

EXCLUSIVE LISTING!

939 W COLLEGE ST, Los Angeles, CA 90012

29-Unit Value-Add Opportunity by DODGER STADIUM with Panoramic DTLA Views, High-Upside Asset ($\pm 76\%$ Rental Upside), 1972's Construction, Low Price/Unit & Price/SF, Seller May Carry 1st TD



SUMMARY

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

Investment & Property Highlights

FINANCIAL & VALUE-ADD OPPORTUNITY

- Massive Upside Potential: Rare value-add offering with $\pm 76\%$ rental upside and a Pro Forma Cap Rate of $\pm 9.74\%$.
- Attractive Basis: Priced for immediate sale at just \$219k/unit and \$280/SF—well below replacement cost for concrete construction.
- 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

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: 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.

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GROWTH INVESTMENT GROUP

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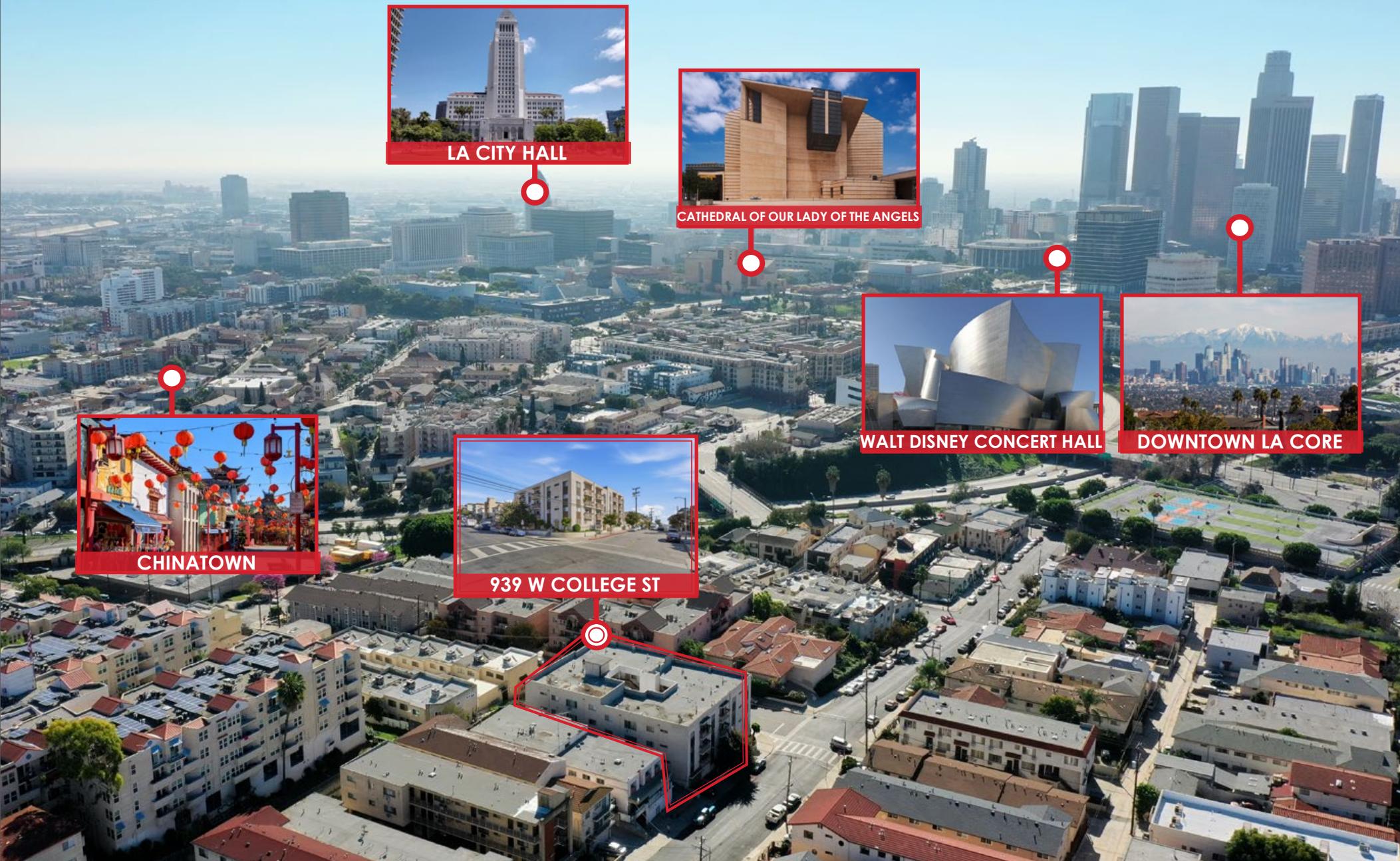
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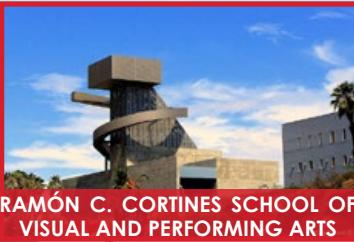
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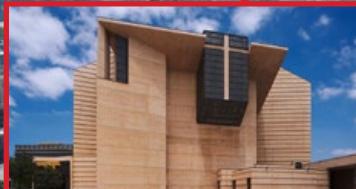
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VISUAL AND PERFORMING ARTS



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WALT DISNEY CONCERT HALL



DOWNTOWN LA CORE



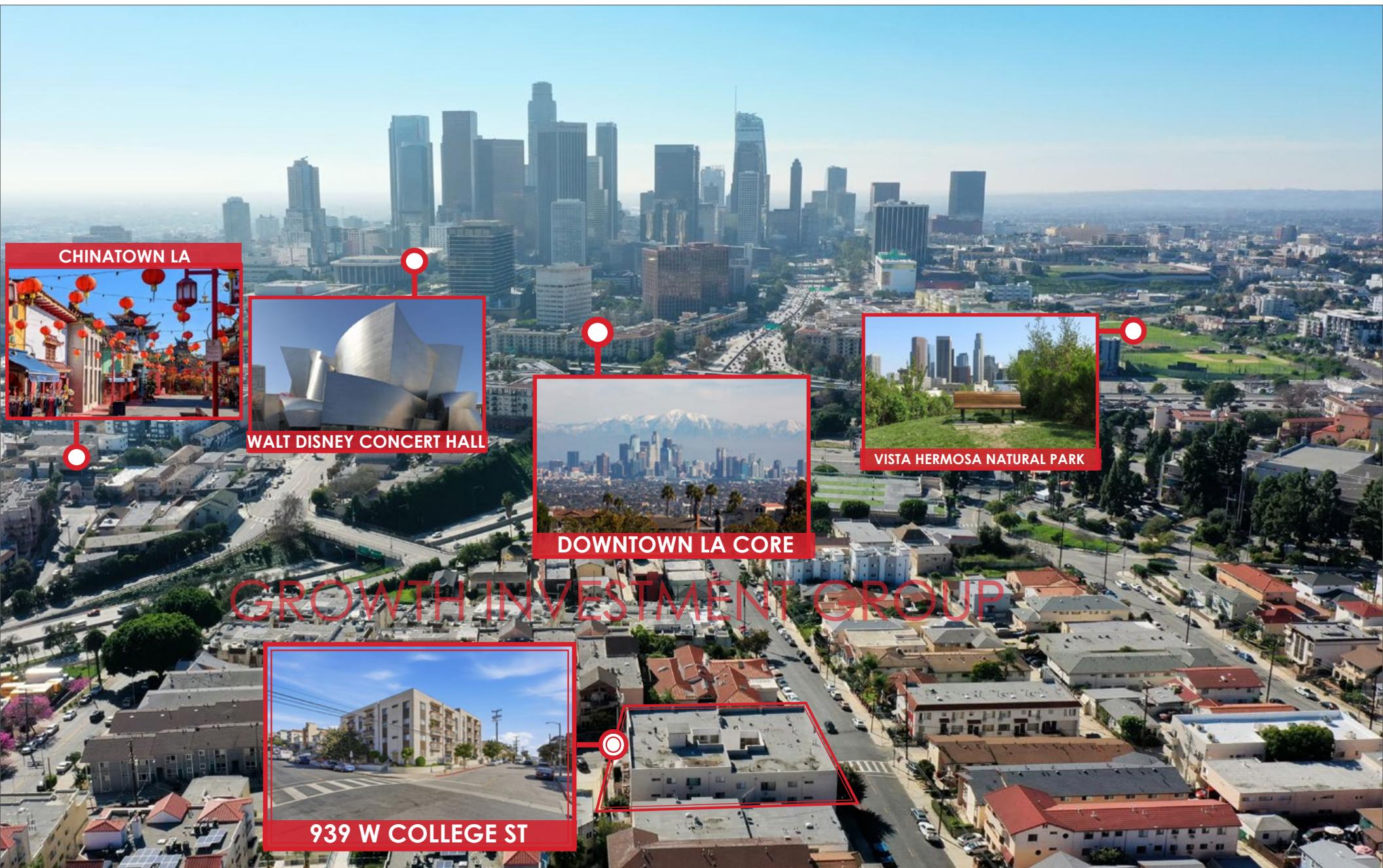
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