



MARKET AT A GLANCE



OCCUPANCY RATE **96.5%**
Unchanged since 3Q16



ASKING RENT **\$2,047**
Up 4.5% since 3Q16

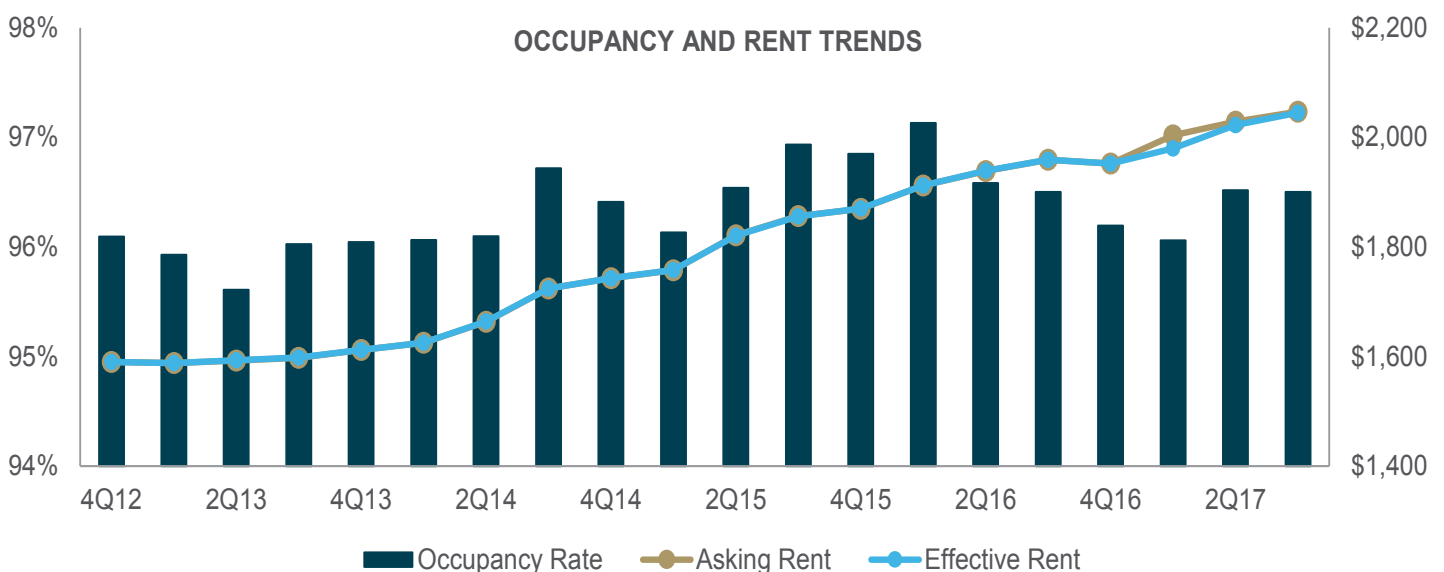


CONCESSIONS **0.1%**
Unchanged since 3Q16

OCCUPANCY AND RENT TRENDS

ANNUAL 4.5% RENT APPRECIATION OUTPACES COUNTYWIDE RENT GROWTH

Average apartment occupancy of 96.5% was recorded in Los Angeles North in September of this year, the same as one year ago. Occupancy in the region was slightly greater than countywide occupancy, which averaged 96.4%. Annual apartment absorption was greatest in the South Glendale/Highland Park and Pasadena submarkets which accounted for the majority of absorption in the region. More than 86% of the 2,199 new apartments were delivered within these two submarkets, as well. The largest of the completed multifamily developments was the 507-unit Altana midrise community in Glendale. Another 515 apartments were scheduled for completion in Los Angeles North by year-end, nearly two-thirds of which were slated for the South Glendale/Highland Park submarket. Multifamily operators kept upward pressure on asking rent. By September of this year, asking rent averaged \$2,047 per month, a 4.5% increase from one year prior. Rent growth in Los Angeles North outpaced the 3.9% annual increase in the county. The average concession in September was 0.1% of asking rent, the same as one year prior.



LOS ANGELES NORTH

MULTIFAMILY REPORT

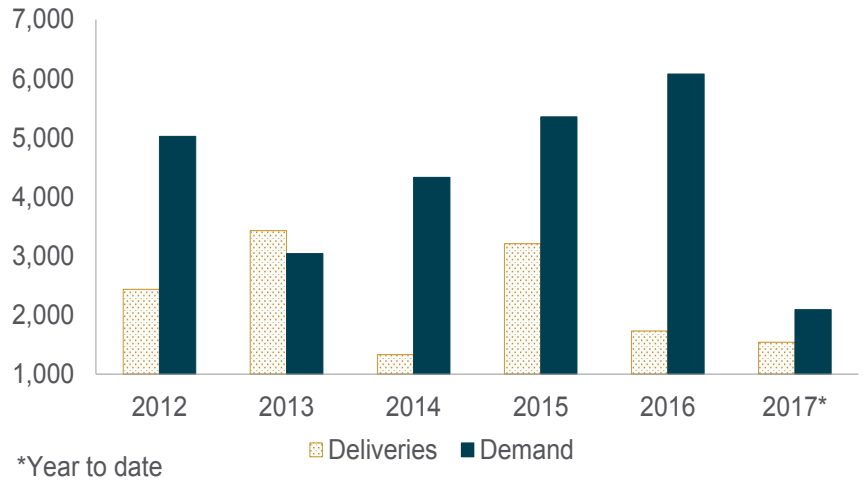
DELIVERIES AND DEMAND



DELIVERIES 1,538
Units YTD



NET ABSORPTION 2,092
Units YTD



ECONOMIC TRENDS

2016 **UNEMPLOYMENT*** 2017
5.2% **-40 BPS** 4.8%
CHANGE

2016 **EMPLOYMENT*** 2017
4.41m **0.9%** 4.44m
CHANGE

2016 **EXISTING SFH SALES**** 2017
68.6k **0.4%** 68.9k
CHANGE

2016 **MEDIAN SFH PRICE**** 2017
\$494.8k **9.4%** \$541.2k
CHANGE

2016 **10-YEAR TREASURY**** 2017
1.63% **60 BPS** 2.20%
CHANGE

*August; **September

Countywide employment expanded 0.9% year over year as employers added 38,400 workers to payrolls through August. Education and health services sector hiring was the greatest contributor to expansion, with 22,300 new workers, a 2.9% annual increase. Job growth surged 8.1% in the construction industry, with 10,900 new jobs, supported by numerous projects underway, including mixed-use development NoHo West in North Hollywood and the “24” multiuse property in Chatsworth, which will accommodate the headquarters of MGA Entertainment Inc. A 4.0% rise in tourism in 2016 underpinned an 0.8% increase in leisure and hospitality industry employment as 4,300 workers were hired. Major proposed commercial developments in the San Fernando Valley have long-term potential to transform business districts and boost employment in multiple job sectors. These proposed projects include the redevelopment of the former Rocketdyne Propulsion & Power Plant in Canoga Park and a massive development to replace Warner Center’s Promenade Mall.



LOS ANGELES NORTH

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY		AVG RENT INCREASE		AVG RENT		NET ABSORPTION		DELIVERED UNITS	
	3Q16	3Q17	3Q16	3Q17	3Q16	3Q17	3Q17	ANNUAL	3Q17	ANNUAL
Burbank/North Glendale	96.2%	95.8%	6.4%	-1.0%	\$2,520	\$2,495	85	-92	0	0
Chatsworth/Canoga Park	96.2%	96.4%	1.7%	4.0%	\$1,986	\$2,066	70	46	0	0
Granada Hills/Northridge/Reseda	96.9%	96.9%	1.4%	7.1%	\$1,704	\$1,825	-14	2	0	0
Palmdale/Lancaster	98.8%	96.6%	1.9%	6.8%	\$1,093	\$1,167	57	-300	0	0
Panorama Hills/San Fernando/Pacoima	98.3%	98.2%	9.1%	4.4%	\$1,556	\$1,624	-21	-39	0	0
Pasadena	95.7%	95.6%	4.1%	-1.3%	\$2,548	\$2,514	41	919	104	993
Santa Clarita Valley/Canyon Country	95.9%	96.3%	4.6%	4.4%	\$1,932	\$2,016	-22	68	0	0
Sherman Oaks/Studio City/N Hollywood	96.0%	96.2%	4.3%	1.9%	\$2,310	\$2,354	44	318	132	197
South Glendale/Highland Park	93.6%	95.5%	5.6%	9.7%	\$2,439	\$2,676	18	1,706	215	901
Tujunga/La Crescenta/Montrose	96.3%	97.3%	7.4%	15.0%	\$1,758	\$2,022	-64	89	0	0
Van Nuys/North Hollywood	97.7%	97.2%	4.4%	8.3%	\$1,476	\$1,598	121	-139	0	108
Woodland Hills/Tarzana/Encino	97.1%	95.7%	4.7%	2.5%	\$2,187	\$2,243	5	-343	0	0
TOTALS	96.5%	96.5%	4.7%	4.5%	\$1,959	\$2,047	319	2,235	451	2,199



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