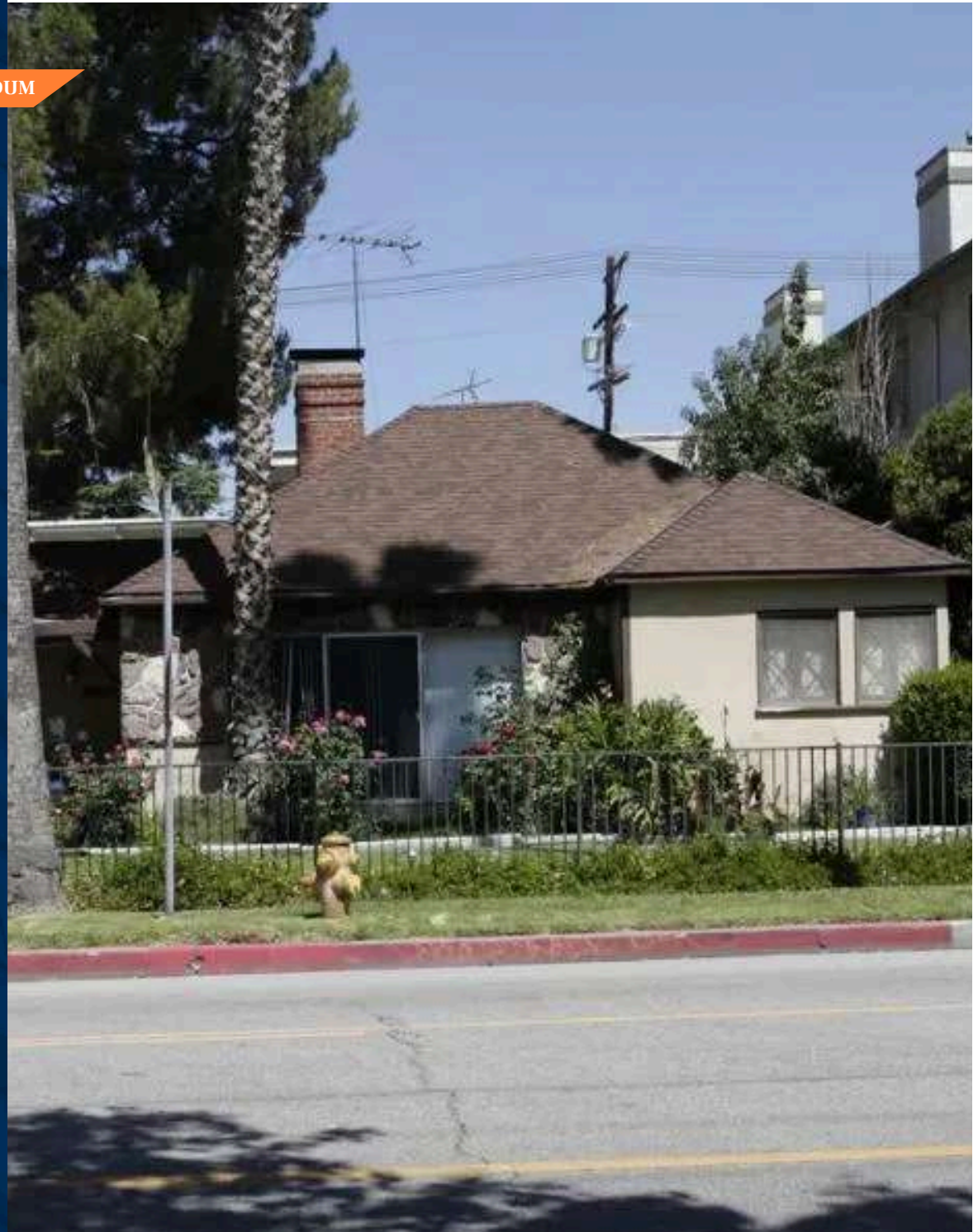


..... OFFERING MEMORANDUM

**13223-13225
MOORPARK
STREET
SHERMAN OAKS
MAIN HOUSE
AND FOUR (4)
RENTAL UNITS**

Marcus & Millichap



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Activity ID #ZAH0120343

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..... 13223 MOORPARK ST

EXCLUSIVELY
LISTED BY

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13223 MOORPARK ST

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27 MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

13223 MOORPARK ST - MAIN HOUSE AND FOUR (4) RENTAL UNITS



Listing Price
\$1,950,000



Cap Rate
4.95%



Number of Units
5

FINANCIAL

Listing Price	\$1,950,000
---------------	-------------

Down Payment	50% / \$975,000
--------------	-----------------

Main 2+2 House and Four (4) Rental Units

NOI	\$96,468
-----	----------

Cap Rate	4.95%
----------	-------

Total Return	3.14%
--------------	-------

Price/SF	\$529.32
----------	----------

Rent/SF (Monthly)	\$3.27
-------------------	--------

Price/Unit	\$390,000
------------	-----------

OPERATIONAL

Gross SF	3,684 SF
----------	----------

Number of Units	5
-----------------	---

Lot Size	0.16 Acres (7,118 SF)
----------	-----------------------

Occupancy	97%
-----------	-----

Year Built	1961
------------	------



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

Sherman Oaks, CA 91423

INVESTMENT HIGHLIGHTS

Hard-to-Find Asset Located in most desirable Sherman Oaks Location, on Moorpark Street

Offering consists of a large main house and 4 rental units

Fully remodeled main house with large private and enclosed yard opening up to Moorpark Street.

Main house includes a large living room with fire place, a large den opening up to a swimming pool, large remodeled kitchen with breakfast nook and two generously sized bedrooms and bathrooms.

The main house was fully gutted and remodeled in 2019

There are 4 rental units in the rear with separate and gated entrance.

Fully remodeled vacant single unit with top of the line appointments in 2026

Low operating expenses- trash paid by tenants through DWP

Alley in the rear providing access to parking and potential for future redevelopment

Corner lot providing ample light to all units

Great curb appeal

Gated and secured

Across the popular M Street Cafe on Moorpark Street

New roof 2018

Seismic retrofit completed 2022

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

Sherman Oaks, CA 91423

INVESTMENT OVERVIEW

Property located in Prime Sherman Oaks, Corner Lot with Alley in the back, across from the popular M Street Cafe.

- **Consistent Rental Demand:** Because of its central location, neighborhood walkability, and vibrant dining and shopping hubs (like Ventura Boulevard and the Sherman Oaks Galleria), it attracts steady demand from young professionals, families, and renters looking for a desirable Westside-adjacent lifestyle without Westside prices.
- **Strong Demographics and Renters:** The neighborhood typically features a higher median household income relative to the broader San Fernando Valley, which translates to a stable tenant base with reliable rent-paying capabilities.
- **Desirable Multifamily Fundamentals:** For apartment building investors, the area's high proportion of renters means low historical vacancy rates. Smaller and mid-sized apartment complexes perform well, and properties benefit from strong rental rate growth over time.

SECTION 2



PROPERTY INFORMATION

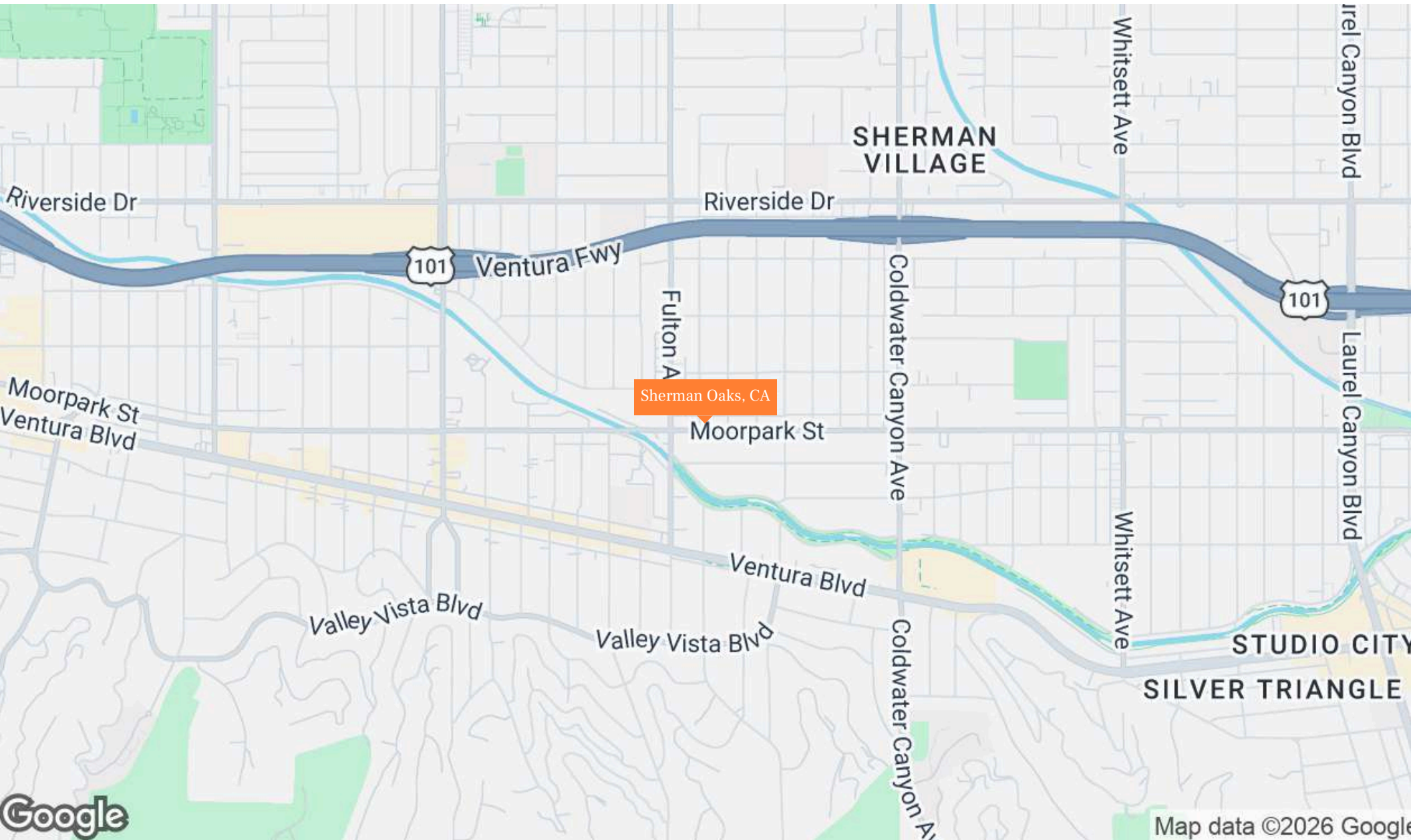
Regional Map
Additional Photos
Additional Photos
Additional Photos
Additional Photos

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13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

REGIONAL MAP



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

ADDITIONAL PHOTOS



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

ADDITIONAL PHOTOS



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

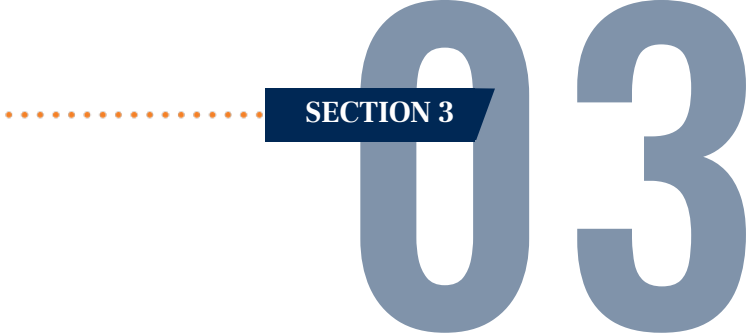
ADDITIONAL PHOTOS



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

ADDITIONAL PHOTOS





SECTION 3



FINANCIAL ANALYSIS

Financial Details

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13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

FINANCIAL DETAILS

As of October,2026

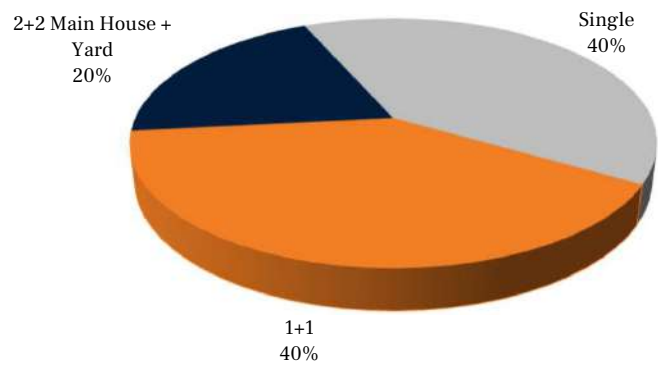
		SCHEDULED	POTENTIAL
UNIT	UNIT TYPE	Rent / Month	Rent / Month
13225 Moorpark St 1	1+1	\$2,421	\$2,750
13225 Moorpark St 2	1+1	\$1,076	\$2,750
13225 Moorpark St 3	Single+1 - Vacant	\$2,400	\$2,400
13225 Moorpark St 4	Single+1	\$1,525	\$2,400
13223 Moorpark St	2+2 Main House + Yard	\$4,635	\$4,950
Total		Square Feet: 3,684 \$12,056	\$15,250

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

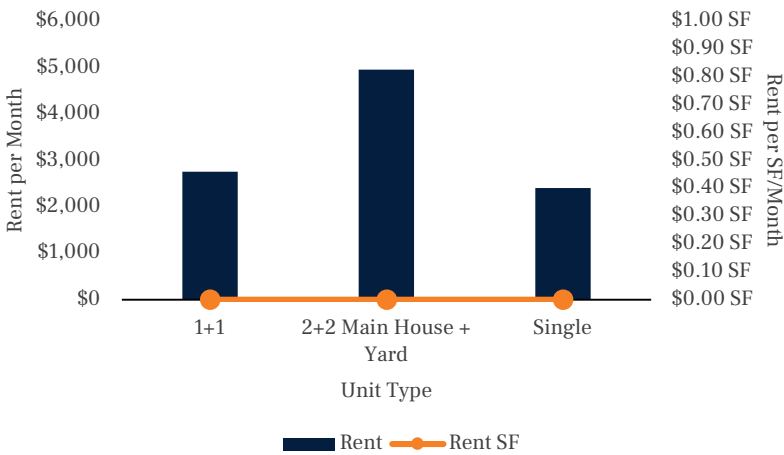
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	RENTAL RANGE	SCHEDULED		POTENTIAL	
			AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
1+1	2	\$1,076 - \$2,421	\$1,748	\$3,496	\$2,750	\$5,500
2+2 Main House + Yard	1	\$4,635 - \$4,635	\$4,635	\$4,635	\$4,950	\$4,950
Single+1	1	\$1,525 - \$1,525	\$1,525	\$1,525	\$2,400	\$2,400
Single+1 - Vacant	1	\$2,400 - \$2,400	\$2,400	\$2,400	\$2,400	\$2,400
TOTALS/WEIGHTED AVERAGE	5		\$2,411	\$12,056	\$3,050	\$15,250
GROSS ANNUALIZED RENTS			\$144,668		\$183,000	

Unit Distribution



Unit Rent



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	183,000		183,000		36,600	49.67
Loss / Gain to Lease	(38,332)	20.9%	0		0	0.00
Gross Scheduled Rent	144,668		183,000		36,600	49.67
Physical Vacancy	(4,340)	3.0%	(5,490)	3.0%	(1,098)	(1.49)
TOTAL VACANCY	(\$4,340)	3.0%	(\$5,490)	3.0%	(\$1,098)	(\$1)
Effective Rental Income	140,328		177,510		35,502	48.18
Other Income						
Income RSO	1,018		1,018		204	0.28
Income from Laundry	1,200		1,200		240	0.33
TOTAL OTHER INCOME	\$2,218		\$2,218		\$444	\$0.60
EFFECTIVE GROSS INCOME	\$142,546		\$179,728		\$35,946	\$48.79
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	23,400		23,400		4,680	6.35
Insurance	9,231		9,231	[2]	1,846	2.51
Utilities - Gas	1,000		1,000		200	0.27
Utilities - DWP	4,800		4,800		960	1.30
Pool	1,800		1,800		360	0.49
Repairs & Maintenance	4,407		4,407		881	1.20
Landscaping	1,440		1,440		288	0.39
TOTAL EXPENSES	\$46,078		\$46,078		\$9,216	\$12.51
EXPENSES AS % OF EGI	32.3%		25.6%			
NET OPERATING INCOME	\$96,468		\$133,650		\$26,730	\$36.28

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

FINANCIAL DETAILS

SUMMARY

Price	\$1,950,000	
Down Payment	\$975,000	50%
Number of Units	5	
Price Per Unit	\$390,000	
Price Per SqFt	\$529.32	
Gross SqFt	3,684	
Lot Size	0.16 Acres	
Approx. Year Built	1961	

RETURNS

	Current	Pro Forma
CAP Rate	4.95%	6.85%
GIM	13.28	10.53
Cash-on-Cash	3.14%	6.96%
Debt Coverage Ratio	1.47	2.03

FINANCING

	1st Loan
Loan Amount	\$975,000
Loan Type	New
Interest Rate	6.75% Interest Only
Amortization	30 Years
Year Due	2031

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
2	1+1	\$1,748	\$2,750
1	2+2 Main House + Yard	\$4,635	\$4,950
2	Single	\$1,962	\$2,400

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$144,668		\$183,000
Less: Vacancy/Deductions	3.0%	\$4,340	3.0%	\$5,490
Total Effective Rental Income		\$140,328		\$177,510
Other Income		\$2,218		\$2,218
Effective Gross Income		\$142,546		\$179,728
Less: Expenses	32.3%	\$46,078	25.6%	\$46,078
Net Operating Income		\$96,468		\$133,650
Cash Flow		\$96,468		\$133,650
Debt Service		\$65,813		\$65,813
Net Cash Flow After Debt Ser	3.14%	\$30,656	6.96%	\$67,838
TOTAL RETURN	3.14%	\$30,656	6.96%	\$67,838

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$23,400	\$23,400
Insurance	\$9,231	\$9,231
Utilities - Gas	\$1,000	\$1,000
Utilities - DWP	\$4,800	\$4,800
Pool	\$1,800	\$1,800
Repairs & Maintenance	\$4,407	\$4,407
Landscaping	\$1,440	\$1,440
TOTAL EXPENSES	\$46,078	\$46,078
Expenses/Unit	\$9,216	\$9,216
Expenses/SF	\$12.51	\$12.51

SECTION 4



SALE COMPARABLES

Sales Comparables Map
Sales Comparables Summary
Sales Comparables

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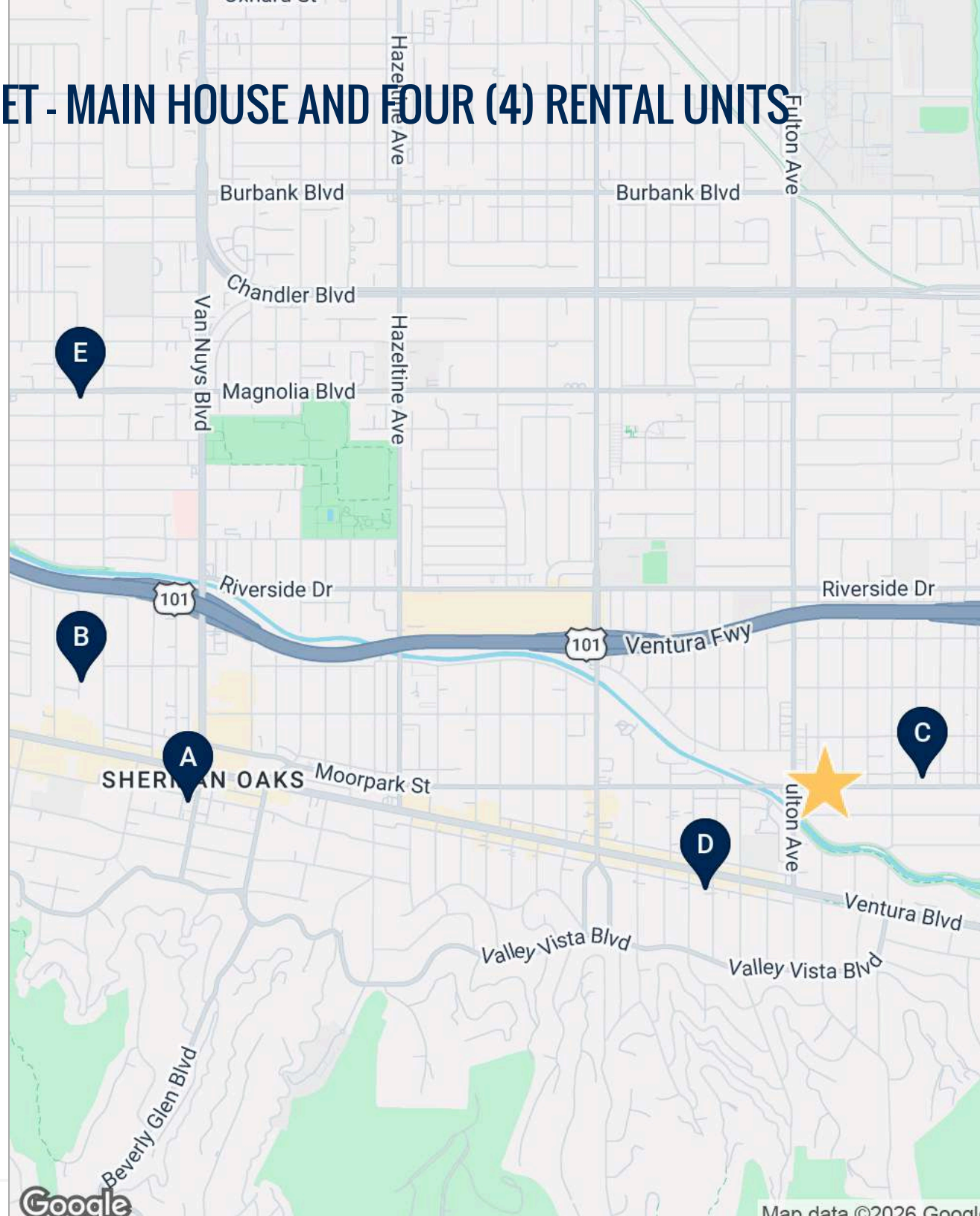


13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

SALES COMPARABLES MAP

SALE COMPS MAP

- ★ 13223-13225 Moorpark Street - Main House and Four (4) Rental Units
- A 4323 Van Nuys Blvd
- B 4540 Natick Ave
- C 13021 Moorpark St
- D 4189 Greenbush Ave
- E 14728 Magnolia Blvd



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

SALES COMPARABLES SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	YEAR BUILT	CLOSE
★	13223-13225 Moorpark Street - Main House and Four (4) Rental Units 13223 Moorpark St Sherman Oaks, CA 91423	\$1,950,000	3,684 SF	\$529.32	0.16 AC	\$390,000	4.95%	5	1961	On Market
A	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	YEAR BUILT	CLOSE
	4323 Van Nuys Blvd Sherman Oaks, CA 91403	\$4,000,000	4,975 SF	\$804.02	0.28 AC	\$400,000	-	10	1933	03/03/2026
B										
	4540 Natick Ave Sherman Oaks, CA 91403	\$12,100,000	47,060 SF	\$257.12	0.66 AC	\$336,111	4.65%	36	1969	05/15/2026
C										
	13021 Moorpark St Studio City, CA 91604	\$4,400,000	13,396 SF	\$328.46	0.3 AC	\$314,285	6.45%	14	1978	04/17/2026
D										
	4189 Greenbush Ave Sherman Oaks, CA 91423	\$1,750,000	3,707 SF	\$472.08	0.23 AC	\$291,666	4.36%	6	1925	04/16/2026
E										
	14728 Magnolia Blvd Sherman Oaks, CA 91403	\$1,610,000	5,430 SF	\$296.50	0.14 AC	\$322,000	5.91%	5	1957	02/25/2026
	AVERAGES	\$4,772,000	14,914 SF	\$431.64	0.32 AC	\$332,812	5.34%	14		-

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

SALES COMPARABLES



13223-13225 Moorpark Street - Main House And Four (4) Rental Units
13223 Moorpark St, Sherman Oaks, CA 91423

Listing Price:	\$1,950,000	Price/SF:	\$529.32
Property Type:	Multifamily	GIM:	13.28
Cap Rate:	4.95%	Year Built:	1961
COE:	On Market	Number Of Units:	5
Lot Size:	0.16 Acres	Price/Unit:	\$390,000
Total SF:	3,684 SF		

UNIT TYPE	# UNITS	% OF
1+1	2	40.0
2+2 + Main House	1	20.0
Single	2	40.0
TOTAL/AVG	5	100%



4323 Van Nuys Blvd
Sherman Oaks, CA 91403

Sale Price:	\$4,000,000	Price/SF:	\$804.02
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1933
COE:	03/03/2026	Number Of Units:	10
Lot Size:	0.28 Acres	Price/Unit:	\$400,000
Total SF:	4,975 SF		

UNIT TYPE	# UNITS	% OF
1+1	3	30
2+2	6	60
3+2	1	10
TOTAL/AVG	10	100%

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

SALES COMPARABLES



B 4540 Natick Ave
Sherman Oaks, CA 91403

Sale Price:	\$12,100,000	Price/SF:	\$257.12
Property Type:	Multifamily	GRM:	11.94
Cap Rate:	4.65%	Year Built:	1969
COE:	05/15/2026	Number Of Units:	36
Lot Size:	0.66 Acres	Price/Unit:	\$336,111
Total SF:	47,060 SF		

UNIT TYPE	# UNITS	% OF
1+1	33	91.7
2+2	3	8.3
TOTAL/AVG	36	100%



C 13021 Moorpark St
Studio City, CA 91604

Sale Price:	\$4,400,000	Price/SF:	\$328.46
Property Type:	Multifamily	GRM:	10.6
Cap Rate:	6.45%	Year Built:	1978
COE:	04/17/2026	Number Of Units:	14
Lot Size:	0.3 Acres	Price/Unit:	\$314,285
Total SF:	13,396 SF		

UNIT TYPE	# UNITS	% OF
1+1	8	57.1
2+2	4	28.6
3+2.5	2	14.3
TOTAL/AVG	14	100%

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

SALES COMPARABLES



D 4189 Greenbush Ave
Sherman Oaks, CA 91423

Sale Price:	\$1,750,000	Price/SF:	\$472.08
Property Type:	Multifamily	GRM:	13.69
Cap Rate:	4.36%	Year Built:	1925
COE:	04/16/2026	Number Of Units:	6
Lot Size:	0.23 Acres	Price/Unit:	\$291,666
Total SF:	3,707 SF		

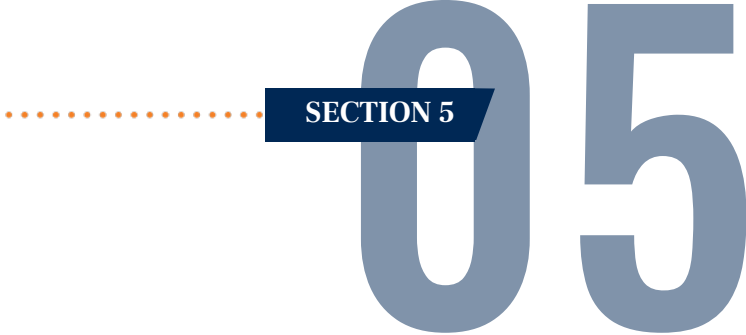
UNIT TYPE	# UNITS	% OF
1+1	5	83.3
2+1	1	16.7
TOTAL/AVG	6	100%



E 14728 Magnolia Blvd
Sherman Oaks, CA 91403

Sale Price:	\$1,610,000	Price/SF:	\$296.50
Property Type:	Multifamily	GRM:	-
Cap Rate:	5.91%	Year Built:	1957
COE:	02/25/2026	Number Of Units:	5
Lot Size:	0.14 Acres	Price/Unit:	\$322,000
Total SF:	5,430 SF		

UNIT TYPE	# UNITS	% OF
1+1	3	60
2+1	2	40
TOTAL/AVG	5	100%



SECTION 5



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap



13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

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

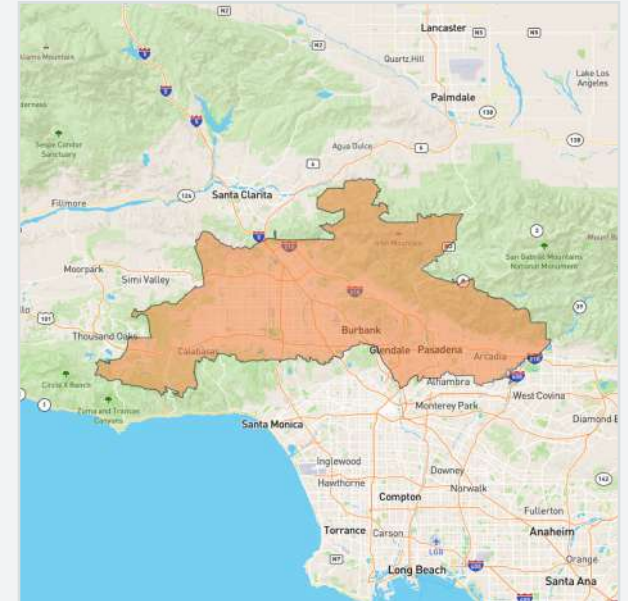


MEDIAN HOUSEHOLD INCOME

\$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

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	28,183	219,660	542,624
2025 Estimate			
Total Population	27,724	215,968	534,463
2020 Census			
Total Population	28,348	219,803	546,374
2010 Census			
Total Population	25,642	206,580	528,542
Daytime Population			
2025 Estimate	21,811	179,104	525,655
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	13,992	101,553	232,494
2025 Estimate			
Total Households	13,808	99,785	228,397
Average (Mean) Household Size	2.0	2.2	2.4
2020 Census			
Total Households	13,461	96,452	220,706
2010 Census			
Total Households	12,482	90,885	208,593
Growth 2025-2030	1.3%	1.8%	1.8%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	14,638	106,798	245,646
2025 Estimate	14,442	104,904	241,267
Owner Occupied	5,160	36,448	85,472
Renter Occupied	8,656	63,369	142,870
Vacant	633	5,119	12,870
Persons in Units			
2025 Estimate Total Occupied Units	13,808	99,785	228,397
1 Person Units	41.4%	38.1%	35.0%
2 Person Units	34.2%	32.8%	30.9%
3 Person Units	12.8%	14.3%	15.0%
4 Person Units	9.0%	9.7%	11.0%
5 Person Units	1.7%	3.3%	4.7%
6+ Person Units	0.8%	1.8%	3.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	24.5%	19.7%	18.3%
\$150,000-\$199,999	12.8%	10.6%	9.3%
\$100,000-\$149,999	16.9%	17.7%	17.0%
\$75,000-\$99,999	10.4%	12.1%	11.8%
\$50,000-\$74,999	14.2%	13.6%	13.9%
\$35,000-\$49,999	6.1%	7.8%	8.7%
\$25,000-\$34,999	4.3%	5.4%	5.9%
\$15,000-\$24,999	5.3%	5.6%	6.0%
Under \$15,000	5.5%	7.6%	8.9%
Average Household Income	\$147,622	\$130,196	\$120,388
Median Household Income	\$117,914	\$104,994	\$97,701
Per Capita Income	\$72,907	\$60,297	\$52,822
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	27,724	215,968	534,463
Under 20	16.4%	18.1%	19.4%
20 to 34 Years	23.4%	23.8%	23.5%
35 to 39 Years	9.8%	9.2%	8.6%
40 to 49 Years	15.7%	14.7%	14.3%
50 to 64 Years	18.6%	18.5%	18.9%
Age 65+	16.3%	15.8%	15.4%
Median Age	41.0	41.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	22,069	166,411	401,598
Elementary (0-8)	1.4%	4.8%	7.7%
Some High School (9-11)	1.4%	3.5%	6.0%
High School Graduate (12)	9.6%	13.0%	16.2%
Some College (13-15)	19.6%	17.6%	17.6%
Associate Degree Only	6.7%	7.2%	7.2%
Bachelor's Degree Only	39.5%	35.4%	29.8%
Graduate Degree	21.7%	18.5%	15.6%
Population by Gender			
2025 Estimate Total Population	27,724	215,968	534,463
Male Population	48.3%	49.4%	50.3%
Female Population	51.7%	50.6%	49.7%

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 534,463. The population has changed by 1.12 percent since 2010. It is estimated that the population in your area will be 542,624 five years from now, which represents a change of 1.5 percent from the current year. The current population is 50.3 percent male and 49.7 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,804 people per square mile.



HOUSEHOLDS

There are currently 228,397 households in your selected geography. The number of households has changed by 9.49 percent since 2010. It is estimated that the number of households in your area will be 232,494 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$97,701, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 70.52 percent since 2010. It is estimated that the median household income in your area will be \$116,133 five years from now, which represents a change of 18.9 percent from the current year.

The current year per capita income in your area is \$52,822, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$120,388, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 293,283 people in your selected area were employed. The 2010 Census revealed that 64.4 of employees are in white-collar occupations in this geography, and 16.1 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 84,943.00 owner-occupied housing units and 123,651.00 renter-occupied housing units in your area.



EDUCATION

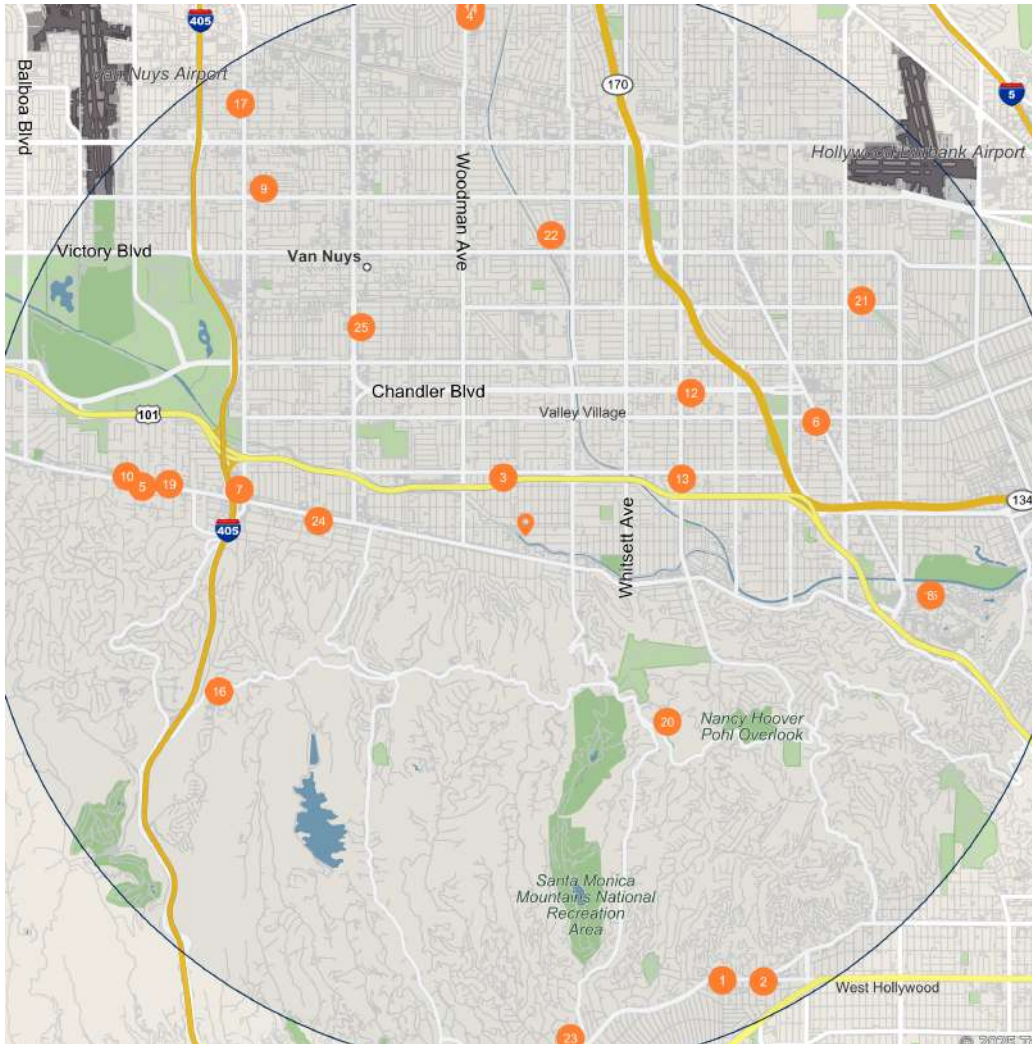
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 43.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.0 percent in the selected area compared with the 19.6 percent in the U.S.

13223-13225 MOORPARK STREET - MAIN HOUSE AND FOUR (4) RENTAL UNITS

DEMOGRAPHICS



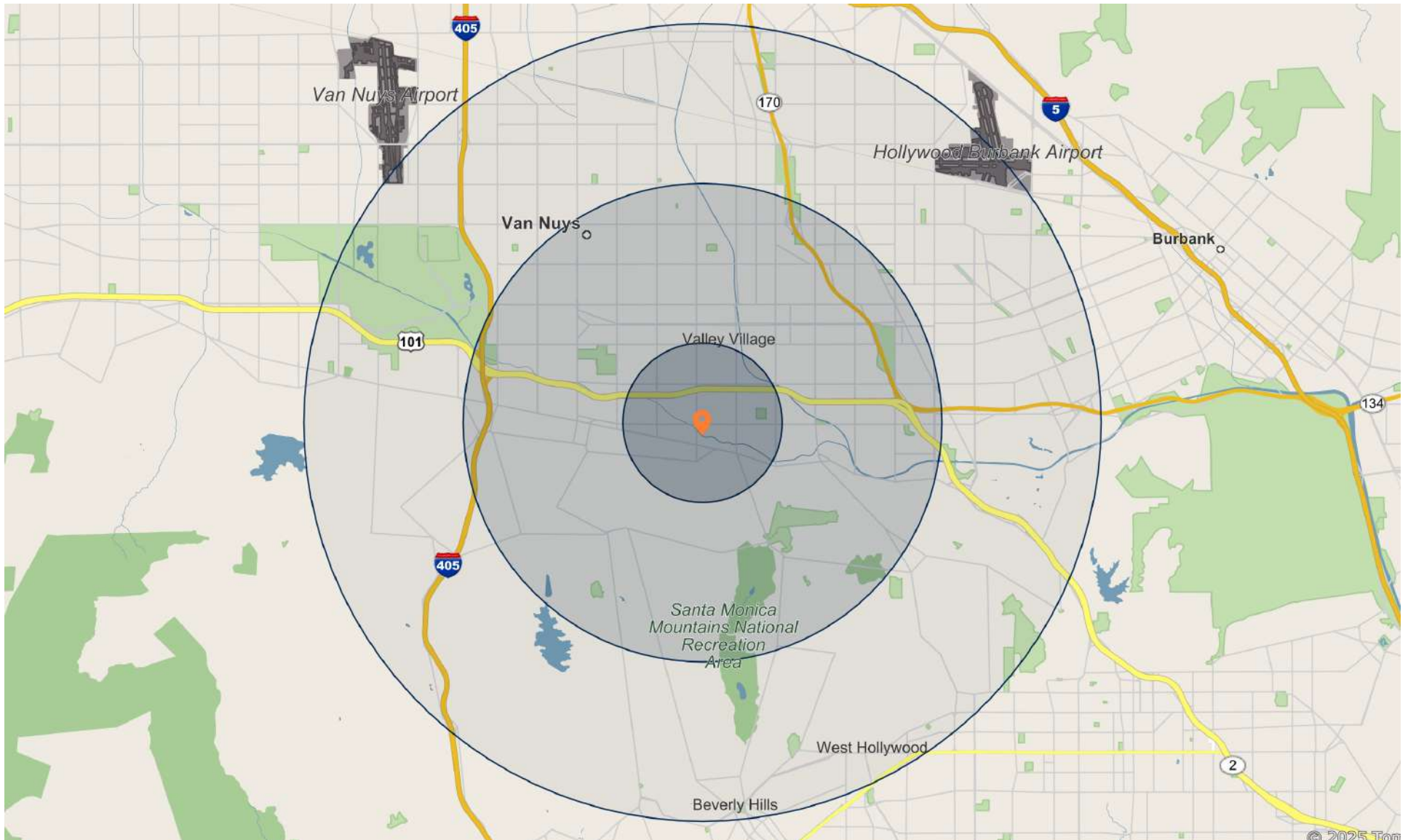
Major Employers

Employees

1	Yf Art Holdings Gp LLC-	10,600
2	Ticketmaster Entertainment LLC-	4,390
3	Sofro Fabrics Inc-	3,810
4	Kaiser Foundation Hospitals-Kaiser Permanente	3,724
5	Team-One Staffing Services Inc-Teamone Employment	2,629
6	West Publishing Corporation-The Rutter Group	1,827
7	Homebridge Financial Svcs Inc-	1,700
8	Nbcuniversal Media LLC-Universal Pictures Intl	1,611
9	Valley Presbyterian Hospital-V P H	1,600
10	Lowe Enterprises Rlty Svcs Inc-Encino Financial Center	1,449
11	McCormick & Schmick Holding-Mortons The Steakhouse	1,433
12	Lionsgate Studios Corp-Entertainment One	1,022
13	Arden-Mayfair Inc-Gelson Market	952
14	Southern Cal Prmnnte Med Group-	729
15	Universal Studios Company LLC-	704
16	American Jewish University-	700
17	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	694
18	Windsor Vallejo Care Ctr LLC-	694
19	Concrete Holding Co Cal Inc-	637
20	Century Fast Foods Inc-Taco Bell	619
21	Vallarta Food Enterprises Inc-Supermercado Vallarta	613
22	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
23	Sajahtera Inc-Beverly Hills Hotel	600
24	Mega Appraisers Inc-	600
25	Alta Hllywood Cmnty Hosp Van N-	517

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DEMOGRAPHICS



..... 13223 MOORPARK ST

**EXCLUSIVELY
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