

# 10611 Landale St

Toluca Lake, CA 91602



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Activity ID #ZAF0120955

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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REGIONAL MAP

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LOCAL MAP

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# OFFERING SUMMARY

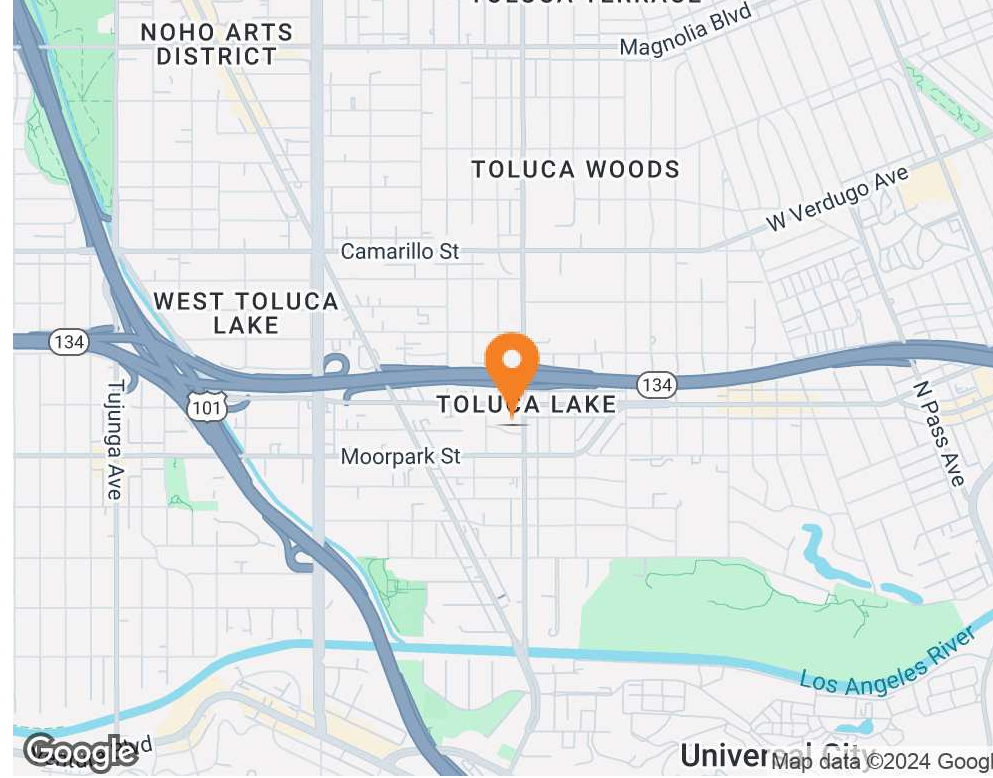
 <b>Listing Price</b> <b>\$1,400,000</b>	 <b>Cap Rate</b> <b>5.26%</b>	 <b># of Units</b> <b>5</b>
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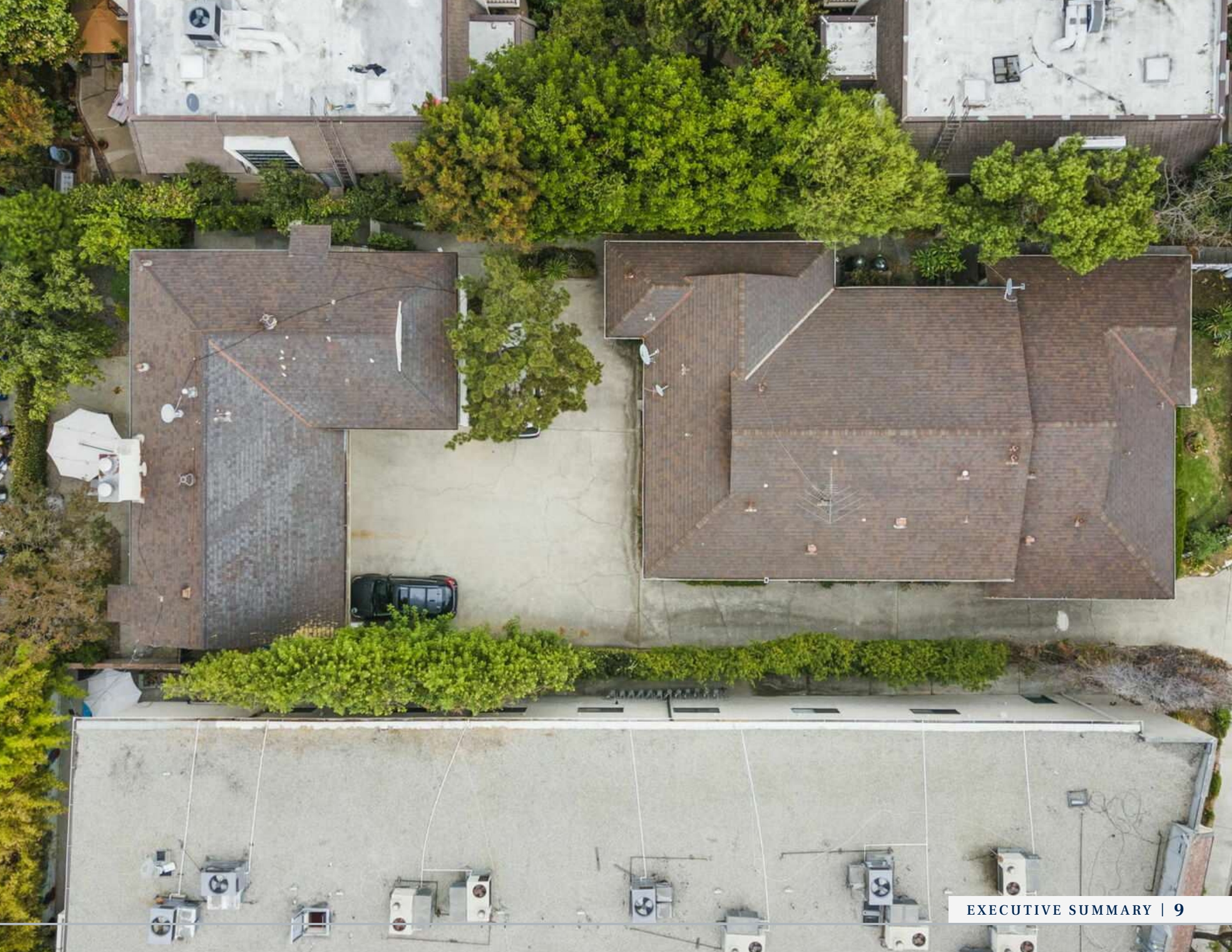
## FINANCIAL

Listing Price	\$1,400,000
Down Payment	100% / \$1,400,000
NOI	\$73,605
Cap Rate	5.26%
Price/SF	\$340.30
Rent/SF	\$2.35
Price/Unit	\$280,000

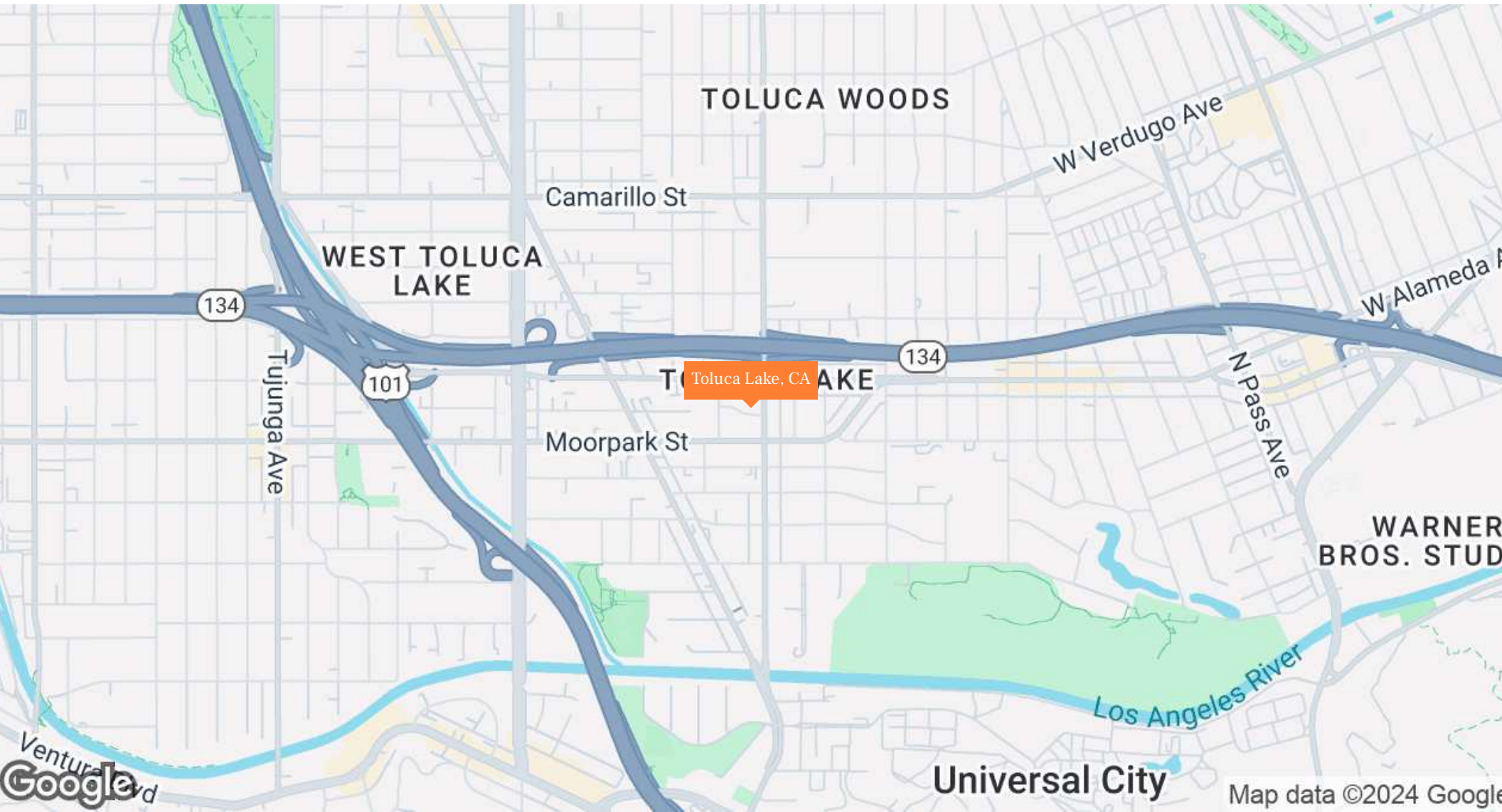
## OPERATIONAL

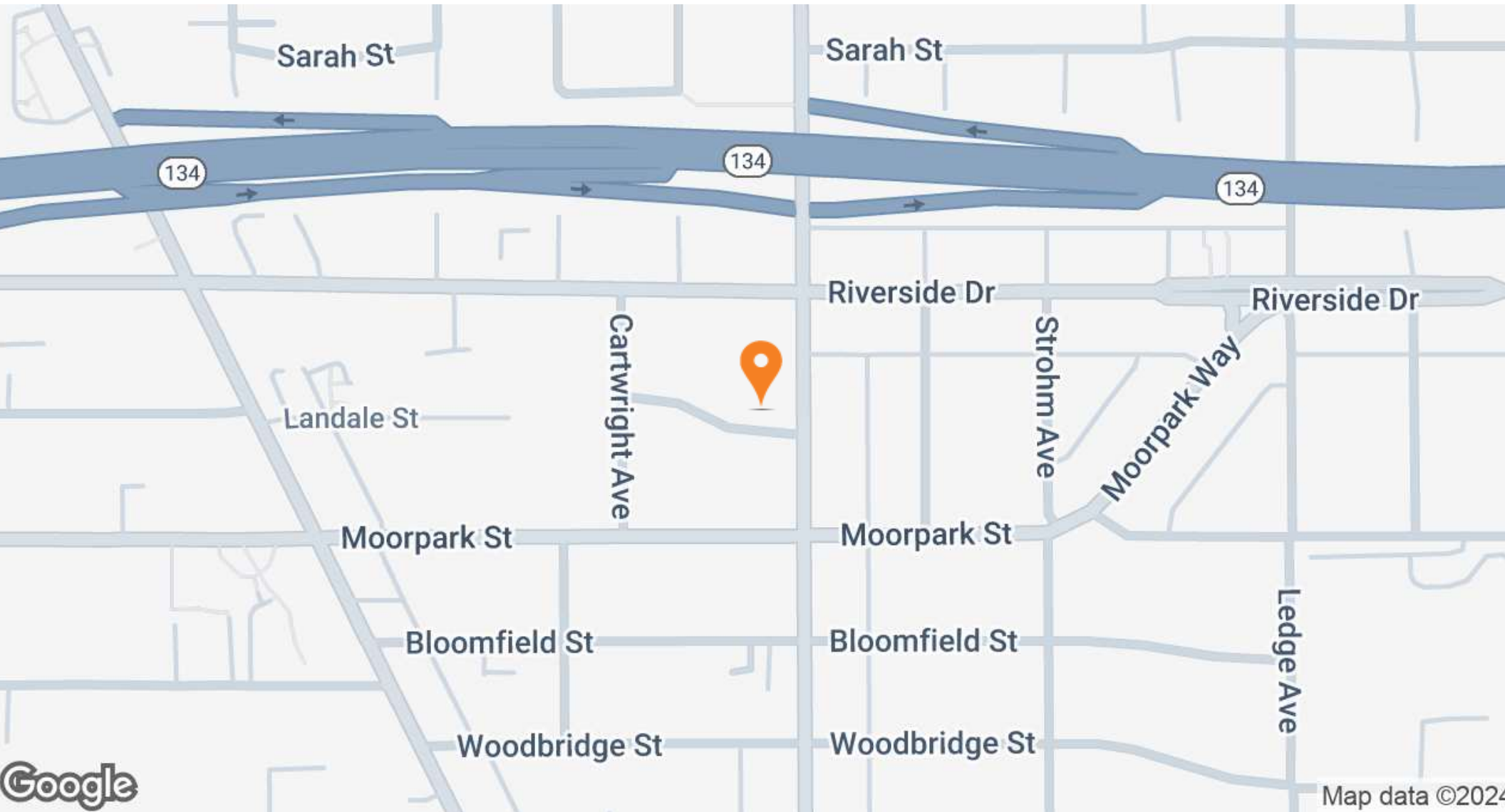
Gross SF	4,114 SF
# of Units	5
Lot Size	0.23 Acres (10,018 SF)
Occupancy	100%
Year Built	1951





REGIONAL MAP // 10611 Landale St





SECTION 2

# Financial Analysis

FINANCIAL DETAILS

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## 10611 Landale St // FINANCIAL DETAILS

As of December,2024

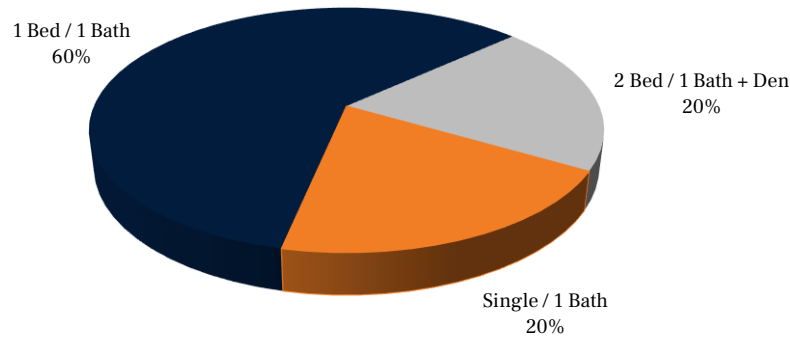
UNIT	UNIT TYPE	Square Feet	CURRENT	CURRENT	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
A	1 Bed / 1 Bath	700	\$1,755	\$2.51	\$2,150	\$3.07
B	1 Bed / 1 Bath	700	\$1,478	\$2.11	\$2,150	\$3.07
C	1 Bed / 1 Bath	700	\$1,628	\$2.33	\$2,150	\$3.07
D	2 Bed / 1 Bath + Den	1,250	\$3,300	\$2.64	\$3,500	\$2.80
E	Single / 1 Bath	350	\$1,495	\$4.27	\$1,750	\$5.00
<b>Total</b>		<b>Square Feet: 4,114</b>	<b>\$9,656</b>	<b>\$2.35</b>	<b>\$11,700</b>	<b>\$2.84</b>

# FINANCIAL DETAILS // 10611 Landale St

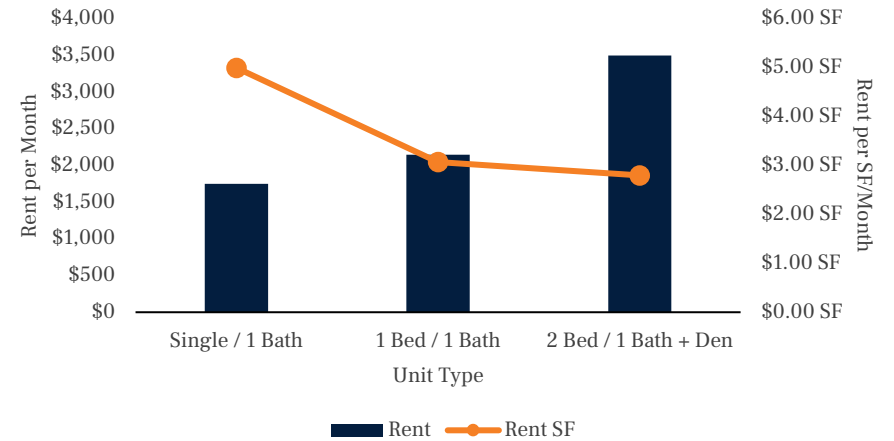
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Single / 1 Bath	1	350	\$1,495 - \$1,495	\$1,495	\$4.27	\$1,495	\$1,750	\$5.00	\$1,750
1 Bed / 1 Bath	3	700	\$1,478 - \$1,755	\$1,620	\$2.31	\$4,861	\$2,150	\$3.07	\$6,450
2 Bed / 1 Bath + Den	1	1,250	\$3,300 - \$3,300	\$3,300	\$2.64	\$3,300	\$3,500	\$2.80	\$3,500
<b>TOTALS/WEIGHTED AVERAGES</b>	<b>5</b>	<b>823</b>		<b>\$1,931</b>	<b>\$2.35</b>	<b>\$9,656</b>	<b>\$2,340</b>	<b>\$2.84</b>	<b>\$11,700</b>

<b>GROSS ANNUALIZED RENTS</b>	<b>\$115,872</b>	<b>\$140,400</b>
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Unit Distribution



Unit Rent



## 10611 Landale St // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
<b>Rental Income</b>							
Gross Current Rent	115,872		140,400			28,080	34.13
Physical Vacancy	(3,476)	3.0%	(4,212)	3.0%		(842)	(1.02)
<b>TOTAL VACANCY</b>	<b>(\$3,476)</b>	<b>3.0%</b>	<b>(\$4,212)</b>	<b>3.0%</b>		<b>(\$842)</b>	<b>(\$1)</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$112,396</b>		<b>\$136,188</b>			<b>\$27,238</b>	<b>\$33.10</b>
<b>EXPENSES</b>							
Real Estate Taxes	17,500		17,500		[1]	3,500	4.25
Insurance	3,750		3,750		[2]	750	0.91
Utilities	3,344		3,344		[3]	669	0.81
Repairs	3,750		3,750		[4]	750	0.91
Plumbing	795		795		[5]	159	0.19
Cleaning	65		65		[6]	13	0.02
Telephone	69		69		[7]	14	0.02
Pest Control	965		965		[8]	193	0.23
Gardening	2,400		2,400		[9]	480	0.58
License and Permits	533		533		[10]	107	0.13
Management Fee	5,620	5.0%	6,809	5.0%	[11]	1,362	1.66
<b>TOTAL EXPENSES</b>	<b>\$38,791</b>		<b>\$39,980</b>			<b>\$7,996</b>	<b>\$9.72</b>
<b>EXPENSES AS % OF EGI</b>	<b>34.5%</b>		<b>29.4%</b>				
<b>NET OPERATING INCOME</b>	<b>\$73,605</b>		<b>\$96,208</b>			<b>\$19,242</b>	<b>\$23.39</b>

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

### NOTES TO OPERATING STATEMENT

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- [1] 1.25% of the purchase price
- [2] \$750 per unit
- [3] Taken from Seller's 2023 Profit & Loss Statement
- [4] \$750 per unit
- [5] Taken from Seller's 2023 Profit & Loss Statement
- [6] Taken from Seller's 2023 Profit & Loss Statement
- [7] Taken from Seller's 2023 Profit & Loss Statement
- [8] Taken from Seller's 2023 Profit & Loss Statement
- [9] \$200 per month
- [10] Taken from Seller's 2023 Profit & Loss Statement
- [11] 5.0% of the gross income

## 10611 Landale St // FINANCIAL DETAILS

### SUMMARY

Price	\$1,400,000	
Down Payment	\$1,400,000	100%
Number of Units	5	
Price Per Unit	\$280,000	
Price Per SqFt	\$340.30	
Gross SqFt	4,114	
Lot Size	0.23 Acres	
Approx. Year Built	1951	

### RETURNS

	Current	Pro Forma
CAP Rate	5.26%	6.87%
GRM	12.08	9.97
Cash-on-Cash	5.26%	6.87%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
1	Single / 1 Bath	350	\$1,495	\$1,750
3	1 Bed / 1 Bath	700	\$1,620	\$2,150
1	2 Bed / 1 Bath + Den	1,250	\$3,300	\$3,500

### OPERATING DATA

INCOME		Current	Pro Forma
Gross Scheduled Rent		\$115,872	\$140,400
Less: Vacancy/Deductions	3.0%	\$3,476	\$4,212
Total Effective Rental Income		\$112,396	\$136,188
Other Income		\$0	\$0
Effective Gross Income		\$112,396	\$136,188
Less: Expenses	34.5%	\$38,791	\$39,980
Net Operating Income		\$73,605	\$96,208
Cash Flow		\$73,605	\$96,208
Debt Service		\$0	\$0
Net Cash Flow After Debt Service	5.26%	\$73,605	\$96,208
Principal Reduction		\$0	\$0
TOTAL RETURN	5.26%	\$73,605	\$96,208

### EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$17,500	\$17,500
Insurance	\$3,750	\$3,750
Utilities	\$3,344	\$3,344
Repairs	\$3,750	\$3,750
Plumbing	\$795	\$795
Cleaning	\$65	\$65
Telephone	\$69	\$69
Pest Control	\$965	\$965
Gardening	\$2,400	\$2,400
License and Permits	\$533	\$533
Management Fee	\$5,620	\$6,809
TOTAL EXPENSES	\$38,791	\$39,980
Expenses/Unit	\$7,758	\$7,996
Expenses/SF	\$9.43	\$9.72

SECTION 3

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE CHART

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GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

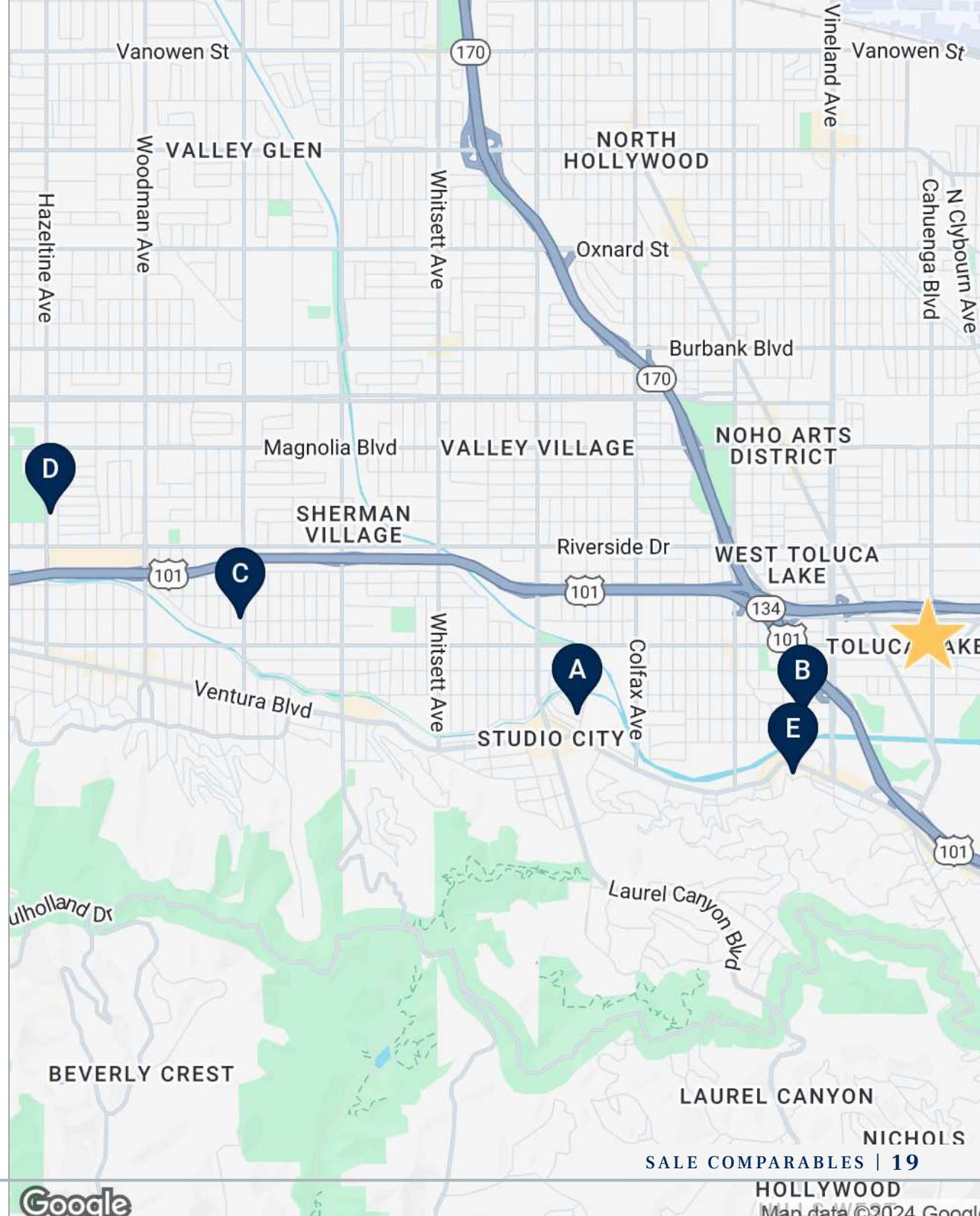
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SALE COMPS







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# SALE COMPS MAP

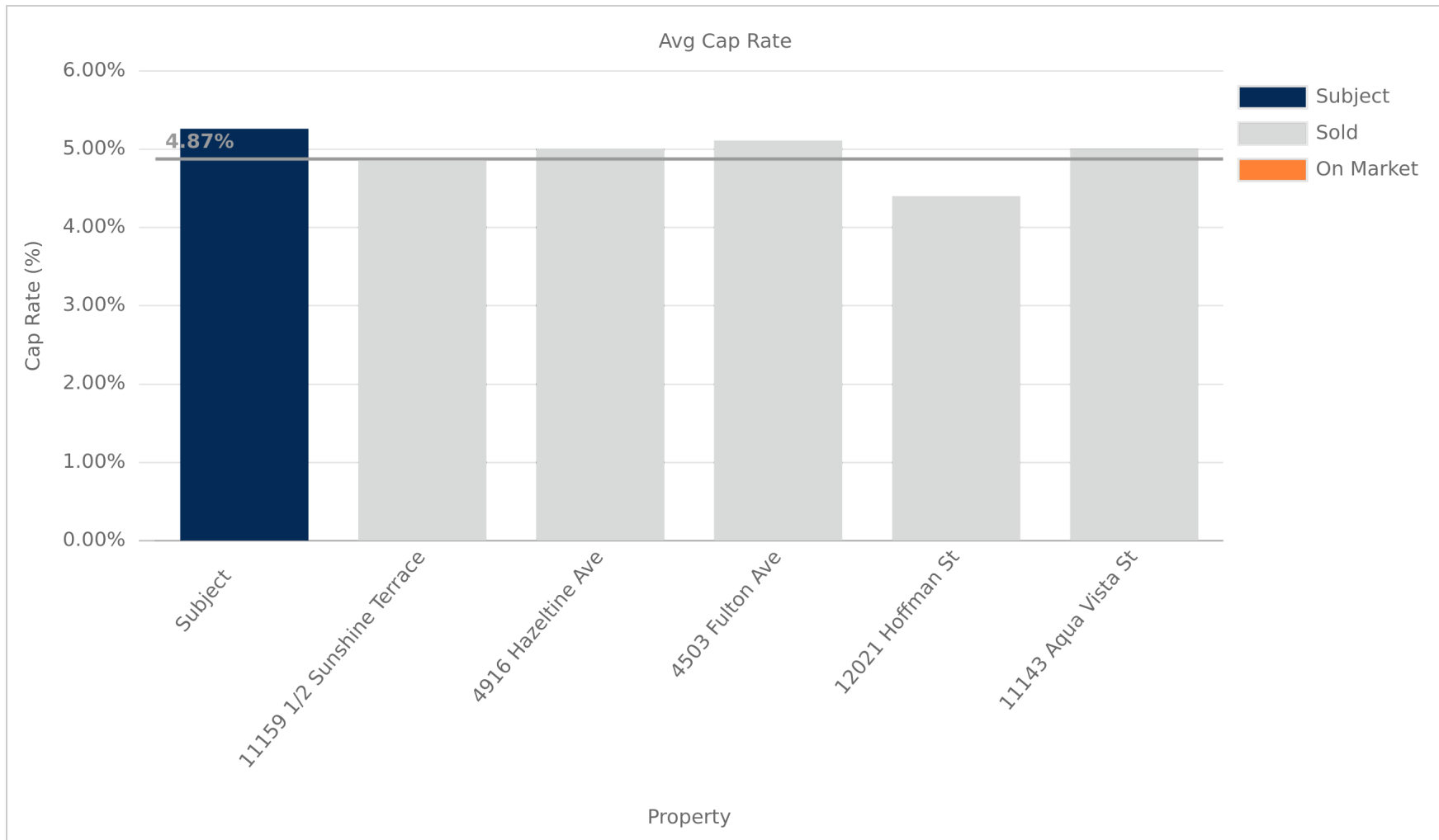
- ★ 10611 Landale St
- A 12021 Hoffman St
- B 11143 Aqua Vista St
- C 4503 Fulton Ave
- D 4916 Hazeltine Ave
- E 11159 1/2 Sunshine Terrace



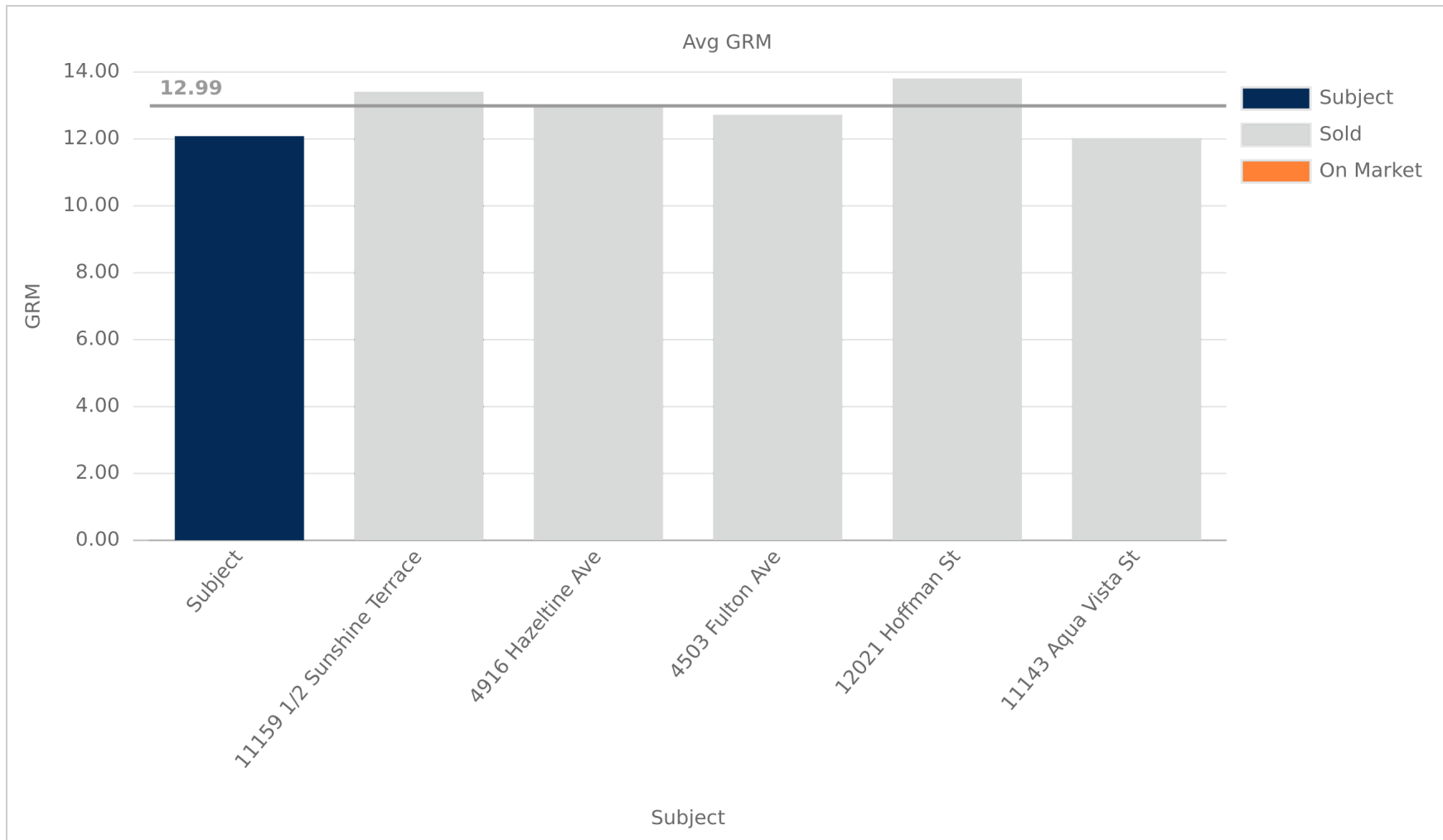
## SALE COMPS SUMMARY // 10611 Landale St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>10611 Landale St</b> Toluca Lake, CA 91602	\$1,400,000	4,114 SF	\$340.30	0.23 AC	\$280,000	5.26%	5	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>12021 Hoffman St</b> Studio City, CA 91604	\$1,495,000	3,344 SF	\$447.07	0.18 AC	\$299,000	4.40%	5	11/26/2024
	<b>11143 Aqua Vista St</b> North Hollywood, CA 91602	\$2,300,000	6,895 SF	\$333.58	0.2 AC	\$230,000	5.00%	10	11/27/2024
	<b>4503 Fulton Ave</b> Sherman Oaks, CA 91423	\$2,035,500	5,560 SF	\$366.10	0.16 AC	\$254,437	5.11%	8	08/09/2024
	<b>4916 Hazeltine Ave</b> Sherman Oaks, CA 91423	\$2,400,000	7,068 SF	\$339.56	0.18 AC	\$300,000	5.01%	8	07/09/2024
	<b>11159 1/2 Sunshine Terrace</b> Studio City, CA 91604	\$1,484,000	3,590 SF	\$413.37	0.21 AC	\$296,800	4.85%	5	07/05/2024
	<b>AVERAGES</b>	<b>\$1,942,900</b>	<b>5,291 SF</b>	<b>\$379.93</b>	<b>0.19 AC</b>	<b>\$276,047</b>	<b>4.87%</b>	<b>7</b>	<b>-</b>

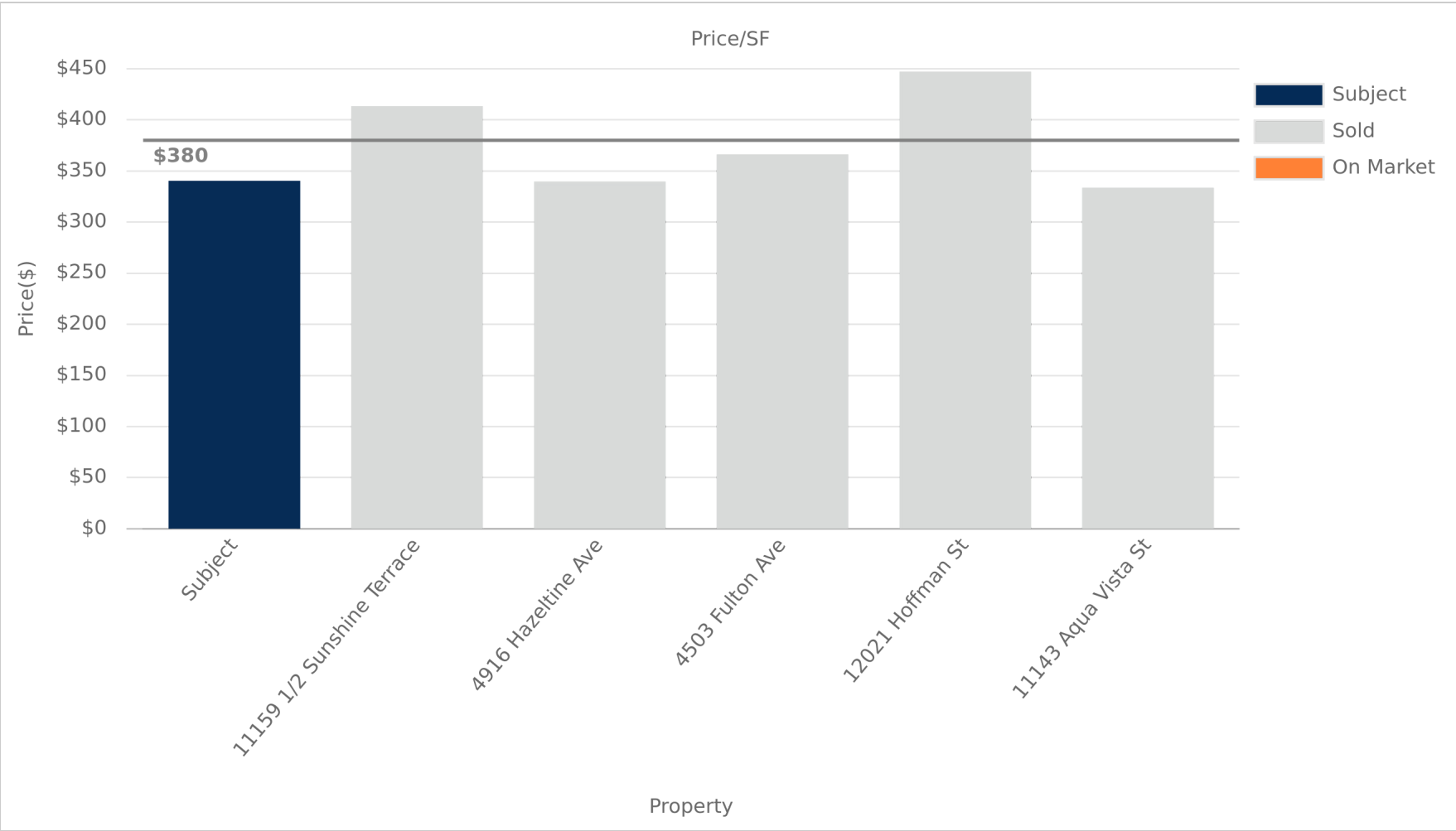
## 10611 Landale St // CAP RATE CHART



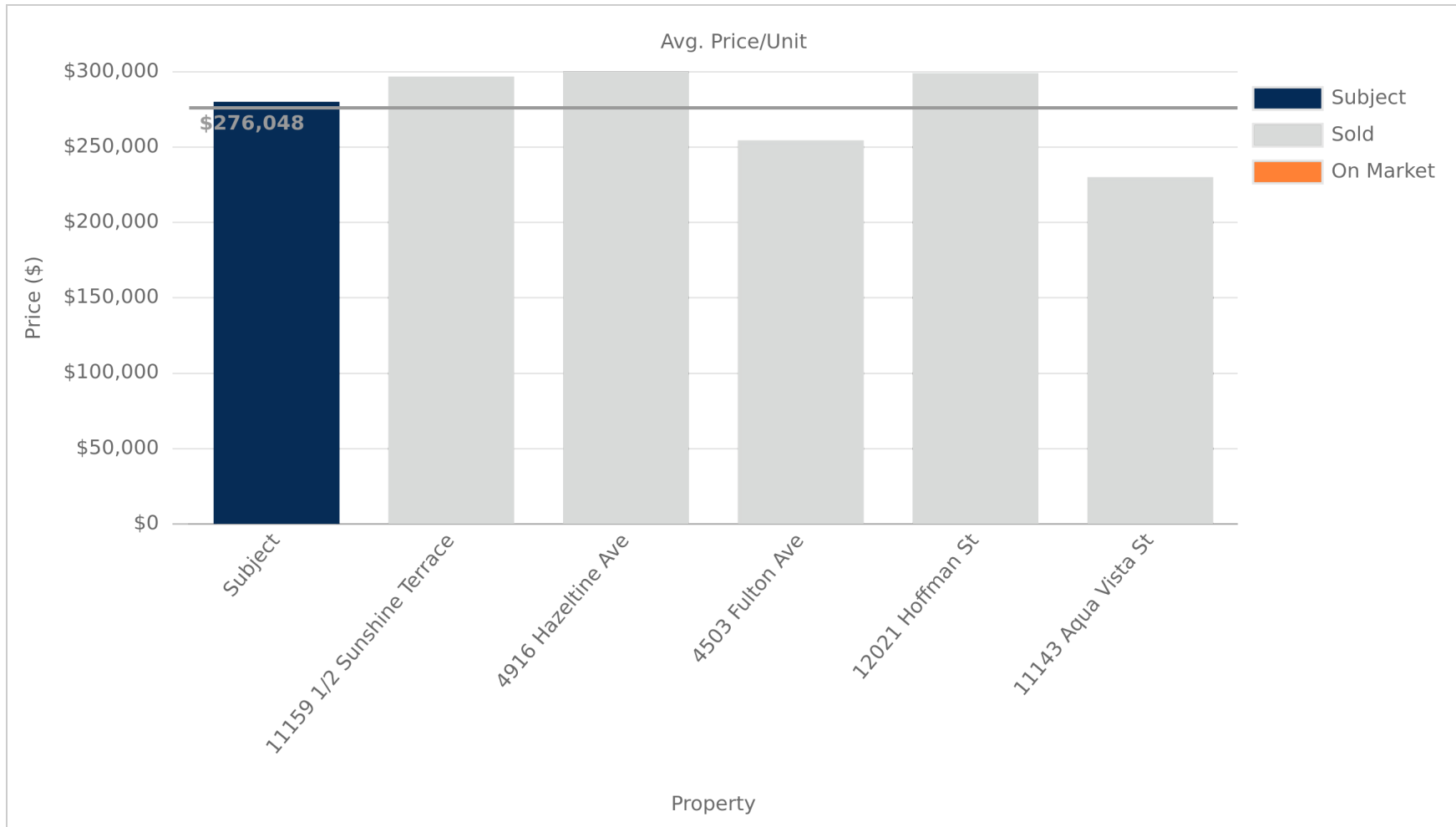
# GRM CHART // 10611 Landale St



10611 Landale St // PRICE PER SF CHART



## PRICE PER UNIT CHART // 10611 Landale St



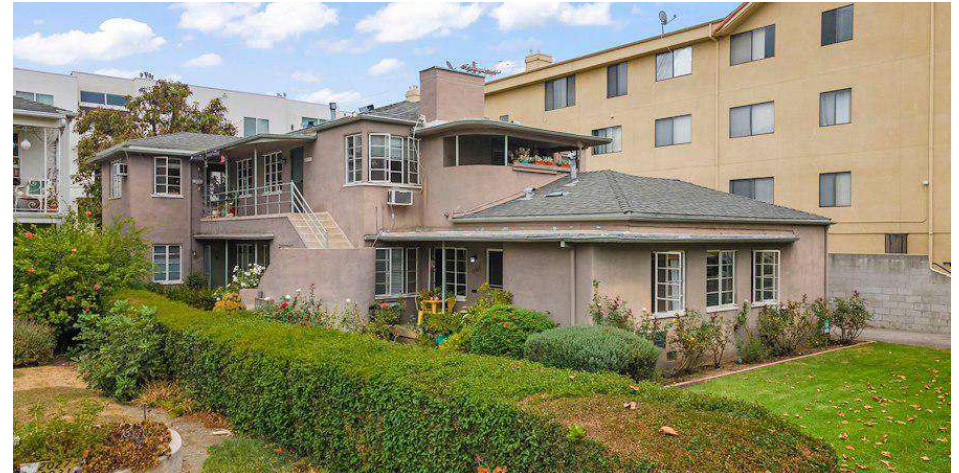
## 10611 Landale St // SALE COMPS



★ **10611 Landale St**  
Toluca Lake, CA 91602

Listing Price:	\$1,400,000	Price/SF:	\$340.30
Property Type:	Multifamily	GRM:	12.08
NOI:	\$73,605	Cap Rate:	5.26%
Occupancy:	100%	Year Built:	1951
COE:	On Market	Number Of Units:	5
Lot Size:	0.23 Acres	Price/Unit:	\$280,000
Total SF:	4,114 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	3	60.0	700	\$1,620	\$2.31
2 Bed / 1 Bath + Den	1	20.0	1,250	\$3,300	\$2.64
Single / 1 Bath	1	20.0	350	\$1,495	\$4.27
TOTAL/AVG	5	100%	740	\$1,931	\$2.61



▲ **12021 Hoffman St**  
Studio City, CA 91604

Sale Price:	\$1,495,000	Price/SF:	\$447.07
Property Type:	Multifamily	GRM:	13.8
NOI:	-	Cap Rate:	4.40%
Occupancy:	-	Year Built:	1937
COE:	11/26/2024	Number Of Units:	5
Lot Size:	0.18 Acres	Price/Unit:	\$299,000
Total SF:	3,344 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	5	100	665	\$1,806	\$2.72
TOTAL/AVG	5	100%	665	\$1,806	\$2.72

Listed and Sold by Glen Scher & Filip Niculete.

## SALE COMPS // 10611 Landale St



**B** 11143 Aqua Vista St  
North Hollywood, CA 91602

Sale Price:	\$2,300,000	Price/SF:	\$333.58
Property Type:	Multifamily	GRM:	12.02
NOI:	-	Cap Rate:	5.00%
Occupancy:	-	Year Built:	1957
COE:	11/27/2024	Number Of Units:	10
Lot Size:	0.2 Acres	Price/Unit:	\$230,000
Total SF:	6,895 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	80	650	\$1,611	\$2.48
2 Bed / 1 Bath	2	20	800	\$1,527	\$1.91
<b>TOTAL/AVG</b>	<b>10</b>	<b>100%</b>	<b>680</b>	<b>\$1,594</b>	<b>\$2.34</b>

Listed and Sold by Glen Scher & Filip Niculete.



**C** 4503 Fulton Ave  
Sherman Oaks, CA 91423

Sale Price:	\$2,035,500	Price/SF:	\$366.10
Property Type:	Multifamily	GRM:	12.72
NOI:	-	Cap Rate:	5.11%
Occupancy:	-	Year Built:	1950
COE:	08/09/2024	Number Of Units:	8
Lot Size:	0.16 Acres	Price/Unit:	\$254,437
Total SF:	5,560 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	100	675	\$1,666	\$2.47
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>675</b>	<b>\$1,666</b>	<b>\$2.47</b>

## 10611 Landale St // SALE COMPS



**D** 4916 Hazeltine Ave  
Sherman Oaks, CA 91423

Sale Price:	\$2,400,000	Price/SF:	\$339.56
Property Type:	Multifamily	GRM:	12.98
NOI:	-	Cap Rate:	5.01%
Occupancy:	-	Year Built:	1958
COE:	07/09/2024	Number Of Units:	8
Lot Size:	0.18 Acres	Price/Unit:	\$300,000
Total SF:	7,068 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	50			
2 Bed / 1 Bath	2	25			
3 Bed / 2 Bath	2	25			
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



**E** 11159 1/2 Sunshine Terrace  
Studio City, CA 91604

Sale Price:	\$1,484,000	Price/SF:	\$413.37
Property Type:	Multifamily	GRM:	13.41
NOI:	-	Cap Rate:	4.85%
Occupancy:	-	Year Built:	1947
COE:	07/05/2024	Number Of Units:	5
Lot Size:	0.21 Acres	Price/Unit:	\$296,800
Total SF:	3,590 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	80		\$1,958	
2 Bed / 1 Bath	1	20		\$1,393	
<b>TOTAL/AVG</b>	<b>5</b>	<b>100%</b>	<b>0</b>	<b>\$1,845</b>	

SECTION 4

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

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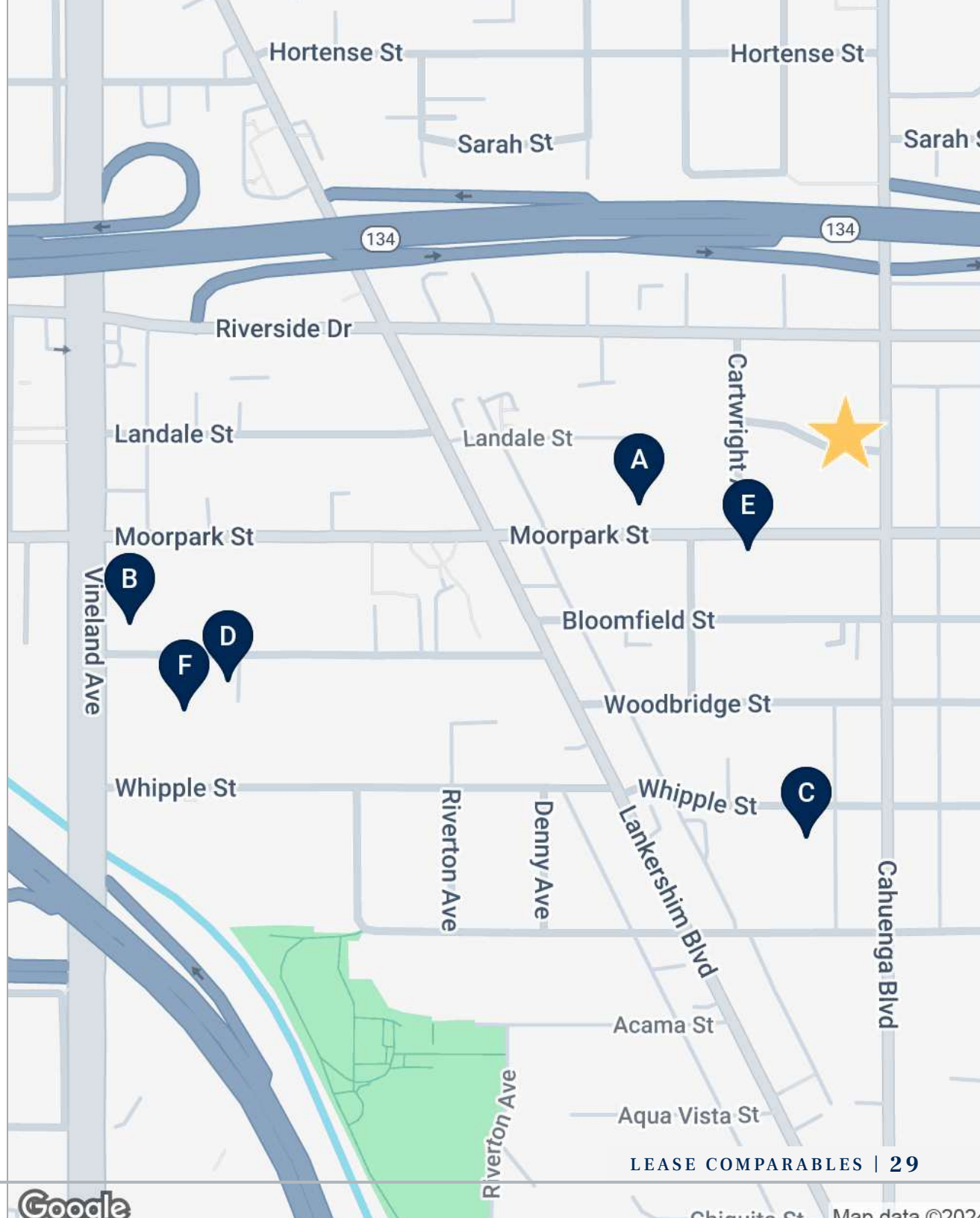
RENT COMPS

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# RENT COMPS MAP

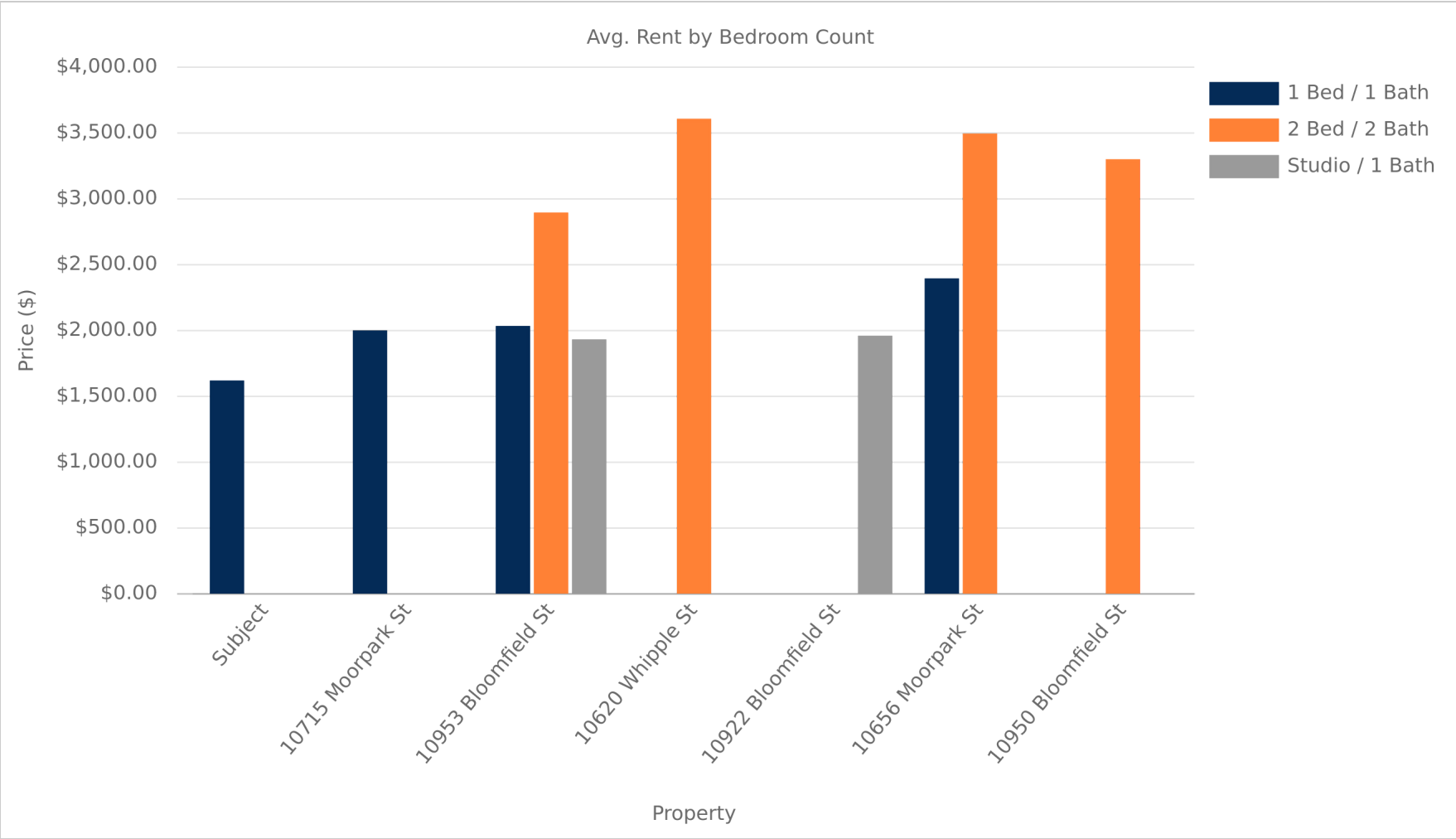
- ★ 10611 Landale St
- A 10715 Moorpark St
- B 10953 Bloomfield St
- C 10620 Whipple St
- D 10922 Bloomfield St
- E 10656 Moorpark St
- F 10950 Bloomfield St



## RENT COMPS SUMMARY // 10611 Landale St

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>10611 Landale St</b> Toluca Lake, CA 91602	\$2.35	4,114 SF	0.23 AC	4,114 SF	5	100%
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>10715 Moorpark St</b> Toluca Lake, CA 91602	\$2.50	5,602 SF	0.18 AC	-	7	-
	<b>10953 Bloomfield St</b> Toluca Lake, CA 91602	\$3.41	59,136 SF	0.52 AC	-	80	-
	<b>10620 Whipple St</b> Toluca Lake, CA 91602	\$2.78	-	0.61 AC	-	33	-
	<b>10922 Bloomfield St</b> Toluca Lake, CA 91602	\$3.02	6,328 SF	0.2 AC	-	8	-
	<b>10656 Moorpark St</b> Toluca Lake, CA 91602	\$2.84	43,745 SF	0.51 AC	-	40	-
	<b>10950 Bloomfield St</b> Toluca Lake, CA 91602	\$2.77	69,412 SF	0.77 AC	-	49	-
	<b>AVERAGES</b>	<b>\$2.89</b>	<b>- SF</b>	<b>0.47 AC</b>	<b>0 SF</b>	<b>36</b>	<b>0%</b>

10611 Landale St // RENT BY BED CHART



# RENT COMPS // 10611 Landale St

**★ 10611 Landale St**  
Toluca Lake, CA 91602

 5 Units |  100% Total Occupancy |  Year Built 1951



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	3	60.0	700	\$1,620	\$2.31
2 Bed / 1 Bath + Den	1	20.0	1,250	\$3,300	\$2.64
Single / 1 Bath	1	20.0	350	\$1,495	\$4.27
<b>TOTAL/AVG</b>	<b>5</b>	<b>100%</b>	<b>740</b>	<b>\$1,931</b>	<b>\$2.61</b>

**📍 10715 Moorpark St**  
Toluca Lake, CA 91602

 7 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	800	\$2,000	\$2.50
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<b>TOTAL/AVG</b>	<b>1</b>	<b>100%</b>	<b>800</b>	<b>\$2,000</b>	<b>\$2.50</b>

# 10611 Landale St // RENT COMPS

**B** 10953 Bloomfield St  
Toluca Lake, CA 91602

 80 Units |  Year Built 1989



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	33.3	417	\$1,932	\$4.63
1 Bed / 1 Bath	1	33.3	645	\$2,034	\$3.15
2 Bed / 2 Bath	1	33.3	950	\$2,895	\$3.05
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>670</b>	<b>\$2,287</b>	<b>\$3.41</b>

**C** 10620 Whipple St  
Toluca Lake, CA 91602

 33 Units |  Year Built 2008



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	50	1,345	\$3,645	\$2.71
2 Bed / 2 Bath	1	50	1,254	\$3,570	\$2.85
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<b>TOTAL/AVG</b>	<b>2</b>	<b>100%</b>	<b>1,299</b>	<b>\$3,607</b>	<b>\$2.78</b>

# RENT COMPS // 10611 Landale St

**D** 10922 Bloomfield St  
Toluca Lake, CA 91602

 8 Units |  Year Built 1987



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	100	650	\$1,960	\$3.02
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
TOTAL/AVG	1	100%	650	\$1,960	\$3.02

**E** 10656 Moorpark St  
Toluca Lake, CA 91602

 40 Units |  Year Built 1991



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	50	680	\$2,395	\$3.52
2 Bed / 2 Bath	1	50	1,395	\$3,495	\$2.51
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
TOTAL/AVG	2	100%	1,037	\$2,945	\$2.84

10611 Landale St // RENT COMPS

**F** 10950 Bloomfield St  
Toluca Lake, CA 91602

 49 Units |  Year Built 2000



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,190	\$3,300	\$2.77
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
TOTAL/AVG	1	100%	1,190	\$3,300	\$2.77

SECTION 5

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap

## 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 50,000 residents from 2023-2028, as more households are attracted to the market's regionally lower cost 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 25 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 2023-2028\*  
2.0%



HOUSEHOLDS

**887K**

Growth 2023-2028\*  
2.4%



MEDIAN AGE

**40.2**

U.S. Median  
38.7



MEDIAN HOUSEHOLD INCOME

**\$83,000**

U.S. Median  
\$68,500

# DEMOGRAPHICS // 10611 Landale St

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	33,622	204,667	629,709
<b>2023 Estimate</b>			
Total Population	32,759	201,104	615,466
<b>2020 Census</b>			
Total Population	33,378	204,628	614,521
<b>2010 Census</b>			
Total Population	29,788	193,064	596,270
<b>Daytime Population</b>			
2023 Estimate	35,411	229,199	671,237
<b>HOUSEHOLDS</b>			
<b>2028 Projection</b>			
Total Households	18,314	94,205	286,323
<b>2023 Estimate</b>			
Total Households	17,807	92,187	278,287
Average (Mean) Household Size	1.9	2.2	2.2
<b>2020 Census</b>			
Total Households	17,535	91,143	273,738
<b>2010 Census</b>			
Total Households	16,016	84,902	258,444
Growth 2023-2028	2.8%	2.2%	2.9%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2028 Projection	19,366	99,403	305,283
2023 Estimate	18,889	97,529	297,052
Owner Occupied	4,306	33,949	88,098
Renter Occupied	13,501	58,238	190,189
Vacant	1,082	5,342	18,765
<b>Persons in Units</b>			
2023 Estimate Total Occupied Units	17,807	92,187	278,287
1 Person Units	45.6%	37.8%	39.3%
2 Person Units	35.0%	32.5%	31.2%
3 Person Units	11.6%	14.2%	13.0%
4 Person Units	5.8%	9.9%	9.8%
5 Person Units	1.4%	3.4%	3.8%
6+ Person Units	0.6%	2.3%	3.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	12.7%	14.6%	13.2%
\$150,000-\$199,999	8.3%	8.6%	7.7%
\$100,000-\$149,999	16.8%	16.5%	15.9%
\$75,000-\$99,999	16.6%	13.6%	12.8%
\$50,000-\$74,999	15.2%	14.2%	14.3%
\$35,000-\$49,999	8.2%	8.5%	9.3%
\$25,000-\$34,999	6.7%	6.4%	7.0%
\$15,000-\$24,999	6.4%	6.9%	7.7%
Under \$15,000	9.1%	10.7%	12.2%
Average Household Income	\$121,588	\$125,283	\$117,975
Median Household Income	\$81,246	\$80,917	\$74,285
Per Capita Income	\$66,150	\$57,613	\$53,606
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2023 Estimate Total Population	32,759	201,104	615,466
Under 20	12.5%	17.7%	17.3%
20 to 34 Years	29.6%	23.7%	24.4%
35 to 39 Years	11.9%	9.2%	9.1%
40 to 49 Years	16.6%	15.5%	15.0%
50 to 64 Years	17.5%	19.3%	19.0%
Age 65+	11.9%	14.5%	15.1%
Median Age	38.2	39.6	39.5
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	27,277	155,865	477,509
Elementary (0-8)	1.6%	4.5%	6.7%
Some High School (9-11)	3.0%	4.7%	5.3%
High School Graduate (12)	11.1%	14.0%	15.5%
Some College (13-15)	20.7%	20.8%	18.6%
Associate Degree Only	7.8%	8.3%	7.7%
Bachelor's Degree Only	41.6%	33.0%	31.8%
Graduate Degree	14.3%	14.6%	14.4%
<b>Population by Gender</b>			
2023 Estimate Total Population	32,759	201,104	615,466
Male Population	50.7%	50.3%	50.9%
Female Population	49.3%	49.7%	49.1%



### POPULATION

In 2023, the population in your selected geography is 615,466. The population has changed by 3.22 since 2010. It is estimated that the population in your area will be 629,709 five years from now, which represents a change of 2.3 percent from the current year. The current population is 50.9 percent male and 49.1 percent female. The median age of the population in your area is 39.5, compared with the U.S. average, which is 38.7. The population density in your area is 7,835 people per square mile.



### HOUSEHOLDS

There are currently 278,287 households in your selected geography. The number of households has changed by 7.68 since 2010. It is estimated that the number of households in your area will be 286,323 five years from now, which represents a change of 2.9 percent from the current year. The average household size in your area is 2.2 people.



### INCOME

In 2023, the median household income for your selected geography is \$74,285, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 38.53 since 2010. It is estimated that the median household income in your area will be \$88,752 five years from now, which represents a change of 19.5 percent from the current year.

The current year per capita income in your area is \$53,606, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$117,975, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 340,302 people in your selected area were employed. The 2010 Census revealed that 68.5 of employees are in white-collar occupations in this geography, and 12.8 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



### HOUSING

The median housing value in your area was \$859,804 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 87,339.00 owner-occupied housing units and 171,108.00 renter-occupied housing units in your area.



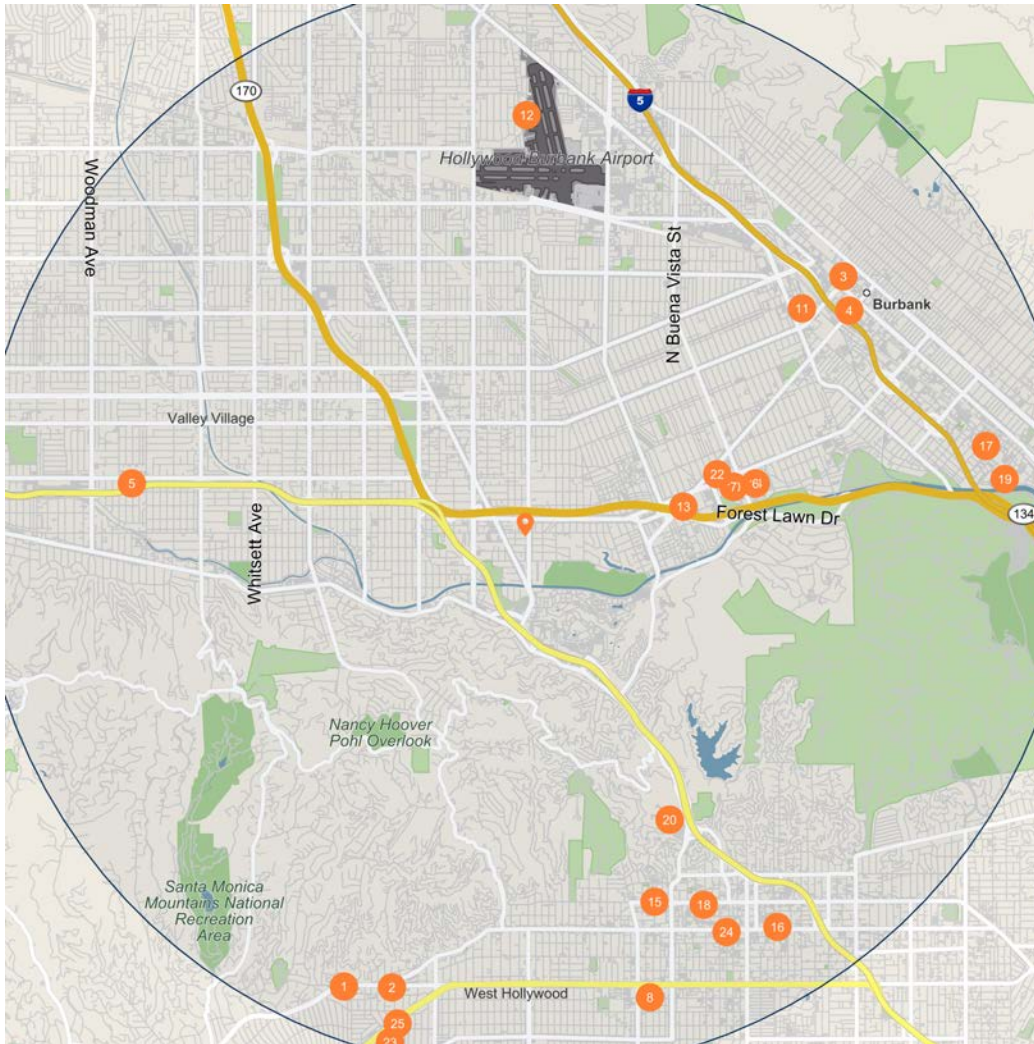
### EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. 14.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 31.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.5 percent, respectively.

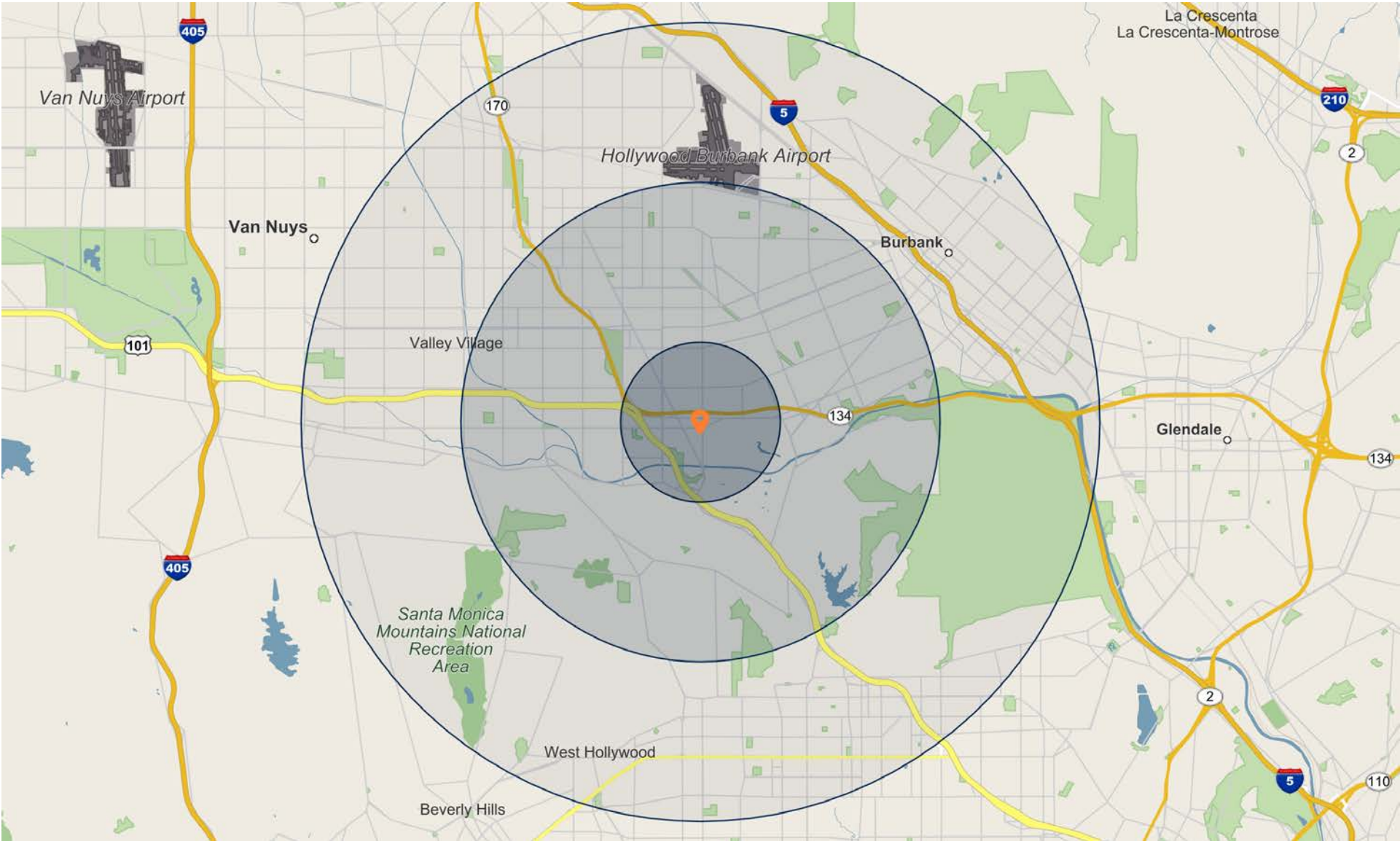
The area had fewer high-school graduates, 15.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.6 percent in the selected area compared with the 20.1 percent in the U.S.

# DEMOGRAPHICS // 10611 Landale St



Major Employers		Employees
1	Yf Art Holdings Gp LLC	10,600
2	Ticketmaster Entertainment LLC	4,390
3	Burlington Coat Factory	4,187
4	Aramark Unf & Career AP LLC-Aramark	4,180
5	Sofro Fabrics Inc	3,810
6	Walt Disney Records Direct-Disney	2,990
7	Providence Holy Cross	2,561
8	Rsg Group USA Inc-Golds Gym	2,000
9	Providence Hlth Svcs Fndtn/San-Providence Holy Cross Fundation	2,000
10	Providence Health System-Providence St Joseph Med Ctr	2,000
11	Andrews International Inc	1,700
12	Certified Laboratories LLC	1,503
13	McCormick & Schmick Holding-Mortons The Steakhouse	1,433
14	Walt Disney Company-Disney	1,381
15	Valet Parking Svc A Cal Partnr-Valet Parking Service	1,268
16	Scanline Vfx Inc	1,200
17	Walt Dsney Imgnrng RES Dev In-Disney	1,011
18	Foh Holdings Inc	1,000
19	Dreamworks Animation Pubg LLC	975
20	Los Angeles Philharmonic Assn-Bowl Store The	900
21	Los Angeles Philharmonic Assn-Hollywood Bowl	899
22	Vintage Senior Management Inc	832
23	Fabfitfun Inc-Fabfitfun	790
24	Broadreach Capitl Partners LLC	789
25	Los Angles Cnty Mtro Trnsp Aut	711

10611 Landale St // DEMOGRAPHICS





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