

40 Units | NoHo Arts District | Value Add

5020 Tujunga Ave, North Hollywood, CA 91601



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Activity ID #ZAF0120162

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LAAA TEAM

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY

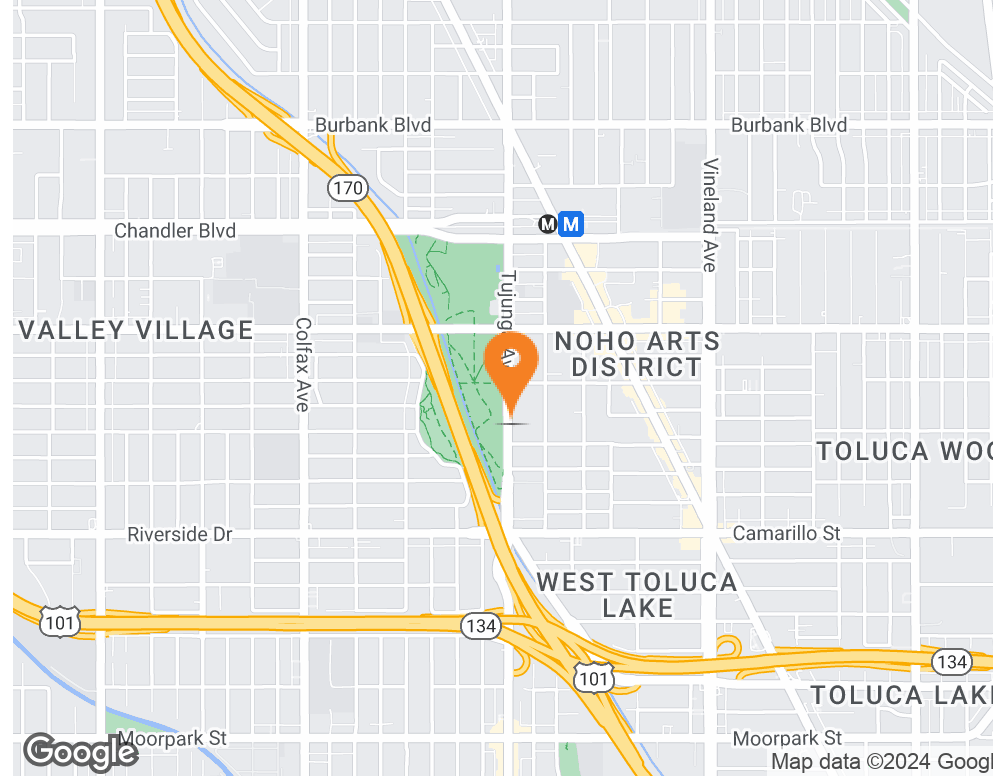
 Listing Price \$8,250,000	 Cap Rate 5.33%	 # of Units 40
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FINANCIAL

Listing Price	\$8,250,000
Down Payment	50% / \$4,125,000
NOI	\$439,354
Cap Rate	5.33%
Total Return	4.15%
Price/SF	\$466.37
Rent/SF	\$3.23
Price/Unit	\$206,250

OPERATIONAL

Gross SF	17,690 SF
# of Units	40
Lot Size	0.51 Acres (22,215 SF)
Year Built	1965





5020 TUJUNGA AVE

5020 Tujunga Ave, North Hollywood, CA 91601

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present 5020 Tujunga Avenue - a value add real estate opportunity located in North Hollywood, CA. The 40 unit building is comprised of 15- Bachelors, 24- Studios complimented by 1- 1 bedroom unit. Constructed in 1965, the property spans 17,690 gross square feet, and is set on a 0.51-acre lot. The property has ample parking spots for tenants with easy access through an alley that leads behind the property. To enhance the quality of living for residents, the property features a smoke-free environment, security systems, intercom, storage spaces, laundry facilities, pool, maintenance & manager on-site, walk-in closets and balconies.

One of this property's significant attractions is the great value-add potential. Current rents at the property are approximately 35% below the market rate, presenting a significant opportunity for the buyer. Assuming the buyer can turn over all units and achieve market rents throughout, we estimate that the units could bring in about \$77,000 in gross rental income each month, or about \$927,000 per year, increasing the buyer's CAP rate to 8.05%!

The location of 5020 Tujunga Ave in North Hollywood is particularly noteworthy. Nestled in a vibrant and evolving area, this property benefits from its proximity to key commercial and entertainment hubs, including the NoHo Arts District, renowned for its lively arts scene, theaters, cafes, and eclectic dining options. Tenants have ease of access to North Hollywood & Valley Village Park as well as the North Hollywood Recreation Center directly across the street. Additionally, the property is well connected through public transportation networks and major roadways, enhancing accessibility and convenience for residents. The proximity to various film studios and creative industries in North Hollywood also makes this location desirable for professionals working within these sectors, potentially increasing demand for rental units.

INVESTMENT HIGHLIGHTS

40 Units | Built in 1965

Value Add Opportunity in North Hollywood

Ample Parking On-Site

Over 35% Upside Potential in Rents

Very Walkable | 88 Walk Score

SECTION 2

Property Information

AMENITIES

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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UNIT AMENITIES

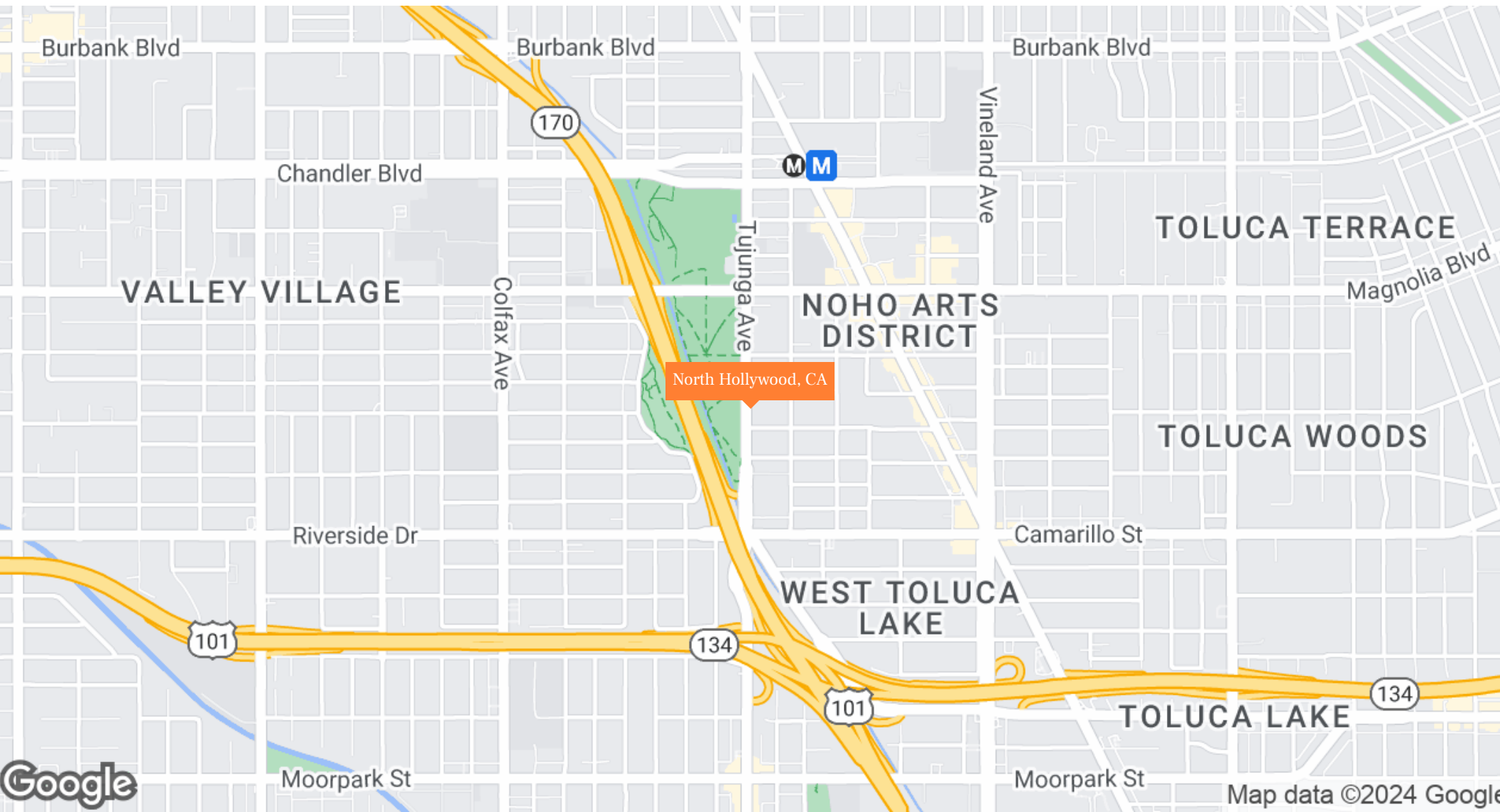
- Spacious Floor Plans
- Brand New Stove
- Microwave Hood Range
- Dishwasher
- New Cabinets
- Quartz Countertops
- Hardwood & Tile Floors
- Walk-in Closets

COMMON-AREA AMENITIES

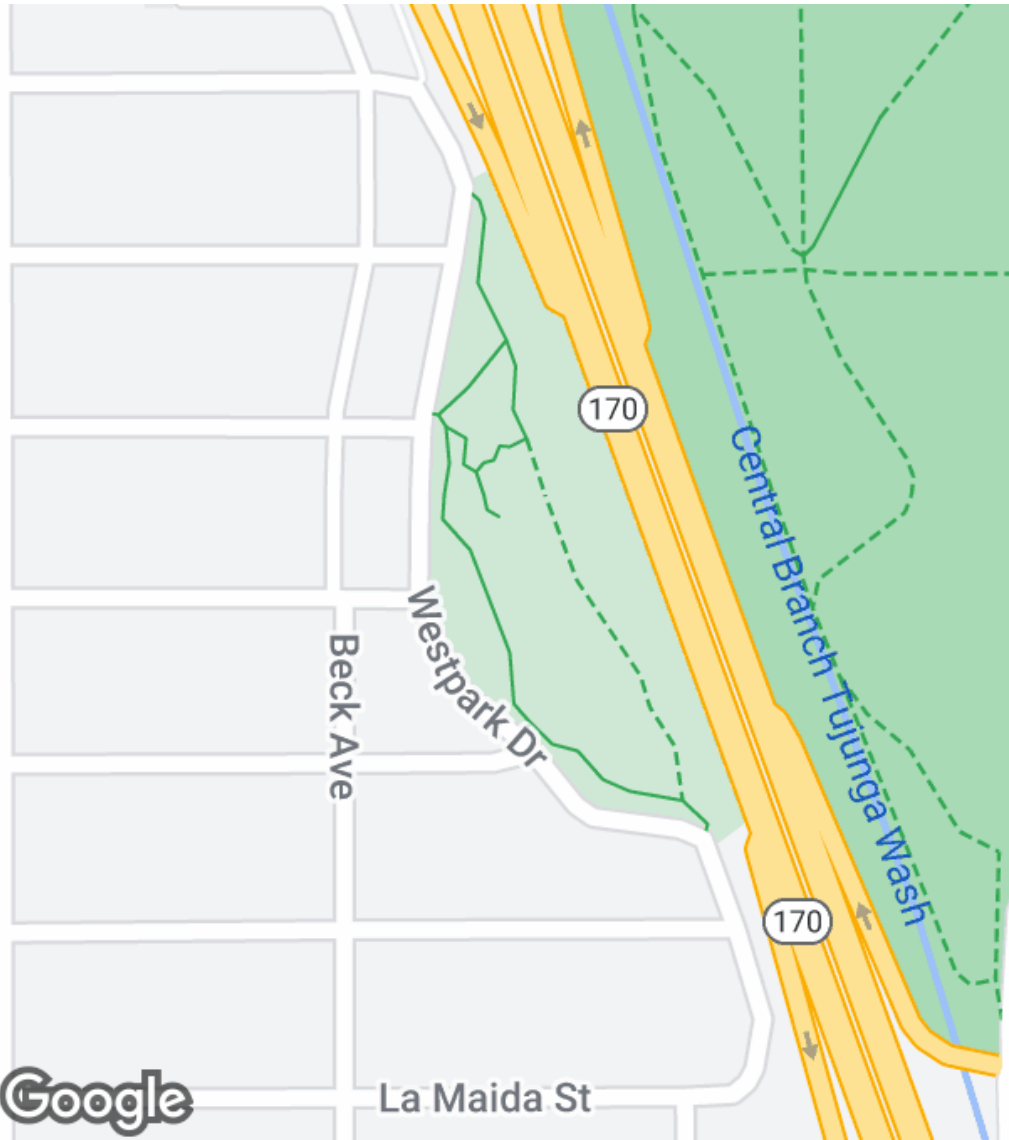
- Laundry Facilities
- Property Manager On-Site
- 24 Hour Access
- Pool
- Maintenance On-Site
- North Hollywood Park Across the Street



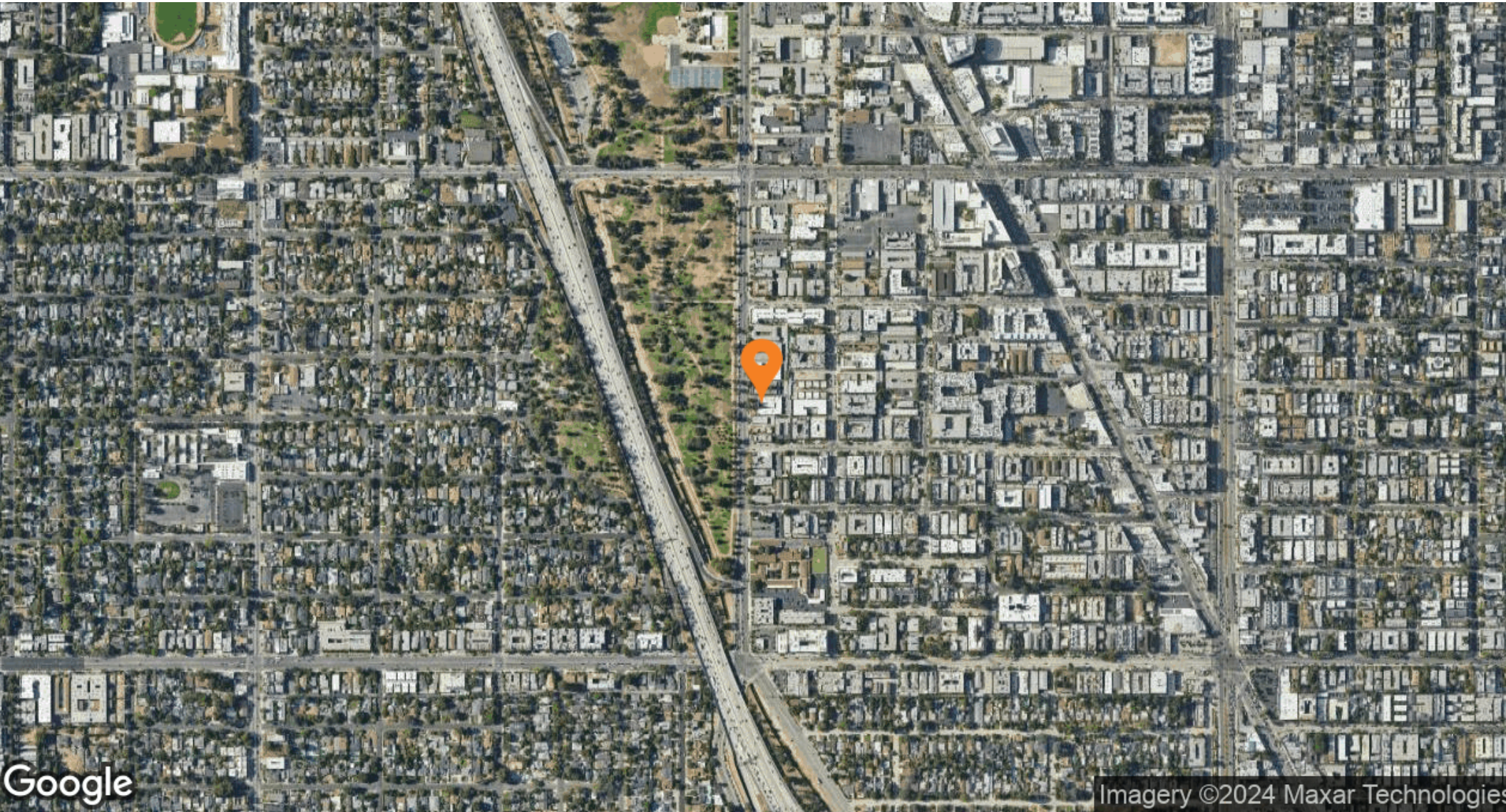
REGIONAL MAP // 5020 Tujunga Ave



5020 Tujunga Ave // LOCAL MAP



AERIAL MAP // 5020 Tujunga Ave





SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 5020 Tujunga Ave

As of April,2024

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
101	Bachelor / 1 Bath	400	\$1,600	\$4.00	\$1,800	\$4.50
102	Bachelor / 1 Bath	400	\$1,018	\$2.55	\$1,800	\$4.50
103	Bachelor / 1 Bath	400	\$1,699	\$4.25	\$1,800	\$4.50
104	Studio / 1 Bath	500	\$1,600	\$3.20	\$1,995	\$3.99
105	Studio / 1 Bath	500	\$1,999	\$4.00	\$1,995	\$3.99
106	Studio / 1 Bath	500	\$1,108	\$2.22	\$1,995	\$3.99
107	Studio / 1 Bath	500	\$1,650	\$3.30	\$1,995	\$3.99
108	Bachelor / 1 Bath	400	\$1,650	\$4.13	\$1,800	\$4.50
109	Studio / 1 Bath	500	\$873	\$1.75	\$1,995	\$3.99
110	Bachelor / 1 Bath	400	\$1,559	\$3.90	\$1,800	\$4.50
111	Studio / 1 Bath	500	\$1,586	\$3.17	\$1,995	\$3.99
112	Studio / 1 Bath	500	\$1,600	\$3.20	\$1,995	\$3.99
113	Studio / 1 Bath	500	\$1,037	\$2.07	\$1,995	\$3.99
114	Studio / 1 Bath	500	\$1,560	\$3.12	\$1,995	\$3.99
201	Bachelor / 1 Bath	400	\$843	\$2.11	\$1,800	\$4.50
202	Bachelor / 1 Bath	400	\$1,704	\$4.26	\$1,800	\$4.50
203	1 Bed / 1 Bath	600	\$1,950	\$3.25	\$2,400	\$4.00
204	Studio / 1 Bath	500	\$1,750	\$3.50	\$1,995	\$3.99
205	Studio / 1 Bath	500	\$1,778	\$3.56	\$1,995	\$3.99
206	Studio / 1 Bath	500	\$1,625	\$3.25	\$1,995	\$3.99
207	Studio / 1 Bath	500	\$1,051	\$2.10	\$1,995	\$3.99
208	Bachelor / 1 Bath	400	\$1,600	\$4.00	\$1,800	\$4.50
209	Studio / 1 Bath	500	\$1,285	\$2.57	\$1,995	\$3.99
210	Bachelor / 1 Bath	400	\$1,244	\$3.11	\$1,800	\$4.50
211	Studio / 1 Bath	500	\$1,108	\$2.22	\$1,995	\$3.99
212	Bachelor / 1 Bath	400	\$1,799	\$4.50	\$1,800	\$4.50
213	Studio / 1 Bath	500	\$1,600	\$3.20	\$1,995	\$3.99
214	Studio / 1 Bath	500	\$1,026	\$2.05	\$1,995	\$3.99
215	Bachelor / 1 Bath	400	\$1,500	\$3.75	\$1,800	\$4.50
216	Bachelor / 1 Bath	400	\$1,799	\$4.50	\$1,800	\$4.50
217	Bachelor / 1 Bath	400	\$719	\$1.80	\$1,800	\$4.50
218	Bachelor / 1 Bath	400	\$1,600	\$4.00	\$1,800	\$4.50
219	Studio / 1 Bath	500	\$1,599	\$3.20	\$1,995	\$3.99
220	Studio / 1 Bath	500	\$1,406	\$2.81	\$1,995	\$3.99
221	Studio / 1 Bath	550	\$1,763	\$3.21	\$1,995	\$3.63
222	Studio / 1 Bath	550	\$1,650	\$3.00	\$1,995	\$3.63

5020 Tujunga Ave // FINANCIAL DETAILS

223	Bachelor / 1 Bath	400	\$733	\$1.83	\$1,800	\$4.50
224	Studio / 1 Bath	500	\$1,560	\$3.12	\$1,995	\$3.99
225	Studio / 1 Bath	500	\$959	\$1.92	\$1,995	\$3.99
226	Studio / 1 Bath	500	\$978	\$1.96	\$1,995	\$3.99
Total		Square Feet: 17,690	\$57,168	\$3.23	\$77,280	\$4.37

FINANCIAL DETAILS // 5020 Tujunga Ave

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
Bachelor / 1 Bath	15	400	\$719 - \$1,799	\$1,404	\$3.51	\$21,067	\$1,800	\$4.50	\$27,000
Studio / 1 Bath	24	504	\$873 - \$1,999	\$1,423	\$2.82	\$34,151	\$1,995	\$3.96	\$47,880
1 Bed / 1 Bath	1	600	\$1,950 - \$1,950	\$1,950	\$3.25	\$1,950	\$2,400	\$4.00	\$2,400
TOTALS/WEIGHTED AVERAGES	40	442		\$1,429	\$3.23	\$57,168	\$1,932	\$4.37	\$77,280
GROSS ANNUALIZED RENTS				\$686,021			\$927,360		

5020 Tujunga Ave // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	686,021		927,360		23,184	52.42
Physical Vacancy	(20,581)	3.0%	(27,821)	3.0%	(696)	(1.57)
TOTAL VACANCY	(\$20,581)	3.0%	(\$27,821)	3.0%	(\$696)	(\$2)
Effective Rental Income	665,440		899,539		22,488	50.85
Other Income						
Utility Bill-Back	13,108		13,108	[1]	328	0.74
All Other Income	10,168		10,168	[2]	254	0.57
TOTAL OTHER INCOME	\$23,277		\$23,277		\$582	\$1.32
EFFECTIVE GROSS INCOME	\$688,717		\$922,816		\$23,070	\$52.17
EXPENSES						
Real Estate Taxes	99,000		99,000	[3]	2,475	5.60
Insurance	24,000		24,000	[4]	600	1.36
Utilities - Electric, Telephone & Internet	4,835		4,835	[5]	121	0.27
Utilities - Water & Sewer	25,802		25,802	[6]	645	1.46
Utilities - Gas	10,752		10,752	[7]	269	0.61
Trash Removal	10,190		10,190	[8]	255	0.58
Repairs & Maintenance	20,000		20,000	[9]	500	1.13
Landscaping	2,890		2,890	[10]	72	0.16
Pool	3,175		3,175	[11]	79	0.18
Pest Control	1,170		1,170	[12]	29	0.07
General & Administrative	8,000		8,000	[13]	200	0.45
Onsite Manager	12,000		12,000	[14]	300	0.68
Management Fee	27,549	4.0%	36,913	4.0%	923	2.09
TOTAL EXPENSES	\$249,363		\$258,727		\$6,468	\$14.63
EXPENSES AS % OF EGI	36.2%		28.0%			
NET OPERATING INCOME	\$439,354		\$664,089		\$16,602	\$37.54

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

FINANCIAL DETAILS // 5020 Tujunga Ave

NOTES TO OPERATING STATEMENT

- [1] Seller provided financials
- [2] Seller provided financials
- [3] 1.20% of the purchase price
- [4] \$600 per unit
- [5] Seller provided financials
- [6] Seller provided financials
- [7] Seller provided financials
- [8] Seller provided financials
- [9] Seller provided financials
- [10] Seller provided financials
- [11] Seller provided financials
- [12] Seller provided financials
- [13] \$200 per unit
- [14] \$1,000 per month
- [15] 4.0% of the gross income

5020 Tujunga Ave // FINANCIAL DETAILS

SUMMARY		
Price	\$8,250,000	
Down Payment	\$4,125,000	50%
Number of Units	40	
Price Per Unit	\$206,250	
Price Per SqFt	\$466.37	
Gross SqFt	17,690	
Lot Size	0.51 Acres	
Approx. Year Built	1965	

RETURNS	Current	Pro Forma
CAP Rate	5.33%	8.05%
GIM	11.63	8.68
Cash-on-Cash	4.15%	9.60%
Debt Coverage Ratio	1.64	2.48

FINANCING	1st Loan
Loan Amount	\$4,125,000
Loan Type	New
Interest Rate	6.50%
Amortization	30 Years
Year Due	2029

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
15	Bachelor / 1 Bath	400	\$1,404	\$1,800
24	Studio / 1 Bath	504	\$1,423	\$1,995
1	1 Bed / 1 Bath	600	\$1,950	\$2,400

OPERATING DATA				
INCOME		Current		Pro Forma
Gross Scheduled Rent		\$686,021		\$927,360
Less: Vacancy/Deductions	3.0%	\$20,581	3.0%	\$27,821
Total Effective Rental Income		\$665,440		\$899,539
Other Income		\$23,277		\$23,277
Effective Gross Income		\$688,717		\$922,816
Less: Expenses	36.2%	\$249,363	28.0%	\$258,727
Net Operating Income		\$439,354		\$664,089
Cash Flow		\$439,354		\$664,089
Debt Service		\$268,125		\$268,125
Net Cash Flow After Debt Service	4.15%	\$171,229	9.60%	\$395,964
Principal Reduction		\$0		\$0
TOTAL RETURN	4.15%	\$171,229	9.60%	\$395,964

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$99,000	\$99,000
Insurance	\$24,000	\$24,000
Utilities - Electric, Telephone & Internet	\$4,835	\$4,835
Utilities - Water & Sewer	\$25,802	\$25,802
Utilities - Gas	\$10,752	\$10,752
Trash Removal	\$10,190	\$10,190
Repairs & Maintenance	\$20,000	\$20,000
Landscaping	\$2,890	\$2,890
Pool	\$3,175	\$3,175
Pest Control	\$1,170	\$1,170
General & Administrative	\$8,000	\$8,000
Onsite Manager	\$12,000	\$12,000
Management Fee	\$27,549	\$36,913
TOTAL EXPENSES	\$249,363	\$258,727
Expenses/Unit	\$6,234	\$6,468
Expenses/SF	\$14.10	\$14.63

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

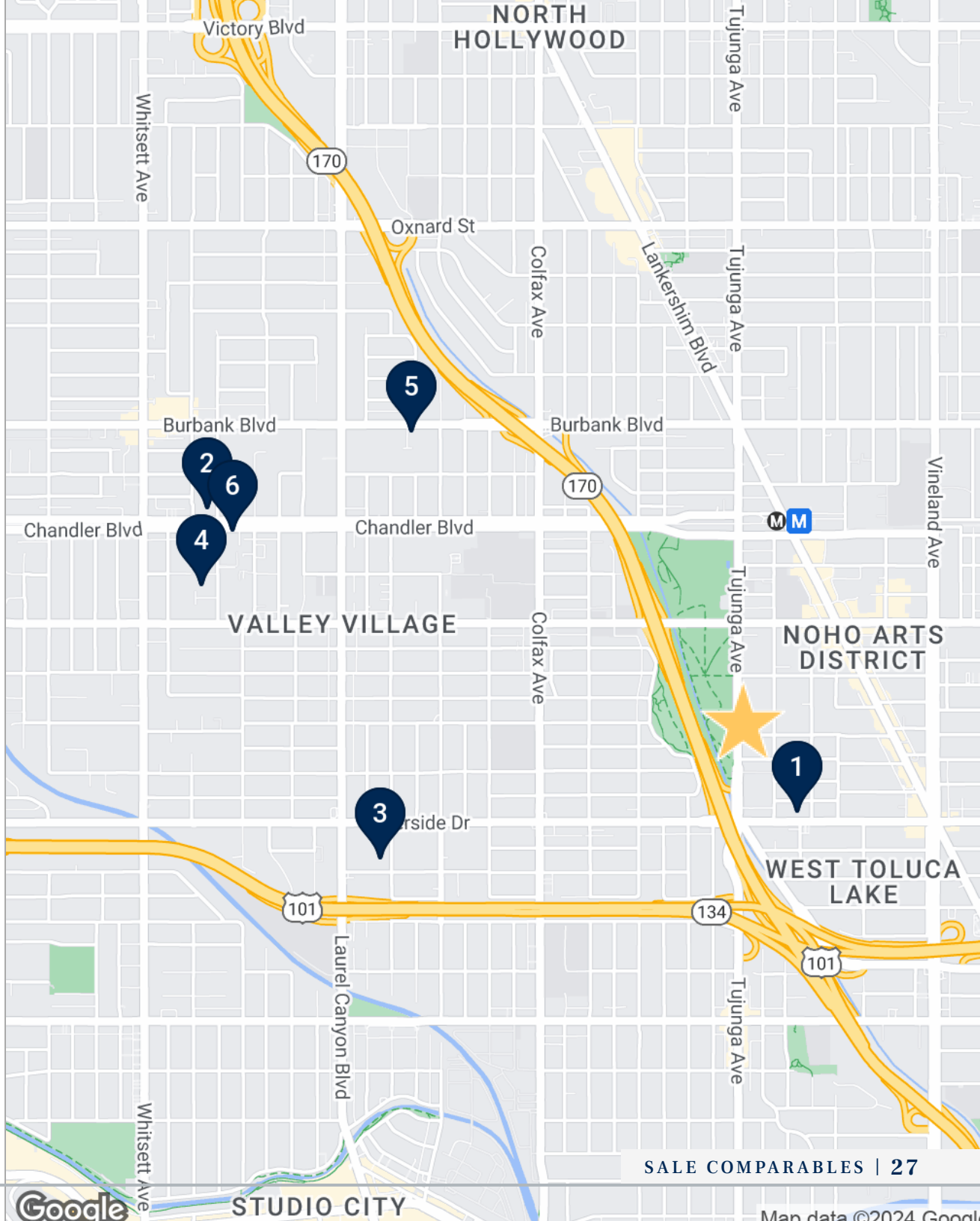
PRICE PER SF CHART

PRICE PER UNIT CHART








SALE COMPS

SALE COMPS MAP

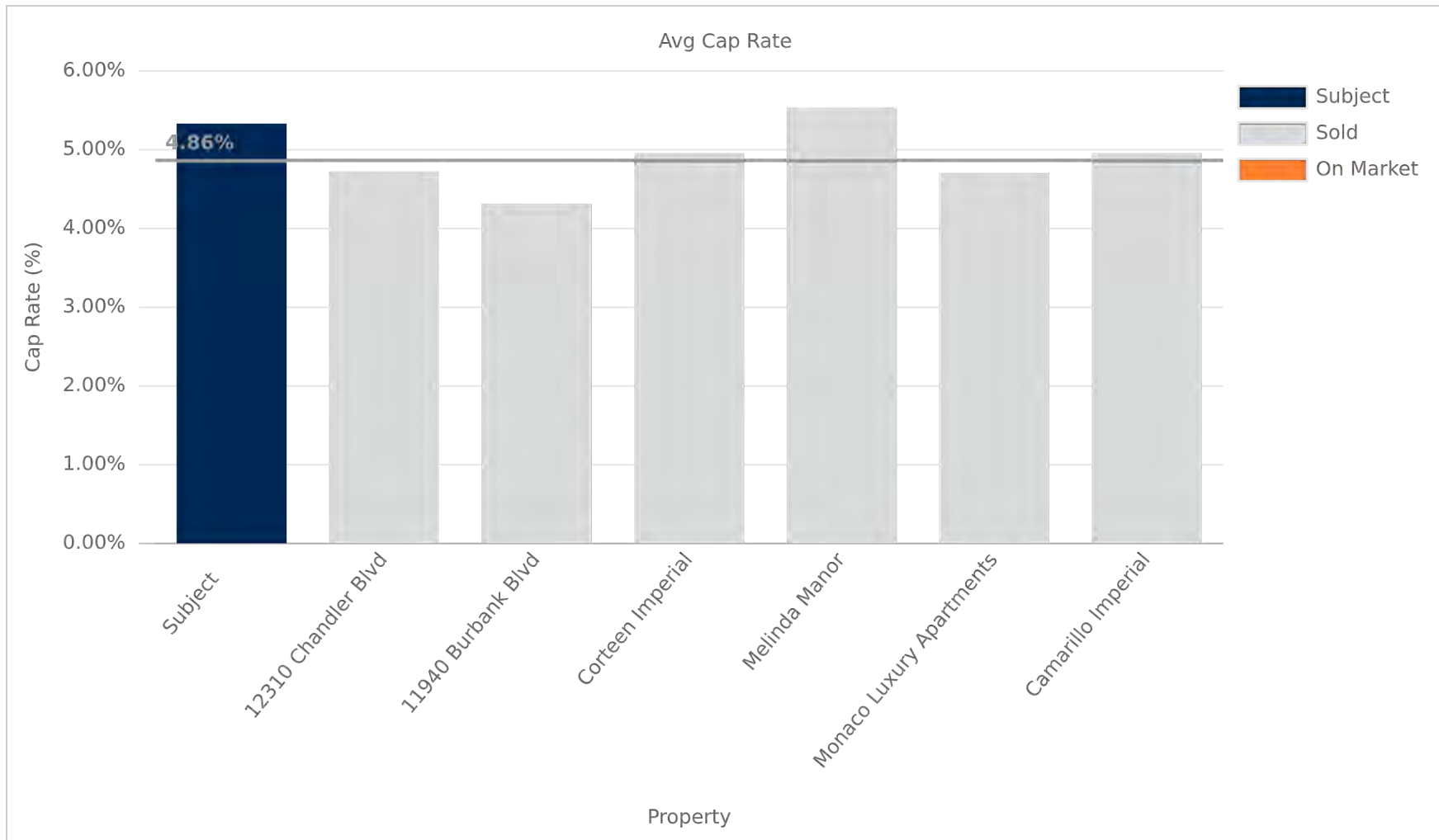
- ★ 5020 Tujunga Ave
- 1 Camarillo Imperial
- 2 Monaco Luxury Apartments
- 3 Melinda Manor
- 4 Corteen Imperial
- 5 11940 Burbank Blvd
- 6 12310 Chandler Blvd



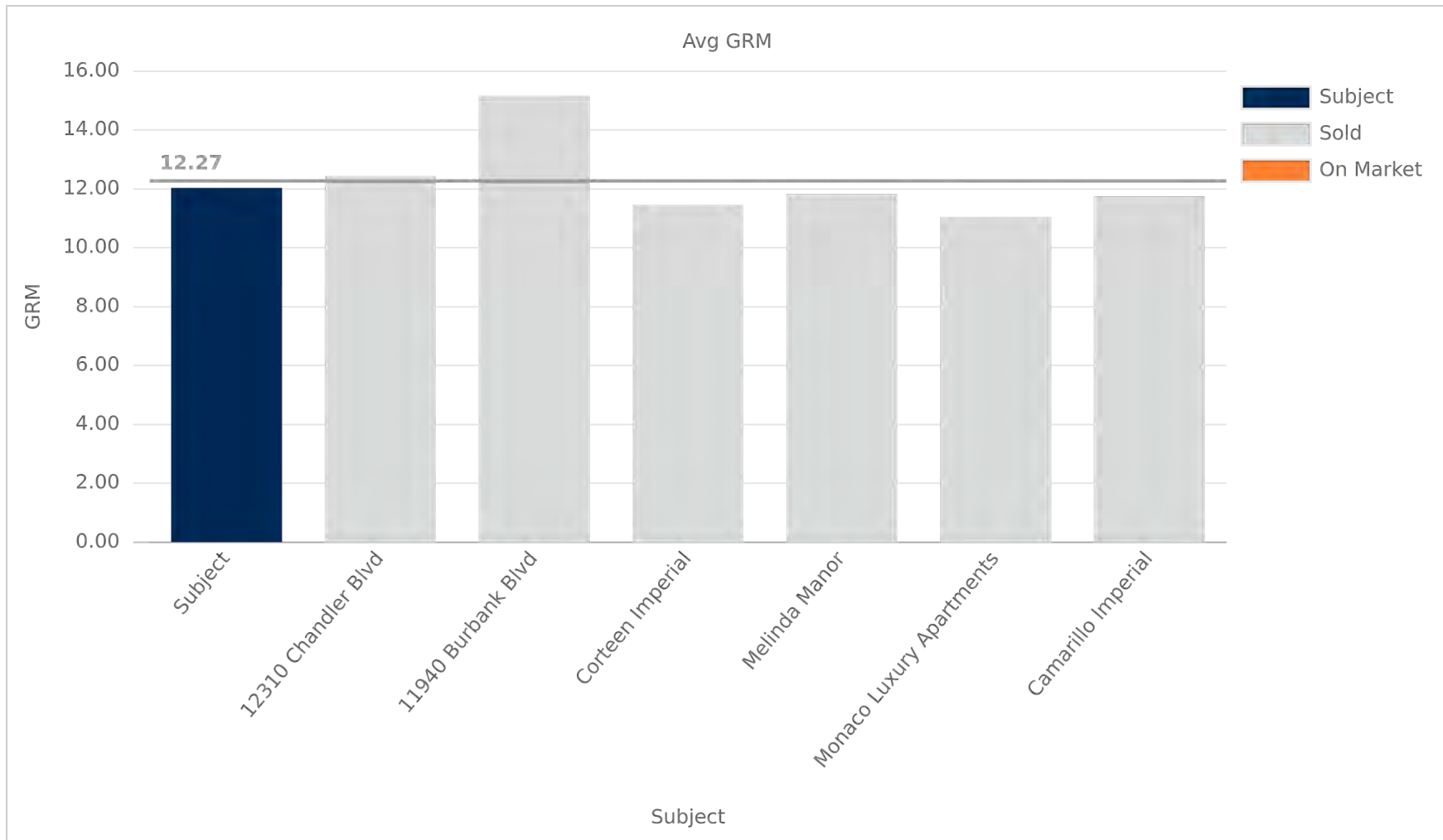
SALE COMPS SUMMARY // 5020 Tujunga Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	5020 Tujunga Ave 5020 Tujunga Ave North Hollywood, CA 91601	\$8,250,000	17,690 SF	\$466.37	0.51 AC	\$206,250	5.33%	40	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	Camarillo Imperial 11255 Camarillo St North Hollywood, CA 91602	\$8,350,000	42,645 SF	\$195.80	0.51 AC	\$225,675	4.95%	37	04/05/2024
	Monaco Luxury Apartments 5415 Corteen Pl Valley Village, CA 91607	\$4,726,000	21,935 SF	\$215.45	0.62 AC	\$214,818	4.70%	22	02/15/2024
	Melinda Manor 12015 Kling St Valley Village, CA 91607	\$7,125,000	23,973 SF	\$297.21	0.65 AC	\$296,875	5.54%	24	12/27/2023
	Corteen Imperial 5247 Corteen Pl Valley Village, CA 91607	\$6,874,000	38,312 SF	\$179.42	0.71 AC	\$214,812	4.95%	32	12/22/2023
	11940 Burbank Blvd 11940 Burbank Blvd Valley Village, CA 91607	\$6,100,000	18,661 SF	\$326.88	0.55 AC	\$277,272	4.31%	22	10/30/2023
	12310 Chandler Blvd 12310 Chandler Blvd Valley Village, CA 91607	\$8,750,000	37,038 SF	\$236.24	1.26 AC	\$213,414	4.72%	41	09/25/2023
	AVERAGES	\$6,987,500	30,427 SF	\$241.84	0.72 AC	\$240,478	4.86%	30	-

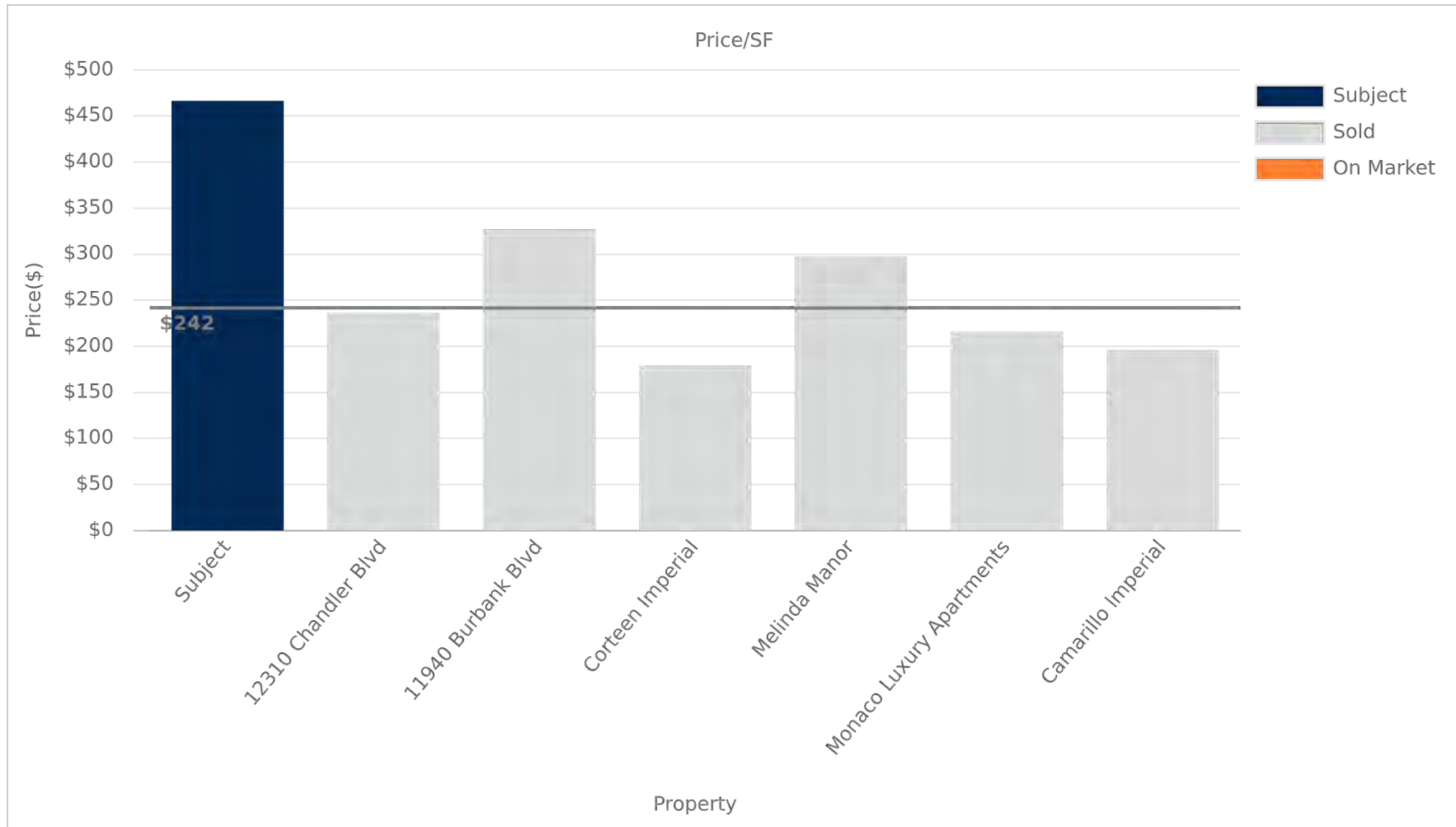
5020 Tujunga Ave // CAP RATE CHART



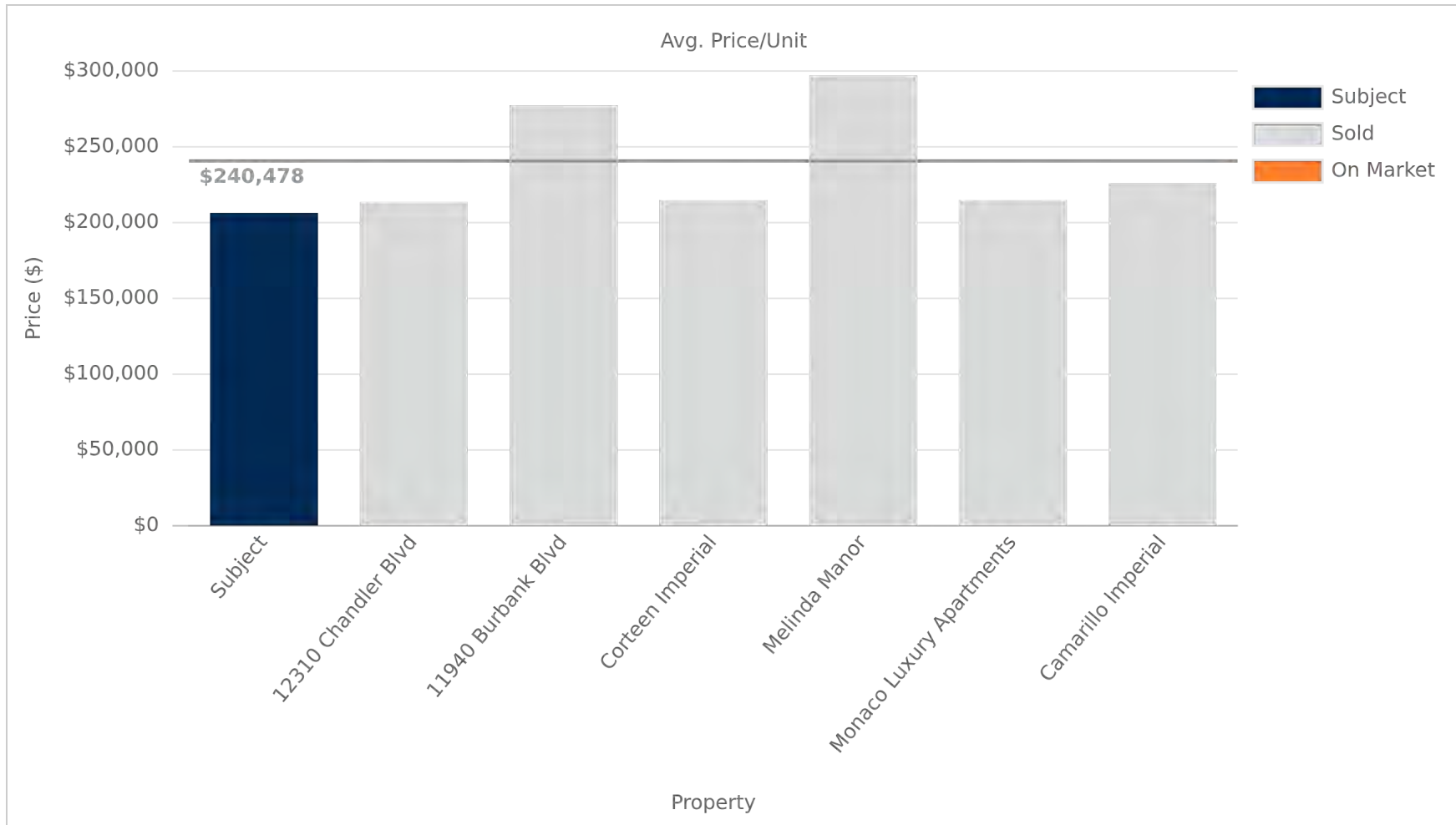
GRM CHART // 5020 Tujunga Ave



5020 Tujunga Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 5020 Tujunga Ave



5020 Tujunga Ave // SALE COMPS



★ 5020 Tujunga Ave
5020 Tujunga Ave, North Hollywood, CA 91601

Listing Price:	\$8,250,000	Price/SF:	\$466.37
Property Type:	Multifamily	GIM:	11.63
NOI:	\$439,354	Cap Rate:	5.33%
Occupancy:	100%	Year Built:	1965
COE:	On Market	Number Of Units:	40
Lot Size:	0.51 Acres	Price/Unit:	\$206,250
Total SF:	17,690 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	2.5	600	\$1,950	\$3.25
Bachelor / 1 Bath	15	37.5	400	\$1,404	\$3.51
Studio / 1 Bath	24	60.0	504	\$1,423	\$2.82
TOTAL/AVG	40	100%	467	\$1,429	\$3.06



1 Camarillo Imperial
11255 Camarillo St North Hollywood, CA 91602

Sale Price:	\$8,350,000	Price/SF:	\$195.80
Property Type:	Multifamily	GRM:	11.74
NOI:	\$413,325	Cap Rate:	4.95%
Occupancy:	-	Year Built:	1964
COE:	04/05/2024	Number Of Units:	37
Lot Size:	0.51 Acres	Price/Unit:	\$225,675
Total SF:	42,645 SF		

SALE COMPS // 5020 Tujunga Ave



2 Monaco Luxury Apartments
5415 Corteen Pl Valley Village, CA 91607

Sale Price:	\$4,726,000	Price/SF:	\$215.45
Property Type:	Multifamily	GRM:	11.04
NOI:	\$222,122	Cap Rate:	4.70%
Occupancy:	-	Year Built:	1962
COE:	02/15/2024	Number Of Units:	22
Lot Size:	0.62 Acres	Price/Unit:	\$214,818
Total SF:	21,935 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	9	40.9			
2 Bed / 2 Bath	11	50			
3 Bed / 2 Bath	2	9.1			
TOTAL/AVG	22	100%	0	\$0	

Marcus & Millichap listing.



3 Melinda Manor
12015 Kling St Valley Village, CA 91607

Sale Price:	\$7,125,000	Price/SF:	\$297.21
Property Type:	Multifamily	GRM:	11.81
NOI:	\$394,725	Cap Rate:	5.54%
Occupancy:	-	Year Built:	1961
COE:	12/27/2023	Number Of Units:	24
Lot Size:	0.65 Acres	Price/Unit:	\$296,875
Total SF:	23,973 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	33.3			
2 Bed / 2 Bath	16	66.7			
TOTAL/AVG	24	100%	0	\$0	

5020 Tujunga Ave // SALE COMPS



4 Corteen Imperial
5247 Corteen Pl Valley Village, CA 91607

Sale Price:	\$6,874,000	Price/SF:	\$179.42
Property Type:	Multifamily	GRM:	11.45
NOI:	\$340,263	Cap Rate:	4.95%
Occupancy:	-	Year Built:	1963
COE:	12/22/2023	Number Of Units:	32
Lot Size:	0.71 Acres	Price/Unit:	\$214,812
Total SF:	38,312 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	18	56.3			
2 Bed / 2 Bath	14	43.8			
TOTAL/AVG	32	100%	0	\$0	

Marcus & Millichap listing.



5 11940 Burbank Blvd
11940 Burbank Blvd Valley Village, CA 91607

Sale Price:	\$6,100,000	Price/SF:	\$326.88
Property Type:	Multifamily	GRM:	15.15
NOI:	\$262,910	Cap Rate:	4.31%
Occupancy:	-	Year Built:	1960
COE:	10/30/2023	Number Of Units:	22
Lot Size:	0.55 Acres	Price/Unit:	\$277,272
Total SF:	18,661 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	4.5			
1 Bed / 1 Bath	12	54.5			
2 Bed / 2 Bath	8	36.4			
2 Bed / 2.5 Bath	1	4.5			
TOTAL/AVG	22	100%	0	\$0	

SALE COMPS // 5020 Tujunga Ave



6 **12310 Chandler Blvd**
12310 Chandler Blvd Valley Village, CA 91607

Sale Price:	\$8,750,000	Price/SF:	\$236.24
Property Type:	Multifamily	GRM:	12.44
NOI:	\$413,000	Cap Rate:	4.72%
Occupancy:	-	Year Built:	1957
COE:	09/25/2023	Number Of Units:	41
Lot Size:	1.26 Acres	Price/Unit:	\$213,414
Total SF:	37,038 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	26	63.4			
2 Bed / 1 Bath	15	36.6			
TOTAL/AVG	41	100%	0	\$0	

Marcus & Millichap listing.

SECTION 5

Lease Comparables

RENT COMPS MAP

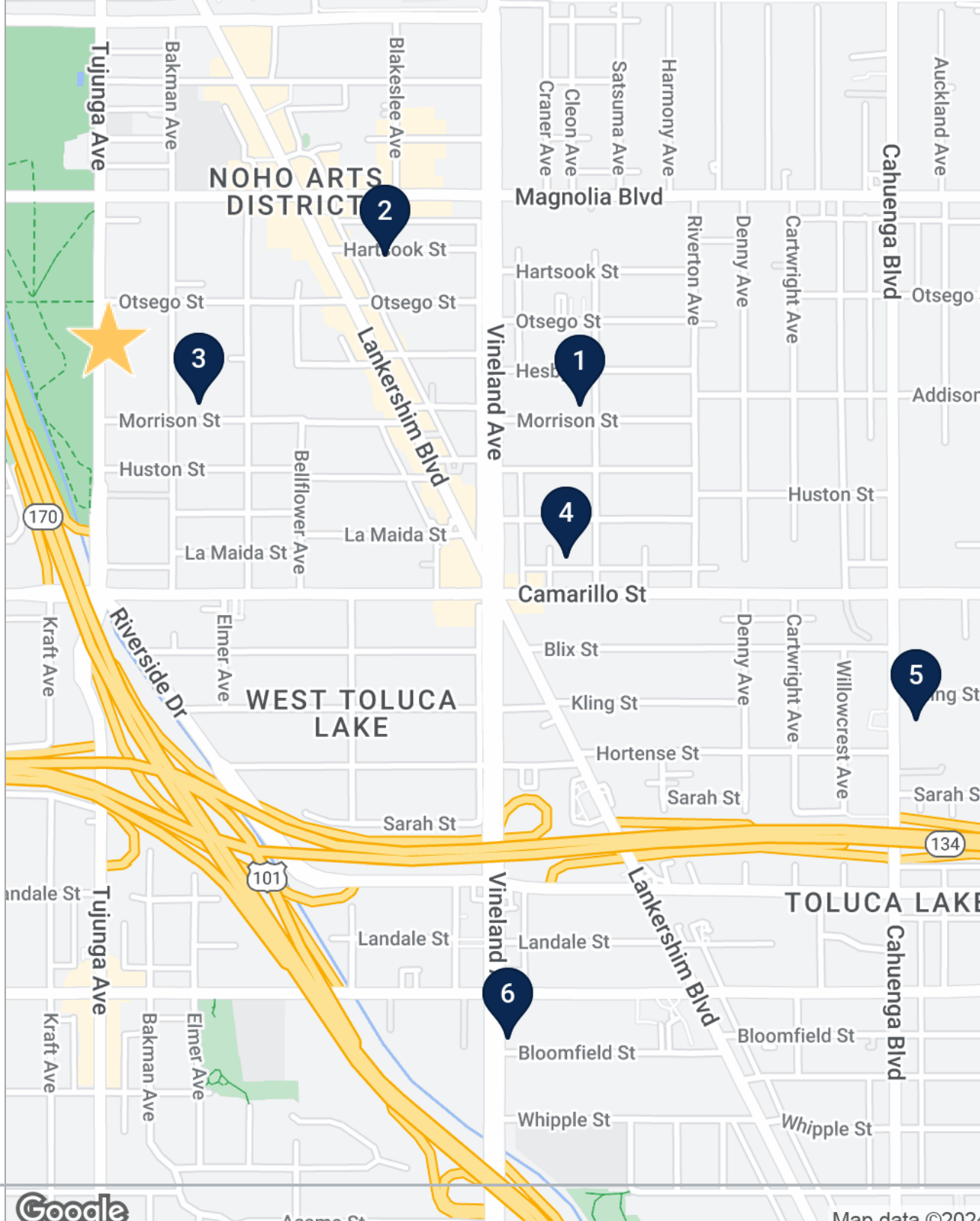
RENT COMPS SUMMARY

RENT BY BED CHART








RENT COMPS

RENT COMPS MAP

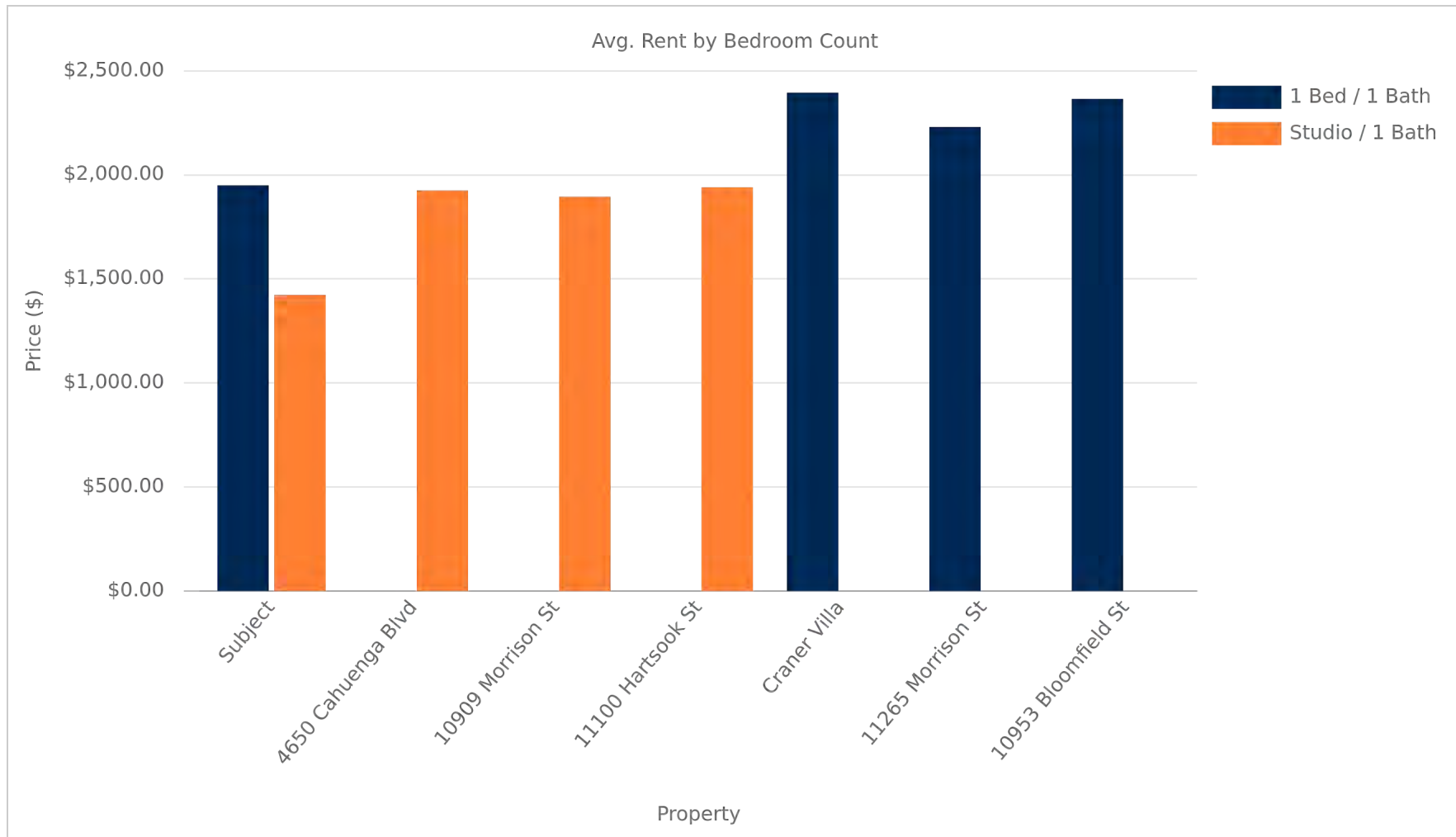
- ★ 5020 Tujunga Ave
- 1 10909 Morrison St
- 2 11100 Hartsook St
- 3 11265 Morrison St
- 4 Craner Villa
- 5 4650 Cahuenga Blvd
- 6 10953 Bloomfield St



5020 Tujunga Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	# OF UNITS
	5020 Tujunga Ave 5020 Tujunga Ave North Hollywood, CA 91601	\$3.23	467 SF	\$1,429	40
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	# OF UNITS
	10909 Morrison St 10909 Morrison St North Hollywood, CA 91601	\$5.41	350 SF	\$1,895	8
	11100 Hartsook St 11100 Hartsook St North Hollywood, CA 91601	\$3.40	570 SF	\$1,940	3
	11265 Morrison St 11265 Morrison St North Hollywood, CA 91601	\$3.72	600 SF	\$2,230	43
	Craner Villa 4824 Craner Ave North Hollywood, CA 91601	\$3.31	723 SF	\$2,395	26
	4650 Cahuenga Blvd 4650 Cahuenga Blvd North Hollywood, CA 91602	\$2.75	700 SF	\$1,925	18
	10953 Bloomfield St 10953 Bloomfield St North Hollywood, CA 91602	\$3.26	725 SF	\$2,365	80
	AVERAGES	\$3.64	611 SF	\$2,125	30

RENT BY BED CHART // 5020 Tujunga Ave



5020 Tujunga Ave // RENT COMPS

★ 5020 Tujunga Ave
5020 Tujunga Ave, North Hollywood, CA 91601

 40 Units |  100% Total Occupancy |  Year Built 1965



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	2.5	600	\$1,950	\$3.25
Bachelor / 1 Bath	15	37.5	400	\$1,404	\$3.51
Studio / 1 Bath	24	60.0	504	\$1,423	\$2.82
TOTAL/AVG	40	100%	467	\$1,429	\$3.06

1 10909 Morrison St
10909 Morrison St, North Hollywood, CA 91601

 8 Units |  Year Built 1963



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	350	\$1,895	\$5.41
TOTAL/AVG	1	100%	350	\$1,895	\$5.41

RENT COMPS // 5020 Tujunga Ave

2 11100 Hartsook St
11100 Hartsook St, North Hollywood, CA 91601

 3 Units |  Year Built 1948



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	570	\$1,940	\$3.40
TOTAL/AVG	1	100%	570	\$1,940	\$3.40

3 11265 Morrison St
11265 Morrison St, North Hollywood, CA 91601

 43 Units |  Year Built 1986



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	600	\$2,230	\$3.72
TOTAL/AVG	1	100%	600	\$2,230	\$3.72

5020 Tujunga Ave // RENT COMPS

4 Craner Villa
4824 Craner Ave, North Hollywood, CA 91601

 26 Units |  Year Built 1988



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	723	\$2,395	\$3.31
TOTAL/AVG	1	100%	723	\$2,395	\$3.31

5 4650 Cahuenga Blvd
4650 Cahuenga Blvd, North Hollywood, CA 91602

 18 Units |  Year Built 1956



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	700	\$1,925	\$2.75
TOTAL/AVG	1	100%	700	\$1,925	\$2.75

RENT COMPS // 5020 Tujunga Ave

6 10953 Bloomfield St
10953 Bloomfield St, North Hollywood, CA 91602

 80 Units |  Year Built 1989



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	725	\$2,365	\$3.26
TOTAL/AVG	1	100%	725	\$2,365	\$3.26

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

5020 Tujunga Ave // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	46,606	249,409	633,833
2022 Estimate			
Total Population	44,696	243,576	618,942
2010 Census			
Total Population	40,612	234,577	595,206
2000 Census			
Total Population	39,547	228,917	587,354
Daytime Population			
2022 Estimate	36,112	263,746	654,447
HOUSEHOLDS			
2027 Projection			
Total Households	23,387	107,948	265,105
2022 Estimate			
Total Households	22,190	104,840	257,757
Average (Mean) Household Size	2.0	2.3	2.4
2010 Census			
Total Households	19,733	98,659	243,177
2000 Census			
Total Households	18,686	96,127	240,812
Growth 2022-2027	5.4%	3.0%	2.9%
HOUSING UNITS			
Occupied Units			
2027 Projection	25,737	116,578	286,206
2022 Estimate	24,290	112,842	277,384
Owner Occupied	4,169	36,656	90,383
Renter Occupied	18,020	68,184	167,374
Vacant	2,100	8,002	19,628
Persons in Units			
2022 Estimate Total Occupied Units	22,190	104,840	257,757
1 Person Units	42.0%	35.3%	35.6%
2 Person Units	34.0%	31.7%	30.3%
3 Person Units	12.4%	14.3%	13.9%
4 Person Units	7.2%	10.7%	10.9%
5 Person Units	2.5%	4.3%	4.7%
6+ Person Units	1.9%	3.8%	4.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	9.0%	13.3%	13.5%
\$150,000-\$199,999	6.0%	7.5%	7.5%
\$100,000-\$149,999	16.1%	16.9%	16.6%
\$75,000-\$99,999	13.7%	13.7%	13.2%
\$50,000-\$74,999	17.4%	15.0%	14.8%
\$35,000-\$49,999	11.0%	9.8%	9.9%
\$25,000-\$34,999	7.2%	6.5%	6.8%
\$15,000-\$24,999	8.5%	7.5%	7.7%
Under \$15,000	11.0%	9.8%	10.1%
Average Household Income	\$99,102	\$119,438	\$120,284
Median Household Income	\$67,744	\$77,387	\$76,323
Per Capita Income	\$49,265	\$51,518	\$50,264
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	44,696	243,576	618,942
Under 20	15.1%	19.3%	19.0%
20 to 34 Years	31.7%	24.4%	24.5%
35 to 39 Years	11.1%	8.8%	8.7%
40 to 49 Years	15.8%	14.8%	14.6%
50 to 64 Years	16.3%	18.7%	18.7%
Age 65+	9.9%	13.9%	14.6%
Median Age	36.3	38.5	38.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	35,492	183,802	468,220
Elementary (0-8)	4.5%	6.1%	7.8%
Some High School (9-11)	4.7%	5.8%	6.0%
High School Graduate (12)	13.3%	15.1%	16.0%
Some College (13-15)	21.8%	20.9%	19.6%
Associate Degree Only	8.8%	8.2%	7.8%
Bachelor's Degree Only	35.5%	31.0%	29.5%
Graduate Degree	11.2%	12.9%	13.2%
Population by Gender			
2022 Estimate Total Population	44,696	243,576	618,942
Male Population	50.6%	49.9%	50.2%
Female Population	49.4%	50.1%	49.8%

DEMOGRAPHICS // 5020 Tujunga Ave



POPULATION

In 2022, the population in your selected geography is 618,942. The population has changed by 5.4 percent since 2000. It is estimated that the population in your area will be 633,833 five years from now, which represents a change of 2.4 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 38.7, compared with the U.S. average, which is 38.6. The population density in your area is 7,879 people per square mile.



HOUSEHOLDS

There are currently 257,757 households in your selected geography. The number of households has changed by 7.0 percent since 2000. It is estimated that the number of households in your area will be 265,105 five years from now, which represents a change of 2.9 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$76,323, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 82.0 percent since 2000. It is estimated that the median household income in your area will be \$90,174 five years from now, which represents a change of 18.1 percent from the current year.

The current year per capita income in your area is \$50,264, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$120,284, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 333,604 people in your selected area were employed. The 2000 Census revealed that 70.1 percent of employees are in white-collar occupations in this geography, and 29.9 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 25.8 minutes.



HOUSING

The median housing value in your area was \$792,489 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 90,268 owner-occupied housing units and 150,545 renter-occupied housing units in your area. The median rent at the time was \$675.



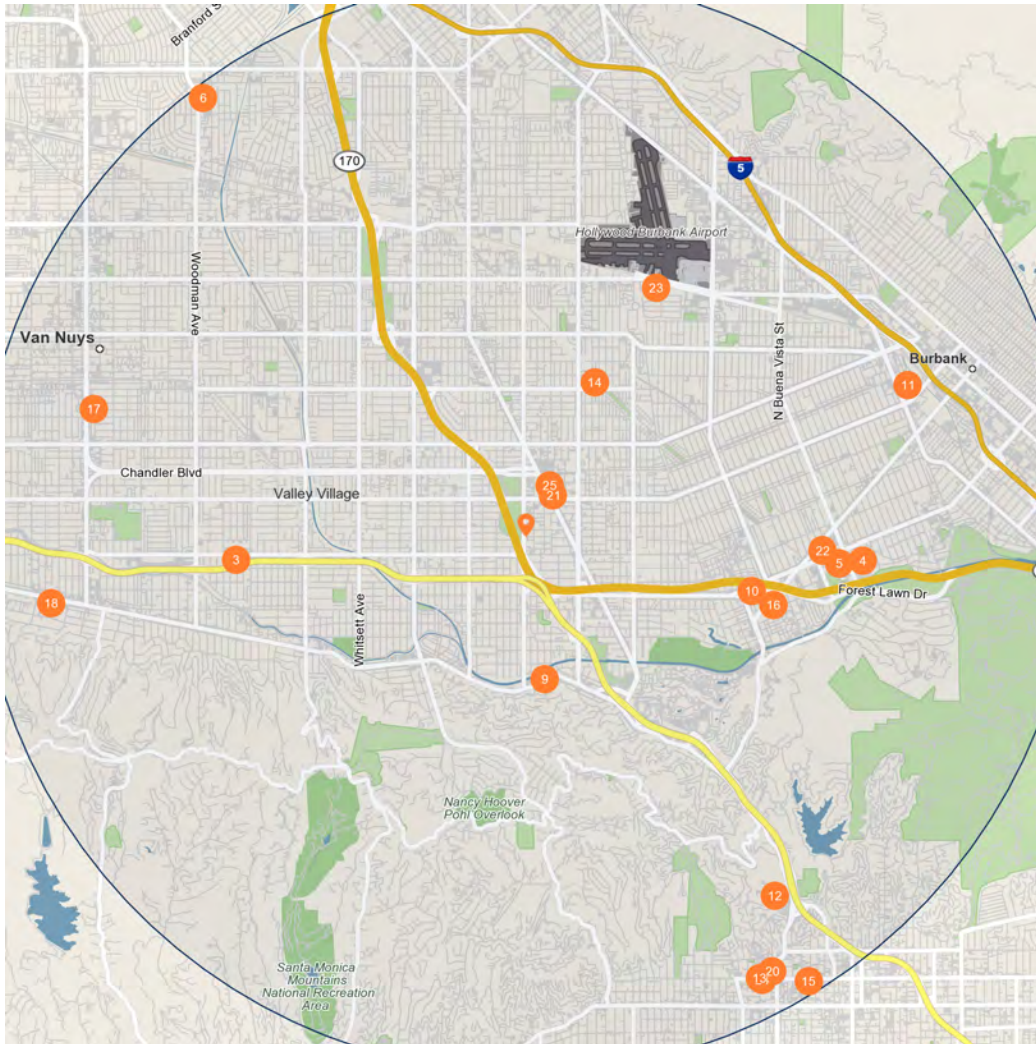
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 13.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 29.5 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 7.8 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 16.0 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 19.6 percent in the selected area compared with the 20.4 percent in the U.S.

5020 Tujunga Ave // DEMOGRAPHICS

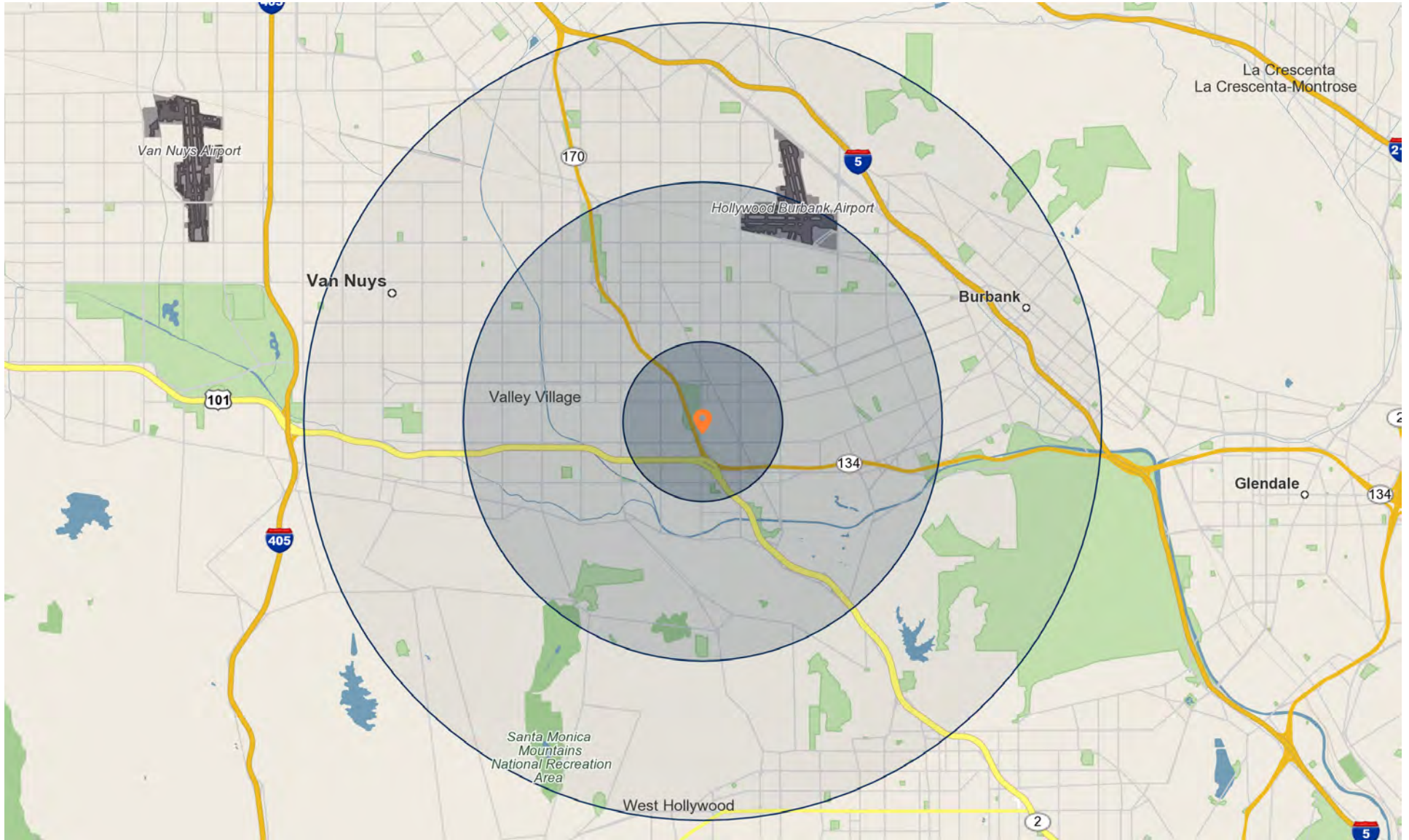


Major Employers

Employees

1	Yf Art Holdings Gp LLC	10,600
2	Ticketmaster Entertainment LLC	4,390
3	Sofro Fabrics Inc	3,810
4	Walt Disney Records Direct-Disney	2,990
5	Providence Holy Cross	2,931
6	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
7	Providence Health & Services F-Providence Holy Cross Fundation	2,000
8	Providence Health System-Providence St Joseph Med Ctr	2,000
9	Dream Lounge Inc	1,989
10	Twdc Enterprises 18 Corp	1,802
11	Andrews International Inc	1,700
12	Los Angeles Philharmonic Assn-Hollywood Bowl	1,486
13	Valet Parking Svc A Cal Partnr-Valet Parking Service	1,268
14	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
15	Foh Holdings Inc	1,000
16	Bonanza Productions Inc	1,000
17	Alta Hillywood Cmnty Hosp Van N	631
18	Mega Appraisers Inc	600
19	Warner Bros Transatlantic Inc-Warner Bros	590
20	Weststar Cinemas Inc-Manns Theatres	575
21	Starcom Worldwide Inc	566
22	Vintage Senior Management Inc	565
23	ACT Lighting Inc	556
24	Deep Focus Inc	540
25	Kaiser Foundation Hospitals-North Hollywood Medical Offs	534

DEMOGRAPHICS // 5020 Tujunga Ave





EXCLUSIVELY LISTED BY

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