

# Casa Galleria

4550 W. 173<sup>rd</sup> Street, Lawndale, CA  
an exclusively offered 16-unit multifamily asset



Marcus & Millichap

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Casa  
Galleria

4546

4550

NO PARKING





**INVESTMENT  
ANALYSIS**

**Marcus & Millichap**  
THE BOGIE GROUP

# Executive Summary

## Property Information

Address	4550 West 173 <sup>rd</sup> Street, Lawndale, CA 90260
Units	16
Building SF	7,932
Year Built	1958
Lot SF	11,452
APN	4081-025-039
Zoning	LNR3PY

## Pricing

List Price	\$4,195,000
Price/Unit	\$262,188
Price/SF	\$529
Cap Rate (Current)	5.72%
Cap Rate (Market)	6.59%

## Utilities

Electricity	Master Metered
Gas	Separately Metered
Water	Master Metered





## Investment Description

Marcus & Millichap is pleased to present to market Casa Galleria, a 16-unit apartment complex located at 4550 West 173<sup>rd</sup> Street in Lawndale, California. This property presents a great opportunity to acquire a thoughtfully maintained asset in the desirable inland South Bay rental market, where easy access to beaches, employers, and freeway proximity contribute to consistent rental demand.

Casa Galleria consists of two eight-unit apartment buildings with all one-bedroom/one-bath units, as well as a management office. The property gleams with new exterior paint, landscaping and exterior lighting, and units have been renovated upon turnover with modern interiors. 11 of 16 units have been renovated. Furthermore, the roofs are newer and the parking lot is repaved. The units are separately metered for gas and master metered for electric and water; a RUBS program is in place to recoup utility costs and maximize net operating income.

The property is located just around the corner from the South Bay Galleria, which is undergoing a multimillion-dollar project that will redevelop a portion of the site to a mixed-use asset, signaling renter demand for the area. In addition to Galleria retailers, Casa Galleria residents enjoy convenient proximity to amenities, freeways, and recreation: Target and Sprouts are a half-mile away, the 405 Freeway is only a mile away, and the beach is a quick 10-minute drive.



## Investment Highlights

- 16-Unit Inland South Bay Asset: Casa Galleria offers two buildings with all one-bedroom units, laundry facilities, and on-site parking in the sought-after inland South Bay market
- Thoughtfully Maintained Asset: Property boasts new exterior paint, landscaping, stylish exterior lighting, modern renovated interiors in select units, newer roofs, and a repaved parking lot
- RUBS Program Recoups Utility Costs: To maximize net operating income, a RUBS program is in place to recoup utility expenses
- Positioned for Stable Rental Demand: Residents enjoy a desirable lifestyle with easy access to shopping, dining, recreation, and freeways. 10 Minutes to the beach and easy access to Manhattan Beach and Hermosa Beach.
- Steps from Major Redevelopment Activity: Located around the corner from the South Bay Galleria, Casa Galleria stands to benefit from the site's mixed-use redevelopment project





# Phase II Unit Upgrades January 2024 - Present

5 Units have been remodeled with stylish upgraded interiors similar to the unit shown here. Additional units were remodeled during a first phase of alternate-style renovations shown on pages 8-9.





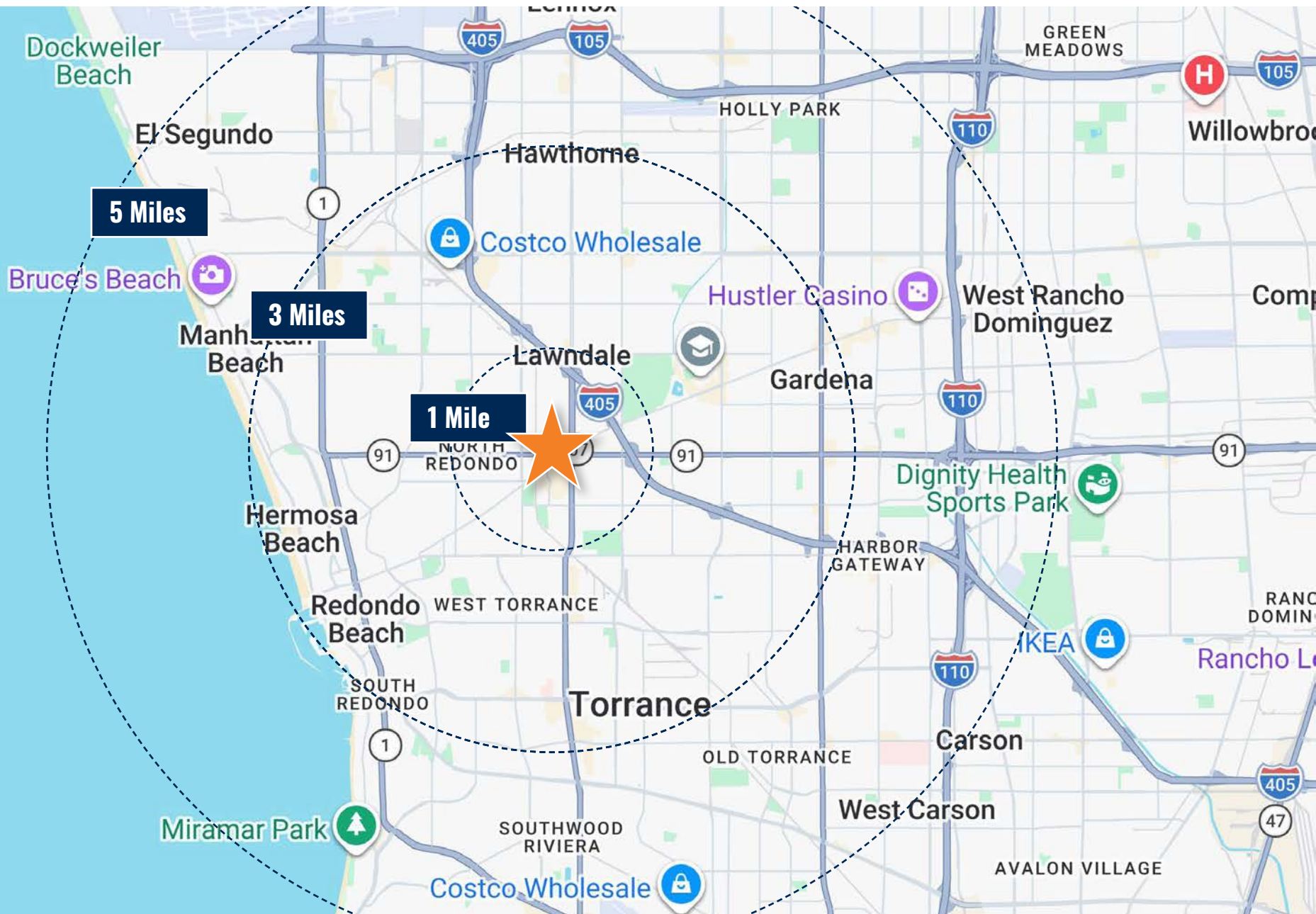
# Phase I Unit Upgrades January 2020 - December 2023

6 Units have been remodeled with upgraded interiors similar to the unit shown here.

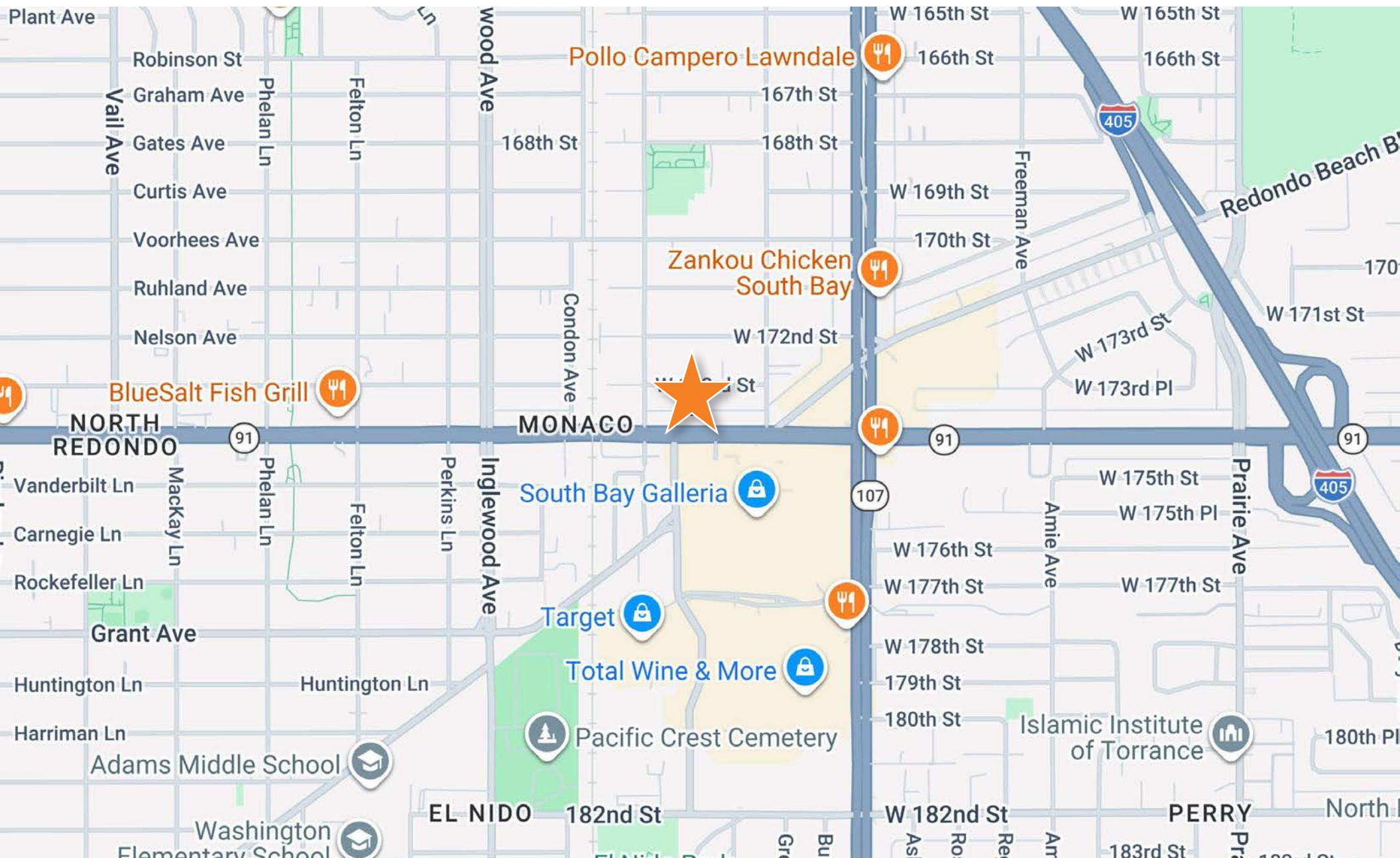




# Property Location



# Property Location



# Pricing Summary

## Pricing & Property Details

Address	4550 West 173 <sup>rd</sup> Street Lawndale, CA 90260
List Price	\$4,195,000
No. of Units	16
Rentable SF	7,932
Price/Unit	\$262,188
Price/SF	\$529
Lot Size (SF)	11,452
Year Built	1958

Vital Data	Current	Pro Forma
NOI	\$239,982	\$276,365
Cap Rate	5.72%	6.59%
GRM	11.52	10.40



# Income & Expenses

Scheduled Monthly Income					
No. of Units	Unit Type	Avg. Current Rent	Total Rent	Pro Forma Rent	Total Rent
16	1 BR / 1 BA	\$1,897	\$30,344	\$2,100	\$33,600
16	Total		\$30,344		\$33,600

Annualized Expenses	Current	Pro Forma
Real Estate Taxes	\$55,603	\$55,603
Insurance	\$15,277	\$15,277
Utilities	\$45,420	\$45,420
Repairs & Maint.	\$6,709	\$6,709
On-Site Payroll	\$8,000	\$8,000
General & Admin	\$1,600	\$1,600
Management Fee	\$15,811	\$17,327
Contract Services	\$3,200	\$3,200
Turnover Costs	\$3,682	\$3,682
<b>Total</b>	<b>\$155,302</b>	<b>\$156,818</b>
Per Unit	\$9,706	\$9,801
Per SF	\$19.58	\$19.77
% EGI	39.29%	36.20%

Annualized Operating Data	Current	Pro Forma
All Units at Market Rent	\$403,200	\$403,200
Less: Loss to Lease	\$39,071	\$0
Gross Potential Rent	\$364,129	\$403,200
Less: Vacancy Allowance	\$10,924	\$12,096
Other Income & RUBs	\$42,079	\$42,079
Effective Gross Income	\$395,284	\$433,183
Less: Expenses	\$155,302	\$156,818
<b>Net Operating Income</b>	<b>\$239,982</b>	<b>\$276,365</b>

# Rent Roll

Unit No.	Unit Type	Current Rent	Pro Forma Rent
4546-A	1 BR / 1 BA	\$1,886	\$2,100
4546-B	1 BR / 1 BA	\$1,925	\$2,100
4546-C	1 BR / 1 BA	\$1,934	\$2,100
4546-D	1 BR / 1 BA	\$1,950	\$2,100
4546-E	1 BR / 1 BA	\$1,957	\$2,100
4546-F	1 BR / 1 BA	\$1,950	\$2,100
4546-G	1 BR / 1 BA	\$1,999	\$2,100
4546-H	1 BR / 1 BA	\$1,936	\$2,100
4550-A	1 BR / 1 BA	\$2,050	\$2,100
4550-B	1 BR / 1 BA	\$1,995	\$2,100
4550-C	1 BR / 1 BA	\$1,891	\$2,100
4550-D	1 BR / 1 BA	\$1,934	\$2,100
4550-E	1 BR / 1 BA	\$1,850	\$2,100
4550-F	1 BR / 1 BA	\$1,950	\$2,100
4550-G	1 BR / 1 BA	\$1,852	\$2,100
4550-H*	1 BR / 1 BA	\$1,285	\$2,100
16	Total	\$30,344	\$33,600

\*Manager

# 10-Year Cash Flow

	JUN-27	JUN-28	JUN-29	JUN-30	JUN-31	JUN-32	JUN-33	JUN-34	JUN-35	JUN-36
Income										
All Units at Market Rent	\$419,328	\$436,101	\$453,545	\$471,687	\$490,554	\$510,177	\$530,584	\$551,807	\$573,879	\$596,834
Gain (Loss)-to-Lease	(\$35,945)	(\$33,070)	(\$30,424)	(\$27,990)	(\$25,751)	(\$23,691)	(\$21,796)	(\$20,052)	(\$18,448)	(\$16,972)
Gross Potential Rent	\$383,383	\$403,031	\$423,121	\$443,697	\$464,803	\$486,486	\$508,788	\$531,755	\$555,431	\$579,862
Vacancy Allowance	(\$11,501)	(\$12,091)	(\$12,694)	(\$13,311)	(\$13,944)	(\$14,595)	(\$15,264)	(\$15,953)	(\$16,663)	(\$17,396)
Other Income	\$43,342	\$44,642	\$45,981	\$47,361	\$48,781	\$50,245	\$51,752	\$53,305	\$54,904	\$56,551
Effective Gross Income	\$415,223	\$435,582	\$456,408	\$477,746	\$499,641	\$522,136	\$545,276	\$569,107	\$593,672	\$619,018
Expenses										
Real Estate Taxes	\$56,715	\$57,849	\$59,006	\$60,187	\$61,390	\$62,618	\$63,870	\$65,148	\$66,451	\$67,780
Insurance	\$15,277	\$15,735	\$16,207	\$16,693	\$17,194	\$17,710	\$18,241	\$18,789	\$19,352	\$19,933
Utilities	\$45,420	\$46,783	\$48,186	\$49,632	\$51,121	\$52,654	\$54,234	\$55,861	\$57,537	\$59,263
Repairs & Maint.	\$6,709	\$6,910	\$7,117	\$7,331	\$7,551	\$7,777	\$8,010	\$8,251	\$8,498	\$8,753
On-Site Payroll	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438
General & Admin	\$1,600	\$1,648	\$1,697	\$1,748	\$1,801	\$1,855	\$1,910	\$1,968	\$2,027	\$2,088
Management Fee	\$16,609	\$17,423	\$18,256	\$19,110	\$19,986	\$20,885	\$21,811	\$22,764	\$23,747	\$24,761
Contract Services	\$3,200	\$3,296	\$3,395	\$3,497	\$3,602	\$3,710	\$3,821	\$3,936	\$4,054	\$4,175
Turnover Costs	\$3,682	\$3,793	\$3,906	\$4,024	\$4,144	\$4,269	\$4,397	\$4,529	\$4,664	\$4,804
Total Expenses	\$157,212	\$161,677	\$166,259	\$170,963	\$175,792	\$180,752	\$185,848	\$191,083	\$196,464	\$201,995
Net Operating Income	\$258,011	\$273,905	\$290,149	\$306,784	\$323,848	\$341,384	\$359,429	\$378,024	\$397,208	\$417,023

# 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 1.220919% on the full value of the land and improvements and \$4,385.55 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 underwritten as provided from historical operations.

Pro forma on-site payroll expense is estimated at 500 per unit.

Pro forma general and administrative expenses is underwritten as provided from historical operations.

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

Pro forma pest control expense is underwritten as provided from historical operations and is rolled into contract services.

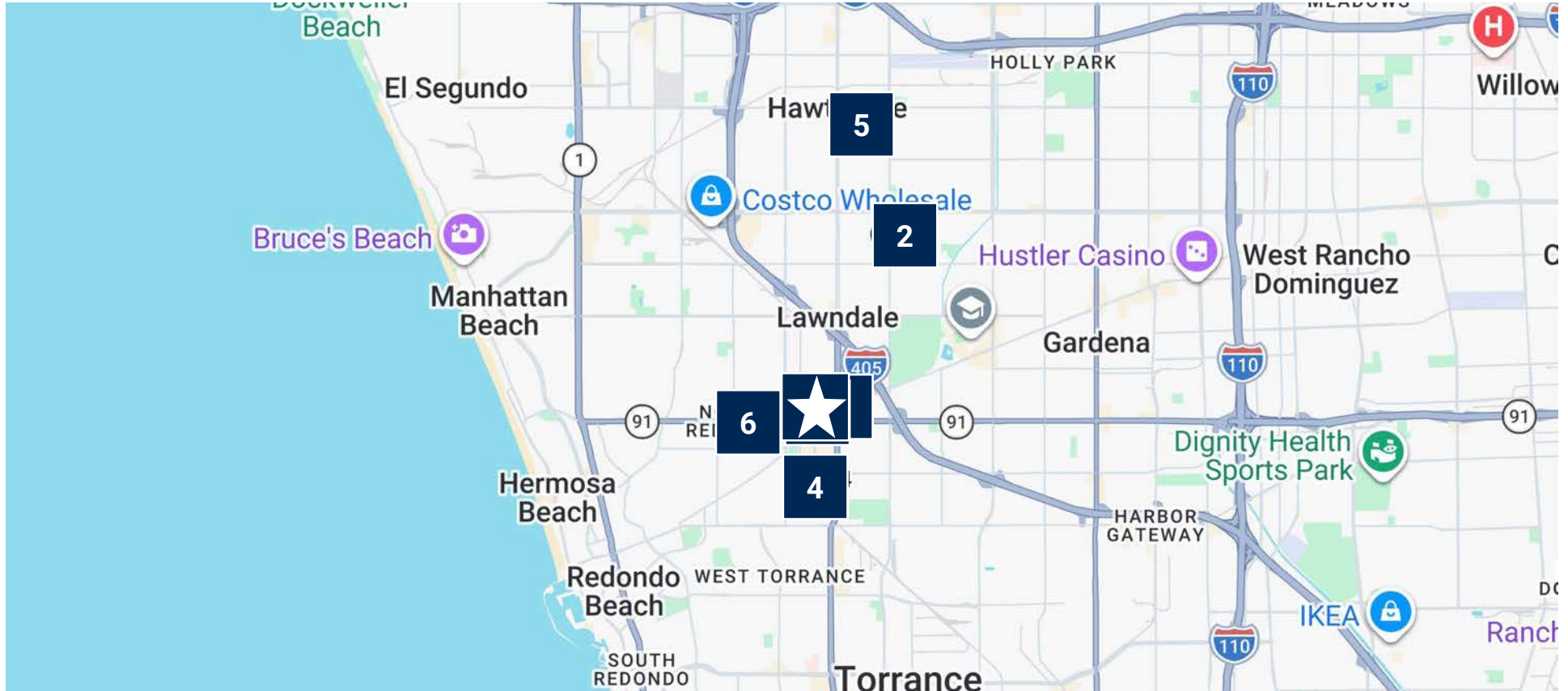
Pro forma turnover costs is underwritten as provided from historical operations.



**SALES  
COMPARABLES**

Marcus & Millichap  
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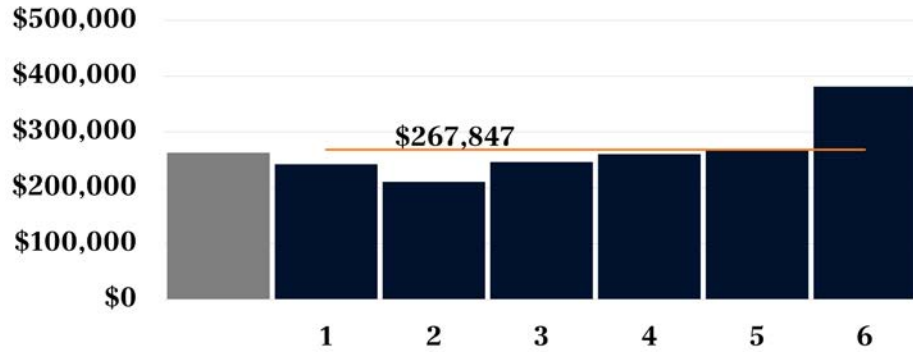
# Sales Comparables



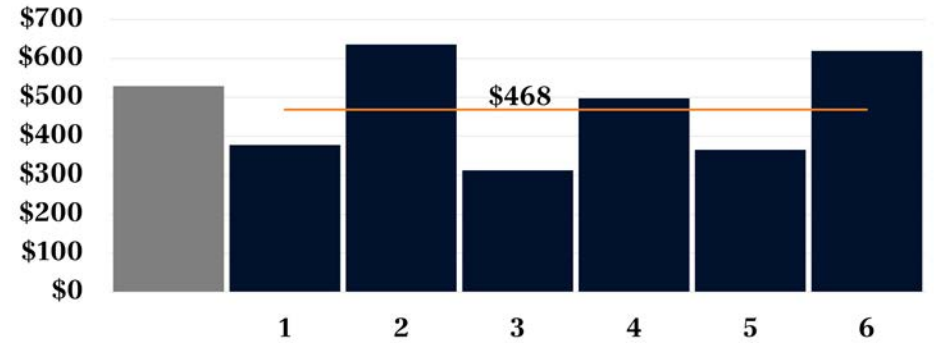
No.	Address	Price	Units	Price/Unit	Price/SF	Cap Rate	GRM	Sale Date
1	4555 W 173rd Street	\$1,450,000	6	\$241,667	\$377	5.60%	11.59	1/21/2026
2	16505-16509 1/2 Prairie Avenue	\$1,680,000	8	\$210,000	\$636	5.94%	10.44	11/13/2025
3	17226 Grevillea Avenue	\$5,900,000	24	\$245,833	\$312	5.46%	10.65	In Escrow
4	18216 Kingsdale Avenue	\$4,675,000	18	\$259,722	\$497	4.25%	14.61	2/2/2026
5	4372 W 130th Street	\$2,150,000	8	\$268,750	\$364	5.23%	12.50	7/12/2024
6	2400 Vanderbilt Lane	\$3,430,000	9	\$381,111	\$619	3.80%	16.33	11/26/2024
Comparables Average				\$267,847	\$468	5.05%	12.69	
Subject	4550 West 173rd Street	\$4,195,000	16	\$262,188	\$529	5.72%	11.52	

# Sales Comparables

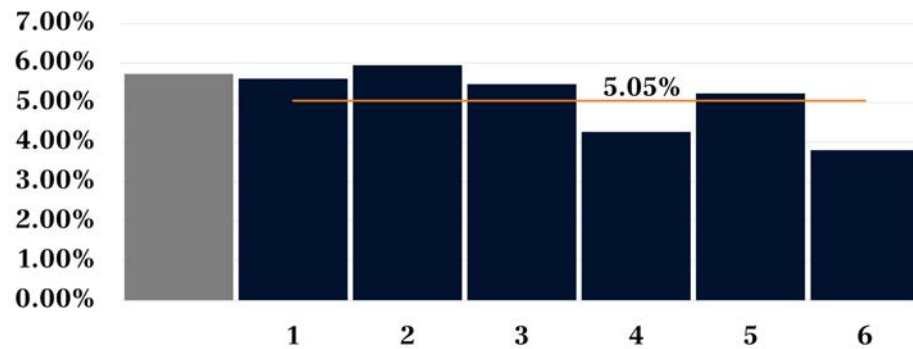
Price Per Unit



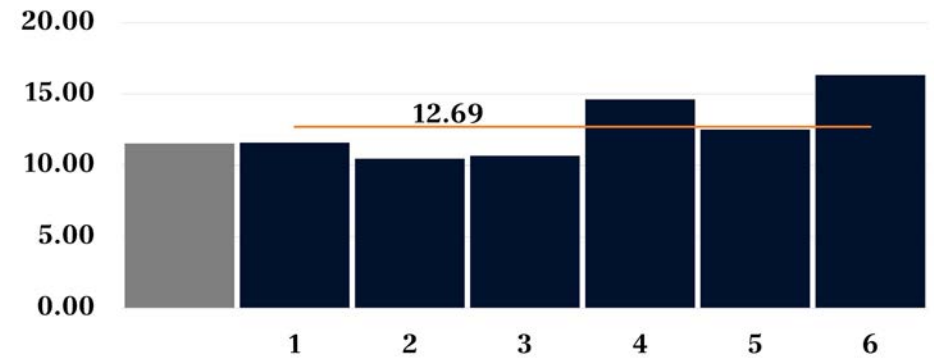
Price Per SF



Cap Rate



GRM



# Sales Comparables



**4555 W 173rd St  
Lawndale, CA 90260-3429**

Sale Date	1/21/2026
Price	\$1,450,000
Units	6
Price/Unit	\$241,667
Price/SF	\$376.82
Cap Rate	5.60%
GRM	11.59
Year Built	1958

Unit Mix	
2	One-Bedroom
4	Two-Bedroom



**16505-16509 1/2 Prairie Ave  
Lawndale, CA 90260-3039**

Sale Date	11/13/2025
Price	\$1,680,000
Units	8
Price/Unit	\$210,000
Price/SF	\$636.36
Cap Rate	5.94%
Estimated GRM	10.44
Year Built	1956

Unit Mix	
8	Studio



**17226 Grevillea Ave  
Lawndale, CA 90260-3471**

Sale Date	In Escrow
Price	\$5,900,000
Units	24
Price/Unit	\$245,833
Price/SF	\$312.04
Cap Rate	5.46%
GRM	10.65
Year Built	1979

Unit Mix	
24	Two-Bedroom

# Sales Comparables



**18216 Kingsdale Ave**

**Redondo Beach, CA 90278-4655**

Sale Date	2/2/2026
Price	\$4,675,000
Units	18
Price/Unit	\$259,722
Price/SF	\$497.45
Cap Rate	4.25%
GRM	14.61
Year Built	1964

Unit Mix	
6	Studio
9	One-Bedroom
3	Two-Bedroom



**4372 W 130th St**

**Hawthorne, CA 90250-5203**

Sale Date	7/12/2024
Price	\$2,150,000
Units	8
Price/Unit	\$268,750
Price/SF	\$364.47
Cap Rate	5.23%
GRM	12.50
Year Built	1959

Unit Mix	
4	One-Bedroom
3	Two-Bedroom
1	Three-Bedroom



**2400 Vanderbilt Ln**

**Redondo Beach, CA 90278-3299**

Sale Date	11/26/2024
Price	\$3,430,000
Units	9
Price/Unit	\$381,111
Price/SF	\$619.36
Estimated Cap Rate	3.80%
GRM	16.33
Year Built	1955

Unit Mix	
8	One-Bedroom
1	Two-Bedroom

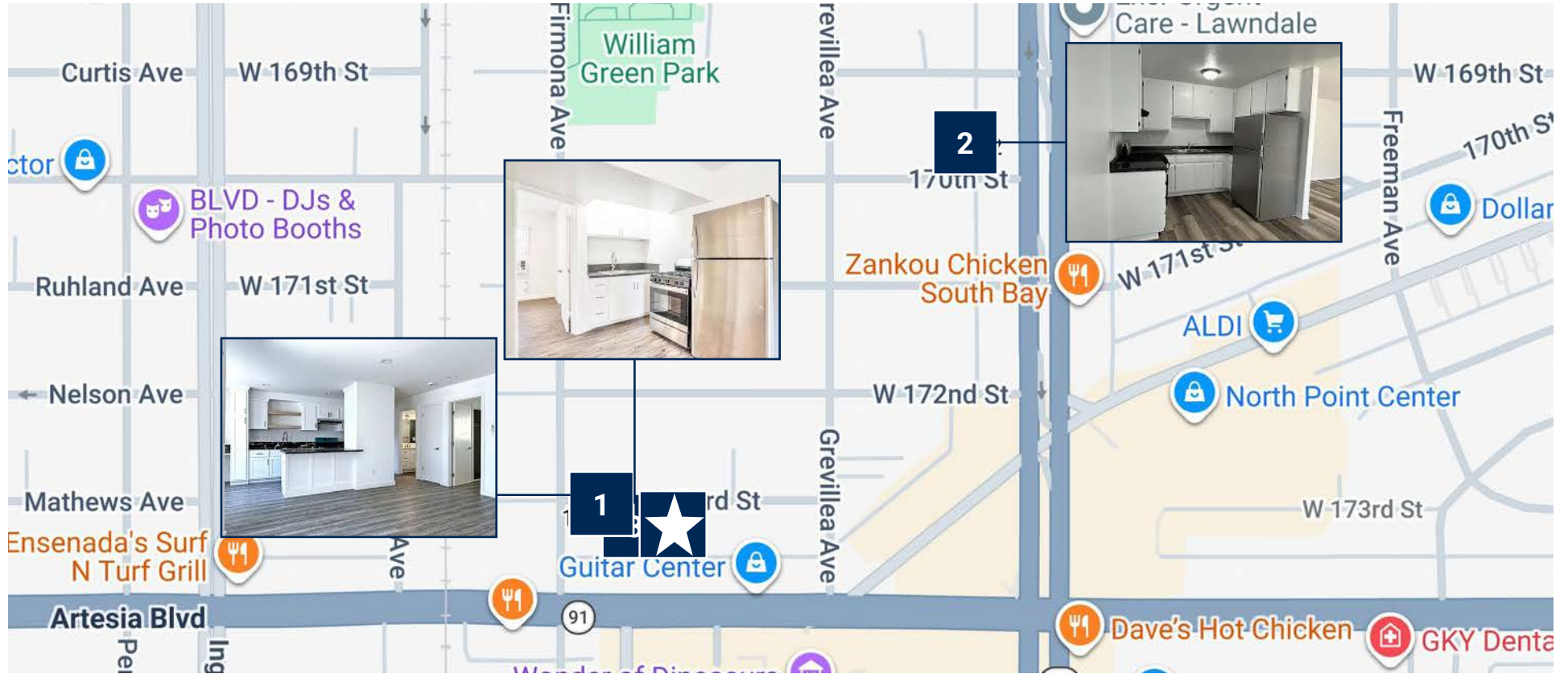




**RENT  
COMPARABLES**

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# Rent Comparables



No.	Address	Unit Type	Unit SqFt	Monthly Rent	Rent Per SF
1	4572 W 173rd Street	1 BR / 1 BA	-	\$2,250	-
2	4415 W 170th Street	1 BR / 1 BA	450	\$2,150	\$4.78
3	4558 W 173rd Street	1 BR / 1 BA	495	\$1,725	\$3.48



**MARKET  
OVERVIEW**

**Marcus & Millichap**  
THE BOGIE GROUP

# Market Overview

## South Bay - Long Beach

The South Bay-Long Beach area of southwestern Los Angeles County contains 21 miles of coastline between Long Beach and El Segundo, and includes Los Angeles International Airport, the Port of Los Angeles and the Port of Long Beach. The region boasts a population of more than 1.3 million and is projected to add roughly 20,000 residents over the next five years. Less than half of the area's households own their home, generating a large rental market. Entering 2024, local apartment vacancy was 5.0 percent.



**Population**  
**1.3M**

Growth 2023-2028\*  
**1.8%**



**Households**  
**489K**

Growth 2023-2028\*  
**2.1%**



**Median Age**  
**39.5**

U.S. Median  
**38.7**



**Median HH Income**  
**\$87,900**

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

- **Port Activity:** The Port of Los Angeles in San Pedro and the adjacent Port of Long Beach are the nation's busiest ports, underpinning employment in the transportation and warehousing sector.
- **Educated Labor Pool:** Educational attainment supports business services and health care-related hiring. The number of residents ages 25 and older with a bachelor's degree exceeds the U.S. mean.
- **Los Angeles International Airport:** The Inglewood-adjacent LAX Airport is undergoing a \$15 billion modernization program to improve operations and capacity. While some upgrades are already complete, the full project is expected to extend to 2030.

### Economy Highlights

- Torrance and Hawthorne in the South Bay are hubs for the aerospace and defense technology industries, highlighted by the presence of Boeing, SpaceX, Honeywell Aerospace and Raytheon.
- A number of corporate headquarters are located in the area. Significant operations are held by American Honda Motor Co. in Torrance and Mattel in El Segundo, while auto parts manufacturer United Pacific and Molina Healthcare call Long Beach home. Several other Fortune 500 firms are based in the area — A-Mark Precious Metals in El Segundo and Skechers USA in Manhattan Beach.
- Major universities in the area include Long Beach State University and California State University, Dominguez Hills in Carson, which have a combined enrollment of more than 50,000 students.

# Local Demographics

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	39,966	279,847	575,728
<b>2025 Estimate</b>			
Total Population	39,644	277,395	570,770
<b>2020 Census</b>			
Total Population	40,596	283,442	584,984
<b>2010 Census</b>			
Total Population	40,062	275,502	574,601
<b>Daytime Population</b>			
2025 Estimate	29,724	294,165	685,604
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	14,772	107,758	217,782
<b>2025 Estimate</b>			
Total Households	14,637	106,735	215,384
Average (Mean) Household Size	2.7	2.6	2.7
<b>2020 Census</b>			
Total Households	14,395	104,876	210,997
<b>2010 Census</b>			
Total Households	14,072	102,407	204,956
Growth 2025-2030	0.9%	1.0%	1.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2030 Projection	15,280	112,352	227,373
2025 Estimate	15,142	111,285	224,865
Owner Occupied	6,730	51,333	101,159
Renter Occupied	7,913	55,433	114,276
Vacant	506	4,550	9,481
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	14,637	106,735	215,384
1 Person Units	24.1%	26.6%	26.4%
2 Person Units	29.6%	31.1%	30.2%
3 Person Units	18.5%	17.3%	17.2%
4 Person Units	15.9%	14.8%	14.8%
5 Person Units	7.3%	6.6%	6.8%
6+ Person Units	4.6%	3.6%	4.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	19.8%	23.9%	20.4%
\$150,000-\$199,999	12.0%	12.1%	11.6%
\$100,000-\$149,999	18.9%	18.3%	19.1%
\$75,000-\$99,999	14.6%	11.7%	11.8%
\$50,000-\$74,999	13.4%	12.7%	13.3%
\$35,000-\$49,999	8.3%	7.6%	8.1%
\$25,000-\$34,999	5.4%	4.6%	5.2%
\$15,000-\$24,999	4.3%	3.9%	4.4%
Under \$15,000	3.4%	5.2%	6.0%
Average Household Income	\$133,782	\$144,210	\$132,934
Median Household Income	\$108,444	\$119,975	\$110,291
Per Capita Income	\$50,118	\$56,151	\$51,274
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	39,644	277,395	570,770
Under 20	23.8%	22.8%	22.9%
20 to 34 Years	20.2%	19.4%	19.5%
35 to 39 Years	8.3%	7.7%	7.4%
40 to 49 Years	14.9%	14.4%	13.9%
50 to 64 Years	19.5%	20.3%	20.3%
Age 65+	13.3%	15.5%	15.9%
Median Age	38.0	40.0	40.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	28,079	200,027	409,363
Elementary (0-8)	8.9%	6.2%	7.6%
Some High School (9-11)	5.0%	4.8%	5.8%
High School Graduate (12)	20.1%	16.9%	18.3%
Some College (13-15)	16.5%	17.1%	18.0%
Associate Degree Only	7.8%	7.2%	7.3%
Bachelor's Degree Only	28.5%	30.4%	27.8%
Graduate Degree	13.2%	17.4%	15.3%
<b>Population by Gender</b>			
2025 Estimate Total Population	39,644	277,395	570,770
Male Population	50.1%	50.0%	49.6%
Female Population	49.9%	50.0%	50.4%

# Investment Forecast

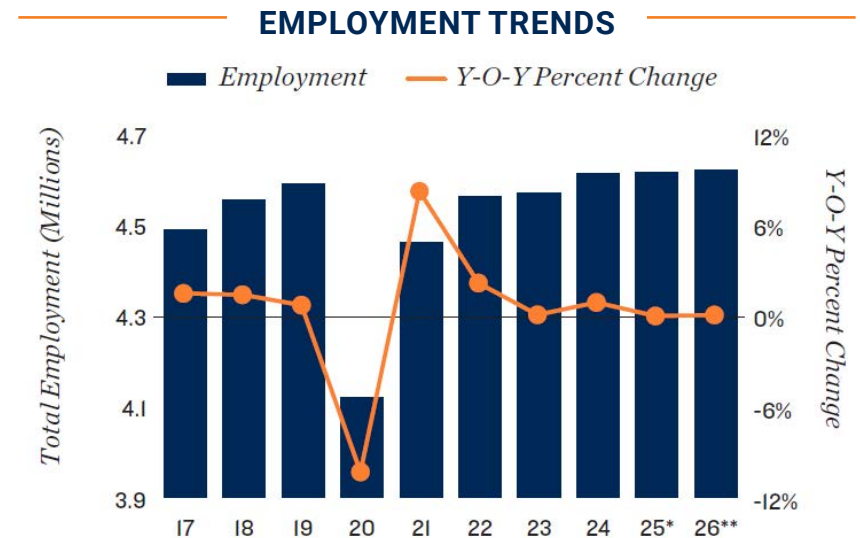
## Los Angeles Metro 2026

### 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.

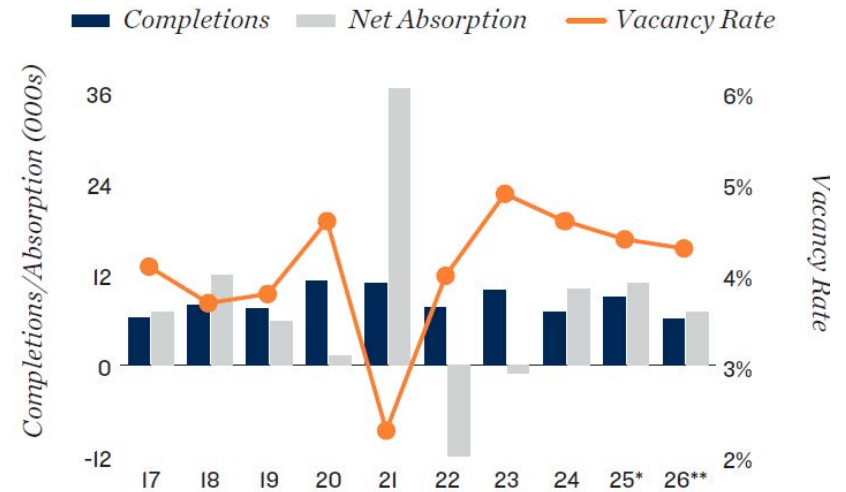


**1.7%**  
increase in  
effective rent

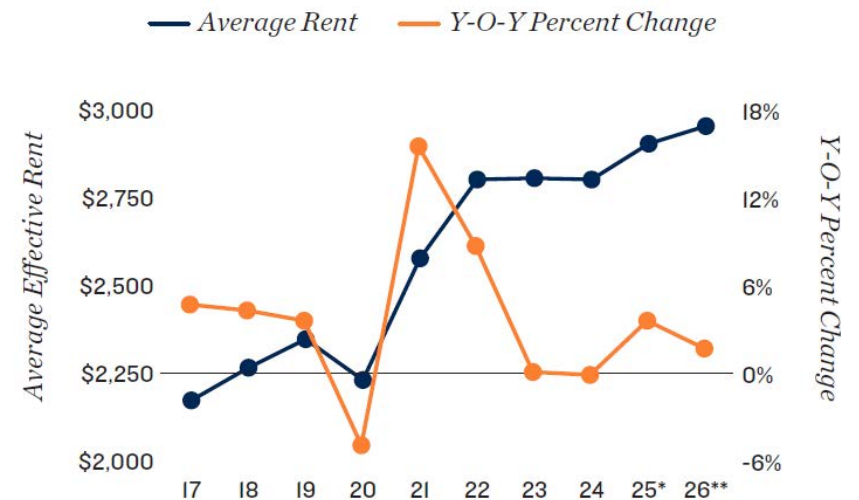
### RENT

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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