



Offering Memorandum

Vista Garden Apartments

20951 Roscoe Blvd. Canoga Park, CA 91304

Multifamily Investment Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com



EQUITY
UNION
COMMERCIAL



Investment Contacts

Vista Garden Apartments

Lucrum Group | Equity Union

Raymond Rodriguez IV

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

ray@lucrumre.com

Lic. #01402283

Matt Freedman

Partner

D: +1 310-275-3800

M: +1 818-585-6888

matt@lucrumre.com

Lic. #01487954



Disclaimer

All materials and information received or derived from EQUITY UNION and Lucrum ("Broker") its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Broker its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the material or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Broker will not investigate or verify any such matters or conduct due diligence for a part unless otherwise agreed in writing.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspection and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Broker makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Broker does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rent from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Broker in compliance with all applicable fair housing and equal opportunity laws.

Confidentiality Agreement

The contents included in this brochure are proprietary, paid for and include customized branded and/or trademarked materials that are to be kept strictly confidential. It is intended to be referred to only by the party receiving it from Broker. It should not be copied, duplicated, or otherwise made available to any other person, entity or competitor without the express written consent and approval of Broker. Any copying of proprietary material or brand will be a violation to your use of this brochure.





Vista Garden Apartments

TABLE OF CONTENTS

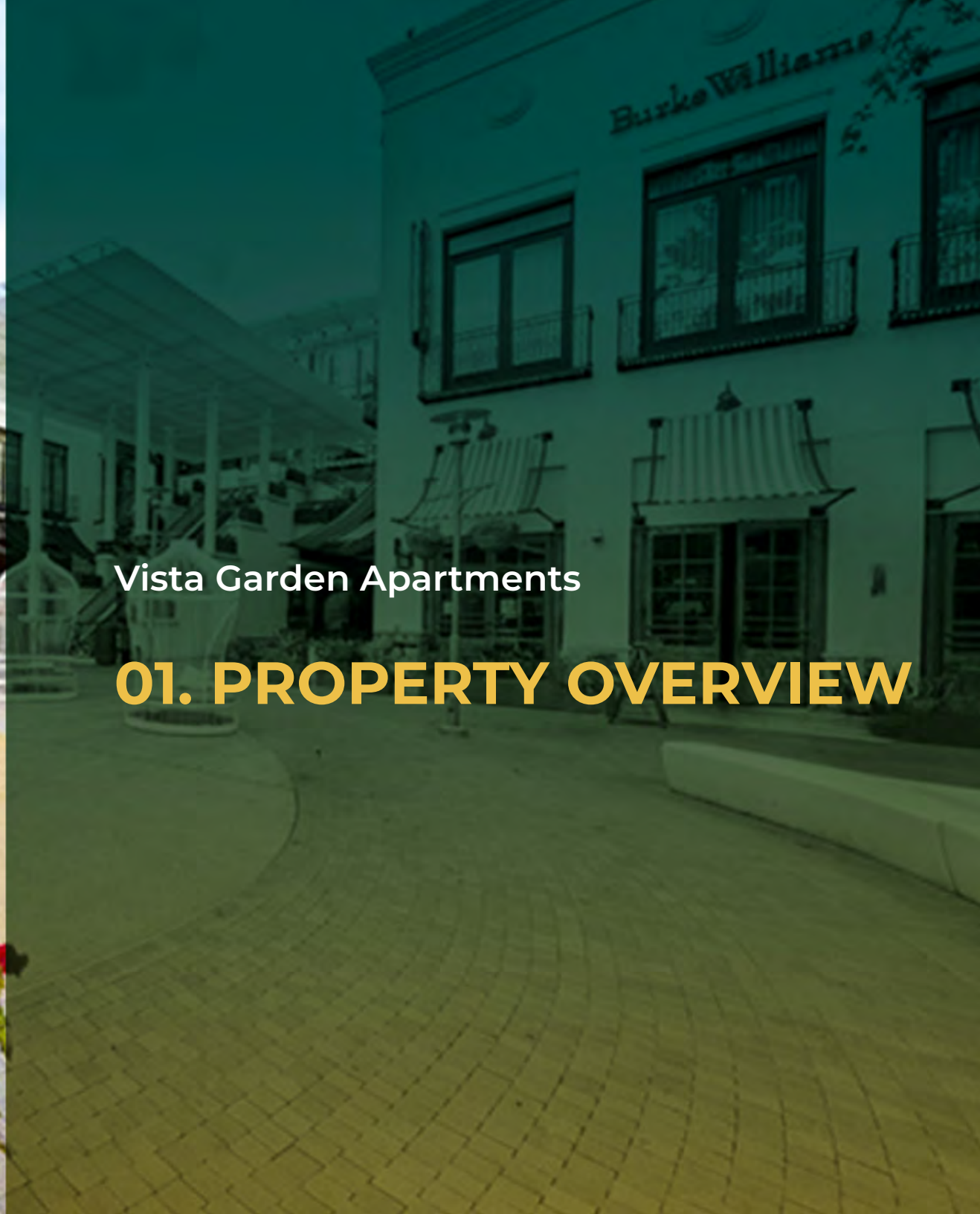
- 01. Property Overview
- 02. Financial Analysis
- 03. Comparables
- 04. Area Overview





Vista Garden Apartments

01. PROPERTY OVERVIEW





Vista Garden Apartments

Property Overview

Street Address:	20951 Roscoe Blvd.
City:	Canoga Park
State:	California
Zip Code:	91304
APN:	2779-007-018
Rentable Square Feet:	±34,370 SF
Lot Size:	±35,494SF
Year Built:	1963
Number of Units:	34
Number of Buildings:	1
Number of Stories:	2
Water:	Master-Metered
Electric:	Individually-Metered
Gas:	Individually-Metered
Construction:	Wood-Frame
Roof:	Flat
Parking:	34 Gated Parking
Zoning:	LAR3
Unit Mix:	(1) Studio/1 Bath (1) 1 Bed/1 Bath (30) 2 Beds/2 Baths (2) 3 Beds/2 Baths





Vista Garden Apartments



Property Description

Nestled at 20951 Roscoe Blvd in the heart of vibrant Canoga Park, California, Vista Garden Apartments is an exceptional 34-unit multifamily property. This well-maintained, value-add asset combines timeless appeal with significant $\pm 27\%$ upside potential, offering investors a rare opportunity to own a standout property in a thriving market.

Constructed in 1963, this two-story, garden-style complex encompasses $\pm 34,370$ SF, with a lot that spans over ± 0.81 acres, exuding vintage charm while incorporating modern upgrades that elevate its desirability in the competitive San Fernando Valley rental market.

Vista Garden Apartments offers a diverse unit mix, including studio, one-bedroom, two-bedroom, and three-bedroom residences, with 88% comprising spacious two-bedroom, two-bath layouts designed for modern comfort. The property enhances tenant convenience with two on-site laundry facilities, eliminating the need for off-site visits. Security is prioritized with controlled access entry and gated parking featuring assigned spaces, ensuring peace of mind. A sparkling swimming pool, enveloped by lush tropical landscaping, creates an inviting oasis for relaxation.



Constructed with durable wood-frame architecture and equipped with efficient forced-air heating, the property has benefited from recent capital improvements, such as the installation of a new roof in 2018, soft-story retrofit, improved patios, and select units have been remodeled, minimizing immediate maintenance costs. This allows investors to focus on strategic value-enhancing initiatives to maximize returns.

The residences at Vista Garden Apartments boast refined interiors designed for modern living. Each upgraded unit features elegant hardwood-inspired flooring, sleek granite countertops, and premium stainless-steel appliances, including gas stoves and dishwashers. Spacious closets with sliding mirror doors and central air conditioning enhance comfort, while large windows flood the spaces with natural light. Ground-floor units include expansive private patios, perfect for outdoor relaxation, and select second-floor units offer generous balconies for elevated living.

The residences at Vista Garden Apartments redefine modern elegance with meticulously upgraded interiors. Each unit showcases stylish hardwood-inspired flooring, luxurious granite countertops, and top-tier stainless steel appliances, including gas stoves and dishwashers. Generous closets with sliding mirror doors and efficient central air conditioning ensure effortless comfort, while expansive windows bathe the interiors in natural light. Ground-floor units feature spacious private patios ideal for serene outdoor moments, and select second-floor residences offer expansive balconies for elevated relaxation and enjoyment.

Vista Garden Apartments captivates with its charming architecture, centered around a beautifully landscaped courtyard featuring tranquil fountains. This serene retreat fosters a strong sense of community, promoting tenant satisfaction and retention. The inviting ambiance ensures consistent occupancy and supports robust, reliable cash flow for investors.



The Real Property and the Personal Property are being offered separately. The Buyer shall have the option, but not the obligation, to purchase the Personal Property under a separate bill of sale. The sale of the Real Property shall proceed independently and shall not be contingent upon the Buyer's decision to purchase or not purchase the Personal Property.



Location Description

Canoga Park, located in the western San Fernando Valley of Los Angeles, California, is a vibrant and diverse neighborhood with approximately 60,000 residents. With a population considered “highly diverse” ethnically, Canoga Park offers a welcoming atmosphere where modern amenities and a laid-back suburban vibe coexist.

Canoga Park’s strategic location in the San Fernando Valley ensures excellent connectivity to key destinations in and around Los Angeles. Situated approximately 28 miles northwest of Downtown Los Angeles, it offers a reprieve from the city’s hustle while remaining accessible. Nearby cities include Warner Center, West Hills, Winnetka, Woodland Hills, and Chatsworth to the north, east, south, and west, respectively, with Calabasas and Simi Valley also nearby.

Canoga Park is a haven for shopping and entertainment, with its main commercial corridor along Sherman Way, known as Historic Old Town Canoga Park, bustling with unique shops and dining options. Westfield Topanga & The Village, a premier shopping destination just south of the neighborhood, features high-end retailers like Nordstrom, H&M, Sephora, and Neiman Marcus, along with a wide variety of dining experiences.

For everyday needs, residents frequent Vallarta Supermarkets, Ralphs, Grocery Outlet, Island Pacific Seafood Market, and Shresta Indian Grocery. The Canoga Park Farmers Market, open every Saturday on Owensmouth Avenue, offers locally grown produce, crafts, cheeses, and live music, creating a vibrant community gathering spot.





Canoga Park offers a range of public transportation options, though its suburban layout means a car is often preferred for convenience. The Metro Orange Line (G Line), a bus rapid transit system, is a key lifeline, with stops like Sherman Way Station and Canoga Station providing access to the broader Los Angeles transit network, including connections to the Red Line at North Hollywood Station for Downtown LA travel (100 minutes). Ten local bus lines, including Metro routes 150, 162, 165, 601, and 791, serve the neighborhood, with key stops at Topanga Canyon/Schoolcraft, Vanowen/Topanga Canyon, and Sherman Way/Owensmouth. The Warner Center Shuttle links the neighborhood to the G Line, enhancing connectivity.

Canoga Park is experiencing significant capital investments in affordable housing, commercial development, and community amenities, driven by private developers and supported by city incentives like the TOC program. Los Angeles' plans for Canoga Park likely involve continued transit-oriented development, green infrastructure, and community-focused amenities, aligning with broader urban regeneration goals.





Vista Garden Apartments

Property Highlights

- + Seller financing available at attractive rate and terms
- + 88% of the units consist of 2-bedroom + 2-bath units
- + Roof was replaced in 2018 and all soft-story has been completed
- + Value-add opportunity with ±27% potential upside in current rents
- + Select units have been upgraded & include stainless steel appliances
- + Many units offer private patios & balconies
- + Building includes secure parking/entry, (2) on-site laundry & swimming pool

Location Highlights

- + Adjacent to Warner Center & the soon to be Rams NFL Village
- + Just minutes to Chatsworth, Calabasas, & Tarzana
- + Close to both shopping, dining & public transportation
- + Per Costar 49% of the residents of Canoga Park are renters

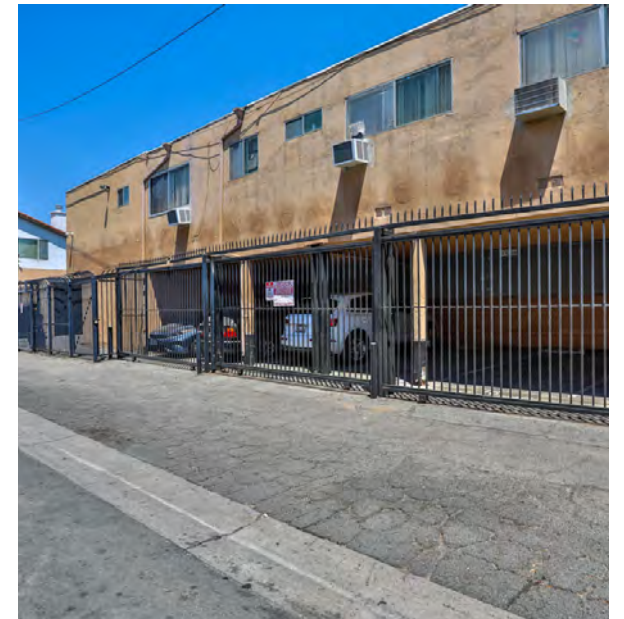








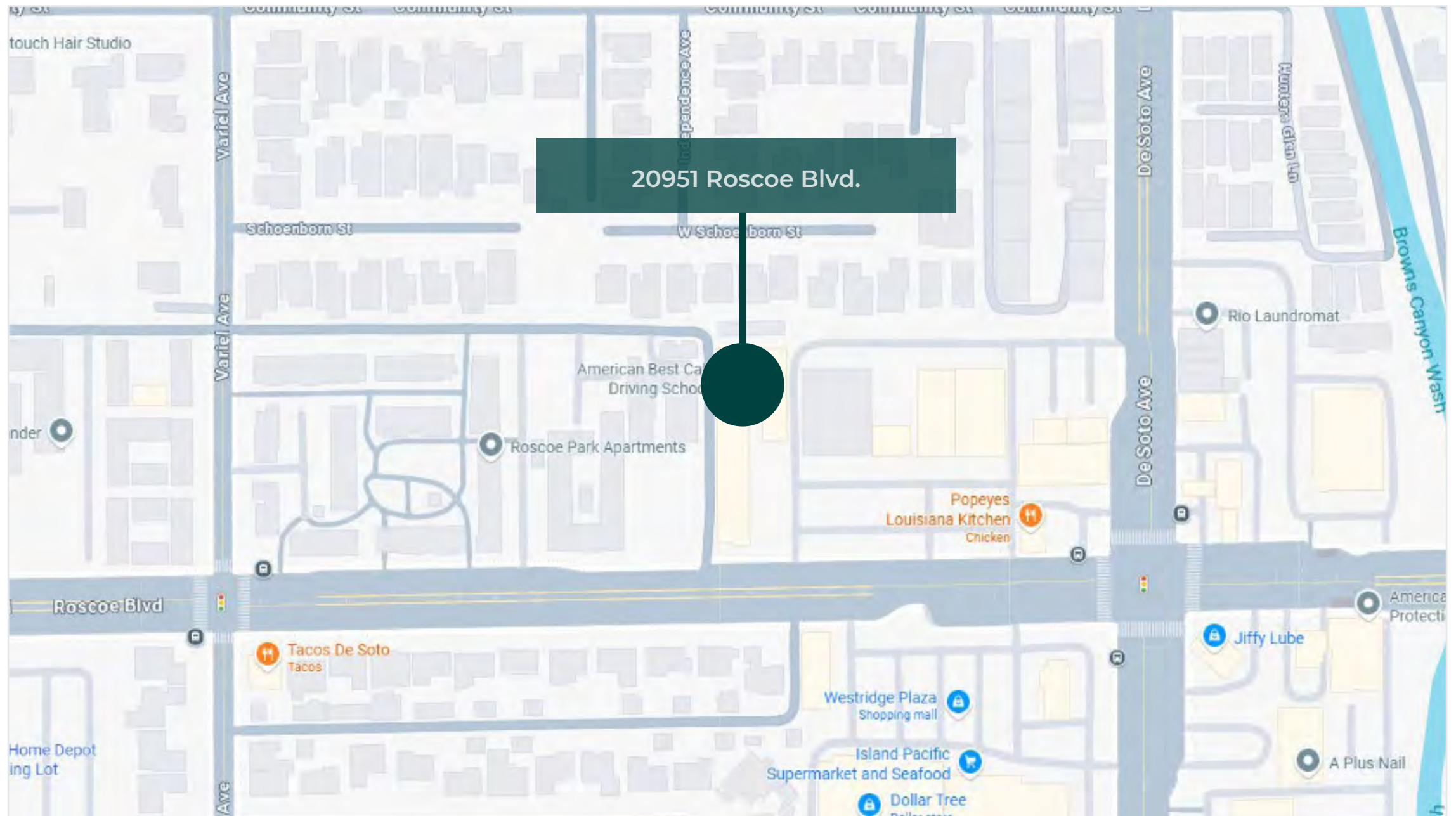








Street Map





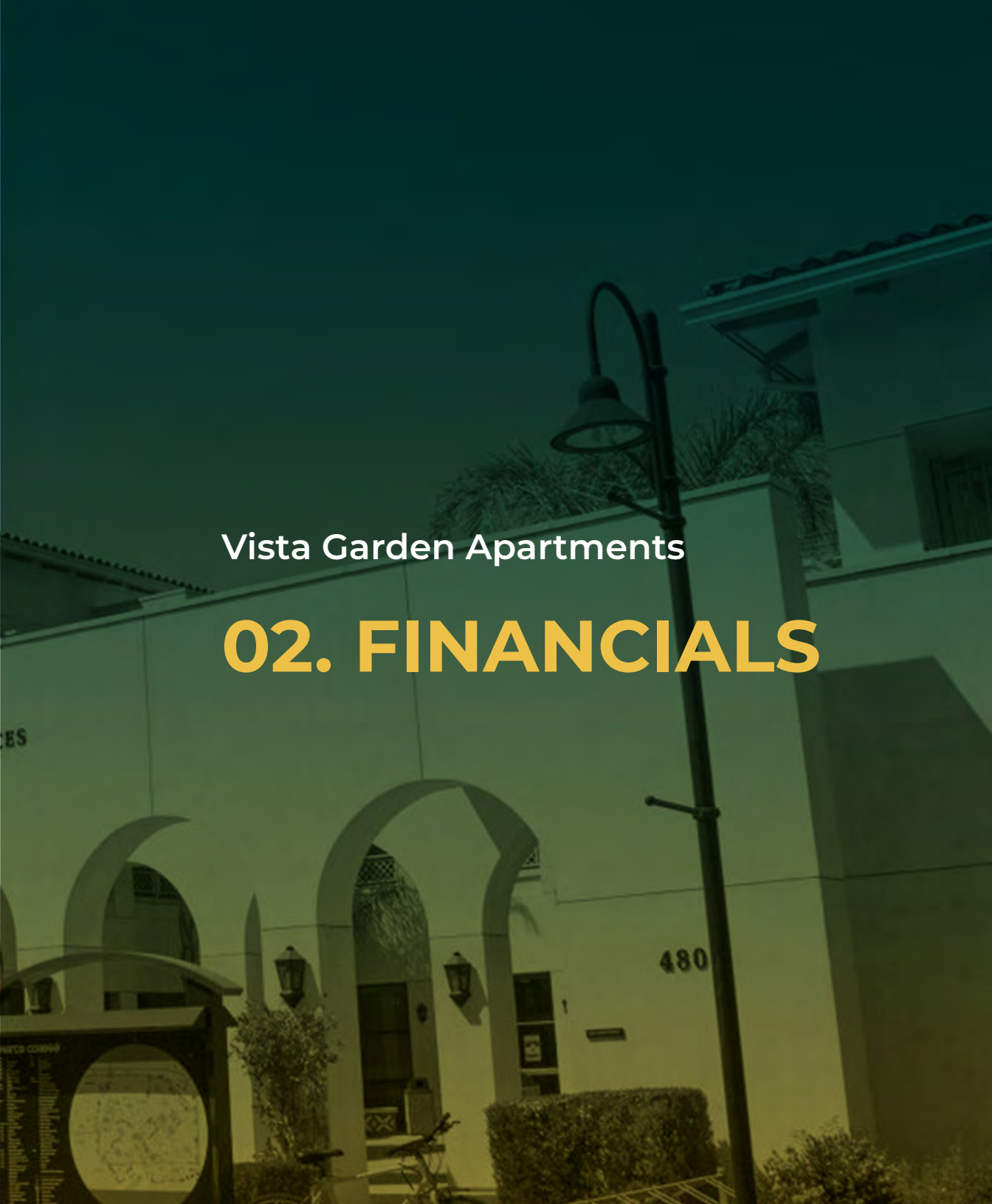
Satellite Map (3D)





Vista Garden Apartments

02. FINANCIALS





Financials

Pricing Details

Price	\$7,250,000
Number of units	34
Price per unit	\$213,235
Price per Square Foot	\$210.94
Gross Square Footage	±34,370
Lot Size	±35,494 SF
Year Built	1963

Returns	Current	Pro Forma
CAP Rate	5.80%	8.78%
GRM	8.88	6.98

Rent Roll Summary

# of Units	Unit Type	AVG Current	Pro Forma
1	Studio + 1 Bath	\$1,555	\$1,595
1	1 Bed + 1 Bath	\$1,775	\$1,795
30	2 Beds + 2 Baths	\$1,892	\$2,450
2	3 Beds + 2 Baths	\$2,760	\$3,195



Financials

Operating Data

Annual Income		Current		Pro Forma
Scheduled Gross Income		\$816,440		\$1,039,260
Less: Vacancy/Deductions	3.00%*	(\$24,493)		3.00%* (\$31,178)
Gross Operating Income		\$791,947		\$1,008,082
Less: Expenses	45.48%*	(\$371,357)		35.73%* (\$371,357)
Net Operating Income		\$420,590		\$636,725
Less Debt Service		(\$264,490)		(\$264,490)
Pre-Tax Cash Flow	5.38%**	\$156,100		12.84%** \$372,235
Plus Principal Reduction		\$70,175		\$70,175
Total Return Before Taxes	7.80%**	\$226,276		15.26%** \$442,411
Expenses				
Real Estate Taxes		\$90,625		\$90,625
Insurance		\$38,750		\$38,750
Utilities		\$92,434		\$92,434
Landscaping		\$9,151		\$9,151
Pool		\$2,190		\$2,190
Rubbish		\$17,502		\$17,502
Maintenance & Repairs		\$38,788		\$38,788
Misc		\$8,500		\$8,500
Off-Site Management		\$40,821		\$40,821
On-Site Management		\$32,596		\$32,596
Total Expenses		\$371,357		\$371,357
Per Square Foot		\$10.80		\$10.80
Per Unit		\$10,922.27		\$10,922.27

* As a percentage of Scheduled Gross Income.

** As a percentage of Down Payment.



Financials

Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
1	3 Beds/2 Baths	--	\$2,725.00	--	\$3,195.00	--	--
2	2 Beds/2 Baths	--	\$1,995.55	--	\$2,450.00	--	--
3	2 Beds/2 Baths	--	\$1,369.18	--	\$2,450.00	--	--
4	2 Beds/2 Baths	--	\$2,245.00	--	\$2,450.00	--	--
5	2 Beds/2 Baths	--	\$1,727.84	--	\$2,450.00	--	--
6	2 Beds/2 Baths	--	\$2,125.00	--	\$2,450.00	--	--
7	2 Beds/2 Baths	--	\$2,325.00	--	\$2,450.00	--	--
8	2 Beds/2 Baths	--	\$1,521.77	--	\$2,450.00	--	--
9	2 Beds/2 Baths	--	\$1,588.02	--	\$2,450.00	--	--
10	2 Beds/2 Baths	--	\$2,145.00	--	\$2,450.00	--	--



Financials

Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
11	2 Beds/2 Baths	--	\$1,569.50	--	\$2,450.00	--	--
12	2 Beds/2 Baths	--	\$1,157.00	--	\$2,450.00	--	--
13	2 Beds/2 Baths	--	\$1,941.47	--	\$2,450.00	--	--
14	2 Beds/2 Baths	--	\$2,145.00	--	\$2,450.00	--	--
15	3 Beds/2 Baths	--	\$2,795.00	--	\$3,195.00	--	--
16	2 Beds/2 Baths	--	\$2,005.29	--	\$2,450.00	--	Manager
17	2 Beds/2 Baths	--	\$1,765.57	--	\$2,450.00	--	--
18	2 Beds/2 Baths	--	\$1,945.00	--	\$2,450.00	--	--
19	2 Beds/2 Baths	--	\$2,210.00	--	\$2,450.00	--	--
20	2 Beds/2 Baths	--	\$2,275.00	--	\$2,450.00	--	--



Financials

Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
21	2 Beds/2 Baths	--	\$1,995.00	--	\$2,450.00	--	--
22	2 Beds/2 Baths	--	\$1,315.44	--	\$2,450.00	--	--
23	2 Beds/2 Baths	--	\$2,295.00	--	\$2,450.00	--	--
24	2 Beds/2 Baths	--	\$1,533.29	--	\$2,450.00	--	--
25	2 Beds/2 Baths	--	\$1,611.77	--	\$2,450.00	--	--
26	2 Beds/2 Baths	--	\$1,302.32	--	\$2,450.00	--	--
27	2 Beds/2 Baths	--	\$2,450.00	--	\$2,450.00	--	--
28	2 Beds/2 Baths	--	\$1,973.92	--	\$2,450.00	--	--
29	2 Beds/2 Baths	--	\$2,075.00	--	\$2,450.00	--	--
30	2 Beds/2 Baths	--	\$2,450.00	--	\$2,450.00	--	Vacant



Financials

Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
31	2 Beds/2 Baths	--	\$2,185.00	--	\$2,450.00	--	--
32	2 Beds/2 Baths	--	\$1,521.77	--	\$2,450.00	--	--
33	1 Bed/1 Bath	--	\$1,775.00	--	\$1,795.00	--	--
34	Studio/1 Bath	--	\$1,554.80	--	\$1,595.00	--	--
Totals		--	\$65,614.50	--	\$83,280.00	--	--



Financials

Rent Roll

Other Income	--	Monthly Income	--	Pro Forma Income	--	Note
Laundry Income	--	\$336.00	--	\$336.00	--	--
Parking Income	--	\$700.00	--	\$700.00	--	--
RUBS Income		\$1,290.00		\$2,193.00	--	--
Other Income		\$96.00		\$96.00	--	--
Total Other Income	--	\$2,422.00	--	\$3,325.00	--	--
Monthly SGI	--	\$68,036.50	--	\$86,605.00	--	--



Financials

Loan Option

Indicative Loan Pricing	Vista Garden Apartments
Loan Product	5-Year Fixed (Seller Financing)
Loan Amount	\$4,350,000
Fixed	5 Years
Amortization	30 Years
Interest Only Period	--
Prepay	--
Rate Lock Period	--
Minimum Debt Coverage Ratio	--
Max Loan to Value	60%
Debt Coverage Ratio as Underwritten	--
Estimated Interest Rate	4.50%
Approximate Annual Payment	\$264,490
Approximate Annual Payment (IO)	--

The interest rates listed above and any spreads derived there f rom are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock.



Vista Garden Apartments



03. COMPARABLES





Rent Comparables



Studio + 1 Bath

#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
1	8561 De Soto Ave. Canoga Park, CA 91304	170	1973	\$1,600.00	450	\$3.56	0.8 Miles	New Renovation
2	8900 Topanga Canyon Blvd. Canoga Park, CA 91304	116	1964	\$1,710.00	450	\$2.62	1.7 Miles	New Renovation
3	8609 De Soto Ave. Canoga Park, CA 91304	123	1976	\$1,770.00	442	\$2.40	0.9 Miles	Older Renovation
4	21707 Roscoe Blvd. Canoga Park, CA 91304	--	--	\$1,295.00	400	\$2.81	0.7 Miles	Original Condition
Average		136	1971	\$1,593.75	436	\$2.84	1.03 Miles	--
	20951 Roscoe Blvd. Pro Forma Rent	34	1963	\$1,595.00	--	--	--	--
	20951 Roscoe Blvd. Current Ave. Rent	34	1963	\$1,555.00	--	--	--	--



Rent Comparables



1 Bed + 1 Bath

#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
1	21431 Saticoy St. Canoga Park, CA 91304	52	1975	\$1,800.00	830	\$2.77	1.3 Miles	Older Renovation
2	8740 Owensmouth Ave. Canoga Park, CA 91304	59	1978	\$1,954.00	600	\$2.66	1.9 Miles	New Renovatrion
3	8740 Owensmouth Ave. Canoga Park, CA 91304	19	1962	\$1,975.00	750	\$2.41	1.3 Miles	New Renovatrion
4	8371 Northgate Ave. Canoga Park, CA 91304	23	1964	\$1,800.00	700	\$2.86	1.0 Miles	Older Renovation
Average		38	1970	\$1,882.00	720	\$2.68	1.38 Miles	--
	20951 Roscoe Blvd. Pro Forma Rent	34	1963	\$1,795.00	--	--	--	--
	20951 Roscoe Blvd. Current Ave. Rent	34	1963	\$1,775.00	--	--	--	--



Rent Comparables



2 Beds + 2 Baths

#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
1	8211 Owensmouth Ave. Canoga Park, CA 91304	47	1961	\$2,650.00	1,000	\$2.65	0.8 Miles	Older Renovation
2	20918 Gresham St. Canoga Park, CA 91304	49	2003	\$2,595.00	992	\$2.62	1.1 Miles	New Renovation
3	21350 Parthenia St. Canoga Park, CA 91304	24	1988	\$2,395.00	1,000	\$2.40	0.9 Miles	Older Renovation
4	8900 Topanga Canyon Blvd. Canoga Park, CA 91304	116	1977	\$2,880.00	1,025	\$2.81	1.5 Miles	New Renovation
5	20211 Sherman Way Canoga Park, CA 91306	102	1976	\$2,455.00	1,022	\$2.40	2.3 Miles	New Renovation
Average		68	1981	\$2,595.00	1,008	\$2.57	1.32 Miles	--
	20951 Roscoe Blvd. Pro Forma Rent	34	1963	\$2,450.00	--	--	--	--
	20951 Roscoe Blvd. Current Ave. Rent	34	1963	\$1,892.00	--	--	--	--



Rent Comparables

3 Beds + 2 Baths

#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
1	19926 Roscoe Blvd. Winnetka, CA 91306	32	1963	\$2,999.00	1,083	\$2.77	1.4 Miles	New Renovatrimon
2	7050 Jordan Ave. Canoga Park, CA 91303	21	1965	\$3,100.00	1,165	\$2.66	2.2 Miles	Older Renovation
3	8600 International Ave. Canoga Park, CA 91304	112	1972	\$3,500.00	1,450	\$2.41	1.0 Miles	Older Renovation
4	21501 Roscoe Blvd. Canoga Park, CA 91304	140	2014	\$3,934.00	1,375	\$2.86	0.5 Miles	Older Renovation
Average		76	1979	\$3,383.00	1,268	\$2.68	1.28 Miles	--
	20951 Roscoe Blvd. Pro Forma Rent	34	1963	\$3,195.00	--	--	--	--
	20951 Roscoe Blvd. Current Ave. Rent	34	1963	\$2,760.00	--	--	--	--

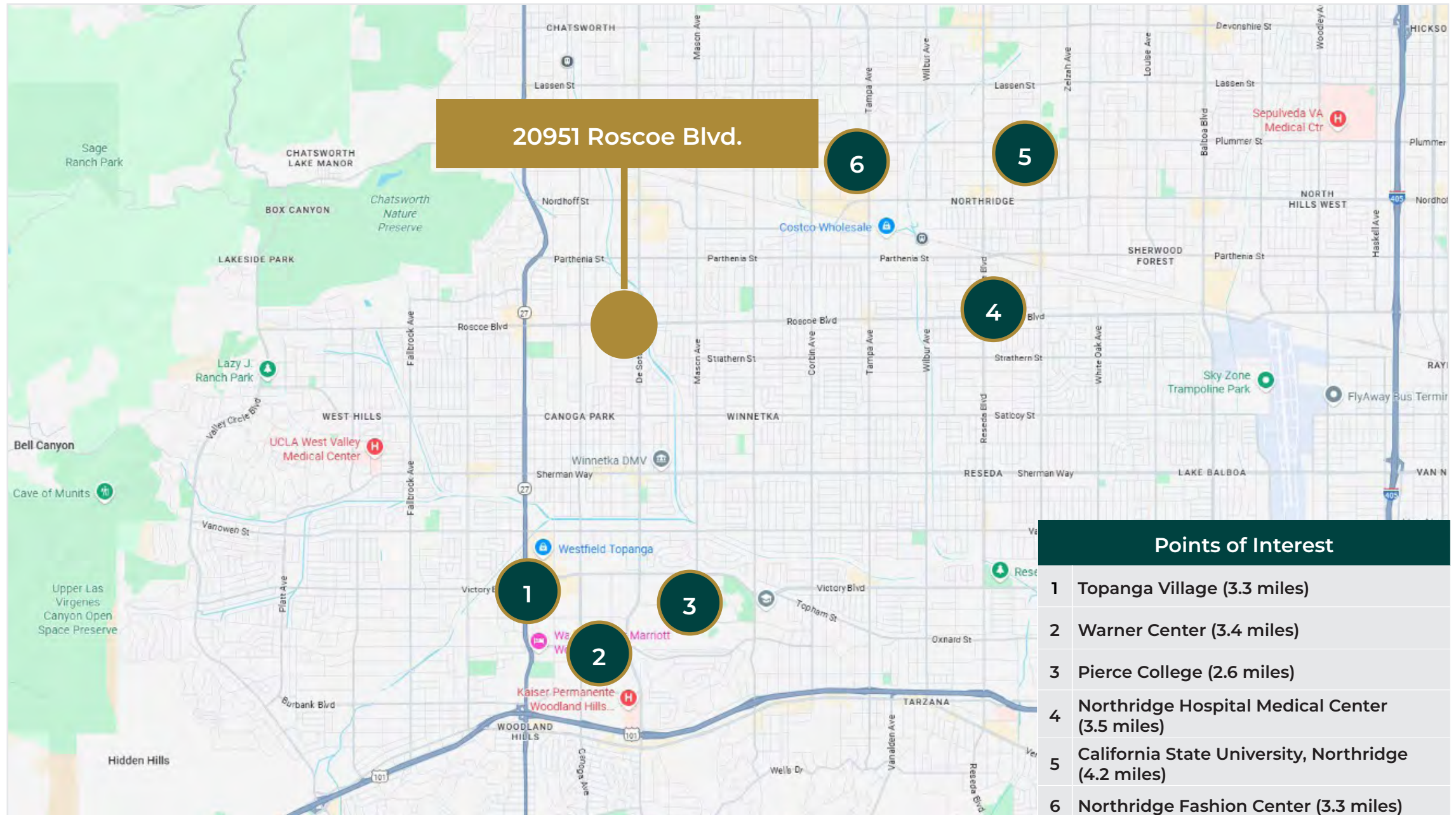


Vista Garden Apartments

04. AREA OVERVIEW



Points of Interest





Vista Garden Apartments

Points of Interest



Topanga Village (3.3 miles)

Topanga Village is an open-air shopping and dining destination within the Westfield Topanga complex, offering a vibrant, pedestrian-friendly alternative to the indoor mall.



Warner Center (3.4 miles)

Warner Center is a 1,100-acre (1.7 square mile) mixed-use community in the western San Fernando Valley, designated as a Regional Center in Los Angeles' Canoga Park-West Hills-Winnetka-Woodland Hills Community Plan.



Pierce College (2.6 miles)

Los Angeles Pierce College (LAPC), founded in 1947, is a public two-year community college within the Los Angeles Community College District (LACCD). Spanning 426 acres, it's one of the largest community college campuses in California and serves ±20,000 students.



Northridge Hospital Medical Center (3.5 miles)

Hospital Medical Center is a leading healthcare facility offering comprehensive medical services, including emergency care, surgery, and specialized treatments.



California State University, Northridge (4.2 miles)

Founded in 1958, CSUN is a public university in the California State University system, serving over 38,000 students across nine colleges. Its 356-acre campus in the San Fernando Valley is a hub for education, culture, and community engagement.



Northridge Fashion Center (3.3 miles)

Northridge Fashion Center is a large, super-regional shopping mall in Northridge, Los Angeles, featuring over 170 stores, anchor tenants, and diverse dining options, it's a key destination for shopping, entertainment, and community activities in the San Fernando Valley.



Local Developments



Uptown at Warner Center (Warner Center, Woodland Hills)

A 47-acre mixed-use development under the Warner Center 2035 Plan, featuring 6.035 million square feet of residential, commercial, and recreational space.



Rams Village at Warner Center Promenade

Rams Village at Warner Center is a planned \$10 billion, 52-acre mixed-use development by Stan Kroenke in Woodland Hills. It will feature the Rams' new 350,000 sq ft headquarters and practice facility, 3,000 residential units, office and retail space, a hotel, two indoor performance venues, and over 9 acres of public space—transforming the former Promenade mall into a vibrant, urban destination.



7334 Topanga Canyon Blvd, Canoga Park, CA 91303

A 149-unit multifamily development catering to middle-income households earning up to 90% of the Area Median Income (AMI). The project is a new apartment building focused on providing affordable housing.



Local Developments



6920 N. Remmet Ave Affordable Housing

A proposed 48-unit apartment building designed for affordable housing, located just north of the Los Angeles River. The project is intended to serve lower-income residents.



7253 N. Remmet Ave Apartments + Retail

A mixed-use development featuring apartments and retail spaces, located near the G Line's Sherman Way Station. The project is designed to integrate residential and commercial elements in a transit-oriented area.



Demographics

Canoga Park, Los Angeles, CA

Located in the western San Fernando Valley, Canoga Park is one of Los Angeles' most dynamic and evolving neighborhoods. Known historically as a blue-collar community, Canoga Park has seen steady revitalization over the years, drawing attention from investors, entrepreneurs, and developers looking to capitalize on its growing commercial potential. Canoga Park offers a diverse mix of retail, office, industrial, and mixed-use properties — making it a highly versatile market for commercial real estate.

QUICK FACTS:

+ Commercial Mix: Offers a variety of retail, office, industrial, and mixed-use properties.

- + Nearby Amenities: Close to Westfield Topanga, The Village, and the upcoming Rams Village at Warner Center.
- + Transit Access: Served by the Metro G Line (Orange Line) and major roads like Topanga Canyon Blvd & Roscoe Blvd.
- + Investment Potential: Strong rental demand, stable cap rates, and proximity to Warner Center drive long-term value.



Average Household
Income

\$103,539



Median Age

36 years old



2023 Estiamted
Population

41,261



Total Households

14,485



Bahcelors Degree
or Higherr

25.68%



Overview

Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





Investment Contacts

Raymond A. Rodriguez IV

Founding Partner

D: +1 866-582-7865

M: +1 818-581-5829

ray@lucrumre.com

Lic. #01402283

Matt Freedman

Partner

M: +1 310-275-3800

matt@lucrumre.com

Lic. #01487954



EQUITY
UNION
COMMERCIAL