

**\$19.0M**  
SALES VOLUME  
(SINCE 2013)



**\$158,420**  
AVERAGE PRICE PER  
UNIT (SINCE 2013)

## RECENT SALES CHINATOWN

	PROPERTY	UNITS	SALE DATE	SALE PRICE	PRICE PER UNIT
1	829 N Bunker Hill Ave	11	Sep-17	\$3,425,000	\$311,364
2	729 Yale St	7	Feb-17	\$1,640,000	\$234,286
3	719 Bunker Hill Ave	8	Jun-16	\$2,750,000	\$196,429
4	419-421 Solano Ave	6	May-16	\$825,000	\$137,500
5	432 Solano Ave	5	Dec-15	\$850,000	\$170,000
6	1417 N Broadway	16	Dec-14	\$1,170,000	\$73,125
7	857 Yale St	14	Feb-14	\$1,700,000	\$121,429
8	729 Yale St	7	Dec-13	\$965,000	\$137,857
9	960-968 Yale St	9	Nov-13	\$905,000	\$100,556
10	970 Yale St	6	Sep-13	\$1,040,000	\$173,333
11	810 Bartlett St	14	Aug-13	\$1,350,000	\$96,429
12	639 N Hill Pl	5	Aug-13	\$705,000	\$141,000



**829 N Bunker Hill Ave**



**1417 N Broadway**

Survey includes multifamily properties greater than 5 units sold since August 2013. Survey excludes affordable, military, senior, and student housing.

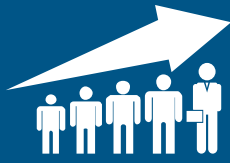
Sales data provided by CoStar & REIS (current as of Q4 2018).



Neighborhood In Focus

**LOS ANGELES | CHINATOWN**

## DEMOGRAPHIC/ECONOMIC HIGHLIGHTS



18.4%

Population growth since 2010  
(12,307 residents as of 2018)



89.9%

Housing units occupied by  
renters (up 1.5% since 2010)



40.3

Median age of  
Chinatown residents



29.8%

of neighborhood residents are  
between the ages of 25 and 44

## RESIDENT PROFILE

**62%** of residents are  
Social Security Set

**LifeMode:** Social Security Set



"With over one-third of people aged 65 or older and dependent on low, fixed incomes, the Social Security Set is an older market located in metropolitan cities across the country"



"Residents typically live in multiunit rental properties with wages and salary income are still earned by almost half of all households"



"Located in or close to business districts that attract heavy daytime traffic, residents enjoy the hustle and bustle of life in the heart of the city"

**27%** of residents are  
Downtown Melting Pot

**LifeMode:** Downtown Melting Pot



"Downtown Melting Pot is a smaller, diverse, settled market, composed of much older neighborhoods located in cities in the Middle Atlantic or on the Pacific Coast"

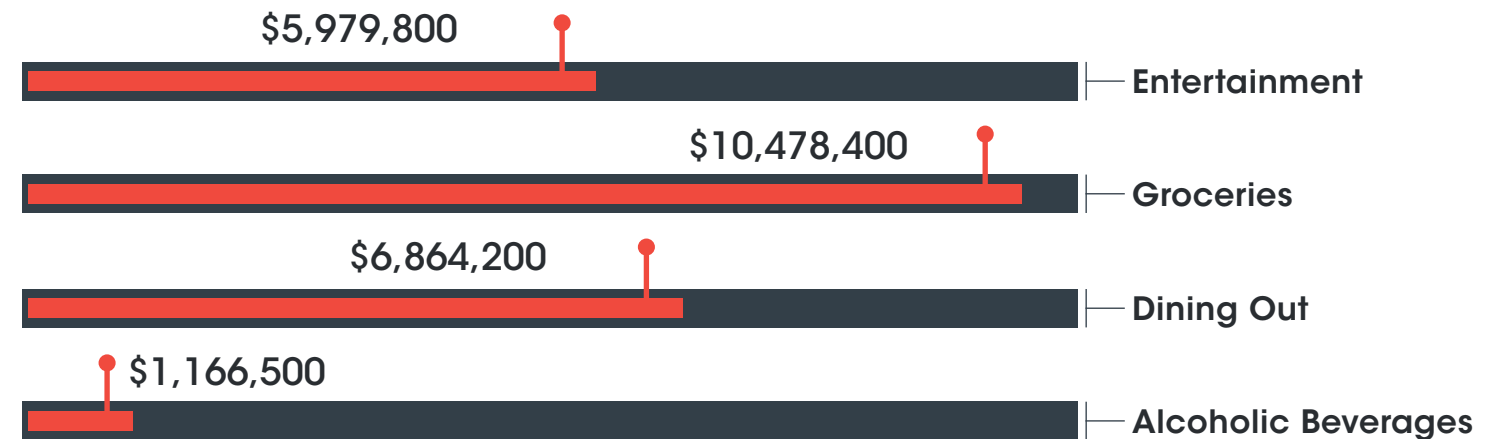


"Residents are a mix of races and ethnicities, with strong concentrations of Asians; housing is dominated by married-couple families who live in rented apartments"



"Median household income and net worth are below average, although the home values in these neighborhoods tend to be high"

## RETAIL EXPENDITURES IN CHINATOWN (ANNUAL)



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