



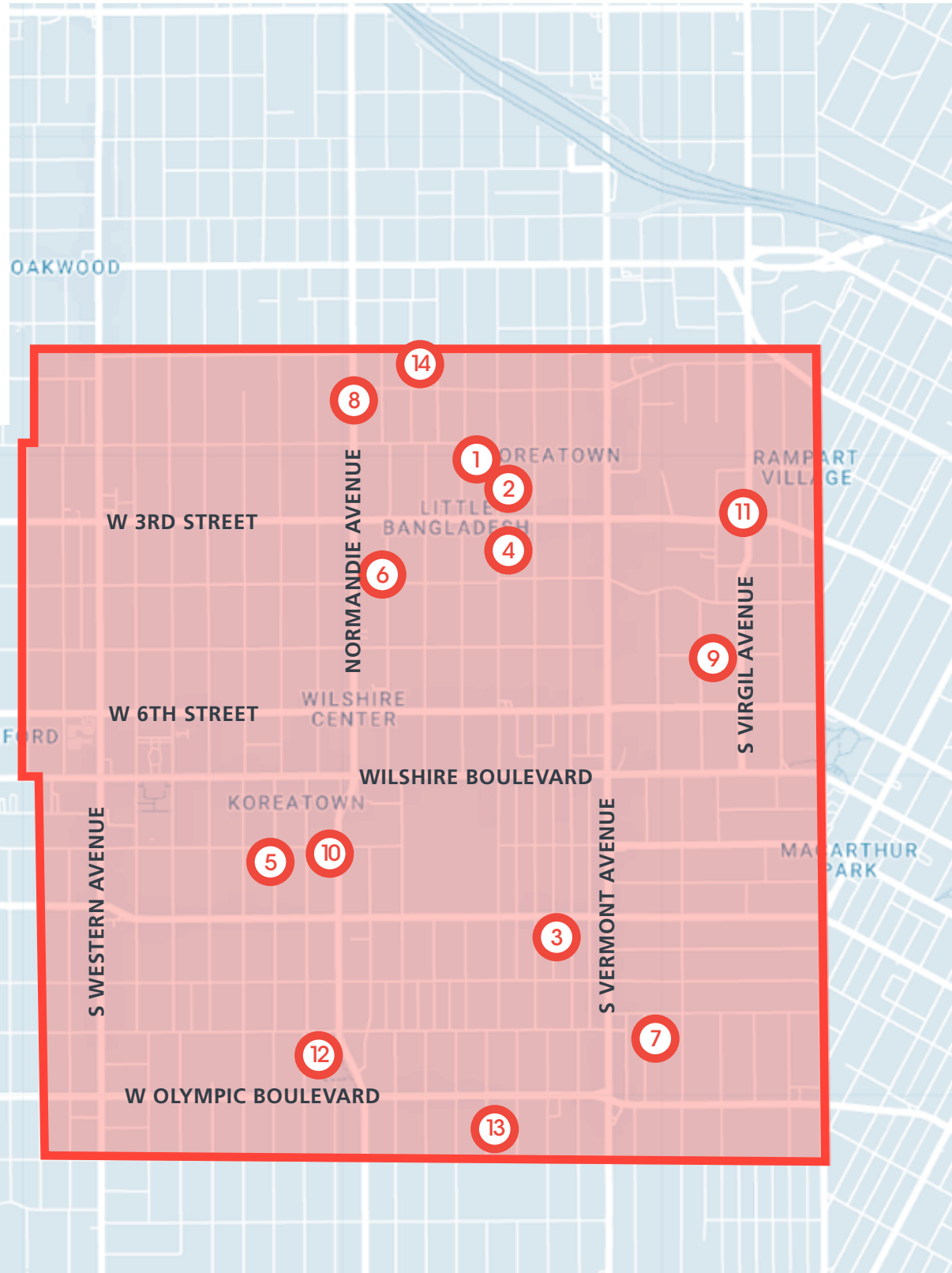
\$428.8M

SALES VOLUME
(SINCE 2017)



\$243,423

AVERAGE PRICE PER UNIT
(SINCE 2017)



RECENT SALES KOREATOWN

	PROPERTY	UNITS	SALE DATE	SALE PRICE
1	212 S Kenmore Avenue	9	Apr-18	\$2,925,000
2	232 S Catalina Street	12	Apr-18	\$2,793,000
3	815 S New Hampshire Avenue	5	Apr-18	\$1,265,000
4	The Avalon Apartments	47	Apr-18	\$9,450,000
5	709 S Kingsley Drive	15	Mar-18	\$5,300,000
6	351 S Mariposa Avenue	8	Mar-18	\$2,125,000
7	942 Menlo Avenue	11	Mar-18	\$2,100,000
8	109 S Normandie Avenue	36	Mar-18	\$5,750,000
9	Westmoreland Apartments	54	Mar-18	\$11,125,000
10	3410 W 7th Street	11	Feb-18	\$2,200,000
11	3207 W 3rd Street	14	Jan-18	\$2,925,000
12	960 S Ardmore Avenue	8	Jan-18	\$1,500,000
13	1038 Dewey Avenue	6	Jan-18	\$1,280,000
14	The Orleans	54	Jan-18	\$6,831,000



3207 W 3rd Street



Westmoreland Apartments

Survey includes multifamily properties greater than 5 units sold since 1/1/2018. Survey excludes affordable, military, senior, and student housing.

Sales data provided by CoStar & REIS (current as of Q2 2018).



Neighborhood In Focus

LOS ANGELES | KOREATOWN

DEMOGRAPHIC/ECONOMIC HIGHLIGHTS

5.5%



Population growth since 2010
(109,234 residents as of 2017)

87.4%



Housing units occupied by
renters - up 0.7% since 2010

35.0



Median age of Koreatown
residents

36.2%



of neighborhood residents
are between the ages of 25
and 44

RESIDENT PROFILE

26.1%

LifeMode: International Marketplace



"International Marketplace neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas of the East and West Coasts"



"Residents are hard-working consumers, striving to get ahead, but attentive to personal style; purchases reflect their youth and their children"



"Young, diverse family market and couples without children. Almost 40% of residents are foreign-born and workers are mainly employed in white collar and service occupations"

24.9%

LifeMode: NeWest Residents



"NeWest Residents are mainly young Hispanic immigrants, concentrated in larger metropolitan areas in the South and West"

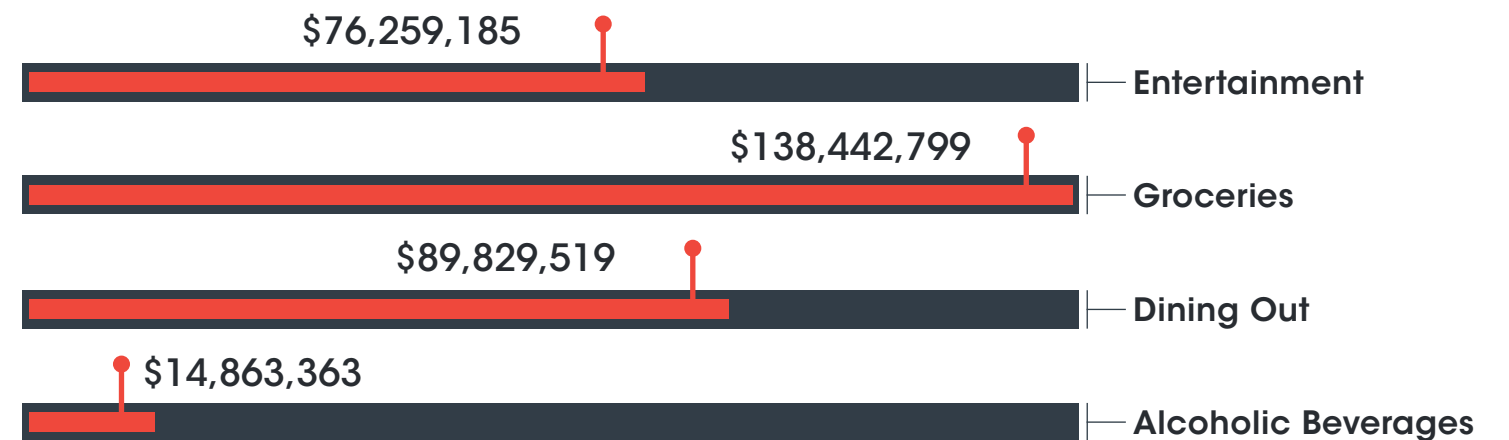


"Reside in mostly renter occupied mid- to high-rise apartment buildings. Half of the households have children, in either married-couple or single parent families"



"Blue collar residents work long hours primarily in the service industry; while skilled workers steer toward construction and manufacturing sectors"

RETAIL EXPENDITURES IN KOREATOWN (ANNUAL)



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