

Marcus & Millichap
LAAA TEAM

Los Feliz Triplex

2900 Griffith Park Blvd, Los Angeles, CA 90027

OFFERING MEMORANDUM



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$1,400,000



Cap Rate
3.23%



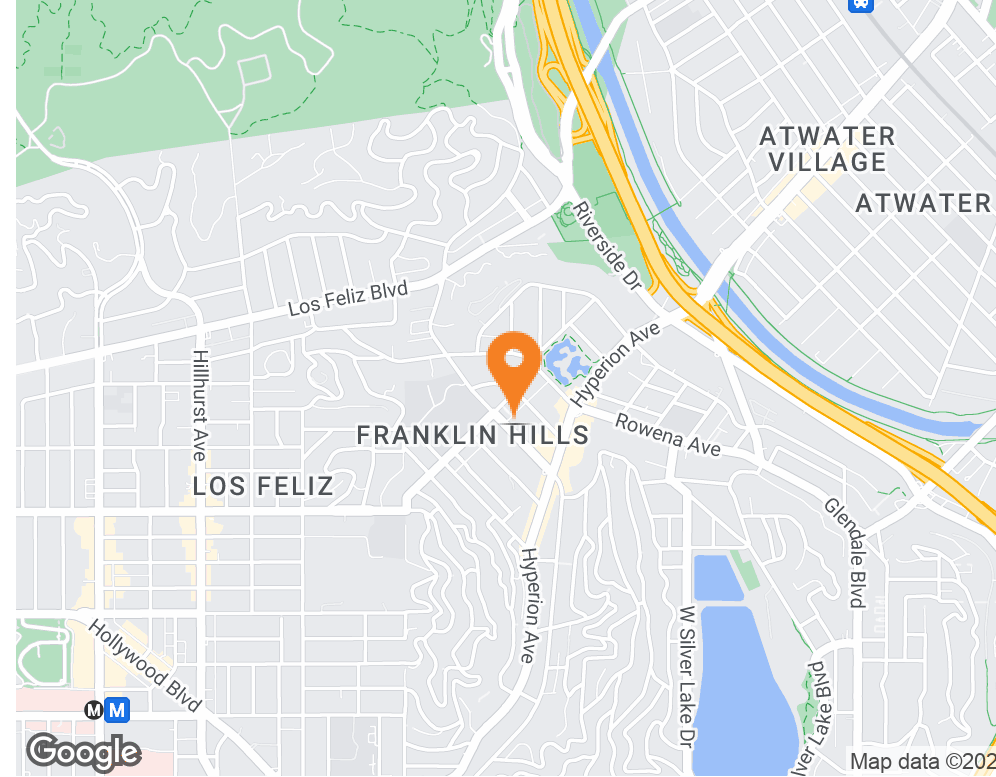
of Units
3

FINANCIAL

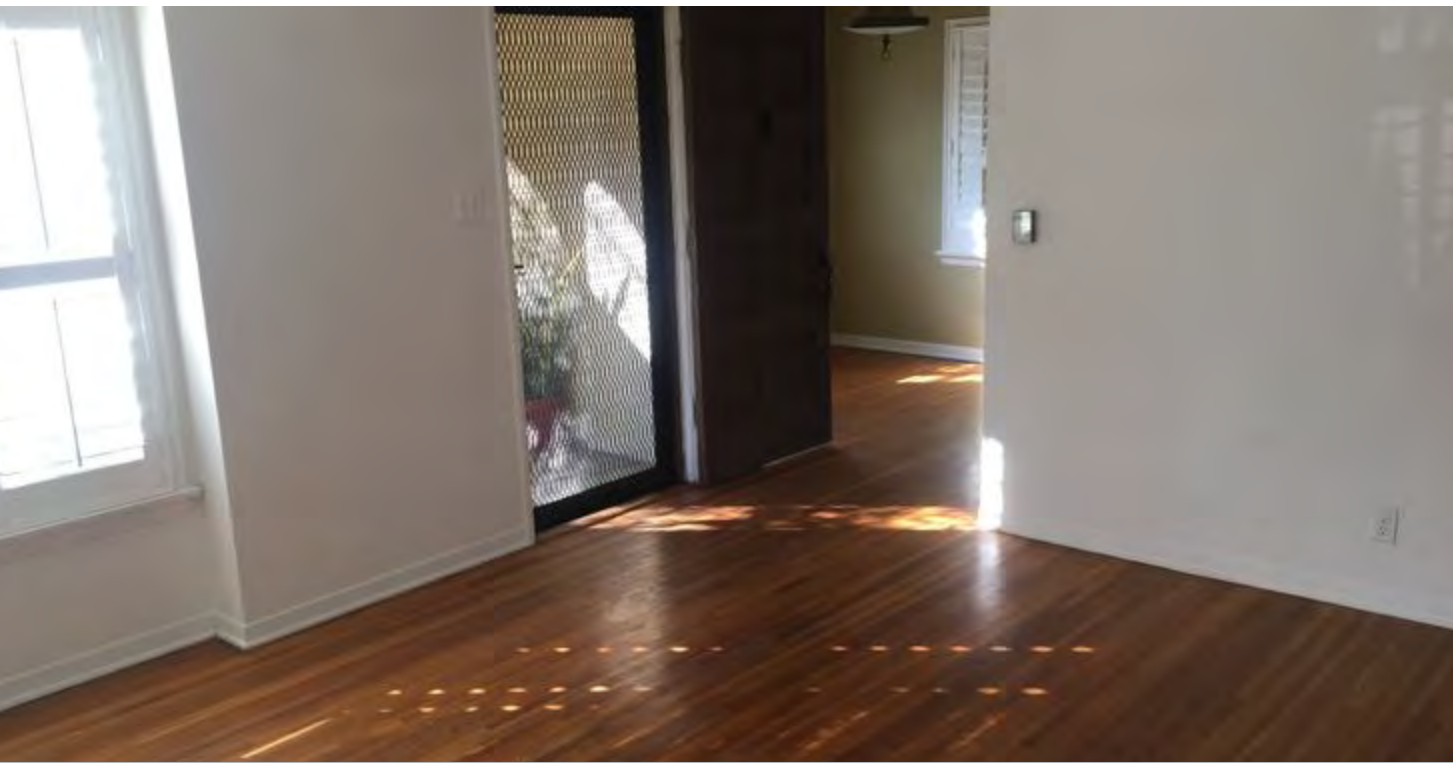
Listing Price	\$1,400,000
NOI	\$45,265
Cap Rate	3.23%
Price/SF	\$664.77
Price/Unit	\$466,667

OPERATIONAL

Gross SF	2,106
# of Units	3
Lot Size	0.19 Acres (8,276 SF)
Year Built	1932 / 1945







LOS FELIZ TRIPLEX

2900 Griffith Park Blvd, Los Angeles, CA 90027

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present 2900 Griffith Park Blvd, a 3-unit multifamily property situated in prime Los Feliz, one of the most sought-after neighborhoods of Los Angeles. This is the first time the subject property is being offered for sale in more than 20 years which is consistent with this high barrier to entry neighborhood where there is not a lot of turnover.

Built in 1932 and 1945, this 2,106 square foot triplex sits on a large 0.19 acre lot and consists of (3) 1 bed / 1 bath units. All three units are occupied and paying an average rent of \$2,163 per month which is an estimated 30% below market rents in the area.

The buyer for this property will be able to get a 30-year fixed residential loan with an interest rate between 5.75% - 6.25%. An investor will need a 25% down payment (\$413k) while an owner-occupying buyer will only need a 20% down payment (\$330k).

This offering is an excellent opportunity for an investor looking for a bite-sized property in an excellent location and ideal value add potential. This could be the perfect deal for a first time buyer, an owner-occupying buyer, or an experienced investor looking to add to their portfolio.

Los Feliz is a relaxed hillside enclave that draws both established and up-and-coming creative types. There are plenty of old-school watering holes, hip shops and cafes, plus the Vista Theatre, a 1923 movie palace, and a pair of exemplary Frank Lloyd Wright homes. The neighborhood borders sprawling Griffith Park, beloved by locals for its hiking, concerts at the Greek Theatre and stargazing at Griffith Observatory.

Although Los Feliz is directly adjacent to the bustling neighborhoods of Hollywood, Silver Lake, and Glendale, the hillside area is generally secluded and has long been considered one of the most desirable locations for some of the most affluent residents of Los Angeles. Demand for rental housing has increased substantially as many locals find themselves priced out of homeownership. Almost every single-family home sale in the past year -- approximately 97% of all transactions -- has surpassed \$1,000,000. In fact, the average sales price during that time period has been nearly \$2,700,000, forcing residents who seek the space and amenities of a private home to instead opt for high-end rentals, such as those offered by 1752 N Kingsley Drive.

Tenants at the property enjoy convenient access to Griffith Park, a 4,210-acre urban wilderness area that is home to the Griffith Observatory, the Los Angeles Zoo, the Hollywood Sign, and the Greek Theatre. Los Feliz Village, a trendy shopping area filled with boutiques and restaurants, sits mere blocks from the property. Hollywood is directly west of the property, offering access to world famous clubs, restaurants, and entertainment venues. Transit options are numerous in the area, with the 101 Freeway nearby and the Hollywood/Western metro station within walking distance

INVESTMENT HIGHLIGHTS

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SECTION 2

Property Information

REGIONAL MAP

LOCAL MAP

AERIAL MAP

RETAILER MAP

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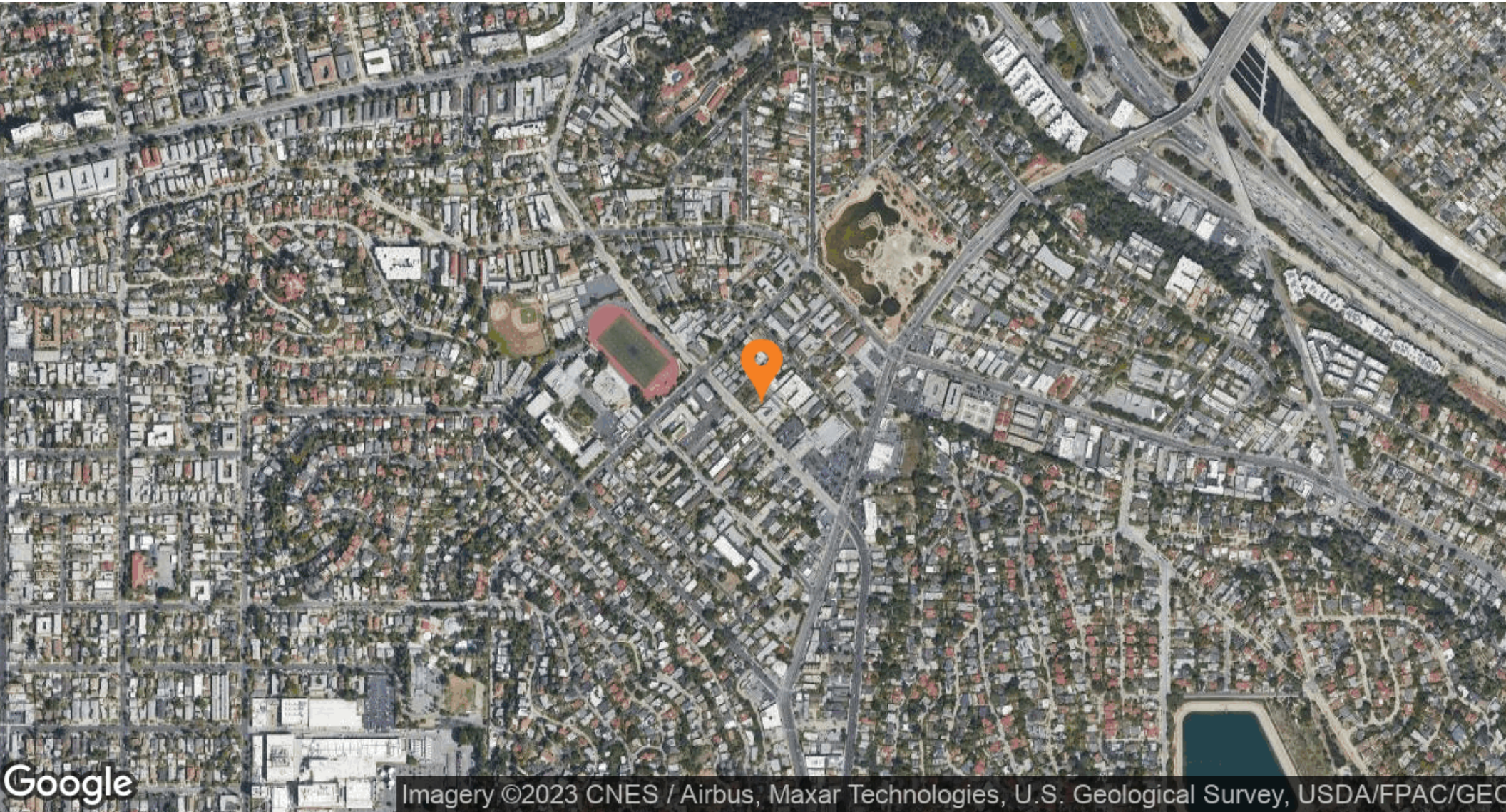
REGIONAL MAP // **Los Feliz Triplex**



Los Feliz Triplex // LOCAL MAP



AERIAL MAP // **Los Feliz Triplex**



Los Feliz Triplex // RETAILER MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // Los Feliz Triplex

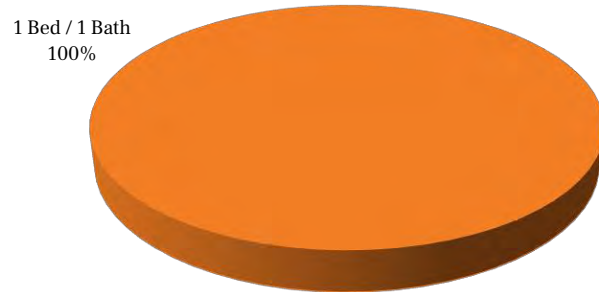
As of February,2023

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
2900	1 Bed / 1 Bath	800	\$2,351	\$2.94	\$2,950	\$3.69
2902	1 Bed / 1 Bath	800	\$2,288	\$2.86	\$2,950	\$3.69
2904	1 Bed / 1 Bath	500	\$1,850	\$3.70	\$2,200	\$4.40
Total		Square Feet: 2,106	\$6,489	\$3.08	\$8,100	\$3.85

Los Feliz Triplex // 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	3	700	\$1,850 - \$2,351	\$2,163	\$3.09	\$6,489	\$2,700	\$3.86	\$8,100
TOTALS/WEIGHTED AVERAGE!	3	702		\$2,163	\$3.08	\$6,489	\$2,700	\$3.85	\$8,100
GROSS ANNUALIZED RENTS				\$77,868			\$97,200		

Unit Distribution



FINANCIAL DETAILS // Los Feliz Triplex

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	77,868		97,200		32,400	46.15
Physical Vacancy	(2,336)	3.0%	(2,916)	3.0%	(972)	(1.38)
TOTAL VACANCY	(\$2,336)	3.0%	(\$2,916)	3.0%	(\$972)	(\$1)
EFFECTIVE GROSS INCOME	\$75,532		\$94,284		\$31,428	\$44.77
EXPENSES						
	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	16,800		16,800	[1]	5,600	7.98
Insurance	2,106		2,808	[2]	936	1.33
Utilities - Water & Sewer	3,240		4,320	[3]	1,440	2.05
Repairs & Maintenance	1,500		2,000	[4]	667	0.95
Landscaping	1,200		1,600	[5]	533	0.76
DirecTV	2,400		3,200	[6]	1,067	1.52
Management Fee	3,021	4.0%	3,771	4.0%	1,257	1.79
TOTAL EXPENSES	\$30,267		\$34,499		\$11,500	\$16.38
EXPENSES AS % OF EGI	40.1%		36.6%			
NET OPERATING INCOME	\$45,265		\$59,785		\$19,928	\$28.39

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

NOTES TO OPERATING STATEMENT

- [1] 1.20% of the price
- [2] \$1.00 per square foot
- [3] \$90 per unit per month
- [4] \$500 per unit
- [5] \$100 per month
- [6] \$200 per month

FINANCIAL DETAILS // Los Feliz Triplex

SUMMARY

Price	\$1,400,000	
Down Payment	\$1,400,000	100%
Number of Units	3	
Price Per Unit	\$466,667	
Price Per SqFt	\$664.77	
Gross SqFt	2,106	
Lot Size	0.19 Acres	
Approx. Year Built	1932/1945	

RETURNS

	Current	Pro Forma
CAP Rate	3.23%	4.27%
GIM	17.98	14.40
Cash-on-Cash	3.23%	4.27%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	CURRENT RENTS	MARKET RENTS
3	1 Bed / 1 Bath	700	\$2,163	\$2,700

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$77,868		\$97,200
Less: Vacancy/Deductions	3.0%	\$2,336	3.0%	\$2,916
Total Effective Rental Income		\$75,532		\$94,284
Other Income		\$0		\$0
Effective Gross Income		\$75,532		\$94,284
Less: Expenses	40.1%	\$30,267	36.6%	\$34,499
Net Operating Income		\$45,265		\$59,785
Cash Flow		\$45,265		\$59,785
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	3.23%	\$45,265	4.27%	\$59,785
Principal Reduction		\$0		\$0
TOTAL RETURN	3.23%	\$45,265	4.27%	\$59,785

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$16,800	\$16,800
Insurance	\$2,106	\$2,808
Utilities - Water & Sewer	\$3,240	\$4,320
Repairs & Maintenance	\$1,500	\$2,000
Landscaping	\$1,200	\$1,600
DirecTV	\$2,400	\$3,200
Management Fee	\$3,021	\$3,771
TOTAL EXPENSES	\$30,267	\$34,499
Expenses/Unit	\$10,089	\$11,500
Expenses/SF	\$14.37	\$16.38

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

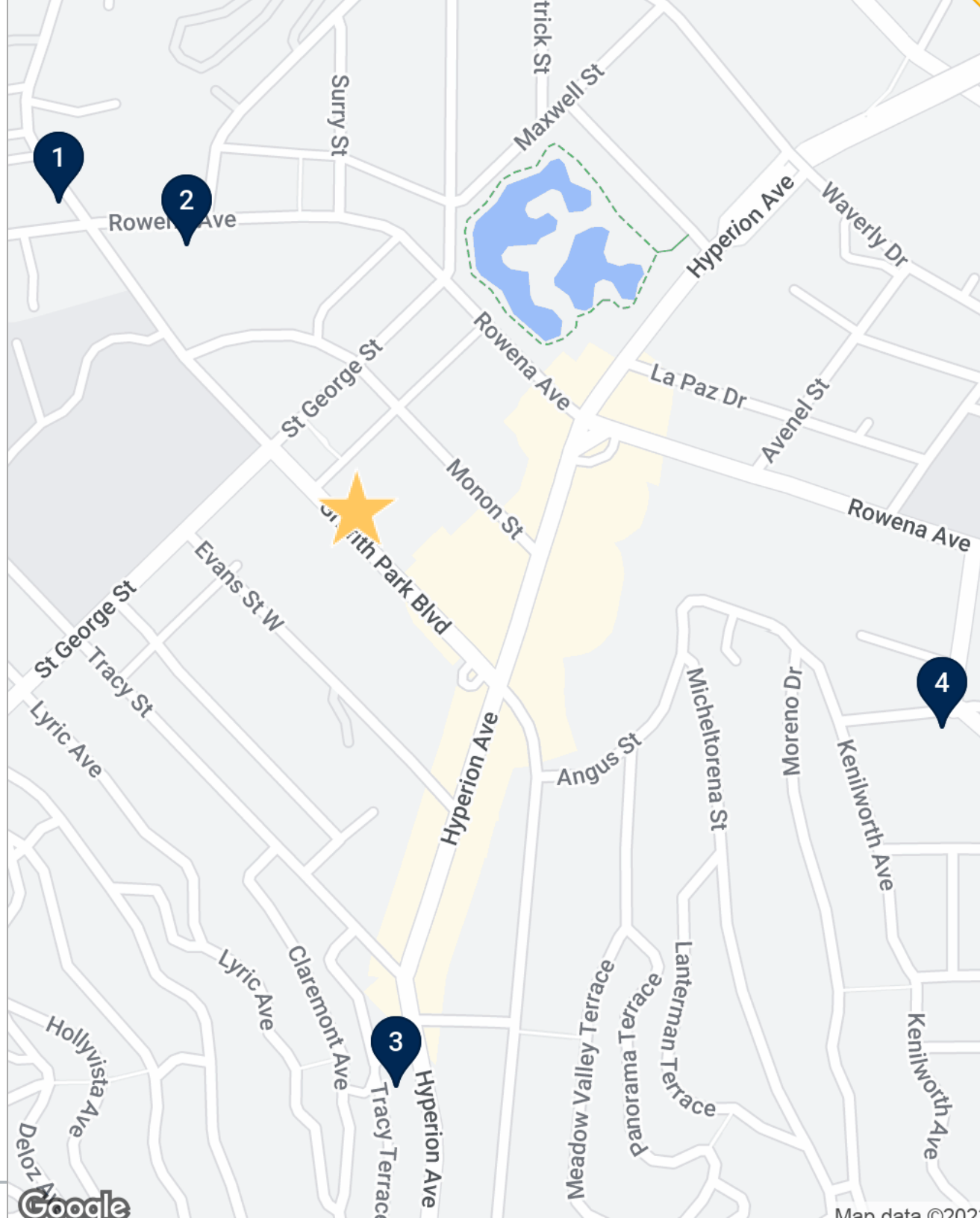
PRICE PER SF CHART

PRICE PER UNIT CHART






SALE COMPS

SALE COMPS MAP

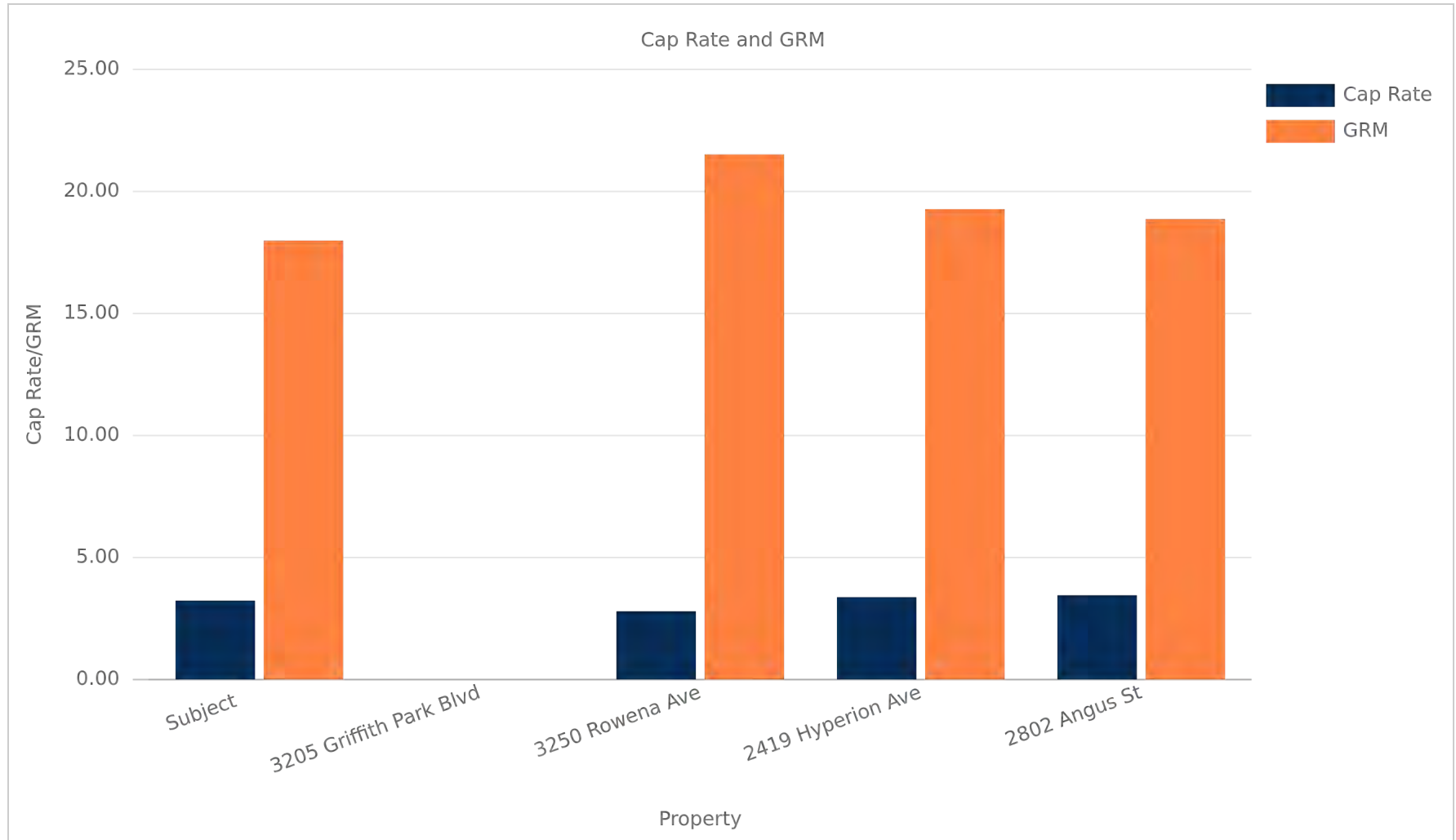
- ★ Los Feliz Triplex
- 1 3205 Griffith Park Blvd
- 2 3250 Rowena Ave
- 3 2419 Hyperion Ave
- 4 2802 Angus St



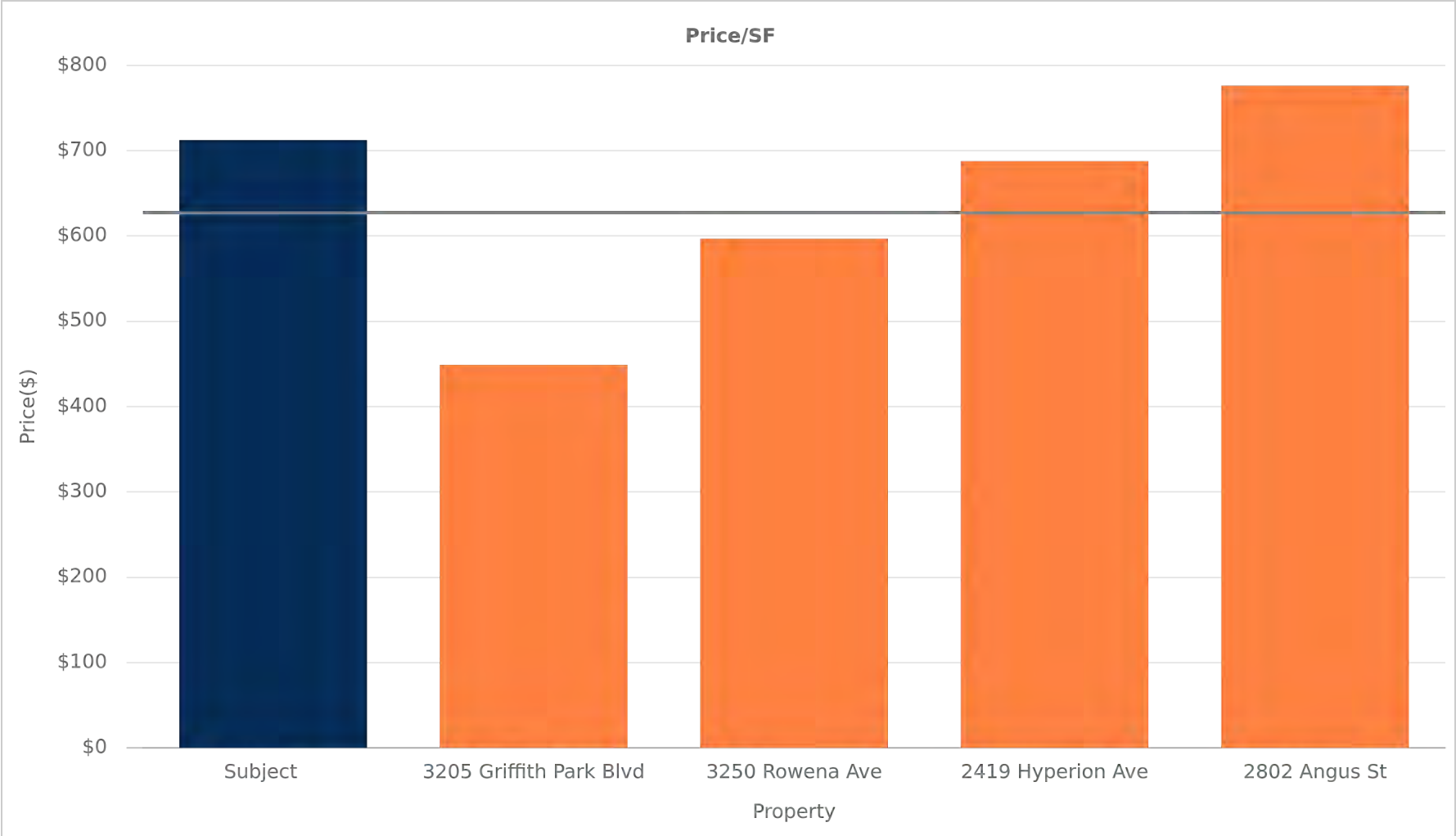
Los Feliz Triplex // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Los Feliz Triplex 2900 Griffith Park Blvd Los Angeles, CA 90027	\$1,400,000	2,106 SF	\$664.77	0.19 AC	\$466,667	3.23%	3	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	3205 Griffith Park Blvd Los Angeles, CA 90027	\$1,850,000	4,121 SF	\$448.92	0.22 AC	\$616,666	-	3	05/10/2021
	3250 Rowena Ave Los Angeles, CA 90027	\$1,975,000	3,309 SF	\$596.86	0.23 AC	\$658,333	2.79%	3	09/13/2021
	2419 Hyperion Ave Los Angeles, CA 90027	\$1,700,000	2,472 SF	\$687.70	0.16 AC	\$566,666	3.37%	3	09/01/2021
	2802 Angus St Los Angeles, CA 90039	\$2,375,000	3,060 SF	\$776.14	0.25 AC	\$791,666	3.45%	3	09/15/2022
	AVERAGES	\$1,975,000	3,241 SF	\$627.41	0.22 AC	\$658,333	3.20%	3	-

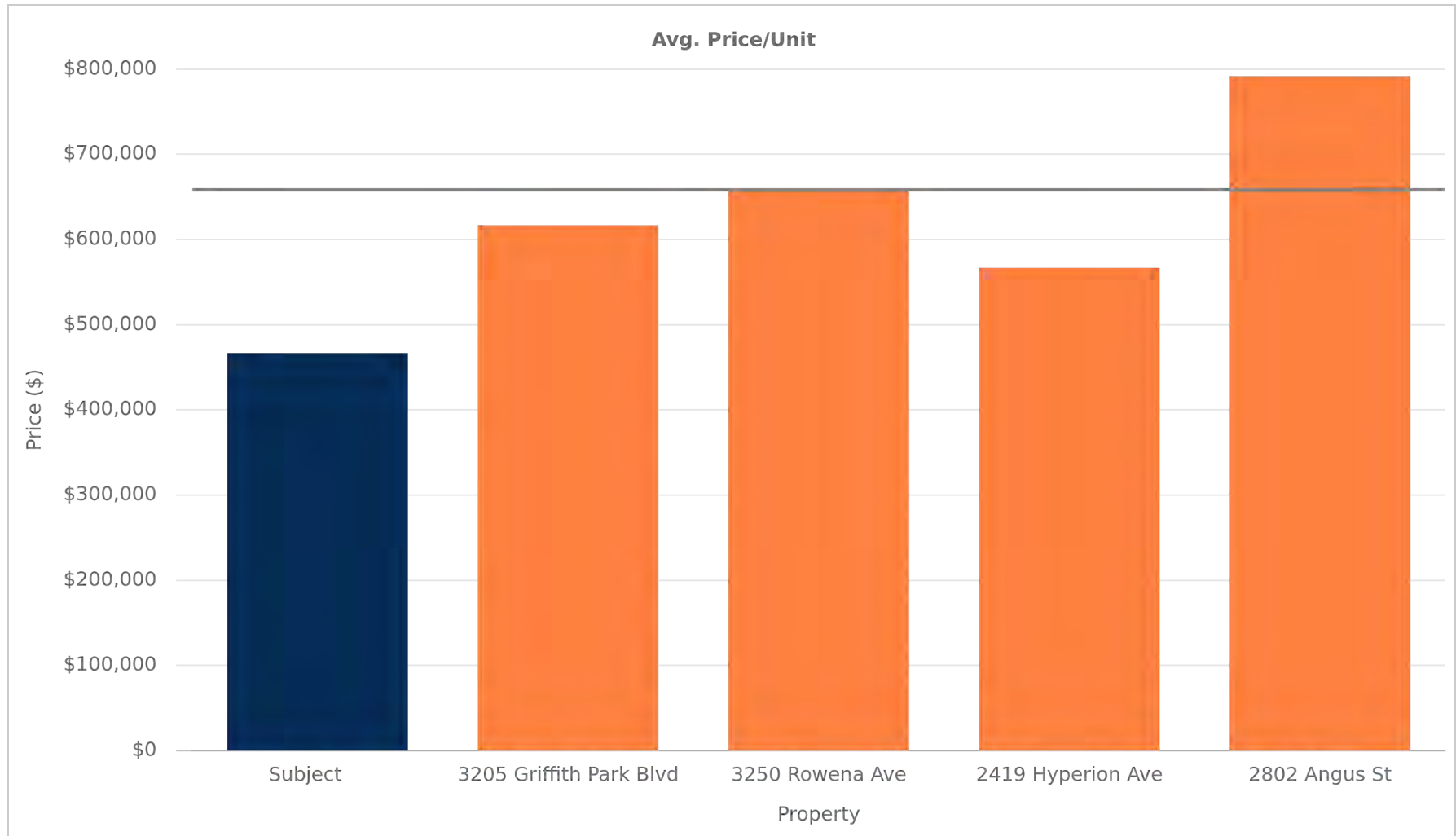
CAP RATE CHART // Los Feliz Triplex



Los Feliz Triplex // PRICE PER SF CHART



PRICE PER UNIT CHART // Los Feliz Triplex



Los Feliz Triplex // SALE COMPS



★ Los Feliz Triplex
2900 Griffith Park Blvd, Los Angeles, CA 90027

Listing Price:	\$1,400,000	Price/SF:	\$664.77
Property Type:	Multifamily	GRM:	17.98
NOI:	\$45,265	Cap Rate:	3.23%
Occupancy:	100%	Year Built:	1932
COE:	On Market	Number Of Units:	3
Lot Size:	0.19 Acres	Price/Unit:	\$466,667
Total SF:	2,106 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	3	100.0	700	\$2,163	\$3.09
TOTAL/AVG	3	100%	700	\$2,163	\$3.09



1 3205 Griffith Park Blvd
Los Angeles, CA 90027

Sale Price:	\$1,850,000	Price/SF:	\$448.92
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1937
COE:	05/10/2021	Number Of Units:	3
Lot Size:	0.22 Acres	Price/Unit:	\$616,666
Total SF:	4,121 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	2	66.7			
3 Bed / 2 Bath	1	33.3			
TOTAL/AVG	3	100%	0	\$0	

SALE COMPS // Los Feliz Triplex



2 **3250 Rowena Ave**
Los Angeles, CA 90027

Sale Price:	\$1,975,000	Price/SF:	\$596.86
Property Type:	Multifamily	GRM:	21.51
NOI:	-	Cap Rate:	2.79%
Occupancy:	-	Year Built:	1940
COE:	09/13/2021	Number Of Units:	3
Lot Size:	0.23 Acres	Price/Unit:	\$658,333
Total SF:	3,309 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	3	100	1,100	\$2,550	\$2.32
TOTAL/AVG	3	100%	1,100	\$2,550	\$2.32



3 **2419 Hyperion Ave**
Los Angeles, CA 90027

Sale Price:	\$1,700,000	Price/SF:	\$687.70
Property Type:	Multifamily	GRM:	19.27
NOI:	-	Cap Rate:	3.37%
Occupancy:	-	Year Built:	1960
COE:	09/01/2021	Number Of Units:	3
Lot Size:	0.16 Acres	Price/Unit:	\$566,666
Total SF:	2,472 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	66.7		\$2,300	
2 Bed / 1 Bath	1	33.3		\$2,500	
TOTAL/AVG	3	100%	0	\$2,366	



4 2802 Angus St
Los Angeles, CA 90039

Sale Price:	\$2,375,000	Price/SF:	\$776.14
Property Type:	Multifamily	GRM:	18.86
NOI:	-	Cap Rate:	3.45%
Occupancy:	-	Year Built:	1937
COE:	09/15/2022	Number Of Units:	3
Lot Size:	0.25 Acres	Price/Unit:	\$791,666
Total SF:	3,060 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	2	66.7		\$2,395	
2 Bed / 2 Bath	1	33.3		\$5,700	
TOTAL/AVG	3	100%	0	\$3,496	

SECTION 5

Lease Comparables

RENT COMPS MAP

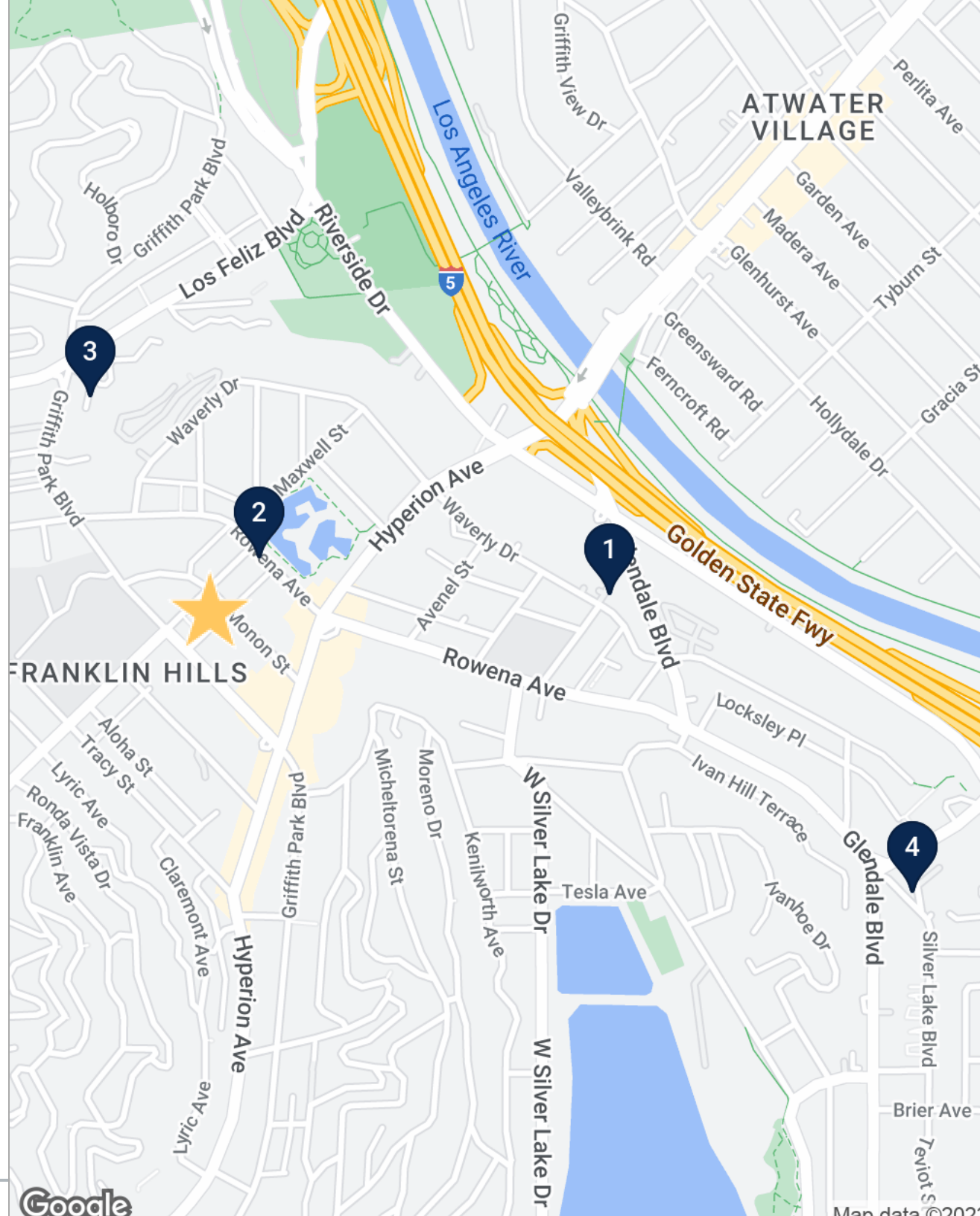
RENT COMPS SUMMARY

RENT BY BED CHART






RENT COMPS

RENT COMPS MAP

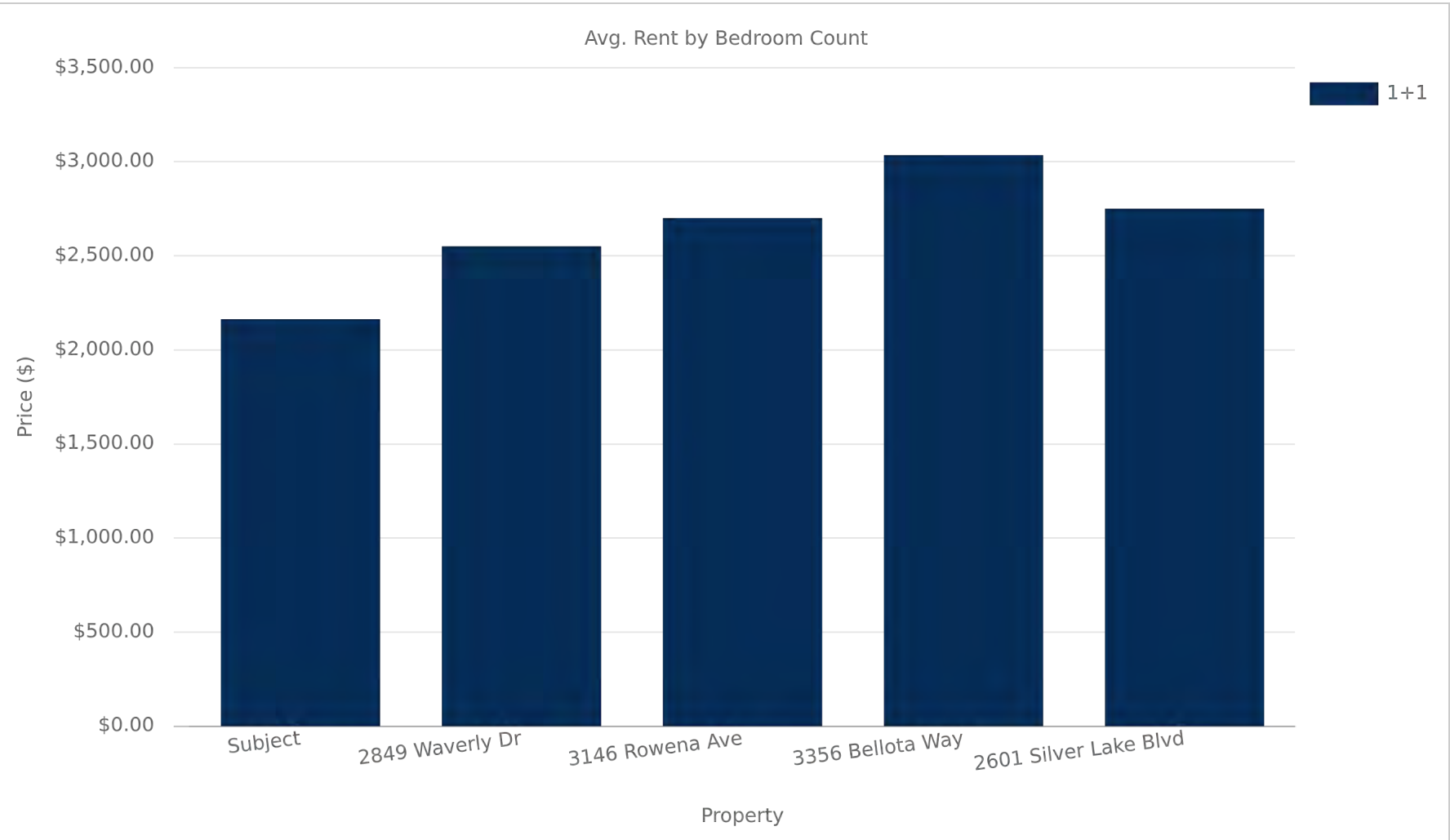
- ★ Los Feliz Triplex
- 1 2849 Waverly Dr
- 2 3146 Rowena Ave
- 3 3356 Bellota Way
- 4 2601 Silver Lake Blvd



RENT COMPS SUMMARY // Los Feliz Triplex

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	Los Feliz Triplex 2900 Griffith Park Blvd Los Angeles, CA 90027	\$3.08	700 SF	\$2,163	0.19 AC	3
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	2849 Waverly Dr 2849 Waverly Dr Los Angeles, CA 90039	\$3.64	700 SF	\$2,550	0.42 AC	18
	3146 Rowena Ave 3146 Rowena Ave Los Angeles, CA 90027	\$4.72	572 SF	\$2,700	0.14 AC	3
	3356 Bellota Way 3356 Bellota Way Los Angeles, CA 90027	\$4.67	650 SF	\$3,035	1.03 AC	40
	2601 Silver Lake Blvd 2601 Silver Lake Blvd Los Angeles, CA 90039	\$6.58	418 SF	\$2,750	0.04 AC	1
	AVERAGES	\$4.90	585 SF	\$2,758	0.41 AC	16

Los Feliz Triplex // RENT BY BED CHART



RENT COMPS // Los Feliz Triplex

★ **Los Feliz Triplex**
2900 Griffith Park Blvd, Los Angeles, CA 90027

🏠 3 Units | 👤 100% Total Occupancy | 🕒 Year Built 1932



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	3	100.0	700	\$2,163	\$3.09
TOTAL/AVG	3	100%	700	\$2,163	\$3.09

1 **2849 Waverly Dr**
2849 Waverly Dr, Los Angeles, CA 90039

🏠 18 Units | 🕒 Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	700	\$2,550	\$3.64
TOTAL/AVG	1	100%	700	\$2,550	\$3.64

Los Feliz Triplex // RENT COMPS

2 3146 Rowena Ave
3146 Rowena Ave, Los Angeles, CA 90027

 3 Units |  Year Built 1951



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	572	\$2,700	\$4.72
TOTAL/AVG	1	100%	572	\$2,700	\$4.72

3 3356 Bellota Way
3356 Bellota Way, Los Angeles, CA 90027

 40 Units |  Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	650	\$3,035	\$4.67
TOTAL/AVG	1	100%	650	\$3,035	\$4.67

RENT COMPS // Los Feliz Triplex

4 **2601 Silver Lake Blvd**
2601 Silver Lake Blvd, Los Angeles, CA 90039

 1 Units |  Year Built 1936



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	418	\$2,750	\$6.58
TOTAL/AVG	1	100%	418	\$2,750	\$6.58

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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LAAA TEAM

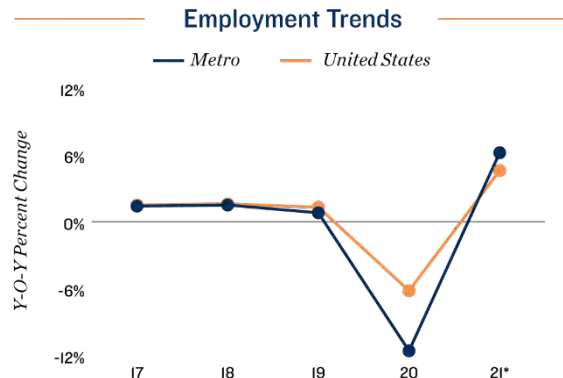
MARKET OVERVIEW // Los Feliz Triplex

LOS ANGELES METRO AREA

Job Creation Lifts Rental Demand; Los Angeles Fundamentals Returning to Pre-Pandemic Levels

Leasing activity elevates to 15-year high. After the initial months of the health crisis, Los Angeles County has consistently registered positive renter demand. Fueled by the addition of 89,000 jobs during the second quarter, nearly 9,700 units were absorbed, highlighting recent performance. The diverse job creation that occurred from April through June improved property vacancy across all apartment tiers with each rental segment recording compression. These declines lowered overall vacancy to 4 percent and boosted the average rent by roughly 3 percent. With the county adding 37,800 households over the past year and strong job creation expected in the second half, vacancy is positioned to return to a pre-pandemic rate in the near term.

Luxury performance warrants inventory growth. Apartment deliveries in 2021 surpass the 10,000-unit mark for a second straight year. Nevertheless, only one of the metro's four primary regions will register an annual increase, minimizing the potential impact of supply additions. Furthermore, Class A vacancy compressed across each of these locales during the past 12 months, an indication upcoming rentals should be well received. Greater Downtown Los Angeles represents the primary region slated for a year-over-year rise in completions, with most units in Mid-Wilshire and Hollywood. Elsewhere, the Westside Cities, San Fernando Valley and South Bay-Long Beach regions will each record 10 percent to 35 percent annual declines in delivery volume.



* Forecast
Sources: BLS; CoStar Group, Inc.; RealPage, Inc.

Multifamily 2021 Outlook

250,000
JOBS
will be created



EMPLOYMENT:

Los Angeles County's rate of employment growth surpasses the national increase in 2021 as the metro recaptures nearly half of the 543,300 positions lost last year. Still, local unemployment will remain substantially higher than most major markets.

10,500
UNITS
will be completed



CONSTRUCTION:

Deliveries decline on an annual basis, yet the number of units added in 2021 surpasses the prior five-year average by more than 2,000 rentals. Submarkets adjacent to Downtown Los Angeles account for 40 percent of the apartments completed this year.

60
BASIS POINT
increase in vacancy



VACANCY:

Renter demand exceeds deliveries, supporting the absorption of 16,800 units in 2021. This leasing velocity returns vacancy to a pre-pandemic rate of 3.9 percent and extends a seven-year stretch of positive absorption.

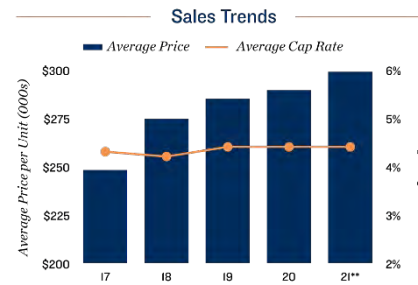
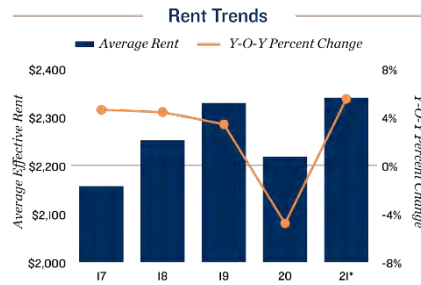
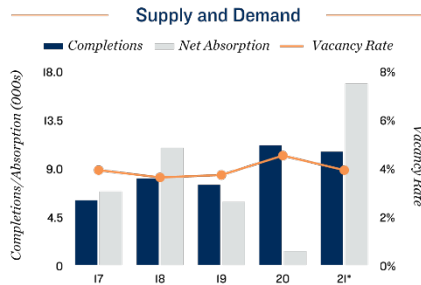
5.5%
INCREASE
in effective rent



RENTS:

Record absorption eases concession usage across apartment tiers, supporting an annual rate of rent growth that negates the 4.8 percent decline noted last year. At \$2,340 per month, the year-end average rent will represent a new high for the metro.

LOS ANGELES METRO AREA



* Forecast ** Through 2Q

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

2Q21 — 12-Month Period

Construction

9,913 units completed

- Los Angeles County's rental inventory grew by 0.9 percent over the past year ended in June. Recent completions were concentrated in Greater Downtown Los Angeles and the San Fernando Valley.
- Entering July, construction was underway on more than 31,000 units with delivery dates extending into late 2023.

Vacancy

80 basis point decrease in vacancy Y-O-Y

- Renters absorbed nearly 18,000 apartments over the past 12 months, compressing metro vacancy to 4.0 percent.
- The San Fernando Valley and South Bay-Long Beach each recorded vacancy reductions across all apartment tiers, supporting net absorption of 4,500 and 2,580 units, respectively.

Rents

1.2% increase in the average effective rent Y-O-Y

- Vacancy compression supported a moderate rise in rent that lifted the metro's average effective rate to \$2,300 per month.
- At 3.4 percent, South Bay-Long Beach noted the largest rent gain among major regions. Concession usage and Class C vacancy increases lowered rates in Greater Downtown Los Angeles and Westside Cities.

Investment Highlights

- Impacted by a notable decline in \$1 million to \$10 million Class B/C transactions, overall sales activity in Los Angeles County fell by nearly 25 percent on a year-over-year basis ended in June. Deal flow, however, showed signs of improvement during the second quarter of 2021. More than 30 percent of the trades closed over the past 12 months were executed between April and June. Amid the slowdown in property trades, the metro's average price point rose 4 percent to \$298,800 per unit, while the mean cap rate was unchanged at 4.4 percent.
- More than one-third of recent deal flow was split among Southeast Los Angeles, Greater Inglewood and Long Beach as buyers sought locales with tight Class C vacancy and regionally lower rents. Over the past year the mean return in each submarket was in the high-4 percent range, with pricing \$50,000 to \$80,000 per unit below the metro average. Investors seeking similar yields for lower-tier urban assets targeted Koreatown, where sub-\$250,000 per door pricing is available.
- Mid-tier deals were most frequent in Westside Cities, Greater Downtown Los Angeles and San Fernando Valley. Here, minimum returns in the 3 percent band and pricing beyond \$400,000 per unit is common.

DEMOGRAPHICS // Los Feliz Triplex

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	29,938	359,688	1,052,238
2022 Estimate			
Total Population	29,664	354,505	1,028,455
2010 Census			
Total Population	29,356	343,337	978,695
2000 Census			
Total Population	29,814	371,971	1,007,489
Daytime Population			
2022 Estimate	27,159	313,052	1,193,158
HOUSEHOLDS			
2027 Projection			
Total Households	15,084	142,960	421,054
2022 Estimate			
Total Households	14,885	139,355	406,345
Average (Mean) Household Size	2.0	2.5	2.4
2010 Census			
Total Households	14,479	132,245	377,327
2000 Census			
Total Households	14,397	133,369	362,900
Growth 2022-2027	1.3%	2.6%	3.6%
HOUSING UNITS			
Occupied Units			
2027 Projection	16,167	154,595	461,567
2022 Estimate	15,920	150,136	443,221
Owner Occupied	5,413	28,730	82,425
Renter Occupied	9,472	110,625	323,919
Vacant	1,035	10,781	36,876
Persons in Units			
2022 Estimate Total Occupied Units	14,885	139,355	406,345
1 Person Units	42.7%	33.5%	35.4%
2 Person Units	34.9%	29.3%	28.6%
3 Person Units	11.7%	14.7%	14.1%
4 Person Units	7.0%	11.6%	11.2%
5 Person Units	2.1%	5.5%	5.4%
6+ Person Units	1.5%	5.5%	5.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	19.3%	7.9%	8.5%
\$150,000-\$199,999	10.0%	5.6%	5.8%
\$100,000-\$149,999	21.5%	15.0%	14.1%
\$75,000-\$99,999	14.8%	13.1%	11.8%
\$50,000-\$74,999	13.7%	16.3%	15.4%
\$35,000-\$49,999	6.7%	11.1%	11.0%
\$25,000-\$34,999	4.5%	8.8%	8.7%
\$15,000-\$24,999	4.3%	9.6%	10.2%
Under \$15,000	5.2%	12.7%	14.6%
Average Household Income	\$149,601	\$92,485	\$92,866
Median Household Income	\$101,421	\$61,801	\$58,666
Per Capita Income	\$75,290	\$36,758	\$37,337
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	29,664	354,505	1,028,455
Under 20	14.2%	18.8%	18.9%
20 to 34 Years	22.9%	25.6%	26.3%
35 to 39 Years	11.0%	8.8%	8.7%
40 to 49 Years	17.4%	14.5%	14.2%
50 to 64 Years	18.5%	18.3%	17.9%
Age 65+	15.9%	14.0%	14.1%
Median Age	40.9	38.1	37.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	24,422	267,404	770,970
Elementary (0-8)	2.9%	12.3%	13.7%
Some High School (9-11)	2.9%	7.8%	8.5%
High School Graduate (12)	9.3%	18.4%	18.8%
Some College (13-15)	15.8%	15.6%	15.2%
Associate Degree Only	6.5%	6.8%	6.4%
Bachelor's Degree Only	39.2%	27.8%	26.3%
Graduate Degree	23.5%	11.3%	11.1%
Population by Gender			
2022 Estimate Total Population	29,664	354,505	1,028,455
Male Population	50.4%	50.3%	51.2%
Female Population	49.6%	49.7%	48.8%



POPULATION

In 2022, the population in your selected geography is 1,028,455. The population has changed by 2.1 percent since 2000. It is estimated that the population in your area will be 1,052,238 five years from now, which represents a change of 2.3 percent from the current year. The current population is 51.2 percent male and 48.8 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 13,093 people per square mile.



HOUSEHOLDS

There are currently 406,345 households in your selected geography. The number of households has changed by 12.0 percent since 2000. It is estimated that the number of households in your area will be 421,054 five years from now, which represents a change of 3.6 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 \$58,666, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 104.8 percent since 2000. It is estimated that the median household income in your area will be \$68,646 five years from now, which represents a change of 17.0 percent from the current year.

The current year per capita income in your area is \$37,337, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$92,866, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 512,319 people in your selected area were employed. The 2000 Census revealed that 58.3 percent of employees are in white-collar occupations in this geography, and 41.7 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 28.3 minutes.



HOUSING

The median housing value in your area was \$763,988 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 78,276 owner-occupied housing units and 284,624 renter-occupied housing units in your area. The median rent at the time was \$568.



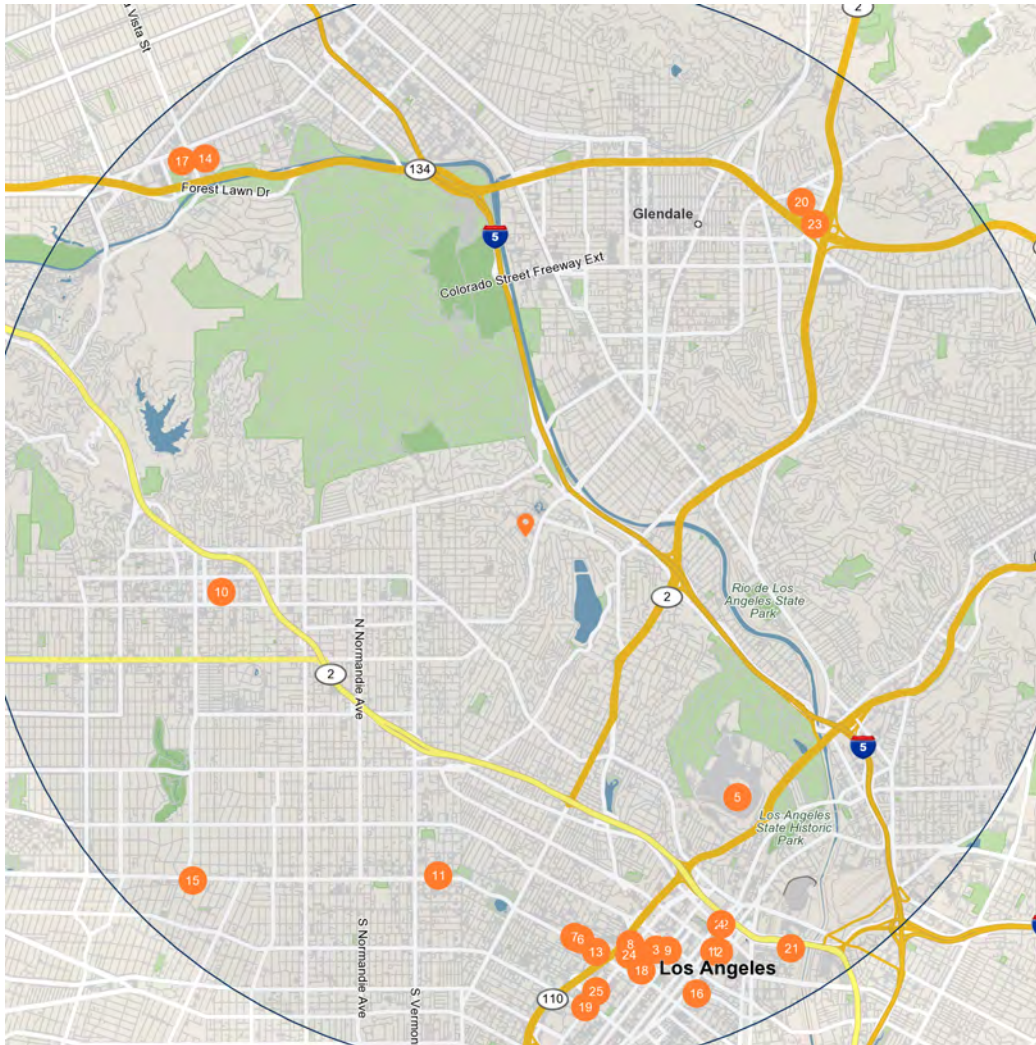
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 11.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 26.3 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 6.4 percent vs. 8.4 percent, respectively.

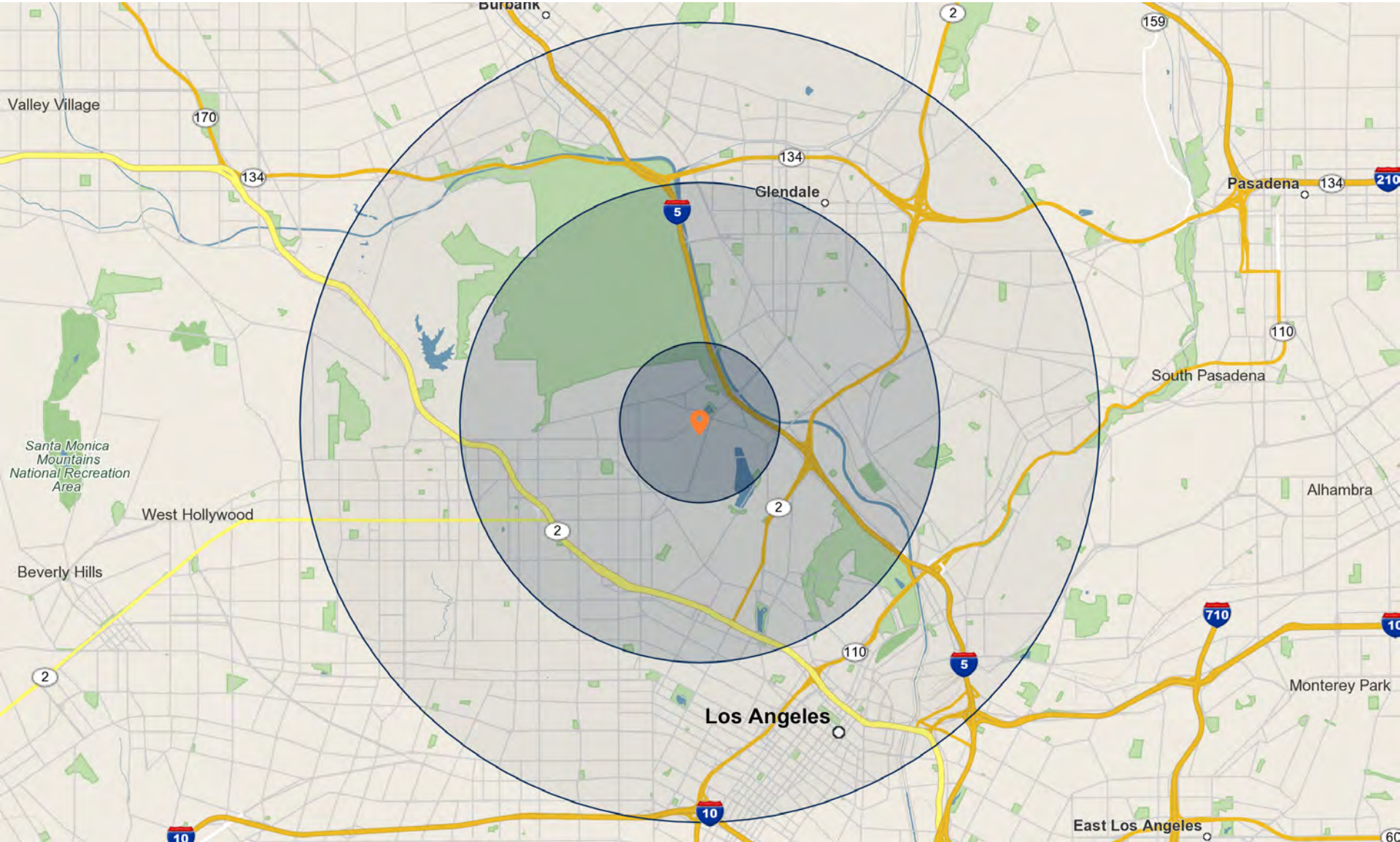
The area had fewer high-school graduates, 18.8 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 15.2 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Los Feliz Triplex



Major Employers		Employees
1	City of Los Angeles	40,000
2	City of Los Angeles-Dept of Transportation	25,000
3	Ocm Pe Holdings LP	10,000
4	County of Los Angeles-Sheriffs Dept	8,053
5	Fox BSB Holdco Inc-GUGGENHEIM INVESTMENTS	5,156
6	Samaritan Imaging Center	5,005
7	The Orthopedic Institute of	5,004
8	Mufg Union Bank Foundation	4,200
9	Earth Technology Corp USA	3,771
10	Viacom Networks-Mtv Networks	3,645
11	Service Employees Intl Un-Services Intl Employees Un	3,343
12	City of Los Angeles-Police Dept	3,000
13	Employment Dev Cal Dept	3,000
14	Walt Disney Records Direct-Disney	2,990
15	Mercury Insurance Services LLC	2,978
16	Golden International	2,968
17	Providence Holy Cross	2,931
18	Kpmg LLP	2,700
19	Sbeeg Holdings LLC	2,693
20	Glendale Adventist Medical Ctr	2,550
21	Shryne Group Inc	2,500
22	Los Angeles Cnty Dst Attys Off-Lada	2,222
23	Rusty Pelican Restaurants Inc-Rusty Pelican Restaurant 25	2,196
24	Mpg Inc-Metaldyne	2,117
25	John Hancock Life Insur Co USA-John Hancock	2,000

Los Feliz Triplex // DEMOGRAPHICS





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