

5117

Everett Avenue

an exclusively offered
8-unit multifamily asset
in Maywood, California



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52nd Street

Everett Avenue



INVESTMENT ANALYSIS

Marcus & Millichap
THE BOGIE GROUP

EXECUTIVE SUMMARY

PRICING INFORMATION

Offering Price	\$1,200,000
Price/Unit	\$150,000
Price/SF	\$307
Cap Rate (Current)	5.25%
Cap Rate (Market)	8.60%

PROPERTY DETAILS

Address	5117 Everett Avenue, Maywood, CA 90270
Units	8
Building SF	3,904
Year Built	1953
Lot SF	17,023
APN	6311-017-038
Zoning	MYR3YY

UTILITIES

Electricity	Separately Metered
Gas	Separately Metered
Water	Master Metered





INVESTMENT DESCRIPTION

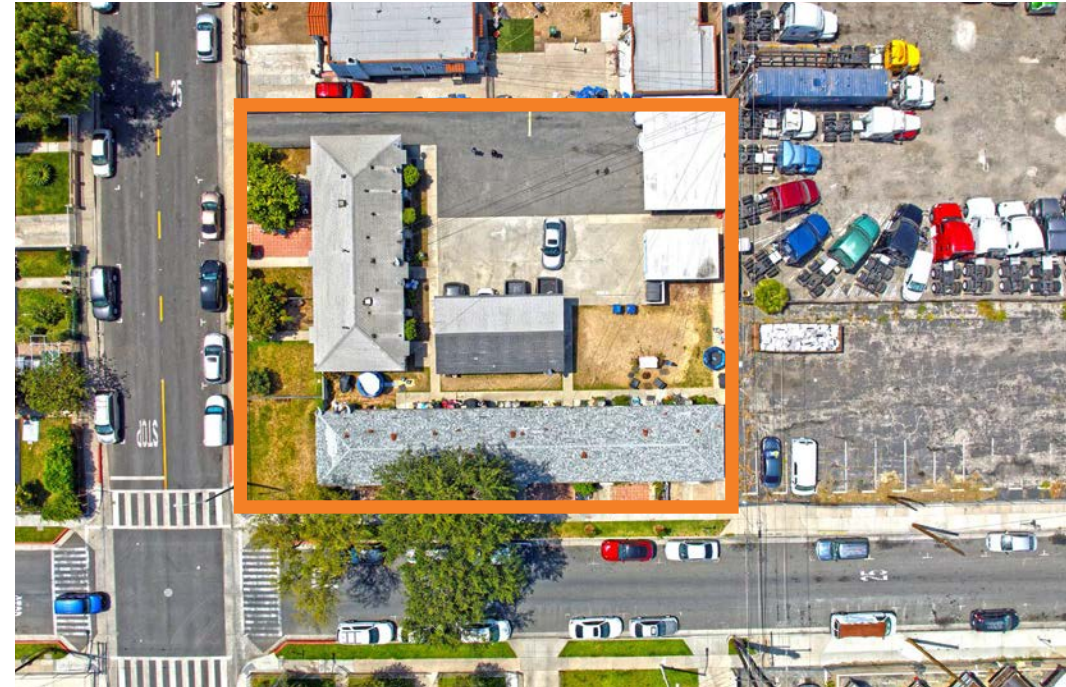
Marcus & Millichap is pleased to present 5117 Everett Avenue, an eight-unit multifamily investment opportunity in Maywood, California. Situated on a large 0.39-acre corner lot, the property comprises a triplex and a five-unit building featuring seven one-bedroom/one-bath units and one studio. All units are single-story with separate gas and electric metering, offering operational efficiency and tenant appeal. Tenants enjoy two parking spaces per unit, as well as a mix of private patios and shared yard areas; these amenities enhance livability and support strong occupancy. The absence of on-site laundry presents a clear value-add opportunity to further increase rental income.

5117 Everett Avenue offers significant upside, with current rents approximately 36 percent below market, allowing a new owner to capture meaningful revenue growth over time.

Maywood's multifamily market is supported by dense population, limited housing supply, and strong renter demand driven by its proximity to major employment hubs throughout Southeast Los Angeles. The area continues to experience consistent occupancy levels, with renters attracted to attainable price points relative to neighboring submarkets. These fundamentals position 5117 Everett Avenue as a compelling investment in a supply-constrained, high-demand rental corridor.

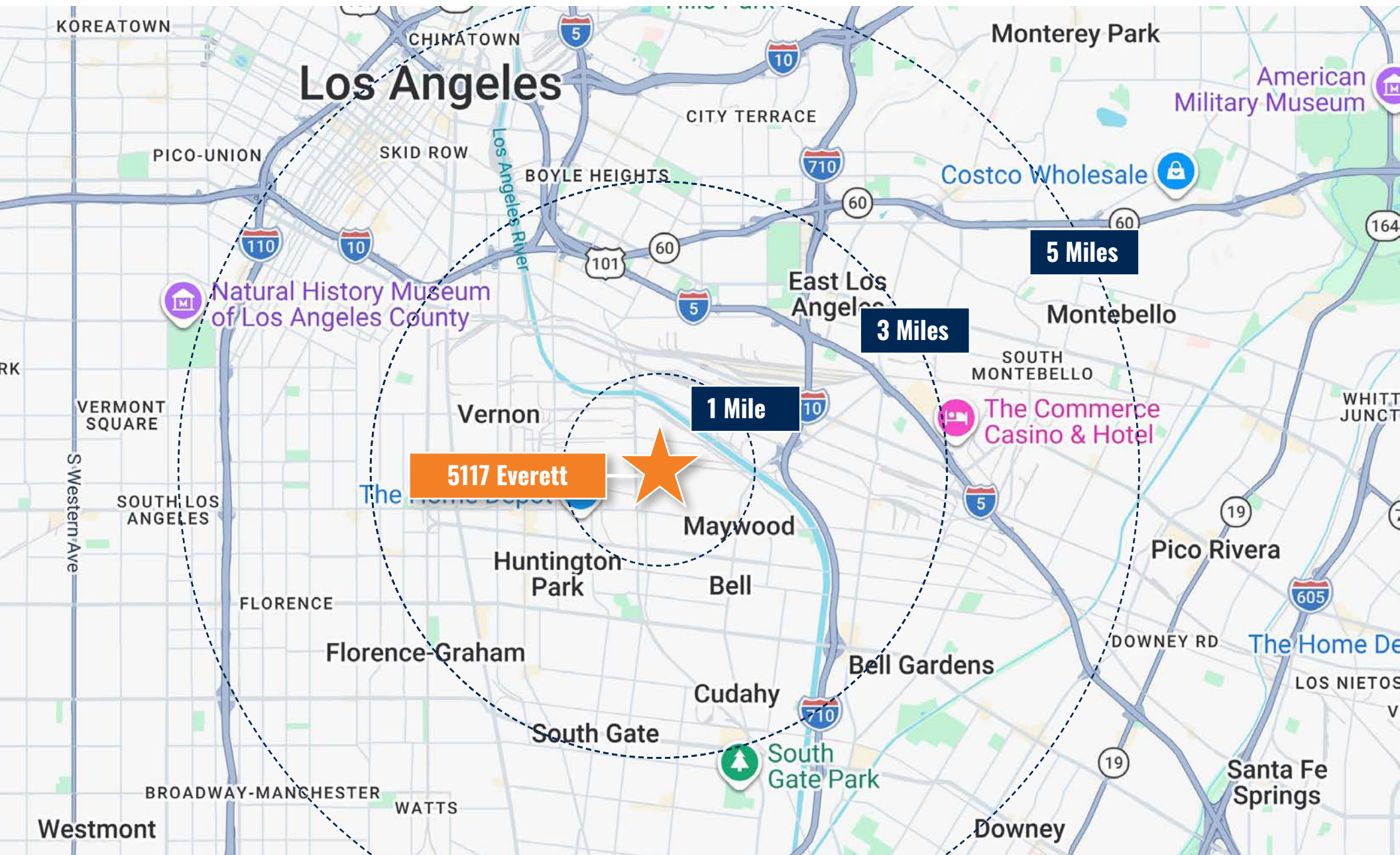
INVESTMENT HIGHLIGHTS

- Eight-Unit Apartment Property With All Single-Story Units: Asset comprises a triplex and a five-unit building featuring a mix of seven one-bedrooms and one studio
- Attractive Value-Add Opportunity: Current rents are approximately 36% below market, offering significant upside potential through strategic rent increases and operational improvements.
- Large Corner Lot With Ample Yard and Parking Space: 0.39-acre corner lot with 16 parking spaces, plus private patios and shared yard areas that support tenant retention and demand
- High-Demand Rental Location: Located in a dense, supply-constrained Maywood submarket with consistently strong occupancy driven by proximity to major Southeast Los Angeles employment centers.

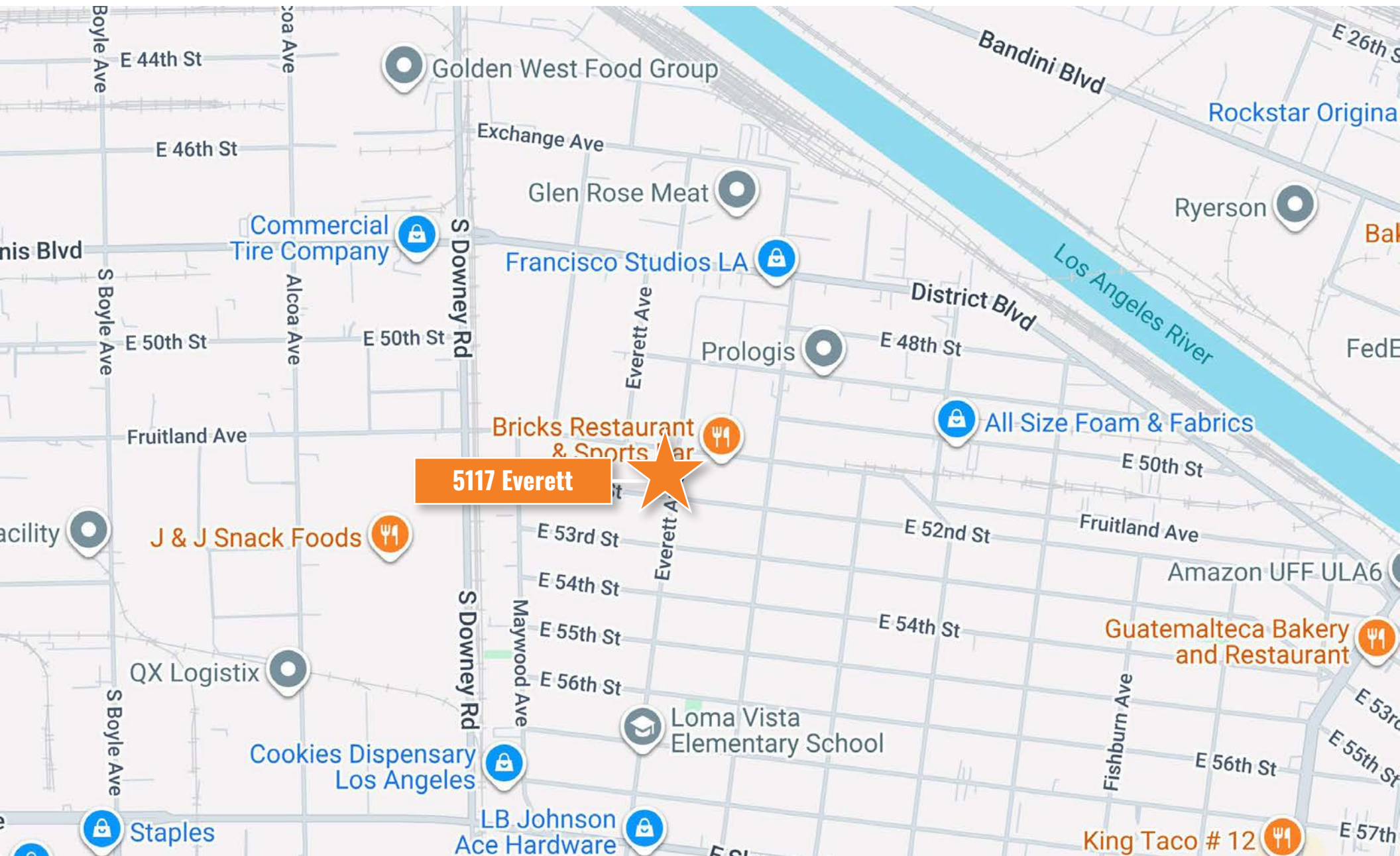




PROPERTY LOCATION



PROPERTY LOCATION



PRICING SUMMARY

PRICING & PROPERTY DETAILS

Address	5117 Everett Avenue Maywood, CA 90270
List Price	\$1,200,000
No. of Units	8
Rentable SF	3,904
Price/Unit	\$150,000
Price/SF	\$307
Lot Size (SF)	17,023
Year Built	1953

VITAL DATA	CURRENT	PRO FORMA
NOI	\$62,947	\$103,174
Cap Rate	5.25%	8.60%
GRM	10.00	7.35



INCOME & EXPENSES

NO. OF UNITS	UNIT TYPE	% OF UNITS	AVG. CURRENT RENT	TOTAL RENT	PRO FORMA RENT	TOTAL RENT
7	1 Bed / 1 Bath	88%	\$1,250	\$8,750	\$1,750	\$12,250
1	Studio	13%	\$1,250	\$1,250	\$1,350	\$1,350
8	Total			\$10,000		\$13,600

ANNUALIZED EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$18,497	\$18,497
Insurance	\$8,000	\$8,000
Utilities	\$11,100	\$11,100
Repairs & Maint.	\$5,600	\$5,600
Management Fee	\$4,656	\$6,332
Contract Services	\$2,000	\$2,000
Turnover Costs	\$2,000	\$2,000
CAPEX/Reserves	\$1,600	\$1,600
Total	\$53,453	\$55,130
Per Unit	\$6,682	\$6,891
Per SF	\$13.69	\$14.12
% EGI	45.92%	34.83%

ANNUALIZED OPERATING DATA	CURRENT	PRO FORMA
All Units at Market Rent	\$163,200	\$163,200
Less: Loss to Lease	\$43,200	\$0
Gross Potential Rent	\$120,000	\$163,200
Less: Vacancy Allowance	\$3,600	\$4,896
Effective Gross Income	\$116,400	\$158,304
Less: Expenses	\$53,453	\$55,130
Net Operating Income	\$62,947	\$103,174

RENT ROLL

UNIT NO.	UNIT TYPE	CURRENT RENT	PRO FORMA RENT
1	1 Bed / 1 Bath	\$1,250	\$1,750
2	1 Bed / 1 Bath	\$1,250	\$1,750
3	1 Bed / 1 Bath	\$1,250	\$1,750
4	1 Bed / 1 Bath	\$1,250	\$1,750
5	1 Bed / 1 Bath	\$1,250	\$1,750
6	1 Bed / 1 Bath	\$1,250	\$1,750
7	1 Bed / 1 Bath	\$1,250	\$1,750
8	Studio	\$1,250	\$1,350
8	Total	\$10,000	\$13,600

10-YEAR CASH FLOW

	APR-27	APR-28	APR-29	APR-30	APR-31	APR-32	APR-33	APR-34	APR-35	APR-36
Income										
All Units at Market Rent	\$169,728	\$176,517	\$183,578	\$190,921	\$198,558	\$206,500	\$214,760	\$223,350	\$232,284	\$241,576
Gain (Loss)-to-Lease	(\$41,904)	(\$40,647)	(\$39,427)	(\$38,245)	(\$37,097)	(\$35,984)	(\$34,905)	(\$33,858)	(\$32,842)	(\$31,857)
Gross Potential Rent	\$127,824	\$135,870	\$144,150	\$152,676	\$161,460	\$170,516	\$179,855	\$189,493	\$199,443	\$209,719
Vacancy Allowance	(\$3,835)	(\$4,076)	(\$4,325)	(\$4,580)	(\$4,844)	(\$5,115)	(\$5,396)	(\$5,685)	(\$5,983)	(\$6,292)
Effective Gross Income	\$123,989	\$131,794	\$139,826	\$148,096	\$156,617	\$165,400	\$174,460	\$183,808	\$193,459	\$203,428
Expenses										
Real Estate Taxes	\$18,867	\$19,245	\$19,630	\$20,022	\$20,423	\$20,831	\$21,248	\$21,673	\$22,106	\$22,548
Insurance	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438
Utilities	\$11,100	\$11,433	\$11,776	\$12,129	\$12,493	\$12,868	\$13,254	\$13,652	\$14,061	\$14,483
Repairs & Maint.	\$5,600	\$5,768	\$5,941	\$6,119	\$6,303	\$6,492	\$6,687	\$6,887	\$7,094	\$7,307
Management Fee	\$4,960	\$5,272	\$5,593	\$5,924	\$6,265	\$6,616	\$6,978	\$7,352	\$7,738	\$8,137
Contract Services	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610
Turnover Costs	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610
CAPEX/Reserves	\$1,600	\$1,648	\$1,697	\$1,748	\$1,801	\$1,855	\$1,910	\$1,968	\$2,027	\$2,088
Total Expenses	\$54,127	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE
Net Operating Income	\$69,862	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE	#VALUE

INCOME & EXPENSE NOTES

Pro forma rents represent all units at adjusted market rents. Market rents are underwritten using comparable market rents and assume that the buyer will continue to upgrade the units to market levels, with similar features, upgrades, and amenities as surrounding area properties.

Pro forma vacancy loss is underwritten at 3%, which is common for an asset located in this area. Loss-to-lease is underwritten as market rents, less the properties current rent roll.

Real estate taxes are calculated on proposed pricing at an ad valorem rate of 1.27514799% on the full value of the land and improvements and \$3195.56 for special assessments which was obtained from the LA County Tax Assessor's Office.

Pro forma insurance is underwritten as provided from historical operations.

Pro forma utilities is underwritten as provided from historical operations.

Pro forma repairs and maintenance expense is estimated at \$700 per unit. A standard amount for a building of this size, age, and condition.

Pro forma management fee expense is underwritten at 4% of gross operating income.

Pro forma pest control expense is underwritten at \$100 per unit, pro forma landscaping expense is underwritten at \$150 per unit, and both are rolled into contract services.

Pro forma turnover cost is underwritten at \$250 per unit.

Pro forma replacements and reserves is underwritten at \$200 per unit, and represents industry standards for an asset of this size and age.



**SALES
COMPARABLES**

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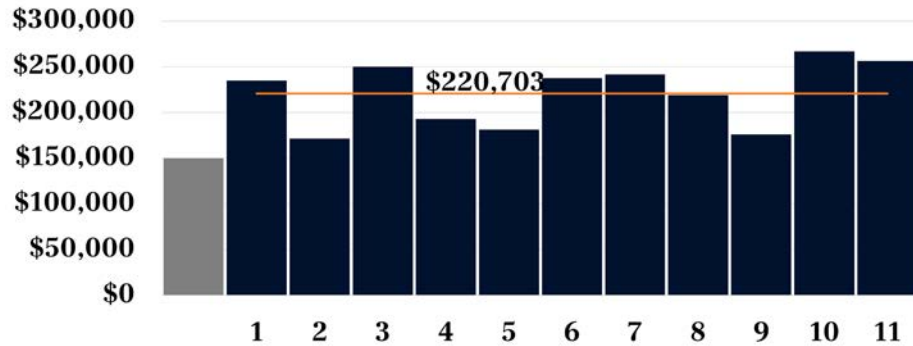
SALES COMPARABLES



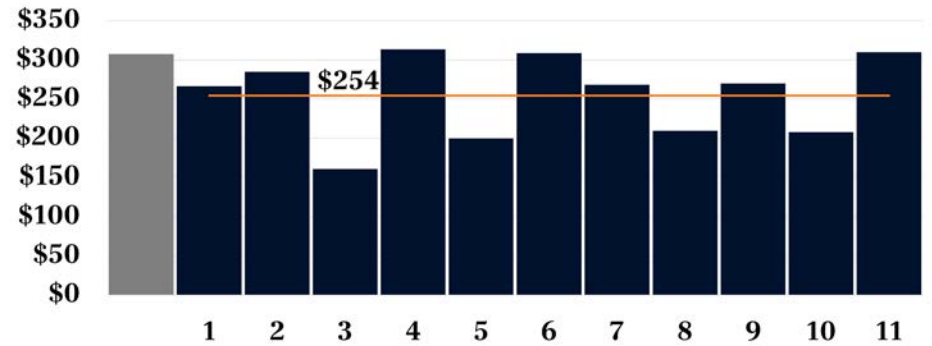
NO.	ADDRESS	PRICE	UNITS	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	SALE DATE
1	4127 E 57th Street	\$1,175,000	5	\$235,000	\$266	5.26%	13.46	1/19/2026
2	2528 E 54th Street	\$1,200,000	7	\$171,429	\$285	5.67%	11.58	1/5/2026
3	3425 Live Oak Street	\$1,250,000	5	\$250,000	\$161	6.96%	10.74	11/21/2025
4	7102 Malabar Street	\$2,700,000	14	\$192,857	\$314	4.00%	14.00	8/26/2025
5	7009 Seville Avenue	\$1,450,000	8	\$181,250	\$200	5.35%	11.60	8/19/2025
6	4053 E 60th Street	\$1,900,000	8	\$237,500	\$309	6.01%	11.90	7/26/2025
7	6501 Stafford Avenue	\$1,208,000	5	\$241,600	\$268	--	N/A	7/2/2025
8	4724 E 58th Street	\$1,095,000	5	\$219,000	\$209	3.84%	13.36	6/11/2025
9	4631 E 53rd Street	\$880,000	5	\$176,000	\$270	--	N/A	5/21/2025
10	6825 Albany Street	\$4,000,000	15	\$266,667	\$208	8.42%	8.48	5/6/2025
11	6048 King Ave	\$1,795,000	7	\$256,429	\$310	6.00%	10.86	In Escrow
Comparables Average				\$220,703	\$254	5.72%	11.78	
Subject	5117 Everett Avenue	\$1,200,000	8	\$150,000	\$307	5.25%	10.00	

SALES COMPARABLES

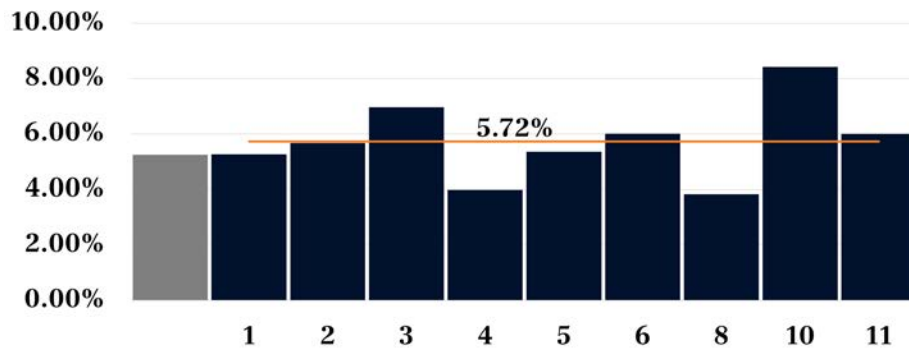
Price Per Unit



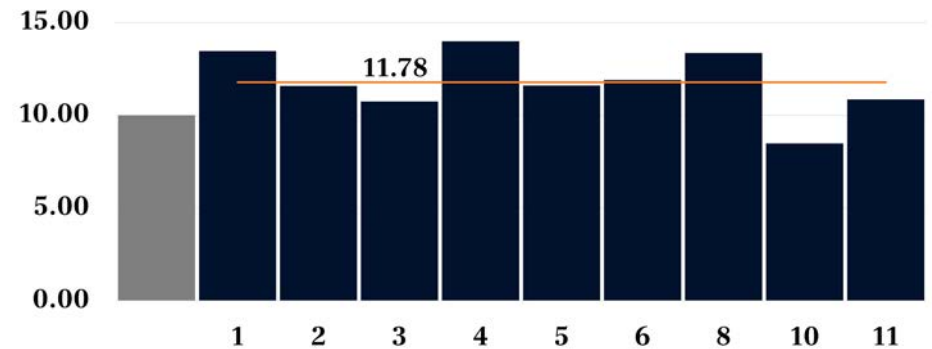
Price Per SF



Cap Rate



GRM



SALES COMPARABLES



4127 E 57th St
Maywood, CA 90270-2857

Sale Date	1/19/2026
Price	\$1,175,000
Units	5
Price/Unit	\$235,000
Price/SF	\$266.32
Cap Rate	5.26%
GRM	13.46
Year Built	1922

Unit Mix	
5	Two-Bedroom



2528 E 54th St
Huntington Park, CA 90255-2509

Sale Date	1/5/2026
Price	\$1,200,000
Units	7
Price/Unit	\$171,429
Price/SF	\$284.76
Cap Rate	5.67%
GRM	11.58
Year Built	1948

Unit Mix	
6	One-Bedroom
1	Three-Bedroom



3425 Live Oak St
Huntington Park, CA 90255

Sale Date	11/21/2025
Price	\$1,250,000
Units	5
Price/Unit	\$250,000
Price/SF	\$160.54
Cap Rate	6.96%
GRM	10.74
Year Built	1963

Unit Mix	
5	Two-Bedroom

SALES COMPARABLES



7102 Malabar St

Huntington Park, CA 90255-4702

Sale Date	8/26/2025
Price	\$2,700,000
Units	14
Price/Unit	\$192,857
Price/SF	\$313.66
Cap Rate	4.00%
GRM	14.00
Year Built	1953

Unit Mix

14	One-Bedroom



7009 Seville Ave

Huntington Park, CA 90255-5941

Sale Date	8/19/2025
Price	\$1,450,000
Units	8
Price/Unit	\$181,250
Price/SF	\$199.72
Cap Rate	5.35%
GRM	11.60
Year Built	1964

Unit Mix

8	Two-Bedroom



4053 E 60th St

Huntington Park, CA 90255

Sale Date	7/26/2025
Price	\$1,900,000
Units	8
Price/Unit	\$237,500
Price/SF	\$308.74
Cap Rate	6.01%
GRM	11.90
Year Built	1930

Unit Mix

8	One-Bedroom

SALES COMPARABLES



**6501 Stafford Ave
Huntington Park, CA 90255**

Sale Date	7/2/2025
Price	\$1,208,000
Units	5
Price/Unit	\$241,600
Price/SF	\$268.33
Cap Rate	--
GRM	N/A
Year Built	1961

Unit Mix	
4	One-Bedroom
1	Three-Bedroom



**4724 E 58th St
Maywood, CA 90270**

Sale Date	6/11/2025
Price	\$1,095,000
Units	5
Price/Unit	\$219,000
Price/SF	\$209.49
Cap Rate	3.84%
GRM	13.36
Year Built	1964

Unit Mix	
4	Two-Bedroom
1	Four-Bedroom



**4631 E 53rd St
Maywood, CA 90270-2444**

Sale Date	5/21/2025
Price	\$880,000
Units	5
Price/Unit	\$176,000
Price/SF	\$269.86
Cap Rate	--
GRM	N/A
Year Built	1952

Unit Mix	
4	One-Bedroom
1	Two-Bedroom

SALES COMPARABLES

10



6825 Albany St
Huntington Park, CA 90255

Sale Date	5/6/2025
Price	\$4,000,000
Units	15
Price/Unit	\$266,667
Price/SF	\$207.81
Cap Rate	8.42%
GRM	8.48
Year Built	1962

Unit Mix	
5	One-Bedroom
10	Two-Bedroom

11



6048 King Ave
Maywood, CA 90270-3260

Sale Date	In Escrow
Price	\$1,795,000
Units	7
Price/Unit	\$256,429
Price/SF	\$309.82
Cap Rate	6.00%
GRM	10.86
Year Built	1964

Unit Mix	
6	Two-Bedroom
1	Three-Bedroom





**RENT
COMPARABLES**

Marcus & Millichap
THE BOGIE GROUP

RENT COMPARABLES



NO.	ADDRESS	UNIT TYPE	UNIT SQFT	MONTHLY RENT	RENT PER SF
1	3741 E 55th St, Maywood	1BD / 1BA	500	\$1,700	\$3.40
2	5219 Maywood Ave #3/4, Maywood,	1BD / 1BA	900	\$1,725	\$1.92
3	5437 Maywood Ave #6, Maywood	1BD / 1BA	-	\$1,600	-
4	4748 E 56th st, Maywood	Studio	-	\$1,595	-
5	4443 E 55th St, Maywood	Studio	300	\$1,400	\$4.67
6	5610 1/2 Atlantic Blvd, Maywood	Studio	-	\$1,095	-



3741 E 55th St, Maywood

1BD / 1BA \$1,700



5219 Maywood Ave #3/4, Maywood,

1BD / 1BA \$1,725



5437 Maywood Ave #6, Maywood

1BD / 1BA \$1,600



4748 E 56th St, Maywood

Studio \$1,595



4443 E 55th St, Maywood

Studio \$1,400



5610 1/2 Atlantic Blvd, Maywood

Studio \$1,095





**MARKET
OVERVIEW**

Marcus & Millichap
THE BOGIE GROUP

MARKET OVERVIEW

SOUTH LOS ANGELES

Bound by Downtown Los Angeles to the north, South Bay and Long Beach to the south, Interstate 405 to the west and the Los Angeles River to the east, the South Los Angeles area encompasses more than 10 incorporated cities and nearly one-sixth of the greater Los Angeles metro population — approximately 1.6 million residents. Proximity to both Los Angeles International Airport, as well as the Ports of Los Angeles and Long Beach, underpin South Los Angeles as an important thoroughway for both commercial and personal traffic. A lower cost of living relative to other nearby neighborhoods also makes South Los Angeles an attractive residential option for households.



Population
1.3M

Growth 2024-2029*
1.4%



Households
482K

Growth 2024-2029*
2.1%



Median Age
33.0

U.S. Median
38.7



Median HH Income
\$53,700

U.S. Median
\$68,500

* Forecast

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

Metro Highlights

- **PROFESSIONAL SPORTS:** SoFi Stadium, home to both the Los Angeles Rams and Los Angeles Chargers national football teams, has driven new sports tourism to the market.
- **CULTURAL AMENITIES:** South Los Angeles has multiple museums, including the South Gate Museum and Art Gallery, as well as the Compton Art and History Museum.
- **HIGHER EDUCATION:** With nearly 25,000 faculty and staff supporting 47,000 undergraduate and graduate students, the University of Southern California is South Los Angeles' most prominent and prestigious academic institution.

Economy Highlights

- South Los Angeles' health care sector is distinguished by multiple Kaiser Permanente medical offices, as well as several hospitals, such as King Memorial Hospital.
- Defense contractors Northrop Grumman and Boeing operate campuses on the southwestern edge of the market. Both companies stand among the top employers for the entire Los Angeles metro.
- Hosting to Super Bowl LVI in 2022, as well as the Eras and Renaissance tours in 2023, SoFi Stadium has become a premier venue for major entertainment events in the Los Angeles metro, benefiting Inglewood and surrounding areas. The venue is slated to host a notable collection of events, including FIFA World Cup games in 2026 and Super Bowl LXI in early 2027.

LOCAL DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	20,498	299,355	944,015
2025 Estimate			
Total Population	20,500	299,158	939,180
2020 Census			
Total Population	21,521	316,427	986,911
2010 Census			
Total Population	22,970	330,933	988,159
Daytime Population			
2025 Estimate	19,381	274,254	1,008,977
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,741	84,834	283,285
2025 Estimate			
Total Households	5,695	84,043	279,360
Average (Mean) Household Size	3.6	3.6	3.5
2020 Census			
Total Households	5,616	82,630	272,139
2010 Census			
Total Households	5,494	79,281	248,984
Growth 2025-2030	0.8%	0.9%	1.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	5,860	87,169	297,633
2025 Estimate	5,813	86,361	293,376
Owner Occupied	1,754	24,844	84,398
Renter Occupied	3,945	59,209	195,053
Vacant	118	2,318	14,016
Persons in Units			
2025 Estimate Total Occupied Units	5,695	84,043	279,360
1 Person Units	12.0%	14.0%	21.5%
2 Person Units	19.5%	19.3%	20.3%
3 Person Units	18.6%	18.1%	15.9%
4 Person Units	21.3%	19.7%	16.7%
5 Person Units	13.9%	13.4%	11.7%
6+ Person Units	14.6%	15.4%	13.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.7%	2.7%	5.0%
\$150,000-\$199,999	5.6%	6.0%	7.0%
\$100,000-\$149,999	17.9%	14.8%	15.4%
\$75,000-\$99,999	16.0%	15.0%	13.5%
\$50,000-\$74,999	16.7%	18.8%	16.6%
\$35,000-\$49,999	10.5%	13.0%	11.8%
\$25,000-\$34,999	13.3%	10.4%	9.2%
\$15,000-\$24,999	9.1%	8.9%	8.9%
Under \$15,000	8.2%	10.5%	12.6%
Average Household Income	\$75,437	\$73,526	\$78,569
Median Household Income	\$61,442	\$60,109	\$62,878
Per Capita Income	\$21,063	\$20,754	\$24,387
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	20,500	299,158	939,180
Under 20	29.5%	29.7%	28.0%
20 to 34 Years	22.7%	22.7%	24.0%
35 to 39 Years	7.5%	7.1%	7.5%
40 to 49 Years	13.7%	13.5%	13.3%
50 to 64 Years	16.1%	16.2%	16.4%
Age 65+	10.6%	10.8%	10.8%
Median Age	35.0	35.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	13,009	188,710	607,319
Elementary (0-8)	33.1%	31.7%	26.8%
Some High School (9-11)	15.4%	16.2%	15.2%
High School Graduate (12)	26.1%	25.7%	24.0%
Some College (13-15)	13.8%	14.1%	15.3%
Associate Degree Only	3.4%	4.0%	4.7%
Bachelor's Degree Only	6.1%	6.6%	10.1%
Graduate Degree	2.2%	1.7%	3.9%
Population by Gender			
2025 Estimate Total Population	20,500	299,158	939,180
Male Population	50.3%	50.1%	50.6%
Female Population	49.7%	49.9%	49.4%

INVESTMENT FORECAST

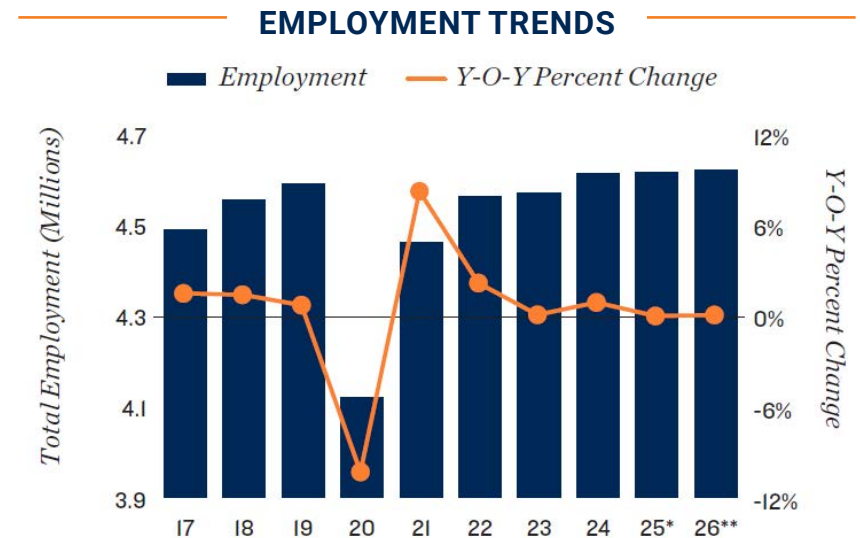
LOS ANGELES METRO 2026

Rental Demand Proves Steadfast, but Metro Faces Heightened Exposure to Broader Headwinds

Emerging and longstanding tailwinds limit the impact of near-term hurdles. After two years of moderate vacancy compression, Los Angeles' rental market will face several challenges in 2026 that could alter the trajectory of local demand. Home to the nation's fourth-largest immigrant population — more than 4 million people as of 2023 — the market will continue to be acutely affected by stricter immigration policies, which reduced the number of individuals arriving to the U.S. legally last year. The ongoing decline in local film- and entertainment-related jobs may also affect the metro's renter pool. Over the past three years, the number of Los Angelenos employed in the motion picture industry has declined by at least 40,000. Fortunately, the market will face limited supply pressure in 2026, as approximately 6,200 units are slated for delivery — the lowest total since 2015. This, along with the metro's longstanding barriers to homeownership, will counter the headwinds affecting the renter pool, keeping the metro in a low-vacancy state over the near term.

Private investor interest apparent. Los Angeles tallied the most transactions among major markets last year, with sub-\$5 million sales accounting for nearly 90 percent of deal flow. Home to below-average rent and Class C vacancy in the 3 percent to 4 percent range, Greater Inglewood, Long Beach, and other parts of South Bay should continue to attract upside-seeking buyers targeting assets that command similar capital infusions. Exhibiting comparable fundamentals, the San Gabriel and San Fernando valleys will represent additional centers of Class C trading in 2026, with investors often acquiring assets via 1031

exchange. In Los Angeles proper, investor demand for these assets will be impacted by recent changes to the city's rent stabilization ordinance, which now caps rent increases for apartments built before 1978 at 4 percent or 90 percent of CPI.



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

2026 Market Forecast



+0.1%
employment
increase

EMPLOYMENT

Aided by healthcare hiring, Los Angeles registers a second straight year of modest job creation that translates to the addition of 6,000 positions.



6,200
units
will be completed

CONSTRUCTION

For the fifth consecutive year, local apartment inventory expands by less than 1 percent. Deliveries in Los Angeles proper account for nearly half the units added metrowide.



10
basis point
increase in vacancy

VACANCY

Supply and demand remain aligned despite the metro's exposure to several significant headwinds. As such, vacancy dips slightly to 4.3 percent — on par with the market's long-term average.

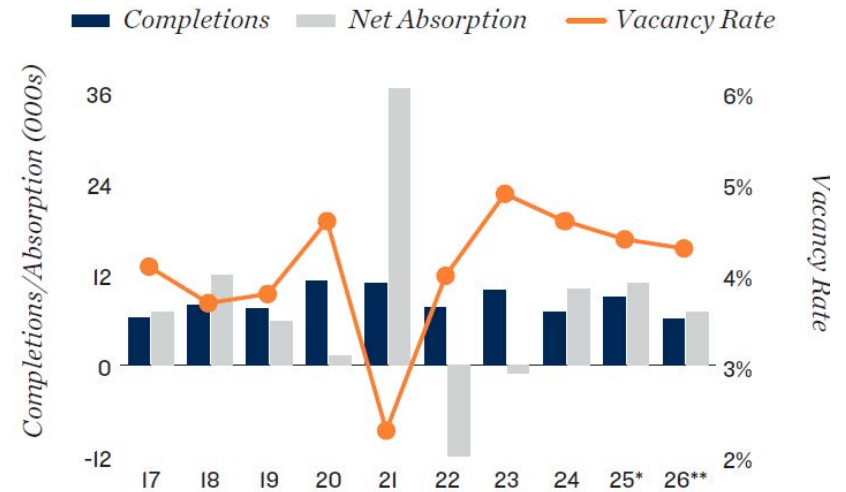


1.7%
increase in
effective rent

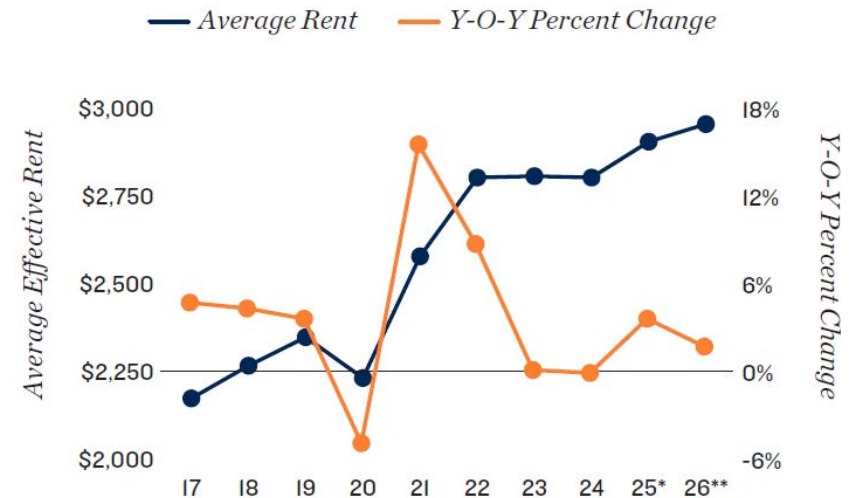
RENT

Four-year-low vacancy, fueled partially by encouraging renewal activity, supports moderate rent growth in 2026. The metro's average effective rate ends this year at \$2,950 per month.

SUPPLY & DEMAND



RENT TRENDS



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.



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