

12021 Hoffman St

Studio City, CA 91604



2027-
2031

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Activity ID #ZAF0120720

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SECTION 1

Executive Summary

OFFERING SUMMARY

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OFFERING SUMMARY



Listing Price
\$1,495,000



Cap Rate
4.40%



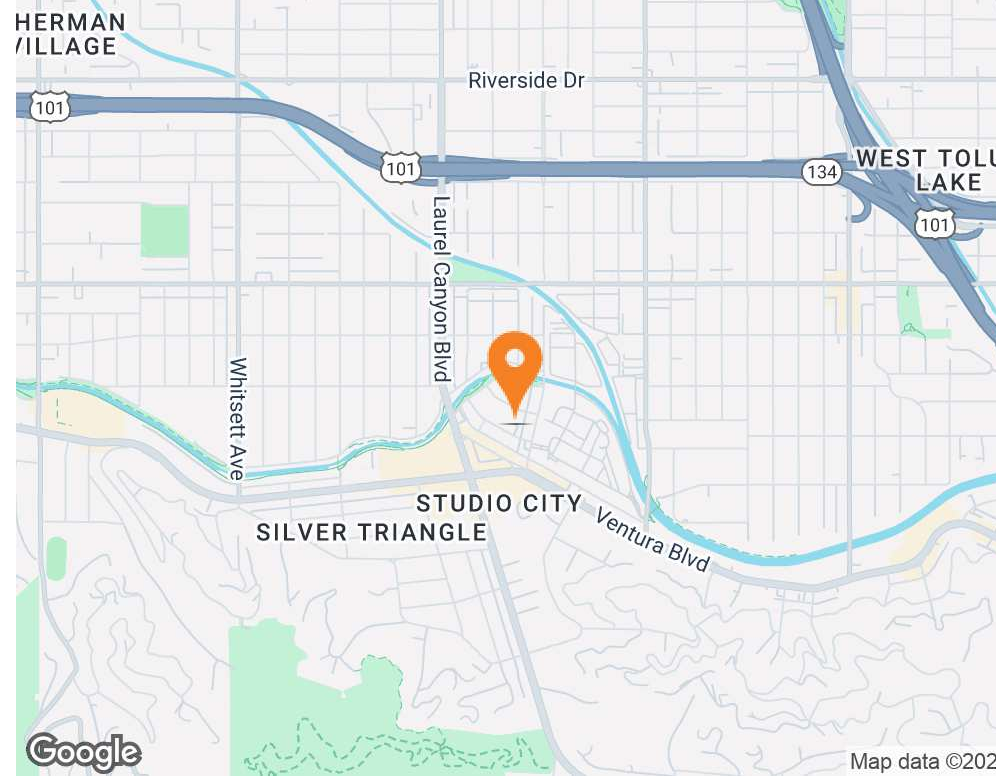
of Units
5

FINANCIAL

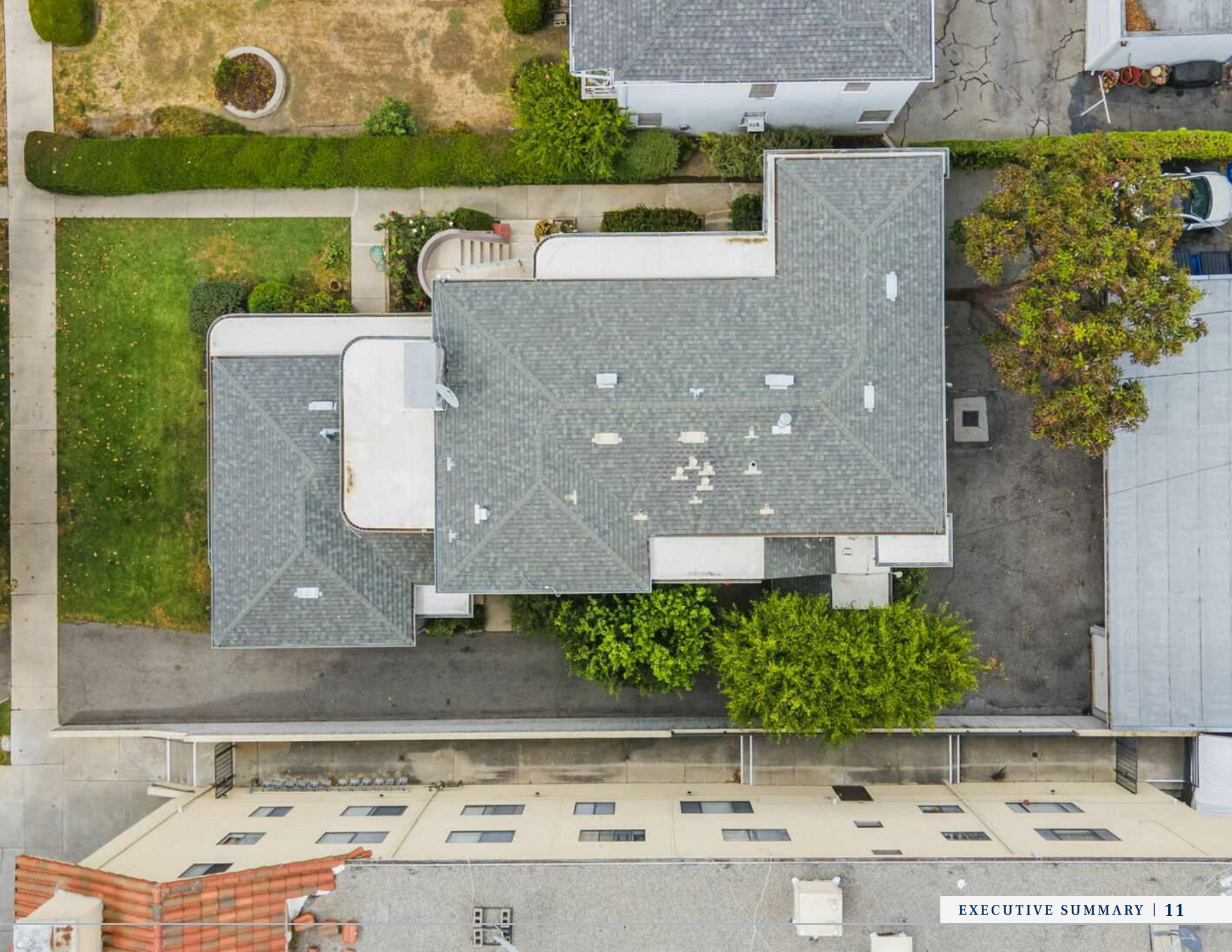
Listing Price	\$1,495,000
NOI	\$65,737
Cap Rate	4.40%
Price/SF	\$447.07
Rent/SF	\$2.70
Price/Unit	\$299,000

OPERATIONAL

Gross SF	3,344 SF
# of Units	5
Lot Size	0.18 Acres (7,840 SF)
Occupancy	100%
Year Built	1937









SECTION 2

Property Information

INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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12021 HOFFMAN ST

Studio City, CA 91604

INVESTMENT OVERVIEW

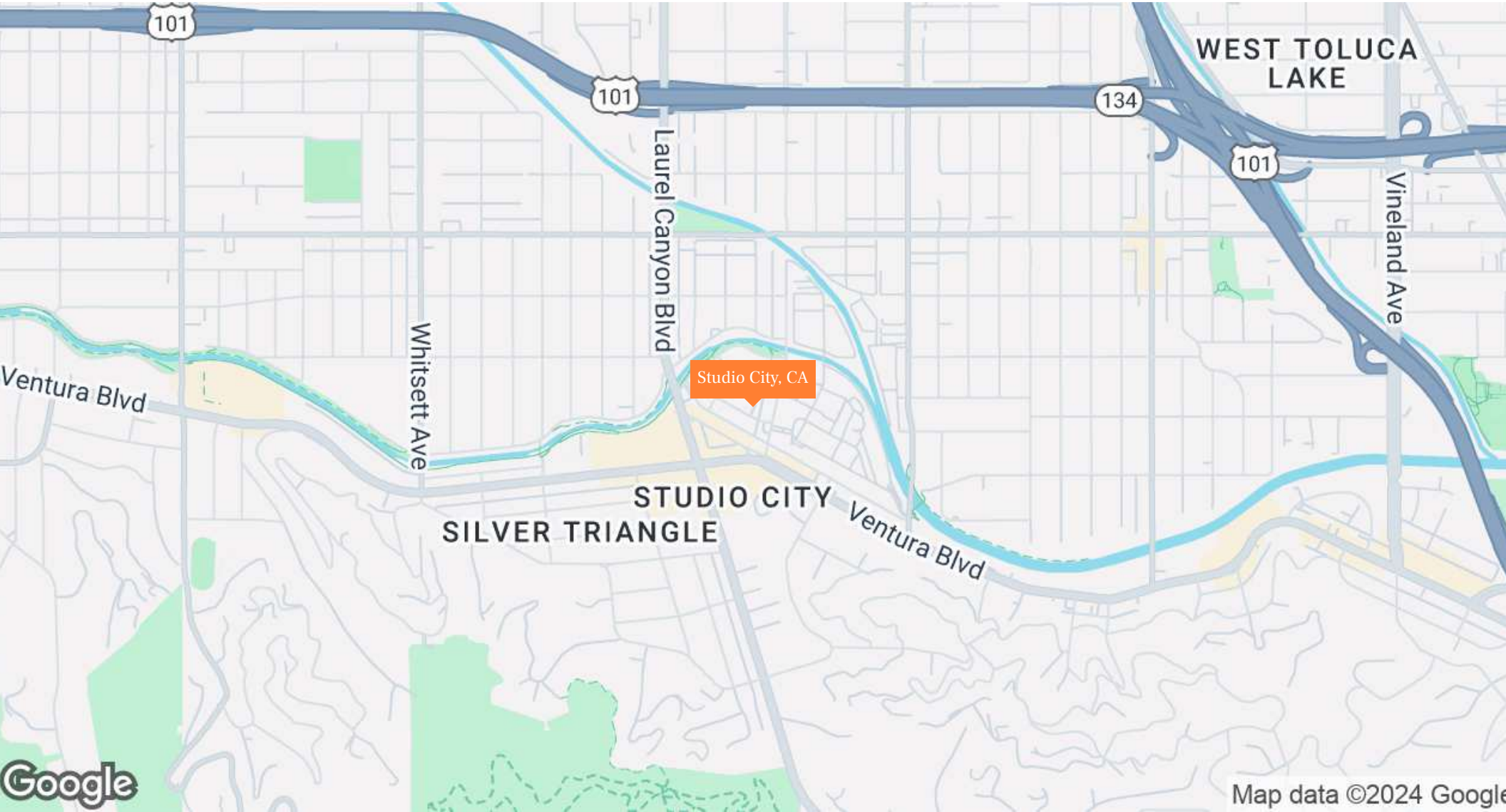
This five-unit multifamily property, located at 12021 Hoffman St in the heart of Studio City, offers an exceptional investment opportunity. Built in 1937, the property spans 3,344 square feet on a 7,800-square-foot lot. Each of the five units is a one-bedroom, one-bathroom apartment, approximately 650 square feet, providing a consistent rental layout. The building has undergone significant improvements, including a seismic retrofit completed in 2010 and a new roof installed in 2013. With stable ownership since 1985, this is a rare chance for buyers to acquire a well-maintained asset in a highly desirable neighborhood. The property also includes garages in the back of the lot for tenant parking.

Investors will find considerable value-add potential here, with approximately 25% upside in rents. Additionally, the garages present an excellent opportunity for conversion into Accessory Dwelling Units (ADUs), which could increase the property's unit count and significantly boost its overall value. This ADU conversion potential allows investors to maximize returns by creating additional rental units, further enhancing the property's income stream.

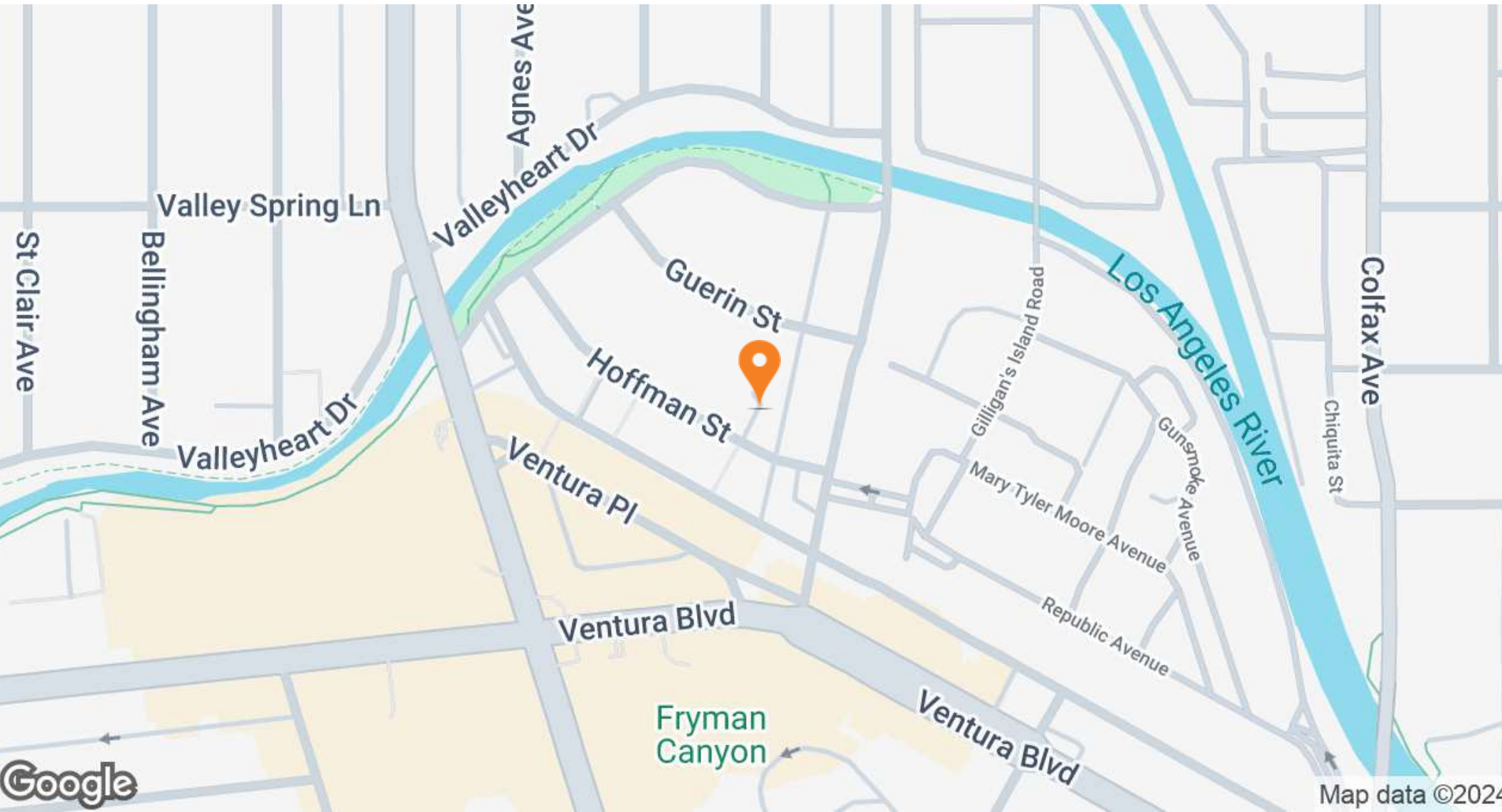
Studio City is a premier destination for apartment investors, known for its affluent community, proximity to entertainment hubs, and natural beauty.

Situated just northeast of downtown Los Angeles, the area boasts a vibrant blend of residential charm and urban convenience. Its close proximity to Universal Studios, Hollywood, and Beverly Hills, combined with easy access to major attractions like Venice Beach and the Santa Monica Pier, makes Studio City a coveted location for both residents and investors.

12021 Hoffman St // REGIONAL MAP



LOCAL MAP // 12021 Hoffman St



12021 Hoffman St // AERIAL MAP



Google

Imagery ©2024 Airbus, Maxar Technologies

SECTION 3

Financial Analysis

FINANCIAL DETAILS

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12021 Hoffman St // FINANCIAL DETAILS

As of October,2024

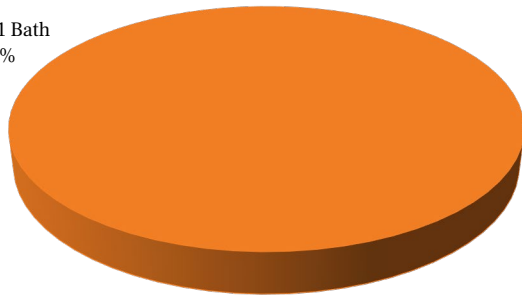
UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
12021	1 Bed / 1 Bath	665	\$1,660	\$2.50	\$2,250	\$3.38
12021.5	1 Bed / 1 Bath	665	\$1,850	\$2.78	\$2,250	\$3.38
12023	1 Bed / 1 Bath	665	\$1,821	\$2.74	\$2,250	\$3.38
12023.5	1 Bed / 1 Bath	665	\$1,850	\$2.78	\$2,250	\$3.38
12025	1 Bed / 1 Bath	665	\$1,850	\$2.78	\$2,250	\$3.38
Total		Square Feet: 3,344	\$9,031	\$2.70	\$11,250	\$3.36

FINANCIAL DETAILS // 12021 Hoffman St

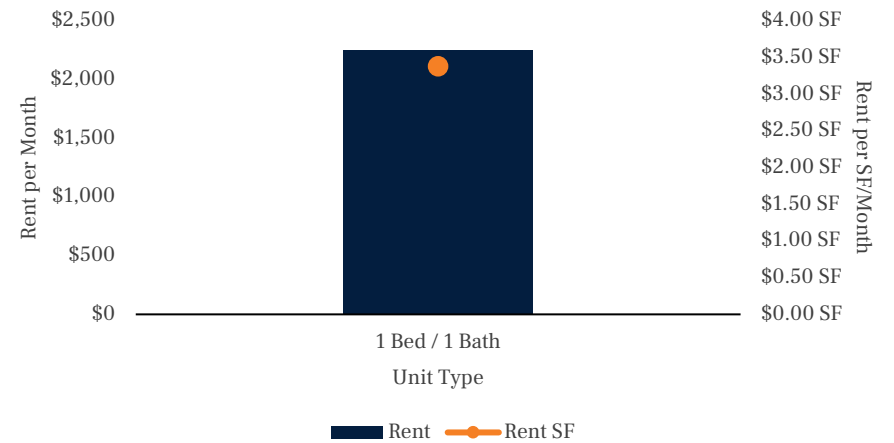
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	5	665	\$1,660 - \$1,850	\$1,806	\$2.72	\$9,031	\$2,250	\$3.38	\$11,250
TOTALS/WEIGHTED AVERAGES	5	669		\$1,806	\$2.70	\$9,031	\$2,250	\$3.36	\$11,250
GROSS ANNUALIZED RENTS				\$108,372			\$135,000		

Unit Distribution

1 Bed / 1 Bath
100%



Unit Rent



12021 Hoffman St // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Current Rent	108,372		135,000			27,000	40.37
Physical Vacancy	(3,251)	3.0%	(4,050)	3.0%		(810)	(1.21)
TOTAL VACANCY	(\$3,251)	3.0%	(\$4,050)	3.0%		(\$810)	(\$1)
EFFECTIVE GROSS INCOME	\$105,121		\$130,950			\$26,190	\$39.16
EXPENSES							
Real Estate Taxes	18,688		18,688		[1]	3,738	5.59
Insurance	4,000		4,000		[2]	800	1.20
Utilities	1,545		1,545		[3]	309	0.46
Trash Removal	3,288		3,288		[4]	658	0.98
Repairs	2,500		2,500		[5]	500	0.75
Plumbing	920		920		[6]	184	0.28
Cleaning	276		276		[7]	55	0.08
Telephone	69		69		[8]	14	0.02
Pest Control	960		960		[9]	192	0.29
Gardening	2,400		2,400		[10]	480	0.72
License and Permits	533		533		[11]	107	0.16
Management Fee	4,205	4.0%	5,238	4.0%	[12]	1,048	1.57
TOTAL EXPENSES	\$39,384		\$40,417			\$8,083	\$12.09
EXPENSES AS % OF EGI	37.5%		30.9%				
NET OPERATING INCOME	\$65,737		\$90,533			\$18,107	\$27.07

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

NOTES TO OPERATING STATEMENT

- [1] 1.25% of the purchase price
- [2] \$800 per unit
- [3] Taken from Seller's 2022 Profit & Loss Statement
- [4] Taken from Seller's 2023 Profit & Loss Statement
- [5] \$500 per unit
- [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] \$80 per month
- [10] \$200 per month
- [11] Taken from Seller's 2023 Profit & Loss Statement
- [12] 4.0% of the gross income

12021 Hoffman St // FINANCIAL DETAILS

SUMMARY

Price	\$1,495,000	
Down Payment	\$747,500	50%
Number of Units	5	
Price Per Unit	\$299,000	
Price Per SqFt	\$447.07	
Gross SqFt	3,344	
Lot Size	0.18 Acres	
Approx. Year Built	1937	

RETURNS

	Current	Pro Forma
CAP Rate	4.40%	6.06%
GRM	13.80	11.07
Cash-on-Cash	3.14%	6.46%
Debt Coverage Ratio	1.56	2.14

FINANCING

	1st Loan
Loan Amount	\$747,500
Loan Type	New
Interest Rate	5.65%
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
5	1 Bed / 1 Bath	665	\$1,806	\$2,250

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$108,372		\$135,000
Less: Vacancy/Deductions	3.0%	\$3,251	3.0%	\$4,050
Total Effective Rental Income		\$105,121		\$130,950
Other Income		\$0		\$0
Effective Gross Income		\$105,121		\$130,950
Less: Expenses	37.5%	\$39,384	30.9%	\$40,417
Net Operating Income		\$65,737		\$90,533
Cash Flow		\$65,737		\$90,533
Debt Service		\$42,234		\$42,234
Net Cash Flow After Debt Service	3.14%	\$23,503	6.46%	\$48,299
Principal Reduction		\$0		\$0
TOTAL RETURN	3.14%	\$23,503	6.46%	\$48,299

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$18,688	\$18,688
Insurance	\$4,000	\$4,000
Utilities	\$1,545	\$1,545
Trash Removal	\$3,288	\$3,288
Repairs	\$2,500	\$2,500
Plumbing	\$920	\$920
Cleaning	\$276	\$276
Telephone	\$69	\$69
Pest Control	\$960	\$960
Gardening	\$2,400	\$2,400
License and Permits	\$533	\$533
Management Fee	\$4,205	\$5,238
TOTAL EXPENSES	\$39,384	\$40,417
Expenses/Unit	\$7,877	\$8,083
Expenses/SF	\$11.78	\$12.09

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

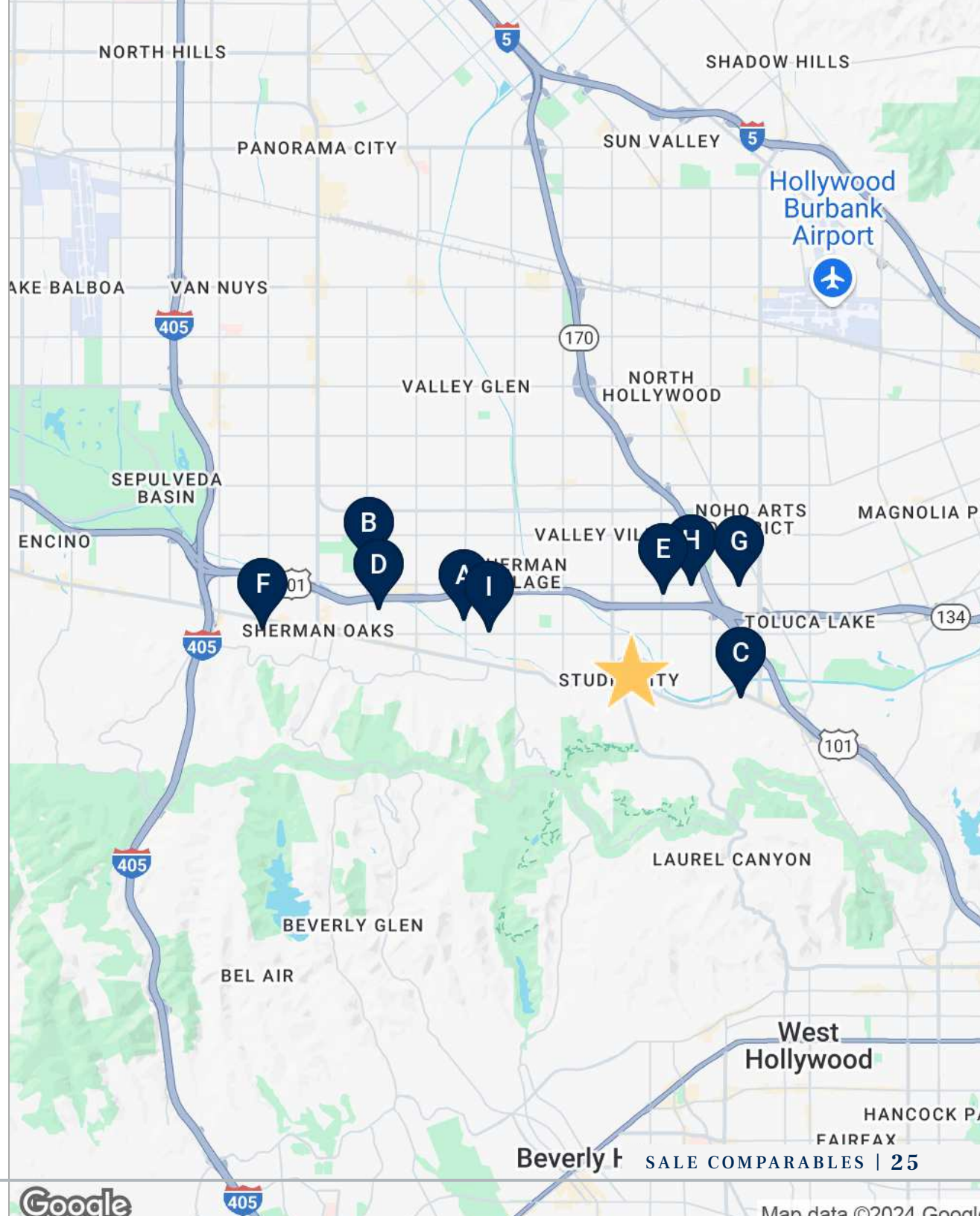
PRICE PER SF CHART

PRICE PER UNIT CHART




SALE COMPS

SALE COMPS MAP




-  12021 Hoffman St
-  4503 Fulton Ave
-  4916 Hazeltine Ave
-  11159 1/2 Sunshine Terrace
-  4528 Murietta Ave
-  4710 Colfax Ave
-  14926 Dickens St
-  11146 Camarillo St
-  11500 Riverside Dr
-  13103 Moorpark St



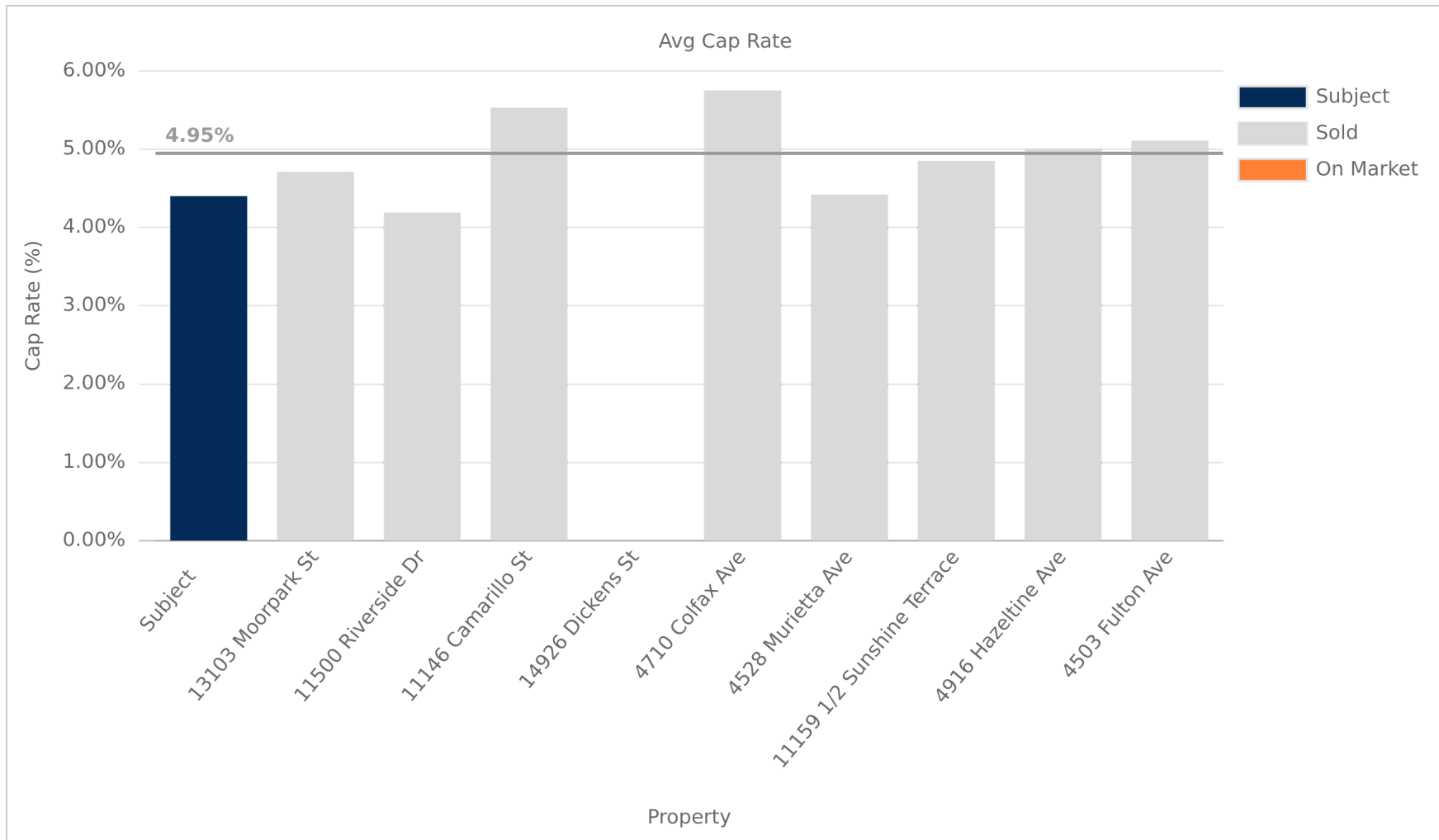
SALE COMPS SUMMARY // 12021 Hoffman St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	12021 Hoffman St Studio City, CA 91604	\$1,495,000	3,344 SF	\$447.07	0.18 AC	\$299,000	4.40%	5	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	4503 Fulton Ave Sherman Oaks, CA 91423	\$2,035,500	5,560 SF	\$366.10	0.16 AC	\$254,437	5.11%	8	08/09/2024
	4916 Hazeltine Ave Sherman Oaks, CA 91423	\$2,400,000	7,068 SF	\$339.56	0.18 AC	\$300,000	5.01%	8	07/09/2024
	11159 1/2 Sunshine Terrace Studio City, CA 91604	\$1,484,000	3,590 SF	\$413.37	0.21 AC	\$296,800	4.85%	5	07/05/2024
	4528 Murietta Ave Sherman Oaks, CA 91423	\$3,651,000	9,784 SF	\$373.16	0.31 AC	\$304,250	4.42%	12	06/28/2024
	4710 Colfax Ave North Hollywood, CA 91602	\$2,050,000	7,532 SF	\$272.17	0.23 AC	\$256,250	5.75%	8	05/20/2024
	14926 Dickens St Sherman Oaks, CA 91403	\$2,400,000	6,524 SF	\$367.87	0.24 AC	\$300,000	-	8	03/08/2024

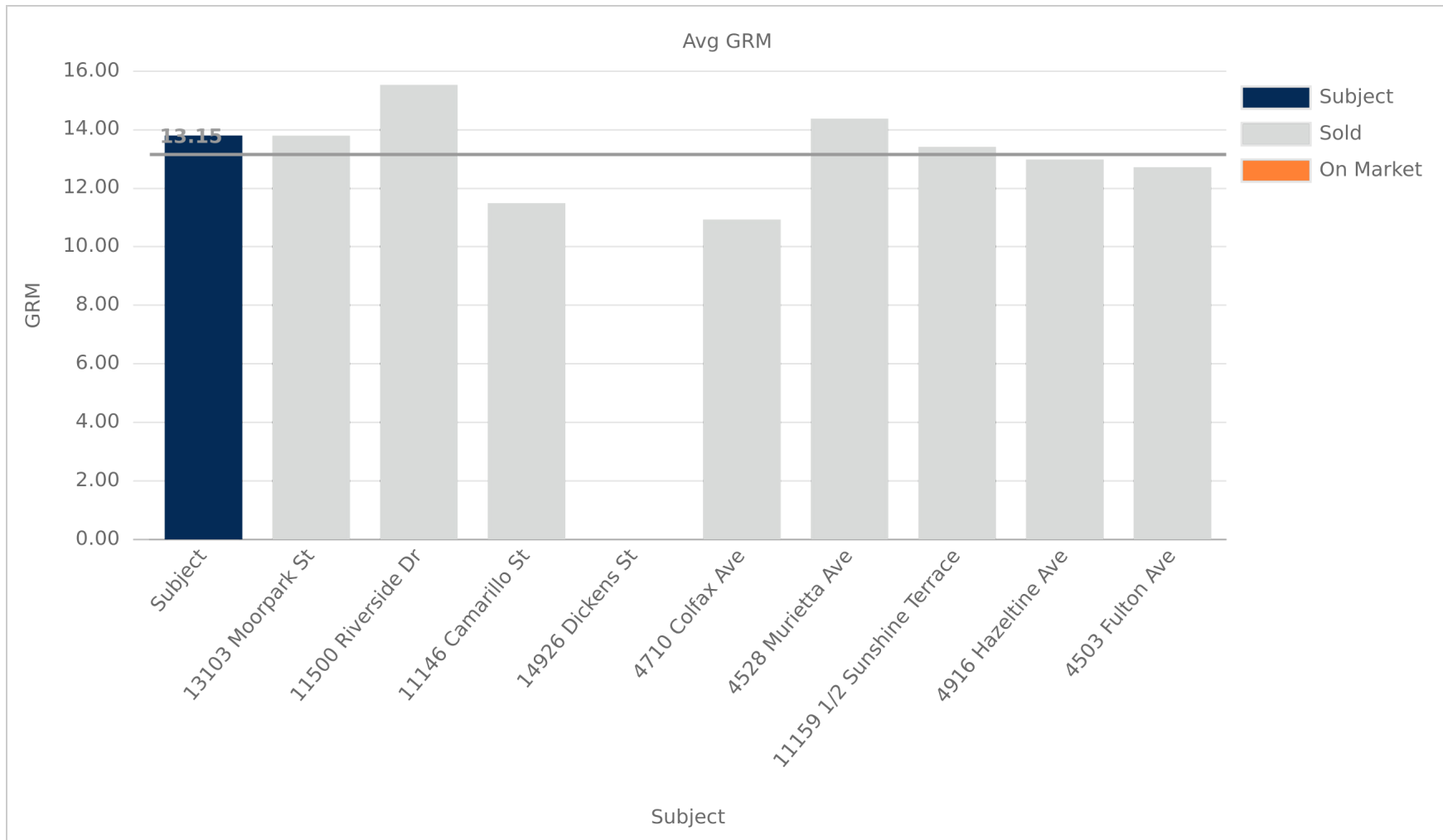
12021 Hoffman St // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	11146 Camarillo St North Hollywood, CA 91602	\$3,600,000	13,616 SF	\$264.39	0.34 AC	\$276,923	5.53%	13	12/20/2023
	11500 Riverside Dr North Hollywood, CA 91602	\$1,450,000	3,622 SF	\$400.33	0.1 AC	\$290,000	4.19%	5	09/29/2023
	13103 Moorpark St Studio City, CA 91423	\$1,445,000	3,692 SF	\$391.39	0.16 AC	\$289,000	4.71%	5	06/27/2023
	AVERAGES	\$2,279,500	6,776 SF	\$354.26	0.21 AC	\$285,295	4.95%	8	-

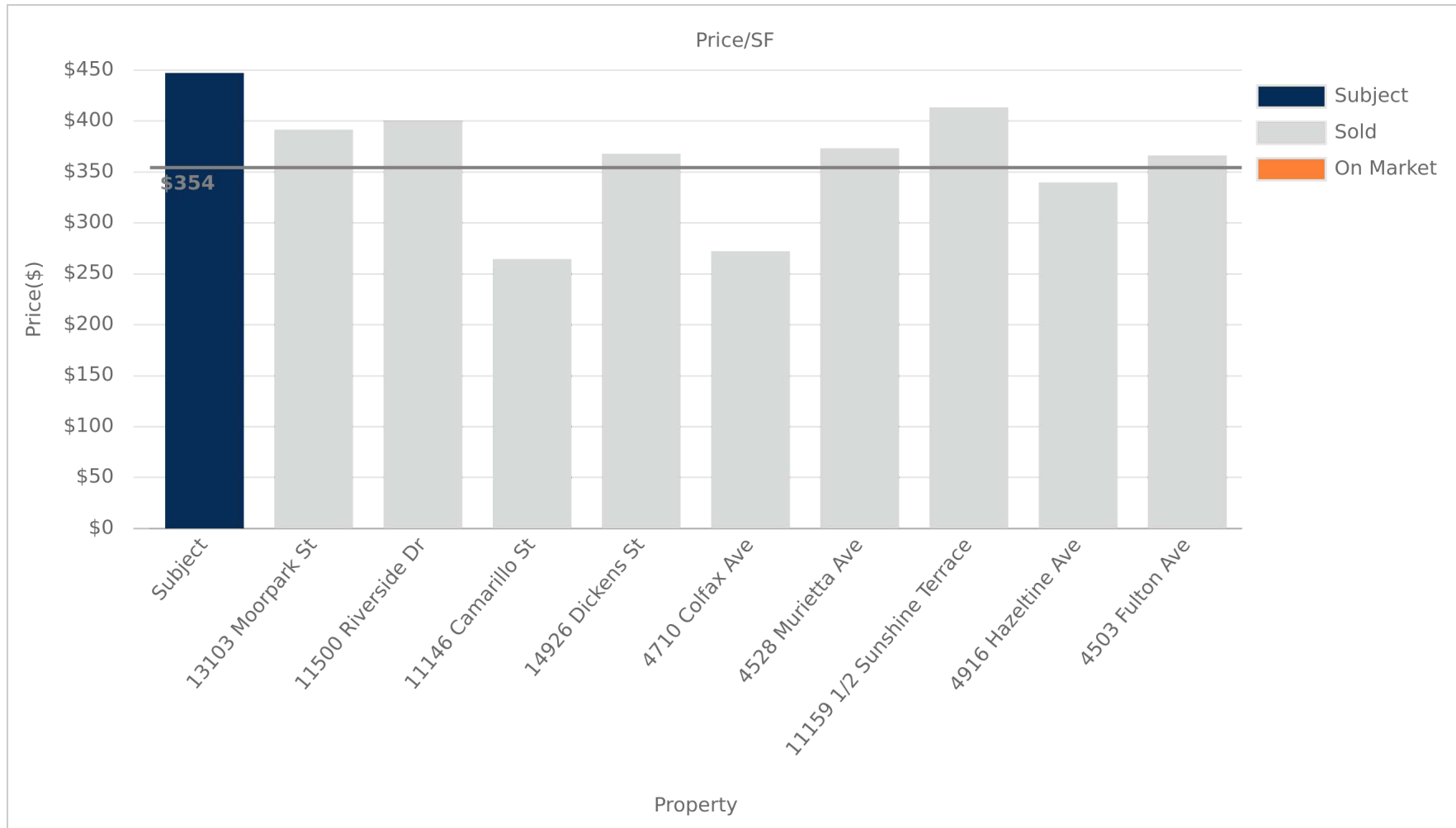
CAP RATE CHART // 12021 Hoffman St



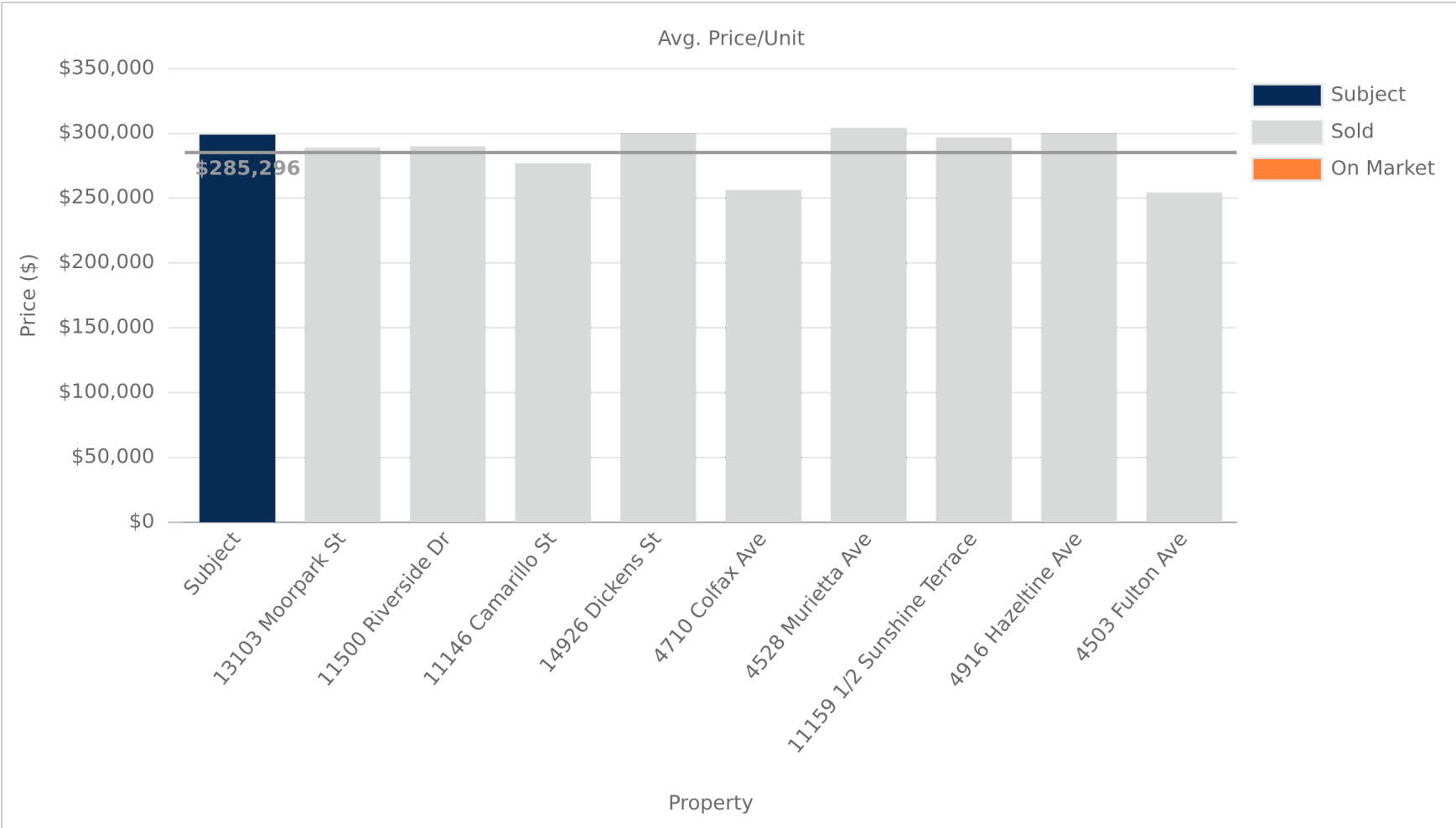
12021 Hoffman St // GRM CHART



PRICE PER SF CHART // 12021 Hoffman St



12021 Hoffman St // PRICE PER UNIT CHART



SALE COMPS // 12021 Hoffman St



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

Listing Price:	\$1,495,000	Price/SF:	\$447.07
Property Type:	Multifamily	GRM:	13.8
NOI:	\$65,737	Cap Rate:	4.40%
Occupancy:	100%	Year Built:	1937
COE:	On Market	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	100.0	665	\$1,806	\$2.72
TOTAL/AVG	5	100%	665	\$1,806	\$2.72



▲ **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
TOTAL/AVG	8	100%	675	\$1,666	\$2.47

12021 Hoffman St // SALE COMPS



B 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			
TOTAL/AVG	8	100%	0	\$0	



C 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	
TOTAL/AVG	5	100%	0	\$1,845	

SALE COMPS // 12021 Hoffman St



D 4528 Murietta Ave
Sherman Oaks, CA 91423

Sale Price:	\$3,651,000	Price/SF:	\$373.16
Property Type:	Multifamily	GRM:	14.38
NOI:	-	Cap Rate:	4.42%
Occupancy:	-	Year Built:	1956
COE:	06/28/2024	Number Of Units:	12
Lot Size:	0.31 Acres	Price/Unit:	\$304,250
Total SF:	9,784 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	6	50		\$1,624	
2 Bed / 1 Bath	6	50		\$1,903	
TOTAL/AVG	12	100%	0	\$1,763	

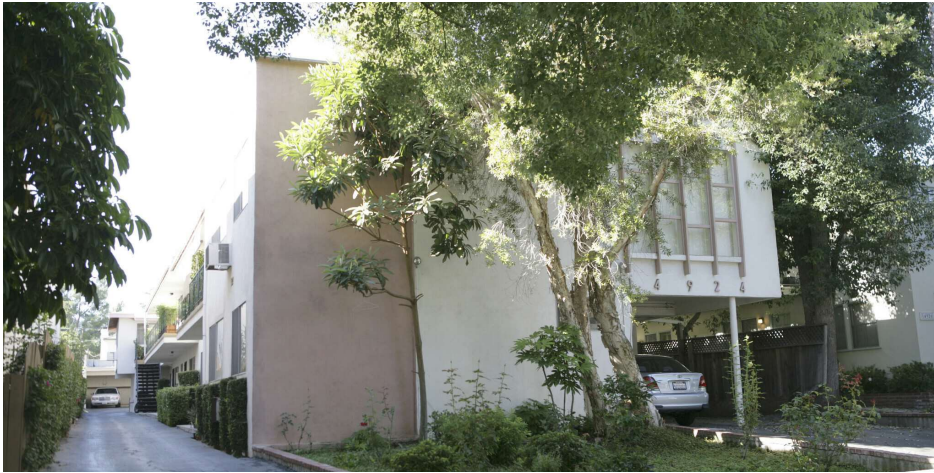


E 4710 Colfax Ave
North Hollywood, CA 91602

Sale Price:	\$2,050,000	Price/SF:	\$272.17
Property Type:	Multifamily	GRM:	10.93
NOI:	-	Cap Rate:	5.75%
Occupancy:	-	Year Built:	1963
COE:	05/20/2024	Number Of Units:	8
Lot Size:	0.23 Acres	Price/Unit:	\$256,250
Total SF:	7,532 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	12.5		\$1,530	
2 Bed / 1.5 Bath	6	75		\$1,925	
3 Bed / 2 Bath	1	12.5		\$2,548	
TOTAL/AVG	8	100%	0	\$1,953	

12021 Hoffman St // SALE COMPS



F 14926 Dickens St
Sherman Oaks, CA 91403

Sale Price:	\$2,400,000	Price/SF:	\$367.87
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1953
COE:	03/08/2024	Number Of Units:	8
Lot Size:	0.24 Acres	Price/Unit:	\$300,000
Total SF:	6,524 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	



G 11146 Camarillo St
North Hollywood, CA 91602

Sale Price:	\$3,600,000	Price/SF:	\$264.39
Property Type:	Multifamily	GRM:	11.49
NOI:	-	Cap Rate:	5.53%
Occupancy:	-	Year Built:	1964
COE:	12/20/2023	Number Of Units:	13
Lot Size:	0.34 Acres	Price/Unit:	\$276,923
Total SF:	13,616 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
TOTAL/AVG	0	100%	Liquid error: divided by 0	Liquid error: divided by 0	

SALE COMPS // 12021 Hoffman St



H 11500 Riverside Dr
North Hollywood, CA 91602

Sale Price:	\$1,450,000	Price/SF:	\$400.33
Property Type:	Multifamily	GRM:	15.53
NOI:	-	Cap Rate:	4.19%
Occupancy:	-	Year Built:	1955
COE:	09/29/2023	Number Of Units:	5
Lot Size:	0.1 Acres	Price/Unit:	\$290,000
Total SF:	3,622 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	80			
2 Bed / 1 Bath	1	20			
TOTAL/AVG	5	100%	0	\$0	



I 13103 Moorpark St
Studio City, CA 91423

Sale Price:	\$1,445,000	Price/SF:	\$391.39
Property Type:	Multifamily	GRM:	13.79
NOI:	-	Cap Rate:	4.71%
Occupancy:	-	Year Built:	1952
COE:	06/27/2023	Number Of Units:	5
Lot Size:	0.16 Acres	Price/Unit:	\$289,000
Total SF:	3,692 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	5	100	725	\$1,747	\$2.41
TOTAL/AVG	5	100%	725	\$1,747	\$2.41

SECTION 5

Lease Comparables

RENT COMPS MAP

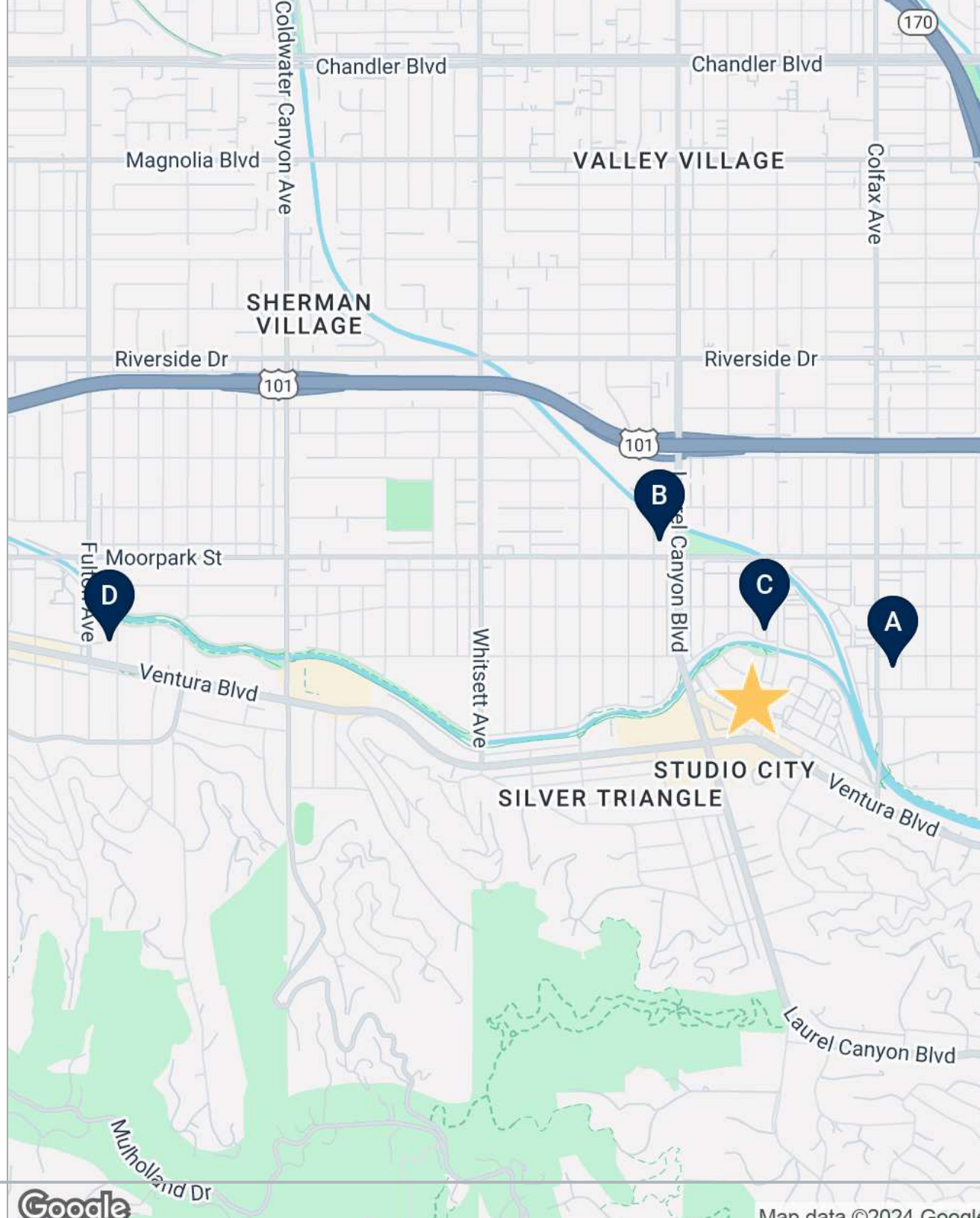
RENT COMPS SUMMARY

RENT BY BED CHART






RENT COMPS

RENT COMPS MAP

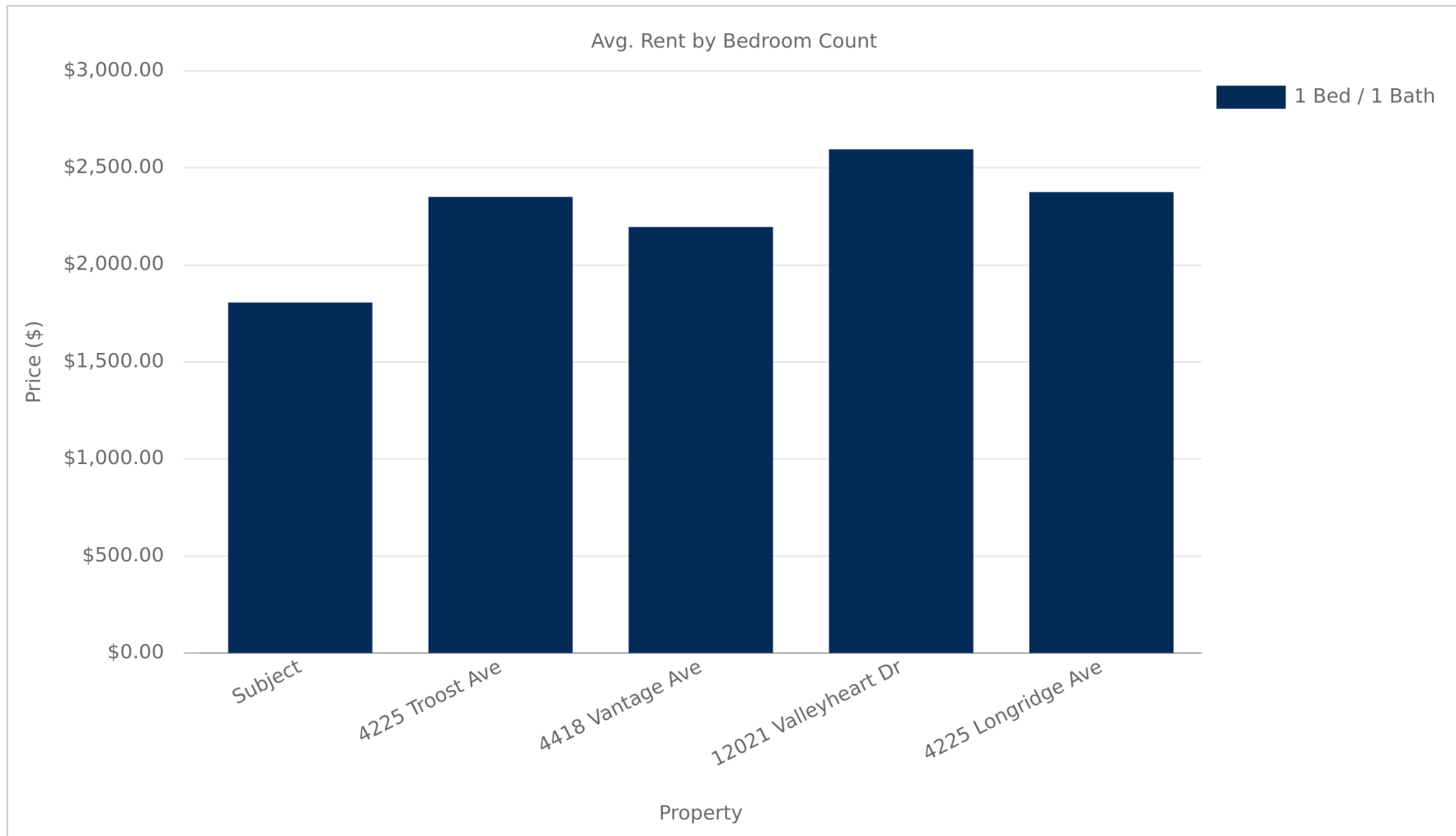
- ★ 12021 Hoffman St
- A 4225 Troost Ave
- B 4418 Vantage Ave
- C 12021 Valleyheart Dr
- D 4225 Longridge Ave



12021 Hoffman St // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	12021 Hoffman St Studio City, CA 91604	\$2.70	665 SF	\$1,806	0.18 AC	5
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	4225 Troost Ave Studio City, CA 91604	\$2.94	800 SF	\$2,350	0.28 AC	14
	4418 Vantage Ave Studio City, CA 91604	\$3.38	650 SF	\$2,195	0.12 AC	5
	12021 Valleyheart Dr Studio City, CA 91604	\$3.07	845 SF	\$2,595	0.42 AC	34
	4225 Longridge Ave Studio City, CA 91604	\$3.35	710 SF	\$2,375	0.39 AC	29
	AVERAGES	\$3.19	751 SF	\$2,378	0.3 AC	21

RENT BY BED CHART // 12021 Hoffman St



12021 Hoffman St // RENT COMPS

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

 5 Units |  100% Total Occupancy |  Year Built 1937



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	5	100.0	665	\$1,806	\$2.72
TOTAL/AVG	5	100%	665	\$1,806	\$2.72

 **4225 Troost Ave**
Studio City, CA 91604

 14 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	800	\$2,350	\$2.94
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
TOTAL/AVG	1	100%	800	\$2,350	\$2.94

RENT COMPS // 12021 Hoffman St

B 4418 Vantage Ave
Studio City, CA 91604

 5 Units |  Year Built 1958



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	650	\$2,195	\$3.38
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
TOTAL/AVG	1	100%	650	\$2,195	\$3.38

C 12021 Valleyheart Dr
Studio City, CA 91604

 34 Units |  Year Built 1972



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	845	\$2,595	\$3.07
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
TOTAL/AVG	1	100%	845	\$2,595	\$3.07

12021 Hoffman St // RENT COMPS

D 4225 Longridge Ave
Studio City, CA 91604

 29 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	710	\$2,375	\$3.35
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
TOTAL/AVG	1	100%	710	\$2,375	\$3.35

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

DEMOGRAPHICS // 12021 Hoffman St

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	29,554	194,248	632,818
2023 Estimate			
Total Population	28,805	190,605	617,857
2020 Census			
Total Population	29,666	193,938	617,243
2010 Census			
Total Population	26,602	182,187	596,939
Daytime Population			
2023 Estimate	33,755	202,262	684,859
HOUSEHOLDS			
2028 Projection			
Total Households	15,769	91,437	291,370
2023 Estimate			
Total Households	15,363	89,423	283,065
Average (Mean) Household Size	1.9	2.1	2.2
2020 Census			
Total Households	15,152	88,368	278,351
2010 Census			
Total Households	14,116	82,564	262,928
Growth 2023-2028	2.6%	2.3%	2.9%
HOUSING UNITS			
Occupied Units			
2028 Projection	16,623	96,838	311,236
2023 Estimate	16,251	94,939	302,710
Owner Occupied	4,892	33,177	89,102
Renter Occupied	10,471	56,247	193,963
Vacant	888	5,516	19,645
Persons in Units			
2023 Estimate Total Occupied Units	15,363	89,423	283,065
1 Person Units	44.1%	38.6%	40.0%
2 Person Units	36.1%	33.3%	31.4%
3 Person Units	11.8%	13.9%	12.8%
4 Person Units	6.3%	9.4%	9.3%
5 Person Units	1.2%	3.0%	3.7%
6+ Person Units	0.5%	1.9%	2.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	16.8%	16.3%	13.8%
\$150,000-\$199,999	9.0%	8.7%	7.8%
\$100,000-\$149,999	17.3%	16.6%	16.1%
\$75,000-\$99,999	15.5%	13.5%	12.7%
\$50,000-\$74,999	13.4%	13.9%	14.2%
\$35,000-\$49,999	7.9%	8.2%	9.1%
\$25,000-\$34,999	6.3%	6.0%	6.9%
\$15,000-\$24,999	5.9%	6.7%	7.5%
Under \$15,000	7.9%	10.2%	11.9%
Average Household Income	\$140,389	\$132,854	\$120,715
Median Household Income	\$88,403	\$83,953	\$75,711
Per Capita Income	\$75,040	\$62,486	\$55,561
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	28,805	190,605	617,857
Under 20	12.8%	17.1%	17.2%
20 to 34 Years	26.0%	23.6%	24.4%
35 to 39 Years	11.6%	9.4%	9.3%
40 to 49 Years	17.1%	15.7%	15.2%
50 to 64 Years	18.8%	19.4%	18.9%
Age 65+	13.6%	14.9%	15.0%
Median Age	39.8	39.9	39.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	24,060	149,261	480,232
Elementary (0-8)	1.3%	3.8%	6.5%
Some High School (9-11)	2.3%	4.0%	5.1%
High School Graduate (12)	9.4%	12.9%	14.8%
Some College (13-15)	19.4%	20.5%	18.6%
Associate Degree Only	7.2%	7.8%	7.5%
Bachelor's Degree Only	42.7%	35.1%	32.4%
Graduate Degree	17.7%	15.8%	15.1%
Population by Gender			
2023 Estimate Total Population	28,805	190,605	617,857
Male Population	50.4%	50.5%	50.9%
Female Population	49.6%	49.5%	49.1%



POPULATION

In 2023, the population in your selected geography is 617,857. The population has changed by 3.50 since 2010. It is estimated that the population in your area will be 632,818 five years from now, which represents a change of 2.4 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 7,865 people per square mile.



HOUSEHOLDS

There are currently 283,065 households in your selected geography. The number of households has changed by 7.66 since 2010. It is estimated that the number of households in your area will be 291,370 five years from now, which represents a change of 2.9 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2023, the median household income for your selected geography is \$75,711, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 38.40 since 2010. It is estimated that the median household income in your area will be \$90,478 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 \$55,561, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$120,715, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 344,197 people in your selected area were employed. The 2010 Census revealed that 69.1 of employees are in white-collar occupations in this geography, and 12.3 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 \$877,139 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 88,387.00 owner-occupied housing units and 174,542.00 renter-occupied housing units in your area.



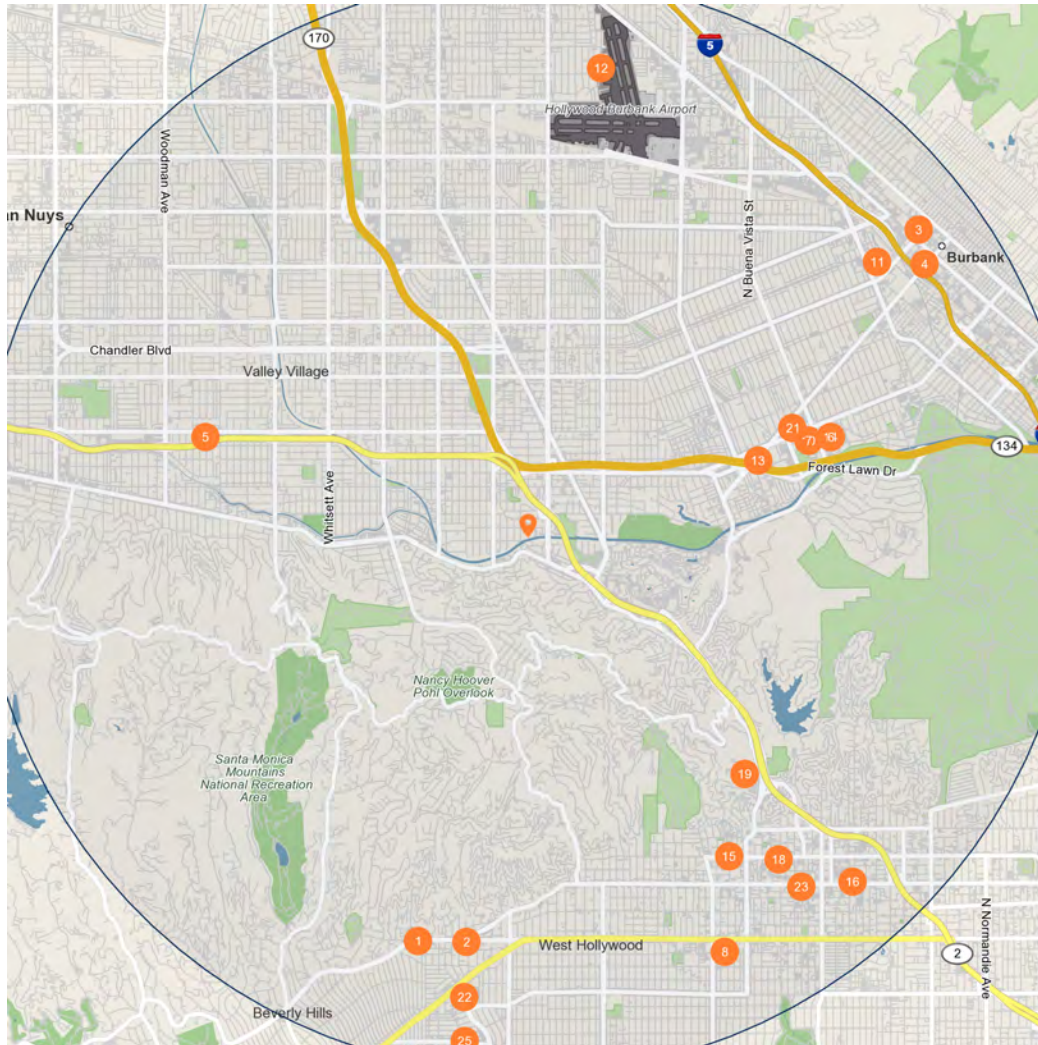
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 15.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 32.4 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 7.5 percent vs. 8.5 percent, respectively.

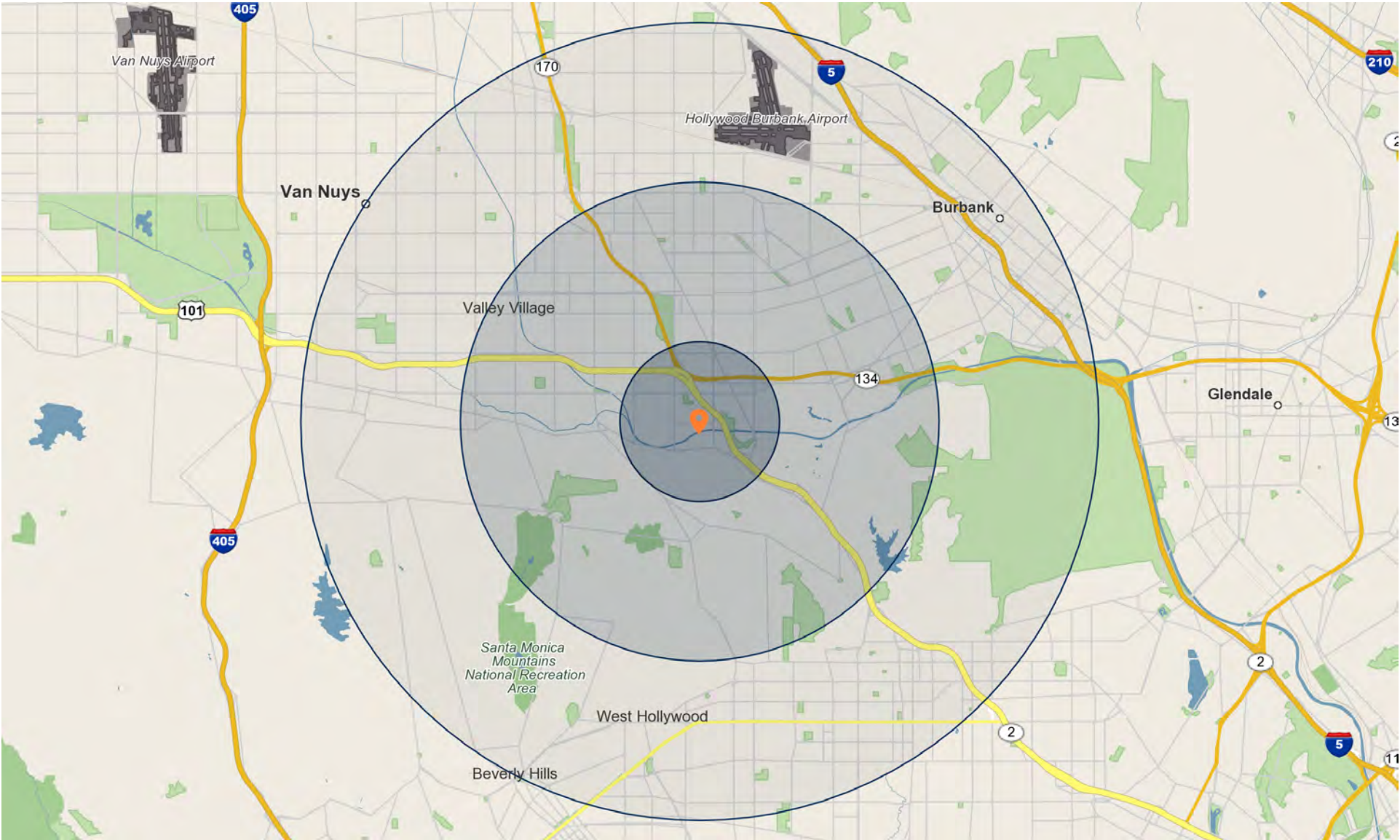
The area had fewer high-school graduates, 14.8 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.6 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 12021 Hoffman 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	Providnce Hlth Svcs Fndtn/San-Providnce 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 Imgnring RES Dev In-Disney	1,011
18	Foh Holdings Inc	1,000
19	Los Angeles Philharmonic Assn-Bowl Store The	900
20	Los Angeles Philharmonic Assn-Hollywood Bowl	899
21	Vintage Senior Management Inc	832
22	Fabfitfun Inc-Fabfitfun	790
23	Broadreach Capitl Partners LLC	789
24	Vie De France Yamazaki Inc-Vie De France 683	723
25	Cedars-Sinai Medical Center-Health System Medical Network	719

12021 Hoffman St // DEMOGRAPHICS



The background image shows a residential property with a blue overlay. The property features a two-story house with a grey roof and white trim, situated on a green lawn. In the background, there is a larger, multi-story building with a tan facade and numerous windows. The sky is blue with scattered white clouds. The blue overlay is semi-transparent and covers the central portion of the image.

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