

# TAKSA

INVESTMENT GROUP

## Westside Multifamily – Q1 2019

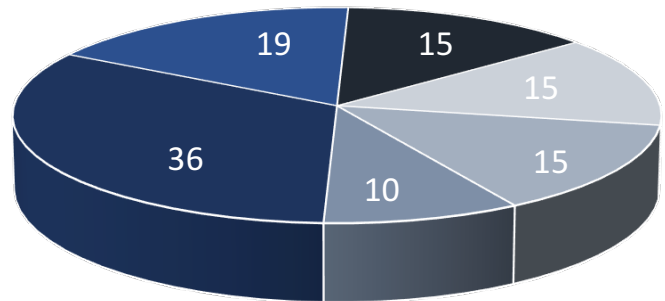
### Market Spotlight

	Buildings Sold	Average Year Built	Average PSF	Average PPU
Multifamily 50+ Units – 2018	3	1942	\$366	\$251,201
Multifamily 5-50 Units – 2018	107	1954	\$396	\$333,578
	Buildings Sold	Average Sale Price	Average PSF	Average PPU
Non-Rent Control Assets (5-50 units)	13	\$6,834,500	\$387	\$396,645
Rent Controlled Assets (5-50 units)	94	\$3,650,378	\$398	\$320,388

### Top Submarkets – Price Per SF (QOQ $\Delta$ )

Submarket	Q1 2019	Q4 2018	% $\Delta$
Beverlywood	\$545	\$338	61.0%
WeHo	\$429	\$322	33.0%
Westwood	\$587	\$527	11.4%
Venice	\$636	\$624	2.0%
Beverly Hills	\$616	\$611	0.9%
West LA	\$418	\$418	0.2%

### Buildings Sold – Q1 2019



- Hollywood
- Koreatown
- Santa Monica
- WeHo
- Palms Mar Vista
- Rest of Market

### Top Submarkets – Average Sale Price

Submarket	Buildings Sold	Ave Price
Beverly Hills	5	\$5,495,000
WeHo	14	\$5,138,295
Los Feliz	7	\$4,717,143
Hollywood	17	\$4,194,412
Koreatown	15	\$3,982,333

### Top Submarkets – YOY $\Delta$ Price Per Unit

Submarket	Q1 2019	Q1 2018	% $\Delta$
WeHo	\$386,753	\$258,406	49.7%
Beverly Hills	\$610,556	\$443,571	37.6%
Koreatown	\$275,276	\$205,003	34.3%
Beverlywood	\$484,643	\$374,244	29.5%
West LA	\$383,948	\$319,473	20.2%

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## Westside Submarket Stats – Q1 2019

Submarket	Buildings Sold	Year Built	Sale Price	RSF	Price Per RSF	Lot SF	Price Per Lot SF	Units	Price Per Unit
Beverly Grove	7	1933	\$3,503,143	8,419	\$440	6,992	\$494	10	\$357,656
Beverly Hills	5	1946	\$5,495,000	8,914	\$622	8,430	\$666	9	\$661,438
Beverlywood	2	1974	\$3,392,500	6,227	\$534	6,526	\$511	7	\$474,271
Hollywood	19	1950	\$5,818,684	16,117	\$367	11,348	\$443	23	\$255,038
Koreatown	15	1965	\$3,982,333	13,373	\$325	10,000	\$387	14	\$274,989
Los Feliz	7	1942	\$4,717,143	13,413	\$354	13,564	\$341	19	\$258,501
Palms Mar Vista	10	1963	\$3,220,138	9,791	\$399	12,006	\$308	11	\$327,215
Santa Monica	15	1953	\$3,517,000	7,445	\$551	7,959	\$436	8	\$444,975
Venice	2	1943	\$3,325,000	5,228	\$669	3,315	\$1,078	11	\$351,042
WeHo	15	1957	\$5,662,408	13,465	\$434	10,766	\$491	16	\$364,064
West LA	8	1962	\$3,215,563	7,686	\$423	8,458	\$384	8	\$394,578
Westwood	5	1942	\$3,975,000	6,769	\$608	8,651	\$454	8	\$480,758
Greater Westside	110	1954	\$4,402,127	11,218	\$392	9,847	\$447	14	\$322,178

Source: Taksa Investment Group