

..... OFFERING MEMORANDUM

11324 HUSTON STREET

NOHO ARTS DISTRICT

North Hollywood, CA 91601

Marcus & Millichap



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Marcus & Millichap

..... 11324 HUSTON ST

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11324 HUSTON ST

BROKER OF RECORD

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The background of the slide is a faded, high-angle photograph of a modern, multi-story building with a flat roof and large windows. In the foreground, there is a paved parking lot with several cars parked. The overall scene is bright and clear, suggesting a sunny day.

DISCLAIMER

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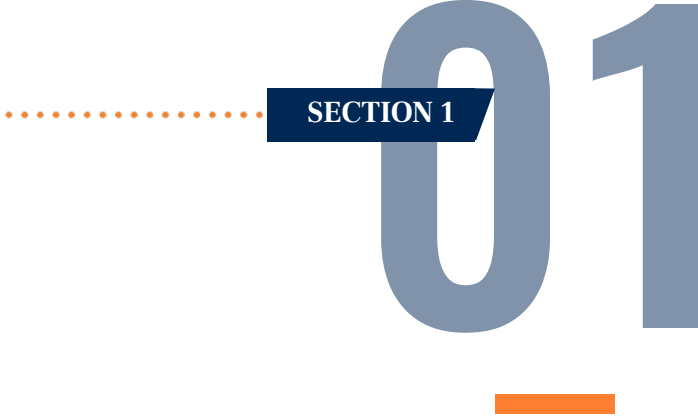
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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

11324 HUSTON ST



Listing Price
\$1,650,000



Cap Rate
5.90%



Number of Units
9

FINANCIAL

Listing Price	\$1,650,000
Down Payment	48% / \$800,000
NOI	\$97,304
Cap Rate	5.90%
Total Return	5.36%
Price/SF	\$352.11
Rent/SF (Monthly)	\$2.60
Rent/SF (Annually)	\$31.19
Price/Unit	\$183,333

OPERATIONAL

Gross SF	4,686 SF
Number of Units	9
Lot Size	0.16 Acres (6,911 SF)
Occupancy	97%
Year Built	1958



11324 HUSTON ST

North Hollywood, CA 91601

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a Nine (9) unit apartment building located at 11324 Huston Street in North Hollywood, California.

The subject property is located in NoHo Arts District, west of Lankershim Boulevard and south of Magnolia Boulevard. NoHo Arts District is a much desired Los Angeles submarket.

- **NoHo Arts District Hub:** Positioned just west of Lankershim Blvd and south of Magnolia Blvd, placing it near local dining, theaters, nightlife, and retail hubs.
- **High Walkability & Transit:** Features a high Walk Score (83/100) and close proximity to the North Hollywood Metro station, making it attractive to car-free or transit-oriented commuters.
- **Major Freeway Access:** Quick connectivity to the 101, 170, and 134 freeways for easy travel into major employment hubs across Studio City, Burbank, and Downtown LA.

INVESTMENT HIGHLIGHTS

Great NoHo Arts District Location

Nine (9) Units with a current cap of 5.9%

Seismic Retrofit Completed

Low-Maintenance Asset

R4 Zoning Ideal for Future Redevelopment

SECTION 2



PROPERTY INFORMATION

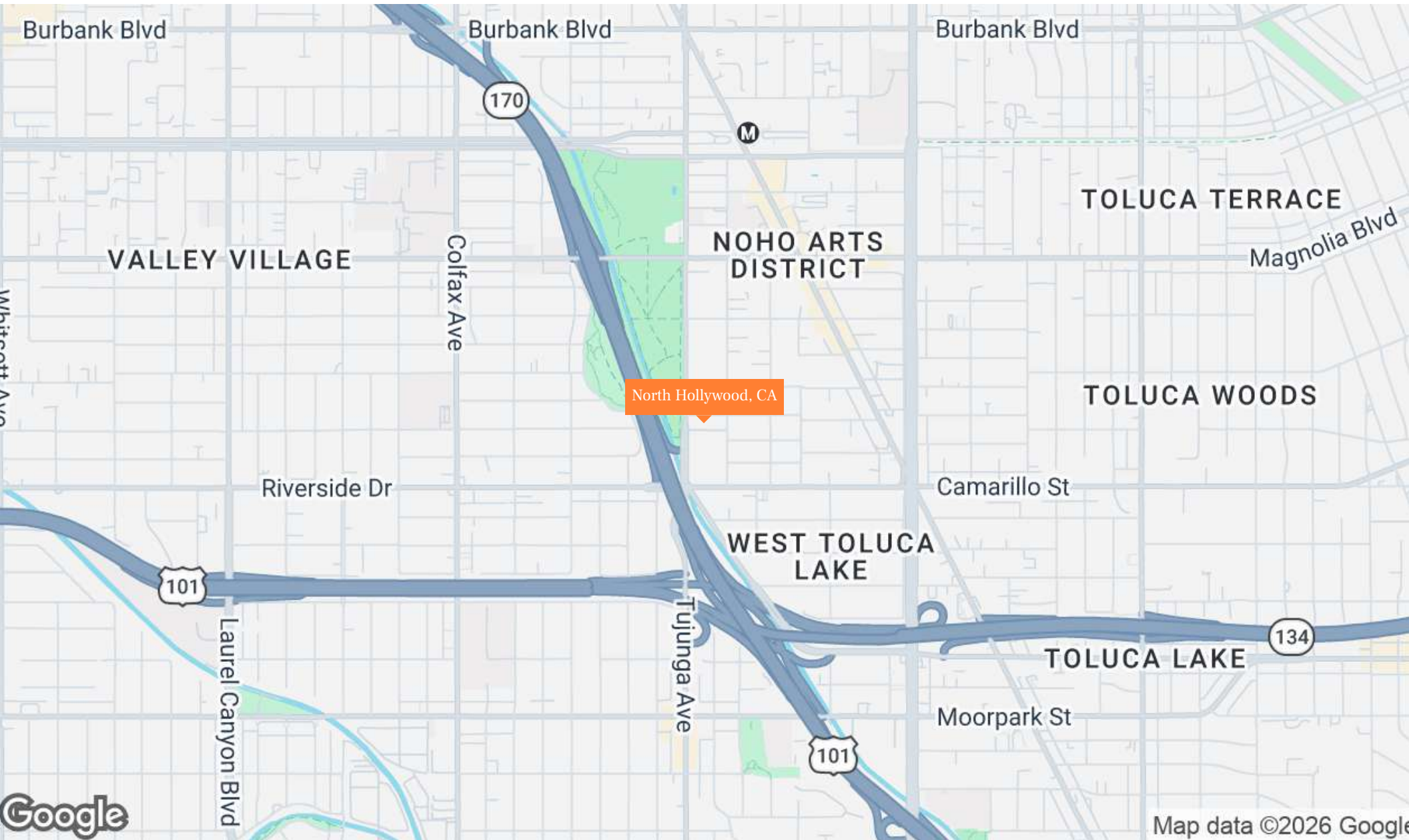
Regional Map

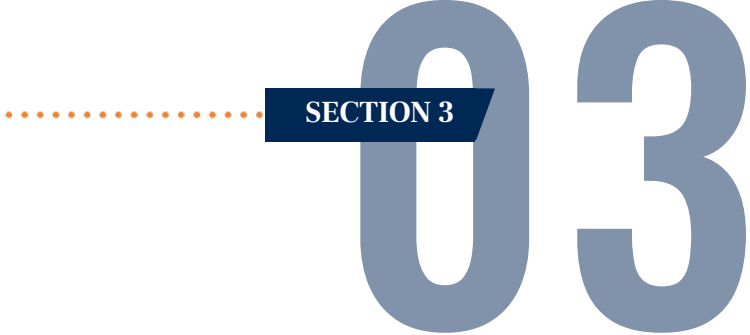
Marcus & Millichap



11324 HUSTON ST

REGIONAL MAP





SECTION 3



FINANCIAL ANALYSIS

Financial Details

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11324 HUSTON ST

FINANCIAL DETAILS

As of November,2026

		SCHEDULED	POTENTIAL
UNIT	UNIT TYPE	Rent / Month	Rent / Month
1	1+1	\$1,709	\$1,850
2	1+1	\$958	\$1,850
3	1+1	\$1,790	\$1,850
4	1+1	\$538	\$1,850
5	1+1	\$1,699	\$1,850
6	1+1	\$1,741	\$1,850
7	1+1	\$798	\$1,850
8	1+1	\$1,097	\$1,850
9	1+1 - Vacant	\$1,850	\$1,850
Total		Square Feet: 4,686 \$12,180	\$16,650

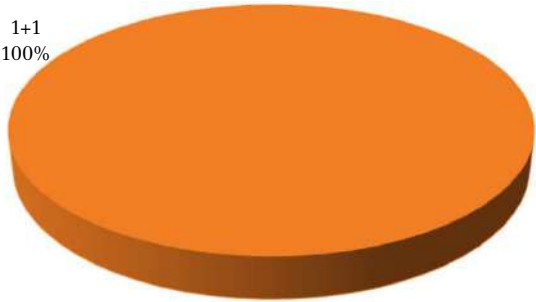
11324 HUSTON ST

FINANCIAL DETAILS

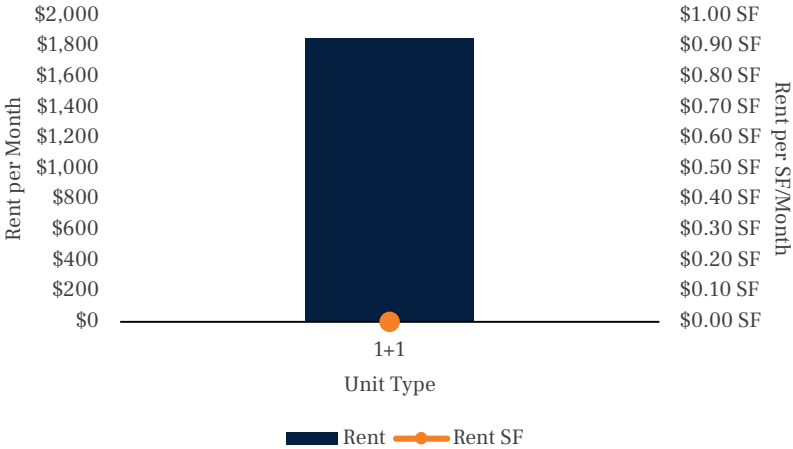
UNIT TYPE	NUMBER OF UNITS	RENTAL RANGE	SCHEDULED		POTENTIAL	
			AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
1+1	8	\$538 - \$1,790	\$1,291	\$10,330	\$1,850	\$14,800
1+1 - Vacant	1	\$1,850 - \$1,850	\$1,850	\$1,850	\$1,850	\$1,850
TOTALS/WEIGHTED AVERA	9		\$1,353	\$12,180	\$1,850	\$16,650

GROSS ANNUALIZED RENTS	\$146,160	\$199,800
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Unit Distribution



Unit Rent



11324 HUSTON ST

FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	199,800		199,800		22,200	42.64
Loss / Gain to Lease	(53,640)	26.8%	0		0	0.00
Gross Scheduled Rent	146,160		199,800		22,200	42.64
Physical Vacancy	(4,385)	3.0%	(5,994)	3.0%	(666)	(1.28)
TOTAL VACANCY	(\$4,385)	3.0%	(\$5,994)	3.0%	(\$666)	(\$1)
Effective Rental Income	141,775		193,806		21,534	41.36
Other Income						
Laundry Income	2,400		2,400		267	0.51
TOTAL OTHER INCOME	\$2,400		\$2,400		\$267	\$0.51
EFFECTIVE GROSS INCOME	\$144,175		\$196,206		\$21,801	\$41.87
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	19,800		19,800		2,200	4.23
Insurance	6,300		6,300	[2]	700	1.34
Utilities	9,720		9,720		1,080	2.07
Trash Removal	3,880		3,880		431	0.83
Repairs & Maintenance	5,671		5,671		630	1.21
Landscaping	1,500		1,500		167	0.32
TOTAL EXPENSES	\$46,871		\$46,871		\$5,208	\$10.00
EXPENSES AS % OF EGI	32.5%		23.9%			
NET OPERATING INCOME	\$97,304		\$149,335		\$16,593	\$31.87

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

11324 HUSTON ST

FINANCIAL DETAILS

SUMMARY

Price	\$1,650,000	
Down Payment	\$800,000	48%
Number of Units	9	
Price Per Unit	\$183,333	
Price Per SqFt	\$352.11	
Gross SqFt	4,686	
Lot Size	0.16 Acres	
Approx. Year Built	1958	

RETURNS

	Current	Pro Forma
CAP Rate	5.90%	9.05%
GIM	11.11	8.16
Cash-on-Cash	5.36%	11.87%
Debt Coverage Ratio	1.79	2.75

FINANCING

	1st Loan
Loan Amount	\$850,000
Loan Type	New
Interest Rate	6.40% Interest Only
Amortization	30 Years
Year Due	2029

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
9	1+1	\$1,353	\$1,850

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$146,160		\$199,800
Less: Vacancy/Deductions	3.0%	\$4,385	3.0%	\$5,994
Total Effective Rental Income		\$141,775		\$193,806
Other Income		\$2,400		\$2,400
Effective Gross Income		\$144,175		\$196,206
Less: Expenses	32.5%	\$46,871	23.9%	\$46,871
Net Operating Income		\$97,304		\$149,335
Cash Flow		\$97,304		\$149,335
Debt Service		\$54,400		\$54,400
Net Cash Flow After Debt Service	5.36%	\$42,904	11.87%	\$94,935
TOTAL RETURN	5.36%	\$42,904	11.87%	\$94,935

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$19,800	\$19,800
Insurance	\$6,300	\$6,300
Utilities	\$9,720	\$9,720
Trash Removal	\$3,880	\$3,880
Repairs & Maintenance	\$5,671	\$5,671
Landscaping	\$1,500	\$1,500
TOTAL EXPENSES	\$46,871	\$46,871
Expenses/Unit	\$5,208	\$5,208
Expenses/SF	\$10.00	\$10.00

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Sale Comps

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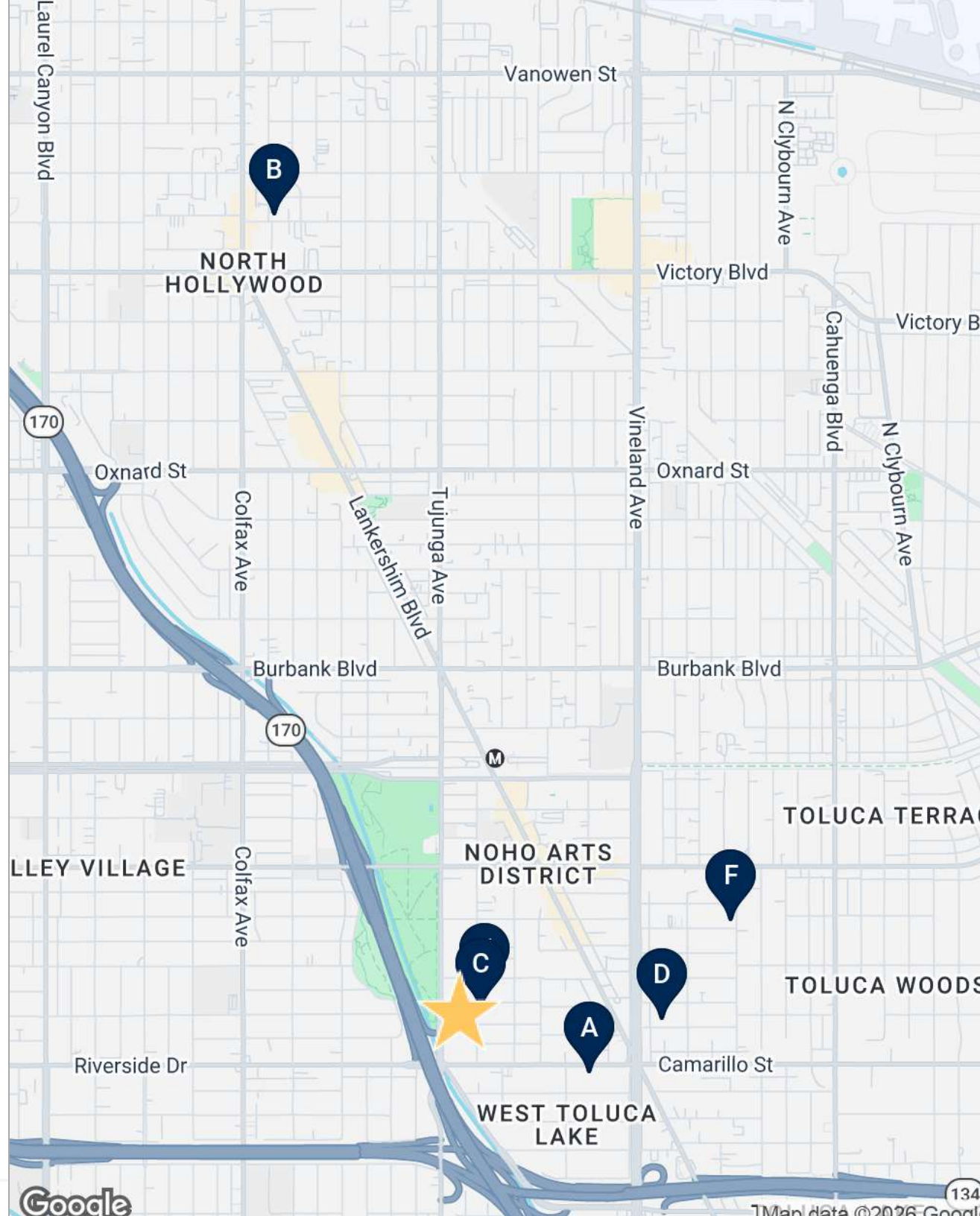


11324 HUSTON ST

SALE COMPS MAP

SALE COMPS MAP

- ★ 11324 Huston St
- A 11100 Camarillo St
- B 11659 Hamlin St
- C 11280 Huston St
- D 10935 Peach Grove St
- E 11275 Huston St
- F 10803 Otsego St



11324 HUSTON ST

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	11324 Huston St North Hollywood, CA 91601	\$1,650,000	4,686 SF	\$352.11	0.16 AC	\$183,333	5.90%	9	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	11100 Camarillo St North Hollywood, CA 91602	\$1,700,000	7,236 SF	\$234.94	0.17 AC	\$212,500	-	8	07/10/2026
	11659 Hamlin St North Hollywood, CA 91606	\$1,450,000	4,276 SF	\$339.10	0.21 AC	\$241,666	-	6	06/30/2026
	11280 Huston St North Hollywood, CA 91601	\$1,625,000	8,500 SF	\$191.18	0.16 AC	\$203,125	4.75%	8	12/11/2025
	10935 Peach Grove St North Hollywood, CA 91601	\$2,000,000	11,896 SF	\$168.12	0.19 AC	\$200,000	-	10	12/12/2025
	11275 Huston St North Hollywood, CA 91601	\$1,650,000	8,341 SF	\$197.82	0.17 AC	\$206,250	7.47%	8	08/05/2026
	10803 Otsego St North Hollywood, CA 91601	\$3,380,000	11,428 SF	\$295.76	0.29 AC	\$211,250	6.20%	16	10/15/2025
	AVERAGES	\$1,967,500	8,613 SF	\$237.82	0.2 AC	\$212,465	6.14%	9	-

11324 HUSTON ST

SALE COMPS



11324 Huston St
North Hollywood, CA 91601

Listing Price:	\$1,650,000	Price/SF:	\$352.11
Property Type:	Multifamily	GIM:	11.11
Cap Rate:	5.90%	Year Built:	1958
COE:	On Market	Number Of Units:	9
Lot Size:	0.16 Acres	Price/Unit:	\$183,333
Total SF:	4,686 SF		

UNIT TYPE	# UNITS	% OF
1+1	9	100.0
TOTAL/AVG	9	100%



11100 Camarillo St
North Hollywood, CA 91602

Sale Price:	\$1,700,000	Price/SF:	\$234.94
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1962
COE:	07/10/2026	Number Of Units:	8
Lot Size:	0.17 Acres	Price/Unit:	\$212,500
Total SF:	7,236 SF		

UNIT TYPE	# UNITS	% OF
2+2	8	100
TOTAL/AVG	8	100%

11324 HUSTON ST

SALE COMPS



11659 Hamlin St
North Hollywood, CA 91606

Sale Price:	\$1,450,000	Price/SF:	\$339.10
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1955
COE:	06/30/2026	Number Of Units:	6
Lot Size:	0.21 Acres	Price/Unit:	\$241,666
Total SF:	4,276 SF		

UNIT TYPE	# UNITS	% OF
Studio	6	100
TOTAL/AVG	6	100%



11280 Huston St
North Hollywood, CA 91601

Sale Price:	\$1,625,000	Price/SF:	\$191.18
Property Type:	Multifamily	GRM:	11.3
Cap Rate:	4.75%	Year Built:	1962
COE:	12/11/2025	Number Of Units:	8
Lot Size:	0.16 Acres	Price/Unit:	\$203,125
Total SF:	8,500 SF		

UNIT TYPE	# UNITS	% OF
1+1	6	75
2+2	2	25
TOTAL/AVG	8	100%

11324 HUSTON ST

SALE COMPS



10935 Peach Grove St
North Hollywood, CA 91601

Sale Price:	\$2,000,000	Price/SF:	\$168.12
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1967
COE:	12/12/2025	Number Of Units:	10
Lot Size:	0.19 Acres	Price/Unit:	\$200,000
Total SF:	11,896 SF		

UNIT TYPE	# UNITS	% OF
Studio	10	100
TOTAL/AVG	10	100%



11275 Huston St
North Hollywood, CA 91601

Sale Price:	\$1,650,000	Price/SF:	\$197.82
Property Type:	Multifamily	GRM:	9.06
Cap Rate:	7.47%	Year Built:	1965
COE:	08/05/2026	Number Of Units:	8
Lot Size:	0.17 Acres	Price/Unit:	\$206,250
Total SF:	8,341 SF		

UNIT TYPE	# UNITS	% OF
1+1	5	62.5
2+1	3	37.5
TOTAL/AVG	8	100%

11324 HUSTON ST

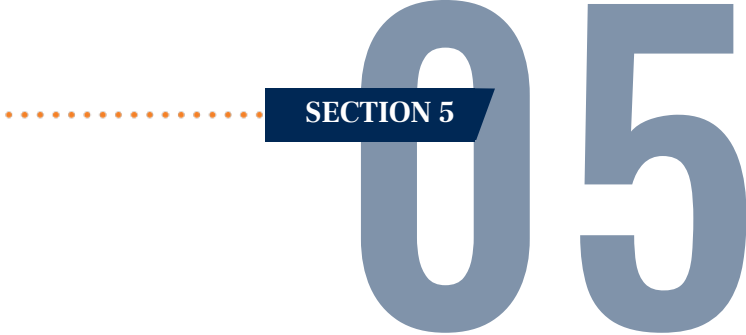
SALE COMPS



F 10803 Otsego St
North Hollywood, CA 91601

Sale Price:	\$3,380,000	Price/SF:	\$295.76
Property Type:	Multifamily	GRM:	-
Cap Rate:	6.20%	Year Built:	1964
COE:	10/15/2025	Number Of Units:	16
Lot Size:	0.29 Acres	Price/Unit:	\$211,250
Total SF:	11,428 SF		

UNIT TYPE	# UNITS	% OF
1+1	16	100
TOTAL/AVG	16	100%



SECTION 5

MARKET OVERVIEW

Market Overview
Demographics

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11324 HUSTON ST

MARKET OVERVIEW

SAN FERNANDO VALLEY

Approximately 2.4 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 roughly 25,000 residents from 2024 to 2029, as more households are attracted to the market's regionally lower-cost home prices and multifamily rents.

ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants located in the Valley 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, with a notable presence from providers like Kaiser Permanente.
- As a result of the Valley's large concentration of high salaries and successful companies, average household incomes are well above the national mean.

QUICK FACTS



POPULATION

2.4M

Growth 2024-2029*
1.1%



HOUSEHOLDS

892K

Growth 2024-2029*
1.4%



MEDIAN AGE

40.0

U.S. Median:
39.0

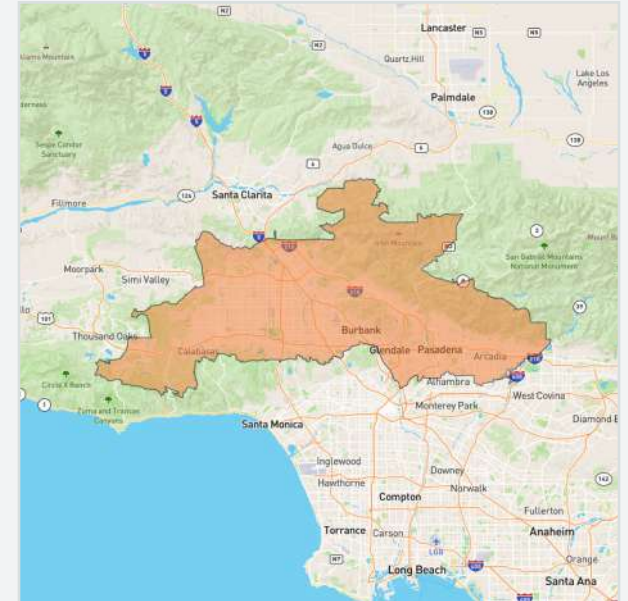


MEDIAN HOUSEHOLD INCOME

\$99,300

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care. Large-scale solar energy projects are underway in the metro.



EDUCATED WORKFORCE

Roughly 41 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree, including 15 percent who have obtained a graduate or professional degree.



GROWTH

The local rates of population and household growth will remain above the averages of other large metros in Southern California, generating demand for housing, as well as goods and services.

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

11324 HUSTON ST

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	43,486	232,438	610,558
2024 Estimate			
Total Population	42,512	229,797	603,403
2020 Census			
Total Population	43,331	238,156	621,796
2010 Census			
Total Population	38,184	226,508	600,531
Daytime Population			
2024 Estimate	30,014	270,625	760,366
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	23,236	106,302	271,997
2024 Estimate			
Total Households	22,683	104,890	268,079
Average (Mean) Household Size	1.9	2.2	2.4
2020 Census			
Total Households	21,929	102,963	262,720
2010 Census			
Total Households	19,070	96,341	248,621
Growth 2024-2029	2.4%	1.3%	1.5%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	24,695	112,113	288,158
2024 Estimate	24,099	110,594	283,859
Owner Occupied	4,430	36,758	91,680
Renter Occupied	18,286	68,064	176,395
Vacant	1,416	5,705	15,780
Persons in Units			
2024 Estimate Total Occupied Units	22,683	104,890	268,079
1 Person Units	45.2%	37.6%	38.6%
2 Person Units	35.8%	33.3%	30.8%
3 Person Units	10.7%	13.9%	13.8%
4 Person Units	5.9%	9.5%	9.8%
5 Person Units	1.7%	3.3%	4.0%
6+ Person Units	0.8%	2.3%	3.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	10.4%	16.3%	15.7%
\$150,000-\$199,999	9.1%	9.9%	9.1%
\$100,000-\$149,999	17.3%	17.9%	17.4%
\$75,000-\$99,999	15.3%	12.2%	12.4%
\$50,000-\$74,999	15.2%	13.5%	13.7%
\$35,000-\$49,999	9.2%	8.3%	8.9%
\$25,000-\$34,999	6.3%	6.3%	6.6%
\$15,000-\$24,999	6.4%	6.1%	6.3%
Under \$15,000	10.9%	9.5%	10.1%
Average Household Income	\$103,229	\$118,486	\$114,223
Median Household Income	\$79,801	\$94,242	\$90,330
Per Capita Income	\$54,575	\$54,520	\$51,705
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	42,512	229,797	603,403
Under 20	13.4%	18.0%	18.1%
20 to 34 Years	34.8%	25.8%	25.3%
35 to 39 Years	10.9%	8.9%	8.9%
40 to 49 Years	14.8%	14.5%	14.4%
50 to 64 Years	15.6%	18.5%	18.8%
Age 65+	10.6%	14.3%	14.6%
Median Age	38.0	40.0	40.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	34,073	174,940	458,935
Elementary (0-8)	2.9%	5.2%	7.0%
Some High School (9-11)	3.6%	5.1%	5.4%
High School Graduate (12)	10.2%	14.2%	15.7%
Some College (13-15)	19.4%	19.4%	18.8%
Associate Degree Only	9.8%	8.3%	7.8%
Bachelor's Degree Only	40.0%	33.2%	30.5%
Graduate Degree	14.2%	14.6%	14.7%
Population by Gender			
2024 Estimate Total Population	42,512	229,797	603,403
Male Population	49.6%	50.0%	49.5%
Female Population	50.4%	50.0%	50.5%

11324 HUSTON ST

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 603,403. The population has changed by 0.48 percent since 2010. It is estimated that the population in your area will be 610,558 five years from now, which represents a change of 1.2 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,681 people per square mile.



HOUSEHOLDS

There are currently 268,079 households in your selected geography. The number of households has changed by 7.83 percent since 2010. It is estimated that the number of households in your area will be 271,997 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2024, the median household income for your selected geography is \$90,330, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 63.50 percent since 2010. It is estimated that the median household income in your area will be \$104,802 five years from now, which represents a change of 16.0 percent from the current year.

The current year per capita income in your area is \$51,705, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$114,223, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 339,664 people in your selected area were employed. The 2010 Census revealed that 66.6 of employees are in white-collar occupations in this geography, and 14.8 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$959,115 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 91,461.00 owner-occupied housing units and 157,163.00 renter-occupied housing units in your area.



EDUCATION

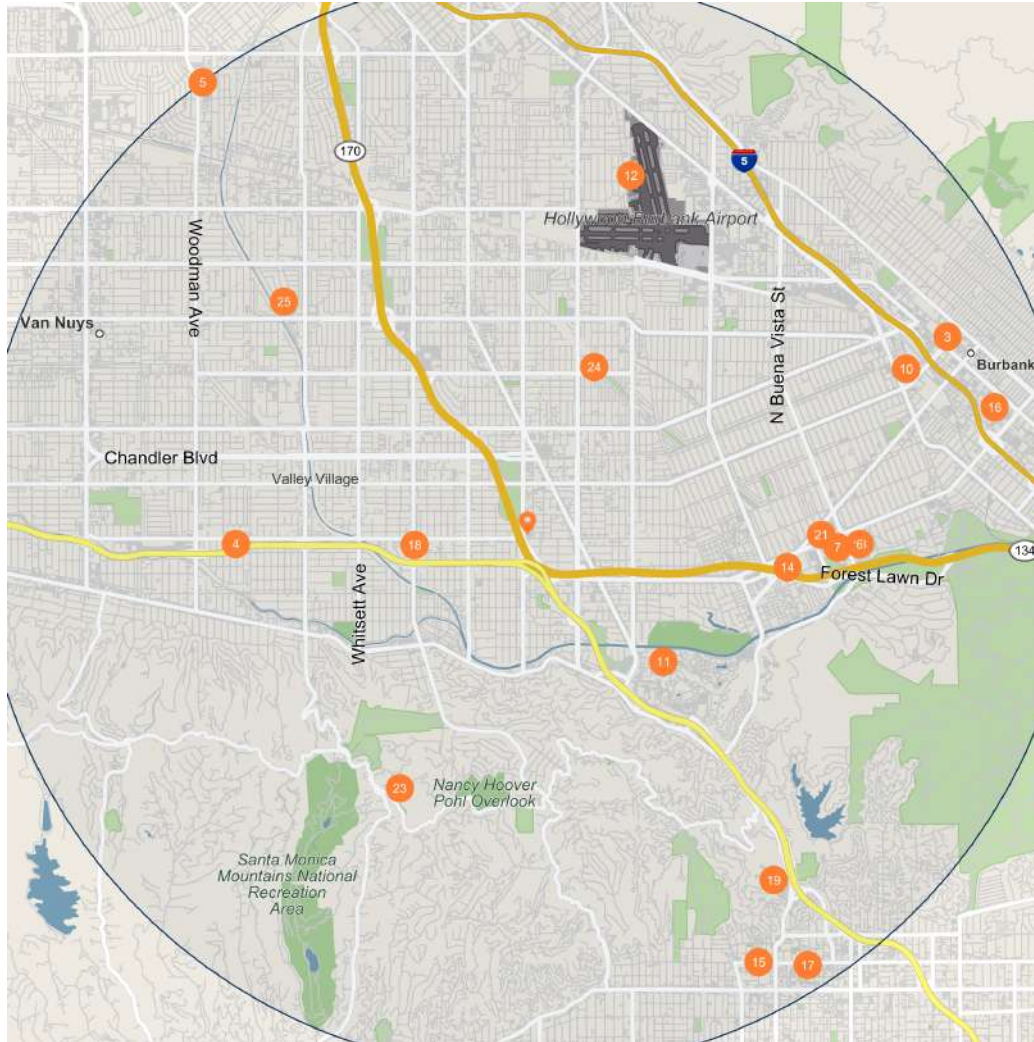
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 43.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 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 20.9 percent in the selected area compared with the 19.7 percent in the U.S.

11324 HUSTON ST

DEMOGRAPHICS



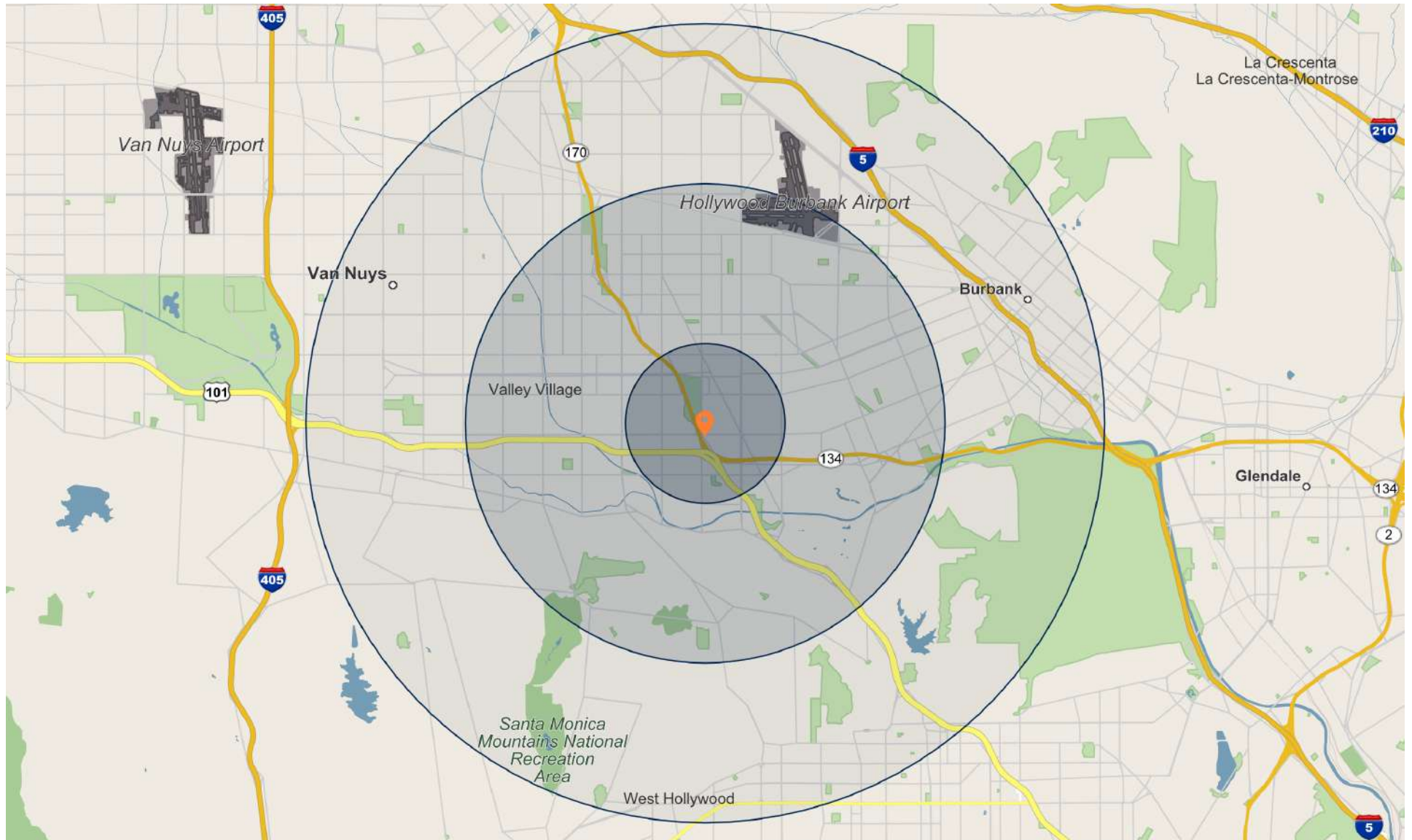
Major Employers

Employees

1	Yf Art Holdings Gp LLC	10,600
2	Ticketmaster Entertainment LLC	4,390
3	Burlington Coat Factory	4,041
4	Sofro Fabrics Inc	3,810
5	Kaiser Foundation Hospitals-Kaiser Permanente	3,308
6	Walt Disney Records Direct-Disney	2,990
7	Providence Holy Cross	2,561
8	Providence Hlth Svcs Fndtn/San-Providence Holy Cross Foundation	2,000
9	Providence Health System-Providence St Joseph Med Ctr	2,000
10	Andrews International Inc	1,700
11	Nbcuniversal Media LLC-Universal Pictures Intl	1,655
12	Certified Laboratories LLC	1,503
13	Walt Disney Company-Disney	1,460
14	McCormick & Schmick Holding-Mortons The Steakhouse	1,433
15	Valet Parking Svc A Cal Partnr-Valet Parking Service	1,268
16	IKEA Holding Us Inc-IKEA Burbank	1,176
17	Foh Holdings Inc	1,000
18	Arden-Mayfair Inc-Gelson Market	997
19	Los Angeles Philharmonic Assn-Bowl Store The	900
20	Los Angeles Philharmonic Assn-Hollywood Bowl	899
21	Vintage Senior Management Inc	832
22	Universal Studios Company LLC	720
23	Century Fast Foods Inc-Taco Bell	619
24	Vallarta Food Enterprises Inc-Supermercado Vallarta	613
25	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613

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DEMOGRAPHICS



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