

903 E 79th St

903 E 79th St, Los Angeles, CA 90001



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Activity ID #ZAE0120664

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LAAA TEAM

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap
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OFFERING SUMMARY



Listing Price
\$1,695,000



Cap Rate
7.30%



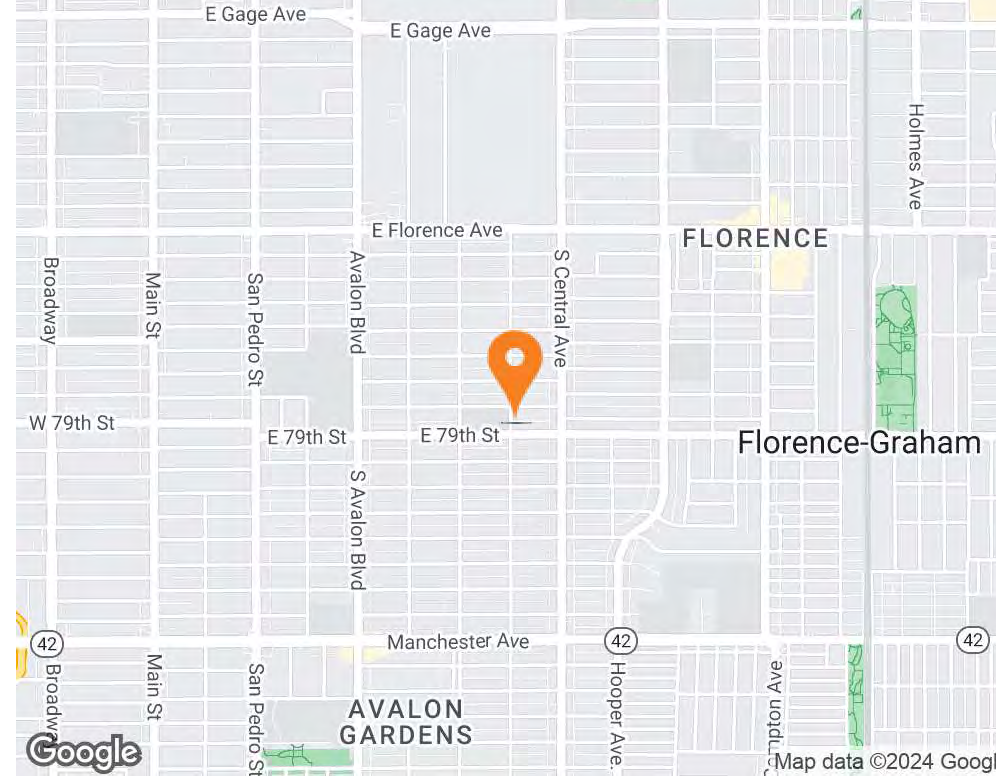
of Units
5

FINANCIAL

Listing Price	\$1,695,000
NOI	\$123,793
Cap Rate	7.30%
Price/SF	\$515.82
Rent/SF	\$4.11
Price/Unit	\$339,000

OPERATIONAL

Gross SF	3,286 SF
# of Units	5
Lot Size	0.16 Acres (6,969 SF)
Year Built	1941





903 E 79TH ST

903 E 79th St, Los Angeles, CA 90001

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present a notable investment opportunity at 903 E 79th St, consisting of a 5-unit multifamily property strategically positioned on a corner lot. The property comprises an advantageous unit mix that includes four 2-bedroom/1-bathroom units and a newly constructed 3-bedroom/2-bathroom Accessory Dwelling Unit (ADU). Noteworthy improvements have been made throughout each unit, highlighted by comprehensive renovations, the introduction of new copper plumbing, and the installation of tankless water heaters. These enhancements not only contribute to the property's overall appeal but also facilitate the potential for future individual water metering.

An element that underscores the property's investment appeal is the individual metering of gas and electricity, a strategic feature that significantly reduces utility expenses for the owner. This cost-effective measure is further complemented by the billing back of trash expenses to tenants, optimizing the cost-efficiency of the investment. Each unit has been updated to embody modern living standards, featuring renovated kitchens and bathrooms, alongside the installation of energy-efficient windows. Adding to the property's residential appeal is the provision of private entry gates for each unit, enhancing tenant privacy and security.

Positioned directly across from McKinley Avenue Elementary School and just three blocks away from Fremont High School, the property's location is particularly beneficial. This strategic proximity to key educational institutions enhances its attractiveness, especially for families with children, promoting sustained rental demand.

In a broader investment context, this asset stands out as practically "like-new" in one of the city's most densely inhabited regions. It promises strong income prospects due to its desirable unit mix, strategic renovations, and efficient utility management. Therefore, this property represents a substantial opportunity for investors aiming to capitalize on a multifamily asset within a dynamic urban community.

INVESTMENT HIGHLIGHTS

Built in 1941 | Fully Renovated Property | Newly Constructed 3-Bedroom ADU
Individually Metered for Gas & Electricity | No Common Area Utilities | Minimal Landlord Expenses
New Copper Plumbing | New Gas & Electrical Lines | New Tankless Water Heaters
Strong Rents | Great Returns
Very Walkable | Walk Score of 72



SECTION 2

Property Information

REGIONAL MAP

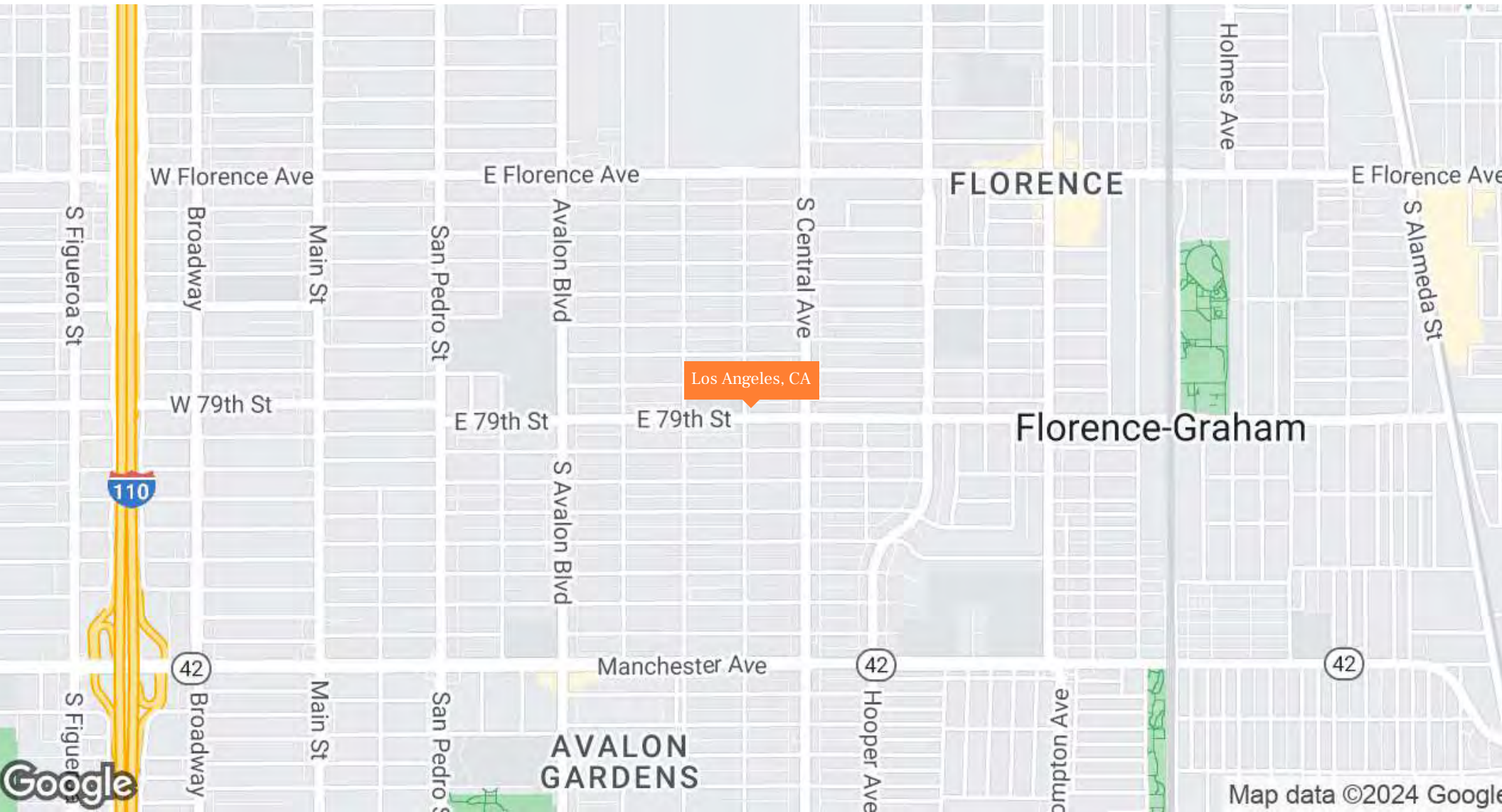
LOCAL MAP

AERIAL MAP

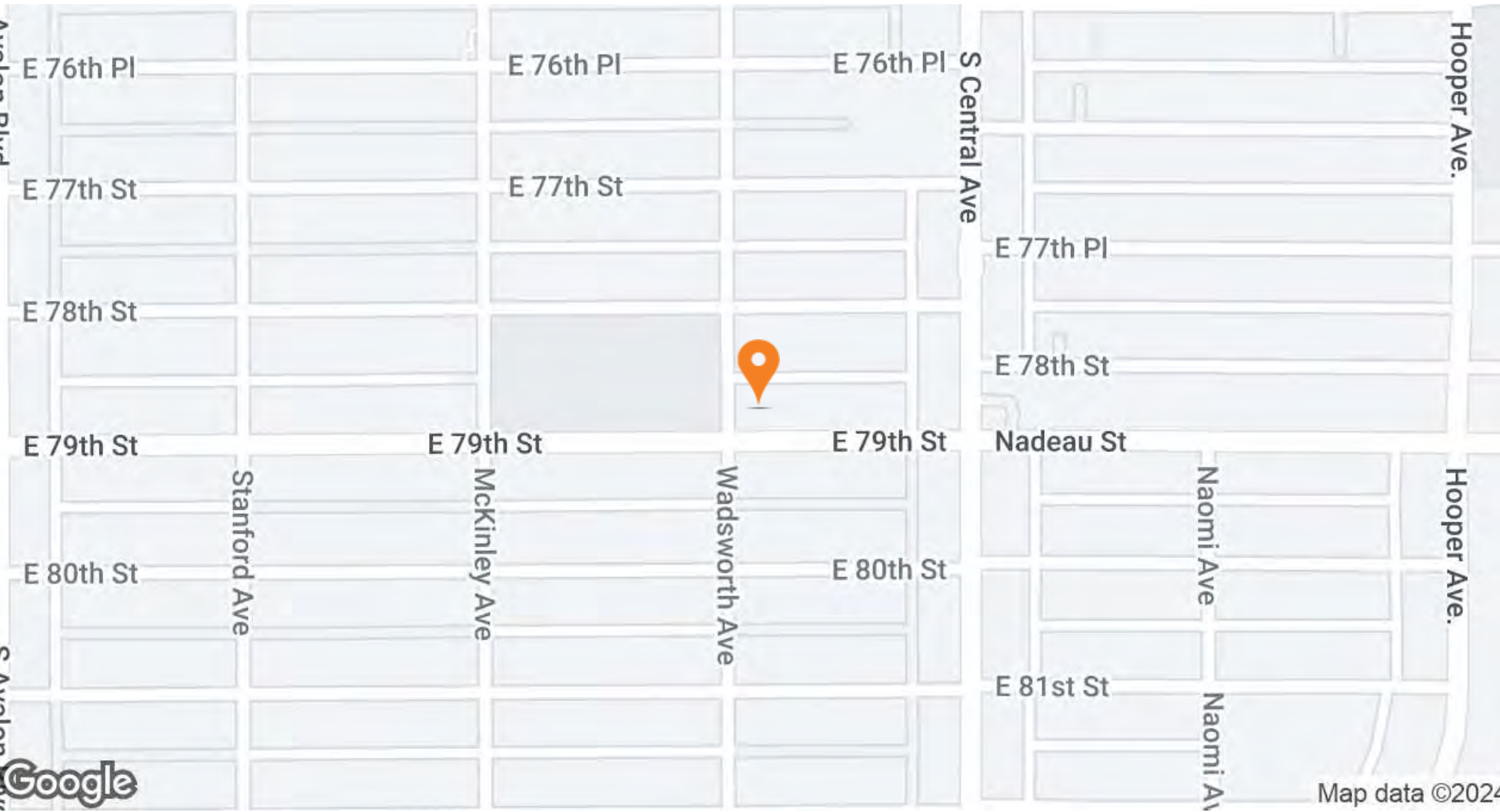
Marcus & Millichap
LAAA TEAM

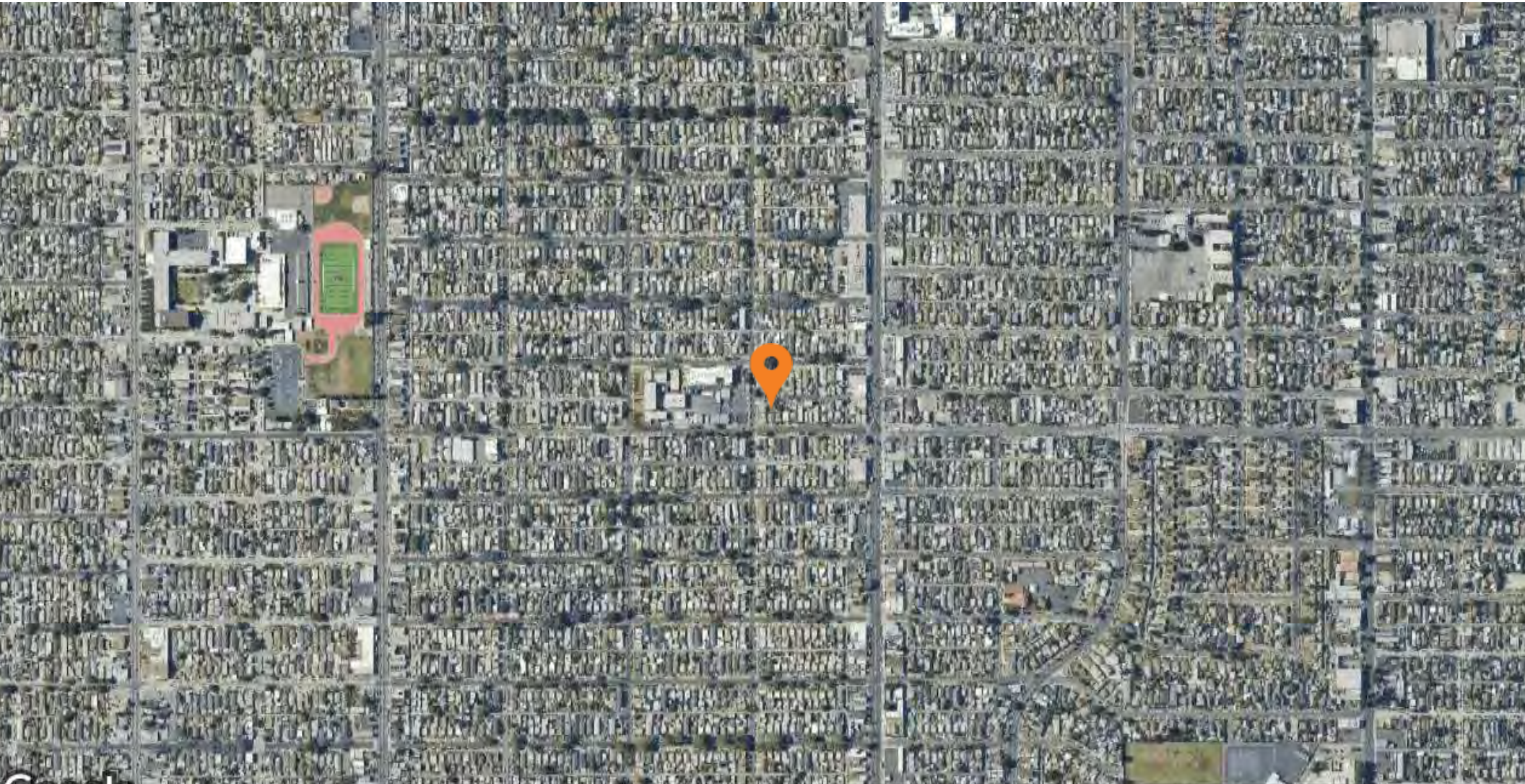


903 E 79th St // REGIONAL MAP



LOCAL MAP // 903 E 79th St





Google

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SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 903 E 79th St

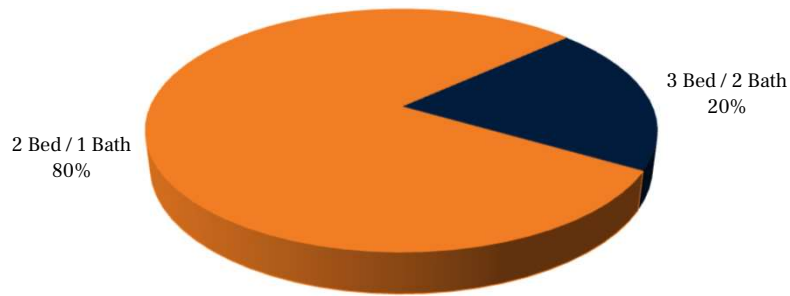
As of August,2023

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
7814	3 Bed / 2 Bath ADU	750	\$3,500	\$4.67	\$3,500	\$4.67
7816	2 Bed / 1 Bath	634	\$2,500	\$3.94	\$2,500	\$3.94
7818	2 Bed / 1 Bath	634	\$2,500	\$3.94	\$2,500	\$3.94
7820	2 Bed / 1 Bath	634	\$2,500	\$3.94	\$2,500	\$3.94
903 E 79th St	2 Bed / 1 Bath	634	\$2,500	\$3.94	\$2,500	\$3.94
Total		Square Feet: 3,286	\$13,500	\$4.11	\$13,500	\$4.11

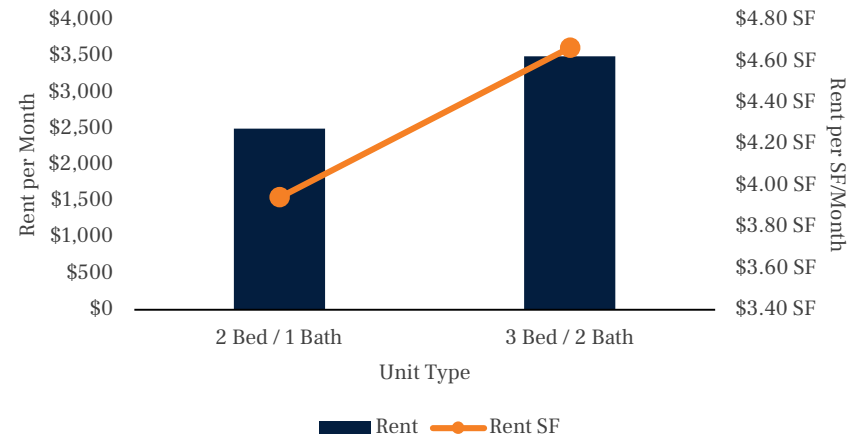
903 E 79th St // FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bed / 1 Bath	4	634	\$2,500 - \$2,500	\$2,500	\$3.94	\$10,000	\$2,500	\$3.94	\$10,000
3 Bed / 2 Bath ADU	1	750	\$3,500 - \$3,500	\$3,500	\$4.67	\$3,500	\$3,500	\$4.67	\$3,500
TOTALS/WEIGHTED AVERAGE!	5	657		\$2,700	\$4.11	\$13,500	\$2,700	\$4.11	\$13,500
GROSS ANNUALIZED RENTS				\$162,000			\$162,000		

Unit Distribution



Unit Rent



FINANCIAL DETAILS // 903 E 79th St

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	162,000		162,000		32,400	49.30
Physical Vacancy	(4,860)	3.0%	(4,860)	3.0%	(972)	(1.48)
TOTAL VACANCY	(\$4,860)	3.0%	(\$4,860)	3.0%	(\$972)	(\$1)
EFFECTIVE GROSS INCOME	\$157,140		\$157,140		\$31,428	\$47.82
EXPENSES						
Real Estate Taxes	21,188		21,188	[1]	4,238	6.45
Insurance	1,643		1,643	[2]	329	0.50
Repairs & Maintenance	2,500		2,500	[3]	500	0.76
Pest Control	480		480	[4]	96	0.15
Operating Reserves	1,250		1,250	[5]	250	0.38
Management Fee	6,286	4.0%	6,286	4.0%	1,257	1.91
TOTAL EXPENSES	\$33,347		\$33,347		\$6,669	\$10.15
EXPENSES AS % OF EGI	21.2%		21.2%			
NET OPERATING INCOME	\$123,793		\$123,793		\$24,759	\$37.67

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

NOTES TO OPERATING STATEMENT

- [1] 1.2% of the purchase price
- [2] \$0.50 per rentable SF
- [3] \$500 per unit per year
- [4] \$40 per month
- [5] \$250 per unit per year

FINANCIAL DETAILS // 903 E 79th St

SUMMARY

Price	\$1,695,000	
Down Payment	\$423,750	25%
Number of Units	5	
Price Per Unit	\$339,000	
Price Per SqFt	\$515.82	
Gross SqFt	3,286	
Lot Size	0.16 Acres	
Approx. Year Built	1941/2023	

RETURNS

	Current	Pro Forma
CAP Rate	7.30%	7.30%
GRM	10.46	10.46
Cash-on-Cash	9.71%	9.71%
Debt Coverage Ratio	1.50	1.50

FINANCING

	1st Loan
Loan Amount	\$1,271,250
Loan Type	New
Interest Rate	6.50%
Amortization	30 Years
Year Due	2028

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

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	2 Bed / 1 Bath	634	\$2,500	\$2,500
1	3 Bed / 2 Bath	750	\$3,500	\$3,500

OPERATING DATA

		Current		Pro Forma
Gross Scheduled Rent		\$162,000		\$162,000
Less: Vacancy/Deductions	3.0%	\$4,860	3.0%	\$4,860
Total Effective Rental Income		\$157,140		\$157,140
Other Income		\$0		\$0
Effective Gross Income		\$157,140		\$157,140
Less: Expenses	21.2%	\$33,347	21.2%	\$33,347
Net Operating Income		\$123,793		\$123,793
Cash Flow		\$123,793		\$123,793
Debt Service		\$82,631		\$82,631
Net Cash Flow After Debt Service	9.71%	\$41,162	9.71%	\$41,162
Principal Reduction		\$0		\$0
TOTAL RETURN	9.71%	\$41,162	9.71%	\$41,162

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$21,188	\$21,188
Insurance	\$1,643	\$1,643
Repairs & Maintenance	\$2,500	\$2,500
Pest Control	\$480	\$480
Operating Reserves	\$1,250	\$1,250
Management Fee	\$6,286	\$6,286
TOTAL EXPENSES	\$33,347	\$33,347
Expenses/Unit	\$6,669	\$6,669
Expenses/SF	\$10.15	\$10.15

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

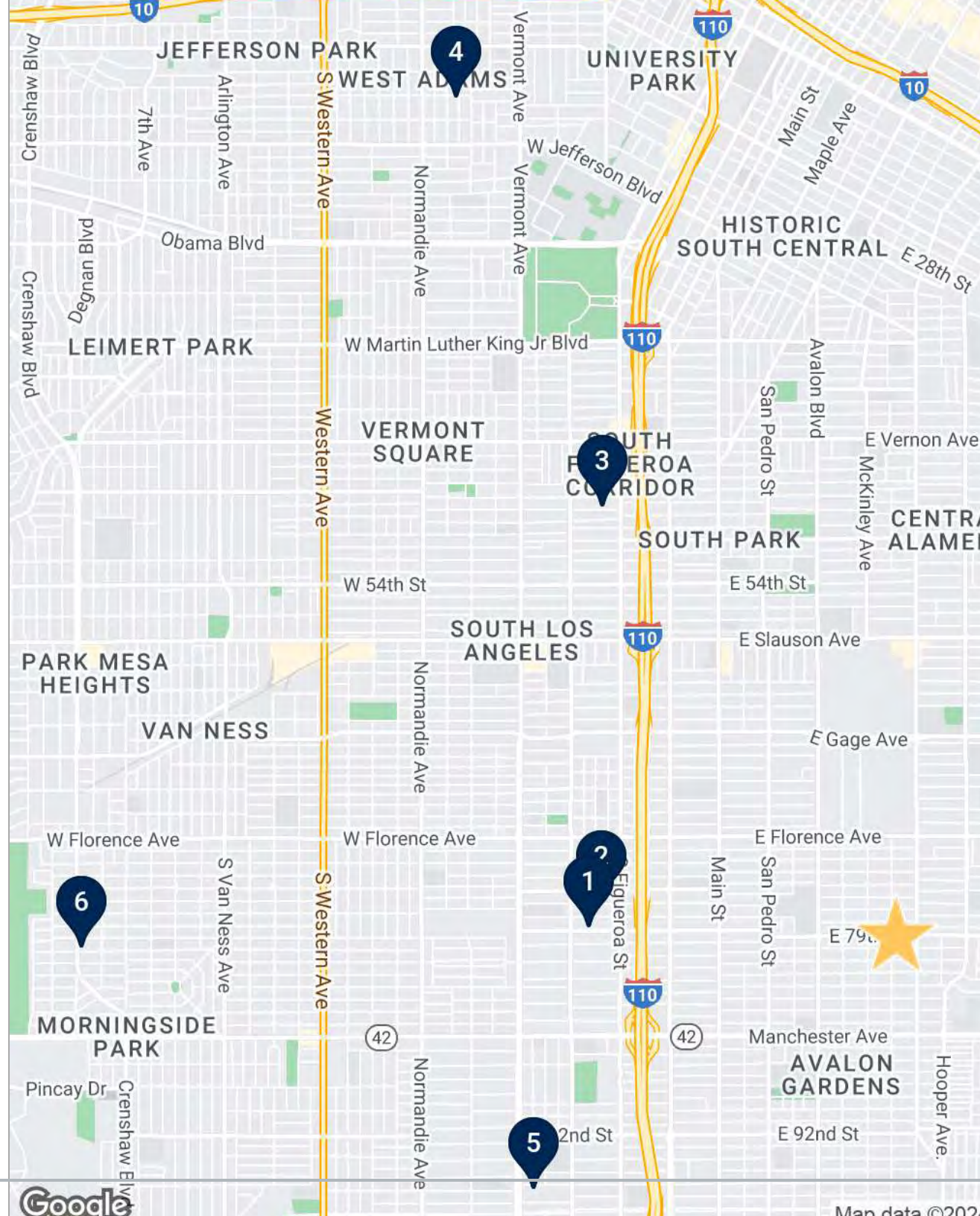
PRICE PER SF CHART

PRICE PER UNIT CHART








SALE COMPS

SALE COMPS MAP

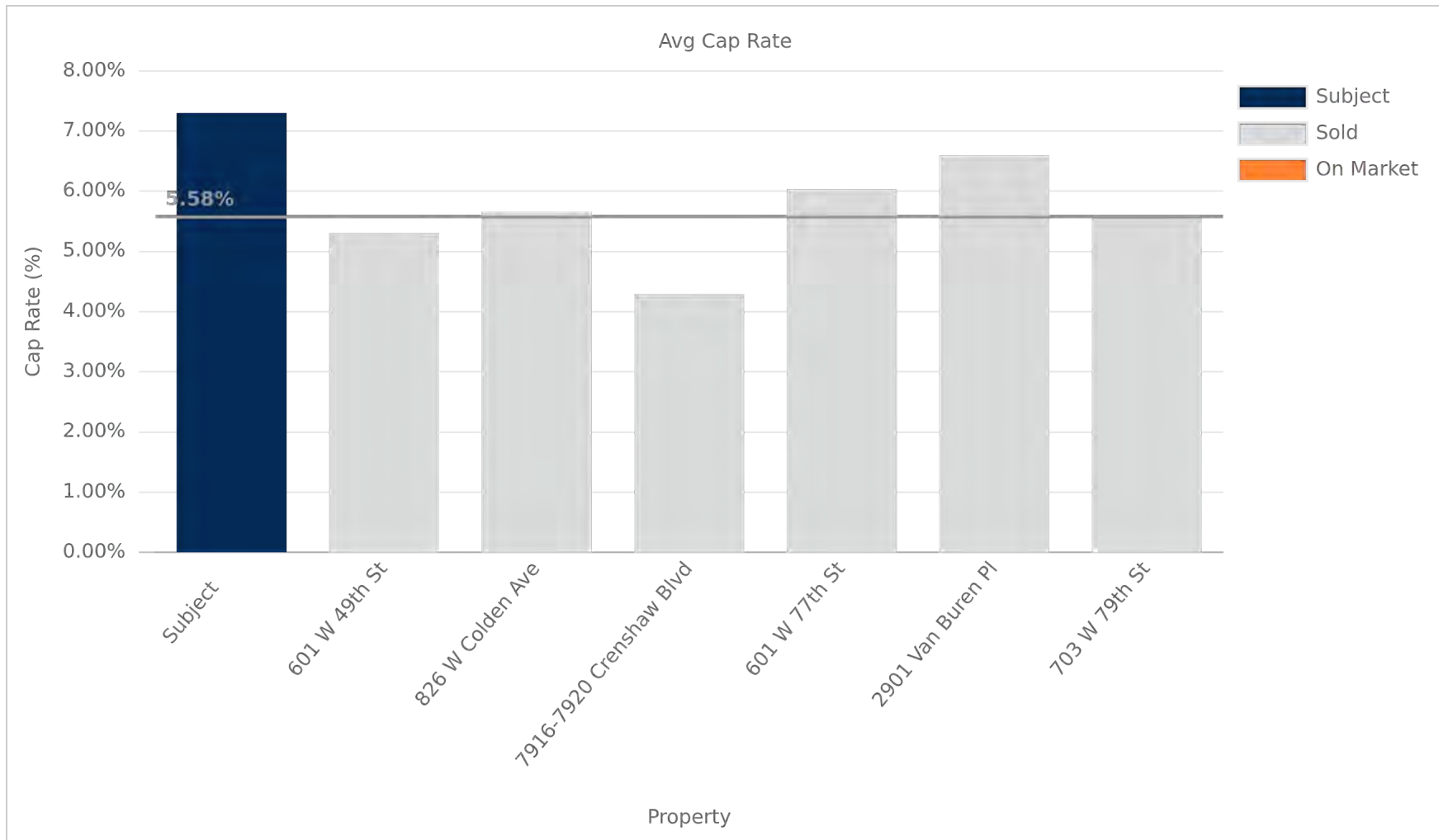
- ★ 903 E 79th St
- 1 703 W 79th St
- 2 601 W 77th St
- 3 601 W 49th St
- 4 2901 Van Buren Pl
- 5 826 W Colden Ave
- 6 7916-7920 Crenshaw Blvd



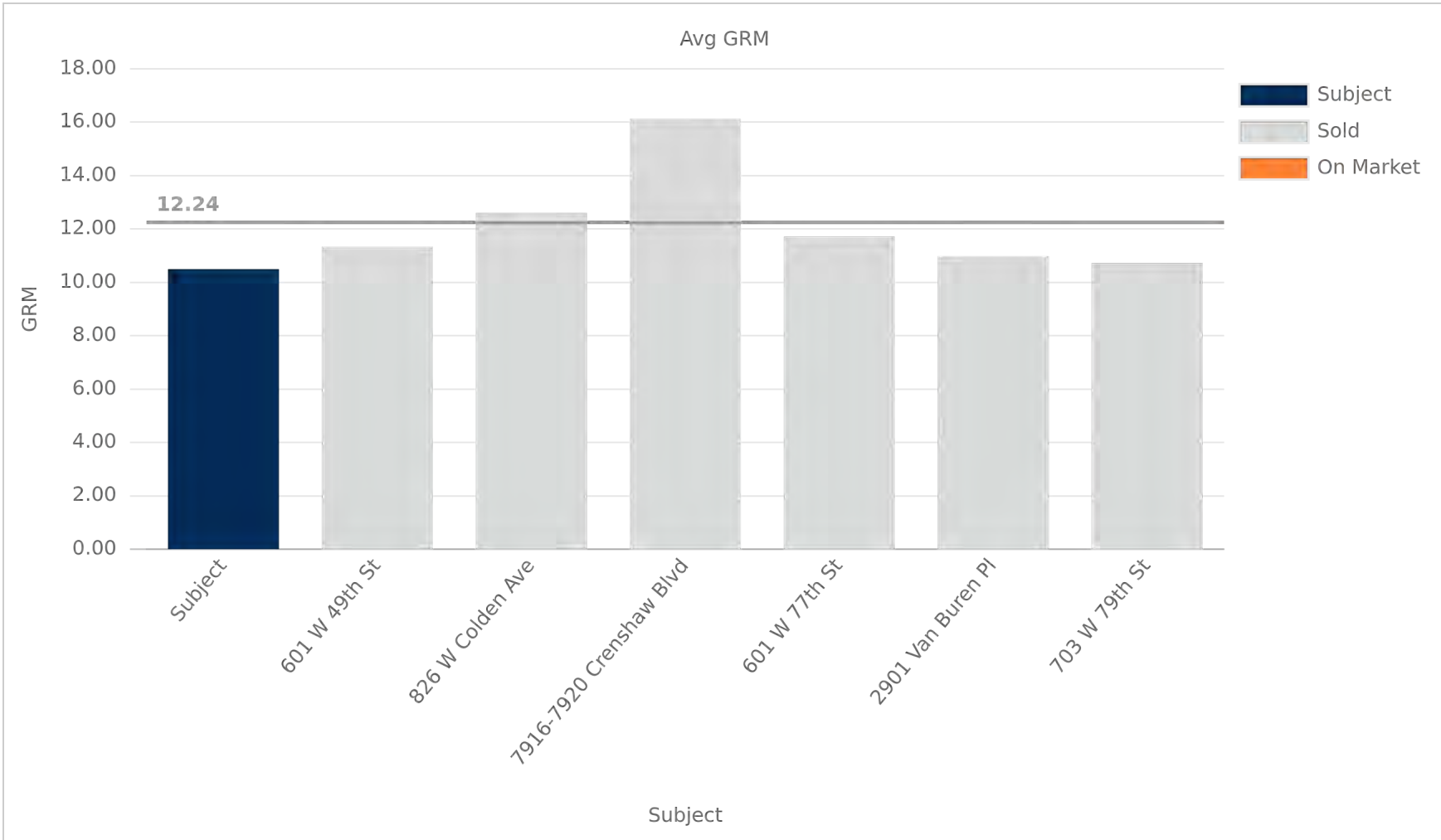
903 E 79th St // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	903 E 79th St 903 E 79th St Los Angeles, CA 90001	\$1,695,000	3,286 SF	\$515.82	0.16 AC	\$339,000	7.30%	5	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	703 W 79th St 703 W 79th St Los Angeles, CA 90044	\$1,700,000	3,634 SF	\$467.80	0.16 AC	\$283,333	5.60%	6	07/25/2023
	601 W 77th St 601 W 77th St Los Angeles, CA 90044	\$1,375,000	3,704 SF	\$371.22	0.16 AC	\$275,000	6.03%	5	09/12/2022
	601 W 49th St 601 W 49th St Los Angeles, CA 90037	\$1,930,000	5,546 SF	\$348.00	0.16 AC	\$386,000	5.30%	5	03/22/2022
	2901 Van Buren Pl 2901 Van Buren Pl Los Angeles, CA 90007	\$2,750,000	7,394 SF	\$371.92	0.23 AC	\$343,750	6.59%	8	10/15/2022
	826 W Colden Ave 826 W Colden Ave Los Angeles, CA 90044	\$1,875,000	5,616 SF	\$333.87	0.24 AC	\$312,500	5.66%	6	04/01/2022
	7916-7920 Crenshaw Blvd 7916 Crenshaw Blvd Inglewood, CA 90305	\$4,170,000	7,548 SF	\$552.46	0.25 AC	\$417,000	4.29%	10	07/28/2022
	AVERAGES	\$2,300,000	5,574 SF	\$407.55	0.2 AC	\$336,263	5.58%	7	-

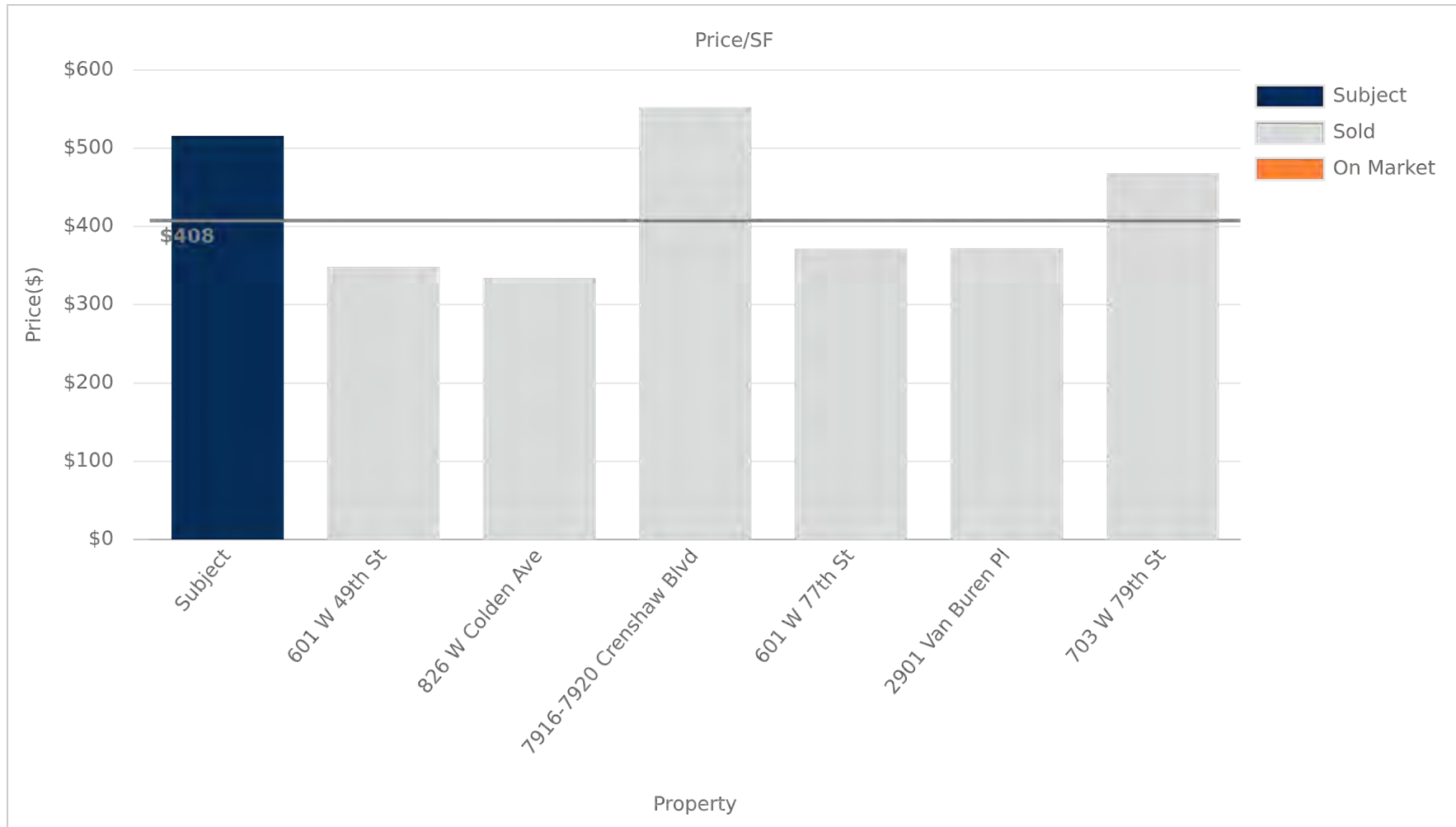
CAP RATE CHART // 903 E 79th St



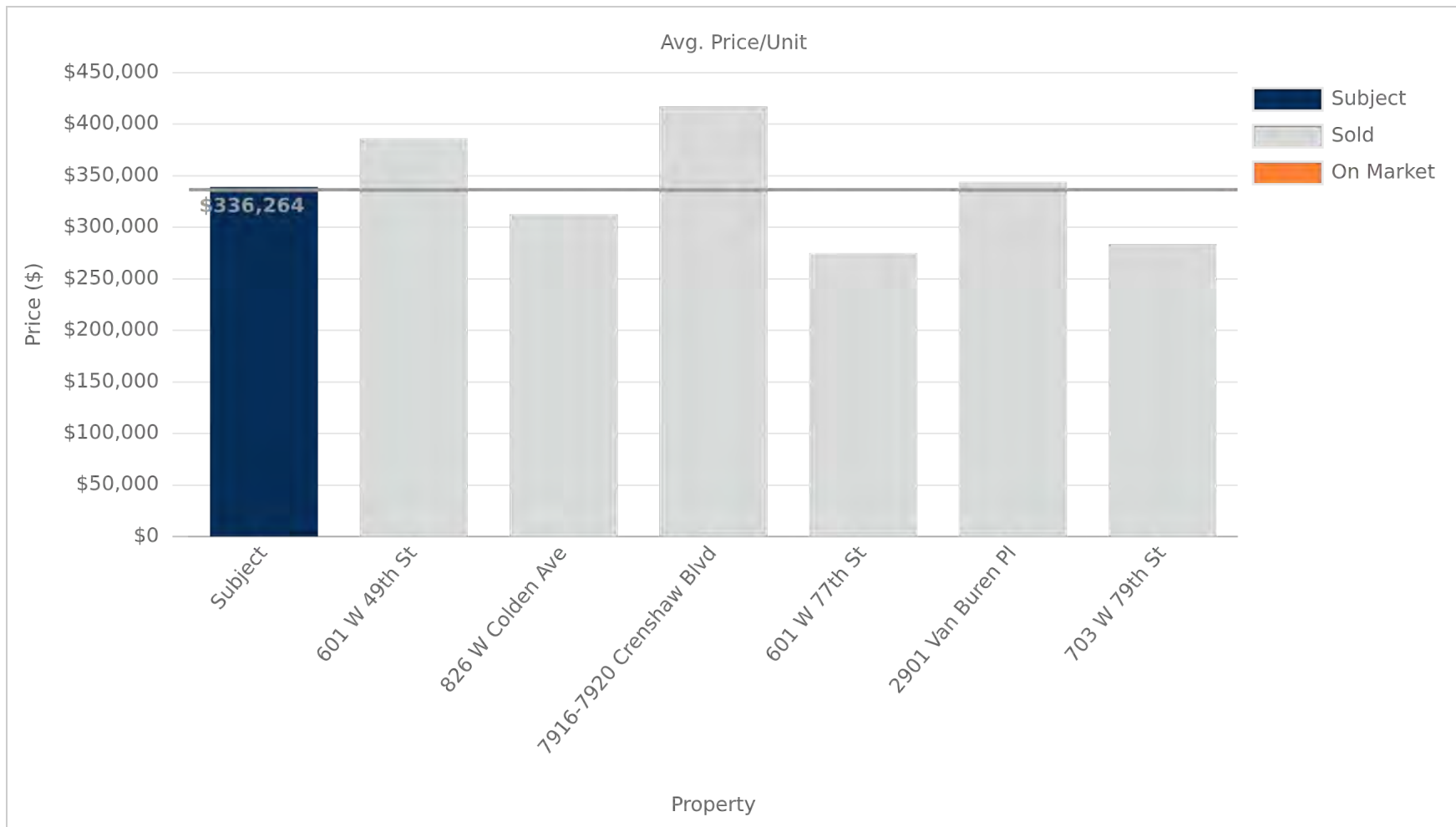
903 E 79th St // GRM CHART



PRICE PER SF CHART // 903 E 79th St



903 E 79th St // PRICE PER UNIT CHART



SALE COMPS // 903 E 79th St



★ 903 E 79th St
903 E 79th St, Los Angeles, CA 90001

Listing Price:	\$1,695,000	Price/SF:	\$515.82
Property Type:	Multifamily	GRM:	-
NOI:	\$123,793	Cap Rate:	7.30%
Occupancy:	-	Year Built:	1941
COE:	On Market	Number Of Units:	5
Lot Size:	0.16 Acres	Price/Unit:	\$339,000
Total SF:	3,286 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	4	80.0	634	\$2,500	\$3.94
3 Bed / 2 Bath	1	20.0	750	\$3,500	\$4.67
TOTAL/AVG	5	100%	657	\$2,700	\$4.11



1 703 W 79th St
703 W 79th St Los Angeles, CA 90044

Sale Price:	\$1,700,000	Price/SF:	\$467.80
Property Type:	Multifamily	GRM:	10.72
NOI:	\$95,126	Cap Rate:	5.60%
Occupancy:	-	Year Built:	1958
COE:	07/25/2023	Number Of Units:	6
Lot Size:	0.16 Acres	Price/Unit:	\$283,333
Total SF:	3,634 SF		

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

903 E 79th St // SALE COMPS



2 601 W 77th St
601 W 77th St Los Angeles, CA 90044

Sale Price:	\$1,375,000	Price/SF:	\$371.22
Property Type:	Multifamily	GRM:	11.7
NOI:	\$82,892	Cap Rate:	6.03%
Occupancy:	-	Year Built:	1924
COE:	09/12/2022	Number Of Units:	5
Lot Size:	0.16 Acres	Price/Unit:	\$275,000
Total SF:	3,704 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	5	100			
TOTAL/AVG	5	100%	0	\$0	



3 601 W 49th St
601 W 49th St Los Angeles, CA 90037

Sale Price:	\$1,930,000	Price/SF:	\$348.00
Property Type:	Multifamily	GRM:	11.33
NOI:	\$102,204	Cap Rate:	5.30%
Occupancy:	-	Year Built:	1923
COE:	03/22/2022	Number Of Units:	5
Lot Size:	0.16 Acres	Price/Unit:	\$386,000
Total SF:	5,546 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	20			
3 Bed / 2 Bath	1	20			
4 Bed / 2 Bath	2	40			
5 Bed / 2 Bath	1	20			
TOTAL/AVG	5	100%	0	\$0	

SALE COMPS // 903 E 79th St



4 2901 Van Buren Pl
2901 Van Buren Pl Los Angeles, CA 90007

Sale Price:	\$2,750,000	Price/SF:	\$371.92
Property Type:	Multifamily	GRM:	10.98
NOI:	\$181,288	Cap Rate:	6.59%
Occupancy:	-	Year Built:	1911
COE:	10/15/2022	Number Of Units:	8
Lot Size:	0.23 Acres	Price/Unit:	\$343,750
Total SF:	7,394 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	3	37.5			
1 Bed / 1 Bath	1	12.5			
3 Bed / 1 Bath	1	12.5			
4 Bed / 3 Bath	2	25			
5 Bed / 4 Bath	1	12.5			
TOTAL/AVG	8	100%	0	\$0	



5 826 W Colden Ave
826 W Colden Ave Los Angeles, CA 90044

Sale Price:	\$1,875,000	Price/SF:	\$333.87
Property Type:	Multifamily	GRM:	12.6
NOI:	\$106,036	Cap Rate:	5.66%
Occupancy:	-	Year Built:	1950
COE:	04/01/2022	Number Of Units:	6
Lot Size:	0.24 Acres	Price/Unit:	\$312,500
Total SF:	5,616 SF		

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



6 7916-7920 Crenshaw Blvd
7916 Crenshaw Blvd Inglewood, CA 90305

Sale Price:	\$4,170,000	Price/SF:	\$552.46
Property Type:	Multifamily	GRM:	16.12
NOI:	\$179,061	Cap Rate:	4.29%
Occupancy:	-	Year Built:	1953
COE:	07/28/2022	Number Of Units:	10
Lot Size:	0.25 Acres	Price/Unit:	\$417,000
Total SF:	7,548 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	6	60			
2 Bed / 2 Bath	4	40			
TOTAL/AVG	10	100%	0	\$0	

SECTION 5

Lease Comparables

RENT COMPS MAP

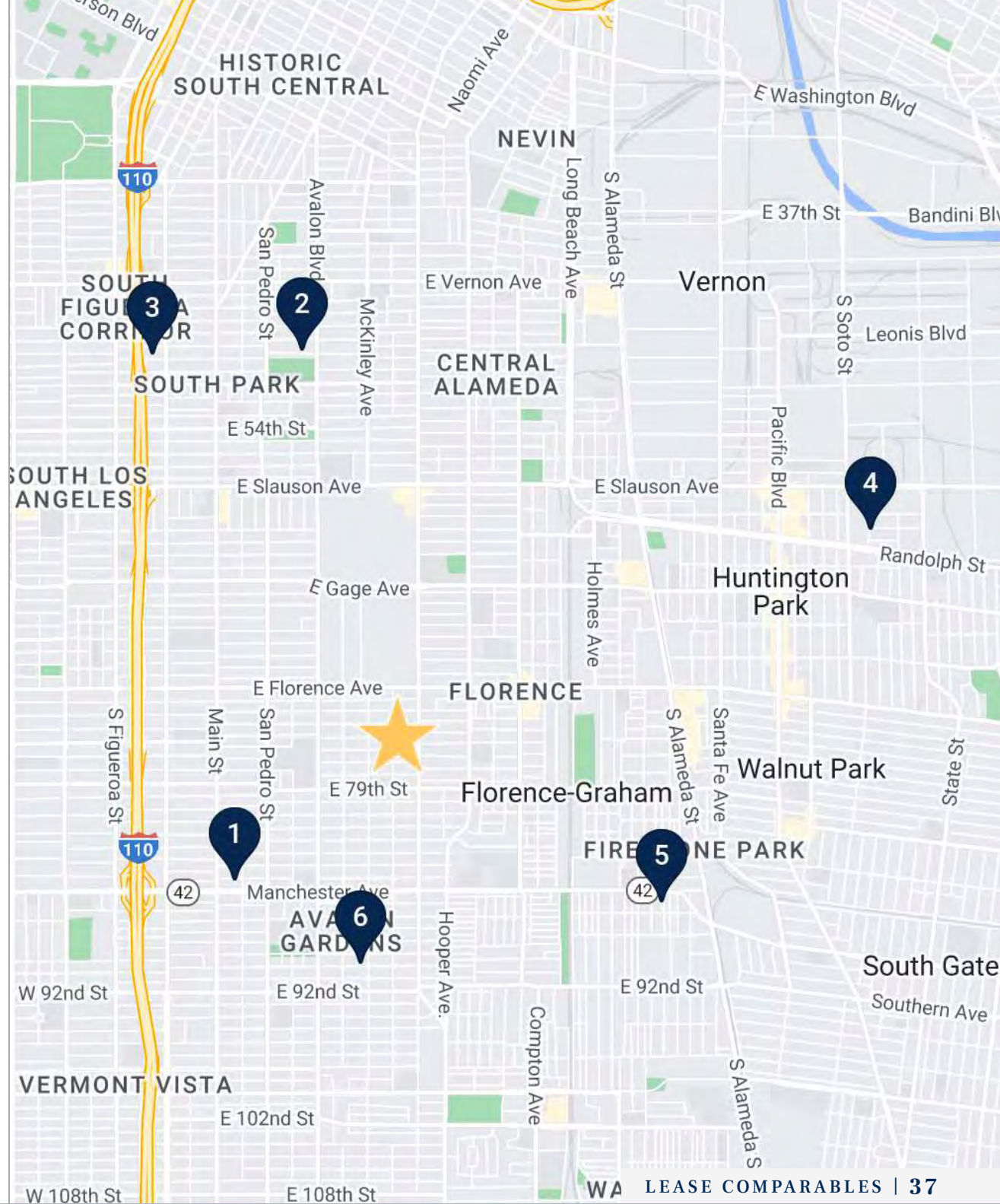
RENT COMPS SUMMARY

RENT BY BED CHART








RENT COMPS

RENT COMPS MAP

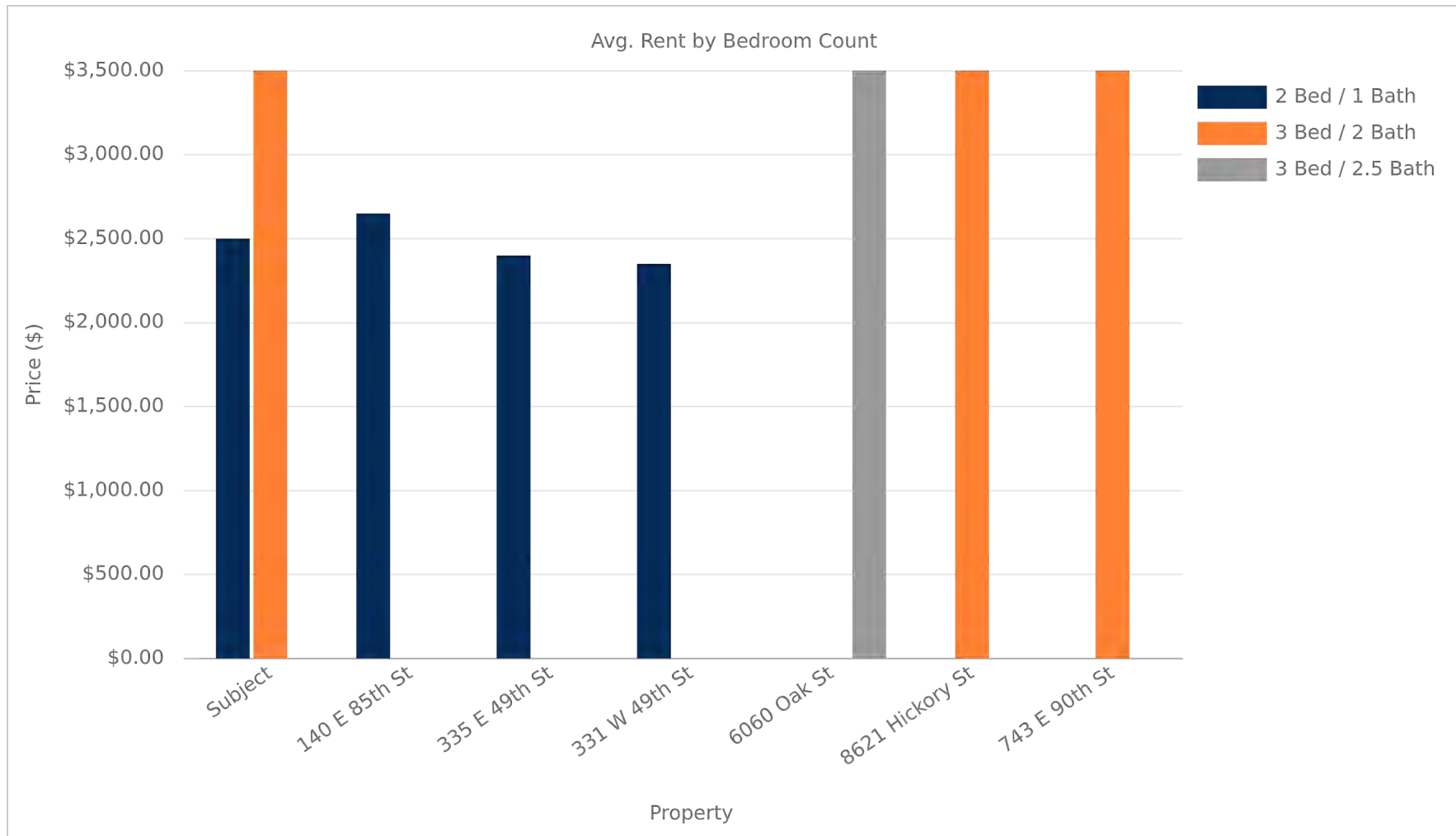
- ★ 903 E 79th St
- 1 140 E 85th St
- 2 335 E 49th St
- 3 331 W 49th St
- 4 6060 Oak St
- 5 8621 Hickory St
- 6 743 E 90th St



RENT COMPS SUMMARY // 903 E 79th St

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	903 E 79th St 903 E 79th St Los Angeles, CA 90001	\$4.11	3,286 SF	0.16 AC	3,286 SF	5	-
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	140 E 85th St 140 E 85th St Los Angeles, CA 90003	\$3.31	800 SF	0.12 AC	-	1	-
	335 E 49th St 335 E 49th St Los Angeles, CA 90011	\$2.67	5,896 SF	0.13 AC	-	6	-
	331 W 49th St 331 W 49th St Los Angeles, CA 90037	\$2.76	3,068 SF	0.12 AC	-	4	-
	6060 Oak St 6060 Oak St Huntington Park, CA 90255	\$2.92	1,200 SF	1.53 AC	-	30	-
	8621 Hickory St 8621 Hickory St Los Angeles, CA 90002	\$3.50	1,000 SF	0.15 AC	-	1	-
	743 E 90th St 743 E 90th St Los Angeles, CA 90002	\$3.44	1,017 SF	0.12 AC	-	1	-
	AVERAGES	\$3.10	2,164 SF	0.36 AC	0 SF	7	0%

903 E 79th St // RENT BY BED CHART



RENT COMPS // 903 E 79th St

★ 903 E 79th St
903 E 79th St, Los Angeles, CA 90001

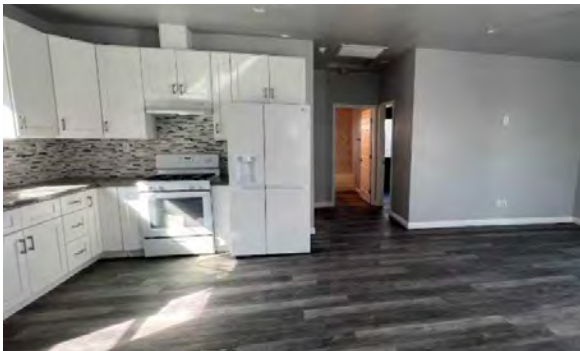
 5 Units |  Year Built 1941



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	4	80.0	634	\$2,500	\$3.94
3 Bed / 2 Bath	1	20.0	750	\$3,500	\$4.67
TOTAL/AVG	5	100%	657	\$2,700	\$4.11

1 140 E 85th St
140 E 85th St, Los Angeles, CA 90003

 1 Units |  Year Built 1930

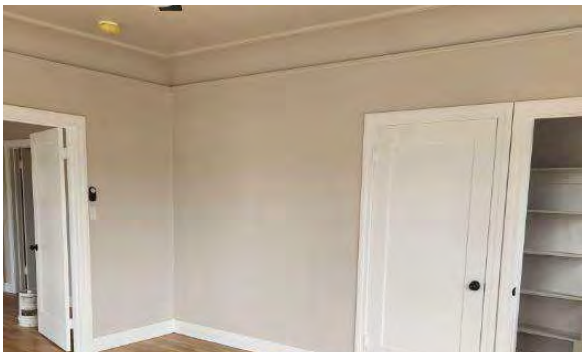


UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	800	\$2,650	\$3.31
TOTAL/AVG	1	100%	800	\$2,650	\$3.31

903 E 79th St // RENT COMPS

2 335 E 49th St
335 E 49th St, Los Angeles, CA 90011

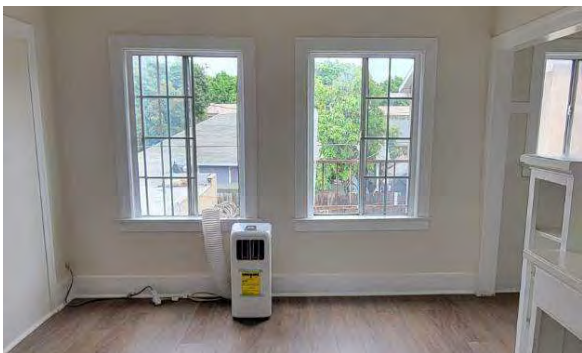
 6 Units |  Year Built 1923



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	900	\$2,400	\$2.67
TOTAL/AVG	1	100%	900	\$2,400	\$2.67

3 331 W 49th St
331 W 49th St, Los Angeles, CA 90037

 4 Units |  Year Built 1923



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	850	\$2,350	\$2.76
TOTAL/AVG	1	100%	850	\$2,350	\$2.76

RENT COMPS // 903 E 79th St

4 6060 Oak St
6060 Oak St, Huntington Park, CA 90255

 30 Units |  Year Built 1983



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2.5 Bath	1	100	1,200	\$3,500	\$2.92
TOTAL/AVG	1	100%	1,200	\$3,500	\$2.92

5 8621 Hickory St
8621 Hickory St, Los Angeles, CA 90002

 1 Units |  Year Built 1921



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,000	\$3,500	\$3.50
TOTAL/AVG	1	100%	1,000	\$3,500	\$3.50

903 E 79th St // RENT COMPS

6 743 E 90th St
743 E 90th St, Los Angeles, CA 90002

🏠 1 Units | 🕒 Year Built 1940



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,017	\$3,500	\$3.44
TOTAL/AVG	1	100%	1,017	\$3,500	\$3.44

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap
LAAA TEAM

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER
Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY
The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



JOB AND POPULATION GROWTH
A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.



TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
15.6

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.

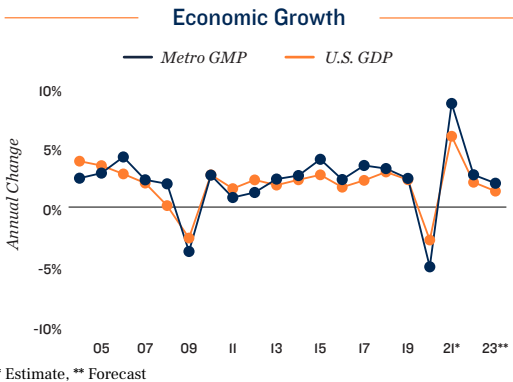


ECONOMY

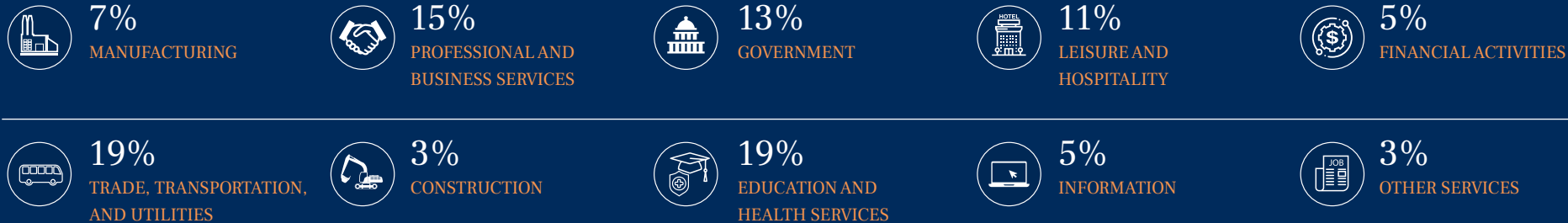
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The metro’s two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



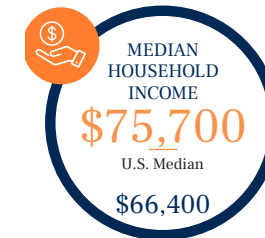
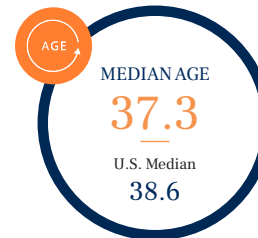
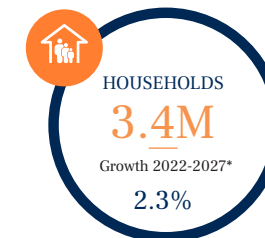
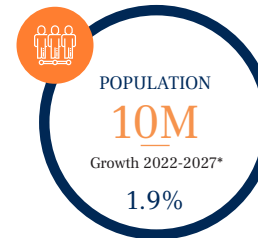
SHARE OF 2022 TOTAL EMPLOYMENT



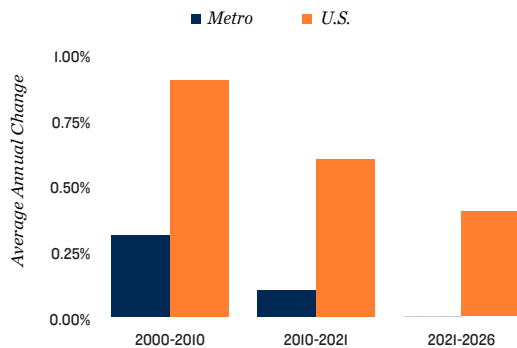
DEMOGRAPHICS

- The population of roughly 10.1 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- More than 192,000 new residents are expected through 2027, translating into roughly 78,000 households formed during the period.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

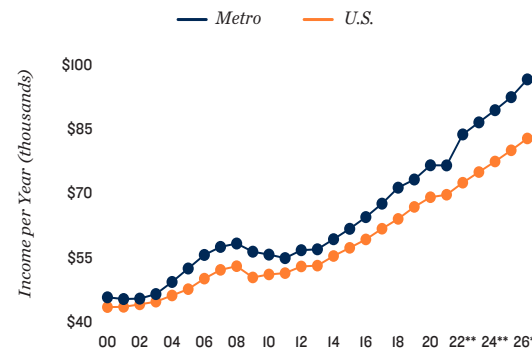
QUICK FACTS



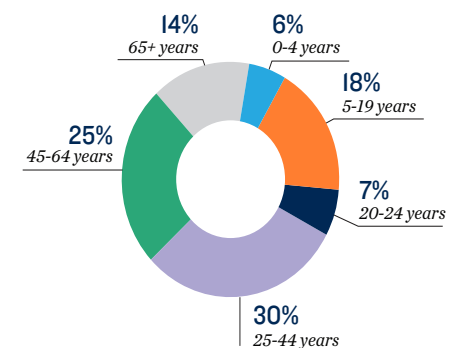
Population Growth



Median Household Income



2022 Population by Age



* Forecast

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

QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

\$820,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE

SPORTS

Baseball	MLB	LOS ANGELES DODGERS
Football	NFL	LOS ANGELES RAMS
Basketball	NBA	LOS ANGELES LAKERS
Hockey	NHL	LOS ANGELES KINGS
Soccer	MLS	LOS ANGELES GALAXY
Basketball	NBA	LOS ANGELES CLIPPERS
Football	NFL	LOS ANGELES CHARGERS
Soccer	MLS	LOS ANGELES FC

EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

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

DEMOGRAPHICS // 903 E 79th St

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	60,666	525,070	1,123,273
2022 Estimate			
Total Population	59,154	515,100	1,105,283
2010 Census			
Total Population	57,568	506,912	1,088,229
2000 Census			
Total Population	52,739	478,399	1,053,952
Daytime Population			
2022 Estimate	34,276	340,361	883,131
HOUSEHOLDS			
2027 Projection			
Total Households	14,211	128,823	292,191
2022 Estimate			
Total Households	13,878	126,423	286,922
Average (Mean) Household Size	4.2	4.0	3.7
2010 Census			
Total Households	13,334	122,997	279,034
2000 Census			
Total Households	12,648	118,214	271,386
Growth 2022-2027	2.4%	1.9%	1.8%
HOUSING UNITS			
Occupied Units			
2027 Projection	15,445	139,060	313,558
2022 Estimate	15,080	136,576	307,890
Owner Occupied	4,790	40,880	101,721
Renter Occupied	9,088	85,543	185,201
Vacant	1,202	10,153	20,968
Persons in Units			
2022 Estimate Total Occupied Units	13,878	126,423	286,922
1 Person Units	13.0%	14.9%	17.5%
2 Person Units	14.6%	16.0%	18.1%
3 Person Units	14.7%	15.4%	15.8%
4 Person Units	17.0%	16.8%	16.1%
5 Person Units	14.1%	13.4%	12.4%
6+ Person Units	26.6%	23.5%	20.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	1.4%	1.5%	2.3%
\$150,000-\$199,999	1.9%	3.2%	3.9%
\$100,000-\$149,999	9.7%	10.4%	11.9%
\$75,000-\$99,999	13.5%	12.2%	12.3%
\$50,000-\$74,999	19.1%	17.2%	17.4%
\$35,000-\$49,999	14.6%	14.5%	13.9%
\$25,000-\$34,999	12.3%	11.6%	11.1%
\$15,000-\$24,999	12.7%	13.1%	11.9%
Under \$15,000	14.7%	16.2%	15.3%
Average Household Income	\$58,071	\$58,894	\$64,576
Median Household Income	\$45,092	\$43,884	\$47,469
Per Capita Income	\$13,670	\$14,566	\$17,122
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	59,154	515,100	1,105,283
Under 20	34.3%	33.0%	30.9%
20 to 34 Years	25.9%	25.6%	25.7%
35 to 39 Years	7.5%	7.3%	7.1%
40 to 49 Years	12.2%	12.3%	12.3%
50 to 64 Years	13.5%	14.3%	15.1%
Age 65+	6.6%	7.5%	9.0%
Median Age	29.1	30.0	31.0
Population 25+ by Education Level			
2022 Estimate Population Age 25+	34,070	305,072	671,107
Elementary (0-8)	33.4%	30.9%	27.2%
Some High School (9-11)	19.9%	18.6%	16.4%
High School Graduate (12)	23.2%	24.7%	24.7%
Some College (13-15)	14.3%	15.3%	17.2%
Associate Degree Only	3.4%	4.0%	4.8%
Bachelor's Degree Only	4.8%	4.9%	7.1%
Graduate Degree	1.1%	1.5%	2.6%
Population by Gender			
2022 Estimate Total Population	59,154	515,100	1,105,283
Male Population	49.4%	49.4%	49.0%
Female Population	50.6%	50.6%	51.0%



POPULATION

In 2022, the population in your selected geography is 1,105,283. The population has changed by 4.9 percent since 2000. It is estimated that the population in your area will be 1,123,273 five years from now, which represents a change of 1.6 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 31.0, compared with the U.S. average, which is 38.6. The population density in your area is 14,071 people per square mile.



EMPLOYMENT

In 2022, 447,854 people in your selected area were employed. The 2000 Census revealed that 43.0 percent of employees are in white-collar occupations in this geography, and 57.0 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 29.9 minutes.



HOUSEHOLDS

There are currently 286,922 households in your selected geography. The number of households has changed by 5.7 percent since 2000. It is estimated that the number of households in your area will be 292,191 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 3.7 people.



HOUSING

The median housing value in your area was \$418,214 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 102,626 owner-occupied housing units and 168,761 renter-occupied housing units in your area. The median rent at the time was \$531.



INCOME

In 2022, the median household income for your selected geography is \$47,469, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 75.0 percent since 2000. It is estimated that the median household income in your area will be \$53,111 five years from now, which represents a change of 11.9 percent from the current year.

The current year per capita income in your area is \$17,122, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$64,576, compared with the U.S. average, which is \$96,357.



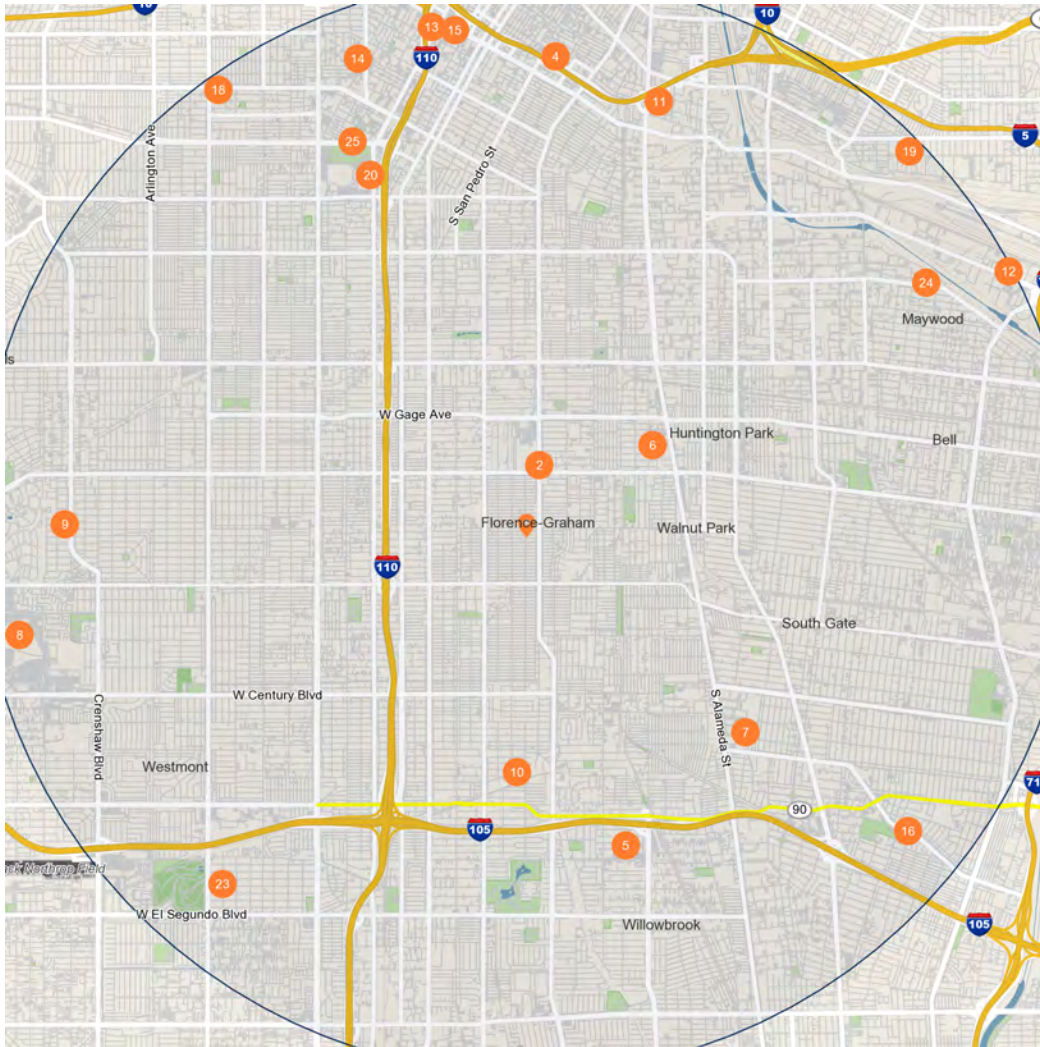
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 2.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 7.1 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 4.8 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 24.7 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 17.2 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 903 E 79th St

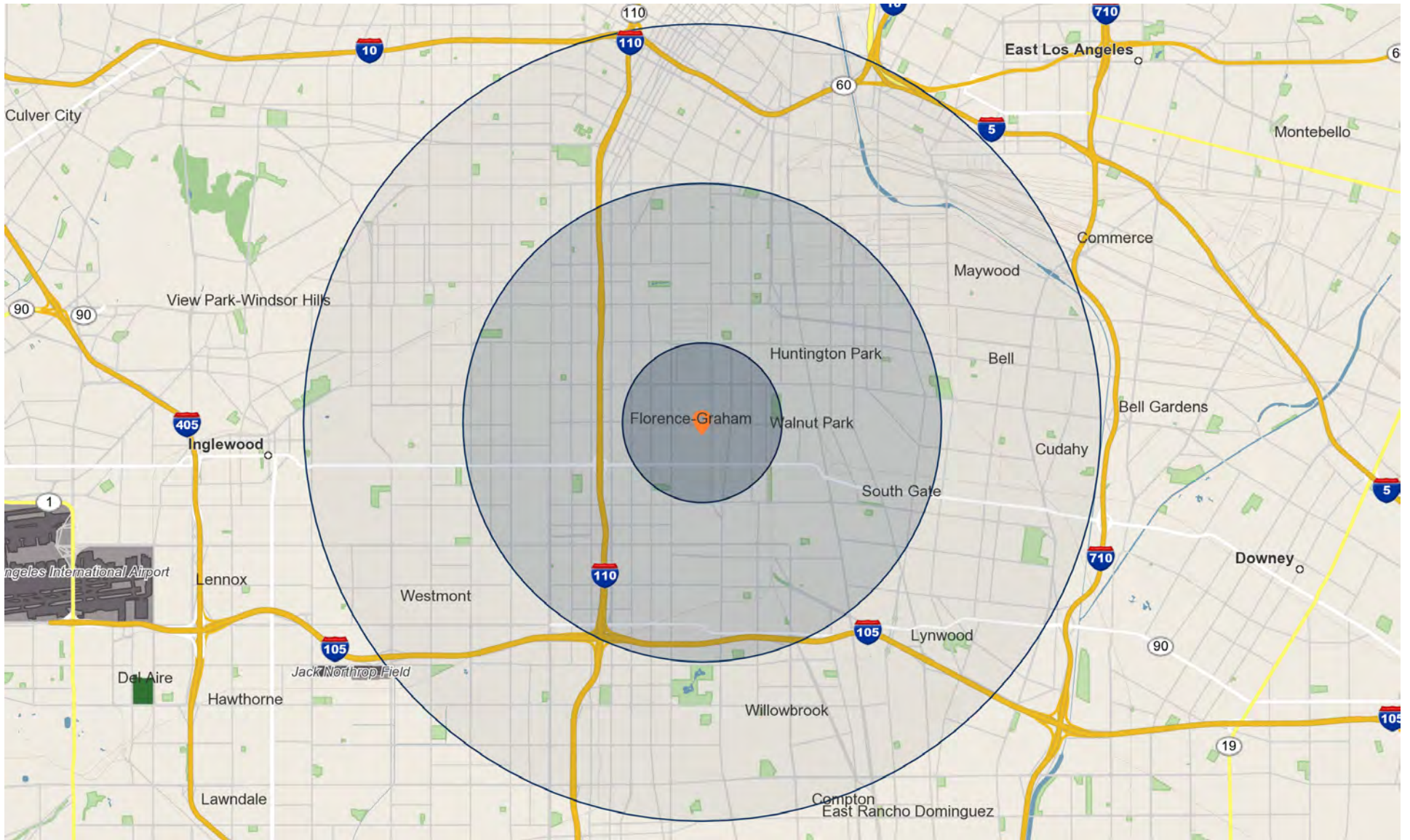


Major Employers

Employees

1	First Student Inc-Cardinal Transportation	5,198
2	Nextel of Texas Inc-Sprint	1,681
3	California Hosp Med Ctr Fndtion	1,500
4	Los Angles Cnty Mtro Trnsp Aut-Metro	1,014
5	Charles R Drew Univ Mdcine Scn	1,000
6	Numero Uno Acquisitions LLC-Numero Uno Market	850
7	Koos Manufacturing Inc-Big Star	818
8	Sasco	762
9	Northrop Grumman Corporation	735
10	Los Angeles Unified School Dst-Animo Chrtr Schl Mddle Schl No	721
11	Guess Inc-GUESS?	700
12	Gts Living Foods LLC-Synergy Beverages	700
13	First Mtr Group Los Angles LLC-Kia of Downtown	693
14	Crown Energy Services Inc-Able Engineering Services	648
15	Los Angeles Unified School Dst-Early College Academy-La T	600
16	Kaiser Foundation Hospitals-Lynwood Medical Offices	534
17	Hd Window Fashions Inc-M & B Window Fashions	500
18	Dillon Companies Inc-Food 4 Less	500
19	App Wholesale LLC	500
20	Los Angeles Mem Coliseum Assn	500
21	Los Angeles Mem Coliseum Comm-La Sports Arena	500
22	Designed Metal Connections Inc-Permaswage USA	500
23	Los Angeles Unified School Dst-Animo Phllis Whtley Chrtr Mddl	487
24	Tagtime Usa Inc	480
25	University Southern California-Marshall School of Business	473

903 E 79th St // DEMOGRAPHICS





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