



6 Units | Value Add | Hasn't Been Sold In 30+ Years

18018 Schoenborn St, Northridge, CA 91325

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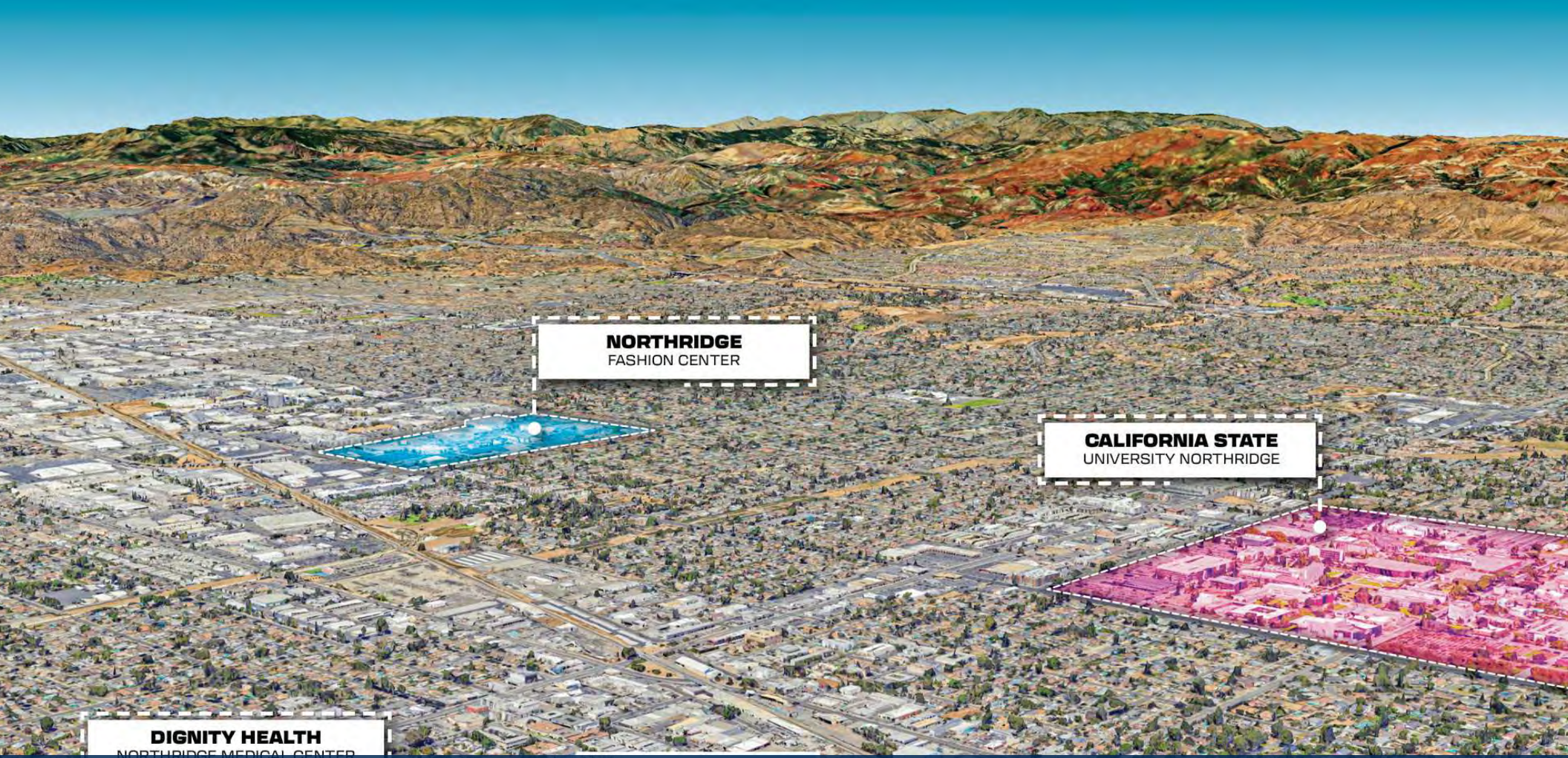
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NORTHRIDGE
FASHION CENTER

CALIFORNIA STATE
UNIVERSITY NORTHRIDGE

DIGNITY HEALTH
NORTHRIDGE MEDICAL CENTER

NORTHRIDGE
MIDDLE SCHOOL

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NORTHRIDGE
FASHION CENTER

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NORTHRIDGE
MIDDLE SCHOOL



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SECTION 1

Executive Summary

OFFERING SUMMARY

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OFFERING SUMMARY



Listing Price
\$1,425,000



Cap Rate
4.64%



of Units
6

FINANCIAL

Listing Price	\$1,425,000
NOI	\$66,118
Cap Rate	4.64%
GRM	13.27
Price/SF	\$296.88
Price/Unit	\$237,500

OPERATIONAL

Gross SF	4,800 SF
# of Units	6
Lot Size	0.17 Acres (7,405 SF)
Occupancy	100%
Year Built	1958





SECTION 2

Property Information

INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

Marcus & Millichap
LAAA TEAM

18018 SCHOENBORN ST

Northridge, CA 91325

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present 18018 Schoenborn St, a 6 unit multifamily property in Northridge, CA. Built in 1958, this 4,800 square foot property sits on a 7,320 square foot lot (0.17 acres), and it boasts a strong unit mix with (4) 2 bed / 1 bath units and (2) 1 bed / 1 bath units. The property offers parking at the rear alley of the lot with 6 gated carport parking spots, 1 spot per unit.

This listing provides an investor a great value-add opportunity. The current mom-and-pop owner, who's owned this property for more than 30 years, has never tried to maximize rents on the property, opting for a more relaxed approach towards the tenants to avoid management headaches. This provides the buyer an opportunity to capture this nearly 40% upside potential in rents. Also, a savvy investor could consider adding an ADU to this property where the parking is in the back alley.

18018 Schoenborn is located in a safe, family friendly neighborhood, directly across the street from Northridge Middle School and within walking distance to Northridge Hospital Medical Center. It's just a short drive away from California State University, Northridge (CSUN) and the Northridge Fashion Center. The property offers a great place to live for tenants who commute to work with easy access to major freeways, including the 405 and 118, facilitating easy access throughout Los Angeles and beyond.

INVESTMENT HIGHLIGHTS

6 Units | Northridge | Built in 1958

Value Add Opportunity | 40% Upside in Rents

Great Unit Mix of (2) 1 Bed / 1 Bath and (4) 2 Bed / 1 Bath

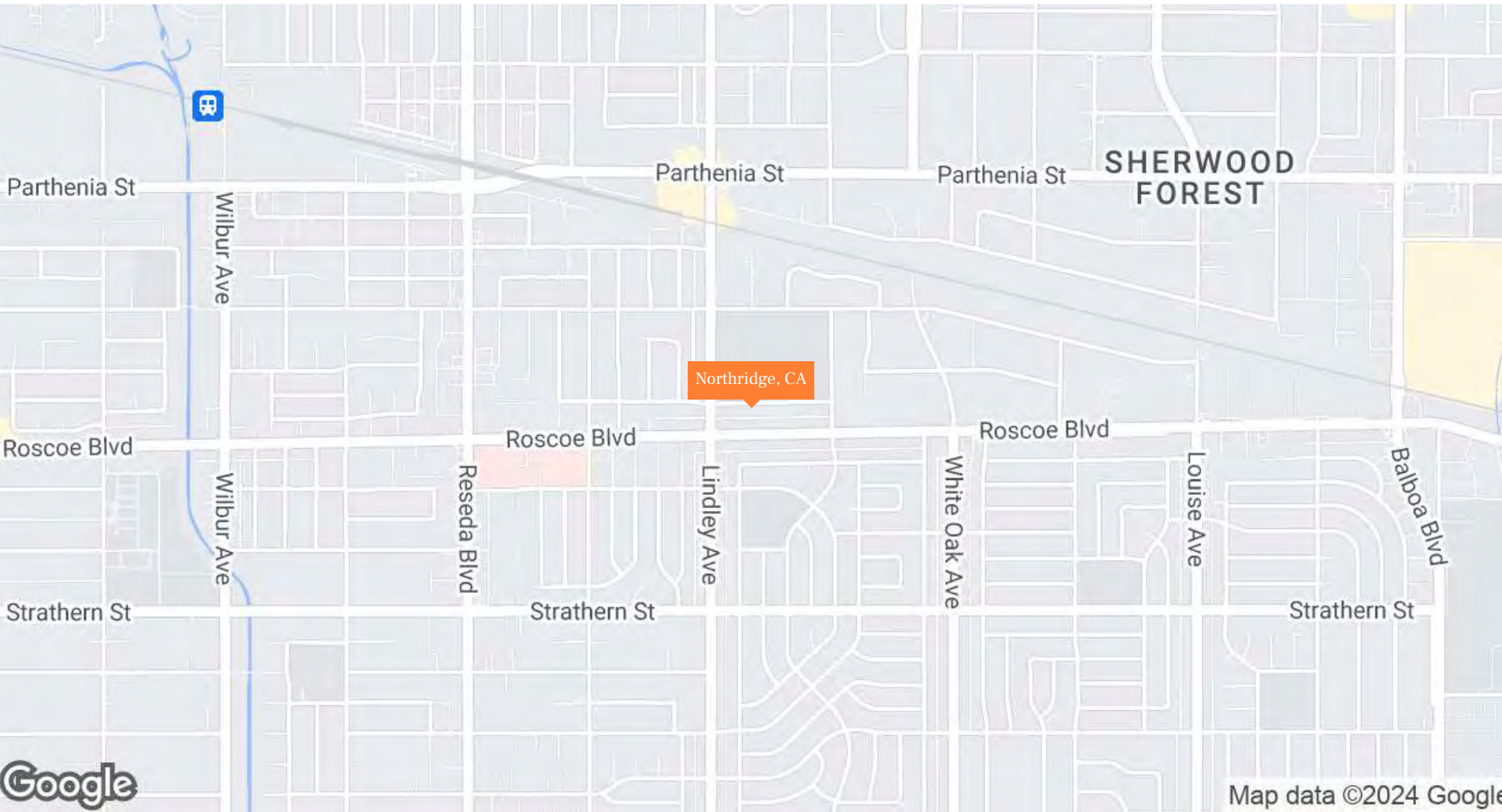
Property Hasn't Been Solid in Over 30 Years

6 Gated Carport Parking Spots in Alley Behind the Property

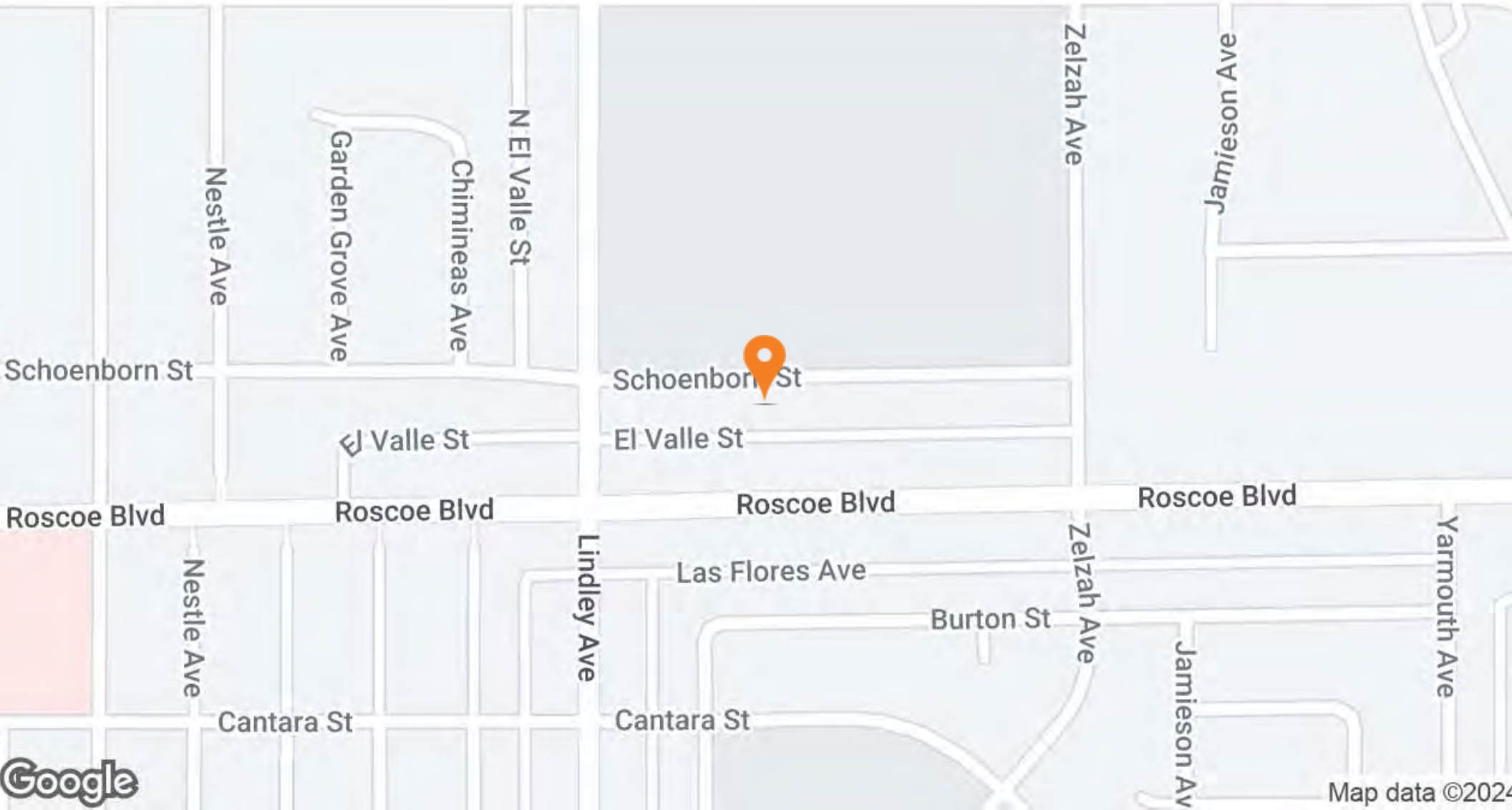
Across the Street from Northridge Middle School

Short Drive to CSUN, Northridge Fashion Center, Northridge Hospital

18018 Schoenborn St // REGIONAL MAP



LOCAL MAP // 18018 Schoenborn St



18018 Schoenborn St // AERIAL MAP



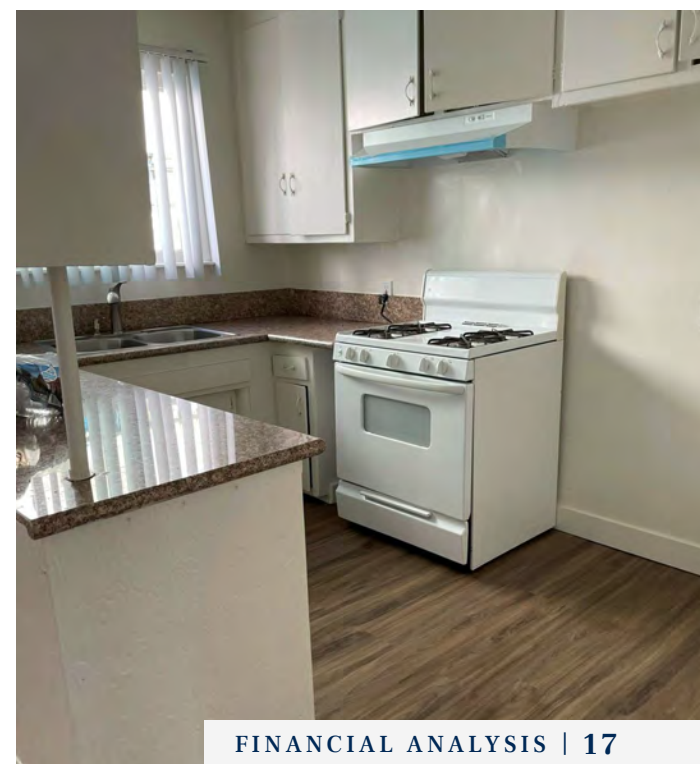
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SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 18018 Schoenborn St

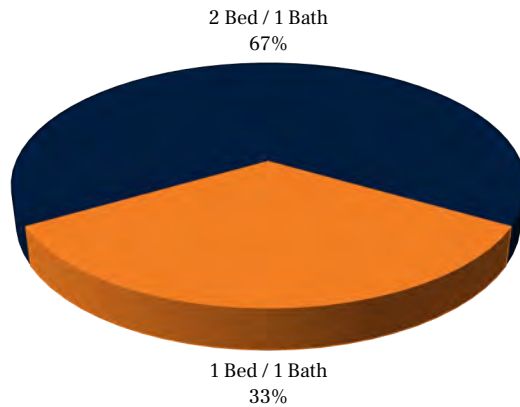
As of May,2024

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	2 Bed / 1 Bath	850	\$1,640	\$1.93	\$2,200	\$2.59
2	2 Bed / 1 Bath	850	\$1,900	\$2.24	\$2,200	\$2.59
3	1 Bed / 1 Bath	700	\$1,394	\$1.99	\$1,800	\$2.57
4	2 Bed / 1 Bath	850	\$1,756	\$2.07	\$2,200	\$2.59
5	2 Bed / 1 Bath	850	\$1,282	\$1.51	\$2,200	\$2.59
6	1 Bed / 1 Bath	700	\$976	\$1.39	\$1,800	\$2.57
Total		Square Feet: 4,800	\$8,947	\$1.86	\$12,400	\$2.58

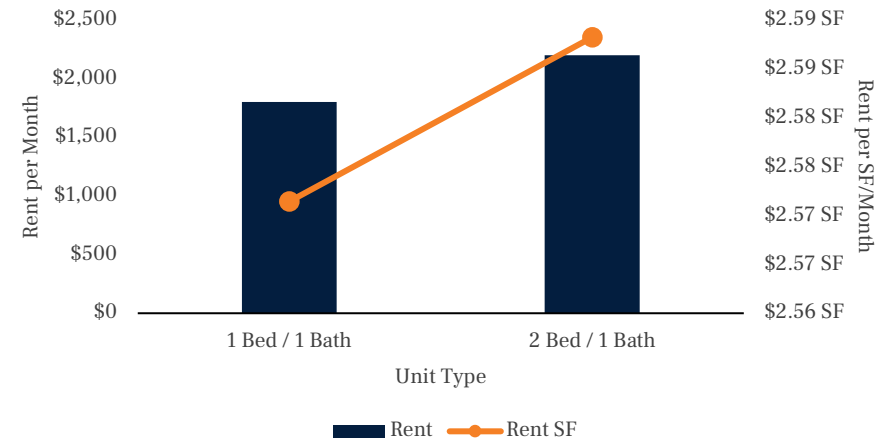
18018 Schoenborn St // FINANCIAL DETAILS

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	700	\$976 - \$1,394	\$1,185	\$1.69	\$2,369	\$1,800	\$2.57	\$3,600		
2 Bed / 1 Bath	4	850	\$1,282 - \$1,900	\$1,645	\$1.93	\$6,578	\$2,200	\$2.59	\$8,800		
TOTALS/WEIGHTED AVERAGES				6	800	\$1,491	\$1.86	\$8,947	\$2,067	\$2.58	\$12,400
GROSS ANNUALIZED RENTS				\$107,366			\$148,800				

Unit Distribution



Unit Rent



FINANCIAL DETAILS // 18018 Schoenborn St

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	148,800		148,800		24,800	31.00
Loss / Gain to Lease	(41,434)	27.8%	0		0	0.00
Gross Current Rent	107,366		148,800		24,800	31.00
Physical Vacancy	(3,221)	3.0%	(4,464)	3.0%	(744)	(0.93)
TOTAL VACANCY	(\$3,221)	3.0%	(\$4,464)	3.0%	(\$744)	(\$1)
EFFECTIVE GROSS INCOME	\$104,145		\$144,336		\$24,056	\$30.07
EXPENSES						
	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	17,813		17,813	[1]	2,969	3.71
Insurance	4,800		4,800	[2]	800	1.00
Utilities - LADWP	6,509		6,509	[3]	1,085	1.36
Trash Removal	3,549		3,549	[4]	591	0.74
Repairs & Maintenance	3,000		3,000	[5]	500	0.63
Landscaping	1,020		1,020	[6]	170	0.21
Pest Control	696		696	[7]	116	0.15
RSO Fees	640		640	[8]	107	0.13
TOTAL EXPENSES	\$38,027		\$38,027		\$6,338	\$7.92
EXPENSES AS % OF EGI	36.5%		26.3%			
NET OPERATING INCOME	\$66,118		\$106,309		\$17,718	\$22.15

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

NOTES TO OPERATING STATEMENT

- [1] Estimated at 1.25% of the purchase price
- [2] Estimated at \$1.00 per SqFt
- [3] Seller provided financials
- [4] Seller provided financials
- [5] Estimated at \$500 per unit
- [6] Seller provided financials
- [7] Seller provided financials
- [8] Seller provided financials

FINANCIAL DETAILS // 18018 Schoenborn St

SUMMARY

Price	\$1,425,000	
Down Payment	\$1,425,000	100%
Number of Units	6	
Price Per Unit	\$237,500	
Price Per SqFt	\$296.88	
Gross SqFt	4,800	
Lot Size	0.17 Acres	
Approx. Year Built	1958	

RETURNS

	Current	Pro Forma
CAP Rate	4.64%	7.46%
GRM	13.27	9.58
Cash-on-Cash	4.64%	7.46%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	1 Bed / 1 Bath	700	\$1,185	\$1,800
4	2 Bed / 1 Bath	850	\$1,645	\$2,200

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$107,366		\$148,800
Less: Vacancy/Deductions	3.0%	\$3,221	3.0%	\$4,464
Total Effective Rental Income		\$104,145		\$144,336
Other Income		\$0		\$0
Effective Gross Income		\$104,145		\$144,336
Less: Expenses	36.5%	\$38,027	26.3%	\$38,027
Net Operating Income		\$66,118		\$106,309
Cash Flow		\$66,118		\$106,309
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	4.64%	\$66,118	7.46%	\$106,309
Principal Reduction		\$0		\$0
TOTAL RETURN	4.64%	\$66,118	7.46%	\$106,309

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$17,813	\$17,813
Insurance	\$4,800	\$4,800
Utilities - LADWP	\$6,509	\$6,509
Trash Removal	\$3,549	\$3,549
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$1,020	\$1,020
Pest Control	\$696	\$696
RSO Fees	\$640	\$640
TOTAL EXPENSES	\$38,027	\$38,027
Expenses/Unit	\$6,338	\$6,338
Expenses/SF	\$7.92	\$7.92

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

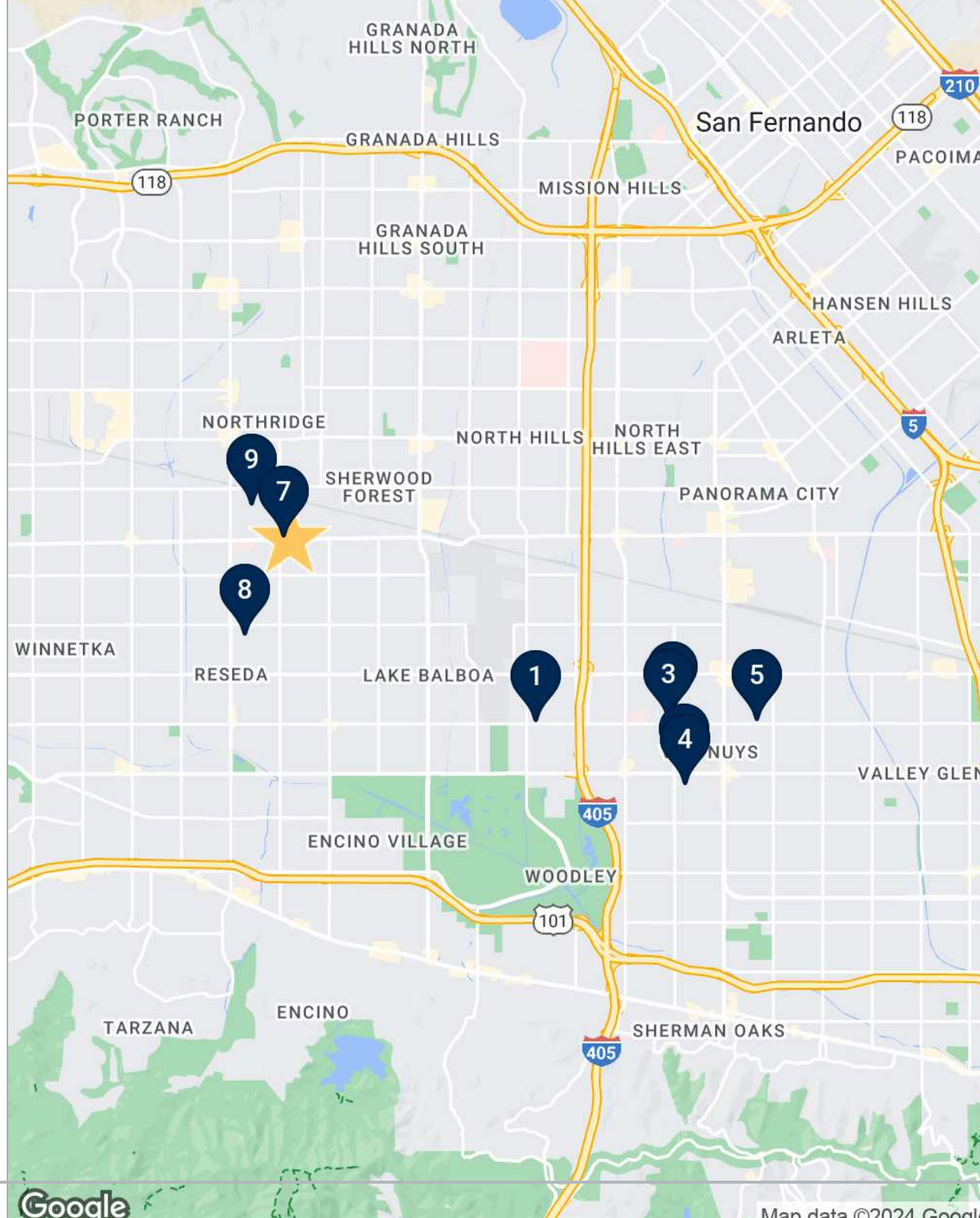
PRICE PER SF CHART

PRICE PER UNIT CHART








SALE COMPS

SALE COMPS MAP

-  18018 Schoenborn St
-  16019 Vanowen St
-  14913 Hartland St
-  14921 Vanowen St
-  14803 Sylvan St
-  14217 Vanowen St
-  14810 Victory Blvd
-  18043 Roscoe Blvd
-  7508 Canby Ave
-  18315 Malden St



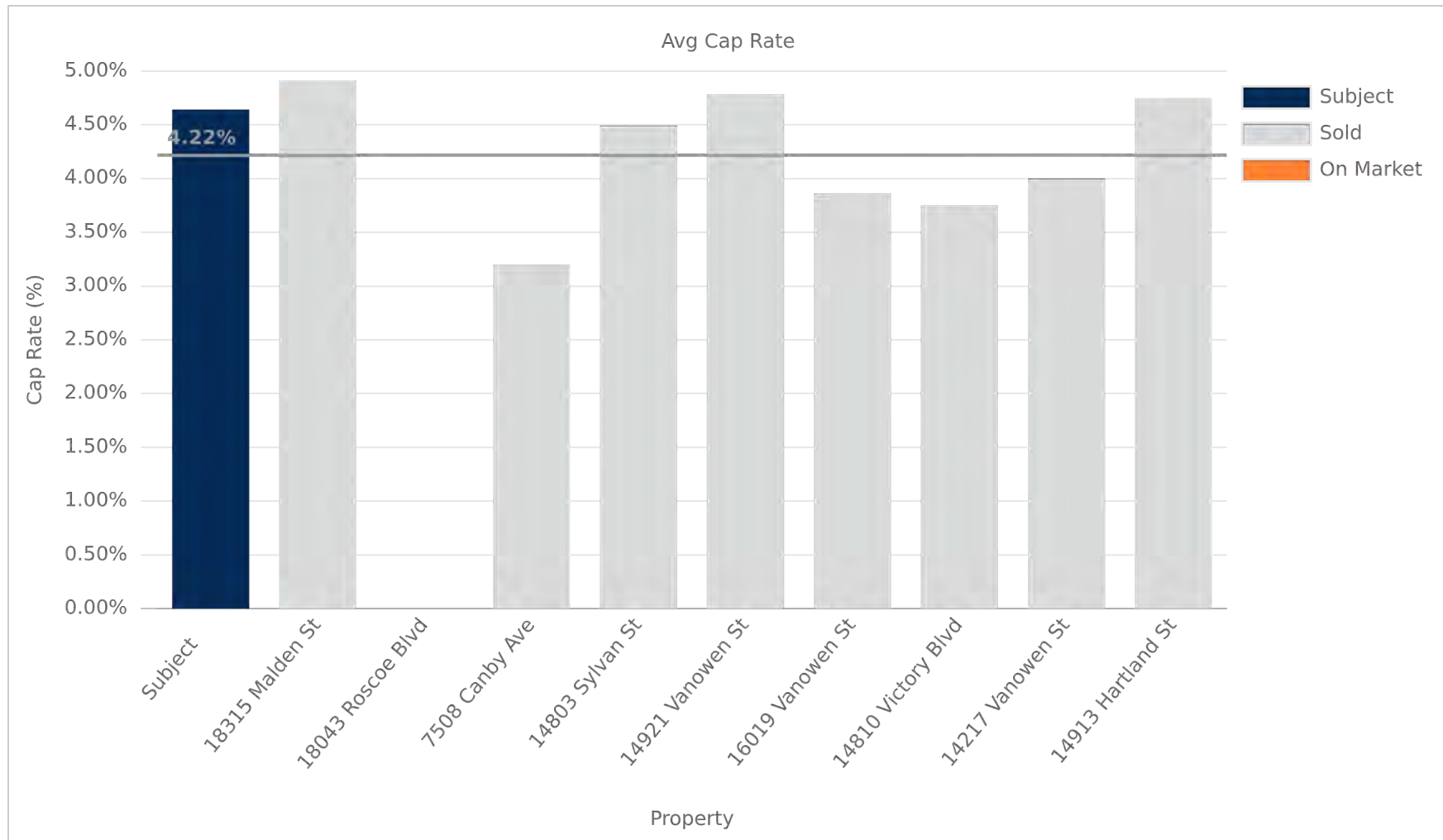
18018 Schoenborn St // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	18018 Schoenborn St Northridge, CA 91325	\$1,425,000	4,800 SF	\$296.88	0.17 AC	\$237,500	4.64%	6	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	16019 Vanowen St Van Nuys, CA 91406	\$1,230,000	4,184 SF	\$293.98	0.2 AC	\$205,000	3.86%	6	08/29/2023
	14913 Hartland St Van Nuys, CA 91405	\$1,662,500	6,435 SF	\$258.35	0.24 AC	\$207,812	4.75%	8	01/19/2024
	14921 Vanowen St Van Nuys, CA 91405	\$3,200,000	11,832 SF	\$270.45	0.37 AC	\$213,333	4.78%	15	08/16/2023
	14803 Sylvan St Van Nuys, CA 91411	\$1,590,000	4,984 SF	\$319.02	0.2 AC	\$198,750	4.49%	8	08/01/2023
	14217 Vanowen St Van Nuys, CA 91405	\$1,300,000	4,790 SF	\$271.40	0.21 AC	\$216,666	4.00%	6	10/18/2023
	14810 Victory Blvd Van Nuys, CA 91411	\$1,520,000	4,590 SF	\$331.15	0.16 AC	\$190,000	3.75%	8	09/29/2023

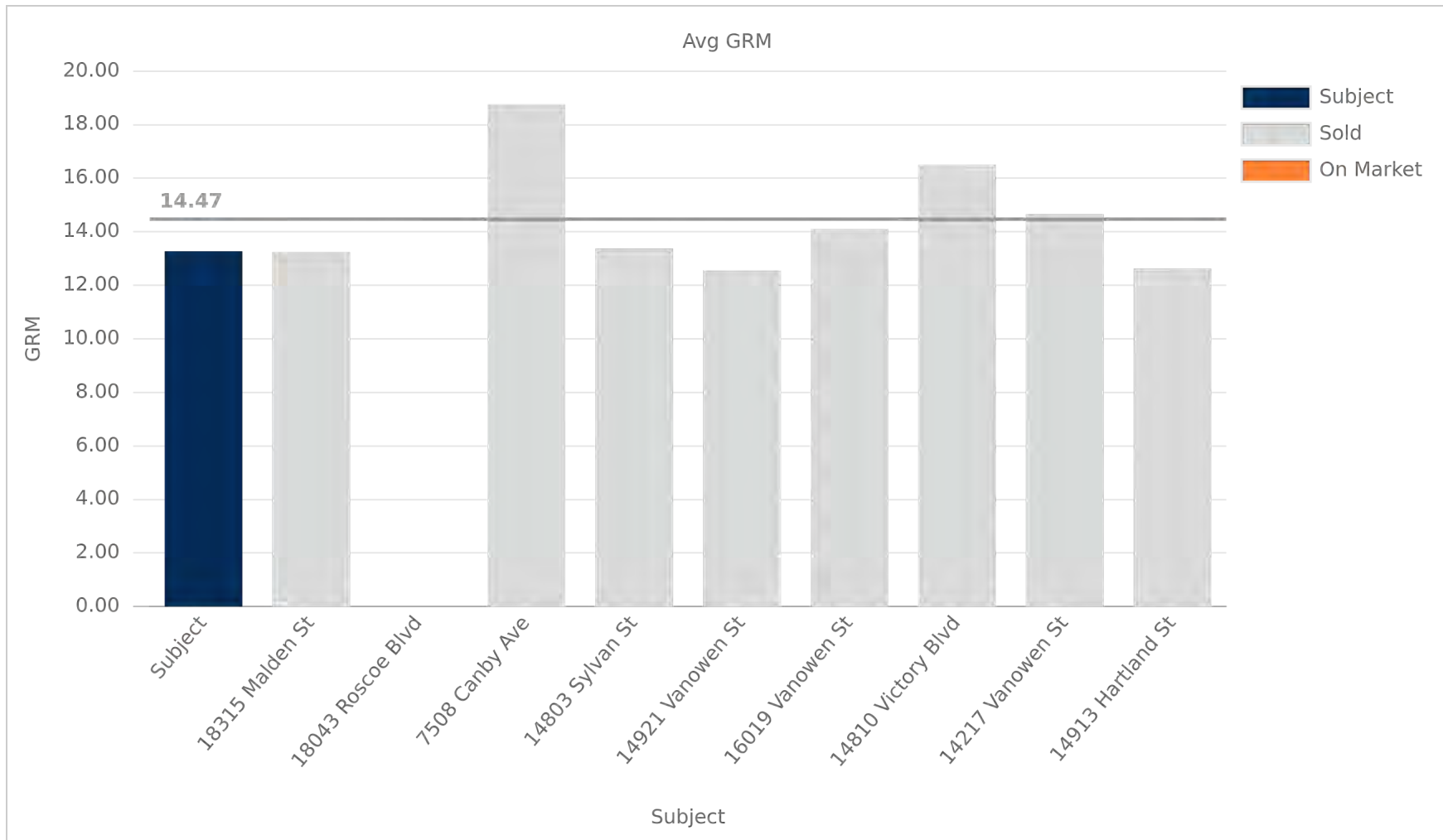
SALE COMPS SUMMARY // 18018 Schoenborn St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
7	18043 Roscoe Blvd Northridge, CA 91325	\$1,100,000	4,864 SF	\$226.15	0.17 AC	\$183,333	-	6	02/24/2023
8	7508 Canby Ave Reseda, CA 91335	\$1,550,000	5,532 SF	\$280.19	0.19 AC	\$193,750	3.20%	8	05/08/2023
9	18315 Malden St Northridge, CA 91325	\$1,750,000	5,703 SF	\$306.86	0.18 AC	\$218,750	4.91%	8	05/31/2022
	AVERAGES	\$1,655,833	5,879 SF	\$284.17	0.21 AC	\$203,043	4.22%	8	-

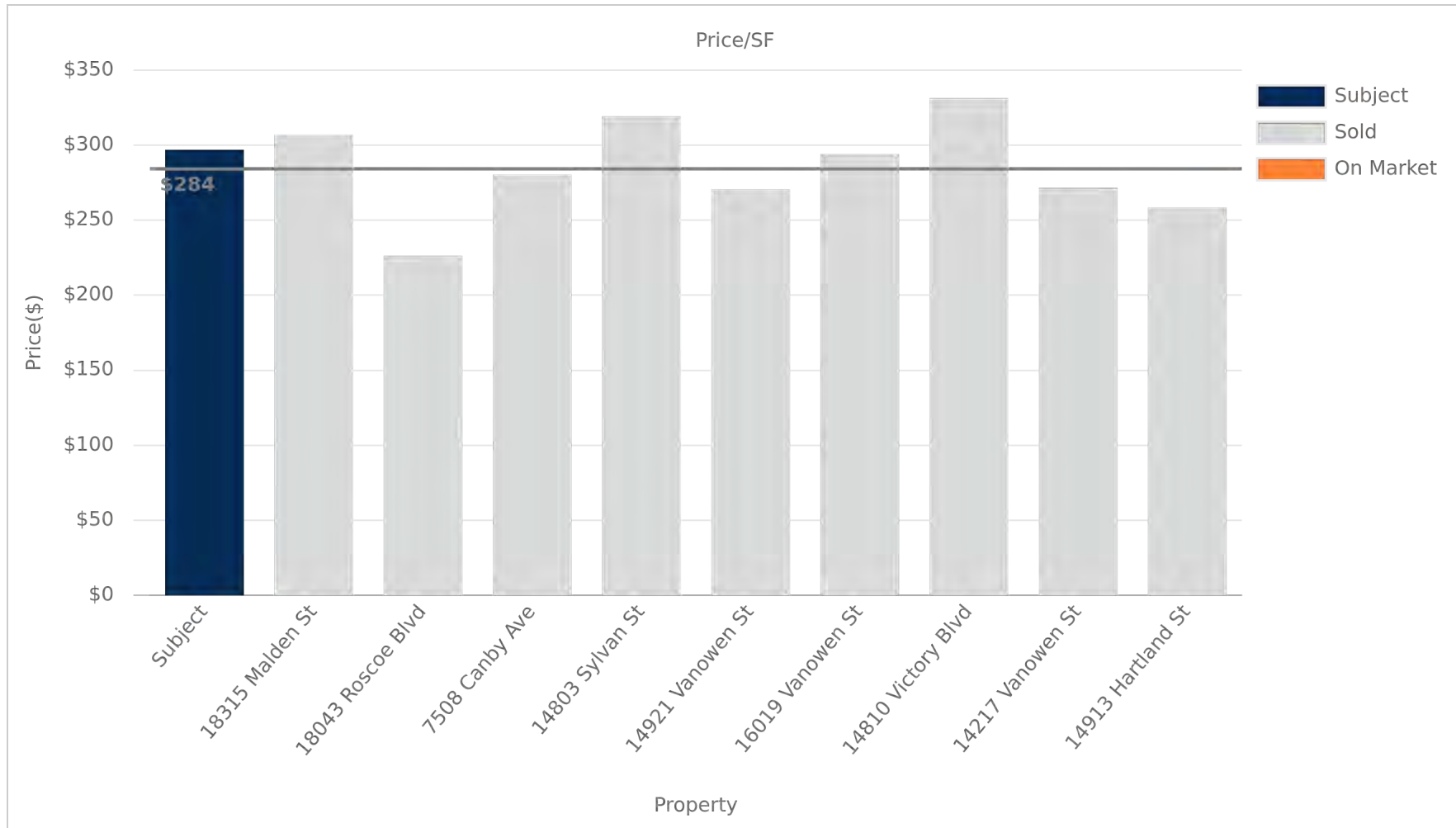
18018 Schoenborn St // CAP RATE CHART



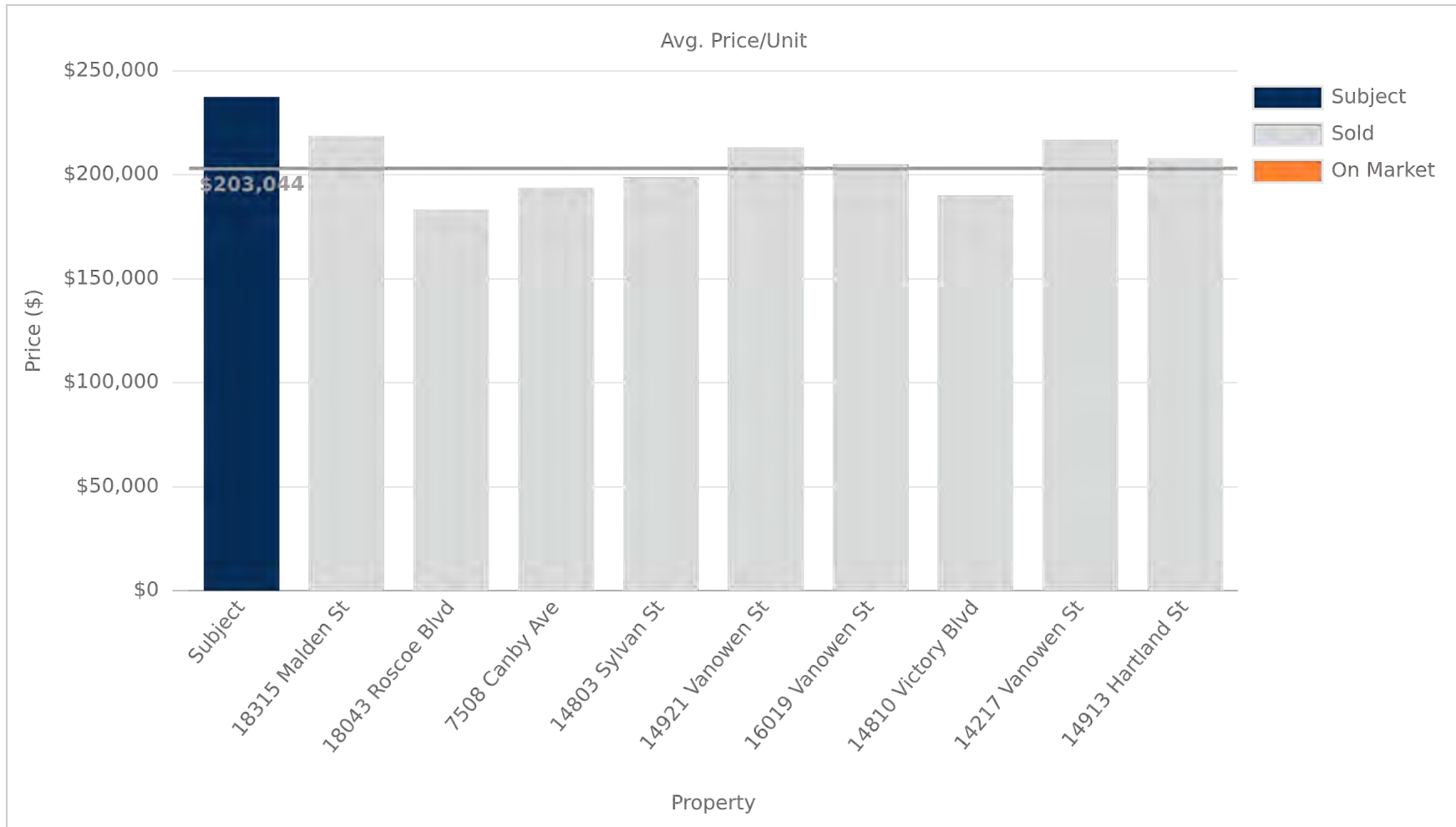
GRM CHART // 18018 Schoenborn St



18018 Schoenborn St // PRICE PER SF CHART



PRICE PER UNIT CHART // 18018 Schoenborn St



18018 Schoenborn St // SALE COMPS



★ 18018 Schoenborn St Northridge, CA 91325

Listing Price:	\$1,425,000	Price/SF:	\$296.88
Property Type:	Multifamily	GRM:	13.27
NOI:	\$66,118	Cap Rate:	4.64%
Occupancy:	100%	Year Built:	1958
COE:	On Market	Number Of Units:	6
Lot Size:	0.17 Acres	Price/Unit:	\$237,500
Total SF:	4,800 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	33.3	700	\$1,185	\$1.69
2 Bed / 1 Bath	4	66.7	850	\$1,645	\$1.94
TOTAL/AVG	6	100%	800	\$1,491	\$1.86



1 16019 Vanowen St Van Nuys, CA 91406

Sale Price:	\$1,230,000	Price/SF:	\$293.98
Property Type:	Multifamily	GRM:	14.09
NOI:	-	Cap Rate:	3.86%
Occupancy:	-	Year Built:	1956
COE:	08/29/2023	Number Of Units:	6
Lot Size:	0.2 Acres	Price/Unit:	\$205,000
Total SF:	4,184 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	66.7		\$1,155	
2 Bed / 1 Bath	2	33.3		\$1,328	
TOTAL/AVG	6	100%	0	\$1,212	

SALE COMPS // 18018 Schoenborn St



2 14913 Hartland St
Van Nuys, CA 91405

Sale Price:	\$1,662,500	Price/SF:	\$258.35
Property Type:	Multifamily	GRM:	12.62
NOI:	-	Cap Rate:	4.75%
Occupancy:	-	Year Built:	1954
COE:	01/19/2024	Number Of Units:	8
Lot Size:	0.24 Acres	Price/Unit:	\$207,812
Total SF:	6,435 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	50		\$1,313	
2 Bed / 1 Bath	4	50		\$1,431	
TOTAL/AVG	8	100%	0	\$1,372	



3 14921 Vanowen St
Van Nuys, CA 91405

Sale Price:	\$3,200,000	Price/SF:	\$270.45
Property Type:	Multifamily	GRM:	12.56
NOI:	-	Cap Rate:	4.78%
Occupancy:	-	Year Built:	1953
COE:	08/16/2023	Number Of Units:	15
Lot Size:	0.37 Acres	Price/Unit:	\$213,333
Total SF:	11,832 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	15	100		\$1,415	
TOTAL/AVG	15	100%	0	\$1,415	

18018 Schoenborn St // SALE COMPS



4 14803 Sylvan St
Van Nuys, CA 91411

Sale Price:	\$1,590,000	Price/SF:	\$319.02
Property Type:	Multifamily	GRM:	13.37
NOI:	-	Cap Rate:	4.49%
Occupancy:	-	Year Built:	1977
COE:	08/01/2023	Number Of Units:	8
Lot Size:	0.2 Acres	Price/Unit:	\$198,750
Total SF:	4,984 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	100	620	\$1,239	\$2.00
TOTAL/AVG	8	100%	620	\$1,239	\$2.00



5 14217 Vanowen St
Van Nuys, CA 91405

Sale Price:	\$1,300,000	Price/SF:	\$271.40
Property Type:	Multifamily	GRM:	14.65
NOI:	-	Cap Rate:	4.00%
Occupancy:	-	Year Built:	1956
COE:	10/18/2023	Number Of Units:	6
Lot Size:	0.21 Acres	Price/Unit:	\$216,666
Total SF:	4,790 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	33.3		\$993	
2 Bed / 1 Bath	4	66.7		\$1,352	
TOTAL/AVG	6	100%	0	\$1,232	

SALE COMPS // 18018 Schoenborn St



6 14810 Victory Blvd
Van Nuys, CA 91411

Sale Price:	\$1,520,000	Price/SF:	\$331.15
Property Type:	Multifamily	GRM:	16.5
NOI:	-	Cap Rate:	3.75%
Occupancy:	-	Year Built:	1957
COE:	09/29/2023	Number Of Units:	8
Lot Size:	0.16 Acres	Price/Unit:	\$190,000
Total SF:	4,590 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	4	50		\$711	
2 Bed / 1 Bath	4	50		\$1,204	
TOTAL/AVG	8	100%	0	\$957	



7 18043 Roscoe Blvd
Northridge, CA 91325

Sale Price:	\$1,100,000	Price/SF:	\$226.15
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1957
COE:	02/24/2023	Number Of Units:	6
Lot Size:	0.17 Acres	Price/Unit:	\$183,333
Total SF:	4,864 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	33.3			
2 Bed / 1 Bath	4	66.7			
TOTAL/AVG	6	100%	0	\$0	

18018 Schoenborn St // SALE COMPS



8 7508 Canby Ave
Reseda, CA 91335

Sale Price:	\$1,550,000	Price/SF:	\$280.19
Property Type:	Multifamily	GRM:	18.75
NOI:	-	Cap Rate:	3.20%
Occupancy:	-	Year Built:	1959
COE:	05/08/2023	Number Of Units:	8
Lot Size:	0.19 Acres	Price/Unit:	\$193,750
Total SF:	5,532 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	6	75		\$878	
2 Bed / 1 Bath	2	25		\$811	
TOTAL/AVG	8	100%	0	\$861	



9 18315 Malden St
Northridge, CA 91325

Sale Price:	\$1,750,000	Price/SF:	\$306.86
Property Type:	Multifamily	GRM:	13.24
NOI:	-	Cap Rate:	4.91%
Occupancy:	-	Year Built:	1959
COE:	05/31/2022	Number Of Units:	8
Lot Size:	0.18 Acres	Price/Unit:	\$218,750
Total SF:	5,703 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	3	37.5		\$1,056	
1 Bed / 1 Bath	2	25		\$1,525	
2 Bed / 1 Bath	1	12.5		\$1,750	
2 Bed / 2 Bath	2	25		\$1,523	
TOTAL/AVG	8	100%	0	\$1,376	

SECTION 5

Lease Comparables

RENT COMPS MAP

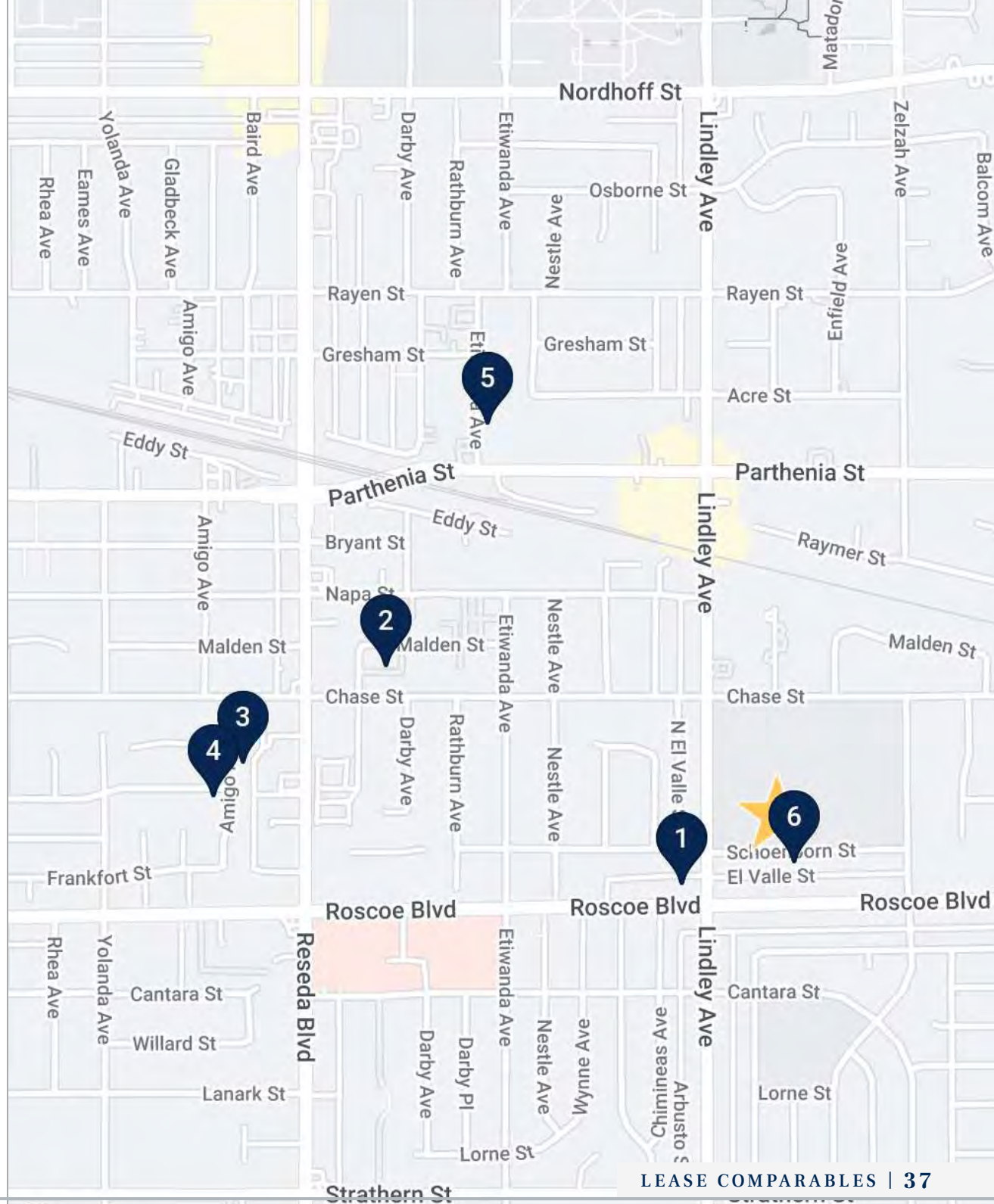
RENT COMPS SUMMARY

RENT BY BED CHART








RENT COMPS

RENT COMPS MAP

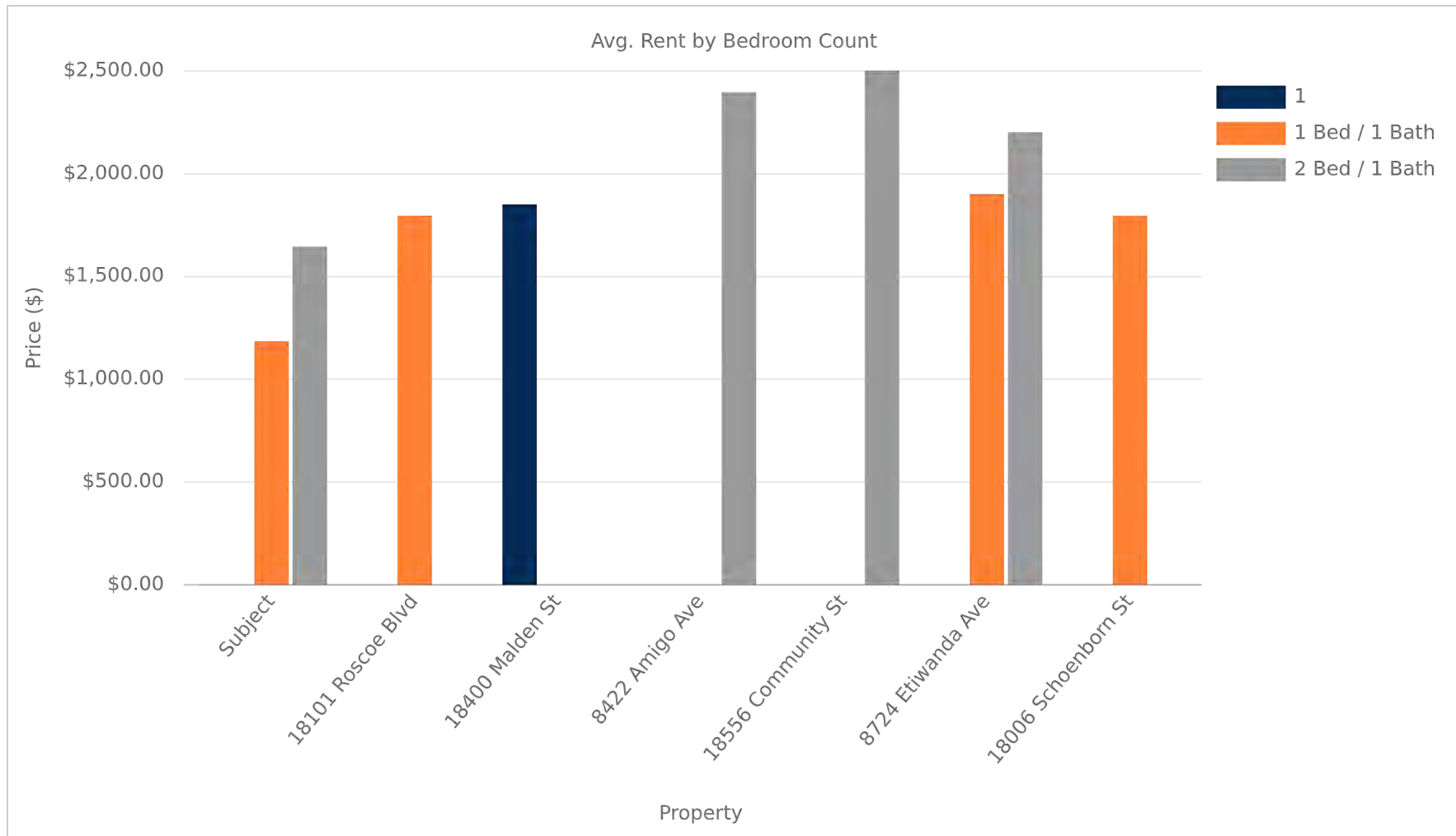
-  18018 Schoenborn St
-  18101 Roscoe Blvd
-  18400 Malden St
-  8422 Amigo Ave
-  18556 Community St
-  8724 Etiwanda Ave
-  18006 Schoenborn St



RENT COMPS SUMMARY // 18018 Schoenborn St

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	18018 Schoenborn St Northridge, CA 91325	\$1.86	800 SF	\$1,491	0.17 AC	6
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	18101 Roscoe Blvd Northridge, CA 91325	\$2.76	650 SF	\$1,795	0.72 AC	41
	18400 Malden St Northridge, CA 91325	\$2.47	750 SF	\$1,850	1.09 AC	48
	8422 Amigo Ave Northridge, CA 91324	\$2.82	850 SF	\$2,395	0.36 AC	12
	18556 Community St Northridge, CA 91324	\$2.63	950 SF	\$2,500	0.18 AC	4
	8724 Etiwanda Ave Northridge, CA 91325	\$2.28	900 SF	\$2,050	0.36 AC	19
	18006 Schoenborn St Northridge, CA 91325	\$2.56	700 SF	\$1,795	0.17 AC	6
	AVERAGES	\$2.59	800 SF	\$2,064	0.48 AC	22

18018 Schoenborn St // RENT BY BED CHART



RENT COMPS // 18018 Schoenborn St

 **18018 Schoenborn St**
Northridge, CA 91325

 6 Units |  100% Total Occupancy |  Year Built 1958



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	33.3	700	\$1,185	\$1.69
2 Bed / 1 Bath	4	66.7	850	\$1,645	\$1.94
TOTAL/AVG	6	100%	800	\$1,491	\$1.86

 **18101 Roscoe Blvd**
Northridge, CA 91325

 41 Units |  Year Built 1977



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	650	\$1,795	\$2.76
TOTAL/AVG	1	100%	650	\$1,795	\$2.76

18018 Schoenborn St // RENT COMPS

2 18400 Malden St
Northridge, CA 91325

 48 Units |  Year Built 1961



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1	1	100	750	\$1,850	\$2.47
TOTAL/AVG	1	100%	750	\$1,850	\$2.47

3 8422 Amigo Ave
Northridge, CA 91324

 12 Units |  Year Built 1959



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	850	\$2,395	\$2.82
TOTAL/AVG	1	100%	850	\$2,395	\$2.82

RENT COMPS // 18018 Schoenborn St

4 18556 Community St
Northridge, CA 91324

 4 Units |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	950	\$2,500	\$2.63
TOTAL/AVG	1	100%	950	\$2,500	\$2.63

5 8724 Etiwanda Ave
Northridge, CA 91325

 19 Units |  Year Built 1973



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	50	850	\$1,900	\$2.24
2 Bed / 1 Bath	1	50	950	\$2,200	\$2.32
TOTAL/AVG	2	100%	900	\$2,050	\$2.28

18018 Schoenborn St // RENT COMPS

6 18006 Schoenborn St
Northridge, CA 91325

 6 Units |  Year Built 1958



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	700	\$1,795	\$2.56
TOTAL/AVG	1	100%	700	\$1,795	\$2.56

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 at least 55,000 residents through 2027, as more households are attracted to the market's regionally affordable home prices and multifamily rents.



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

METRO HIGHLIGHTS



DIVERSE ECONOMY

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



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

The local rates of population and household growth will outpace other large metros in Southern California, generating demand for housing, as well as goods and services.

ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care 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



POPULATION
2.5M

Growth 2022-2027*
2.2%



HOUSEHOLDS
871K

Growth 2022-2027*
2.5%



MEDIAN AGE
39.8

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME
\$82,900

U.S. Median
\$66,400

DEMOGRAPHICS // 18018 Schoenborn St

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	31,400	228,548	668,550
2022 Estimate			
Total Population	30,784	223,151	653,762
2010 Census			
Total Population	29,855	213,959	629,714
2000 Census			
Total Population	29,284	198,281	594,755
Daytime Population			
2022 Estimate	22,186	248,208	651,463
HOUSEHOLDS			
2027 Projection			
Total Households	9,895	74,149	219,855
2022 Estimate			
Total Households	9,694	72,356	214,358
Average (Mean) Household Size	3.1	3.0	3.0
2010 Census			
Total Households	9,321	69,001	203,985
2000 Census			
Total Households	9,410	66,851	197,938
Growth 2022-2027	2.1%	2.5%	2.6%
HOUSING UNITS			
Occupied Units			
2027 Projection	10,521	79,251	235,787
2022 Estimate	10,280	77,075	228,999
Owner Occupied	4,406	37,549	98,940
Renter Occupied	5,288	34,807	115,417
Vacant	585	4,720	14,642
Persons in Units			
2022 Estimate Total Occupied Units	9,694	72,356	214,358
1 Person Units	21.1%	22.2%	22.5%
2 Person Units	24.3%	26.8%	26.2%
3 Person Units	17.3%	17.3%	17.1%
4 Person Units	16.6%	15.8%	15.8%
5 Person Units	10.1%	8.8%	9.1%
6+ Person Units	10.7%	9.0%	9.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	6.8%	8.3%	9.1%
\$150,000-\$199,999	7.7%	9.2%	8.2%
\$100,000-\$149,999	17.7%	19.5%	17.7%
\$75,000-\$99,999	14.3%	14.4%	13.5%
\$50,000-\$74,999	17.4%	16.4%	16.0%
\$35,000-\$49,999	12.4%	10.5%	11.0%
\$25,000-\$34,999	8.4%	6.7%	7.7%
\$15,000-\$24,999	7.4%	6.8%	7.8%
Under \$15,000	7.8%	8.3%	9.0%
Average Household Income	\$97,199	\$104,865	\$103,860
Median Household Income	\$70,441	\$77,259	\$72,515
Per Capita Income	\$30,789	\$34,211	\$34,268
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	30,784	223,151	653,762
Under 20	21.7%	21.8%	23.0%
20 to 34 Years	24.6%	23.2%	23.0%
35 to 39 Years	7.2%	6.7%	7.2%
40 to 49 Years	13.2%	13.0%	13.1%
50 to 64 Years	19.5%	19.9%	18.9%
Age 65+	13.8%	15.4%	14.8%
Median Age	37.5	38.7	37.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	22,094	158,506	461,624
Elementary (0-8)	11.4%	9.7%	11.8%
Some High School (9-11)	8.5%	7.3%	8.0%
High School Graduate (12)	22.6%	21.8%	22.1%
Some College (13-15)	21.9%	21.2%	19.6%
Associate Degree Only	7.6%	8.3%	7.4%
Bachelor's Degree Only	20.2%	21.8%	21.3%
Graduate Degree	7.8%	9.9%	9.8%
Population by Gender			
2022 Estimate Total Population	30,784	223,151	653,762
Male Population	50.1%	49.1%	49.5%
Female Population	49.9%	50.9%	50.5%



POPULATION

In 2022, the population in your selected geography is 653,762. The population has changed by 9.9 percent since 2000. It is estimated that the population in your area will be 668,550 five years from now, which represents a change of 2.3 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 37.7, compared with the U.S. average, which is 38.6. The population density in your area is 8,322 people per square mile.



EMPLOYMENT

In 2022, 320,820 people in your selected area were employed. The 2000 Census revealed that 64.7 percent of employees are in white-collar occupations in this geography, and 35.3 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 26.2 minutes.



HOUSEHOLDS

There are currently 214,358 households in your selected geography. The number of households has changed by 8.3 percent since 2000. It is estimated that the number of households in your area will be 219,855 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 3.0 people.



HOUSING

The median housing value in your area was \$611,464 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 99,576 owner-occupied housing units and 98,362 renter-occupied housing units in your area. The median rent at the time was \$641.



INCOME

In 2022, the median household income for your selected geography is \$72,515, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 66.3 percent since 2000. It is estimated that the median household income in your area will be \$85,334 five years from now, which represents a change of 17.7 percent from the current year.

The current year per capita income in your area is \$34,268, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$103,860, compared with the U.S. average, which is \$96,357.



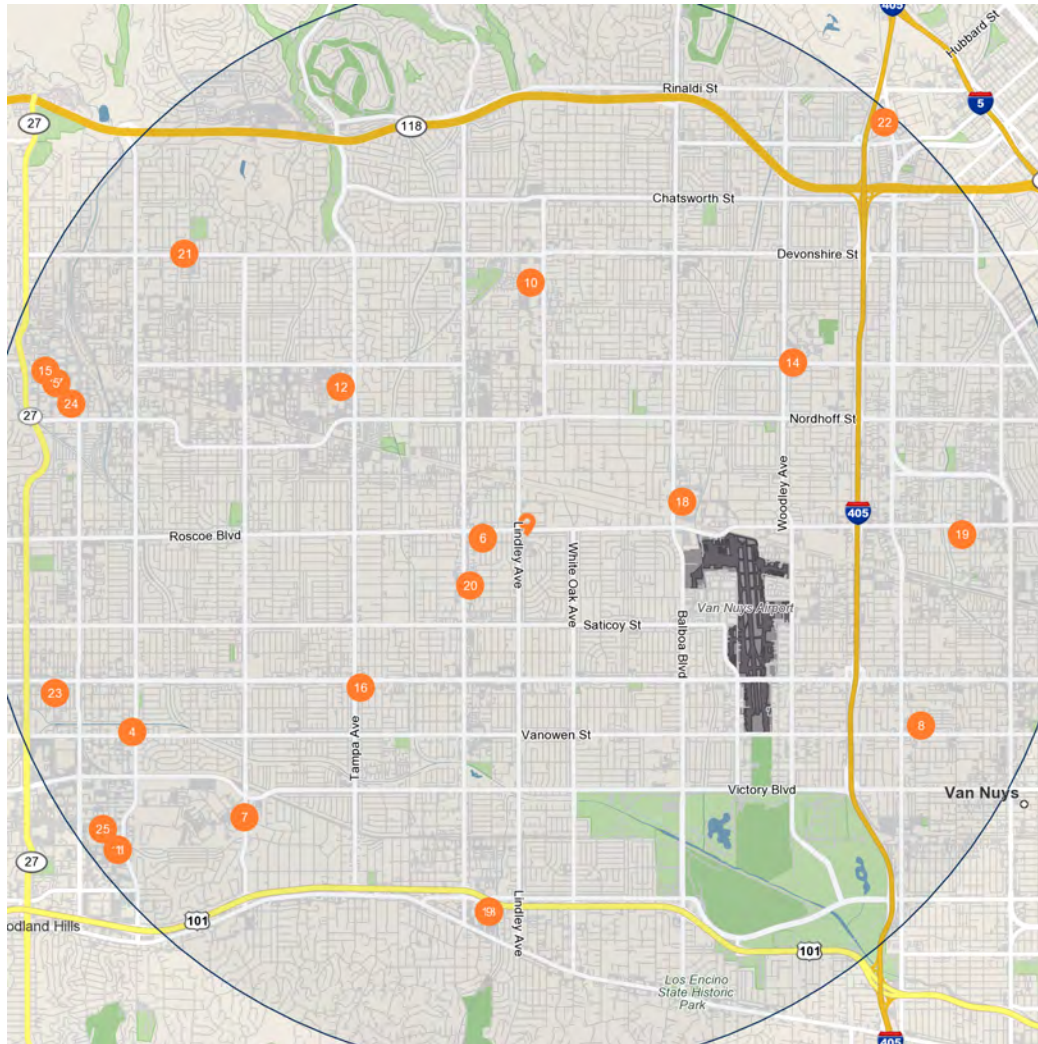
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 21.3 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 lower than the nation's at 7.4 percent vs. 8.4 percent, respectively.

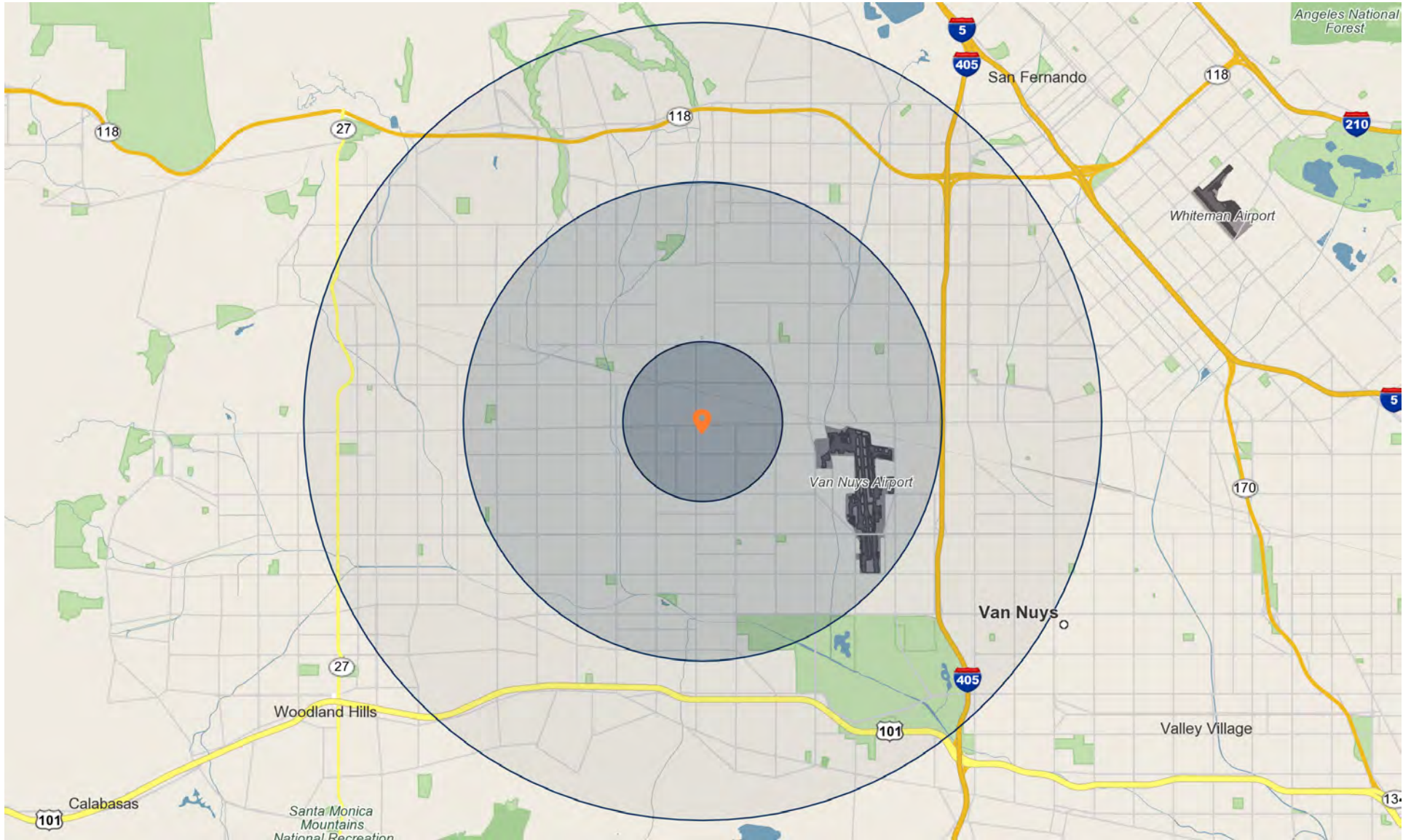
The area had fewer high-school graduates, 22.1 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.6 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 18018 Schoenborn St



Major Employers		Employees
1	Berger Inc-Accredited Home Care	5,013
2	Barry & Taffy Inc-Accredited Home Care	3,388
3	Accredited Respite Svcs Inc	2,904
4	County of Los Angeles-Lafd 72	2,050
5	Epic Technologies LLC-Natel Engineering	1,750
6	Dignity Health-Northridge Hospital Med Ctr	1,750
7	Los Angeles Cmnty College Dst-Los Angeles Pierce College	1,600
8	Valley Presbyterian Hospital-V P H	1,600
9	Providence Tarzana Medical Ctr	1,300
10	Medtronic Minimed Inc-Medtronic	1,200
11	Accredited Fms Inc	968
12	Chevys Inc-Chevys	953
13	Amisub of California Inc-Amisub	900
14	Veterans Health Administration-Sepulveda Ambltory Care Ctr CI	810
15	Walking Company	800
16	Los Angles Jewish HM For Aging-Grancell Village	760
17	Oncore Manufacturing LLC-Neo Tech	700
18	Lakeside Systems Inc-Lakeside Medical Systems	700
19	Deanco Healthcare LLC-Mission Community Hospital	700
20	Verizon Communications Inc-Verizon	670
21	Staffchex Inc	656
22	Facey Medical Foundation	627
23	Right Choice In-Home Care Inc	612
24	Los Angles Cnty Mtro Trnsp Aut	610
25	Panavision Inc-Panavision Group	550

18018 Schoenborn St // DEMOGRAPHICS



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