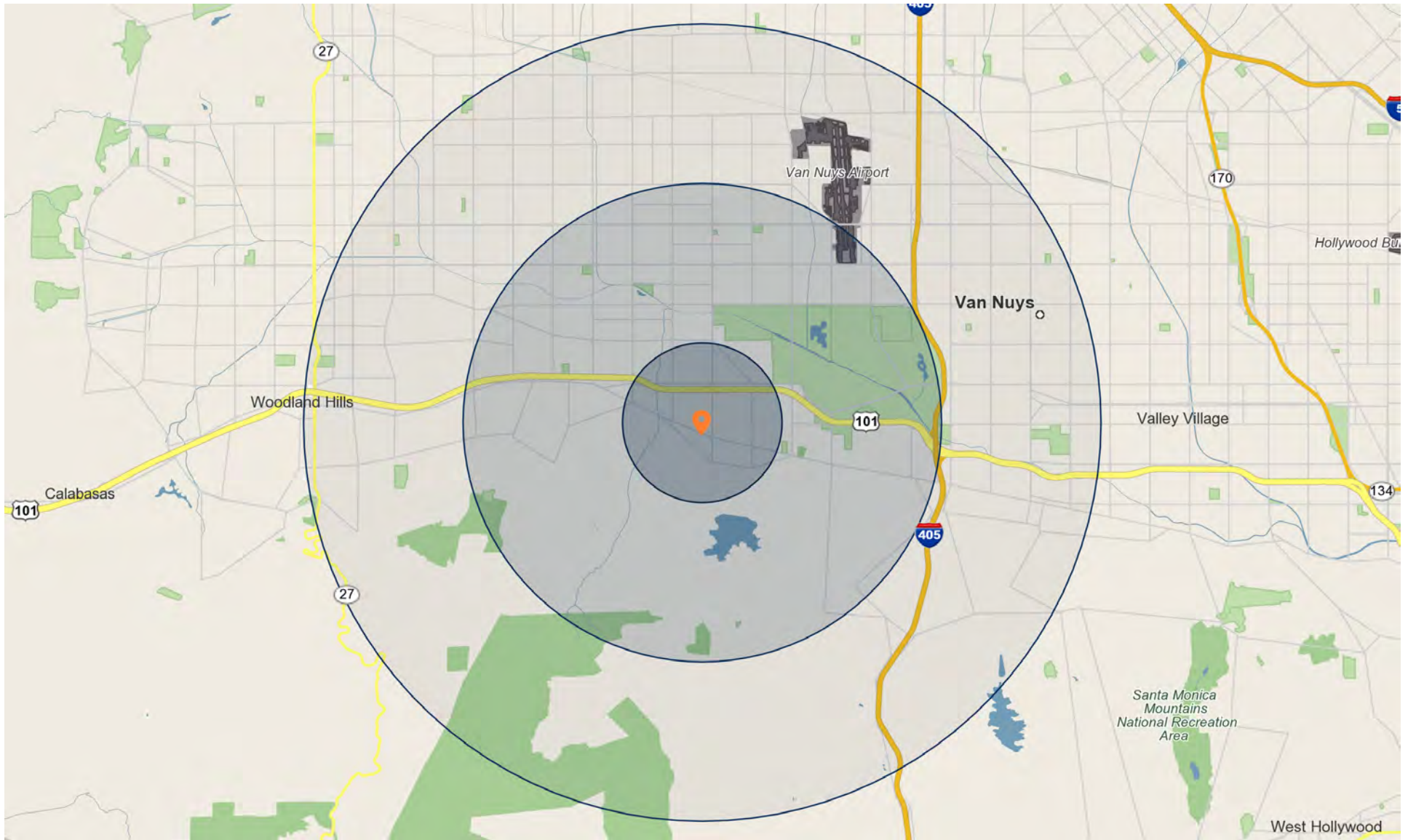
The area had fewer high-school graduates, 19.0 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.5 percent in the selected area compared with the 20.4 percent in the U.S.

Marlborough House // DEMOGRAPHICS



Major Employers		Employees
1	Berger Inc-Accredited Home Care	5,013
2	Barry & Taffy Inc-Accredited Home Care	3,388
3	Farmers Insurance Exchange-Farmers Insurance	3,000
4	Accredited Respite Svcs Inc	2,904
5	Team-One Emplment Spclsts LLC-Team One	2,392
6	Fire Insurance Exchange	2,300
7	Farmers Group Inc-Farmers Insurance	2,100
8	County of Los Angeles-Lafd 72	2,050
9	21st Century Life Insurance Co-21st Century Insurance	1,800
10	Dignity Health-Northridge Hospital Med Ctr	1,750
11	Homebridge Financial Svcs Inc	1,700
12	Los Angeles Cmnty College Dst-Los Angeles Pierce College	1,600
13	Valley Presbyterian Hospital-V P H	1,600
14	Providence Tarzana Medical Ctr	1,300
15	Kaiser Foundation Hospitals-Kaiser Permanente	1,200
16	Northrop Grumman Systems Corp-Litton Navigation Systems Div	1,000
17	Accredited Fms Inc	968
18	Amisub of California Inc-Amisub	900
19	Northrop Grumman Intl Trdg Inc	862
20	Truck Underwriters Association-Farmers Insurance	810
21	Concrete Holding Co Cal Inc	790
22	Los Angles Jewish HM For Aging-Grancell Village	760
23	Propertyplus Insur Agcy Inc	753
24	Team-One Staffing Services Inc-Teamone Employment	751
25	American Jewish University	700

DEMOGRAPHICS // Marlborough House





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