

# Shovel Ready - 19 Unit Apartment Development

8405 N. Glenoaks Boulevard, Sun Valley, CA 91352



Exclusively Listed by:

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## PROPERTY INFORMATION



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## OFFERING SUMMARY

Sale Price: \$1,599,000

APN: 2404-019-047

Lot Size: 15,275 SF

Price / SF: \$104.68

Zoning: LAR3



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## POTENTIAL UNIT MIX SUMMARY

One Bedroom	Projected Rent	SF	# of Units	Total SF
Units 101/201	\$ 2,100	664	2	1,328
Units 102/202	\$ 2,100	742	2	1,484
Units 103/203/303	\$ 2,100	741	3	2,223
Units 104/204/304	\$ 2,100	764	3	2,292
Two Bedrooms	Projected Rent	SF	# of Units	Total SF
Units 105/205/305	\$ 2,400	933	3	2,799
Units 106/206/306	\$ 2,400	985	3	2,955
Units 107/207/307	\$ 2,400	949	3	2,847
<b>Totals</b>	<b>\$ 42,600</b>		<b>19</b>	<b>15,928</b>



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## SALE HIGHLIGHTS

- Fully Approved 19 Unit Apartment Project with on-grade Parking, 3 Residential Levels and an Expansive Roof Top Deck
- Building Permits - Approx \$140,000 has been paid. Demo, electrical, plumbing, mechanical remaining - Approx \$20,000
- Relocation Fees for the Remaining Tenants - PAID IN FULL
- Fully Approved Architectural & Engineering Plans - PAID IN FULL - Buyer pays for construction administration approx \$20,000



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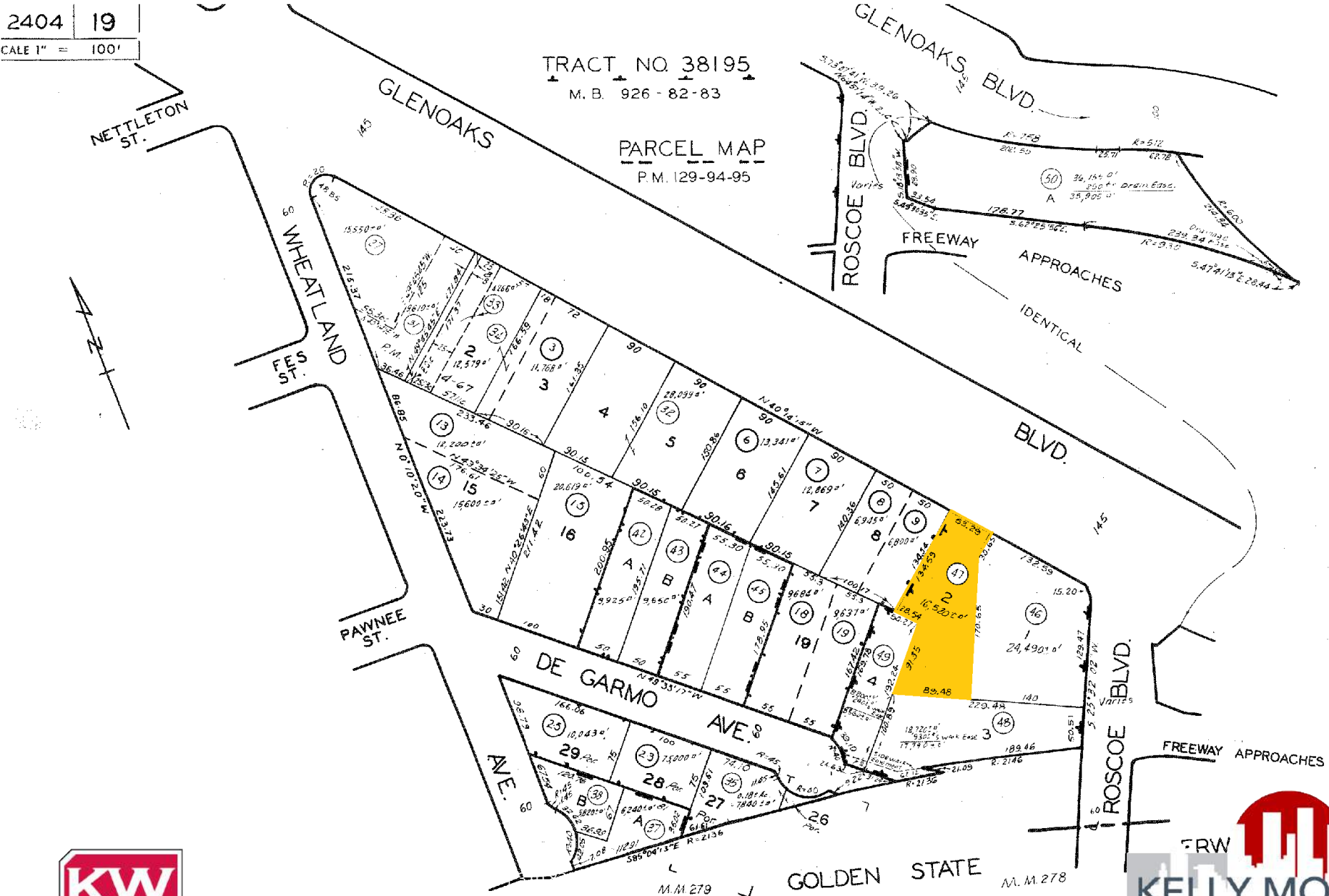
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# 2

## Location Overview



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## 8600 GLENOAKS BOULEVARD – DEVELOPMENT

60 UNITS



8600 Glenoaks Boulevard, will be a 60 unit multi-family building and is located in Sun Valley, borderline Burbank, with only a 2.9 mile distance from the Bob Hope Airport. 8600 Glenoaks Boulevard is surrounded by Village Christian School and Vinedale Elementary School. The subject property will consist of fourteen one bedrooms, forty two bedrooms and six three bedroom units. Rukard Group has broken ground in November of 2016 and the apartment complex has been delivered in March of 2018. Rukard Group, is currently leasing out the building.



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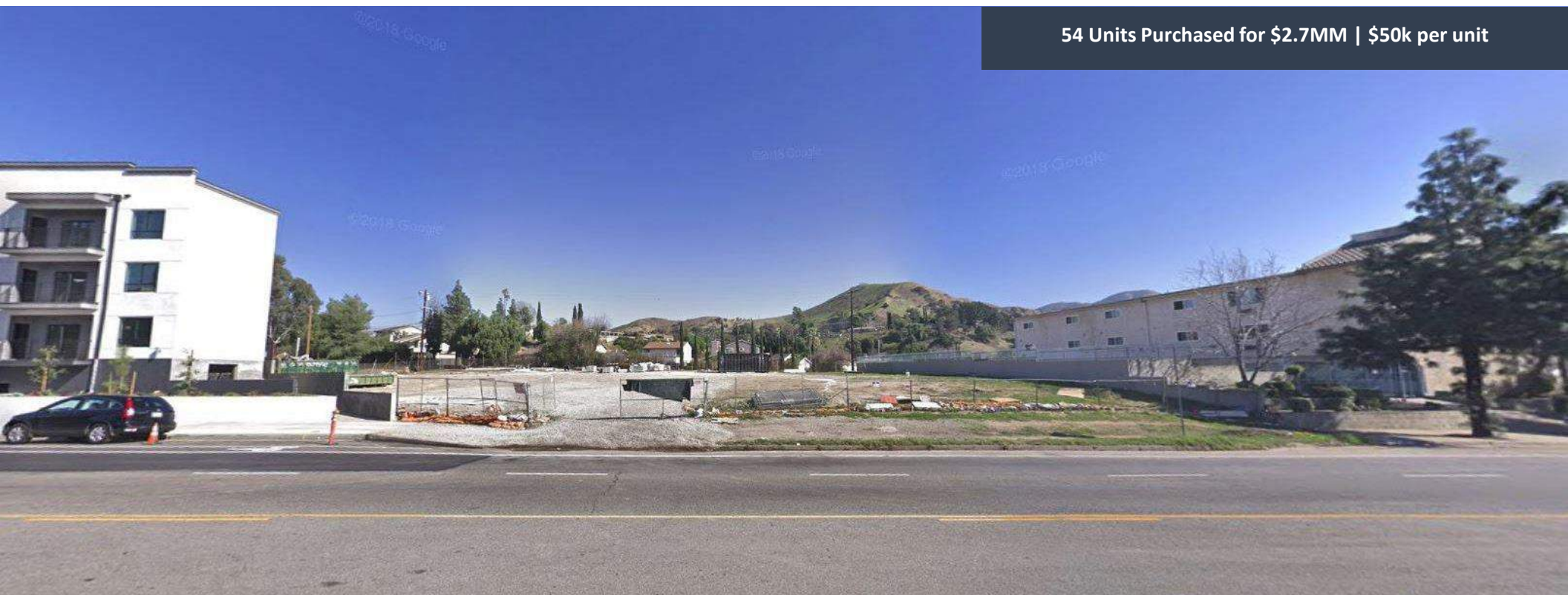
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## 8554 N. GLENOAKS BOULEVARD – DEVELOPMENT

54 Units Purchased for \$2.7MM | \$50k per unit



A vacant lot in the Sun Valley area could see the construction of a multifamily residential development, according to a filing last week with the Los Angeles Department of City Planning. The trapezoid-shaped property, located at 8554 N. Glenoaks Boulevard, is slated for an approximately 51,000-square-foot building featuring 56 residential units, of which seven would be set aside as affordable housing at the extremely low- and very low- affordability levels. The project's case filing lists its applicant as an entity called GATA Woodley, LLC, with representation by land using consulting firm Malian & Associates. Past applications to the Planning Department show that the development site was previously slated for the construction of a 168-unit apartment complex, a portion of which was constructed on an adjacent parcel. The 8554 Glenoaks site was left unbuilt, and its entitlements were terminated in 2017.



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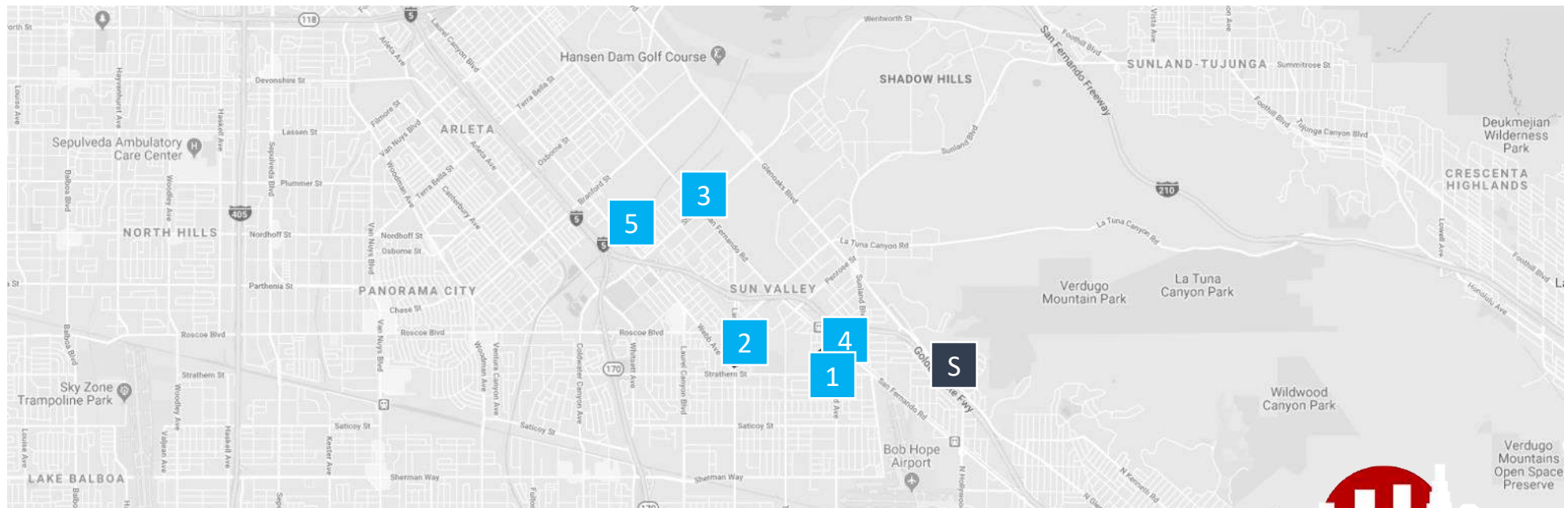
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## SUN VALLEY ECONOMIC DEVELOPMENTS

	LOCATION	TYPE	DESCRIPTION
1	11050-11064 Arminta Street	Multifamily	110 Units (45 permanent supportive housing units) and (64 for low-income units).
2	Lankershim Blvd & Strathern Ave	Mixed-Use	432 Units (48 affordable units), with 22,000 SF ground-floor commercial & 18,000 SF of community and recreation room space.
3	11957-11963 Allegheny Street	Community Park	The combined size of the two lots is just over one acre.
4	10966 W. Ratner Street	Senior Affordable Housing	44 Units in addition to 3,500 SF of community space + at-grade parking for 15 vehicles
5	9041 N. Laurel Canyon Boulevard	Senior Veteran Housing	88 Units plus a library, laundry facilities, a fitness center, a media room, and computer lab.



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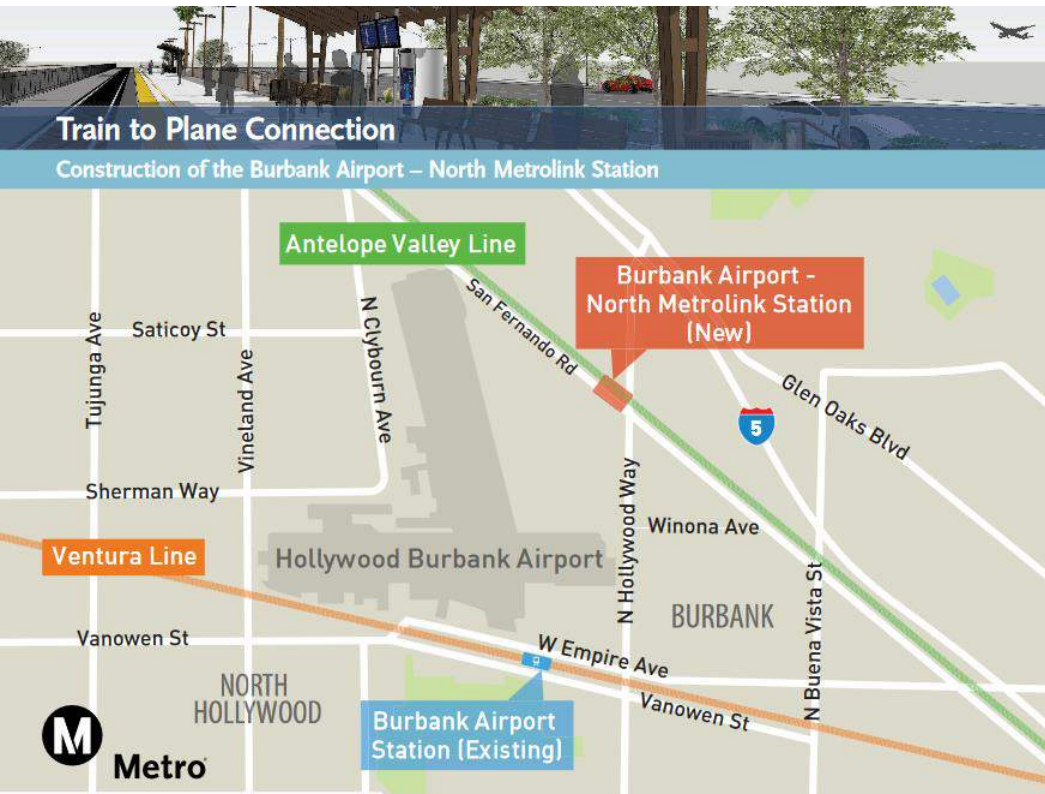
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## METROLINK OPENS ITS NEW BURBANK AIRPORT NORTH TRAIN STATION



Metrolink is showing off its new Burbank Airport North train station, which will officially open to the public Monday.

The train station is one of two next to the Burbank Airport and sits on Metrolink's Antelope Valley Line, which has trains running between Lancaster and Union Station in Los Angeles. Commuters should be aware of a minor schedule change due to the new station.

On the other side of the airport is the existing Burbank Airport South train station, which sits on the Metrolink Ventura Line. It serves trains running between Ventura and Union Station.

The new North station is at Hollywood Way at San Fernando Boulevard. Unlike its counterpart South station, it requires a ride in a free van shuttle to get to the passenger terminals at the airport. Metrolink will celebrate the opening of the station with a community event from 7 to 10 a.m. Light refreshments will be served and prizes handed out by Metrolink and the airlines serving Hollywood Burbank Airport airlines.

Courtesy, NBC Los Angeles



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## RENT GROWTH WITHIN 1 MILE RADIUS

### RENT GROWTH COMPARISONS

	QUARTERLY			ANNUALIZED		
	4Q 2018	3Q 2018	YTD	1 YEAR	3 YEAR	5 YEAR
Comp Group	10.0%	18.5%	2.0%	8.2%	12.6%	10.5%
Panorama Hills	0.6%	1.0%	0.9%	3.8%	5.9%	5.0%
Los Angeles	1.0%	2.0%	1.5%	6.2%	5.8%	5.6%

### EFFECTIVE RENT GROWTH RATES

	QUARTERLY			ANNUALIZED		
	4Q 2018	3Q 2018	YTD	1 YEAR	3 YEAR	5 YEAR
Comp Group	10.0%	18.2%	1.9%	8.0%	12.2%	10.3%
Panorama Hills	0.6%	0.9%	0.9%	3.5%	5.5%	4.8%
Los Angeles	0.9%	2.0%	1.5%	6.1%	5.3%	5.2%

\*Historical trends include only properties in the Comp Group that have at least five full years of history; aggregated data on rents and vacancies displayed in other tables may therefore not match precisely.

4Q 2018 = Qtr ending 12/31/18

3Q 2018 = Qtr ending 09/30/18

YTD = Avg over period ending 12/31/18

1, 3 & 5 YEAR = Avg over period ending 12/31/18

### VACANCY RATE COMPARISONS

	QUARTERLY			ANNUALIZED		
	4Q 2018	3Q 2018	YTD	1 YEAR	3 YEAR	5 YEAR
Comp Group	1.4%	2.5%	2.5%	1.2%	1.0%	1.1%
Panorama Hills	1.1%	1.2%	1.4%	1.5%	1.4%	1.4%
Los Angeles	3.8%	3.6%	3.6%	3.6%	3.5%	3.4%



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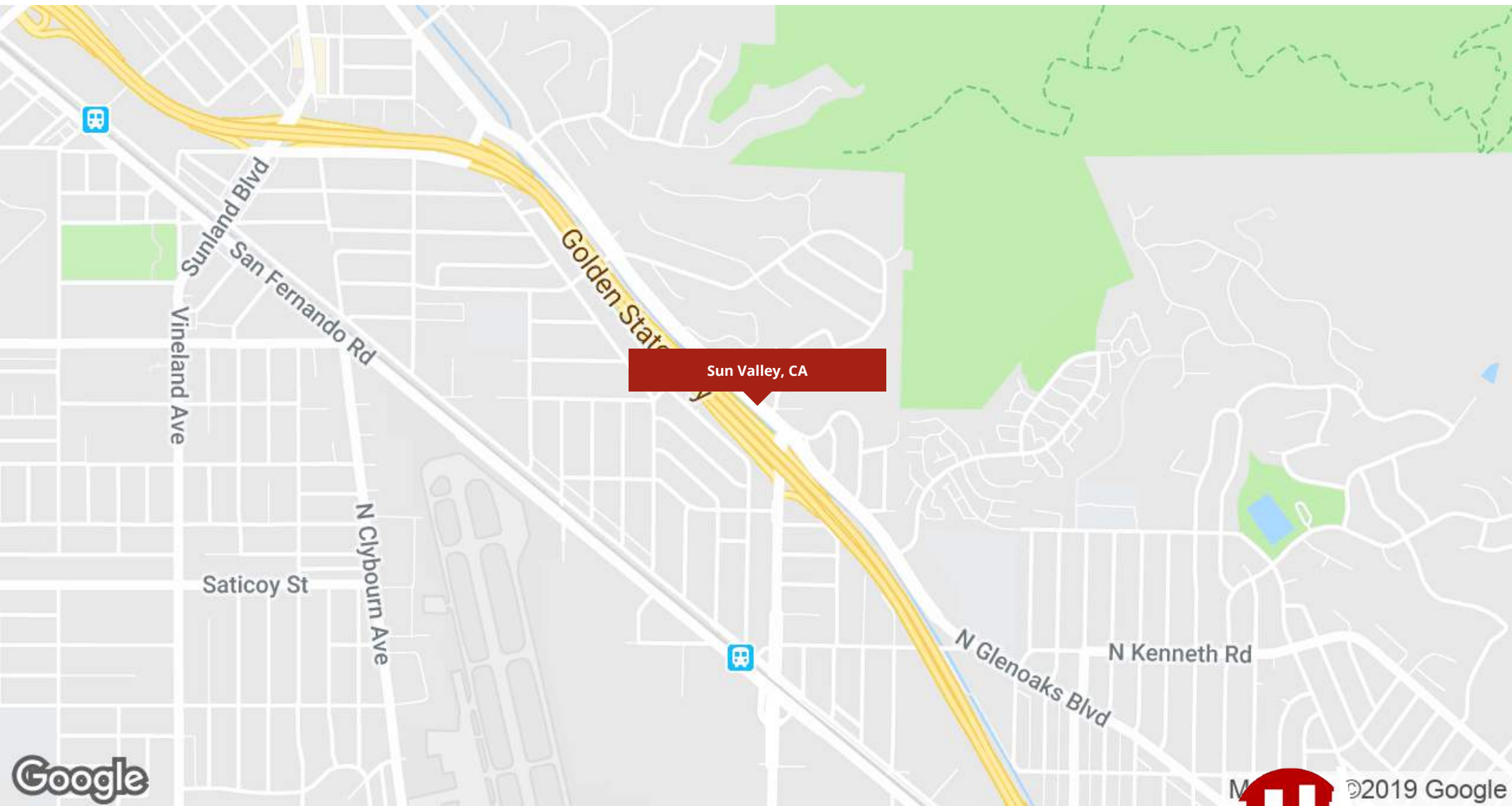
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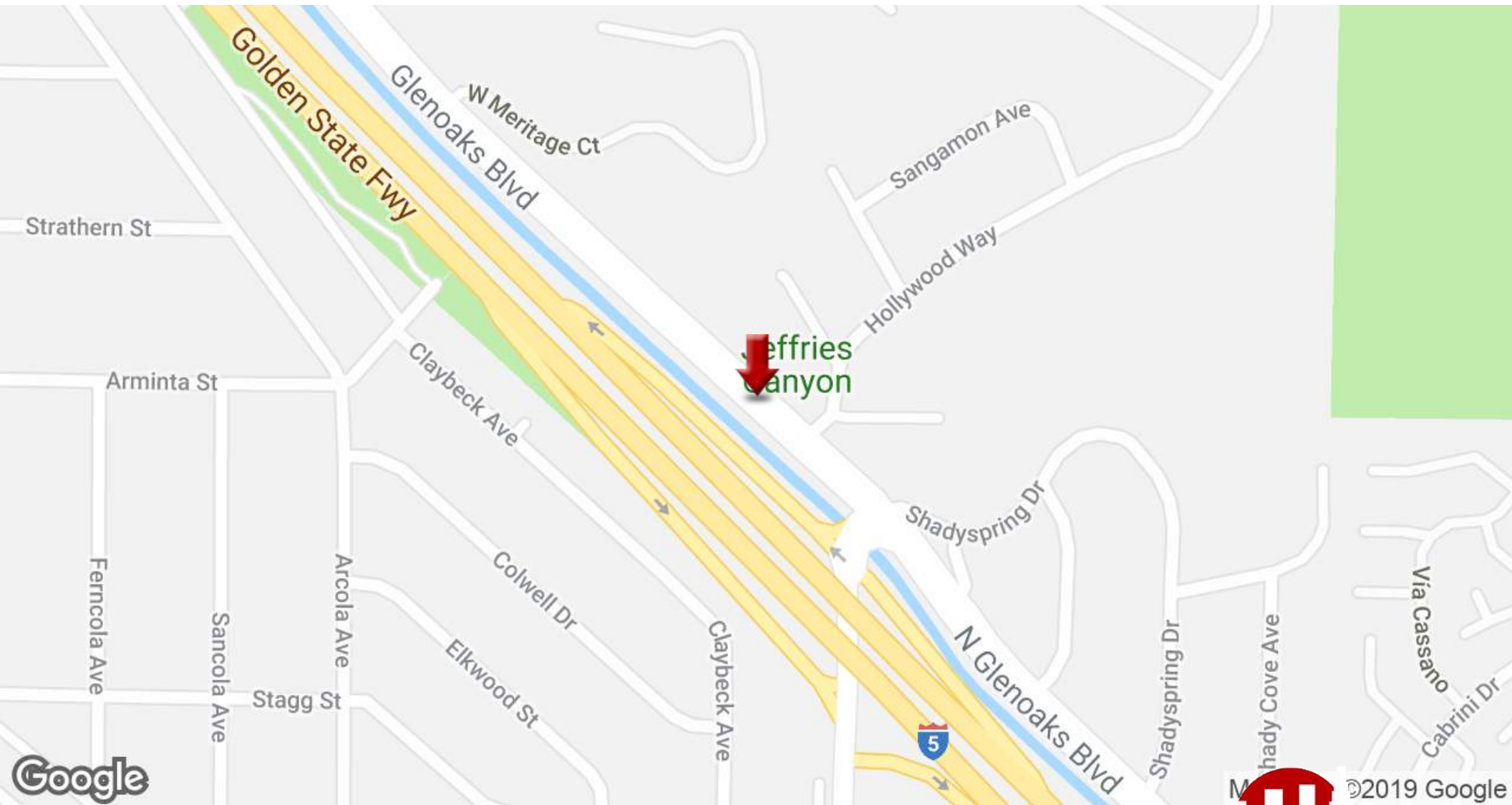
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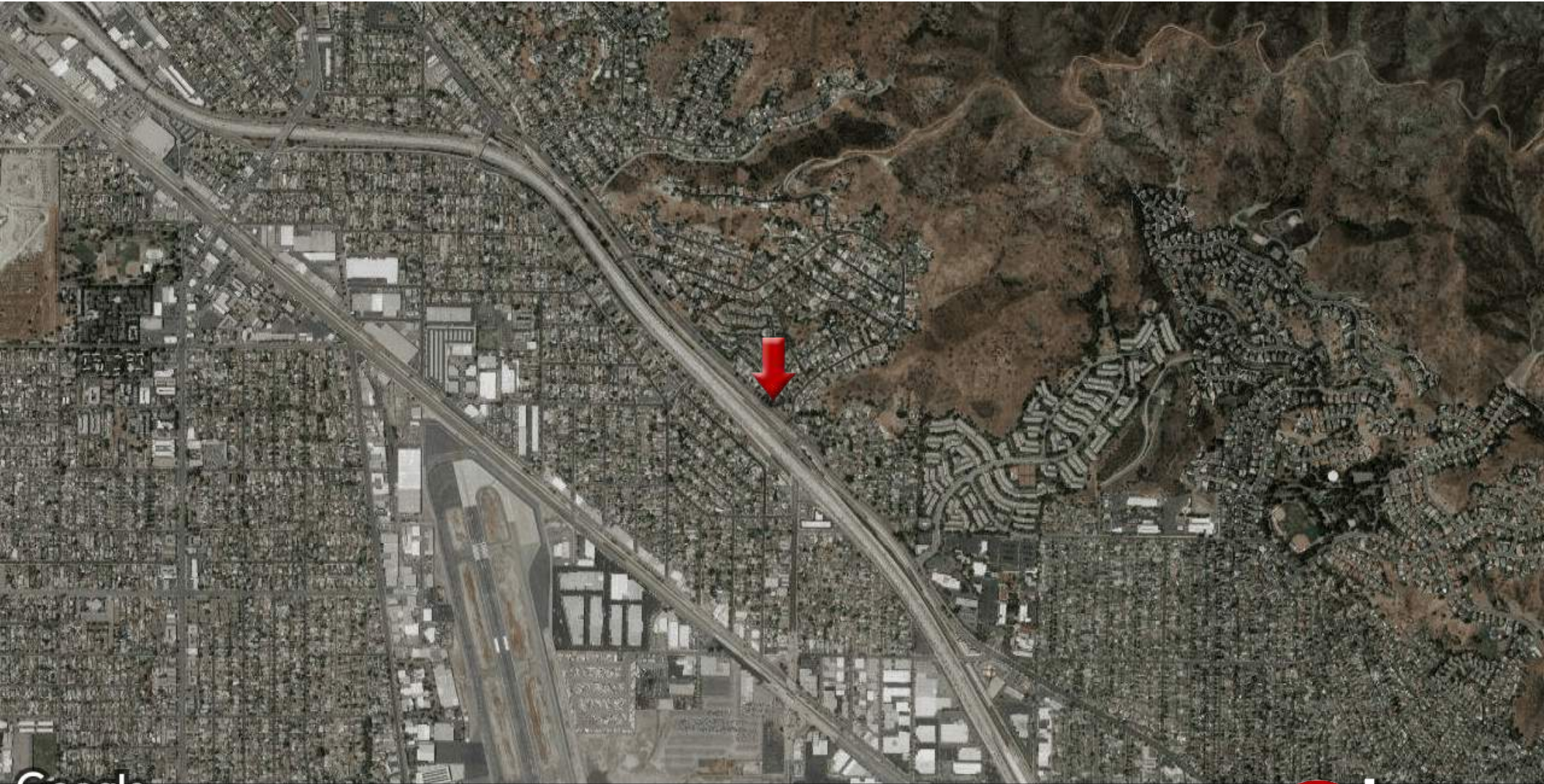
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Google Data CSUMB SFML, CA OPC, DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Service Agency



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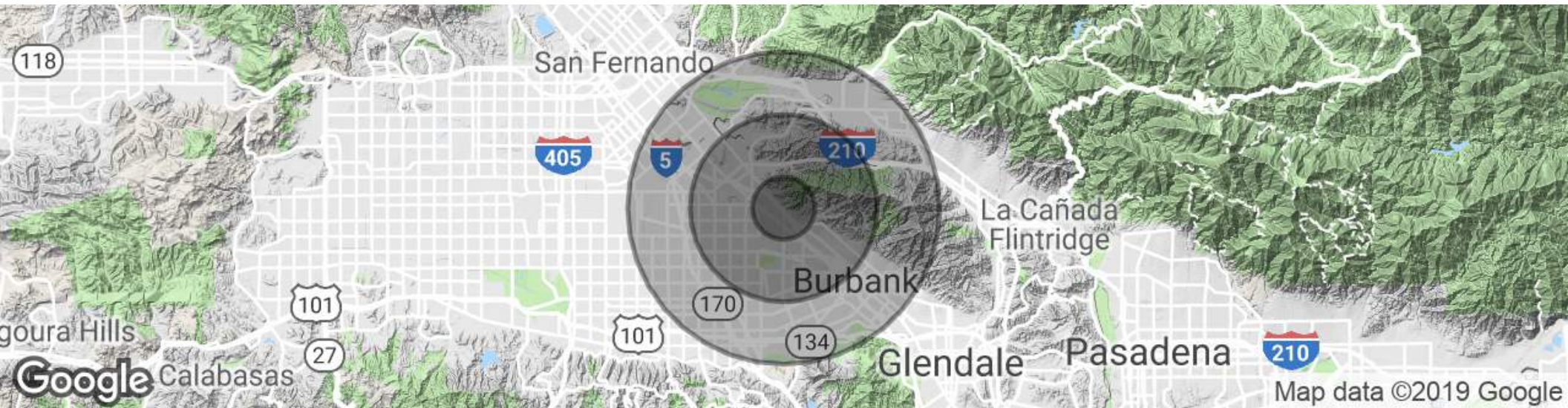
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,604	141,840	438,270
Median age	37.7	35.2	35.9
Median age (Male)	35.5	34.5	35.2
Median age (Female)	38.3	35.5	36.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,374	45,089	159,380
# of persons per HH	3.1	3.1	2.7
Average HH income	\$81,642	\$68,730	\$70,590
Average house value	\$577,320	\$581,128	\$562,505

\* Demographic data derived from 2010 US Census



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# 3

## Market Overview



## LOS ANGELES ECONOMY CONTINUES TO EXPAND ATTRACTING WEALTHY, WELL-EDUCATED, HIGH INCOME EARNERS

### Cities that Los Angeles Has Gained the Most Workers From

Rate per 10,000 Members



### LOS ANGELES CHALLENGES TO BECOME THE TECH HUB OF THE WORLD

- Los Angeles County Added 66,400 High-Paying Jobs in 2018 continuing it's steady growth and is effectively at full employment (R.E.I.S. 4th Quarter 2018 Highlights)
- Los Angeles has the largest Tech Workforce with 446,000 Jobs (R.E.I.S. 4th Quarter 2018 Highlights)
- Wealthy and Highly Educated Moving to Los Angeles (L.A. Times, Dec. 2018)
- Over 100,000+ New Residents Moved into L.A. County in 2018
- The Net Effect of the Population Growth displaces low-skilled workers in favor of Wealthy High Income Earners



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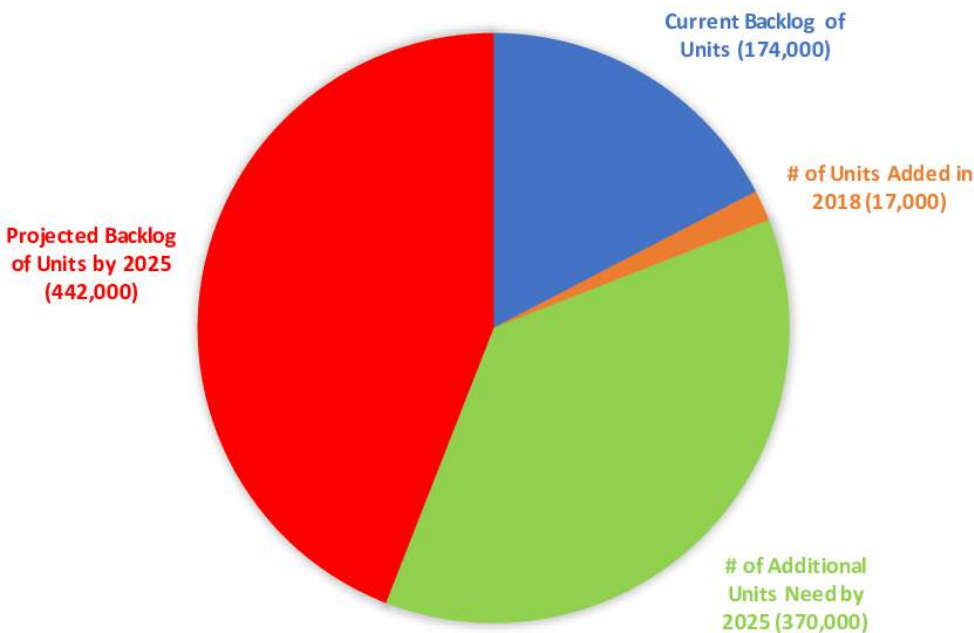
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## LOS ANGELES HAS A GROWING BACKLOG OF HOUSING UNITS PROJECTED TO CONTINUE TO INCREASE

### BACKLOG OF HOUSING UNITS CONTINUES TO INCREASE



### LOS ANGELES HAS A HOUSING SHORTAGE

- 174,000 Housing Unit Backlog in Los Angeles Since 2006
- 370,000 Additional Units Projected to be Needed by 2025
- 17,000 Primarily High-End Units Built in 2018
- 442,000 Units Projected to be Backlogged by 2025  
 $(174,000 + 370,000) - (17,000 \times 6) = 442,000$
- Solution: Add Value to Existing Multi-Family Buildings



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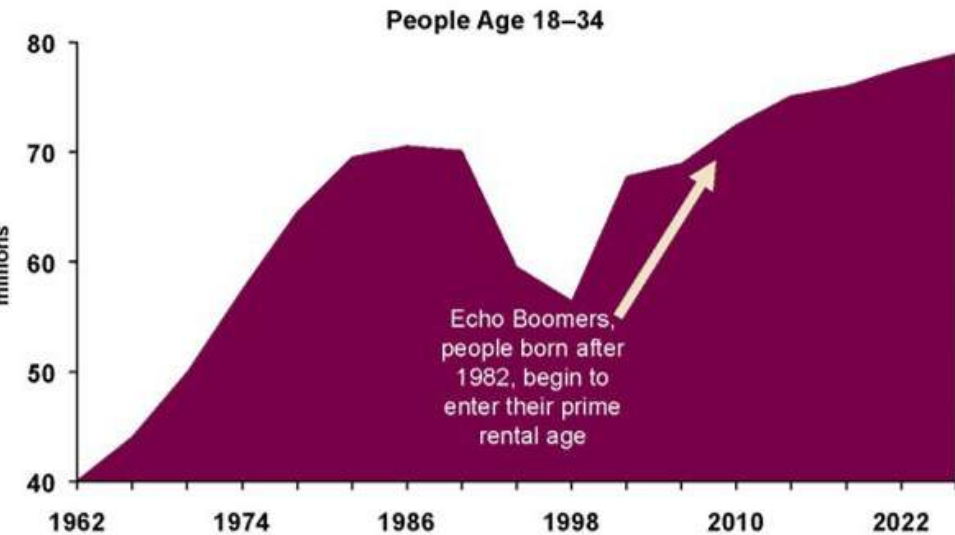
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HOW CAN L. A. HOUSING ABSORB THE HUGE INFLUX OF POPULATION WITH ONLY A 3% VACANCY RATE AND FREEWAYS ALREADY WAY OVER CAPACITY?



The young millennial population (Echo-Boomers) now exceeds 80 million people, which is more than the Baby-Boomer generation. Most of these young people have either been living with their parents or doubling up. Now that the economy has begun adding jobs these young kids are rapidly moving out on their own. With housing prices so high they are forced to rent apartments. However, with only a 3% vacancy rate in Los Angeles there is literally no housing for them to live in.

When demand exceeds supply prices go up which is exactly what is happening in Los Angeles. With this minuscule supply and the constantly increasing excess in demand the Los Angeles rental market shows no signs of slowing down any time soon.

When we combine the huge influx of population with limited capacity for both housing and transportation we then have a need for a solution that moves forward on both of these pressing issues. Transit Oriented Development and the Transit Oriented Community go hand in hand to provide a solution to our long-term shortages. In our analysis property values therefore in these zones will tend toward higher appreciation for investors in terms of rents and property values.



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## READY TO BUY OR SELL?

Contact Us to Learn More about  
How We Can Help You!

*Morgan's strength and expertise in multi-family real estate is a product of his years of experience in investments and production. Kelly spent ten years in the real estate investments and securities business raising millions of dollars for venture capital investments.*

*Prior to the securities business, Kelly spent 13 years producing television commercials and complex photo shoots for major advertising clients such as McDonalds, Hyundai, Proctor & Gamble, Kraft and Pizza Hut. The commercial advertising's complex production process and intricate client management forged skills that are incomparable in managing major real estate transactions."*

