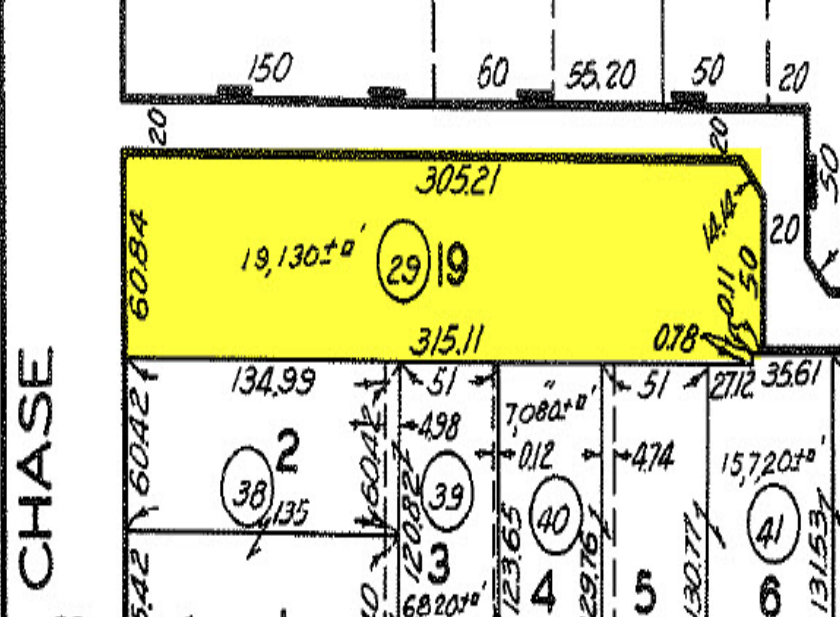


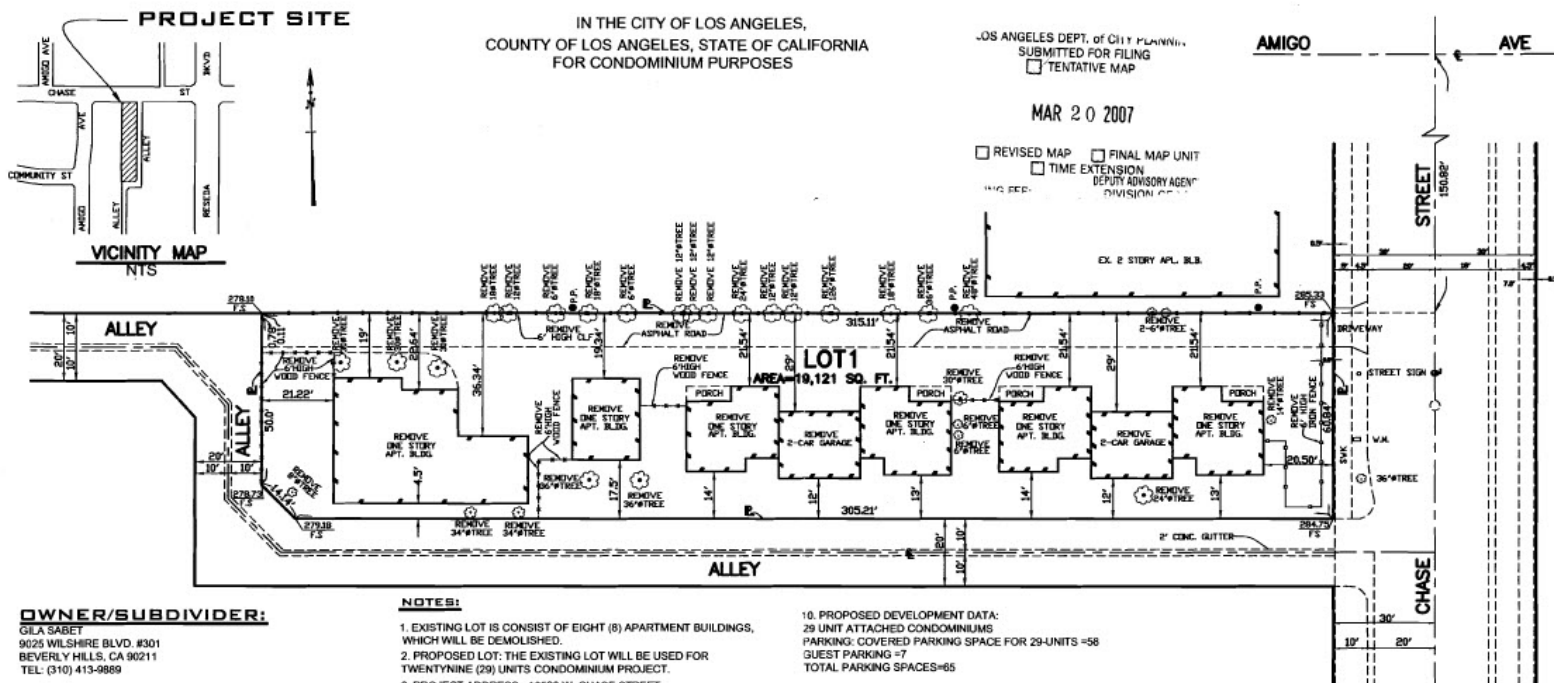
# 18528 Chase Street

NORTHRIDGE, CA



## OFFERING MEMORANDUM

### TENTATIVE TRACT MAP NO.068886



#### OWNER/SUBDIVIDER:

GILA SABET  
9025 WILSHIRE BLVD. #301  
BEVERLY HILLS, CA 90211  
TEL: (310) 413-9889

#### REPRESENTATIVE/ENGINEER:

DHS & ASSOCIATES INC.  
275 CENTENNIAL WAY, SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 865-6569

#### SURVEYOR:

JACK LITTLE CO.  
17620 SHERMAN WAY #217  
VAN NUYS, CA 91406  
TEL: (818) 342-3277  
L.C. #2883, EXP. 06-30-2008

#### LEGAL DESCRIPTION:

LOT 19, TRACT NO. 23414  
M.B. 637-8283  
RECORD OF THE LOS ANGELES COUNTY

#### NOTES:

1. EXISTING LOT IS CONSIST OF EIGHT (8) APARTMENT BUILDINGS, WHICH WILL BE DEMOLISHED.
2. PROPOSED LOT: THE EXISTING LOT WILL BE USED FOR TWENTYNINE (29) UNITS CONDOMINIUM PROJECT.
3. PROJECT ADDRESS: 18528 W. CHASE STREET  
VAN NUYS, CA 91324
4. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
5. THE SITE IS RELATIVELY FLAT.
6. THE SITE IS NOT IN THE FLOOD ZONE AREA.
7. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
8. AREA:  
NET: (BLUE BORDER): 19,121 S.F. (0.439 ACRES)  
GROSS: (TO STREET CENTER LINE): 25,156 S.F. (0.577 ACRES)
9. THOMAS GUIDE: PAGE 530-J1 & J2  
DISTRICT MAP NO. 192-B-125  
CENSUS TRACT NO. 1154-02  
COUNCIL DISTRICT NO. 12

10. PROPOSED DEVELOPMENT DATA:  
29 UNIT ATTACHED CONDOMINIUMS  
PARKING: COVERED PARKING SPACE FOR 29-UNITS =58  
GUEST PARKING =7  
TOTAL PARKING SPACES=65

11. THERE ARE THIRTY (30) TREES ON THE LOT, WHICH WILL BE REMOVED.

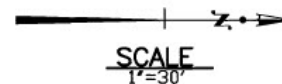
12. GRADING QUANTITIES:  
CUT=6500 CY

13. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.

14. EXISTING ZONING: R3-1

15. PROPOSED ZONING: R3-1

16. MAP PREPARED ON 3-12-2007



**Marcus & Millichap**  
Real Estate Investment Services

# 18528 Chase Street

NORTHRIDGE , CA

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& MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**  
Real Estate Investment Services

# 18528 Chase Street

NORTHRIDGE, CA

## TABLE OF CONTENTS

<b>Section 1</b>	PRICING AND FINANCIAL ANALYSIS
<b>Section 2</b>	PROPERTY DESCRIPTION
<b>Section 3</b>	RECENT SALES
<b>Section 4</b>	ON MARKET COMPARABLES
<b>Section 5</b>	CONDO ON MARKET / RECENT SALES
<b>Section 6</b>	MARKET OVERVIEW
<b>Section 7</b>	DEMOGRAPHIC ANALYSIS

## PRICING AND FINANCIAL ANALYSIS

# 18528 Chase Street

NORTHRIDGE , CA

## FINANCIAL OVERVIEW

## Summary

Property Address 18528 Chase Street  
Northridge, CA 91324

Price	\$1,300,000
Down Payment	100% / \$1,300,000
Lot Size (SF)	19,130
Price/SF	\$67.96
Lot Size (Acres)	0.4462
Price/Acre	\$2,913,492
Buildable SF	58,000
Number Of Units	28
Price/Unit	\$46,429
Number Of Lots	1
Price/Lot	\$1,300,000
Lot Dimensions	61' x 315'
Type of Ownership	Fee Simple

## Financing

FIRST TRUST DEED

Loan Type All Cash

## Site Description

Assessor's Parcel Number	2785-018-029
Zoning	LA R3-1
Adjacent Development	Multi-

**PROPERTY DESCRIPTION**

**18528 Chase Street**

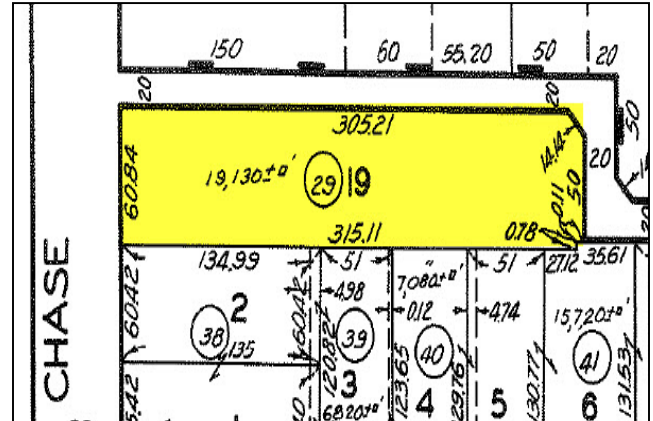
NORTHRIDGE , CA

**Marcus & Millichap**  
Real Estate Investment Services

## INVESTMENT OVERVIEW

### Investment Highlights

- Tentative Tract Map Number 68886-CN, Approved July 2, 2008
- Lender Owned Asset
- Limited Number of Competitive/Comparable Products and Development in Pipeline
- Close to Major Employment Including Cal State Northridge (CSUN), Northridge Hospital, and Northridge Fashion Mall
- Great Demographics with Over Half a Million Residents Within a Five-Mile Radius
- Proximate to Two Major Airports Including Los Angeles International Airport (LAX) and Bob Hope Airport (BUR)
- Strong Demographic Profile for First Time Buyers and Renters Aged 19 to 34



Marcus & Millichap is proud to present a rare development opportunity in Northridge, California, a neighborhood in the City of Los Angeles. Northridge has seen minimal new construction in the past 12 years. This lack of supply, coupled with a growing employment base, makes this a strong and compelling development opportunity.

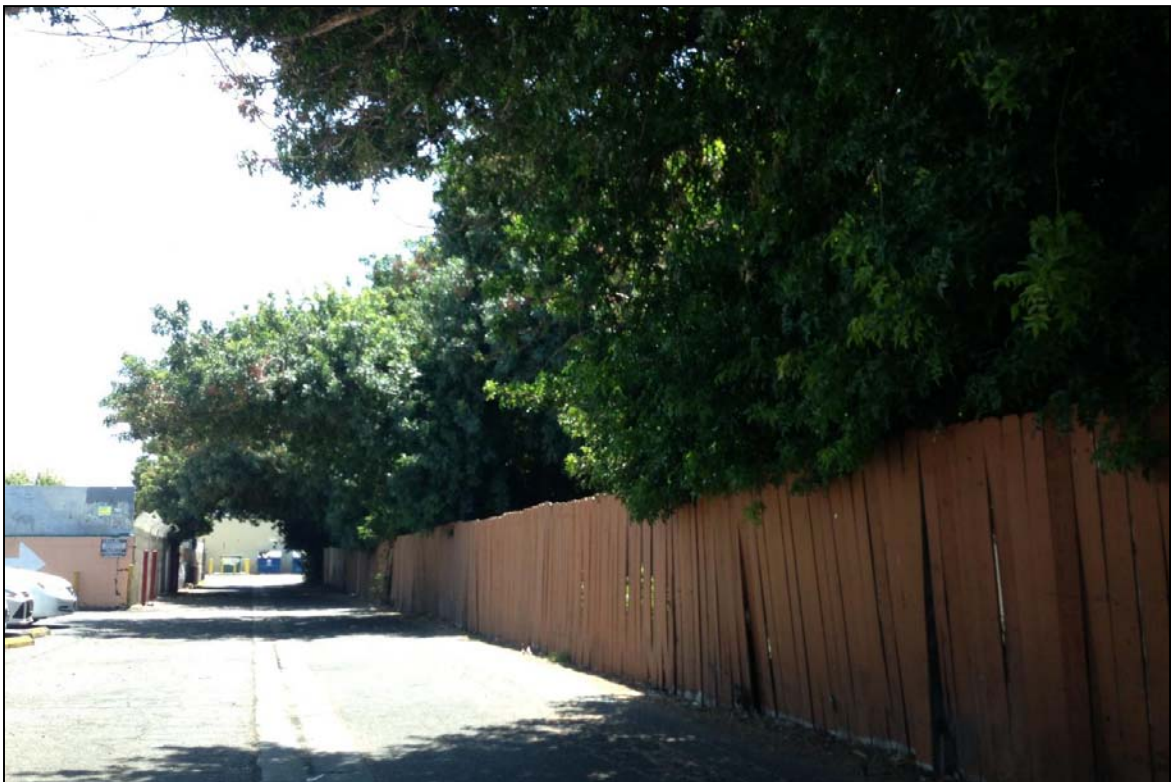
The subject property offers a savvy investor/developer the opportunity to acquire approximately 19,436 square feet (0.44 acres) of buildable area. The property is currently zoned R3-1, with a tentative tract map approved for a maximum 28-unit condominium. The tentative tract map numbered 68886-CN was approved on July 2, 2008. Buyer to verify status.

Existing improvements include six units which generate income of \$6,151.50 per month, or \$73,818 annually, which allows an investor to enjoy income while processing the final tract map and permitting of the project.

18528 Chase Street is ideally located close to the 405, 101, and 118 Freeways while being discreetly nestled within the San Fernando Valley which houses over 1.8 million people. The valley is driven by major healthcare, bio-tech, financial, insurance, and entertainment companies, employing over 700,000 private sector employees.



### PROPERTY PHOTOS





# 18528 Chase Street

NORTHRIDGE, CA

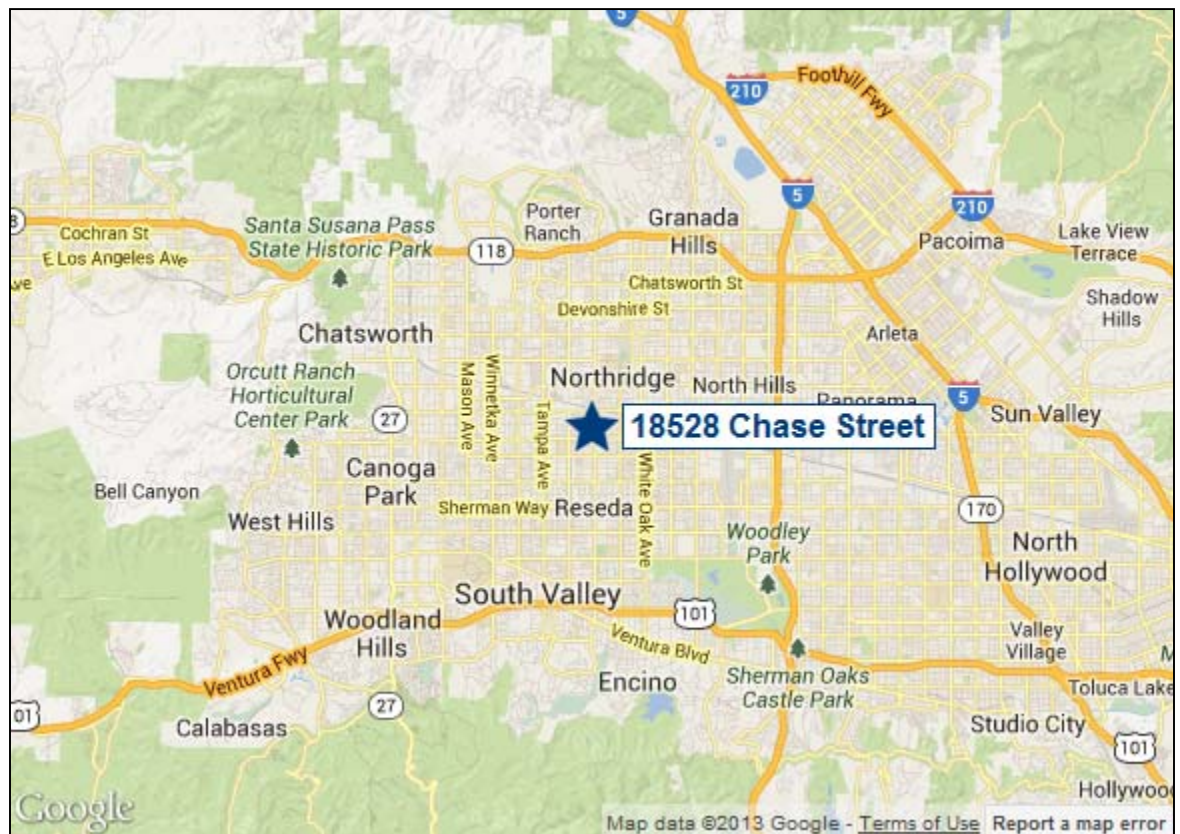
## PROPERTY DESCRIPTION



Local Map



Regional Map



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## TENTATIVE TRACT MAP / PLAT MAP

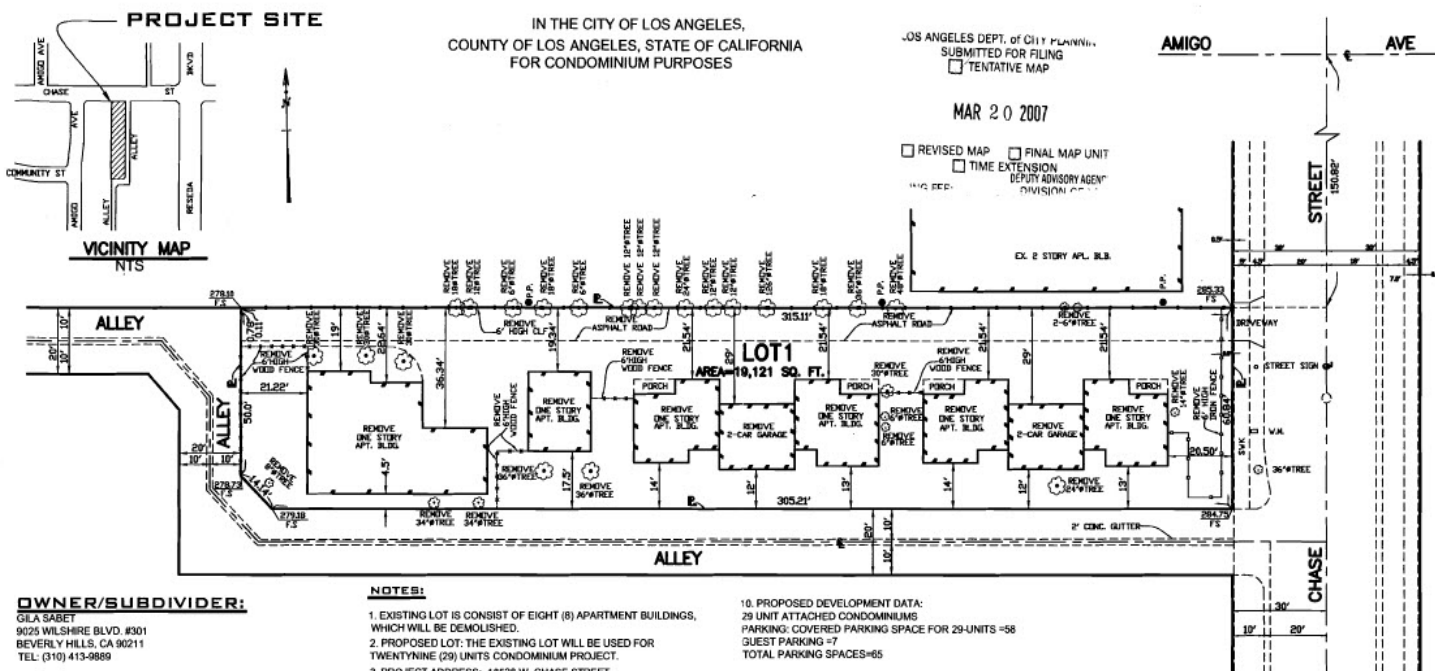
## TENTATIVE TRACT MAP NO.068886

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

LOS ANGELES DEPT. OF CITY PLANNING  
SUBMITTED FOR FILING  
TENTATIVE MAP

MAR 20 2007

REVISOR'S MAP  
FINAL MAP UNIT  
TIME EXTENSION  
DEPUTY ADVISORY AGENCY  
DIVISION OF CITY PLANNING

**OWNER/SUBDIVIDER:**

GIA SABET  
9025 WILSHIRE BLVD. #301  
BEVERLY HILLS, CA 90211  
TEL: (310) 413-9889

**REPRESENTATIVE/ENGINEER:**

DHS & ASSOCIATES INC.  
275 CENTENNIAL WAY, SUITE 205  
TUSTIN, CA 92780  
TEL: (714) 665-6569

**SURVEYOR:**

JACK LITTLE CO.  
17620 SHERMAN WAY #217  
VAN NUYS, CA 91406  
TEL: (818) 342-3277  
LIC. #2883, EXP. 06-30-2008

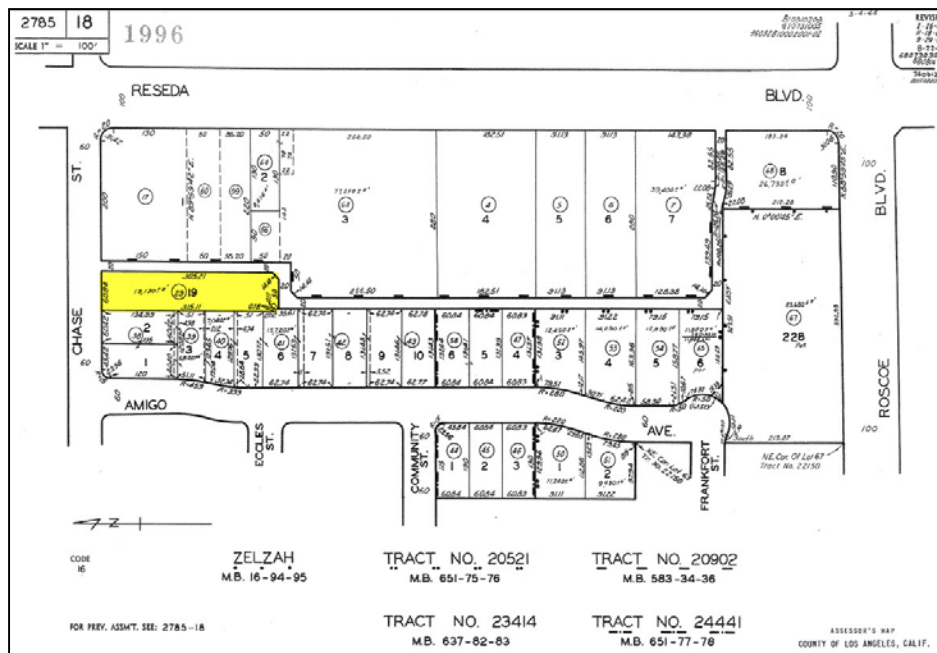
**LEGAL DESCRIPTION:**

LOT 19, TRACT NO. 23414  
M.B. 637-82-83  
RECORD OF THE LOS ANGELES COUNTY

**NOTES:**

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- SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
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GROSS (TO STREET CENTER LINE): 25,156 S.F. (0.577 ACRES)
- THOMAS GUIDE: PAGE 530-J1 & J2  
DISTRICT MAP NO. 192-B-125  
CENSUS TRACT NO. 1154.02  
COUNCIL DISTRICT NO. 12
- PROPOSED DEVELOPMENT DATA:  
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CUT=6500 CY
- THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA AND IS NOT SUBJECT TO FLOOD HAZARD.
- EXISTING ZONING: R3-1
- PROPOSED ZONING: R3-1
- MAP PREPARED ON 3-12-2007

SCALE  
1"=30'

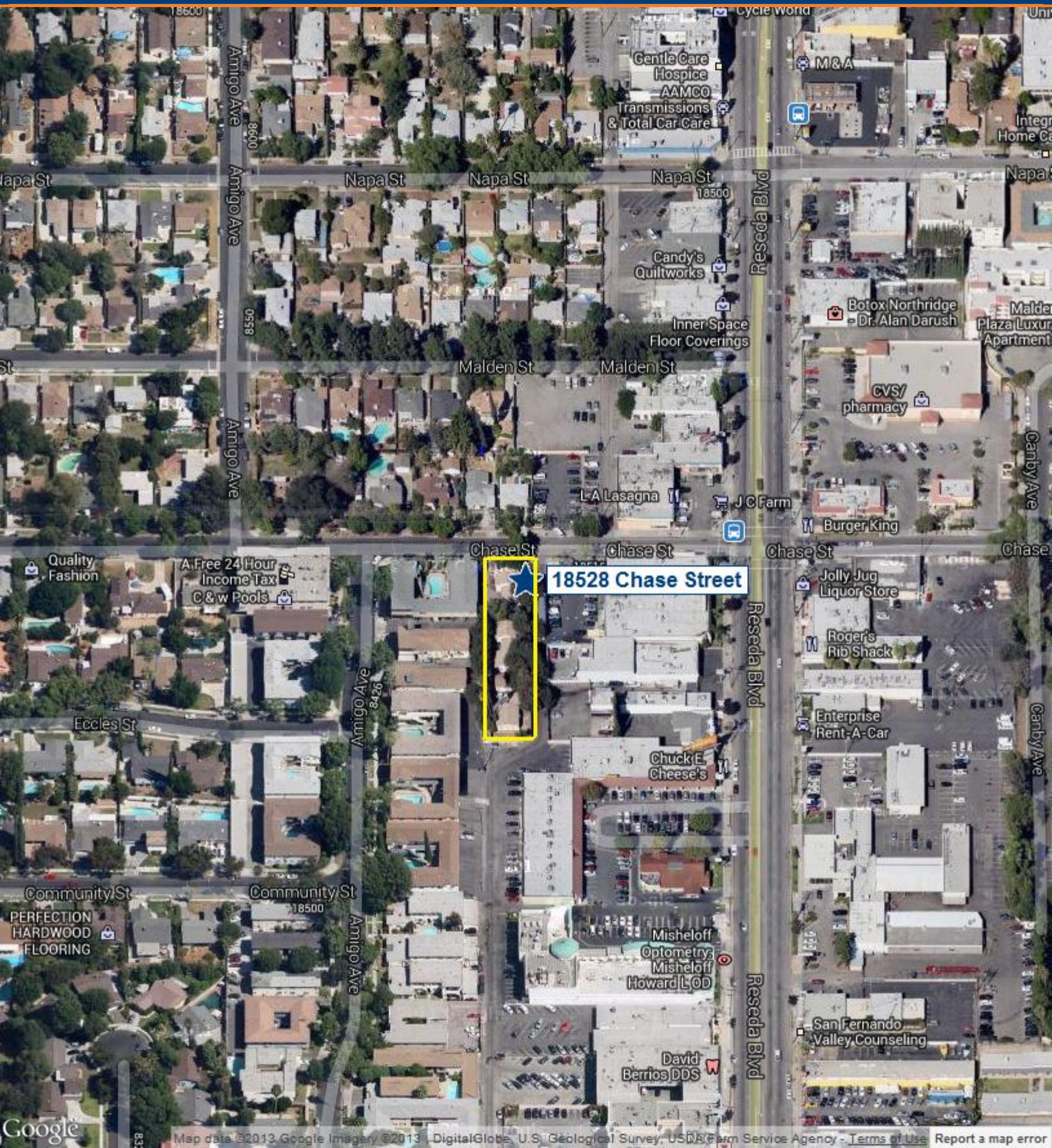




# 18528 Chase Street

NORTHRIDGE, CA

## PROPERTY DESCRIPTION



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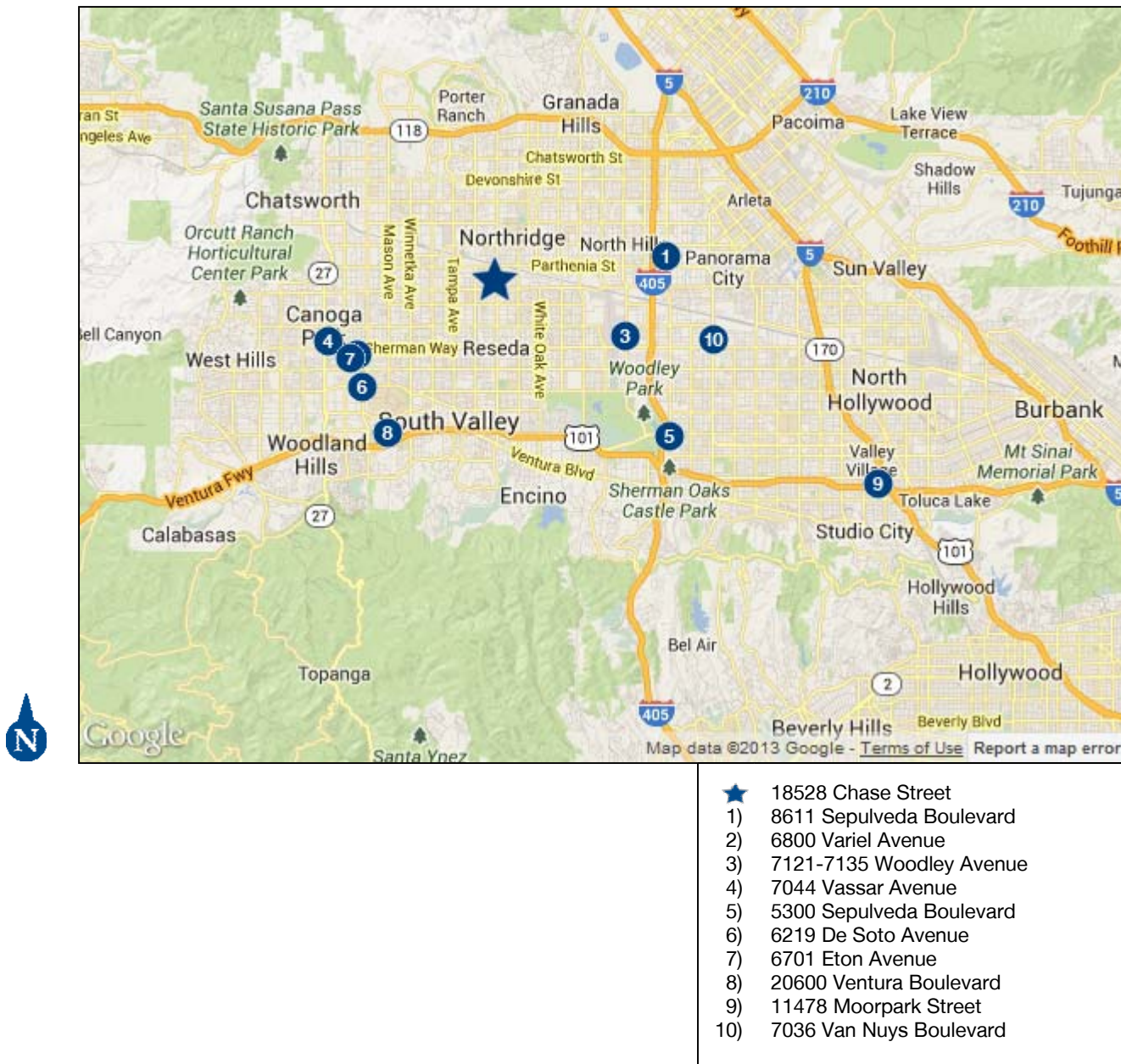
## RECENT SALES

# 18528 Chase Street

NORTHRIDGE , CA

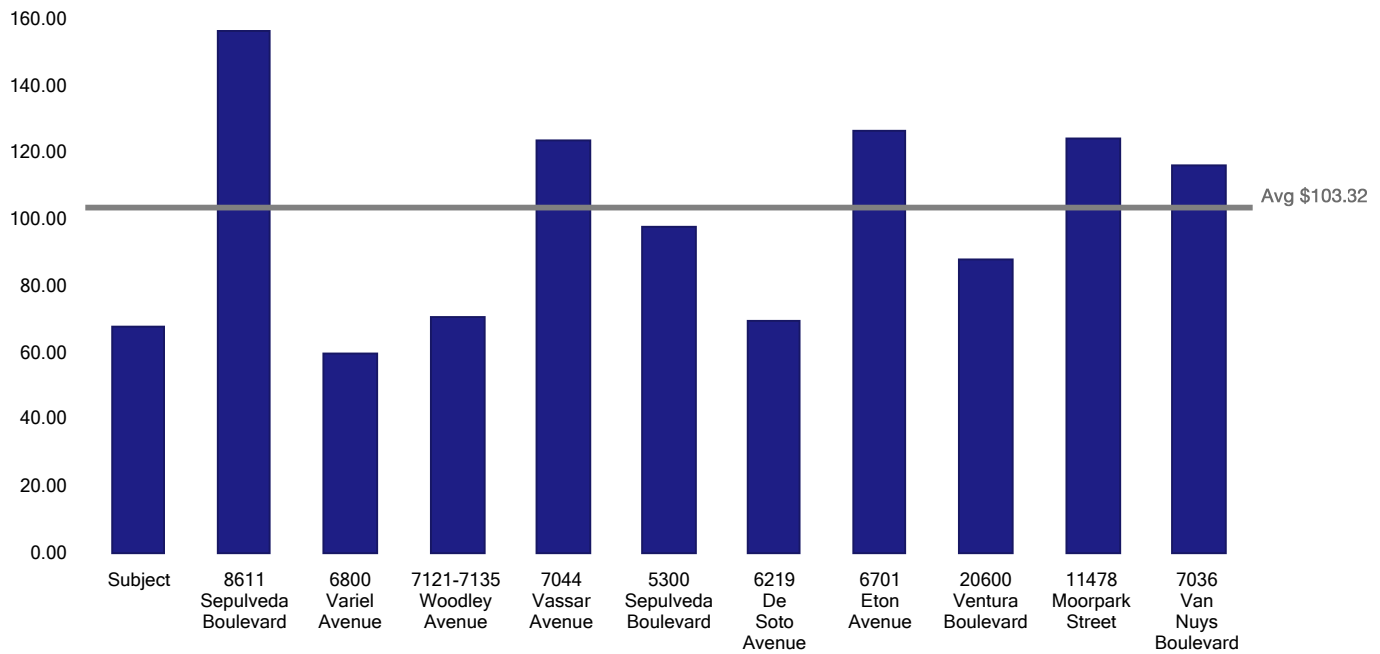
Marcus & Millichap  
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## RECENT SALES MAP

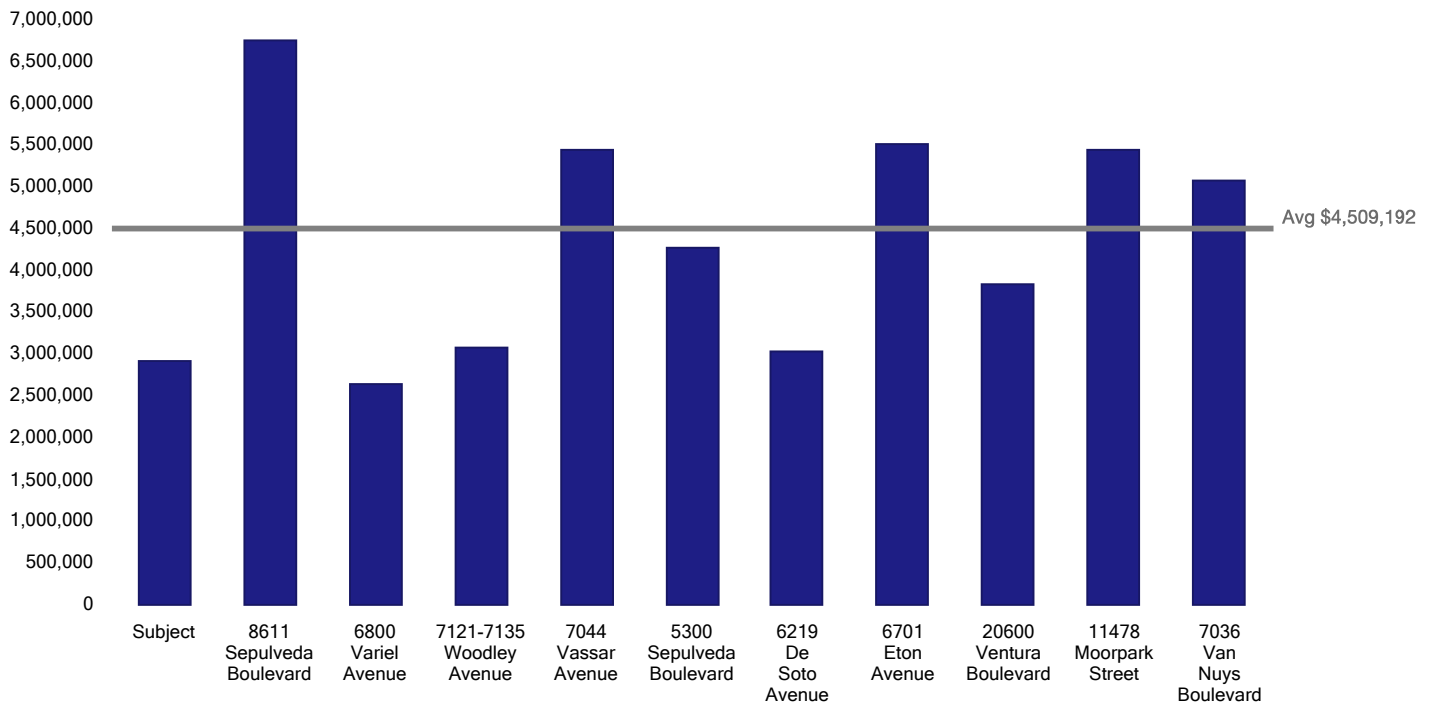


## PRICE PER SF AND PRICE PER ACRE

### AVERAGE PRICE/SF

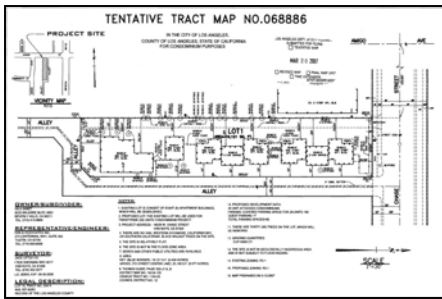


### AVERAGE PRICE/ACRE





## RECENT SALES



**Subject Property**

18528 Chase Street  
Northridge, CA 91324

Sale Price:	\$1,300,000	Lot Size (SF):	19,130
Down Payment:	\$1,300,000	Price/SF:	\$67.96
Down Payment %:	100%	Lot Size (Acres):	0.4462
Zoning:	LA R3-1	Price/Acre:	\$2,913,492
		Lot Dimensions:	61' x 315'

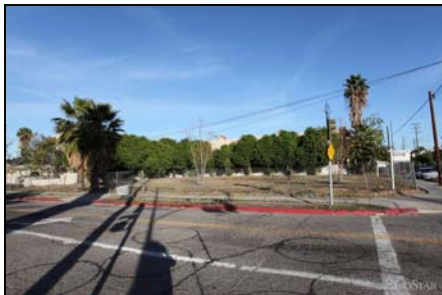
1



8611 Sepulveda Boulevard  
North Hills, CA 91343

Close of Escrow:	02/01/2013	Lot Size (SF):	15,965
Sale Price:	\$2,500,000	Price/SF:	\$156.59
Down Payment:	\$2,500,000	Lot Size (Acres):	0.3700
Down Payment %:	100%	Price/Acre:	\$6,756,757
Zoning:	LA C2	Lot Dimensions:	N/A

2



6800 Variel Avenue  
Canoga Park, CA 91303

Close of Escrow:	5/2/2013	Lot Size (SF):	14,985
Sale Price:	\$900,000	Price/SF:	\$60.06
Down Payment:	\$900,000	Lot Size (Acres):	0.3400
Down Payment %:	100%	Price/Acre:	\$2,647,059
Zoning:	R3	Lot Dimensions:	N/A

### RECENT SALES

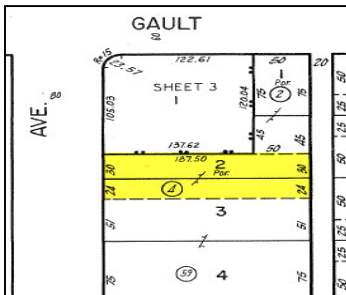
3



7121-7135 Woodley Avenue  
Van Nuys, CA 91406

Close of Escrow:	12/28/2012	Lot Size (SF):	56,000
Sale Price:	\$3,950,000	Price/SF:	\$70.54
Down Payment:	\$3,950,000	Lot Size (Acres):	1.2800
Down Payment %:	100%	Price/Acre:	\$3,085,938
Zoning:	LA C2	Lot Dimensions:	N/A

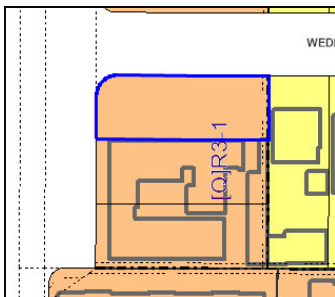
4



7044 Vassar Avenue  
Canoga Park, CA 91303

Close of Escrow:	05/18/2012	Lot Size (SF):	10,123
Sale Price:	\$1,250,000	Price/SF:	\$123.48
Down Payment:	\$1,250,000	Lot Size (Acres):	0.2300
Down Payment %:	100%	Price/Acre:	\$5,434,783
Zoning:	R3	Lot Dimensions:	NA

5



5300 Sepulveda Boulevard  
Sherman Oaks, CA 91411

Close of Escrow:	11/15/2012	Lot Size (SF):	31,464
Sale Price:	\$3,075,000	Price/SF:	\$97.73
Down Payment:	\$3,075,000	Lot Size (Acres):	0.7200
Down Payment %:	100%	Price/Acre:	\$4,270,833
Zoning:	R3	Lot Dimensions:	NA

## RECENT SALES

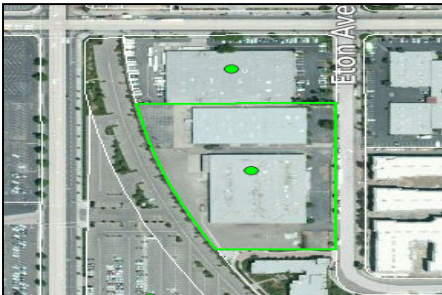
6



6219 De Soto Avenue  
Woodland Hills, CA 91367

Close of Escrow:	03/30/2012	Lot Size (SF):	455,715
Sale Price:	\$31,750,000	Price/SF:	\$69.67
Down Payment:	\$31,750,000	Lot Size (Acres):	10.4600
Down Payment %:	100%	Price/Acre:	\$3,035,373
Zoning:	LA WC	Lot Dimensions:	NA

7



6701 Eton Avenue  
Canoga Park, CA 91303

Close of Escrow:	08/03/2011	Lot Size (SF):	181,645
Sale Price:	\$23,000,000	Price/SF:	\$126.62
Down Payment:	\$23,000,000	Lot Size (Acres):	4.1700
Down Payment %:	100%	Price/Acre:	\$5,515,588
Zoning:	LA WC	Lot Dimensions:	NA

8



20600 Ventura Boulevard  
Woodland Hills, CA 91364

Close of Escrow:	07/22/2011	Lot Size (SF):	363,757
Sale Price:	\$32,000,000	Price/SF:	\$87.97
Down Payment:	\$32,000,000	Lot Size (Acres):	8.3500
Down Payment %:	100%	Price/Acre:	\$3,832,335
Zoning:	LA RAS4	Lot Dimensions:	NA

## RECENT SALES

9



11478 Moorpark Street  
Studio City, CA 91602

Close of Escrow:	06/07/2013	Lot Size (SF):	7,000
Sale Price:	\$870,000	Price/SF:	\$124.29
Down Payment:	\$870,000	Lot Size (Acres):	0.1600
Down Payment %:	100%	Price/Acre:	\$5,437,500
Zoning:	R3	Lot Dimensions:	NA

10



7036 Van Nuys Boulevard  
Van Nuys, CA 91405

Close of Escrow:	07/18/2013	Lot Size (SF):	28,815
Sale Price:	\$3,350,000	Price/SF:	\$116.26
Down Payment:	\$3,350,000	Lot Size (Acres):	0.6600
Down Payment %:	100%	Price/Acre:	\$5,075,758
Zoning:	C2	Lot Dimensions:	N/A

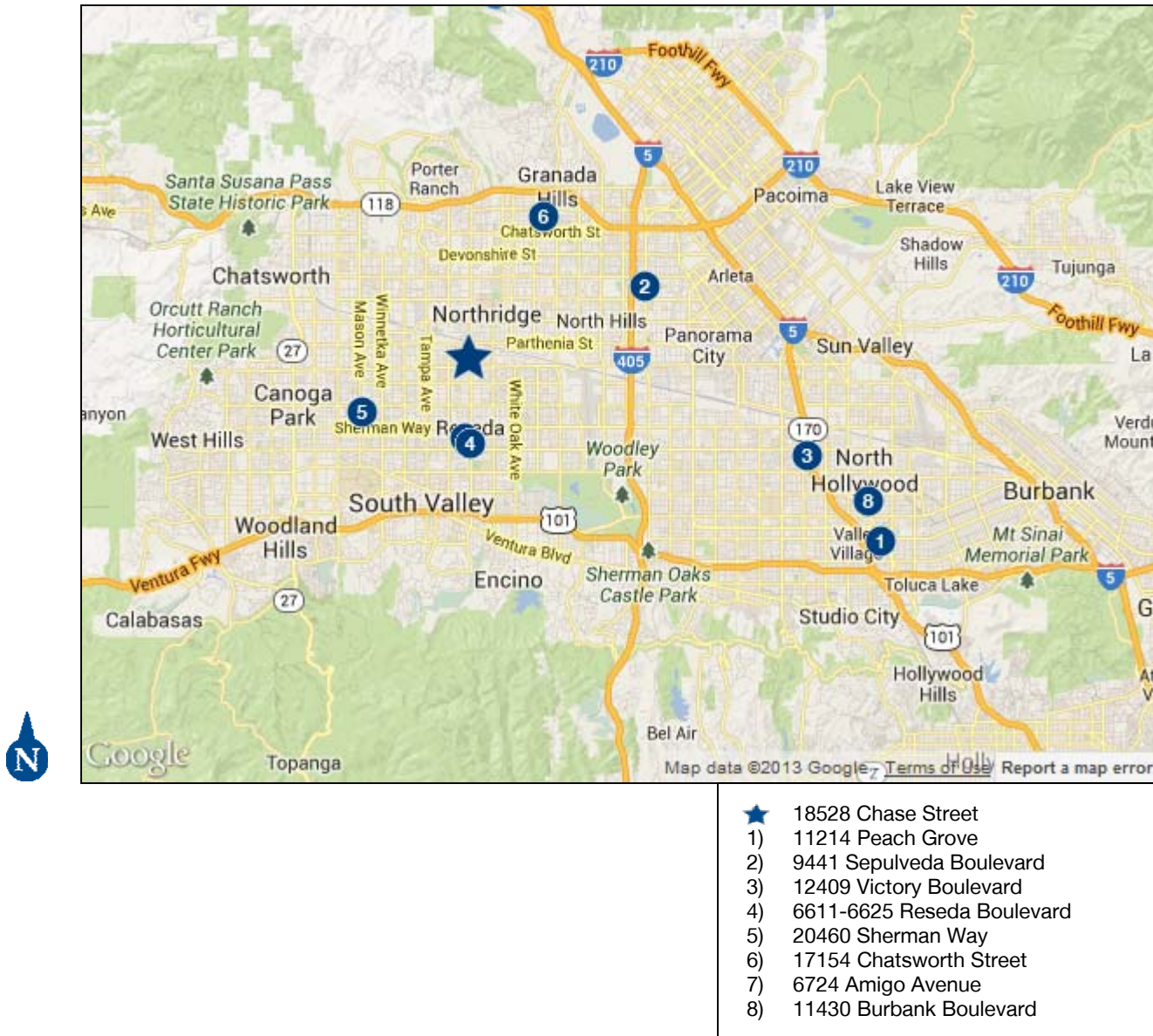
ON MARKET COMPARABLES

**18528 Chase Street**

NORTHRIDGE , CA



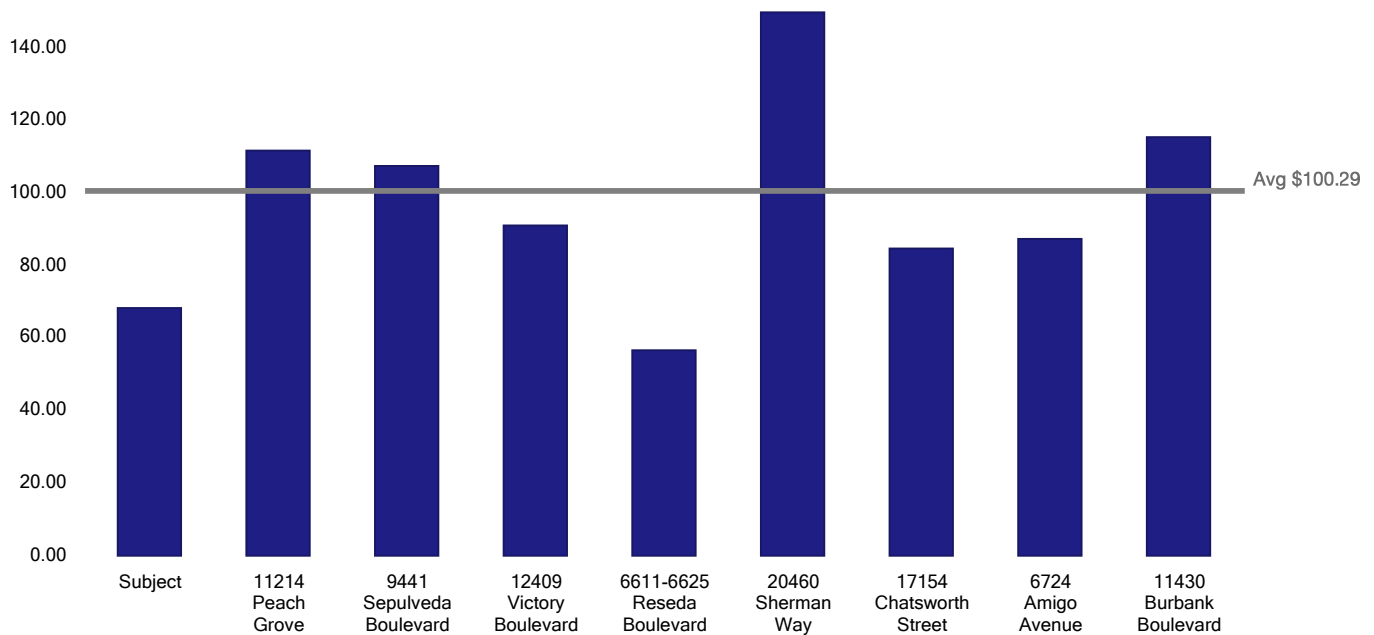
## ON MARKET COMPARABLES MAP



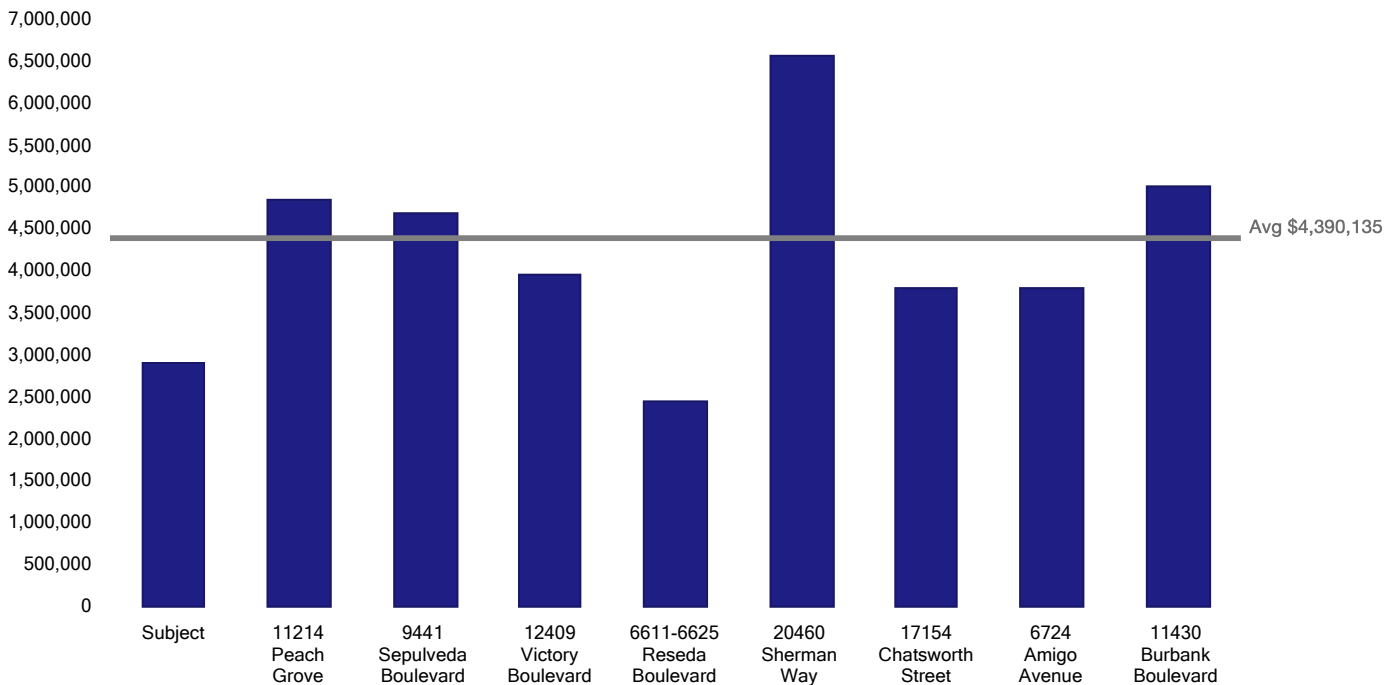


### PRICE PER SF AND PRICE PER ACRE

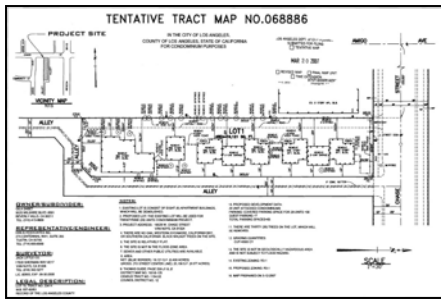
#### AVERAGE PRICE/SF



#### AVERAGE PRICE/ACRE



### ON MARKET COMPARABLES

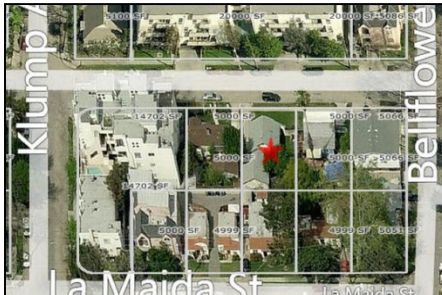


**Subject Property**

18528 Chase Street  
Northridge, CA 91324

Sale Price:	\$1,300,000	Lot Size (SF):	19,130
Down Payment:	\$1,300,000	Price/SF:	\$67.96
Down Payment %:	100%	Lot Size (Acres):	0.4462
Zoning:	LA R3-1	Price/Acre:	\$2,913,492
		Lot Dimensions:	61' x 315'

1



11214 Peach Grove  
North Hollywood, CA 91601

Close of Escrow:	On Market	Lot Size (SF):	14,810
List Price:	\$1,650,000	Price/SF:	\$111.41
Down Payment:	\$1,650,000	Lot Size (Acres):	0.3400
Down Payment %:	100%	Price/Acre:	\$4,852,941
Zoning:	R3	Lot Dimensions:	N/A

2



9441 Sepulveda Boulevard  
North Hills, CA 91343

Close of Escrow:	On Market	Lot Size (SF):	13,999
List Price:	\$1,500,000	Price/SF:	\$107.15
Down Payment:	N/A	Lot Size (Acres):	0.3200
Down Payment %:	N/A	Price/Acre:	\$4,687,500
Zoning:	RA/C2	Lot Dimensions:	N/A

### ON MARKET COMPARABLES

3



12409 Victory Boulevard  
North Hollywood, CA 91606

Close of Escrow:	On Market	Lot Size (SF):	35,753
List Price:	\$3,250,000	Price/SF:	\$90.90
Down Payment:	\$3,250,000	Lot Size (Acres):	0.8200
Down Payment %:	100%	Price/Acre:	\$3,963,415
Zoning:	RAS4-1	Lot Dimensions:	N/A

4



6611-6625 Reseda Boulevard  
Reseda, CA 91335

Close of Escrow:	In Contract	Lot Size (SF):	104,544
List Price:	\$5,900,000	Price/SF:	\$56.44
Down Payment:	\$5,900,000	Lot Size (Acres):	2.4000
Down Payment %:	100%	Price/Acre:	\$2,458,333
Zoning:	C2	Lot Dimensions:	N/A

5



20460 Sherman Way  
Winnetka, CA 91306

Close of Escrow:	On Market	Lot Size (SF):	16,714
List Price:	\$2,495,000	Price/SF:	\$149.28
Down Payment:	\$2,495,000	Lot Size (Acres):	0.3800
Down Payment %:	100%	Price/Acre:	\$6,565,789
Zoning:	C2	Lot Dimensions:	50' x 436'

## ON MARKET COMPARABLES

6



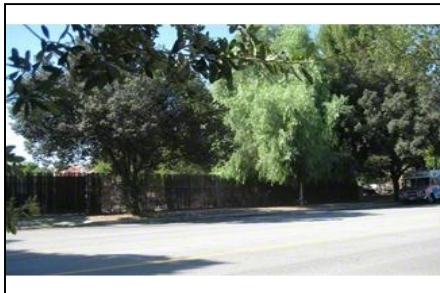
17154 Chatsworth Street  
Granada Hills, CA 91344

Close of Escrow:	On Market	Lot Size (SF):	13,000
List Price:	\$1,100,000	Price/SF:	\$84.62
Down Payment:	\$1,100,000	Lot Size (Acres):	0.2900
Down Payment %:	100%	Price/Acre:	\$3,793,103
Zoning:	(T)(Q) RD1.5	Lot Dimensions:	100' x 130'

**Comments**

Located on Chatsworth Street in Granada Hills, this double lot assemblage will afford a developer the opportunity to build eight small lot homes. The property has a vesting tentative tract map numbered 69144 and has gone through a zone change to (T)(Q) RD1.5.

7



6724 Amigo Avenue  
Reseda, CA 91335

Close of Escrow:	On Market	Lot Size (SF):	108,900
List Price:	\$9,500,000	Price/SF:	\$87.24
Down Payment:	\$9,500,000	Lot Size (Acres):	2.5000
Down Payment %:	100%	Price/Acre:	\$3,800,000
Zoning:	RA-1	Lot Dimensions:	NA

8



11430 Burbank Boulevard  
North Hollywood, CA 91601

Close of Escrow:	On Market	Lot Size (SF):	30,370
List Price:	\$3,500,000	Price/SF:	\$115.25
Down Payment:	\$3,500,000	Lot Size (Acres):	0.7000
Down Payment %:	100%	Price/Acre:	\$5,000,000
Zoning:	R4	Lot Dimensions:	N/A

CONDO ON MARKET / RECENT SALES

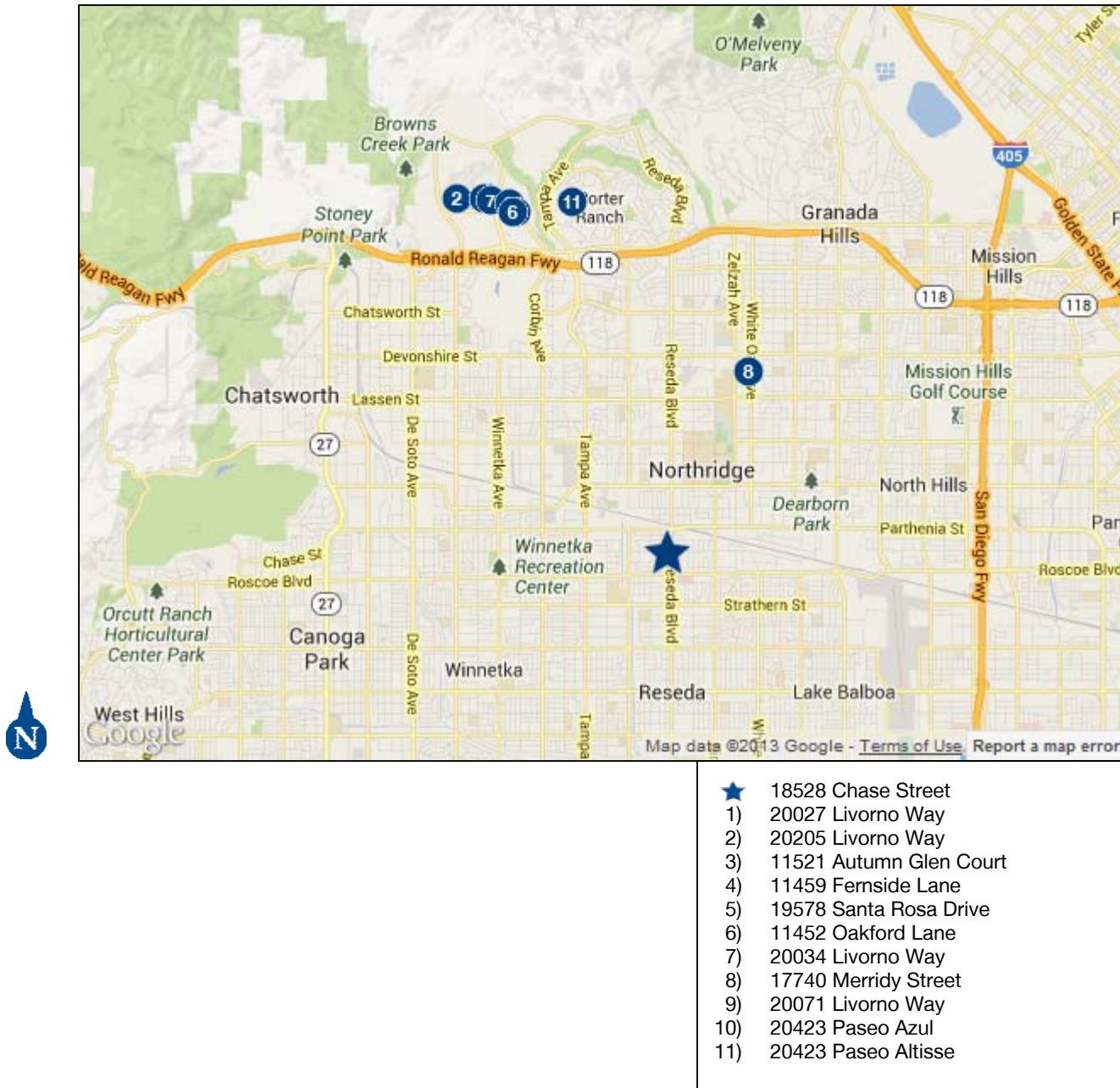
**18528 Chase Street**

NORTHRIDGE , CA

**Marcus & Millichap**  
Real Estate Investment Services



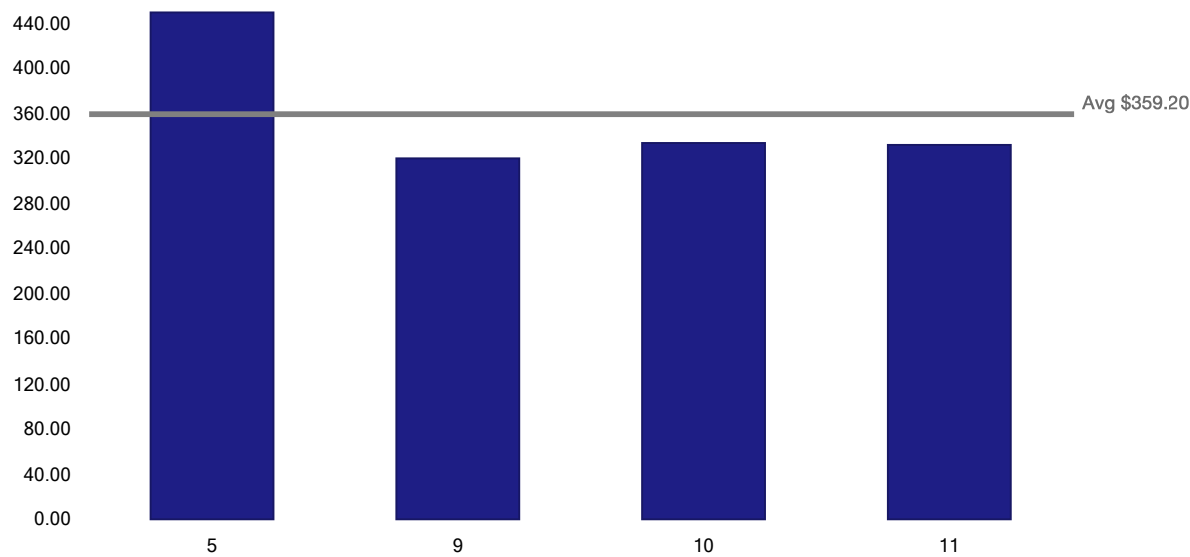
## RECENT CONDO SALES MAP



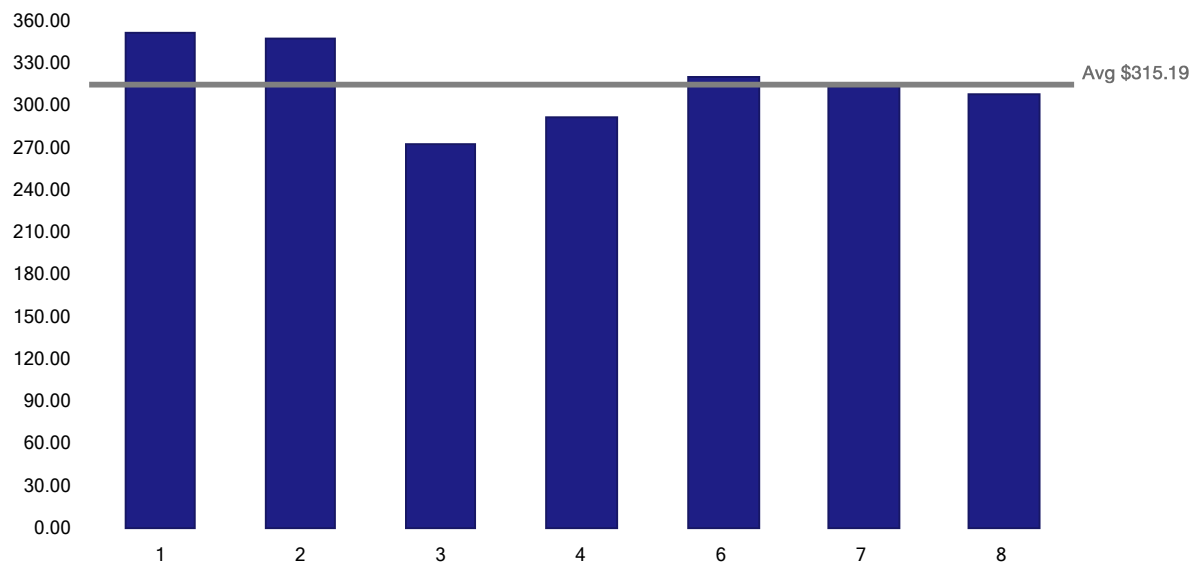


PRICE PER SQUARE FOOT

AVERAGE PRICE PER SQUARE FOOT - 2 BEDROOMS



AVERAGE PRICE PER SQUARE FOOT - 3 BEDROOMS



### RECENT CONDO SALES

1



20027 Livorno Way  
Northridge, CA 91326

Close of Escrow: 07/16/2013  
Unit Type: 3 Bdr 3 Bath  
Year Built: 2004

Sale Price: \$470,000  
Square Feet: 1,336  
Price/SF: \$351.80

2



20205 Livorno Way  
Northridge, CA 91326

Close of Escrow: 07/12/2013  
Unit Type: 3 Bdr 3 Bath  
Year Built: 2007

Sale Price: \$486,501  
Square Feet: 1,399  
Price/SF: \$347.75

3



11521 Autumn Glen Court  
Northridge, CA 91326

Close of Escrow: 06/21/2013  
Unit Type: 3 Bdr 3 Bath  
Year Built: 2004

Sale Price: \$468,000  
Square Feet: 1,714  
Price/SF: \$273.05

## RECENT CONDO SALES

4



11459 Fernside Lane  
Northridge, CA 91326

Close of Escrow: 05/13/2013  
Unit Type: 3 Bdr 3 Bath  
Year Built: 2003

Sale Price: \$500,000  
Square Feet: 1,714  
Price/SF: \$291.72

5

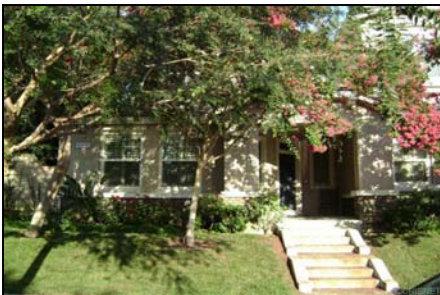


19578 Santa Rosa Drive  
Northridge, CA 91326

Close of Escrow: On Market  
Unit Type: 2 Bdr 3 Bath  
Year Built: 2003

Sale Price: \$670,000  
Square Feet: 1,490  
Price/SF: \$449.66

6



11452 Oakford Lane  
Northridge, CA 91326

Close of Escrow: On Market  
Unit Type: 3 Bdr 3 Bath  
Year Built: 2003

Sale Price: \$549,000  
Square Feet: 1,714  
Price/SF: \$320.30

### RECENT CONDO SALES

7



20034 Livorno Way  
Northridge, CA 91326

Close of Escrow:	On Market	Sale Price:	\$489,950
Unit Type:	3 Bdr 3 Bath	Square Feet:	1,563
Year Built:	2004	Price/SF:	\$313.47

8



17740 Merridy Street  
Northridge, CA 91326

Close of Escrow:	On Market	Sale Price:	\$450,000
Unit Type:	3 Bdr 3 Bath	Square Feet:	1,460
Year Built:	2001	Price/SF:	\$308.22

9



20071 Livorno Way  
Northridge, CA 91326

Close of Escrow:	On Market	Sale Price:	\$449,000
Unit Type:	2 Bdr 3 Bath	Square Feet:	1,399
Year Built:	2004	Price/SF:	\$320.94

## RECENT CONDO SALES

10



20423 Paseo Azul  
Northridge, CA 91326

Close of Escrow:	On Market	Sale Price:	\$439,900
Unit Type:	2 Bdr 3 Bath	Square Feet:	1,320
Year Built:	2009	Price/SF:	\$333.26

11



20423 Paseo Altisse  
Northridge, CA 91326

Close of Escrow:	On Market	Sale Price:	\$439,500
Unit Type:	2 Bdr 3 Bath	Square Feet:	1,320
Year Built:	2009	Price/SF:	\$332.95

## MARKET OVERVIEW

# 18528 Chase Street

NORTHRIDGE , CA

Marcus & Millichap  
Real Estate Investment Services



## SAN FERNANDO VALLEY

More than 1.6 million people reside in the San Fernando Valley, which is located in the northern portion of Los Angeles County and includes the cities of Chatsworth, Woodland Hills, Van Nuys, Sherman Oaks, Burbank and North Hollywood. The area's population is expected to increase by 2.2 percent over the next five years with the addition of nearly 34,000 new residents.

Known for its entertainment industry, the Valley boasts more than 100 soundstages, producing everything from Jurassic Park to "The Tonight Show." Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch. The entertainment industry continues to set the area's economic pulse. Local motion picture and entertainment companies hire more than 32,200 people.

While the Valley has grown into the world's center for entertainment, aerospace giants Boeing and Northrop Grumman, healthcare provider Kaiser Permanente, and 21st Century Insurance also generate numerous high-paying jobs. As a result of its large concentration of high-paying, successful companies, the area's median household income of \$59,600 has risen over 30 percent since 2000.

The median home price has decreased considerably since 2007. Nonetheless, affordability remains a challenge for much of the population. High home prices keep homeownership rates below 50 percent in the San Fernando Valley.



San Fernando Valley

### Share of Total Employment MSA Employment: 648,000

Services	45%
Retail Trade	21%
Manufacturing	9%
Finance, Insurance & Real Estate	8%
Wholesale Trade	6%
Construction	4%
Transportation & Communications	4%
Public Administration	2%
Other	2%

2012 Estimate

Sources: Marcus & Millichap Research Services, AGS

### Major Employers

Warner Bros. Entertainment Inc.
The Walt Disney Co.
Kaiser Permanente
UCLA Medical Center
WF Cinema Holdings LP
Providence Health System
The Boeing Co.
Universal City Studios Productions
21st Century Insurance Co.
Northrop Grumman Corp.

## DEMOGRAPHIC ANALYSIS

**18528 Chase Street**

NORTHRIDGE , CA

**DEMOGRAPHIC REPORT**

	1 Mile	3 Miles	5 Miles
2000 Population	29,189	205,497	554,815
2010 Population	30,124	221,009	591,081
2012 Population	30,438	223,674	598,718
2017 Population	30,581	225,903	606,083
2000 Households	8,933	69,015	187,073
2010 Households	8,974	71,065	194,191
2012 Households	9,121	72,413	198,102
2017 Households	9,218	73,818	202,302
2012 Average Household Size	3.27	3.01	2.97
2012 Daytime Population	9,933	76,650	240,307
2000 Median Housing Value			
2000 Owner Occupied Housing Units	40.44%	55.63%	50.14%
2000 Renter Occupied Housing Units	57.04%	41.36%	46.92%
2000 Vacant	2.80%	2.89%	2.94%
2012 Owner Occupied Housing Units	39.56%	53.56%	47.98%
2012 Renter Occupied Housing Units	56.45%	42.70%	48.00%
2012 Vacant	3.99%	3.74%	4.02%
2017 Owner Occupied Housing Units	39.59%	53.20%	47.65%
2017 Renter Occupied Housing Units	56.28%	42.85%	48.05%
2017 Vacant	4.13%	3.95%	4.29%
\$ 0 - \$14,999	10.6%	9.3%	10.0%
\$ 15,000 - \$24,999	10.2%	8.7%	9.8%
\$ 25,000 - \$34,999	12.2%	8.8%	9.1%
\$ 35,000 - \$49,999	15.3%	12.5%	12.9%
\$ 50,000 - \$74,999	18.7%	19.4%	18.8%
\$ 75,000 - \$99,999	11.9%	14.1%	12.8%
\$100,000 - \$124,999	9.7%	10.3%	9.5%
\$125,000 - \$149,999	4.5%	6.1%	5.9%
\$150,000 - \$199,999	3.7%	5.8%	5.4%
\$200,000 - \$249,999	0.8%	1.9%	2.2%
\$250,000 +	2.5%	3.2%	3.6%
2012 Median Household Income	\$52,676	\$63,838	\$60,837
2012 Per Capita Income	\$21,754	\$27,920	\$28,614
2012 Average Household Income	\$72,103	\$85,660	\$85,919

Demographic data © 2012 by Experian.

## SUMMARY REPORT

### Geography: 5 Miles

#### Population

In 2012, the population in your selected geography was 598,718 . The population has changed by 7.91% since 2000. It is estimated that the population in your area will be 606,083 five years from now, which represents a change of 1.22% from the current year. The current population is 49.5% male and 50.4% female. The median age of the population in your area is 36.0 , compare this to the U.S. average which is 37. The population density in your area is 7,580.78 people per square mile.

#### Households

There are currently 198,102 households in your selected geography. The number of households has changed by 5.89% since 2000. It is estimated that the number of households in your area will be 202,302 five years from now, which represents a change of 2.12% from the current year. The average household size in your area is 2.96 persons.

#### Income

In 2012, the median household income for your selected geography is \$60,837 , compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by N/A% since 2000. It is estimated that the median household income in your area will be \$70,214 five years from now, which represents a change of 15.41% from the current year.

The current year per capita income in your area is \$28,614 , compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$85,919 , compare this to the U.S. average which is \$75,373.

#### Race & Ethnicity

The current year racial makeup of your selected area is as follows: 55.67% White, 4.66% African American, 0.61% Native American and 13.91% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 43.71% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

#### Housing

The median housing value in your area was \$N/A in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 96,650 owner occupied housing units in your area and there were 90,441 renter occupied housing units in your area. The median rent at the time was \$N/A .

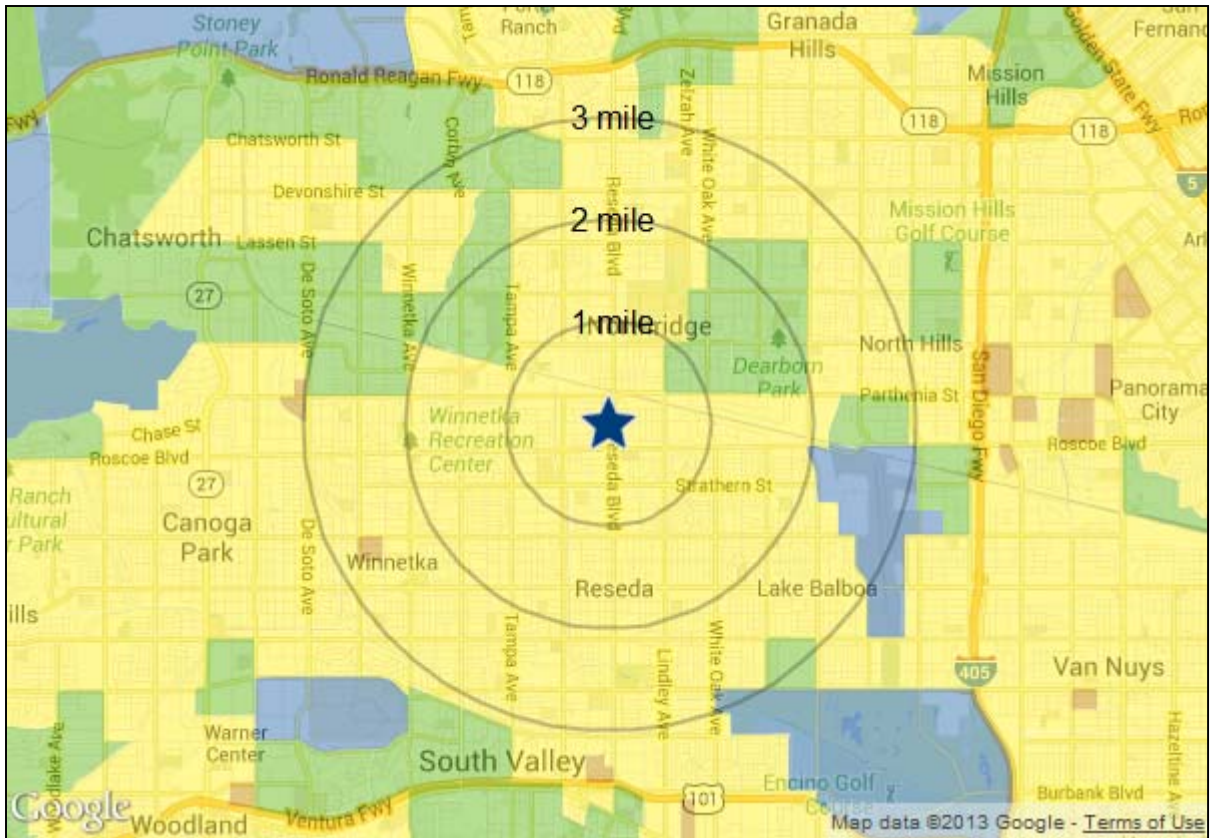
#### Employment

In 2012, there are 240,307 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that N/A% of employees are employed in white-collar occupations in this geography, and N/A% are employed in blue-collar occupations. In 2012, unemployment in this area is 8.43% . In 2000, the median time traveled to work was N/A minutes.

Demographic data © 2012 by Experian.



### POPULATION DENSITY



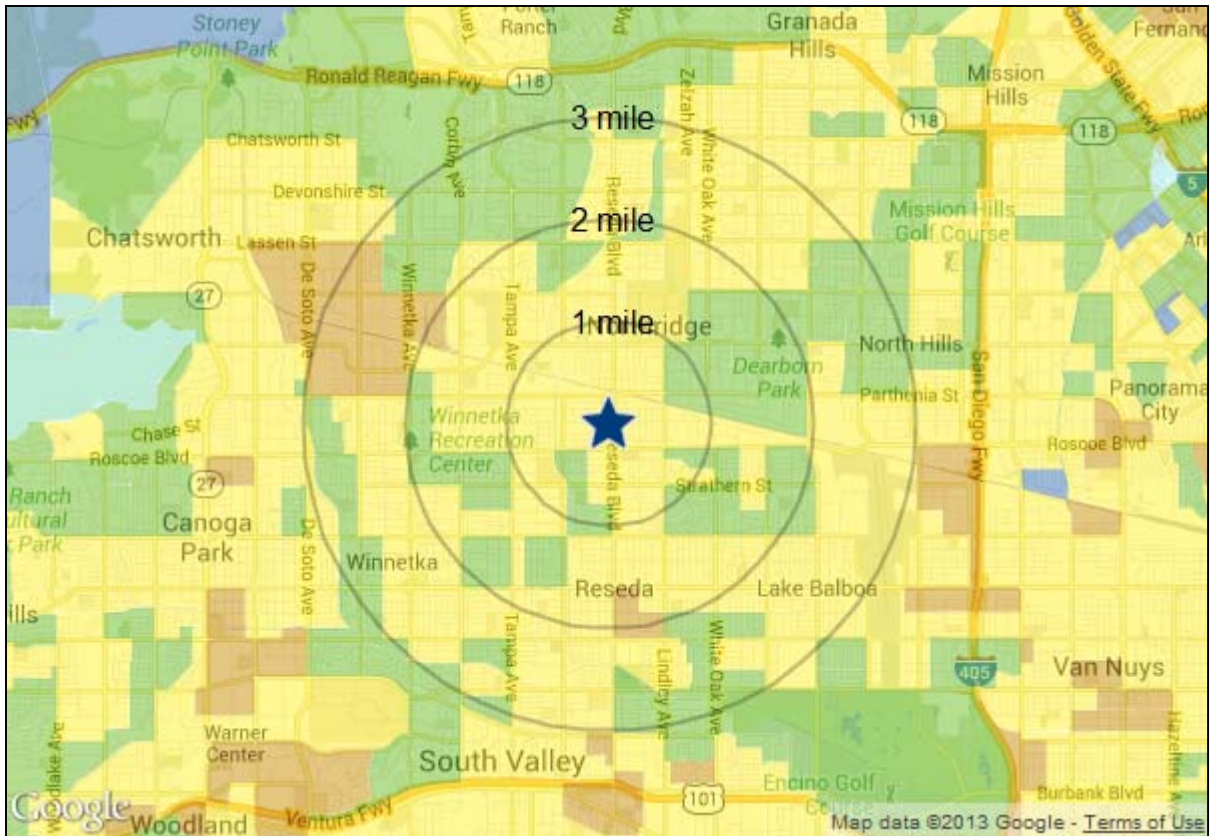
Demographic data © 2012 by Experian.

#### Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

### EMPLOYMENT DENSITY



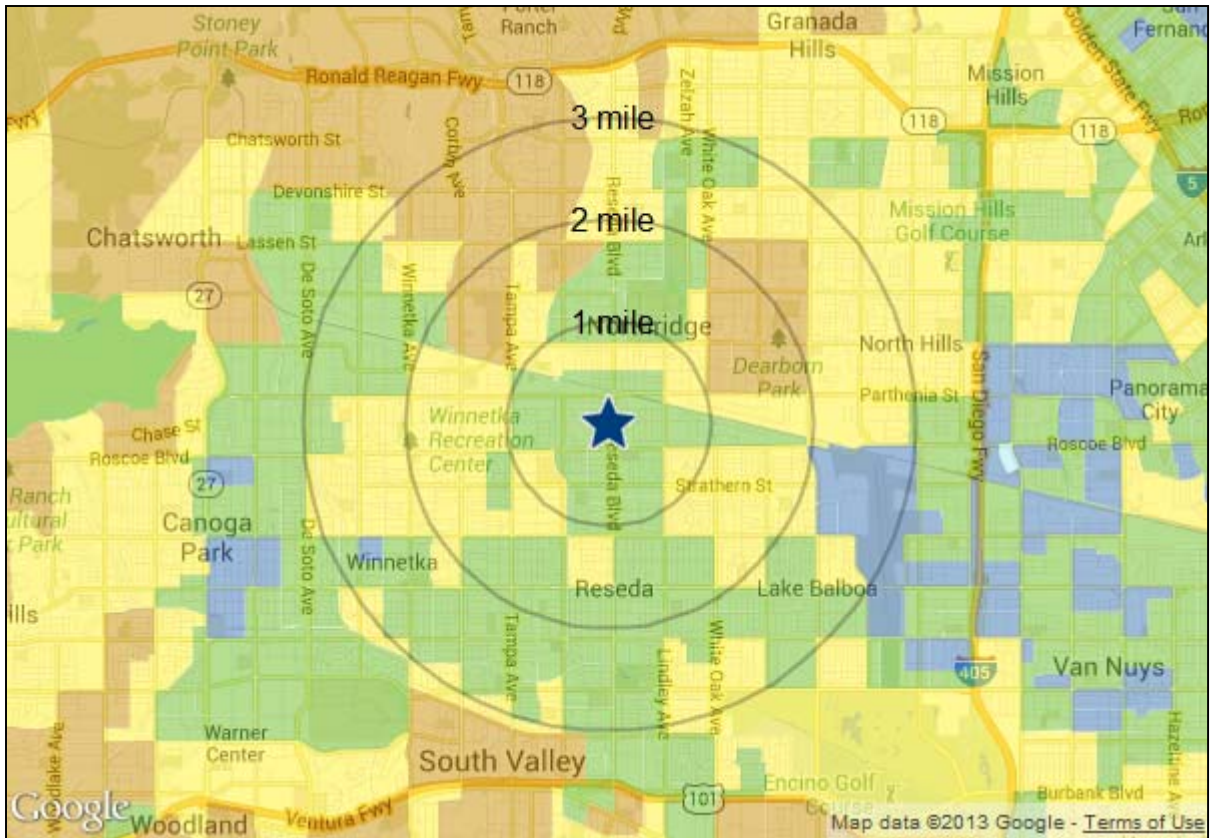
Demographic data © 2012 by Experian.

### Employment Density

Theme	Low	High
Low	less than	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

### AVERAGE HOUSEHOLD INCOME



Demographic data © 2012 by Experian.

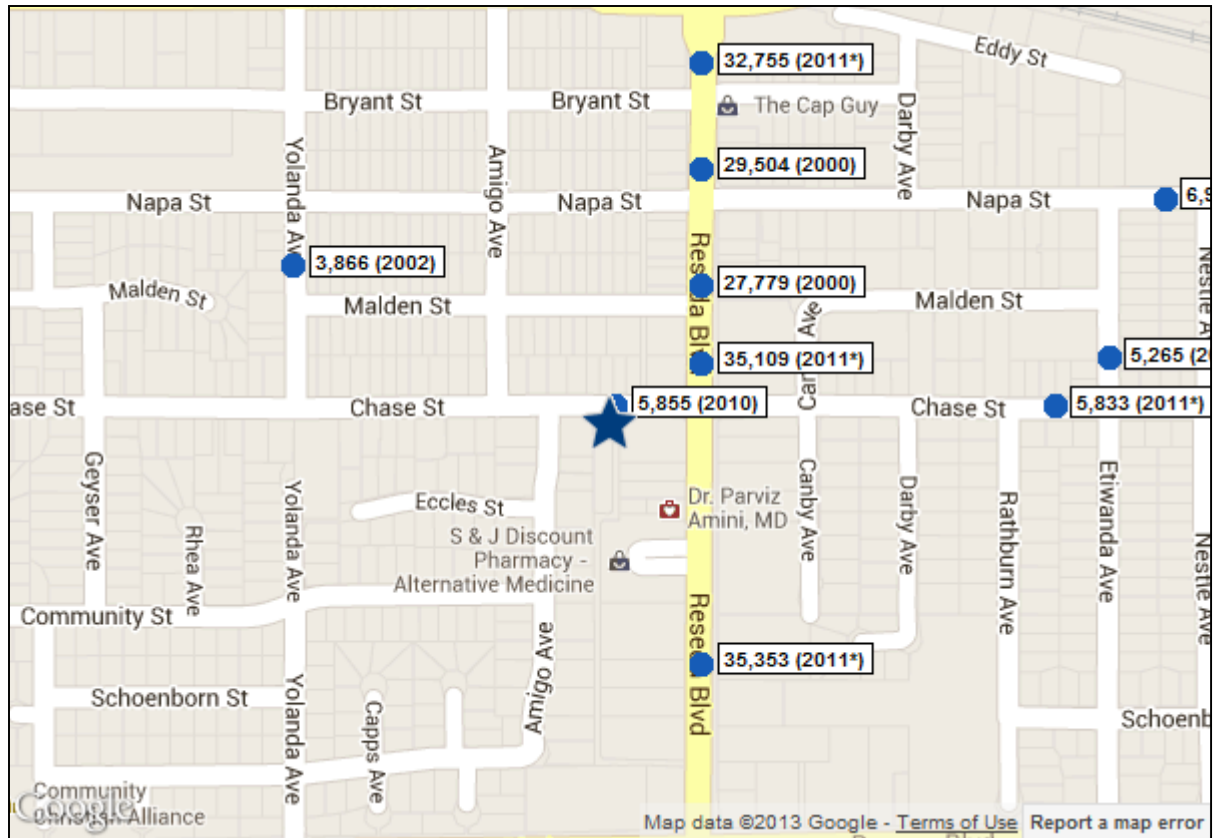
#### Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.



## TRAFFIC COUNTS



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Two-way, average daily traffic volumes.

\* Traffic Count Estimate



# 18528 Chase Street

NORTHRIDGE , CA

## OFFERING MEMORANDUM

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