

6902 Milwood Ave

6902 Milwood Ave, Canoga Park, CA 91303



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Activity ID #ZAE0120784

Marcus & Millichap
LAAA TEAM

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TABLE OF CONTENTS

SECTION 1 Executive Summary	7
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SECTION 2 Property Information	12
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SECTION 3 Financial Analysis	17
---	----

SECTION 4 Sale Comparables	24
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SECTION 5 Lease Comparables	34
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SECTION 6 Market Overview	43
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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap
LAAA TEAM



OFFERING SUMMARY

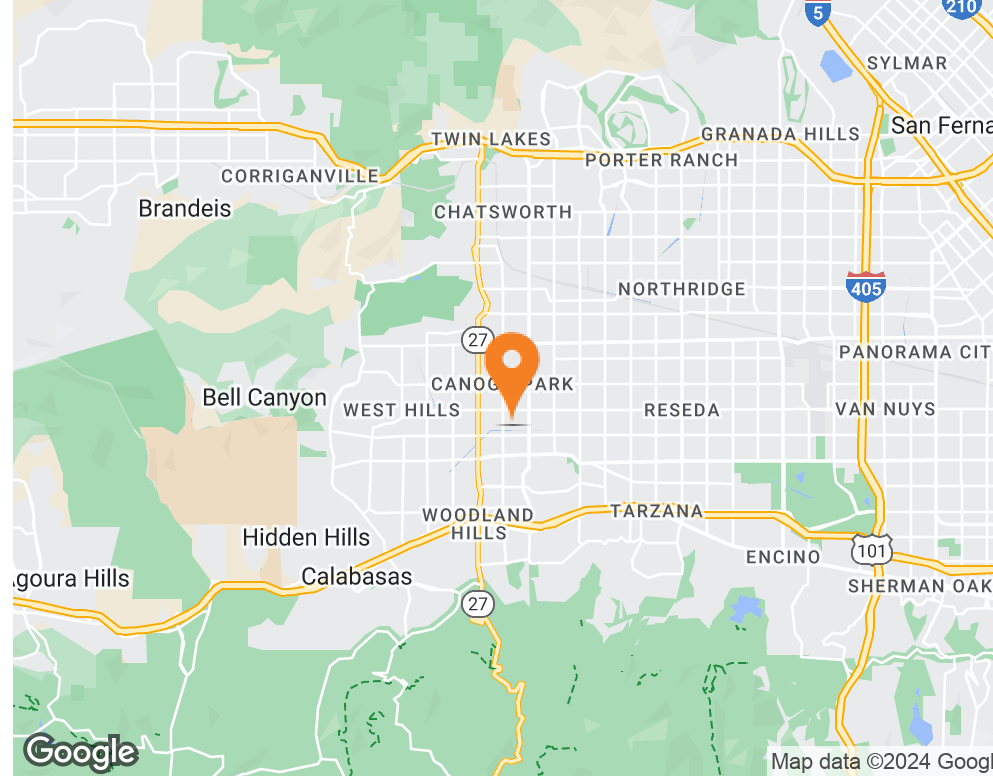
 Listing Price \$1,510,000	 Cap Rate 5.24%	 # of Units 8
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FINANCIAL

Listing Price	\$1,510,000
NOI	\$79,064
Cap Rate	5.24%
Price/SF	\$277.68
Rent/SF	\$1.94
Price/Unit	\$188,750

OPERATIONAL

Gross SF	5,438 SF
# of Units	8
Lot Size	0.15 Acres (6,534 SF)
Year Built	1964





6902 MILWOOD AVE

6902 Milwood Ave, Canoga Park, CA 91303

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this eight unit multifamily property at 6902 Milwood Avenue, Canoga Park, CA. This rent controlled property was built in 1964 and sits on a 0.15 acre corner lot, and is on a quiet street that's directly adjacent to the Los Angeles River. The 5,438 building square feet is divided into eight units with a mix of (1) Studio, (6) 1 bed / 1 bath units, and (1) 2 bed / 1 bath unit.

This is a great value-add opportunity with approximately 42% upside potential in rents. The city also recently approved about \$25,000 of capital improvements that can be billed back to the tenants over the next 5 years, adding some extra income for the owner.

The property has received recent upgrades including the soft story earthquake retrofitting, which was completing in 2021, a new roof installed in 2017, replacement of the asphalt in the last two years, a brand new paint job, and almost all windows at the property have been replaced with dual glazed windows. Also, the property offers its tenants a communal laundry room and ample on-site parking.

The property is located near Uptown Warner Center, a proposed mixed-use development that spans over 47 acres and is worth \$3.4 billion. Once completed, it will be the largest master-planned community in Los Angeles. Warner Center is known for its high-end demographics with an average household income ranging from \$106,089 to \$269,230 within a one-mile radius. Additionally, it has a dense population, high barriers to entry, and strong market fundamentals, making it a market that is favored by investors and owner-users alike. The area shows potential for significant growth.

INVESTMENT HIGHLIGHTS

Value Add 8 Unit Property in Canoga Park

Approximately 42% Upside in Rents

Soft Story Retrofit Completed in 2021

New Roof, Asphalt, and Paint

Corner Lot Adjacent to LA River

SECTION 2

Property Information

AMENITIES

REGIONAL MAP

LOCAL MAP

AERIAL MAP

Marcus & Millichap
LAAA TEAM

UNIT AMENITIES

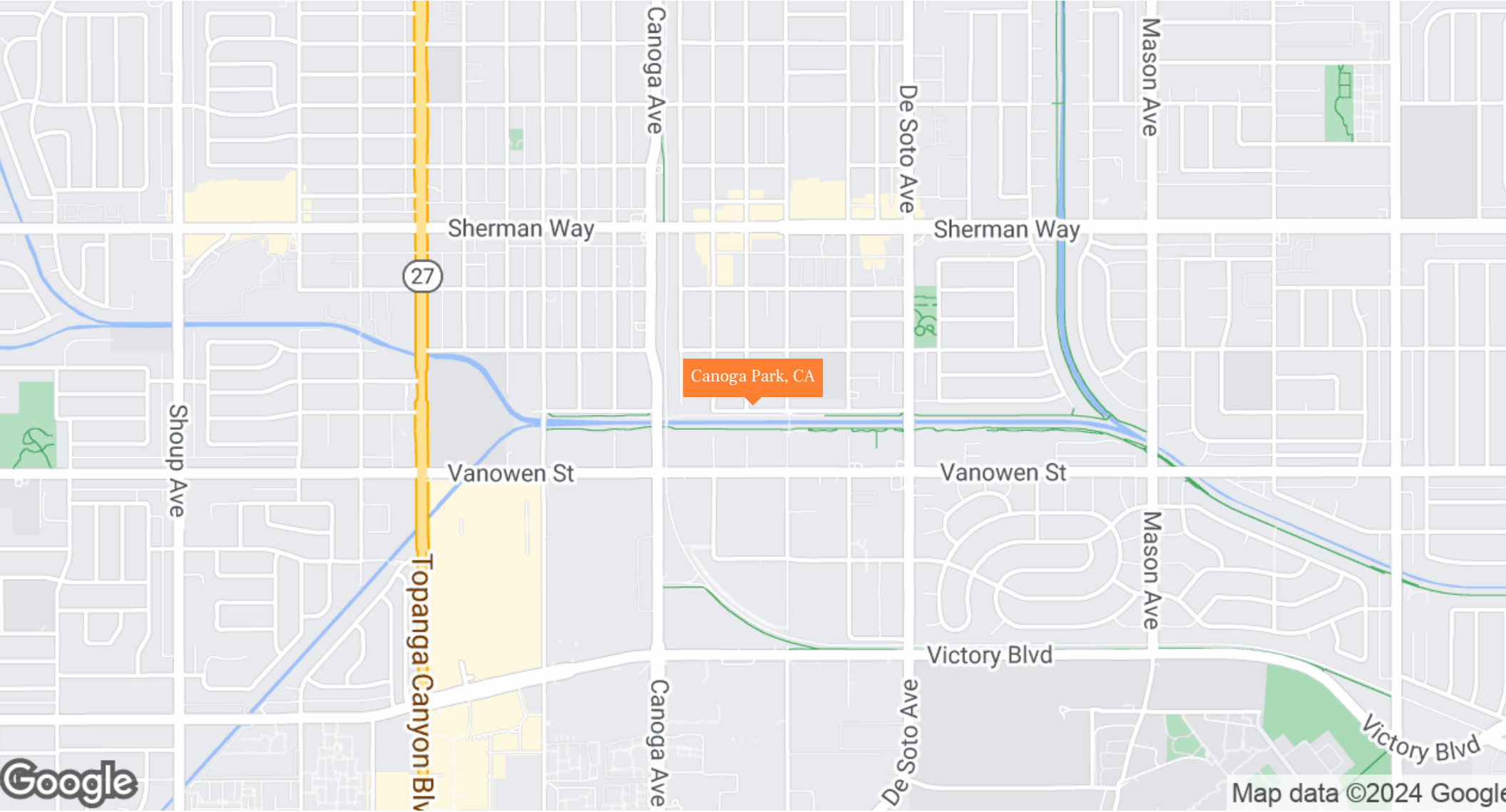
- Select units have been remodeled in the past few years
- Strong unit mix of studios, 1 bedroom, and 2 bedroom units

COMMON-AREA AMENITIES

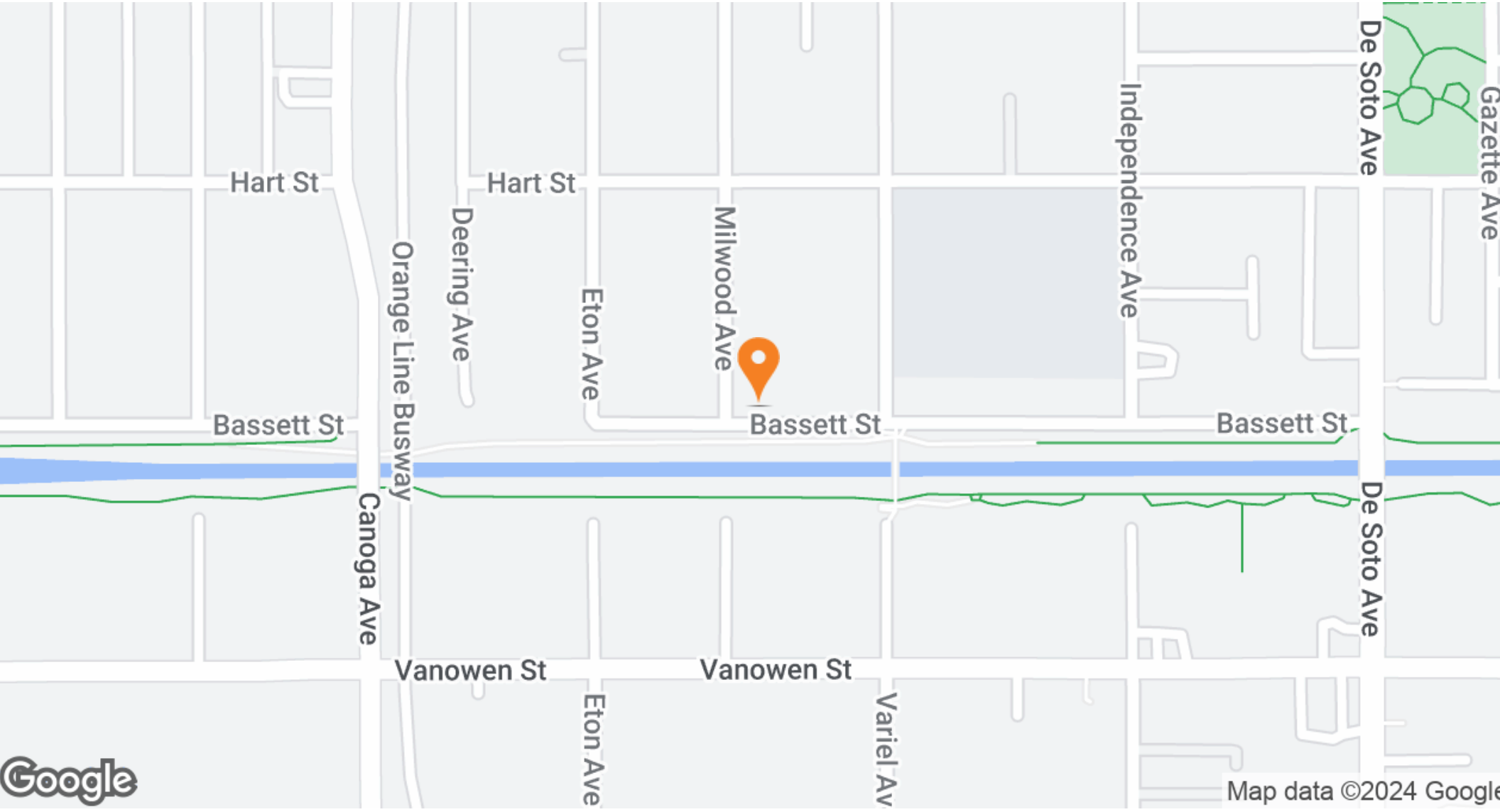
- Common Area Laundry Room
- Ample onsite parking for all tenants
- Corner lot situated on a quiet street adjacent to the Los Angeles River
- All new asphalt - replaced in the last couple years



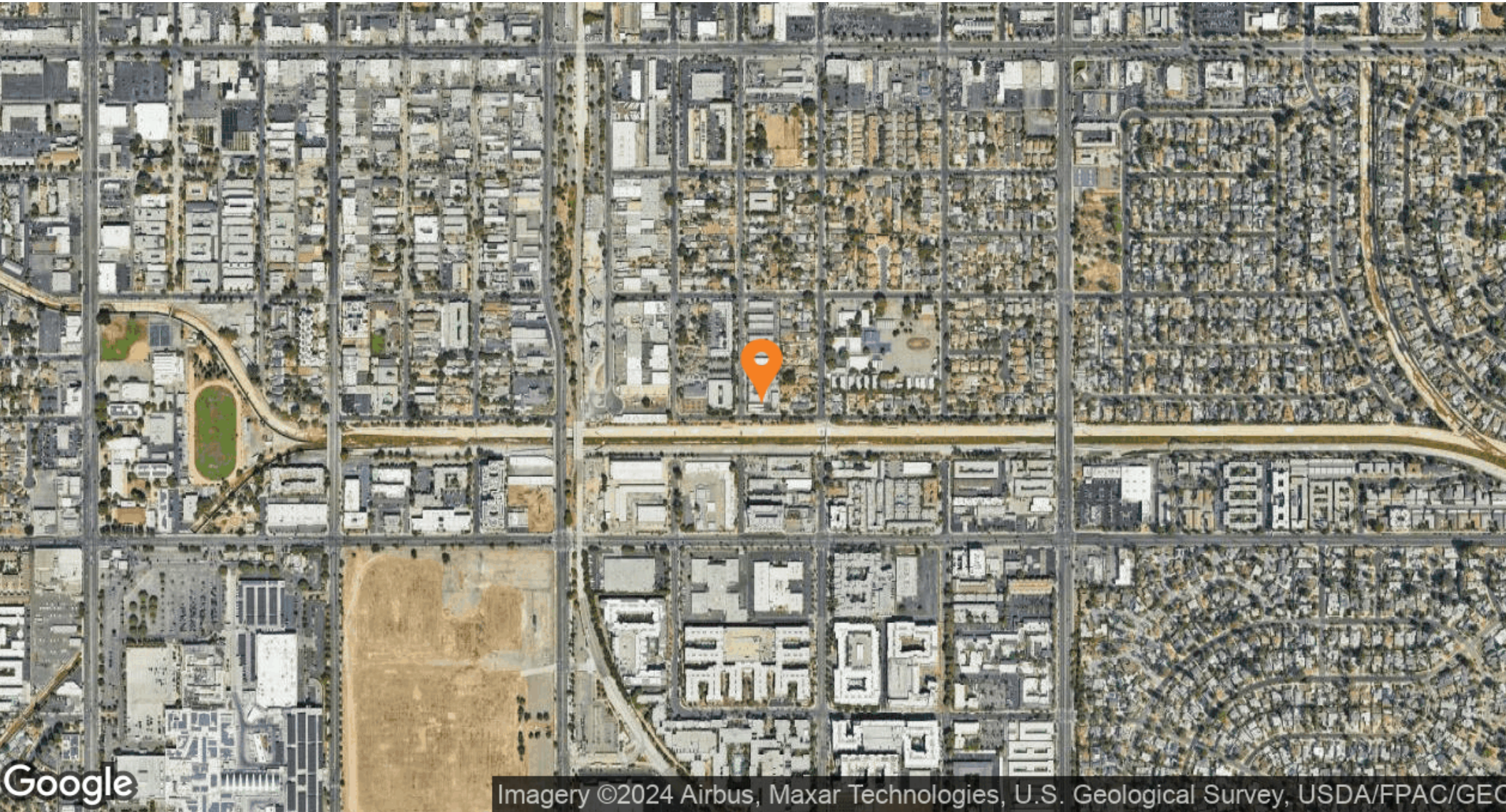
REGIONAL MAP // 6902 Milwood Ave



6902 Milwood Ave // LOCAL MAP



AERIAL MAP // 6902 Milwood Ave



SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap
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6902 Milwood Ave // FINANCIAL DETAILS

As of April,2024

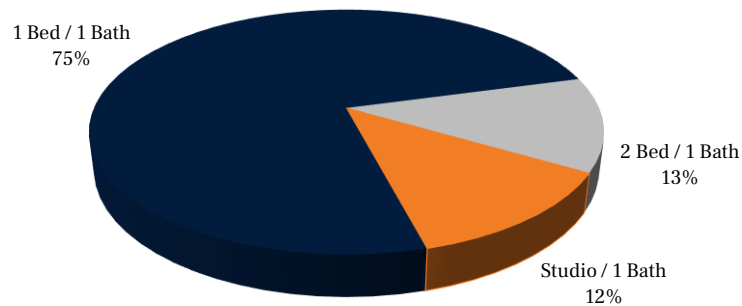
UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	1 Bed / 1 Bath	650	\$1,625	\$2.50	\$1,850	\$2.85
2	1 Bed / 1 Bath	650	\$1,087	\$1.67	\$1,850	\$2.85
3	1 Bed / 1 Bath	650	\$1,250	\$1.92	\$1,850	\$2.85
4	1 Bed / 1 Bath	650	\$947	\$1.46	\$1,850	\$2.85
5	1 Bed / 1 Bath	650	\$1,570	\$2.42	\$1,850	\$2.85
6	Studio / 1 Bath	400	\$1,103	\$2.76	\$1,500	\$3.75
7	1 Bed / 1 Bath	650	\$1,570	\$2.42	\$1,850	\$2.85
8	2 Bed / 1 Bath	900	\$1,404	\$1.56	\$2,350	\$2.61
Total		Square Feet: 5,438	\$10,556	\$1.94	\$14,950	\$2.75

FINANCIAL DETAILS // 6902 Milwood Ave

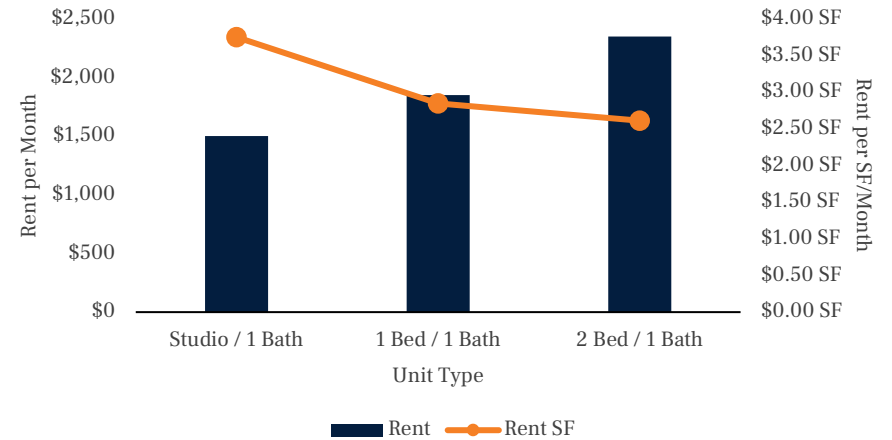
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio / 1 Bath	1	400	\$1,103 - \$1,103	\$1,103	\$2.76	\$1,103	\$1,500	\$3.75	\$1,500
1 Bed / 1 Bath	6	650	\$947 - \$1,625	\$1,341	\$2.06	\$8,049	\$1,850	\$2.85	\$11,100
2 Bed / 1 Bath	1	900	\$1,404 - \$1,404	\$1,404	\$1.56	\$1,404	\$2,350	\$2.61	\$2,350
TOTALS/WEIGHTED AVERAGES	8	680		\$1,320	\$1.94	\$10,556	\$1,869	\$2.75	\$14,950

GROSS ANNUALIZED RENTS	\$126,675	\$179,400
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Unit Distribution



Unit Rent



6902 Milwood Ave // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Current Rent	126,675		179,400			22,425	32.99
Physical Vacancy	(2,534)	2.0%	(3,588)	2.0%		(449)	(0.66)
TOTAL VACANCY	(\$2,534)	2.0%	(\$3,588)	2.0%		(\$449)	(\$1)
Effective Rental Income	124,142		175,812			21,977	32.33
Other Income							
Laundry Income	480		480		[1]	60	0.09
CapEx Tenant Reimbursements	4,041		4,041		[2]	505	0.74
TOTAL OTHER INCOME	\$4,521		\$4,521			\$565	\$0.83
EFFECTIVE GROSS INCOME	\$128,662		\$180,333			\$22,542	\$33.16
EXPENSES							
Real Estate Taxes	18,875		18,875		[3]	2,359	3.47
Insurance	4,851		4,851		[4]	606	0.89
Utilities - Water	6,181		6,181		[5]	773	1.14
Utilities - Gas	3,114		3,114		[6]	389	0.57
Trash Removal	4,200		4,200		[7]	525	0.77
Repairs & Maintenance	4,000		4,000		[8]	500	0.74
Landscaping	1,380		1,380		[9]	173	0.25
Pest Control	564		564		[10]	71	0.10
Management Fee	6,433	5.0%	9,017	5.0%		1,127	1.66
TOTAL EXPENSES	\$49,598		\$52,182			\$6,523	\$9.60
EXPENSES AS % OF EGI	38.5%		28.9%				
NET OPERATING INCOME	\$79,064		\$128,151			\$16,019	\$23.57

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

FINANCIAL DETAILS // 6902 Milwood Ave

NOTES TO OPERATING STATEMENT

- [1] Estimated at \$60 per unit
- [2] Taken from Seller's Rent Increase Notices
- [3] Estimated at 1.20% of the purchase price
- [4] Loan quote from November 2023 from biBerk
- [5] Taken from Seller's 2022 P&L
- [6] Taken from Seller's 2022 P&L
- [7] Estimated at \$350 per month
- [8] Estimated at \$500 per unit
- [9] Taken from Seller's 2022 P&L
- [10] Taken from Seller's 2022 P&L

6902 Milwood Ave // FINANCIAL DETAILS

SUMMARY

Price	\$1,510,000	
Down Payment	\$679,500	45%
Number of Units	8	
Price Per Unit	\$188,750	
Price Per SqFt	\$277.68	
Gross SqFt	5,438	
Lot Size	0.15 Acres	
Approx. Year Built	1964	

RETURNS

	Current	Pro Forma
CAP Rate	5.24%	8.49%
GRM	11.92	8.42
Cash-on-Cash	2.61%	9.83%
Debt Coverage Ratio	1.29	2.09

FINANCING

	1st Loan
Loan Amount	\$830,500
Loan Type	New
Interest Rate	6.25%
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
1	Studio / 1 Bath	400	\$1,103	\$1,500
6	1 Bed / 1 Bath	650	\$1,341	\$1,850
1	2 Bed / 1 Bath	900	\$1,404	\$2,350

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$126,675		\$179,400
Less: Vacancy/Deductions	2.0%	\$2,534	2.0%	\$3,588
Total Effective Rental Income		\$124,142		\$175,812
Other Income		\$4,521		\$4,521
Effective Gross Income		\$128,662		\$180,333
Less: Expenses	38.5%	\$49,598	28.9%	\$52,182
Net Operating Income		\$79,064		\$128,151
Cash Flow		\$79,064		\$128,151
Debt Service		\$61,362		\$61,362
Net Cash Flow After Debt Service	2.61%	\$17,702	9.83%	\$66,789
Principal Reduction		\$9,732		\$10,358
TOTAL RETURN	4.04%	\$27,434	11.35%	\$77,147

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$18,875	\$18,875
Insurance	\$4,851	\$4,851
Utilities - Water	\$6,181	\$6,181
Utilities - Gas	\$3,114	\$3,114
Trash Removal	\$4,200	\$4,200
Repairs & Maintenance	\$4,000	\$4,000
Landscaping	\$1,380	\$1,380
Pest Control	\$564	\$564
Management Fee	\$6,433	\$9,017
TOTAL EXPENSES	\$49,598	\$52,182
Expenses/Unit	\$6,200	\$6,523
Expenses/SF	\$9.12	\$9.60

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

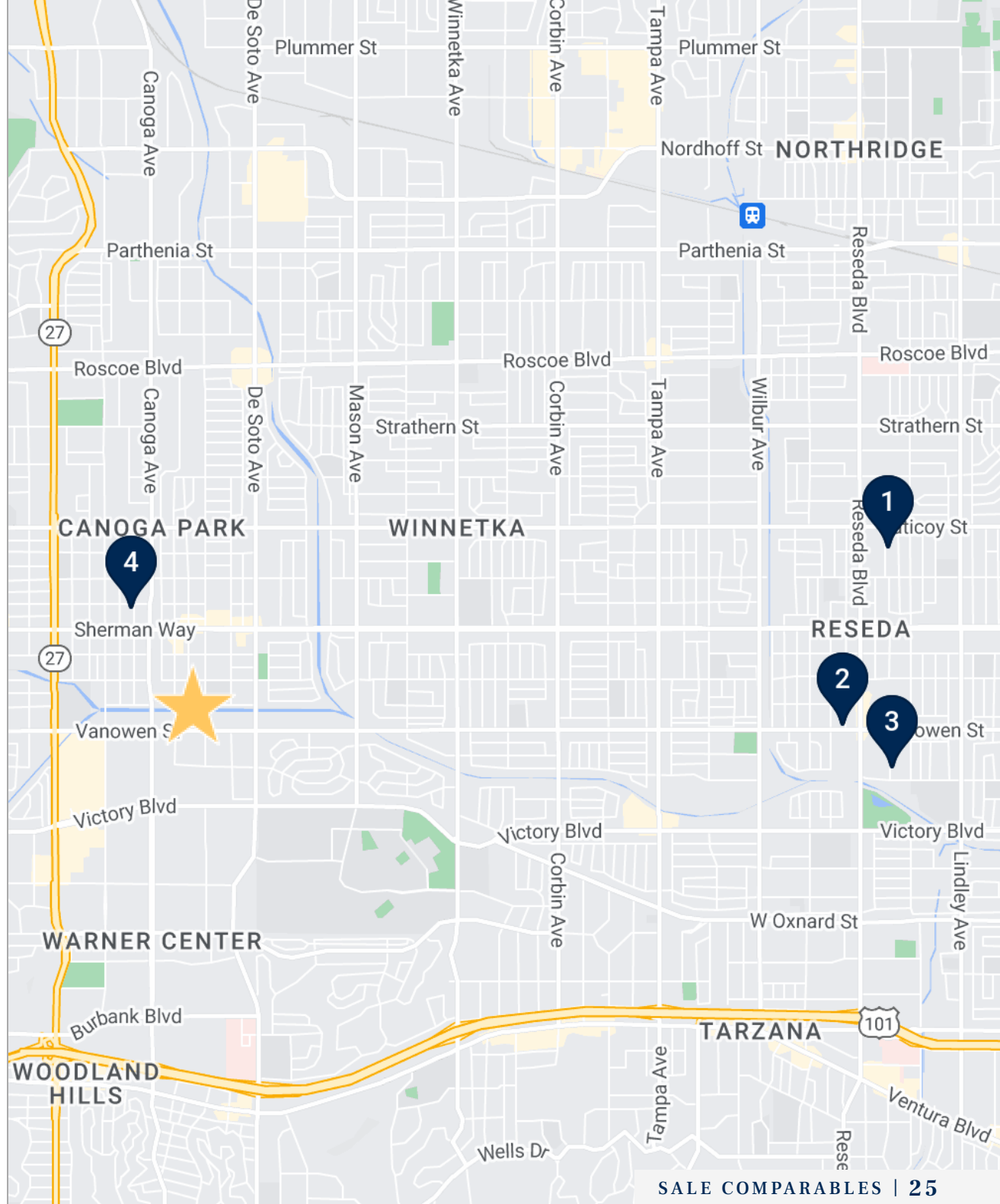
PRICE PER SF CHART

PRICE PER UNIT CHART






SALE COMPS

SALE COMPS MAP

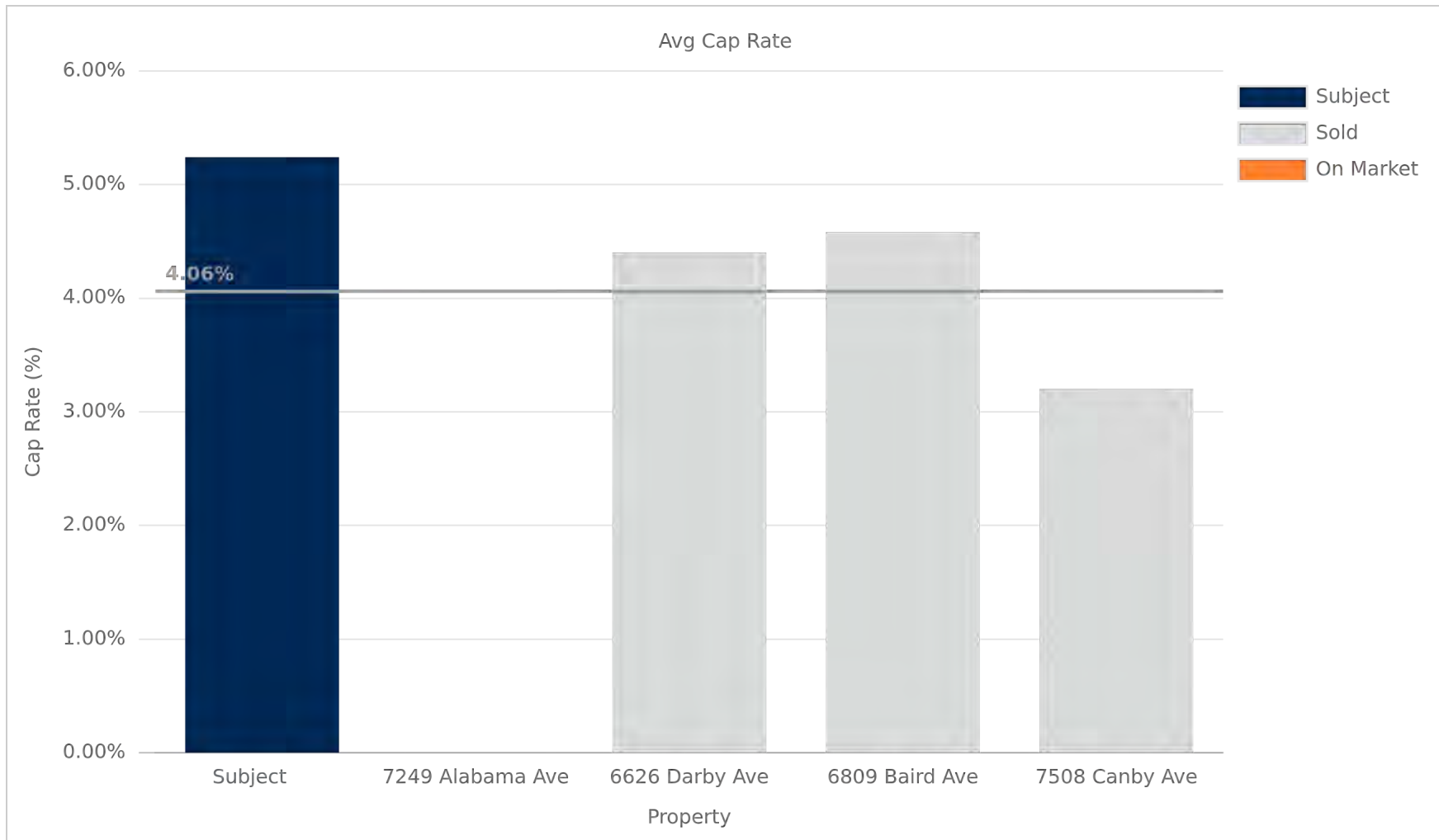
- ★ 6902 Milwood Ave
- 1 7508 Canby Ave
- 2 6809 Baird Ave
- 3 6626 Darby Ave
- 4 7249 Alabama Ave



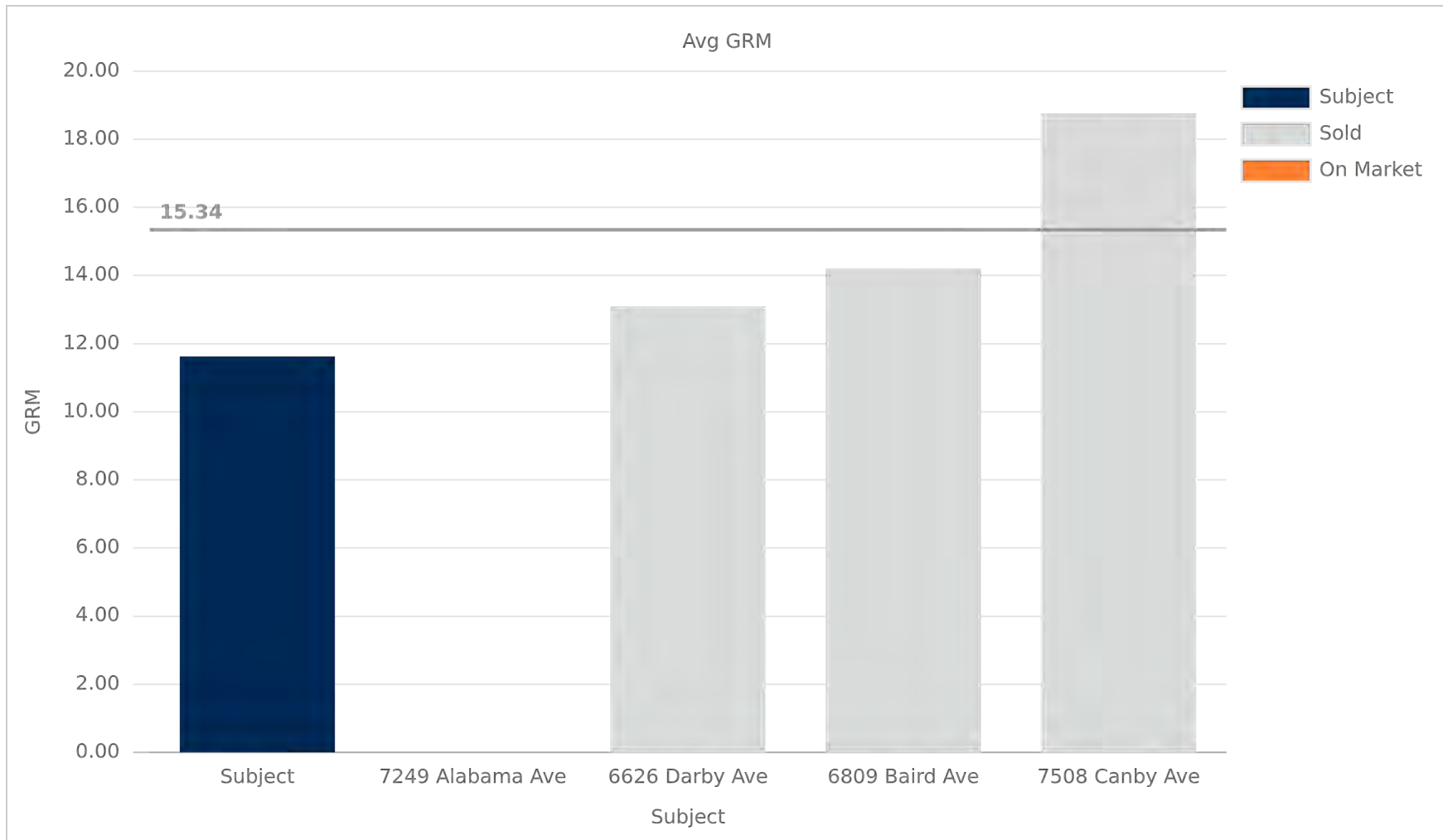
SALE COMPS SUMMARY // 6902 Milwood Ave

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	6902 Milwood Ave 6902 Milwood Ave Canoga Park, CA 91303	\$1,510,000	5,438 SF	\$277.68	0.15 AC	\$188,750	5.24%	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	7508 Canby Ave 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
	6809 Baird Ave 6809 Baird Ave Reseda, CA 91335	\$3,250,000	9,082 SF	\$357.85	0.27 AC	\$216,666	4.58%	15	12/02/2022
	6626 Darby Ave 6626 Darby Ave Reseda, CA 91335	\$1,257,000	5,248 SF	\$239.52	0.14 AC	\$179,571	4.40%	7	10/25/2022
	7249 Alabama Ave 7249 Alabama Ave Canoga Park, CA 91303	\$1,100,000	3,276 SF	\$335.78	0.17 AC	\$183,333	-	6	10/14/2022
	AVERAGES	\$1,789,250	5,785 SF	\$303.33	0.19 AC	\$193,330	4.06%	9	-

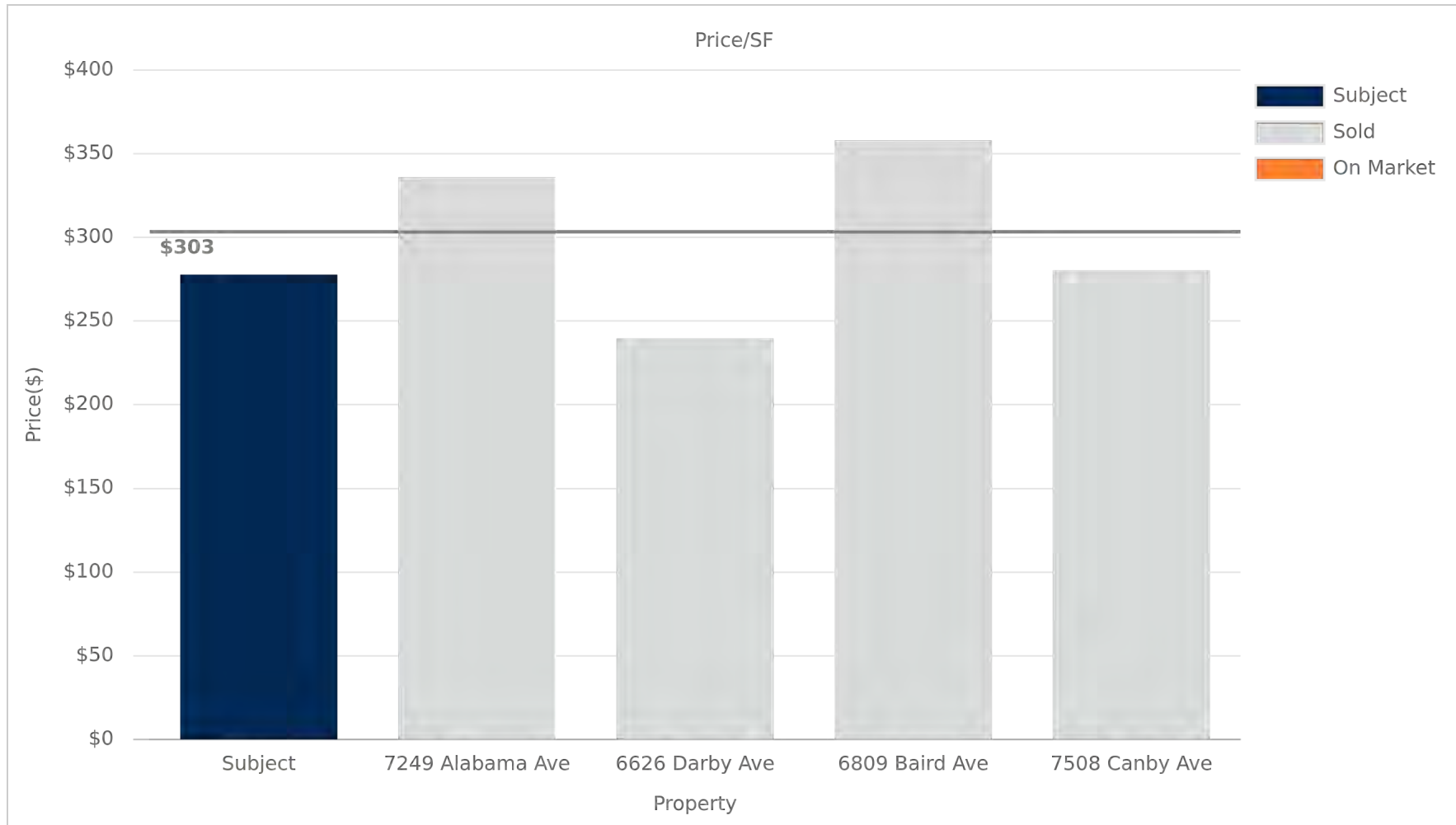
6902 Milwood Ave // CAP RATE CHART



GRM CHART // 6902 Milwood Ave



6902 Milwood Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 6902 Milwood Ave



6902 Milwood Ave // SALE COMPS



★ 6902 Milwood Ave
6902 Milwood Ave, Canoga Park, CA 91303

Listing Price:	\$1,510,000	Price/SF:	\$277.68
Property Type:	Multifamily	GRM:	11.92
NOI:	\$79,064	Cap Rate:	5.24%
Occupancy:	100%	Year Built:	1964
COE:	On Market	Number Of Units:	8
Lot Size:	0.15 Acres	Price/Unit:	\$188,750
Total SF:	5,438 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	6	75.0	650	\$1,341	\$2.06
2 Bed / 1 Bath	1	12.5	900	\$1,404	\$1.56
Studio / 1 Bath	1	12.5	400	\$1,103	\$2.76
TOTAL/AVG	8	100%	650	\$1,319	\$2.03



1 7508 Canby Ave
7508 Canby Ave Reseda, CA 91335

Sale Price:	\$1,550,000	Price/SF:	\$280.19
Property Type:	Multifamily	GRM:	18.75
NOI:	\$49,608	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			
2 Bed / 1 Bath	2	25			
TOTAL/AVG	8	100%	0	\$0	

SALE COMPS // 6902 Milwood Ave



2 6809 Baird Ave
6809 Baird Ave Reseda, CA 91335

Sale Price:	\$3,250,000	Price/SF:	\$357.85
Property Type:	Multifamily	GRM:	14.19
NOI:	\$148,850	Cap Rate:	4.58%
Occupancy:	-	Year Built:	1964
COE:	12/02/2022	Number Of Units:	15
Lot Size:	0.27 Acres	Price/Unit:	\$216,666
Total SF:	9,082 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	4	26.7			
1 Bed / 1 Bath	8	53.3			
2 Bed / 1 Bath	3	20			
TOTAL/AVG	15	100%	0	\$0	



3 6626 Darby Ave
6626 Darby Ave Reseda, CA 91335

Sale Price:	\$1,257,000	Price/SF:	\$239.52
Property Type:	Multifamily	GRM:	13.08
NOI:	\$55,264	Cap Rate:	4.40%
Occupancy:	-	Year Built:	1963
COE:	10/25/2022	Number Of Units:	7
Lot Size:	0.14 Acres	Price/Unit:	\$179,571
Total SF:	5,248 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	2	28.6			
1 Bed / 1 Bath	2	28.6			
2 Bed / 1 Bath	3	42.9			
TOTAL/AVG	7	100%	0	\$0	

Marcus & Millichap listing.



4 7249 Alabama Ave
7249 Alabama Ave Canoga Park, CA 91303

Sale Price:	\$1,100,000	Price/SF:	\$335.78
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1953
COE:	10/14/2022	Number Of Units:	6
Lot Size:	0.17 Acres	Price/Unit:	\$183,333
Total SF:	3,276 SF		

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

SECTION 5

Lease Comparables

RENT COMPS MAP

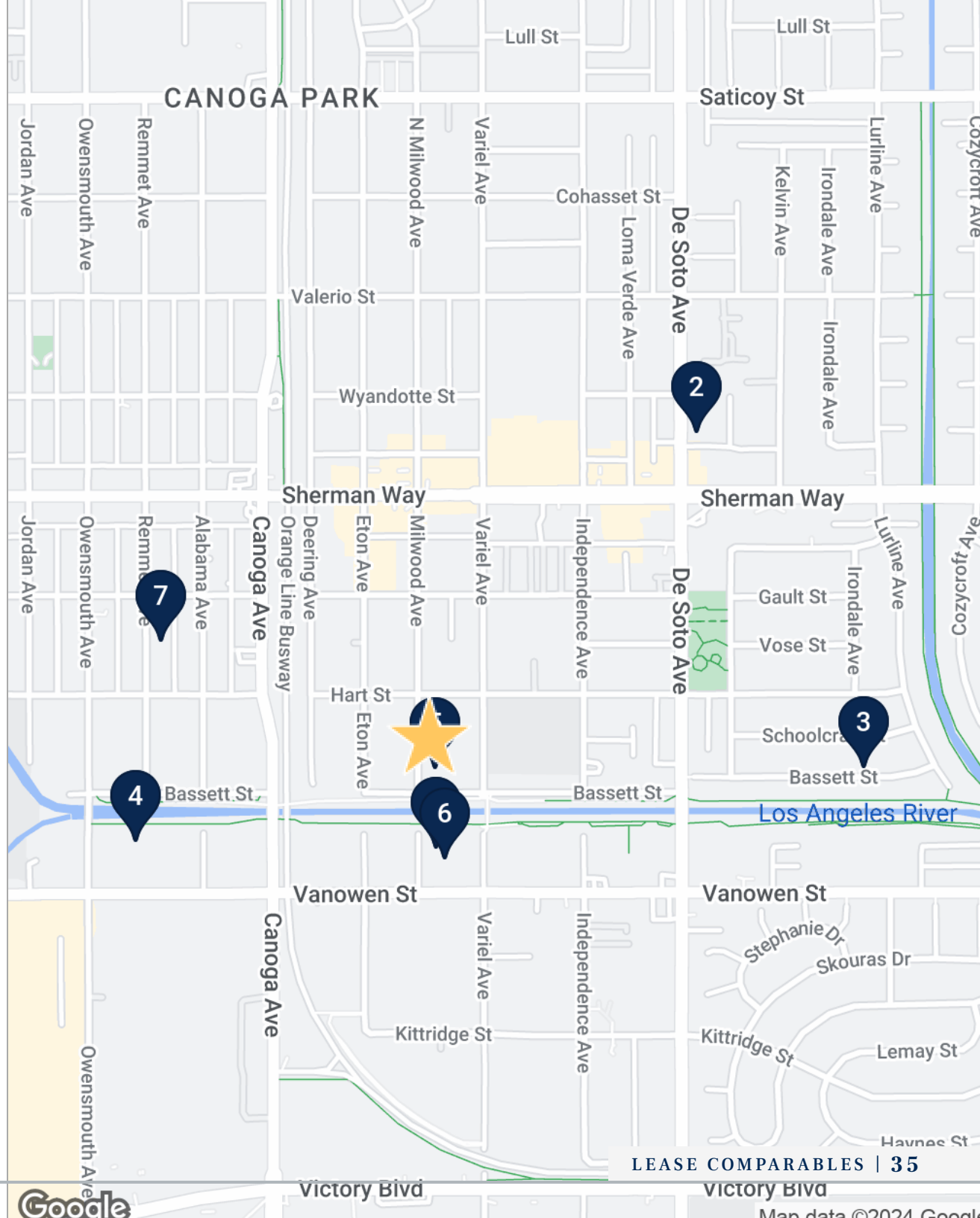
RENT COMPS SUMMARY

RENT BY BED CHART








RENT COMPS

RENT COMPS MAP

- ★ 6902 Milwood Ave
- 1 6822 Milwood Ave
- 2 Fairmont Apartmentsv
- 3 20711 Bassett St
- 4 6815 Remmet Ave
- 5 Woodland Pointe Apartments
- 6 6810 Milwood Ave
- 7 7032 Remmet Ave



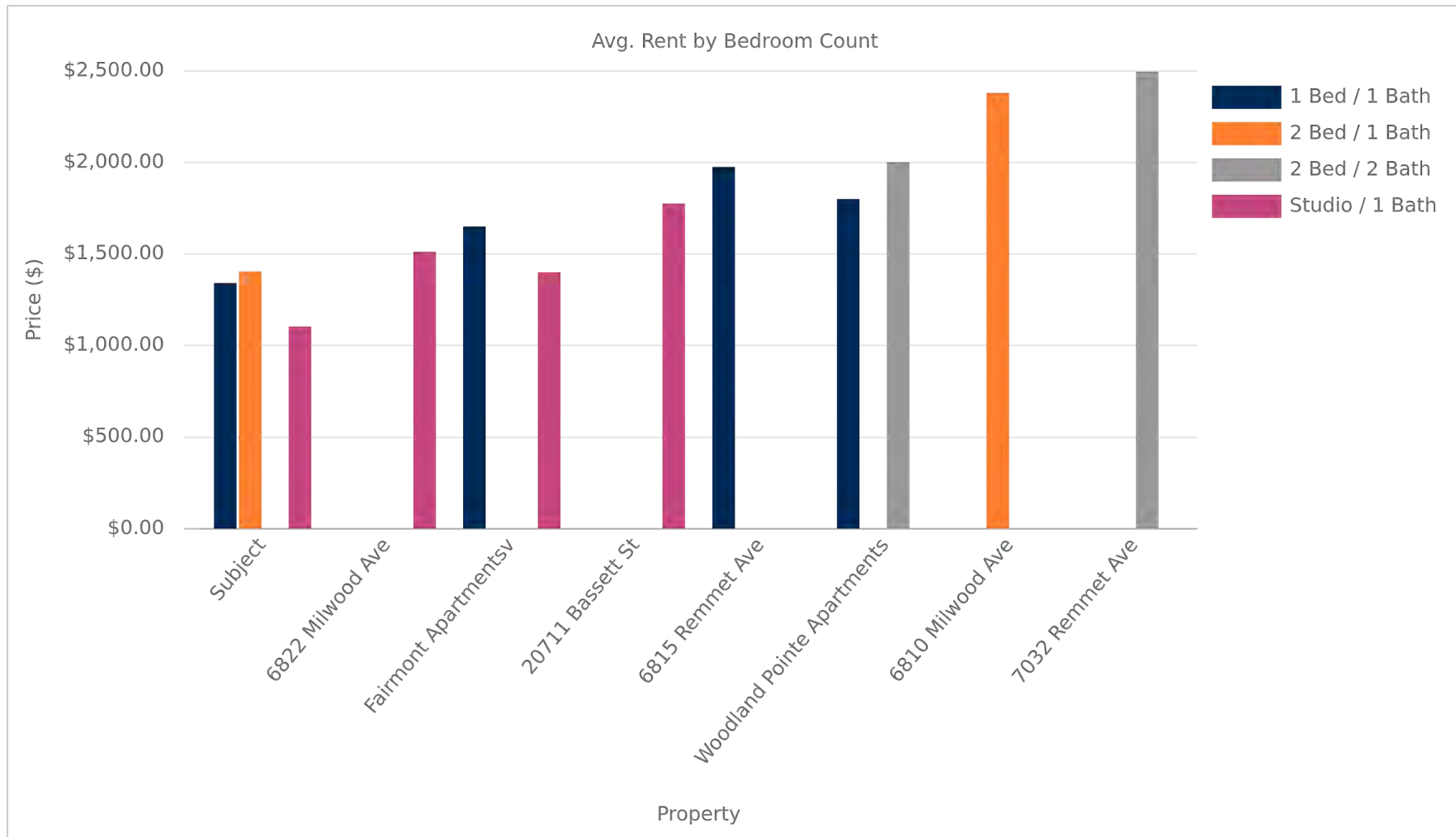
RENT COMPS SUMMARY // 6902 Milwood Ave

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	6902 Milwood Ave 6902 Milwood Ave Canoga Park, CA 91303	\$1.94	650 SF	\$1,319	0.15 AC	8
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	6822 Milwood Ave 6822 Milwood Ave Canoga Park, CA 91303	-	0 SF	\$1,512	0.74 AC	17
	Fairmont Apartmentsv 7230 De Soto Ave Canoga Park, CA 91303	\$2.52	605 SF	\$1,525	0.64 AC	34
	20711 Bassett St 20711 Bassett St Winnetka, CA 91306	-	0 SF	\$1,775	0.17 AC	2
	6815 Remmet Ave 6815 Remmet Ave Canoga Park, CA 91303	\$3.21	616 SF	\$1,975	1.3 AC	60
	Woodland Pointe Apartments 6912 Milwood Ave Canoga Park, CA 91303	\$2.11	900 SF	\$1,900	0.51 AC	40
	6810 Milwood Ave 6810 Milwood Ave Canoga Park, CA 91303	-	0 SF	\$2,379	0.42 AC	23

6902 Milwood Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
7	7032 Remmet Ave 7032 Remmet Ave Canoga Park, CA 91303	\$2.46	1,016 SF	\$2,495	0.52 AC	31
	AVERAGES	\$2.58	784 SF	\$1,937	0.61 AC	30

RENT BY BED CHART // 6902 Milwood Ave



6902 Milwood Ave // RENT COMPS

★ 6902 Milwood Ave
6902 Milwood Ave, Canoga Park, CA 91303

 8 Units |  100% Total Occupancy |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	6	75.0	650	\$1,341	\$2.06
2 Bed / 1 Bath	1	12.5	900	\$1,404	\$1.56
Studio / 1 Bath	1	12.5	400	\$1,103	\$2.76
TOTAL/AVG	8	100%	650	\$1,319	\$2.03

1 6822 Milwood Ave
6822 Milwood Ave, Canoga Park, CA 91303

 17 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100		\$1,512	
TOTAL/AVG	1	100%	0	\$1,512	

RENT COMPS // 6902 Milwood Ave

2 Fairmont Apartments
7230 De Soto Ave, Canoga Park, CA 91303

 34 Units |  Year Built 1963



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	50	450	\$1,400	\$3.11
1 Bed / 1 Bath	1	50	760	\$1,650	\$2.17
TOTAL/AVG	2	100%	605	\$1,525	\$2.52

3 20711 Bassett St
20711 Bassett St, Winnetka, CA 91306

 2 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100		\$1,775	
TOTAL/AVG	1	100%	0	\$1,775	

6902 Milwood Ave // RENT COMPS

4 **6815 Remmet Ave**
6815 Remmet Ave, Canoga Park, CA 91303

 60 Units |  Year Built 1986



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	616	\$1,975	\$3.21
TOTAL/AVG	1	100%	616	\$1,975	\$3.21

5 **Woodland Pointe Apartments**
6912 Milwood Ave, Canoga Park, CA 91303

 40 Units |  Year Built 1989



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	50	800	\$1,800	\$2.25
2 Bed / 2 Bath	1	50	1,000	\$2,000	\$2.00
TOTAL/AVG	2	100%	900	\$1,900	\$2.11

RENT COMPS // 6902 Milwood Ave

6 6810 Milwood Ave
6810 Milwood Ave, Canoga Park, CA 91303

 23 Units |  Year Built 1965



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100		\$2,379	
TOTAL/AVG	1	100%	0	\$2,379	

7 7032 Remmet Ave
7032 Remmet Ave, Canoga Park, CA 91303

 31 Units |  Year Built 1986



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,016	\$2,495	\$2.46
TOTAL/AVG	1	100%	1,016	\$2,495	\$2.46

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

6902 Milwood Ave // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	39,427	232,870	451,495
2022 Estimate			
Total Population	38,067	227,178	442,173
2010 Census			
Total Population	35,086	215,939	425,092
2000 Census			
Total Population	30,295	202,078	401,109
Daytime Population			
2022 Estimate	44,023	241,297	461,430
HOUSEHOLDS			
2027 Projection			
Total Households	13,749	80,576	159,847
2022 Estimate			
Total Households	13,084	78,266	156,133
Average (Mean) Household Size	2.9	2.9	2.8
2010 Census			
Total Households	11,731	73,814	149,099
2000 Census			
Total Households	9,621	70,801	144,542
Growth 2022-2027	5.1%	3.0%	2.4%
HOUSING UNITS			
Occupied Units			
2027 Projection	15,418	87,292	172,024
2022 Estimate	14,535	84,384	167,336
Owner Occupied	2,787	39,093	83,883
Renter Occupied	10,297	39,174	72,250
Vacant	1,450	6,118	11,203
Persons in Units			
2022 Estimate Total Occupied Units	13,084	78,266	156,133
1 Person Units	27.2%	23.8%	24.0%
2 Person Units	25.6%	27.8%	29.1%
3 Person Units	15.6%	17.5%	17.3%
4 Person Units	14.1%	15.6%	15.3%
5 Person Units	8.3%	7.9%	7.6%
6+ Person Units	9.1%	7.4%	6.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	4.5%	10.7%	13.3%
\$150,000-\$199,999	5.5%	9.6%	9.9%
\$100,000-\$149,999	15.0%	19.6%	19.4%
\$75,000-\$99,999	13.2%	14.6%	13.7%
\$50,000-\$74,999	18.6%	15.6%	14.8%
\$35,000-\$49,999	12.3%	9.4%	9.1%
\$25,000-\$34,999	10.8%	7.1%	6.4%
\$15,000-\$24,999	9.2%	6.3%	6.2%
Under \$15,000	10.9%	7.2%	7.1%
Average Household Income	\$81,414	\$114,051	\$124,488
Median Household Income	\$59,696	\$82,296	\$86,288
Per Capita Income	\$28,055	\$39,523	\$44,169
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	38,067	227,178	442,173
Under 20	23.7%	21.6%	20.6%
20 to 34 Years	27.5%	21.9%	20.8%
35 to 39 Years	9.1%	7.3%	6.7%
40 to 49 Years	14.0%	13.6%	13.2%
50 to 64 Years	16.1%	19.9%	20.8%
Age 65+	9.7%	15.8%	18.0%
Median Age	34.4	39.5	41.5
Population 25+ by Education Level			
2022 Estimate Population Age 25+	26,660	165,332	326,297
Elementary (0-8)	18.0%	9.9%	8.1%
Some High School (9-11)	8.9%	6.7%	6.0%
High School Graduate (12)	22.8%	20.7%	19.6%
Some College (13-15)	18.5%	20.3%	20.4%
Associate Degree Only	5.8%	7.8%	7.8%
Bachelor's Degree Only	18.7%	23.8%	24.9%
Graduate Degree	7.2%	10.7%	13.2%
Population by Gender			
2022 Estimate Total Population	38,067	227,178	442,173
Male Population	51.4%	49.5%	49.3%
Female Population	48.6%	50.5%	50.7%



POPULATION

In 2022, the population in your selected geography is 442,173. The population has changed by 10.2 percent since 2000. It is estimated that the population in your area will be 451,495 five years from now, which represents a change of 2.1 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 41.5, compared with the U.S. average, which is 38.6. The population density in your area is 5,629 people per square mile.



HOUSEHOLDS

There are currently 156,133 households in your selected geography. The number of households has changed by 8.0 percent since 2000. It is estimated that the number of households in your area will be 159,847 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2022, the median household income for your selected geography is \$86,288, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 65.0 percent since 2000. It is estimated that the median household income in your area will be \$100,808 five years from now, which represents a change of 16.8 percent from the current year.

The current year per capita income in your area is \$44,169, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$124,488, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 220,910 people in your selected area were employed. The 2000 Census revealed that 71.9 percent of employees are in white-collar occupations in this geography, and 28.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 7.0 percent. In 2000, the average time traveled to work was 25.0 minutes.



HOUSING

The median housing value in your area was \$680,346 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 83,847 owner-occupied housing units and 60,695 renter-occupied housing units in your area. The median rent at the time was \$727.



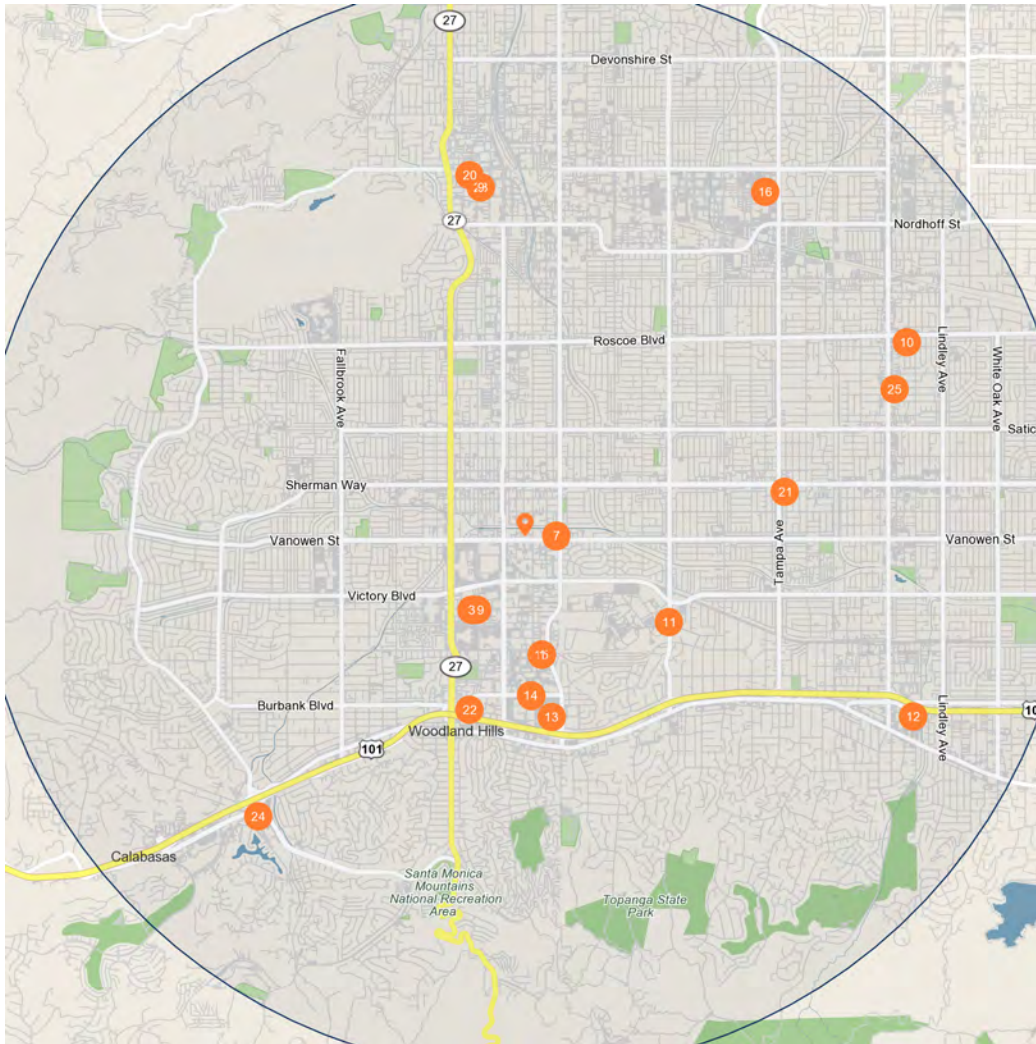
EDUCATION

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 24.9 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, 19.6 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is equal to the average for the nation, at 20.4 percent.

6902 Milwood Ave // DEMOGRAPHICS

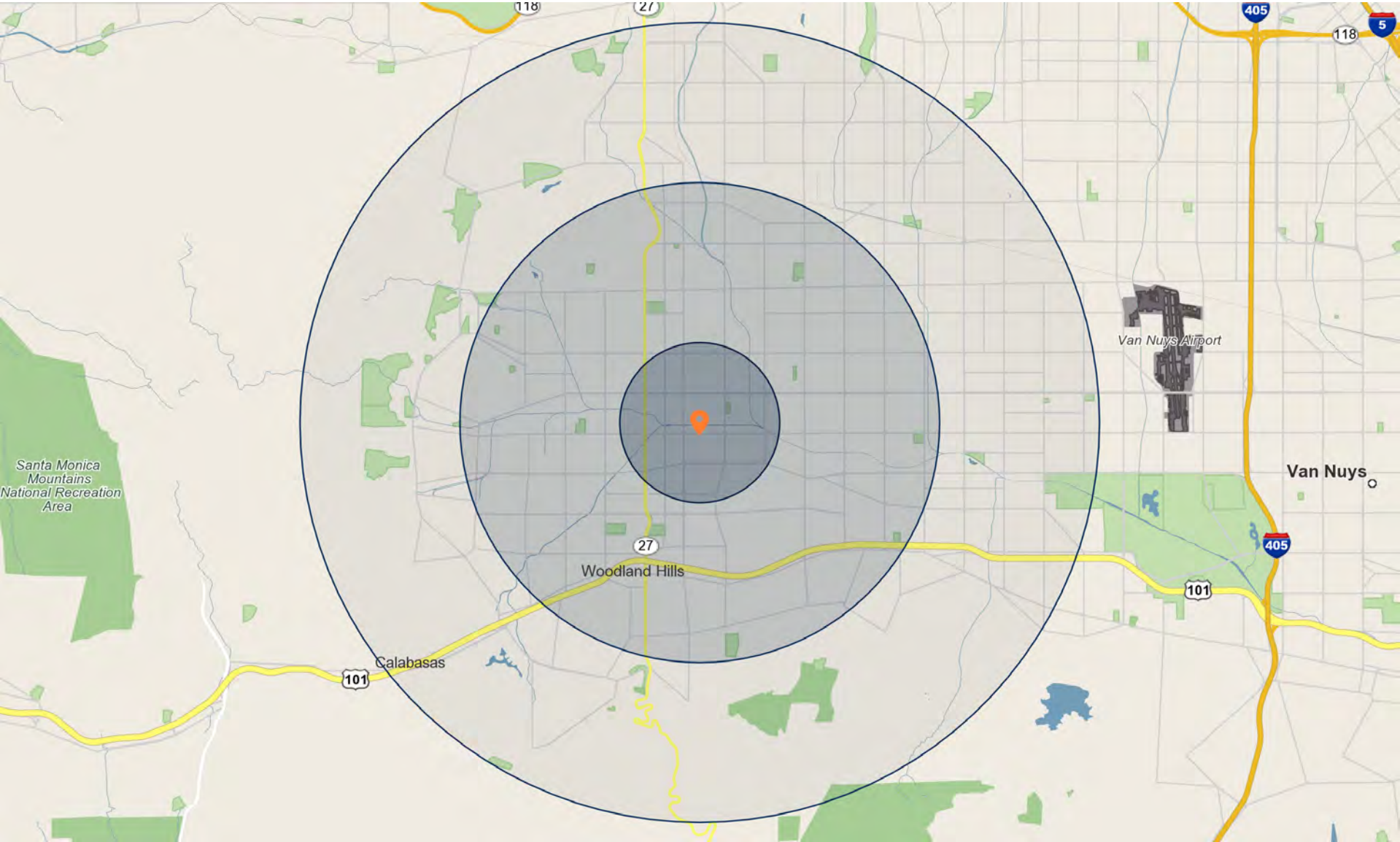


Major Employers

Employees

1	Berger Inc-Accredited Home Care	5,013
2	Barry & Taffy Inc-Accredited Home Care	3,388
3	Farmers Insurance Exchange-Farmers Insurance	3,000
4	Accredited Respite Svcs Inc	2,904
5	Fire Insurance Exchange	2,300
6	Farmers Group Inc-Farmers Insurance	2,100
7	County of Los Angeles-Lafd 72	2,050
8	21st Century Life Insurance Co-21st Century Insurance	1,800
9	Epic Technologies LLC-Natel Engineering	1,750
10	Dignity Health-Northridge Hospital Med Ctr	1,750
11	Los Angeles Cmnty College Dst-Los Angeles Pierce College	1,600
12	Providence Tarzana Medical Ctr	1,300
13	Kaiser Foundation Hospitals-Kaiser Permanente	1,200
14	Northrop Grumman Systems Corp-Litton Navigation Systems Div	1,000
15	Accredited Fms Inc	968
16	Chevys Inc-Chevys	953
17	Amisub of California Inc-Amisub	900
18	Northrop Grumman Intl Trdg Inc	862
19	Truck Underwriters Association-Farmers Insurance	810
20	Walking Company	800
21	Los Angles Jewish HM For Aging-Grancell Village	760
22	Propertyplus Insur Agcy Inc	753
23	Oncore Manufacturing LLC-Neo Tech	700
24	Motion Picture and TV Fund-Bob Hope Health Center	688
25	Verizon Communications Inc-Verizon	670

DEMOGRAPHICS // 6902 Milwood Ave





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