1146 W 35th ST

Los Angeles, CA 90007

$2,949,000

USC

STUDENT HOUSING DEVELOPMENT DEAL OPPORTUNITY

APPROVED PLANS NEAR RTI

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SUMMARY

HIGHLIGHTS

1146 W 35th St, Los Angeles, CA 90007

- Prime USC location within walking distance to campus
- TOC Tier 3 Approved development
- 15 units totaling approximately 39–40 beds
- Designed for student housing with high bedroom density
- CEQA exempt – no environmental review required
- Near RTI – remaining steps primarily administrative
- LAHD covenant drafted and in place
- LADWP power approved (fees pending)
- Low Impact Development (LID) approval secured
- Approximately 14,262 SF of total residential floor area
- Primarily three-bedroom unit mix optimized for rent per bed
- 4 affordable units required under TOC program
- 8 on-site parking spaces
- Strong student housing demand with premium rental upside
- Opportunity to achieve above-market returns relative to traditional multifamily

THE OFFERING

1146 W 35th Street presents a rare opportunity to acquire a fully entitled, high-density development site located in immediate proximity to the University of Southern California. Positioned in one of the strongest student housing submarkets in Los Angeles, the project is designed to maximize bedroom count and rental efficiency, making it ideally suited for a high-yield student housing investment.

The approved project consists of a 15-unit apartment building configured primarily with three-bedroom units, totaling approximately 39–40 beds. This bed-optimized layout allows for premium rent per square foot relative to traditional multifamily product, driven by continued demand from USC's growing student population.

The project benefits from Transit Oriented Communities (TOC) Tier 3 incentives, allowing for increased density i exchange for a standard affordable housing component. In addition, the project has been granted CEQA exemption, significantly reducing development risk and timeline by eliminating the need for environmental review.

From an entitlement and infrastructure standpoint, the project is well advanced. The LAHD covenant has been drafted, Low Impact Development (LID) approval has been secured, and LADWP power has been approved with fees pend a result, the project is positioned as near shovel-ready, with remaining steps largely administrative in nature.

This offering provides investors and developers with the opportunity to step into a substantially de-risked project in a premier infill location, with the ability to capitalize on strong student housing fundamentals and accelerated time to construction.

THE OFFERING

PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS

DEVELOPMENT SUMMARY

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Opportunity:

1146 W 35th Street is a fully entitled, high-density development site located just blocks from USC. Theproject is designed to max imize bedroom count a efficiency, making it ideally suited for student housing.

Project Summary:

• Total Units: 15
• Total SF: ~14,262 SF
• Unit Mix: Primarily 3-Bedroom Units
• Affordable Units: 4 (TOC Requirement)
• Parking: 8 Spaces

Configured as a high-bed-count student housing project to max imize income potential.

LOCATION OVERVIEW

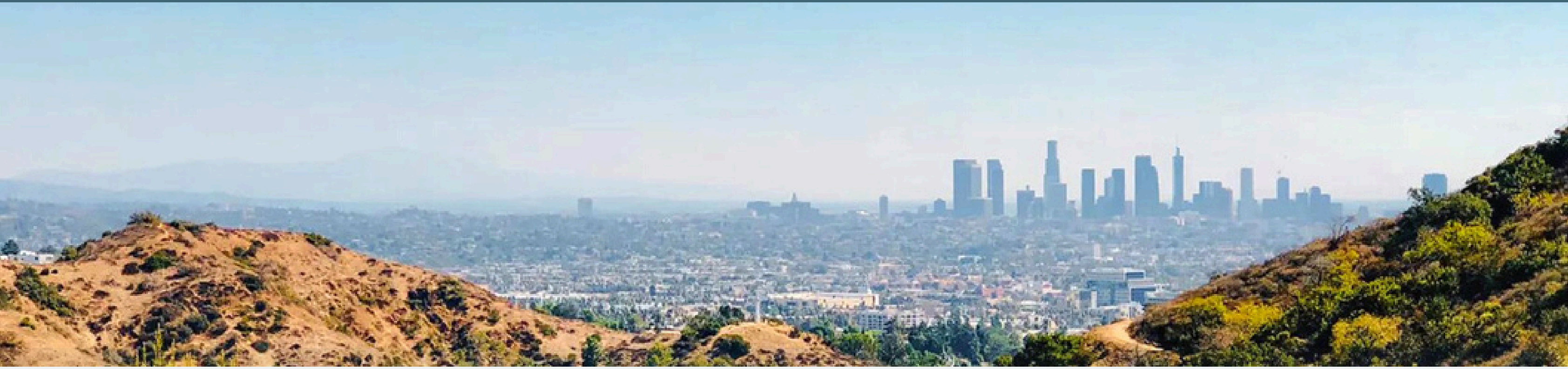
LOCATION

- Walking distance to USC
- Strong student housing demand
- High rental premiums per bed

UPC PATROL AREA:

USC DPS Patrol Area refers to the immediate area around the university campuses and off-campus properties where DPS CSOs and PSOs provide 24/7 patrol services for the campus community.

LOS ANGELES COUNTY



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis–formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange– is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments– the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately $446 billion– placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

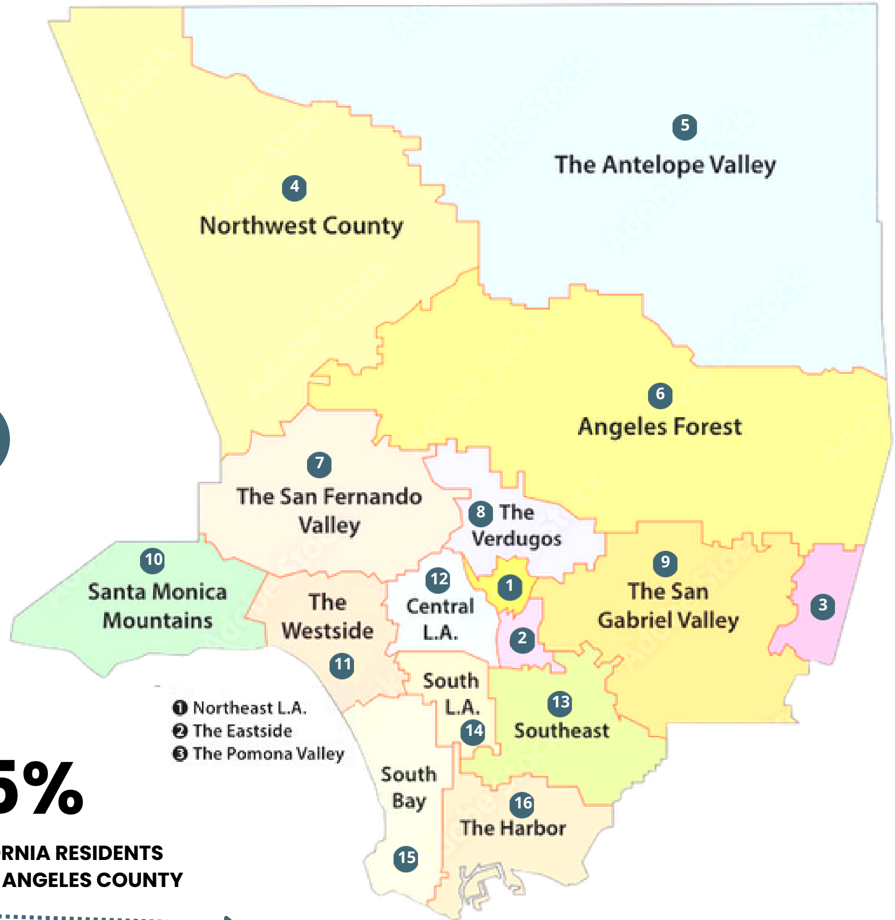
If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244 ,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

1. NORTHEAST L.A.
2. THE EASTSIDE
3. POMONA VALLEY
4. NORTHWEST COUNTY
5. ANTELOPE VALLEY
6. ANGELES FOREST
7. SAN FERNANDO VALLEY
8. THE VERDUGOS
9. SAN GABRIEL VALLEY
10. SANTA MONICA MOUNTAINS
11. THE WESTSIDE
12. CENTRAL L.A.
13. SOUTHEAST
14. SOUTH LA
15. SOUTH BAY
16. THE HARBOR

LOS ANGELES	9.83 MILLION
CALIFORNIA	39.24 MILLION



25%

OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY

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