OFFERING MEMORANDUM

939 W COLLEGE ST.
Los Angeles, CA 90012

REDUCED PRICE! PRICED BELOW REPLACEMENT COST

29-Unit Value-Add Opportunity by DODGER STADIUM w/ Panoramic DTLA Views, High-Upside Asset (±76% Rental Upside), 1972's Construction, Seller May Carry 1st Trust Deed

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CALIFORNIA

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Growth Investment Group California

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01. EXECUTIVE SUMMARY

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Investment Highlights

FINANCIAL & VALUE-ADD OPPORTUNITY

- SELLER MOTIVATED! HUGE PRICE REDUCTION - Very Attractive Seller Carry Option for Qualified Buyer (see financials)
- Massive Upside Potential: Rare value-add offering with ±76% rental upside and a Pro Forma Cap Rate of ±10.79%.
- PRICED BELOW Replacement Cost at only $199,700/unit and $255/SF
- Seller Financing Available: Owner may carry a 1st Trust Deed for a qualified buyer (approx. 40% down, 3-year term, Interest Only), bypassing tight lending markets.
- 100% of tenants are on Month-to-Month leases, allowing for implementation of renovation and repositioning strategies upon any turnover.

ASSET QUALITY

- Superior Construction: Built in 1972 with a robust concrete structure (buyer to verify), offering durability rarely found in vintage apartment stock.
- Desirable Unit Mix: heavy on family-sized units, featuring (3) 3-Bed/2-Bath (20) 2-Bed/1-Bath, (5) 1-Bed/1-Bath, and (1) Studio.
- Long-Term Ownership: First time on the market in nearly 30 years; well-maintained by long-term owners.

STRATEGIC LOCATION

- Prime Solano Canyon/Chinatown: Located in a quiet residential pocket ("Solano Canyon") that borders Elysian Park, yet is just blocks from the Chinatown Metro Station.
- Walkability & Transit: Walk Score of 85. Walking distance to Dodger Stadium, LA State Historic Park, and Union Station. Rapid access to the 110, 101, 5, 10, and 2 Freeways.

Property Highlights

- Panoramic Views: 24 of the 29 units feature private balconies, most offering sweeping, unobstructed views of the Downtown Los Angeles skyline.
- Parking & Systems: Secure subterranean garage with 29 parking spaces and automatic fire sprinklers.
- Value-Add Progress: 5 units have already been renovated. All units feature updated electrical subpanels (main panel upgrade pending city permit).
- Amenities: Secured entry, central courtyard, elevator, and on-site laundry facilities (seller-owned machines).
- Utilities: Individually metered for gas and electricity; central hot water system.

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Summary

Subject Property:	939 W College St Los Angeles, CA 90012
Price:	~~$6,395,000~~ $5,790,000
Price Per Unit:	~~$219,000~~ $199,700
Price Per SF:	~~$280~~ $255
Year Built:	1972
Building Area:	22,677 SF
Lot Size:	12,171 SF
APN#:	5406-025-028
Zoning / Parking:	LAR4 / 29
Unit Mix:	3 x 3B + 2B 20 x 2B + 1B 5 x 1B + 1B 1 x STUDIO

Financial Analysis (Market Loan and Possible Seller Financing), and Rent Roll on page 21-23.
Sales Comparable on Page 24-25.

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EXECUTIVE SUMMARY

Growth Investment Group California is proud to offer 939 W College St., a 29-unit value-add apartment community by the Dodger Stadium area, within the Solano Canyon neighborhood. This value-add apartment investment was built in 1972 and offers an excellent location just within walking distance to the Dodger Stadium, Elysian Park, and just minutes away to Downtown Los Angeles, Chinatown, Little Tokyo, and all the shopping and lifestyle options in those areas. The property was solidly constructed with steel and concrete construction and offered at a very low price per unit and low price per square foot for it's location and asset quality.

units have private balconies/patio with almost each balcony providing an unparalleled view of Downtown Los Angeles and the city. Each unit is separately metered for electricity and gas. All the units have updated electrical subpanels, and the main panels are waiting to be upgraded (pending permit from city).

The property has a central water heater, shared laundry room (seller own machines), and an elevator. All the tenants are on month-to-month lease. Parking is secured provided by 29 spaces. The building has an automatic fire sprinkler in the garage area.

Value-Add Potential The property is primed for aggressive repositioning. With current rents approximately 76% below market and all tenants on month-to-month leases, a new operator can capture the loss-to-lease upon unit turnover (subject to City of Los Angeles RSO). The Pro Forma analysis projects a stabilization Cap Rate of nearly 10.79%, making this a premier hedge against inflation. To facilitate a smooth transaction, the long-term owner (nearly 30 years) may be open for a Seller Carry Financing (1st TD – 3year term - IO) for a qualified buyer with strong financials (40% down payment required).

Located strategically near Dodger Stadium and Elysian Park, this property is nestled in the heart of Los Angeles' vibrant 90012 zip code, boasting excellent walkability with a Walk Score of 85—meaning residents can ditch the car for most errands, errands that include strolling just a stone's throw (under a mile walk) to iconic Dodger Stadium for game-day thrills and Elysian Park for serene green escapes. This gem sits mere minutes from bustling Chinatown's authentic dining and shopping, with seamless access to Downtown LA (DTLA) just 2 miles south for world-class museums like the Broad and MOCA, trendy eateries, and retail hubs. Proximity to Crypto. com Arena (about 5 miles) ensures easy event access, while USC's campus and Exposition Park museums lie only 6-7 miles away, drawing a steady stream of students, professionals, and tourists to fuel high occupancy and premium rents. Excellent transit (Score 83) via nearby Metro lines and buses amplifies appeal, promising robust cash flow and appreciation in this high-demand neighborhood.

The property is a podium style 4-story apartment that was built in 1972, has a large 22,677 SF building size, and situated on a ±12,171 SF LA-R4 zoned lot. It is a secured building with gated parking, has a central courtyard, shared laundry area (seller own machines), elevator, and covered garage parking. It offers a SUPERB unit mix of three (3) x 3bedroom + 2bathroom, twenty (20) x 2bedroom + 1bathroom, five (5) x 1bedroom + 1bathroom, and one (1) x Studio units. Approximately five (5) of the units have been updated (buyer to verify). Twenty-four (24)

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Aerial Photos

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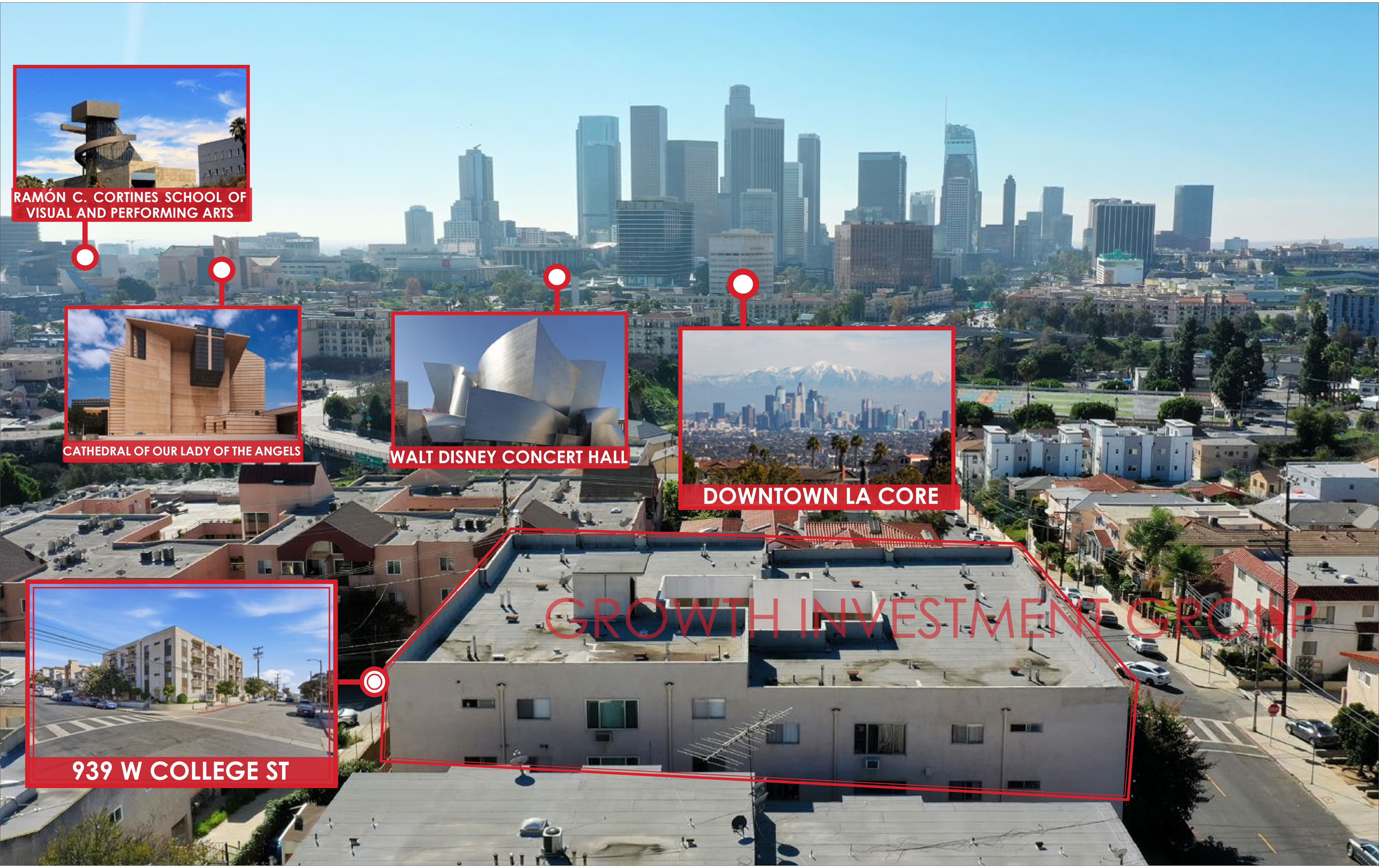
Aerial Photos



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Aerial Photos

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Aerial Photos

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Property Photos


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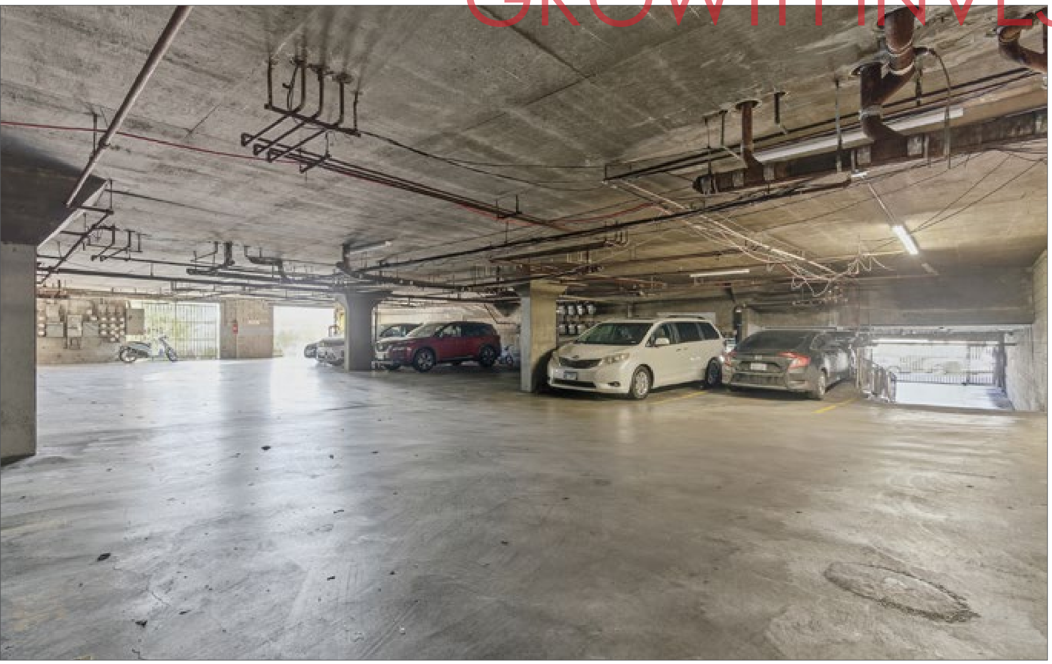
Property Photos



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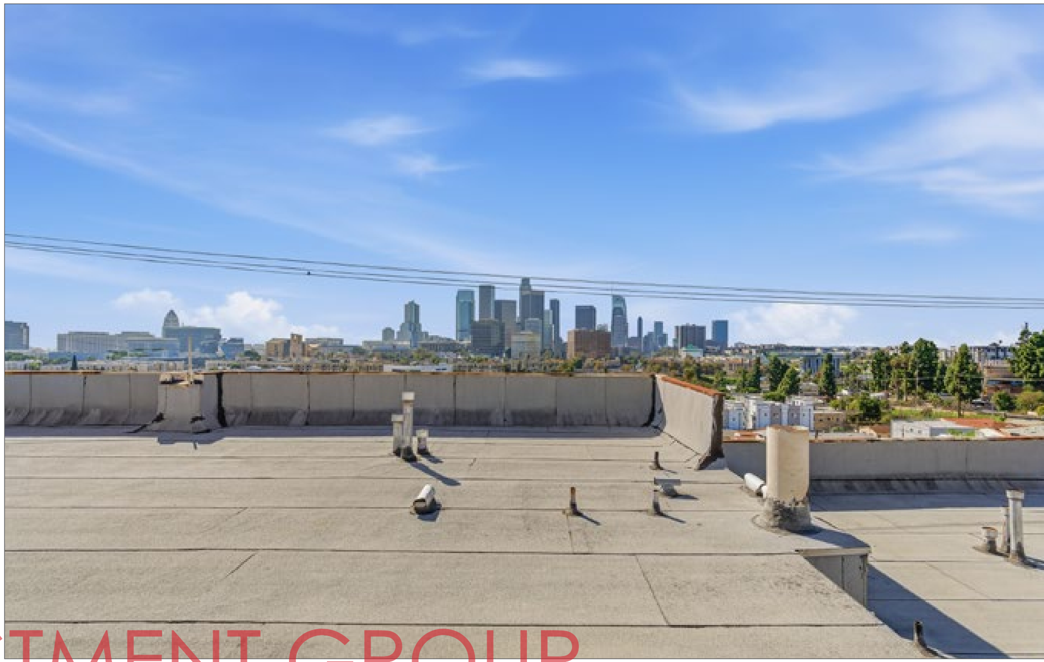
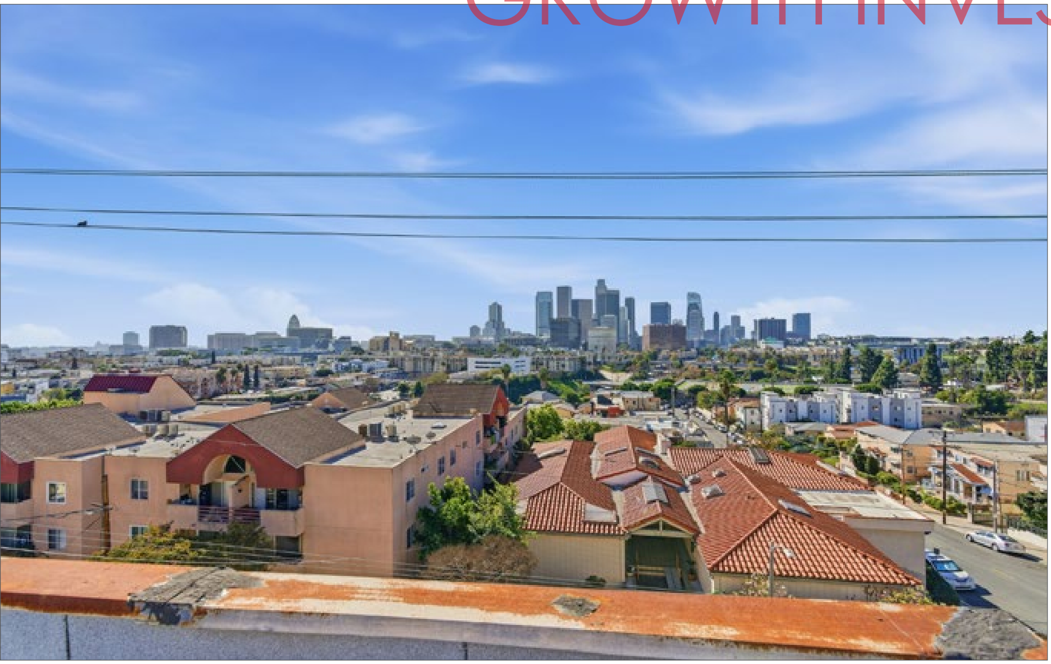
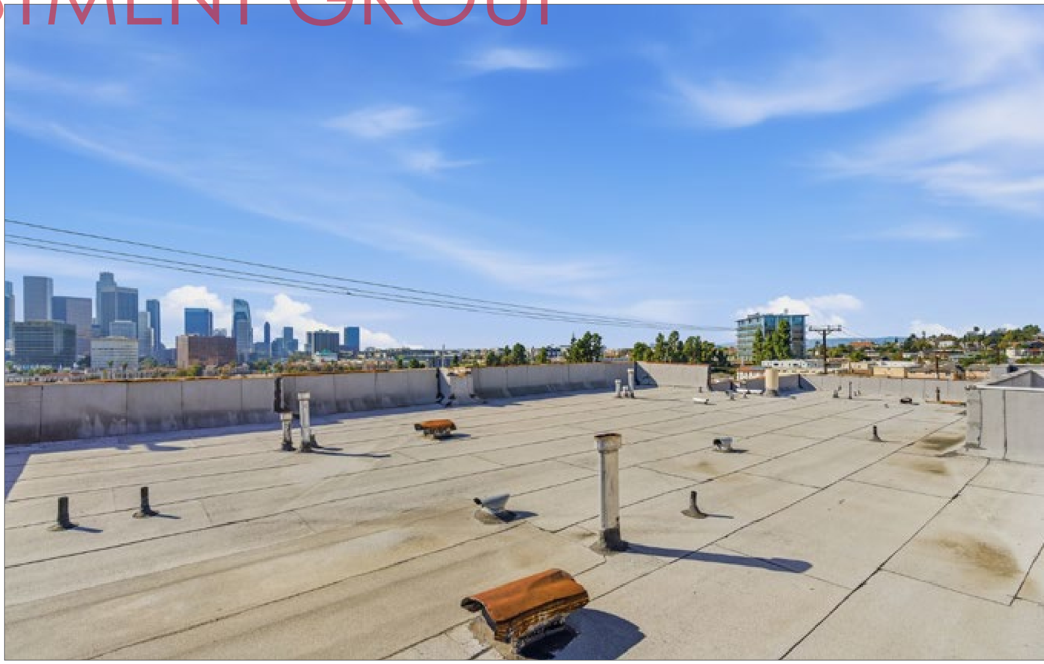
Property Photos







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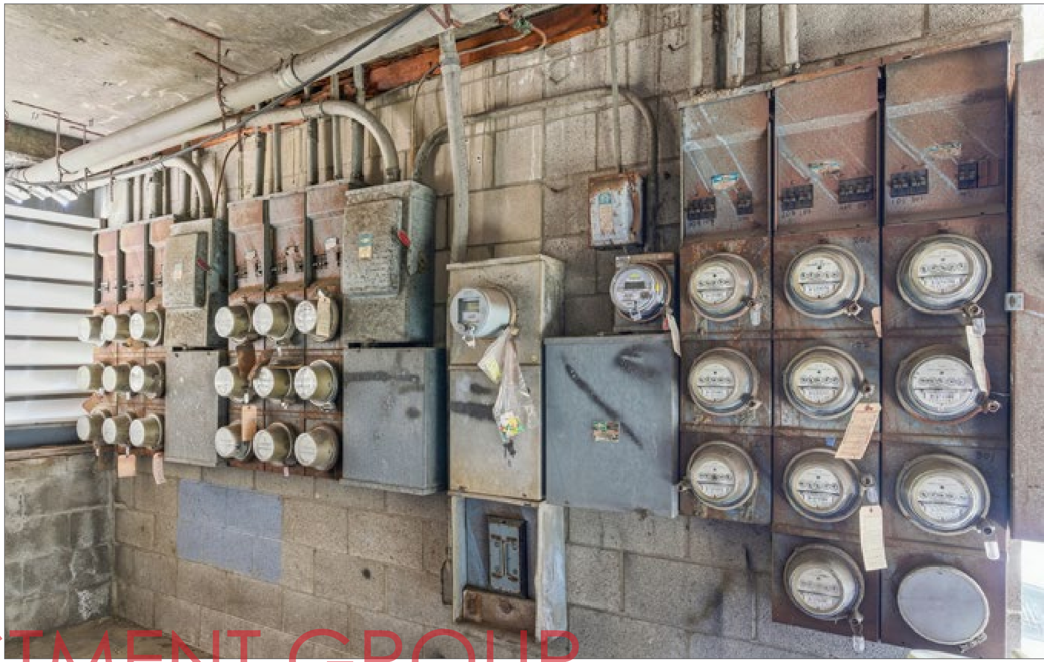
Property Photos

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Local Map

939 W College St | Los Angeles, CA

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Regional Map

02. FINANCIALS

GROWTH INVESTMENT GROUP CALIFORNIA

Financial Analysis - SELLER MAY CARRY SCENARIO

*** SELLER RESERVES THE RIGHT TO REJECT ANY SELLER FINANCING OFFER FOR ANY REASON.**

Investment Overview

Price	**$ 5,790,000**
Price Per Unit	**$ 199,700**
Price Per SF	**$ 255**
Cap Rate	**4.50%**
GRM	**11.80**
Proforma CAP Rate	**10.79%**
Proforma GRM	**6.74**

Property Information

Building Size	22,677
Lot Size	12,171
Number of Units	29
Year Built	1972
Parcel(s)	5406-025-028
Zoning	LAR4
Parking	29

Proposed Financing (Seller Carry)

Down Payment	$2,316,000
Approximate Loan Amount	$3,474,000
Interest Rate	4.500%
Loan To Value	60.0%
Annual Debt Service (IO)	$156,330
Debt Coverage Ratio	1.67
Year-1 Net Cash-Flow	**$ 104,197**
Year-1 Principal Reduction	$0
Total Year-1 Cash Flow	**$104,197**
Year-1 Cash-On-Cash Return	**4.50%**
Loan Type	**New Seller Carry, 3 year fixed, Interest Only, Balloon Payment, Secured by 1st TD against the property**

Unit Mix and Rent Schedule

Units	Type	Avg. Current Rent	Total Rent	Proforma Rent	Total Proforma Rent	
3	3B + 2B	$ 1,687	$ 5,062	$ 2,800	$ 8,400	
20	2B + 1B	$ 1,387	$ 27,732	$ 2,500	$ 50,000	
5	1B + 1B	$ 1,271	$ 6,354	$ 2,100	$ 10,500	
1	STUDIO	$ 947	$ 947	$ 1,850	$ 1,850	**Est. UPSIDE**
29			$ 40,095		$ 70,750	**76%**

Income

			Current	Proforma	
Annual Gross Rent (Current/Potentia	$ 40,095	per month	$ 481,140	$ 849,000	
Laundry (Seller own)	$ 800	per month	$ 9,600	$ 9,600	Seller own machines, all cash
Gross Scheduled Income			**$ 490,740**	**$ 858,600**	
Vacancy Factor	2.00%		$ (9,815)	$ (17,172)	
Effective Gross Income			**$ 480,925**	**$ 841,428**	

Expenses

			Current	Proforma	
Operating Expenses (Current/Potential)					
New Property Taxes	1.187380%		$ 68,749	$ 68,749	per tax assessor
Direct Assessments			$ 3,199	$ 3,199	per tax assessor
Insurance	$ 951	per unit	$ 27,592	$ 27,592	2025
On-Site Manager	$ 1,200	per month	$ 14,400	$ 14,400	Current
RSO & License	$ 65	per unit	$ 3,839	$ 3,839	2025
DWP	$ 3,655	per month	$ 43,861	$ 43,861	2025
Gas	$ 809	per month	$ 9,704	$ 9,704	2025
Trash	$ 1,624	per month	$ 19,492	$ 19,492	2025
Gardener & Cleaning	$ 120	per month	$ 1,440	$ 1,440	2025
Repair & Maintenance	$ 2,108	per month	$ 25,294	$ 21,750	2025
Plumbing	$ 161	per month	$ 1,935	$ 1,935	2025
Pest Control	$ 74	per month	$ 891	$ 891	2025

** Broker Assume that New Owner will Self Manage the building, Management Fee is omitted.*

			Current	Proforma	
Total Operating Expenses	46%	of EGI	**$ 220,397**	**$ 216,853**	
Expenses Per SF			$ 9.72	$ 9.72	
			Current	**Proforma**	**Est. UPSIDE**
Net Operating Income			**$ 260,527**	**$ 624,575**	**140%**

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Financial Analysis - MARKET RATE FINANCING

Investment Overview

Price	**$**	**5,790,000**
Price Per Unit	**$**	**199,700**
Price Per SF	**$**	**255**
Cap Rate		**4.50%**
GRM		**11.80**
Proforma CAP Rate		**10.79%**
Proforma GRM		**6.74**

Unit Mix and Rent Schedule

Units	Type	Avg. Current Rent		Total Rent		Proforma Rent		Total Proforma Rent	
3	3B + 2B	$	1,687	$	5,062	$	2,800	$	8,400
20	2B + 1B	$	1,387	$	27,732	$	2,500	$	50,000
5	1B + 1B	$	1,271	$	6,354	$	2,100	$	10,500
1	STUDIO	$	947	$	947	$	1,850	$	1,850
29				$	40,095			$	70,750

Est. UPSIDE
76%

Property Information

Building Size	22,677
Lot Size	12,171
Number of Units	29
Year Built	1972
Parcel(s)	5406-025-028
Zoning	LAR4
Parking	29

Income

				Current		Proforma		
Annual Gross Rent (Current/Potentia	$	40,095	per month	$	481,140	$	849,000	
Laundry (Seller own)	$	800	per month	$	9,600	$	9,600	Seller own machines, all cash
Gross Scheduled Income				**$**	**490,740**	**$**	**858,600**	
Vacancy Factor		2.00%		$	(9,815)	$	(17,172)	
Effective Gross Income				**$**	**480,925**	**$**	**841,428**	

Expenses

				Current		Proforma		
Operating Expenses (Current/Potential)								
New Property Taxes		1.187380%		$	68,749	$	68,749	per tax assessor
Direct Assessments				$	3,199	$	3,199	per tax assessor
Insurance	$	951	per unit	$	27,592	$	27,592	2025
On-Site Manager	$	1,200	per month	$	14,400	$	14,400	Current
RSO & License	$	65	per unit	$	3,839	$	3,839	2025
DWP	$	3,655	per month	$	43,861	$	43,861	2025
Gas	$	809	per month	$	9,704	$	9,704	2025
Trash	$	1,624	per month	$	19,492	$	19,492	2025
Gardener & Cleaning	$	120	per month	$	1,440	$	1,440	2025
Repair & Maintenance	$	2,108	per month	$	25,294	$	21,750	2025
Plumbing	$	161	per month	$	1,935	$	1,935	2025
Pest Control	$	74	per month	$	891	$	891	2025

** Broker Assume that New Owner will Self Manage the building, Management Fee is omitted.*

Total Operating Expenses	46%	of EGI	**$**	**220,397**	**$**	**216,853**
Expenses Per SF			$	9.72	$	9.72

Proposed Financing (Market financing)

Down Payment		$3,184,500
Approximate Loan Amount		$2,605,500
Interest Rate		6.000%
Loan To Value		45.0%
Annual Debt Service P&I		$187,455
Debt Coverage Ratio		1.39
Year-1 Net Cash-Flow	**$**	**73,072**
Year-1 Principal Reduction		$31,996
Total Year-1 Cash Flow		**$105,068**
Year-1 Cash-On-Cash Return		**3.30%**
Loan Type		**new 5-year fixed market loan, 5-year term, 30-year amortization, Buyer to Verify**

	Current		Proforma	Est. UPSIDE
Net Operating Income	**$**	**260,527**	**$ 624,575**	**140%**

Rent Roll - April 2026

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Unit No.	Unit Type	Current Rent	Proforma Rent	Tenant Name	Unit Updated (Buyer to Verify)	Lease End Date	Last Rent Increase Date	Previous Rent Before Last Rent Increase
101	2B + 1B	1,326.13	$ 2,500	Juliet K		Month to month	1/1/2026	1,287.50
102	2B + 1B	2,088.84	$ 2,500	Ruby L	Yes	Month to month	1/1/2026	2,028.00
103	1B + 1B	1,606.80	$ 2,100	Elisabet H		Month to month	1/1/2026	1,560.00
104	2B + 1B	1,088.30	$ 2,500	Petre P		Month to month	1/1/2026	1,056.60
105	2B + 1B	1,166.48	$ 2,500	Maria M		Month to month	1/1/2026	1,132.50
106	2B + 1B	1,670.66	$ 2,500	Julio R		Month to month	1/1/2026	1,622.00
107	2B + 1B	2,018.80	$ 2,500	Gladis A	Yes	Month to month	1/1/2026	1,960.00
108	3B + 2B	2,116.65	$ 2,800	Brian E	Yes	Month to month	1/1/2026	2,055.00
109	2B + 1B	1,163.90	$ 2,500	Heng E.		Month to month	1/1/2026	1,130.00
110	STUDIO	946.88	$ 1,850	Roger R.		Month to month	1/1/2026	919.30
201	2B + 1B	1,142.89	$ 2,500	Luis V.		Month to month	1/1/2026	1,109.60
202	2B + 1B	1,188.62	$ 2,500	Bonmy P.		Month to month	1/1/2026	1,154.00
203	1B + 1B	1,180.38	$ 2,100	Bridgette C.		Month to month	1/1/2026	1,146.00
204	2B + 1B	1,254.33	$ 2,500	Sokheng M.		Month to month	1/1/2026	1,217.80
205	2B + 1B	1,227.55	$ 2,500	Ingrid M.		Month to month	1/1/2026	1,191.80
206	2B + 1B	1,946.70	$ 2,500	Christine V.	Yes	Month to month	1/1/2026	1,890.00
207	2B + 1B	1,275.76	$ 2,500	Kuang Z.		Month to month	1/1/2026	1,238.60
208	1B + 1B	1,079.44	$ 2,100	Jonathan R.		Month to month	1/1/2026	1,048.00
209	2B + 1B	1,208.19	$ 2,500	David A.		Month to month	1/1/2026	1,173.00
210	2B + 1B	1,255.36	$ 2,500	Varinthorn C.		Month to month	1/1/2026	1,218.80
301	2B + 1B	1,205.10	$ 2,500	Tyler W.		Month to month	1/1/2026	1,170.00
302	3B + 2B	1,361.45	$ 2,800	Xuhuang Y.		Month to month	1/1/2026	1,321.80
303	3B + 2B	1,584.14	$ 2,800	Yue H.		Month to month	1/1/2026	1,538.00
304	2B + 1B	1,063.68	$ 2,500	Weihiang H.		Month to month	1/1/2026	1,032.70
305	2B + 1B	1,088.30	$ 2,500	Varavot P.		Month to month	1/1/2026	1,056.60
306	2B + 1B	2,152.70	$ 2,500	Elisabet H.	Yes	Month to month	1/1/2026	2,090.00
307	1B + 1B	1,160.81	$ 2,100	Cathy K.		Month to month	1/1/2026	1,127.00
308	1B + 1B	1,326.13	$ 2,100	Merlyn P.		Month to month	1/1/2026	1,287.50
309	2B + 1B	1,200.00	$ 2,500	Cesar - MANAGER FREE RENT		Month to month	1/1/2026	1,200.00
	TOTAL	$ 40,095	$ 70,750					

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#Units	Unit Type	Average Rent	Proforma Rent
3	3B + 2B	$ 1,687	$ 2,800
20	2B + 1B	$ 1,387	$ 2,500
5	1B + 1B	$ 1,271	$ 2,100
1	STUDIO	$ 947	$ 1,850

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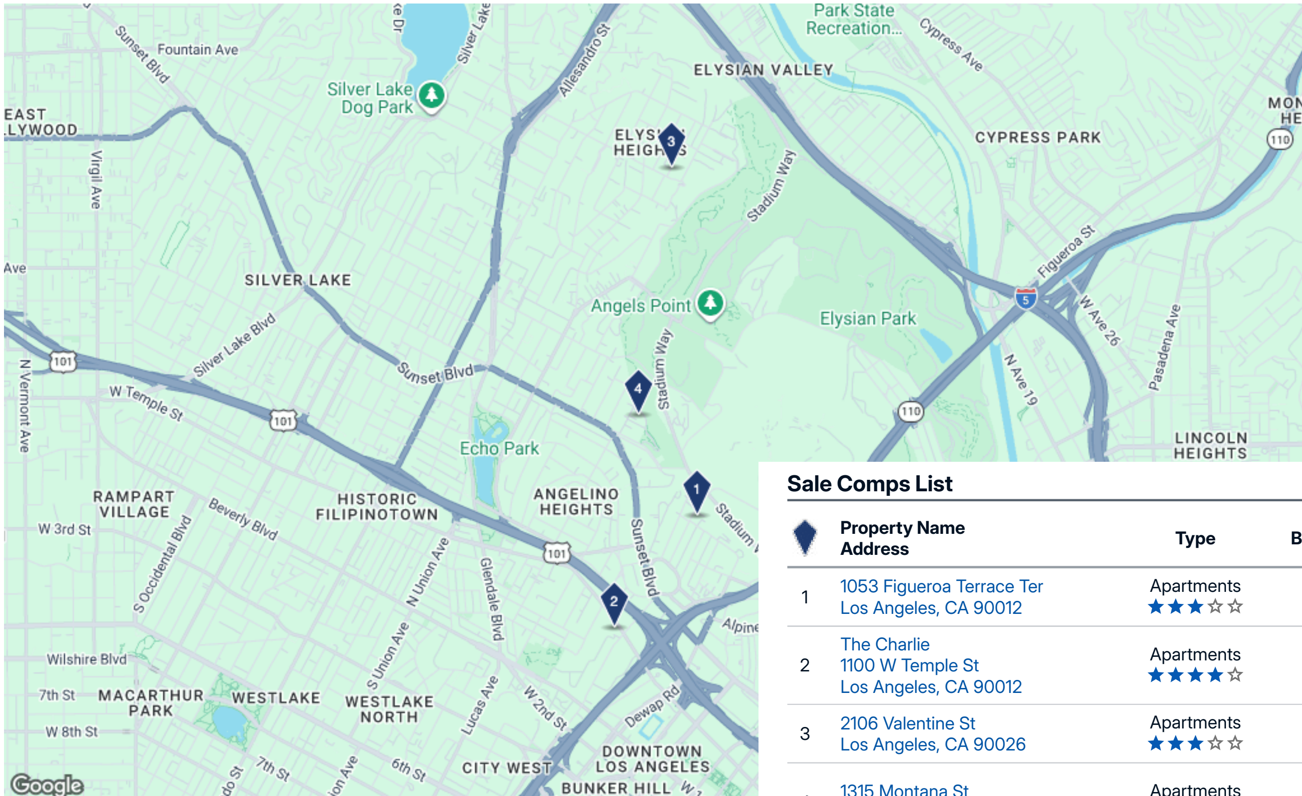
Sales Comparable - past 12 months (from Jan 2025- nearby subject - buyer to verify)



Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Vacant)	Sale Date	Price	Cap Rate
1	1053 Figueroa Terrace Ter Los Angeles, CA 90012	Apartments ★★★☆☆	1992	5 Units	3/28/2025	$1,548,888 ($309,778.00/Unit)	6.86% Actual
2	The Charlie 1100 W Temple St Los Angeles, CA 90012	Apartments ★★★★☆	2022	54 Units	11/7/2025	$17,550,000 ($325,000.00/Unit)	-
3	2106 Valentine St Los Angeles, CA 90026	Apartments ★★★☆☆	1922	4 Units	5/9/2025	$1,525,000 ($381,250.00/Unit)	7.11% Pro Forma
4	1315 Montana St Los Angeles, CA 90026	Apartments ★★☆☆☆	1960	10 Units	8/28/2025	$2,640,000 ($264,000.00/-Unit)	5.18% Actual

Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	$1,525,000	$5,815,972	$2,094,444	$17,550,000
Sale Price Per Unit	$264,000	$318,683	$317,389	$381,250
Cap Rate	5.2%	6.4%	6.9%	7.1%
Land Price Per SF	$209	$597	$258	$1,119

Property Attributes	Low	Average	Median	High
Units	4	18	7	54
Year Built	1922	1974	1976	2022
Stories	2	4	3	8
Vacancy At Sale	3.5%	21.4%	5.2%	75.0%
Star Rating	★★☆☆☆ 2	★★★☆☆ 3	★★★☆☆ 3	★★★★☆ 4

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Sales Comparable - past 12 months (buyer to verify)

No	Address	City	Year Built	Price	# Units	Size	Lot Size	Price/Unit	Price/SF	Sale Date
SUBJECT	939 W College St	Los Angeles	1972	$ 5,790,000	29	22,677	12,171	$ 199,655	$ 255	SUBJECT
1	1053 Figueroa Terrace	Los Angeles	1992	$1,548,888	5	7,658	7,405	$ 309,778	$ 202	3/28/2025
2	1100 W Temple St	Los Angeles	2022	$17,550,000	54	46,021	15,682	$ 325,000	$ 381	11/6/2025
3	2106 Valentine St	Los Angeles	1922	$1,525,000	4	3,528	6,839	$ 381,250	$ 432	5/9/2025
4	1315 Montana St	Los Angeles	1960	$2,640,000	10	5,152	9,032	$ 264,000	$ 512	8/28/2025
			TOTAL	**$23,263,888**	**73**	**62,359**				
							AVERAGE	**$ 318,683**	**$ 373**	

03. MARKET OVERVIEW

GROWTH INVESTMENT GROUP CALIFORNIA

Chinatown, Los Angeles

939 W College St is situated in Solano Canyon, one of Los Angeles' best-kept secrets. This historic residential enclave offers a rare combination of "hillside serenity" and "urban proximity," making it a high-demand pocket for a diverse tenant base ranging from young professionals to long-term families.

THE "DODGER STADIUM" EFFECT

Living within walking distance (approx. 0.6 miles) of Dodger Stadium is a premier lifestyle amenity in Los Angeles.

Reliable Demand: Proximity to the stadium ensures a constant draw for tenants who value being at the epicenter of LA's sports culture.

Game-Day Advantage: As stadium traffic becomes increasingly difficult, properties that offer "walk-to-the-game" access command a significant rental premium and maintain near-zero vacancy rates.

ELYSIAN PARK: LA'S HISTORIC BACKYARD

Directly bordering the neighborhood to the north, Elysian Park (the city's oldest and second-largest park) serves as a 600-acre amenity for residents.

Outdoor Lifestyle: Tenants have immediate access to miles of hiking trails, the Chavez Ravine Arboretum, and panoramic "secret" vistas of the DTLA skyline.

The "Green" Premium: In a high-density city like LA, units located next to major green spaces consistently see higher long-term appreciation and attract "stickier," long-term tenants.

The Solano Canyon & Chinatown Micro-Market

While technically part of the 90012 zip code, Solano Canyon feels like a private village tucked between the hills and the city.

Strategic Connectivity: The property is strategically positioned between Chinatown and Echo Park. This allows owners to capture the "cool factor" of Echo Park's nightlife and the cultural/culinary explosion currently happening in Chinatown.

Transit-Oriented Growth: With a Walk Score of 85 and proximity to the Chinatown Metro Station and Union Station, the property is perfectly positioned for the "car-free" lifestyle increasingly adopted by modern LA renters.

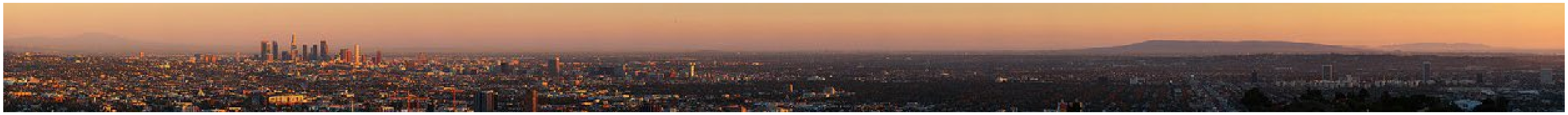
The "Olympics" Tailwinds: As Los Angeles prepares for the 2028 Olympic Games, the surrounding infrastructure (transit, park revitalizations, and local business grants) is seeing unprecedented investment, ensuring this neighborhood remains a primary beneficiary of the city's growth.

SCARCITY & BARRIERS TO ENTRY

Solano Canyon is geographically constrained by hills and the 110 Freeway, meaning no new large-scale competition can easily be built in this immediate pocket. An investor at 939 W College St is acquiring a significant "stake" in a supply-constrained neighborhood, ensuring long-term rent stability and outsized capital appreciation.

GROWTH INVESTMENT GROUP CALIFORNIA

Market Overview



Los Angeles, officially the City of Los Angeles, often known by its initials L.A., is the most populous city in the U.S. state of California and the second-most populous in the United States, after New York City, with a population at the 2010 United States Census of 3,792,621. It has a land area of 469 square miles (1,215 km2), and is located in Southern California.

The city is the focal point of the larger Los Angeles–Long Beach–Santa Ana metropolitan statistical area and Greater Los Angeles Area region, which contain 13 million and over 18 million people in Combined statistical area respectively as of 2010, making it one of the most populous metropolitan areas in the world and the second-largest in the United States. Los Angeles is also the seat of Los Angeles County, the most populated and one of the most ethnically diverse counties in the United States, while the entire Los Angeles area itself has been recognized as the most diverse of the nation's largest cities. The city's inhabitants are referred to as Angelenos.

TRANSPORTATION AND ACCESS

The city and the rest of the Los Angeles metropolitan area are served by an extensive network of freeways and highways. The Texas Transportation Institute, which publishes an annual Urban Mobility Report, ranked Los Angeles road traffic as the most congested in the United States in 2005 as measured by annual delay per traveler.

Among the major highways that connect LA to the rest of the nation include Interstate 5, which runs south through San Diego to Tijuana in Mexico and north through Sacramento, Portland, and Seattle to the Canadian border; Interstate 10, the southernmost east–west, coast-to-coast Interstate Highway in the United States, going to Jacksonville, Florida; and U.S. Route 101, which heads to the California Central
Coast, San Francisco, the Redwood Empire, and the Oregon and Washington coasts.

The LA County Metropolitan Transportation Authority and other agencies operate an extensive system of bus lines, as well as subway and light rail lines across Los Angeles County, with a combined monthly ridership (measured in individual boardings) of 38.8 million as of September 2011. The majority of this (30.5 million) is taken up by the city's bus system, the second busiest in the country. The subway and light rail combined average the remaining roughly 8.2 million boardings per month. In 2005, 10.2% of Los Angeles commuters rode some form of public transportation.

The city's subway system is the ninth busiest in the United States and its light rail system is the country's second busiest. The rail system includes the Red and Purple subway lines, as well as the Gold, Blue, Expo, and Green light rail lines. The Metro Orange and Silver lines are bus rapid transit lines with stops and frequency similar to those of light rail. The city is also central to the commuter rail system Metrolink, which links Los Angeles to all neighboring counties as well as many suburbs.

EDUCATION

There are three public universities located within the city limits: California State University, Los Angeles (CSULA), California State University, Northridge (CSUN) and University of California, Los Angeles (UCLA). Private colleges in the city include the American Film Institute Conservatory, Alliant International University, Biola University, Charles R. Drew University of Medicine and Science, Fashion Institute of Design & Merchandising's Los Angeles campus (FIDM), National University of California, Occidental College ("Oxy"), Southwestern Law School, and University of Southern California (USC).

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Demographic & Income Profile (1 mile radius)

Summary	Census 2020	2025	2030
Total Population	38,126	39,834	42,286
Total Households	16,586	17,992	19,588
Family Households	7,336	7,674	8,515
Average Household Size	2.13	2.06	2.02
Owner Occupied Housing Units	1,639	1,730	1,817
Renter Occupied Housing Units	14,947	16,262	17,771
Median Age	35.5	36.6	37.9

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Median Household Income	$77,420	-	$83,960	-
Average Household Income	$104,870	-	$114,972	-
Per Capita Income	$46,432	-	$52,274	-