Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY


# 1331 Sutherland St

LOS ANGELES, CA 90026

**EIGHT (8) TOTAL UNITS**

PRIME ECHO PARK LOCATION • GOOD UNIT MIX - SIX (6) ONE-BEDROOM AND TWO (2) TWO-BEDROOM UNITS • SOLID RENTAL UPSIDE POTENTIAL (+60%)
THREE (3) VACANT UNITS • EXCELLENT OPPORTUNITY TO CONVERT TUCK UNDER AND OPEN PARKING SPACES INTO ADUs • FIRST TIME ON THE MARKET IN 60 YEARS

# 1331 SUTHERLAND ST

MARKETING PACKAGE

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## EXCLUSIVELY LISTED BY

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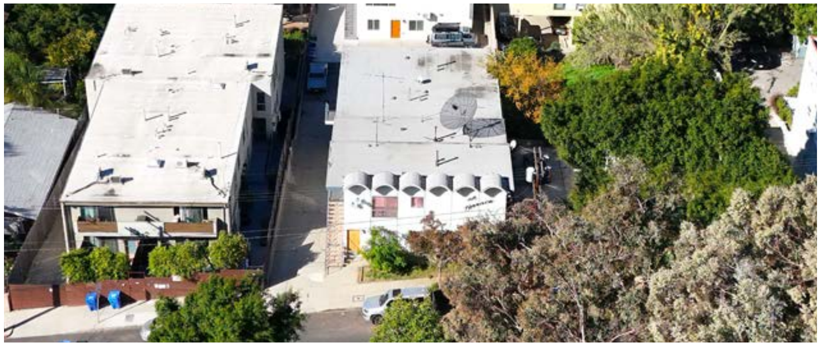
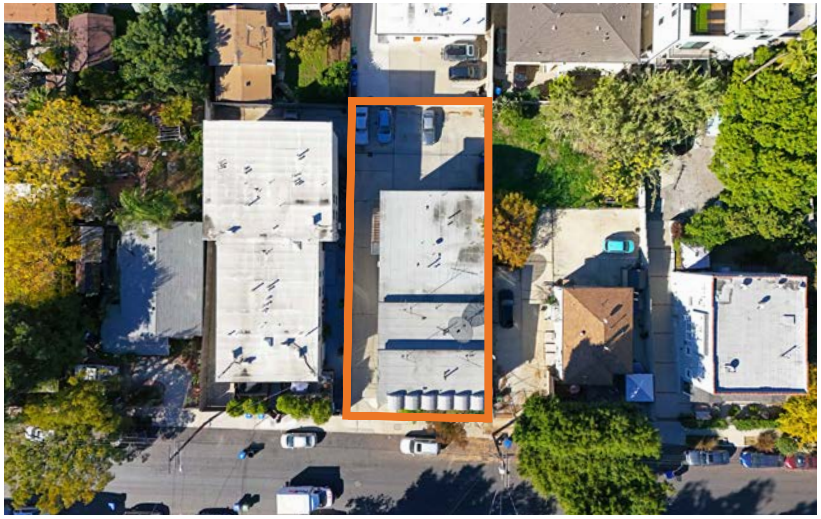




# EXECUTIVE SUMMARY

## 1331 SUTHERLAND ST

*APN: 5406-001-038*

OFFERING PRICE

**$1,650,000**

CAP RATE

**5.22%**

GRM

**11.75**

PRICE PER UNIT

**$206,250**

PRICE PER SF

**$292.35**

### VITAL DATA

| | |
|---|---|
| Units | 8 |
| Gross Square Feet | 5,644 SF |
| Lot Size | 7,192 SF |
| Occupancy | 63% |
| Year Built | 1967 |
| Zoning | LARD2 |

### UNIT MIX

| | |
|---|---|
| 6 | 1 Bedroom / 1 Bathroom |
| 2 | 2 Bedroom / 1 Bathroom |

# PROPERTY DESCRIPTION

## 1331 SUTHERLAND ST

# INVESTMENT OVERVIEW

**Marcus and Millichap is pleased to present an eight (8) unit apartment building located at 1331 Sutherland Street in Los Angeles, California. The subject property is located in a prime Echo Park location, north of Sunset Boulevard and east of Alvarado Street.**

Echo Park is one of Los Angeles' most dynamic submarkets, blending historic character with a youthful, creative energy that continues to attract both locals and newcomers. Anchored by the bustling Sunset Blvd corridor, the neighborhood offers a rich mix of independent retail, trendy cafés, vibrant nightlife, and a strong arts and music scene. Its walkable streets are lined with vintage shops, modern eateries, and cultural touchpoints like bookstores, galleries, and live music venues. Echo Park's appeal lies in its authenticity—where gritty charm meets thoughtful redevelopment—and its proximity to Downtown LA, Silver Lake, and major transit routes makes it especially attractive to both residents and businesses seeking a vibrant, urban environment.

Located in a prime Echo Park neighborhood, this rare multifamily offering features an attractive unit mix of six one-bedroom units and two two-bedroom units, with three units delivered vacant ready to be renovated. The property boasts exceptional rental upside of over 60%, supported by fully on-site parking and a highly sought-after opportunity to convert both tuck-under and open parking areas into 5+ ADUs. There is also a vacant laundry room. Long held by the original developer's family since 1965, the building presents a unique value-add canvas enhanced by wonderful city views from select units. The property is located just north of Sunset Boulevard and within walking distance to local bars, restaurants, and Echo Park nightlife.

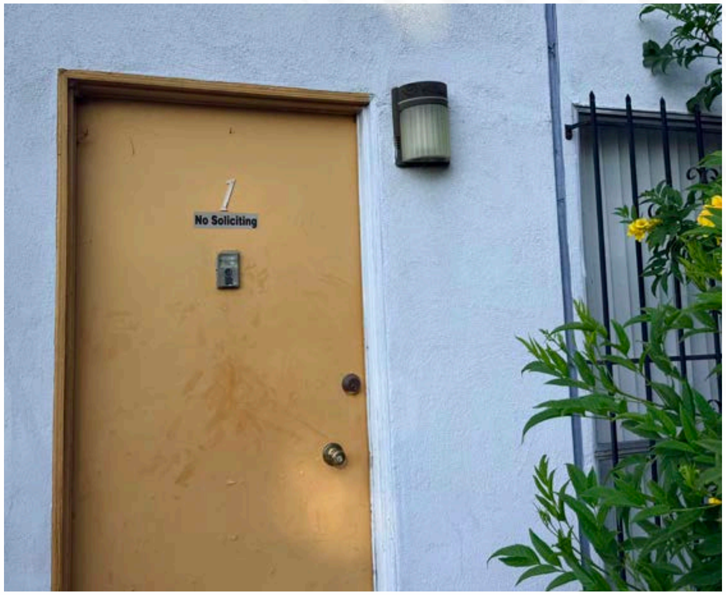
Being offered for the first time since the building was built in the 1960's with three vacant units, 1331 Sutherland Street offers an investor an ideal value add opportunity with great ADU potential.

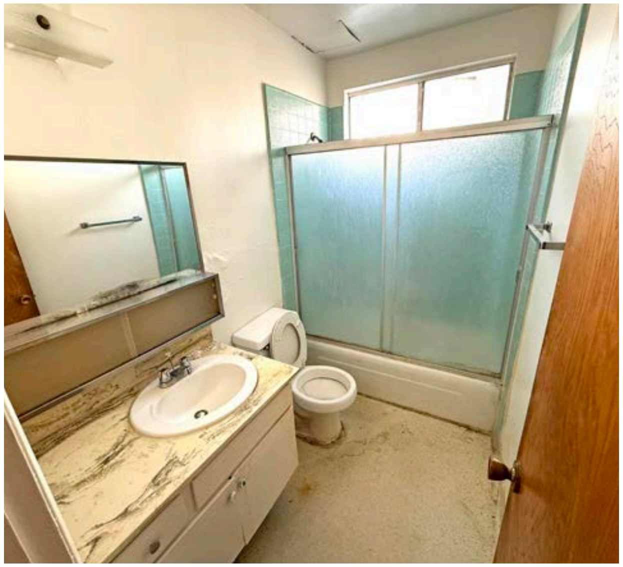
# INVESTMENT HIGHLIGHTS

- Prime Echo Park Location
- Good Unit Mix - Six (6) One-Bedroom and Two (2) Two-Bedroom Units
- Three (3) Units Delivered Vacant
- Solid Rental Upside Potential (+60%)
- Full On-Site Parking Available
- Ideal Opportunity to Convert Tuck Under Parking and Open Parking into 5+ ADUs
- Long-Term Owner - Last Sold in 1965
- Offered By the Original Developer's Family
- Buyer to be Responsible for Soft-Story Retrofit
- Wonderful City Views from Select Units
- Dominant Access to Commercial Corridors - Sunset Blvd, Alvarado St, Silver Lake Blvd, and Santa Monica Blvd
- Immediate Access to 101 and 110 Freeway
- Conveniently Located Near Los Angeles Union Station, Providing Easy Access to Various Parts of LA
- Nearby Echo Park Lake and Elysian Park for Outdoor Activities
- Close Proximity to Stereoscope Coffee, The Echo (Live Music Venue), The Douglas Bar, Erewhon Silver Lake, Bacari Silver Lake, Silverlake Flea Market, Monty's Good Burger, Vons, and Dodger Stadium

Potential ADU Rendering in Rear Lot

# UNIT PHOTOS



# ECHO PARK

A Rapidly Gentrifying Community with Endless Retail Options

Echo Park Lake

## LOCATION HIGHLIGHTS

Echo Park is a dynamic and culturally vibrant submarket in Los Angeles, home to roughly 33,161 residents with a median age of 38. The neighborhood's median household income is approximately $95,706, with the average household income closer to $118,493, reflecting a mix of long-term residents and younger professionals moving into the area.

Echo Park's housing stock blends historic Victorian and Craftsman homes with newer multifamily and mixed-use developments, driving both buyer and rental demand. Recent projects include a 62-unit apartment building at 222 N Alvarado St, with in-place rents averaging $2,450 per month and comparable one-bedroom units renting between $2,340–$2,790.

Larger developments are also underway, including Sunset + Everett, a 327-unit mixed-use project with ground-floor retail and affordable housing, slated for completion within the next few years, and The Court Residences, a 189-unit workforce housing project targeting households earning up to 80% of Area Median Income.

Echo Park combines urban energy, walkable streets, vibrant dining and nightlife, and access to green spaces like Echo Park Lake, making it a compelling submarket for both residents and investors.

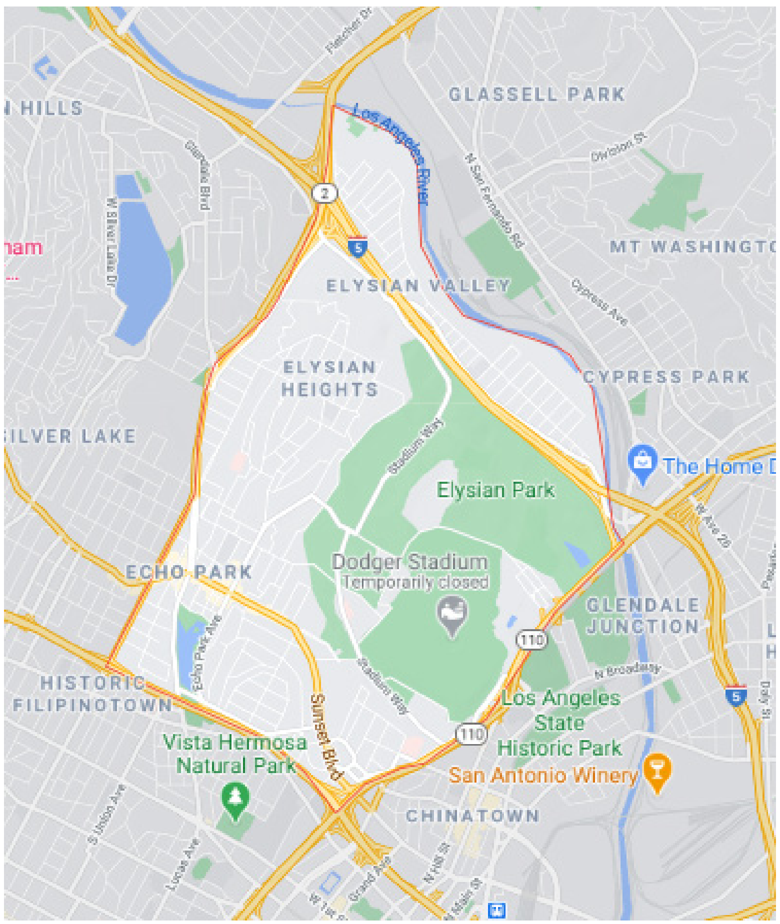
Average Household Income of $95,706

Competitive Local Housing Market with Low Vacancy Rates

Population of 544,947 Within a Three (3) Mile Radius

# ECHO PARK OVERVIEW

| 93 | 62 | 50 |
|---|---|---|
| WALK SCORE | TRANSIT SCORE | BIKE SCORE |
| WALKER'S PARADISE<br>Daily errands do not require a car | GOOD TRANSIT<br>Many nearby public transportation options | BIKEABLE<br>Some bike infrastructure |




Echo Park is one of Los Angeles's most dynamic and culturally rich submarkets, offering a blend of historic charm, urban vibrancy, and ongoing real estate growth. Situated just northwest of Downtown LA, the neighborhood benefits from a central location with easy access to freeways, nearby job centers, and surrounding communities such as Silver Lake, Westlake, and Echo Park Lake. Its tree-lined streets, historic Victorian and Craftsman homes, and hillside bungalows provide a visually distinctive streetscape, while new multifamily and mixed-use developments have expanded housing options and contributed to rising property values. The area is highly walkable, with scores ranging from the low 80s to mid-90s depending on the block, and offers good public transit connections as well as moderate bikeability, making it appealing to young professionals and families alike.

Amenities in Echo Park are abundant and diverse. Residents enjoy the iconic Echo Park Lake, with its paddle boats, walking paths, and regular community events. The neighborhood also features an eclectic array of restaurants, cafes, bars, boutique retail, and independent galleries, particularly along Sunset Boulevard, Alvarado Street, and near the Silver Lake border. Cultural offerings include annual festivals such as the Lotus Festival, live music venues, and public art installations, reinforcing the area's reputation as a creative hub.

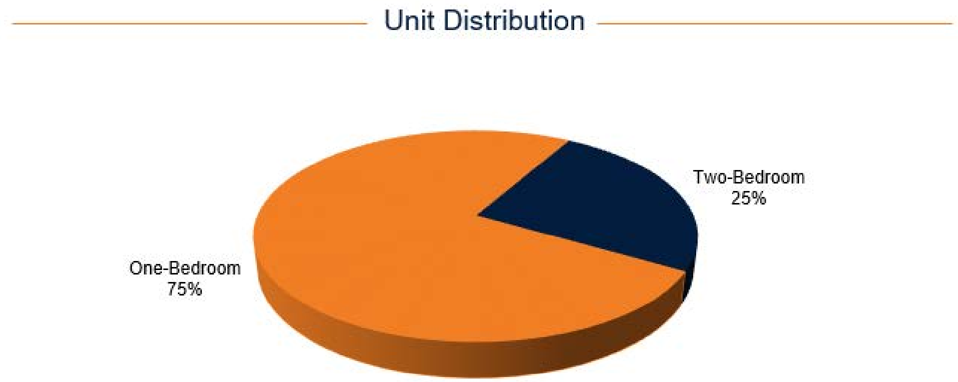
Echo Park's real estate market is active and competitive, with recent developments like the 62-unit Alvarado Street apartments and the larger Sunset + Everett project bringing modern amenities, mixed-use options, and affordable housing components to the neighborhood. This growth reflects a broader trend of redevelopment and investment that balances historic preservation with modern urban living. With its combination of central location, lifestyle amenities, walkability, and a strong pipeline of both market-rate and affordable housing, Echo Park continues to attract residents seeking an authentic LA experience, making it a prime submarket for homeowners, renters, and investors alike.

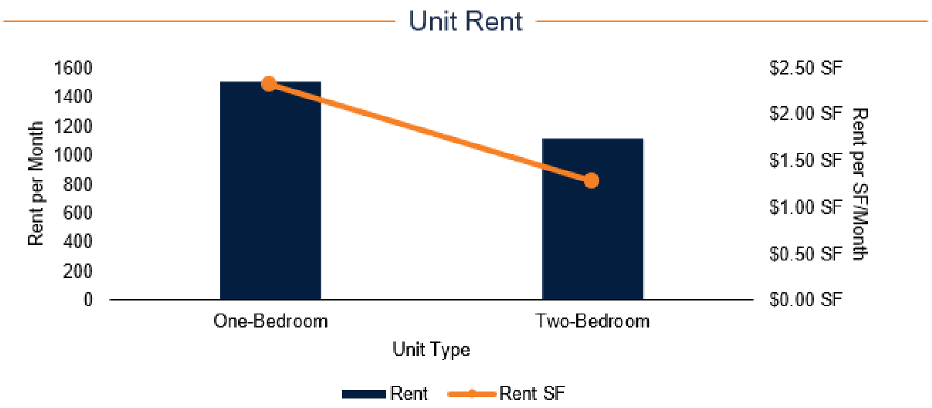
# FINANCIAL ANALYSIS

1331 SUTHERLAND ST

# RENT ROLL SUMMARY

| | | | | CURRENT | | | MARKET | | |
|---|---|---|---|---|---|---|---|---|---|
| UNIT TYPE | UNITS | AVG SF | RENTAL RANGE | AVG RENT | AVG RENT/SF | MONTHLY INCOME | AVG RENT | AVG RENT/SF | MONTHLY INCOME |
| 1 Bedroom / 1 Bathroom | 6 | | $776 - $2,300 | $1,569 | | $9,412 | $2,300 | | $13,800 |
| 2 Bedroom / 1 Bathroom | 2 | | $1,064 - $1,231 | $1,148 | | $2,295 | $2,700 | | $5,400 |
| **Totals/Weighted Averages** | **8** | **706 SF** | | **$1,463** | **$2.07** | **$11,707** | **$2,400** | **$3.40** | **$19,200** |
| **Gross Annualized Rents** | | | | **$140,484** | | | **$230,400** | | |



# RENT ROLL DETAIL

| | | | | CURRENT | | MARKET | |
|---|---|---|---|---|---|---|---|
| UNIT | UNIT TYPE | COMMENTS | UNIT SF | RENT | RENT/SF | RENT | RENT/SF |
| 1 | 1 Bedroom / 1 Bathroom | VACANT | | $2,300 | | $2,300 | |
| 2 | 1 Bedroom / 1 Bathroom | | | $776 | | $2,300 | |
| 3 | 2 Bedroom / 1 Bathroom | | | $1,231 | | $2,700 | |
| 4 | 1 Bedroom / 1 Bathroom | VACANT | | $2,300 | | $2,300 | |
| 5 | 1 Bedroom / 1 Bathroom | VACANT | | $2,300 | | $2,300 | |
| 6 | 1 Bedroom / 1 Bathroom | | | $799 | | $2,300 | |
| 7 | 2 Bedroom / 1 Bathroom | | | $1,064 | | $2,700 | |
| 8 | 1 Bedroom / 1 Bathroom | | | $937 | | $2,300 | |
| **Total** | | | **5,644 SF** | **$11,707** | **$2.07** | **$19,200** | **$3.40** |

# OPERATING STATEMENT

| INCOME | CURRENT | | MARKET | | PER UNIT |
|---|---|---|---|---|---|
| Gross Potential Rent | $140,484 | | $230,400 | | $28,800 |
| Economic Vacancy | ($4,215) | 3.0% | ($6,912) | 3.0% | ($864) |
| Total Vacancy | ($4,215) | 3.0% | ($6,912) | 3.0% | ($864) |
| Effective Rental Income | $136,269 | | $223,488 | | $27,936 |
| **Effective Gross Income** | **$136,269** | | **$223,488** | | **$27,936** |

| EXPENSES | CURRENT | | MARKET | | PER UNIT |
|---|---|---|---|---|---|
| Real Estate Taxes | $19,800 | | $19,800 | | $2,475 |
| Insurance | $8,466 | | $8,466 | | $1,058 |
| Utilities* | $4,960 | | $4,960 | | $620 |
| Repairs & Maintenance* | $2,400 | | $2,400 | | $300 |
| General & Administrative | $2,000 | | $2,000 | | $250 |
| Trash Removal* | $5,400 | | $5,400 | | $675 |
| Pest Control | $480 | | $480 | | $60 |
| Operating Reserves | $1,200 | | $1,200 | | $150 |
| Management Fee | $5,451 | 4.0% | $8,940 | 4.0% | $1,117 |
| **Total Expenses** | **$50,157** | | **$53,646** | | **$6,706** |
| Expenses as % of EGI | 36.8% | | 24.0% | | |
| Net Operating Income | $86,113 | | $169,842 | | $21,230 |

*** Denotes Actual Expense.**

# PRICING DETAIL

| SUMMARY | | |
|---|---|---|
| Price | | $1,650,000 |
| Down Payment | 40% | $660,000 |
| Number of Units | | 8 |
| Price Per Unit | | $206,250 |
| Price Per SqFt | | $292.35 |
| Gross SqFt | | 5,644 SF |
| Lot Size | | 7,192 SF |
| Year Built | | 1967 |

| RETURNS | CURRENT | MARKET |
|---|---|---|
| CAP Rate | 5.22% | 10.29% |
| GRM | 11.75 | 7.16 |
| Cash-on-Cash | 2.83% | 15.51% |
| Debt Coverage Ratio | 1.28 | 2.52 |

| FINANCING | | 1ST LOAN |
|---|---|---|
| Loan Amount | 60% | $990,000 |
| Loan Type | | New |
| Interest Rate | | 5.50% |
| Amortization | | 30 Years |
| Year Due | | 2030 |

| UNITS | UNIT TYPE | CURRENT | MARKET |
|---|---|---|---|
| 6 | One-Bedroom | $1,569 | $2,300 |
| 2 | Two-Bedroom | $1,148 | $2,700 |

| INCOME | CURRENT | | MARKET | |
|---|---|---|---|---|
| **Gross Scheduled Rent** | | **$140,484** | | **$230,400** |
| Less: Vacancy/Deductions | 3.0% | $4,215 | 3.0% | $6,912 |
| Total Effective Rental Income | | $136,269 | | $223,488 |
| Effective Gross Income | | $136,269 | | $223,488 |
| Less: Expenses | 36.8% | $50,157 | 24.0% | $53,646 |
| **Net Operating Income** | | **$86,113** | | **$169,842** |
| Cash Flow | | $86,113 | | $169,842 |
| Debt Service | | $67,453 | | $67,453 |
| Net Cash Flow After Debt Service | 2.83% | $18,659 | 15.51% | $102,389 |
| Principal Reductions | | $13,336 | | $14,088 |
| **Total Return** | **4.85%** | **$31,996** | **17.65%** | **$116,478** |

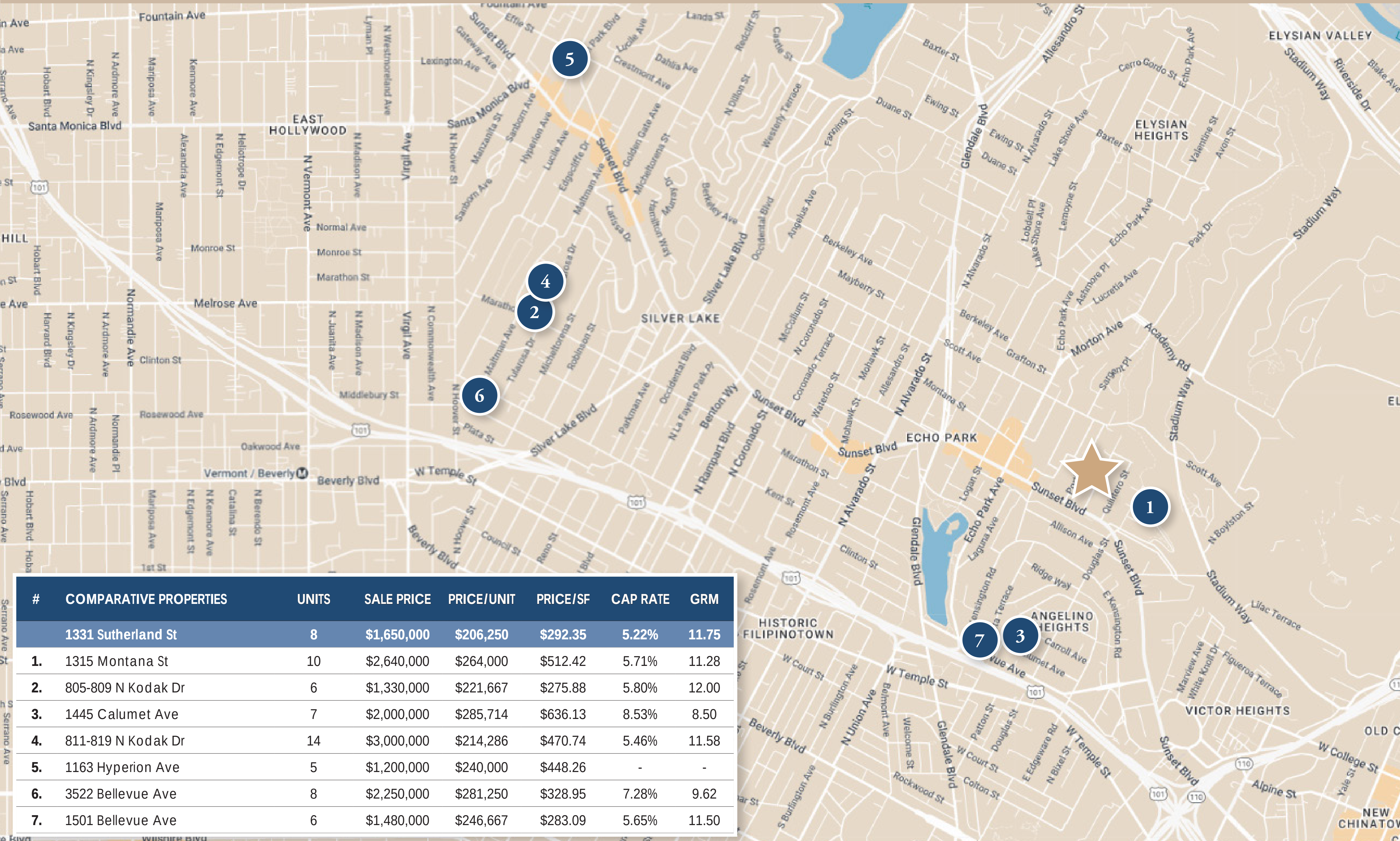
| EXPENSES | CURRENT | MARKET |
|---|---|---|
| Real Estate Taxes | $19,800 | $19,800 |
| Insurance | $8,466 | $8,466 |
| Utilities* | $4,960 | $4,960 |
| Repairs & Maintenance* | $2,400 | $2,400 |
| General & Administrative | $2,000 | $2,000 |
| Trash Removal* | $5,400 | $5,400 |
| Pest Control | $480 | $480 |
| Operating Reserves | $1,200 | $1,200 |
| Management Fee | $5,451 | $8,940 |
| **Total Expenses** | **$50,157** | **$53,646** |
| Expenses/Unit | $6,270 | $6,706 |

*** Denotes Actual Expense.**

# MARKET COMPARABLES

1331 SUTHERLAND ST

# SALES COMPARABLES




| # | COMPARATIVE PROPERTIES | UNITS | SALE PRICE | PRICE/UNIT | PRICE/SF | CAP RATE | GRM |
|---|---|---|---|---|---|---|---|
| | **1331 Sutherland St** | **8** | **$1,650,000** | **$206,250** | **$292.35** | **5.22%** | **11.75** |
| **1.** | 1315 Montana St | 10 | $2,640,000 | $264,000 | $512.42 | 5.71% | 11.28 |
| **2.** | 805-809 N Kodak Dr | 6 | $1,330,000 | $221,667 | $275.88 | 5.80% | 12.00 |
| **3.** | 1445 Calumet Ave | 7 | $2,000,000 | $285,714 | $636.13 | 8.53% | 8.50 |
| **4.** | 811-819 N Kodak Dr | 14 | $3,000,000 | $214,286 | $470.74 | 5.46% | 11.58 |
| **5.** | 1163 Hyperion Ave | 5 | $1,200,000 | $240,000 | $448.26 | - | - |
| **6.** | 3522 Bellevue Ave | 8 | $2,250,000 | $281,250 | $328.95 | 7.28% | 9.62 |
| **7.** | 1501 Bellevue Ave | 6 | $1,480,000 | $246,667 | $283.09 | 5.65% | 11.50 |

# SALES COMPARABLES

## 1331 SUTHERLAND ST
LOS ANGELES, CA 90026

| PRICING INFORMATION | |
|---|---|
| List Price | $1,650,000 |
| Number of Units | 8 |
| Price/Unit | $206,250 |
| Price/SF | $292.35 |
| Cap Rate | 5.22% |
| GRM | 11.75 |
| Lot SF | 7,192 SF |
| Year Built | 1967 |

| UNIT MIX | |
|---|---|
| 6 | 1 Bed / 1 Bath |
| 2 | 2 Bed / 1 Bath |

## 1315 MONTANA ST
LOS ANGELES, CA 90026

| PRICING INFORMATION | |
|---|---|
| Sale Price | $2,640,000 |
| COE Date | 08/28/2025 |
| Number of Units | 10 |
| Price/Unit | $264,000 |
| Price/SF | $512.42 |
| Cap Rate | 5.71% |
| GRM | 11.28 |
| Lot SF | 9,032 SF |
| Year Built | 1960 |

| UNIT MIX | |
|---|---|
| 4 | 0 Bed / 1 Bath |
| 5 | 1 Bed / 1 Bath |
| 1 | 2 Bed / 1 Bath |

## 805-809 N KODAK DR
LOS ANGELES, CA 90026

| PRICING INFORMATION | |
|---|---|
| Sale Price | $1,330,000 |
| COE Date | 07/09/2025 |
| Number of Units | 6 |
| Price/Unit | $221,667 |
| Price/SF | $275.88 |
| Cap Rate | 5.80% |
| GRM | 12.00 |
| Lot SF | 5,673 SF |
| Year Built | 1927 |

| UNIT MIX | |
|---|---|
| 5 | Studio |
| 1 | 1 Bed / 1 Bath |

# SALES COMPARABLES

3

## 1445 CALUMET AVE

LOS ANGELES, CA 90026

| PRICING INFORMATION | |
|---|---|
| Sale Price | $2,000,000 |
| COE Date | 04/24/2025 |
| Number of Units | 7 |
| Price/Unit | $285,714 |
| Price/SF | $636.13 |
| Cap Rate | 8.53% |
| GRM | 8.50 |
| Lot SF | 6,743 SF |
| Year Built | 1922 |

| UNIT MIX | |
|---|---|
| 7 | Studio |

4

## 811-819 N KODAK DR

LOS ANGELES, CA 90026

| PRICING INFORMATION | |
|---|---|
| Sale Price | $3,000,000 |
| COE Date | 11/15/2024 |
| Number of Units | 14 |
| Price/Unit | $214,286 |
| Price/SF | $470.74 |
| Cap Rate | 5.46% |
| GRM | 11.58 |
| Lot SF | 12,253 SF |
| Year Built | 1926 |

| UNIT MIX | |
|---|---|
| 12 | Studio |
| 2 | 1 Bed / 1 Bath |

5

## 1163 HYPERION AVE

LOS ANGELES, CA 90029

| PRICING INFORMATION | |
|---|---|
| Sale Price | $1,200,000 |
| COE Date | 10/11/2024 |
| Number of Units | 5 |
| Price/Unit | $240,000 |
| Price/SF | $448.26 |
| Cap Rate | - |
| GRM | - |
| Lot SF | 6,461 SF |
| Year Built | 1923 |

| UNIT MIX | |
|---|---|
| 5 | 1 Bed / 1 Bath |

# SALES COMPARABLES

6


## 3522 BELLEVUE AVE
LOS ANGELES, CA 90026

| PRICING INFORMATION | |
|---|---|
| Sale Price | $2,250,000 |
| COE Date | 08/16/2024 |
| Number of Units | 8 |
| Price/Unit | $281,250 |
| Price/SF | $328.95 |
| Cap Rate | 7.28% |
| GRM | 9.62 |
| Lot SF | 7,802 SF |
| Year Built | 1961 |

| UNIT MIX | |
|---|---|
| 1 | 1 Bed / 1 Bath |
| 7 | 2 Bed / 1 Bath |

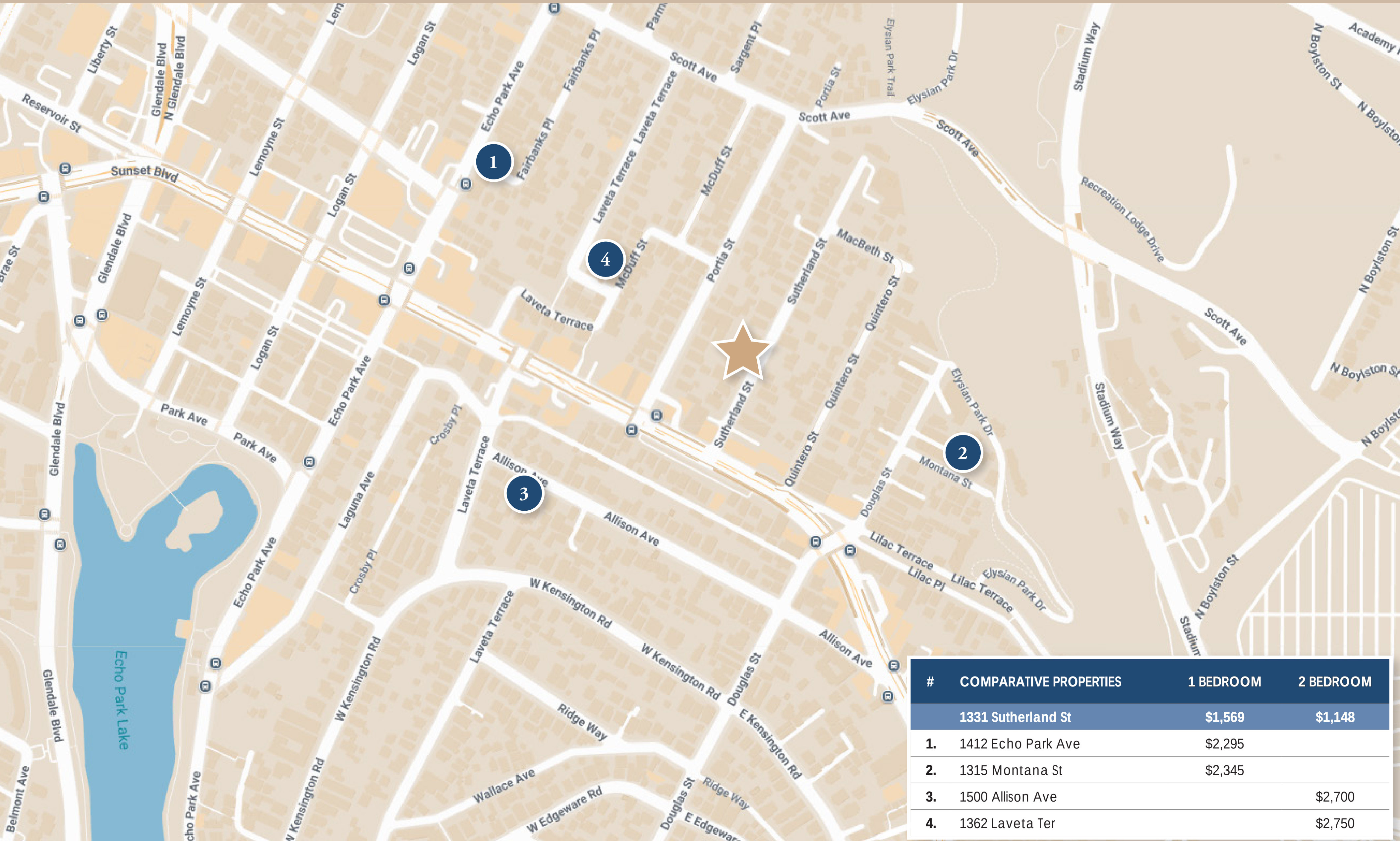
7

## 1501 BELLEVUE AVE
LOS ANGELES, CA 90026

| PRICING INFORMATION | |
|---|---|
| Sale Price | $1,480,000 |
| COE Date | 07/12/2024 |
| Number of Units | 6 |
| Price/Unit | $246,667 |
| Price/SF | $283.09 |
| Cap Rate | 5.65% |
| GRM | 11.50 |
| Lot SF | 9,174 SF |
| Year Built | 1912 |

| UNIT MIX | |
|---|---|
| 6 | 2 Bed / 1 Bath |

# RENT COMPARABLES




| # | COMPARATIVE PROPERTIES | 1 BEDROOM | 2 BEDROOM |
|---|---|---|---|
| | **1331 Sutherland St** | **$1,569** | **$1,148** |
| **1.** | 1412 Echo Park Ave | $2,295 | |
| **2.** | 1315 Montana St | $2,345 | |
| **3.** | 1500 Allison Ave | | $2,700 |
| **4.** | 1362 Laveta Ter | | $2,750 |

# RENT COMPARABLES

| | | SUBJECT PROPERTY | 1 BEDROOM | 2 BEDROOM |
|---|---|---|---|---|
| |  | 1331 Sutherland St<br>Los Angeles, CA 90026 | $1,569 | $1,148 |
| **#** | | **RENT COMPARABLES** | **1 BEDROOM** | **2 BEDROOM** |
| 1 |  | 1412 Echo Park Ave<br>Los Angeles, CA 90026 | $2,295 | |
| 2 |  | 1315 Montana St<br>Los Angeles, CA 90026 | $2,345 | |
| 3 |  | 1500 Allison Ave<br>Los Angeles, CA 90026 | | $2,700 |
| 4 |  | 1362 Laveta Ter<br>Los Angeles, CA 90026 | | $2,750 |
| | | **AVERAGE** | **$2,320** | **$2,725** |

# MARKET OVERVIEW

1331 SUTHERLAND ST

# MARKET OVERVIEW

## POPULATION

In 2024, the population in your selected geography is 1,125,402. The population has changed by -1.15 percent since 2010. It is estimated that the population in your area will be 1,135,213 five years from now, which represents a change of 0.9 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 14,327 people per square mile.

## EMPLOYMENT

In 2024, 585,293 people in your selected area were employed. The 2010 Census revealed that 49 of employees are in white-collar occupations in this geography, and 25.4 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 33.00 minutes.

## HOUSEHOLDS

There are currently 440,097 households in your selected geography. The number of households has changed by 13.26 percent since 2010. It is estimated that the number of households in your area will be 450,299 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 2.6 people.

## HOUSING

The median housing value in your area was $904,139 in 2024, compared with the U.S. median of $321,016. In 2010, there were 81,946.00 owner-occupied housing units and 306,635.00 renter-occupied housing units in your area.

## INCOME

In 2024, the median household income for your selected geography is $65,978, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 95.28 percent since 2010. It is estimated that the median household income in your area will be $76,035 five years from now, which represents a change of 15.2 percent from the current year.

The current year per capita income in your area is $35,767, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $87,123, compared with the U.S. average, which is $101,307.

## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 32.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 11.2 percent vs. 8.8 percent, respectively.

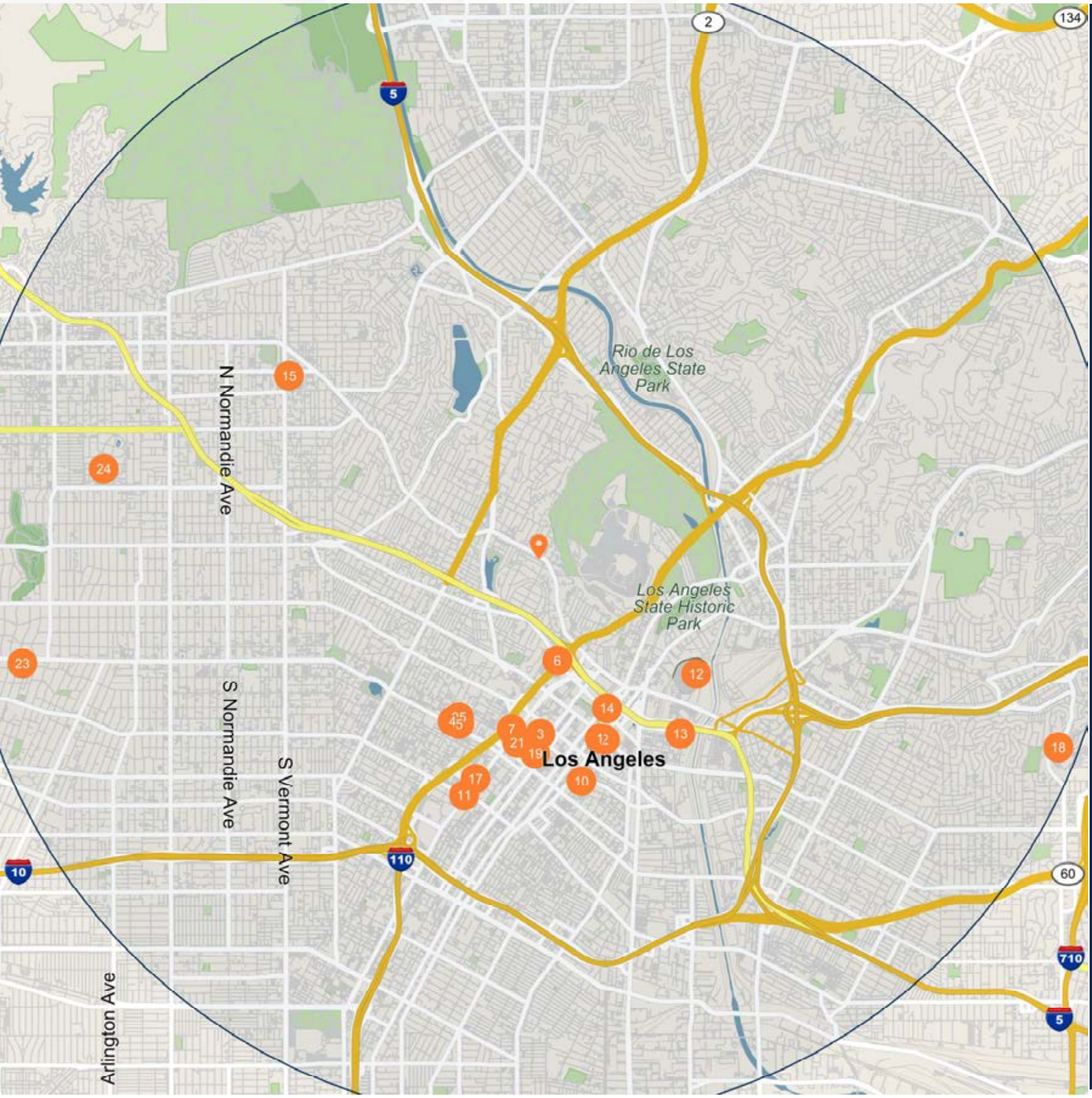
The area had fewer high-school graduates, 3.1 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.5 percent in the selected area compared with the 19.7 percent in the U.S.

# MARKET OVERVIEW

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **2029 Projection** | | | |
| Total Population | 38,807 | 487,393 | 1,135,213 |
| **2024 Estimate** | | | |
| Total Population | 38,181 | 481,195 | 1,125,402 |
| **2020 Census** | | | |
| Total Population | 37,277 | 476,177 | 1,133,494 |
| **2010 Census** | | | |
| Total Population | 39,631 | 467,488 | 1,138,443 |
| **Daytime Population** | | | |
| 2024 Estimate | 24,391 | 715,697 | 1,370,043 |
| **HOUSEHOLDS** | **1 Mile** | **3 Miles** | **5 Miles** |
| **2029 Projection** | | | |
| Total Households | 16,243 | 208,100 | 450,299 |
| **2024 Estimate** | | | |
| Total Households | 15,704 | 202,255 | 440,097 |
| Average (Mean) Household Size | 2.4 | 2.4 | 2.6 |
| **2020 Census** | | | |
| Total Households | 14,967 | 194,244 | 426,084 |
| **2010 Census** | | | |
| Total Households | 14,007 | 171,003 | 388,578 |
| Growth 2024-2029 | 3.4% | 2.9% | 2.3% |
| **HOUSING UNITS** | **1 Mile** | **3 Miles** | **5 Miles** |
| **Occupied Units** | | | |
| 2029 Projection | 17,452 | 227,516 | 485,179 |
| 2024 Estimate | 16,868 | 220,858 | 473,756 |
| Owner Occupied | 3,390 | 28,944 | 85,580 |
| Renter Occupied | 12,328 | 173,260 | 354,411 |
| Vacant | 1,164 | 18,603 | 33,659 |
| **Persons in Units** | | | |
| 2024 Estimate Total Occupied Units | 15,704 | 202,255 | 440,097 |
| 1 Person Units | 34.3% | 40.3% | 35.7% |
| 2 Person Units | 32.3% | 28.4% | 27.6% |
| 3 Person Units | 14.3% | 12.9% | 14.0% |
| 4 Person Units | 9.3% | 9.3% | 11.2% |
| 5 Person Units | 6.1% | 5.3% | 6.2% |
| 6+ Person Units | 3.7% | 3.7% | 5.3% |

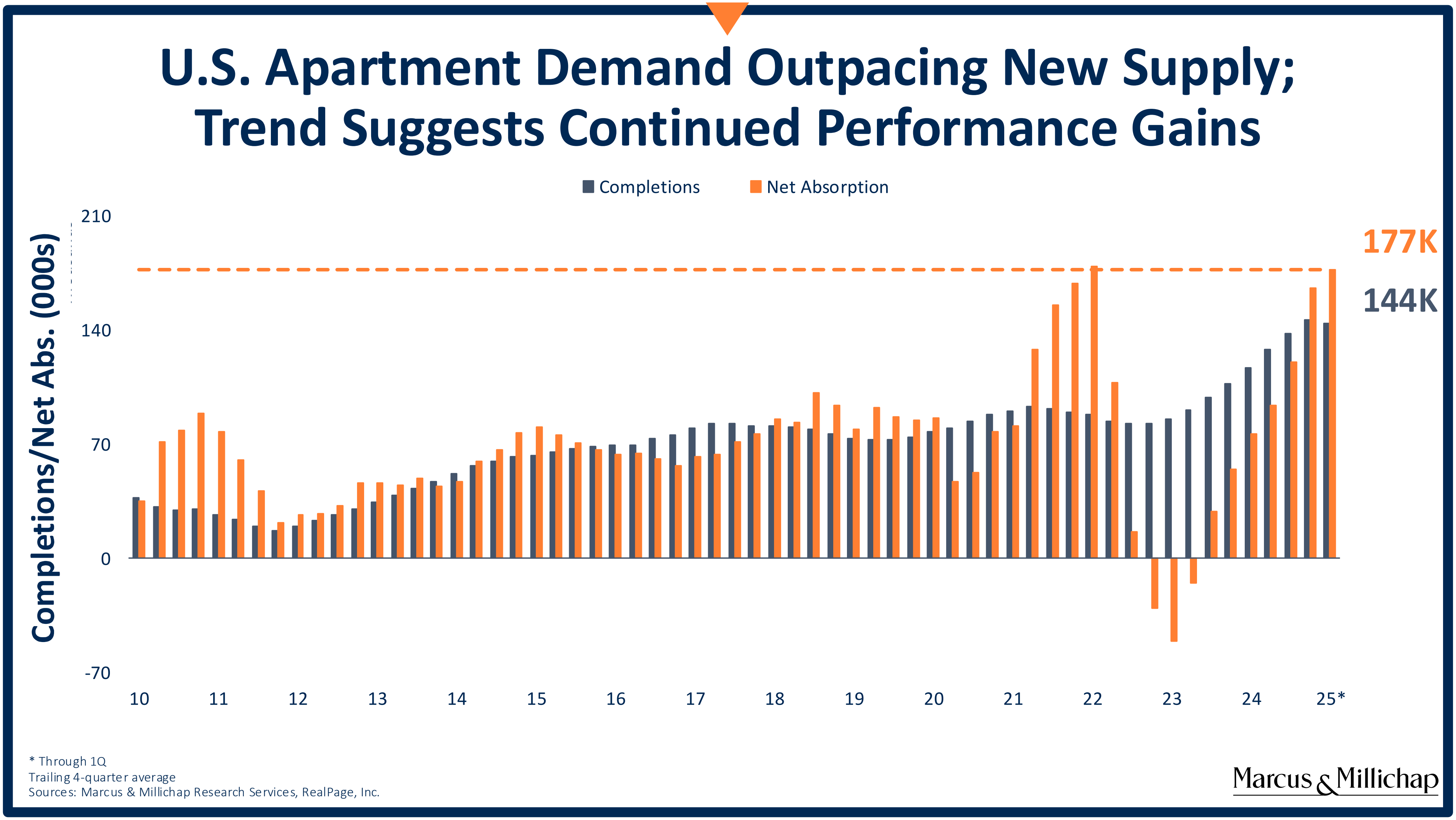
| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **2024 Estimate** | | | |
| $200,000 or More | 11.6% | 9.1% | 9.1% |
| $150,000-$199,999 | 8.3% | 7.0% | 7.1% |
| $100,000-$149,999 | 16.9% | 13.9% | 14.4% |
| $75,000-$99,999 | 13.4% | 11.5% | 11.7% |
| $50,000-$74,999 | 15.6% | 14.5% | 14.8% |
| $35,000-$49,999 | 9.5% | 10.6% | 10.8% |
| $25,000-$34,999 | 7.9% | 8.8% | 8.9% |
| $15,000-$24,999 | 7.5% | 8.8% | 8.9% |
| Under $15,000 | 9.2% | 15.8% | 14.3% |
| Average Household Income | $101,470 | $85,745 | $87,123 |
| Median Household Income | $75,862 | $64,114 | $65,978 |
| Per Capita Income | $43,239 | $38,109 | $35,767 |
| **POPULATION PROFILE** | **1 Mile** | **3 Miles** | **5 Miles** |
| **Population By Age** | | | |
| 2024 Estimate Total Population | 38,181 | 481,195 | 1,125,402 |
| Under 20 | 16.4% | 17.9% | 19.9% |
| 20 to 34 Years | 31.6% | 29.4% | 28.0% |
| 35 to 39 Years | 9.9% | 9.2% | 8.5% |
| 40 to 49 Years | 13.7% | 13.9% | 13.5% |
| 50 to 64 Years | 16.4% | 16.9% | 17.0% |
| Age 65+ | 12.0% | 12.7% | 13.1% |
| Median Age | 39.0 | 39.0 | 38.0 |
| **Population 25+ by Education Level** | | | |
| 2024 Estimate Population Age 25+ | 29,479 | 361,818 | 815,266 |
| Elementary (0-8) | 13.6% | 16.3% | 16.9% |
| Some High School (9-11) | 8.5% | 9.4% | 9.8% |
| High School Graduate (12) | 14.1% | 17.5% | 18.9% |
| Some College (13-15) | 13.8% | 14.3% | 14.8% |
| Associate Degree Only | 4.9% | 5.4% | 5.5% |
| Bachelor's Degree Only | 29.6% | 25.4% | 23.4% |
| Graduate Degree | 15.4% | 11.7% | 10.7% |
| **Population by Gender** | | | |
| 2024 Estimate Total Population | 38,181 | 481,195 | 1,125,402 |
| Male Population | 49.5% | 47.7% | 48.9% |
| Female Population | 50.5% | 52.3% | 51.1% |

# MARKET OVERVIEW



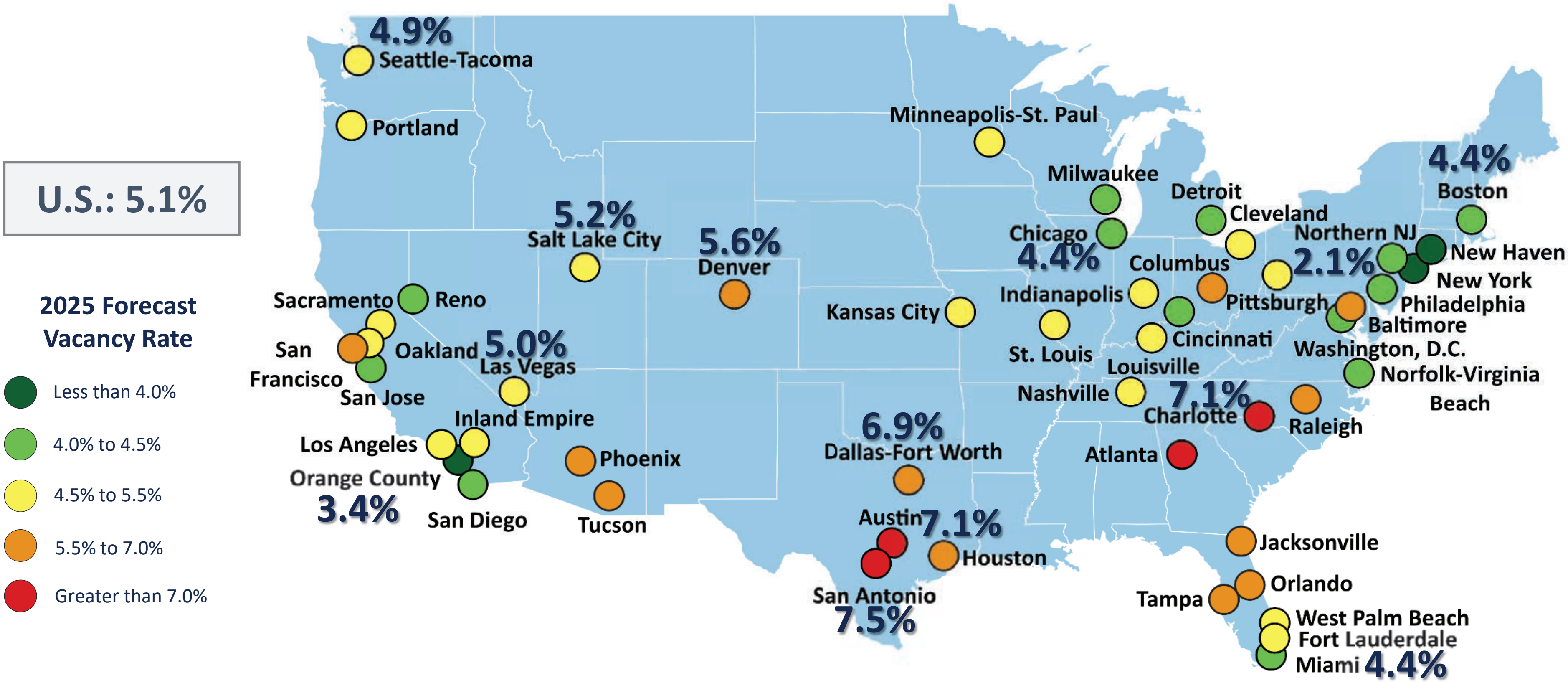

| | Major Employers | Employees |
|---|---|---|
| 1 | City of Los Angeles | 40,000 |
| 2 | City of Los Angeles-Dept of Transportation | 25,000 |
| 3 | Ocm Pe Holdings LP | 10,000 |
| 4 | The Orthopedic Institute of | 5,024 |
| 5 | Samaritan Imaging Center | 5,016 |
| 6 | Disneyland International-Disneyland | 5,000 |
| 7 | Mufg Union Bank Foundation | 4,200 |
| 8 | Wynn Las Vegas LLC | 3,153 |
| 9 | City of Los Angeles-Police Dept | 3,000 |
| 10 | Golden International | 2,968 |
| 11 | Sbeeg Holdings LLC | 2,693 |
| 12 | Los Angles Cnty Mtro Trnsp Aut-Lacmta | 2,510 |
| 13 | Shryne Group Inc | 2,500 |
| 14 | Los Angeles Cnty Dst Attys Off-Lada | 2,222 |
| 15 | Childrens Hospital Los Angeles | 2,213 |
| 16 | County of Los Angeles-Sheriffs Dept | 2,168 |
| 17 | John Hancock Life Insur Co USA-John Hancock | 2,000 |
| 18 | County of Los Angeles-Internal Services | 2,000 |
| 19 | Kimball Office Inc | 1,959 |
| 20 | All In One Inc | 1,904 |
| 21 | Paul Hastings LLP | 1,875 |
| 22 | County of Los Angeles-Internal Services Department | 1,800 |
| 23 | Truck Underwriters Association | 1,767 |
| 24 | Paramount Pictures Corporation-Paramount Studios | 1,700 |
| 25 | Pih Health Good Samaritan Hosp-General Acute Care Hospital | 1,610 |

# MARKET OVERVIEW



# MARKET OVERVIEW

## 2025 Vacancy Rate Forecast By Metro: Coastal Markets Preserve Lowest Vacancy Rates



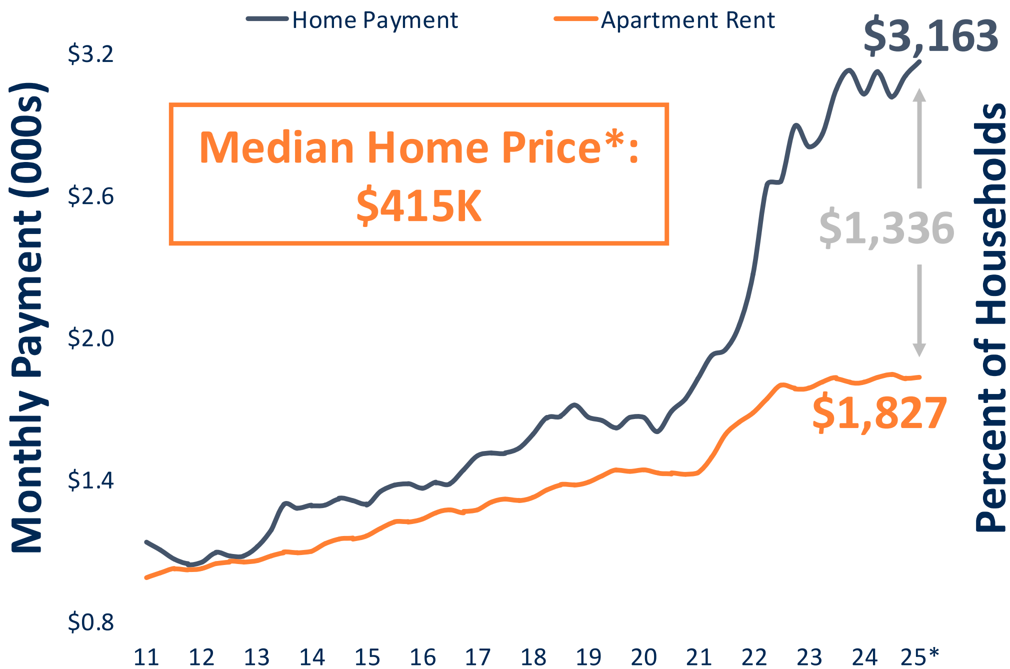

Sources: Marcus & Millichap Research Services, CoStar Group, Inc., RealPage, Inc.

Marcus & Millichap

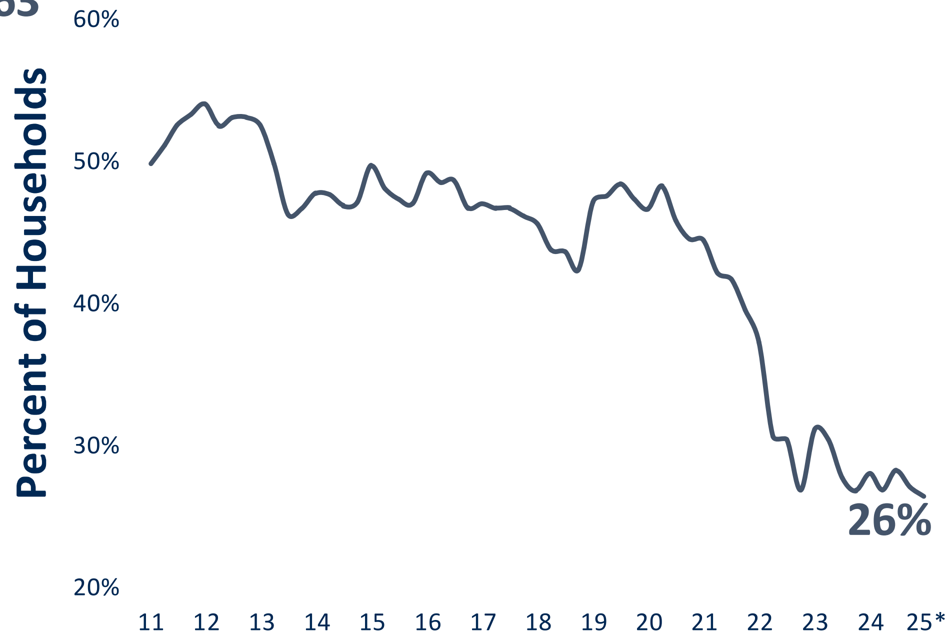
# MARKET OVERVIEW

## Affordability Gap Widened; Loan Qualification Remains A Significant Barrier

### Affordability Gap Between Home Payment and Apartment Rent




### Share of Households That Qualify For Loan on Median-Priced Home




* Through 1Q; median single-family home price as of March

Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio

Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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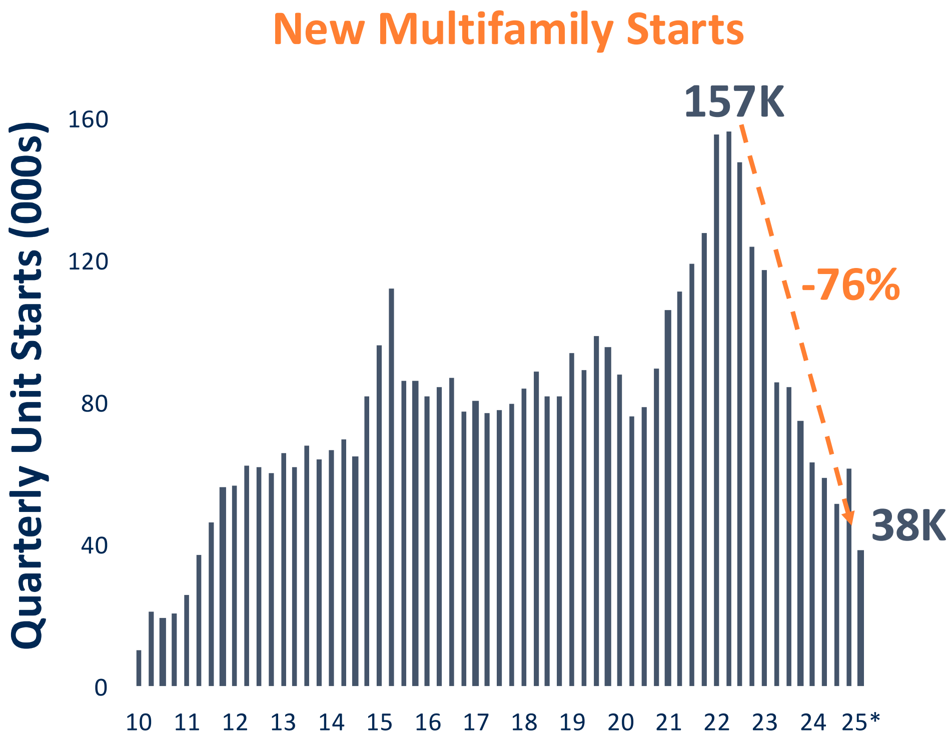
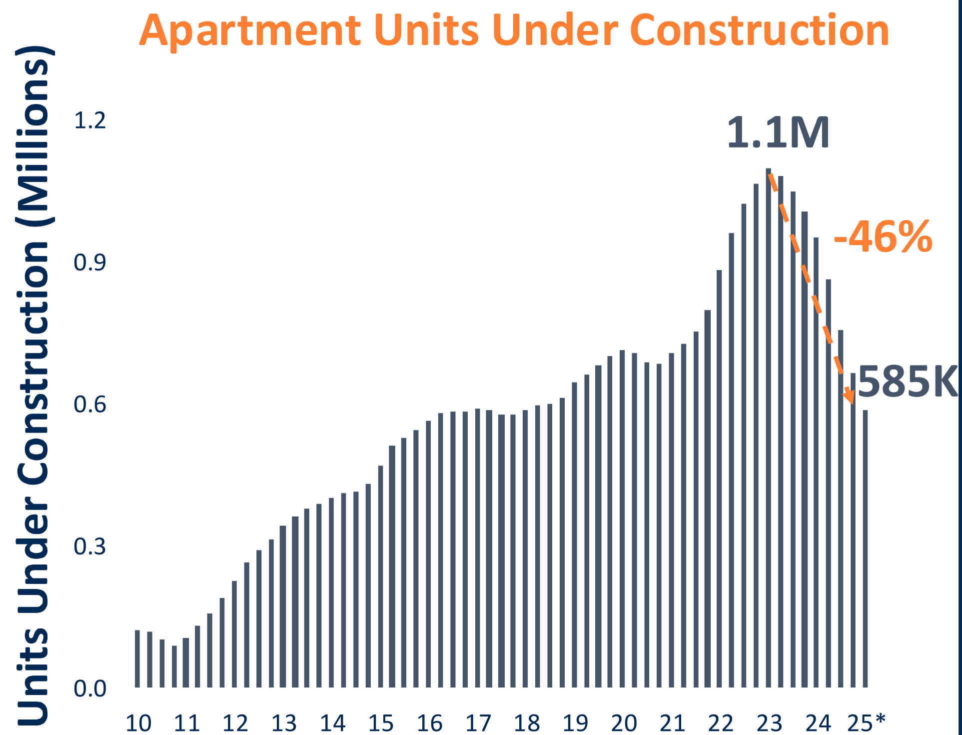
# MARKET OVERVIEW

## Substantial Decline In Multifamily Construction Supports Strengthening Performance Outlook




* Through 1Q
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Marcus & Millichap

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER



## NON-ENDORSEMENT NOTICE

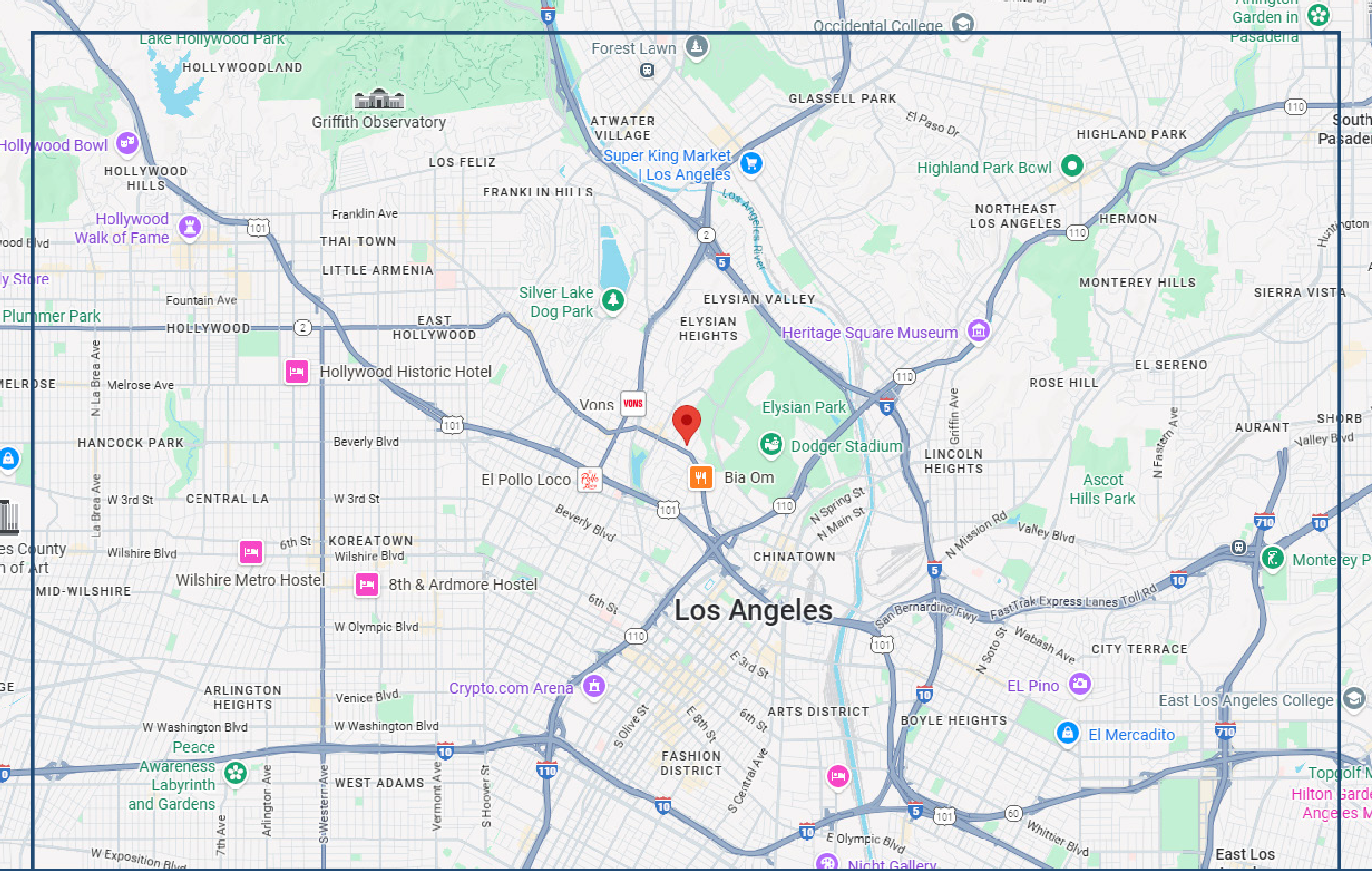


## RENT DISCLAIMER



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.




# 1331 SUTHERLAND ST