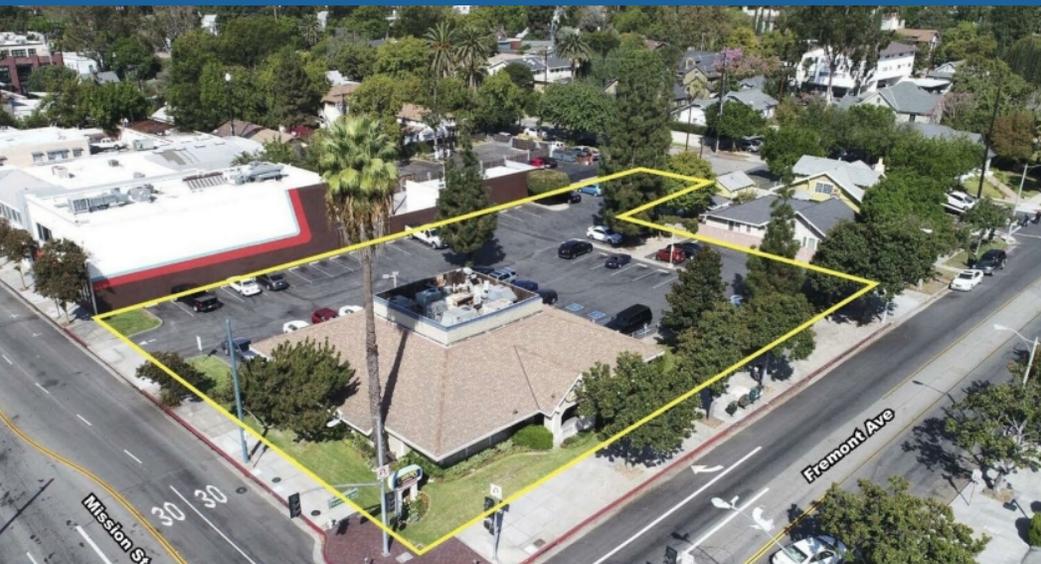




HIGH POTENTIAL LOT FOR SALE

815 Fremont St
South Pasadena, CA 91030

OFFERING MEMORANDUM



PROPERTY SUMMARY

Offering Price	\$12,880,000.00
Lot Size (acres)	0.81
Residential SF	70,073
Commercial SF	2,819

INVESTMENT SUMMARY

Brand-new construction of a contemporary style, 5-story mixed-use building with fifty-six (56) condominiums, commercial space and two levels of parking.

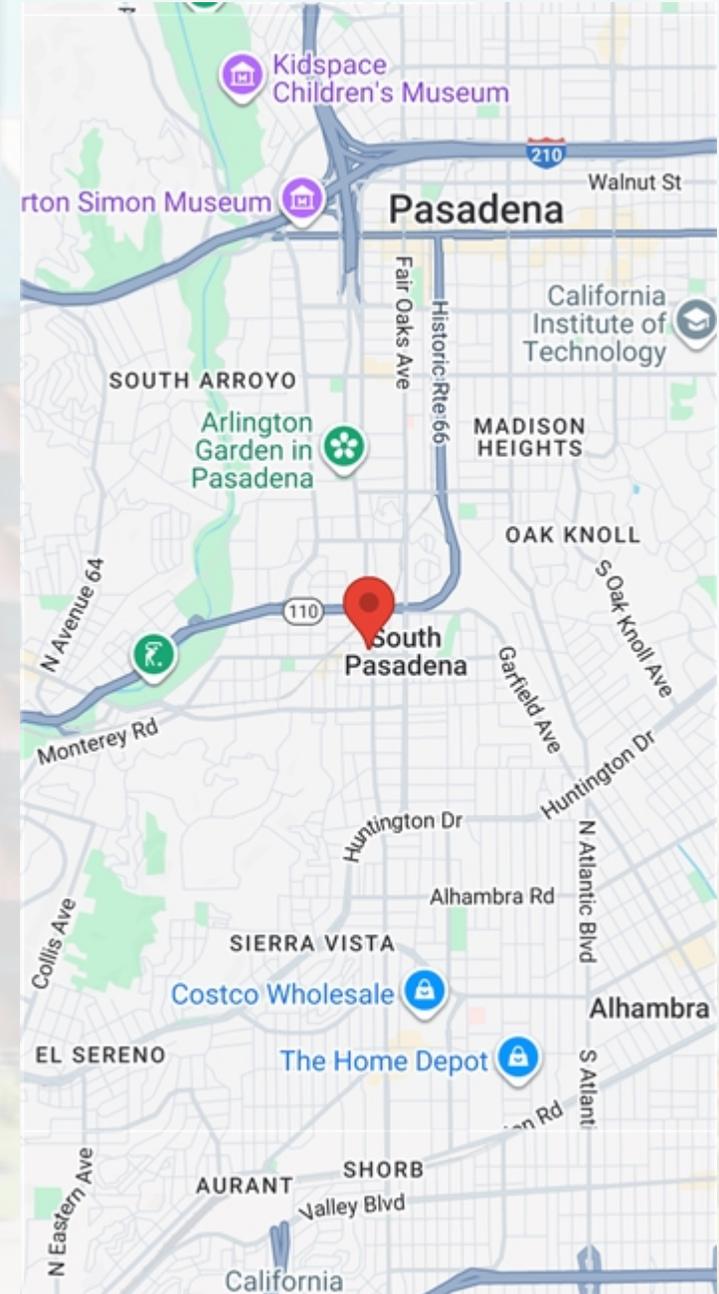
Three (3) levels of residential units with outdoor tenant amenities. The condominiums are a combination of single-story and multi-story units and a mix of one-, two-, and three-bedrooms with private patios.

Commercial space with outdoor shop front and seating area.



INVESTMENT HIGHLIGHTS

- *Residential Units: 56 condominium units
- Residential Configuration: Three (3) levels of residential units above podium
- Unit Mix: Combination of single-story and multi-story residences
- Bedrooms: Mix of one-, two-, and three-bedroom floor plans
- Private Outdoor Space: Select units with private patios
- Outdoor Amenities: Dedicated outdoor tenant amenity areas
- Residential Area: ~70,000 SF gross (~63,000 SF livable)
- Commercial Area: ~3,000 SF ground-floor retail
- Parking: Two (2) integrated parking levels, including subterranean parking
- Building Type: Podium-style mixed-use development
- Zoning Framework: Downtown Specific Plan – Mixed-Use Core



LOCATION HIGHLIGHTS

- **Downtown South Pasadena Infill Location**
Situated along Fremont Street, the project is located within South Pasadena's established downtown district, benefiting from walkable retail, neighborhood services, and a true main-street environment that supports condominium demand.
- **Strong Residential Surroundings & Neighborhood Appeal**
The site is surrounded by mature single-family neighborhoods and low-density residential uses, supporting long-term value stability and end-user appeal rather than transient renter demand.
- **Highly Supply-Constrained Submarket**
South Pasadena is one of the most development-restricted cities in Los Angeles County, with limited opportunities for new, large-scale residential projects—creating inherent scarcity value for new condominium product.

EXHIBIT A

PRELIMINARY FINANCIAL ANALYSIS & PRO FORMA STUDY
 56 UNITS CONDOMINIUM BUILDING and 3,000 SF COMMERCIAL
 815 Fremont, South Pasadena

A. Description of Project	
New 56 unit mixed use Condominium project, approx. 70,000 sq.ft. residential and 3,000 sq.ft. commercial.	
B. Project Costs	
1. Land (RTI)	\$12,880,000
2. Construction Hard Costs	
a. Demo & site preparation	\$200,000
b. Excavation & grading	\$500,000
c. Shoring	\$600,000
d. Subterranean parking structure – 1 level	\$2,400,000
e. Residential construction	\$23,500,000
f. Commercial space	\$200,000
g. Offsite Improvements	\$200,000
h. Project Management, Overhead & Profit	\$1,400,000
i. Contingencies	\$1,500,000
Total Construction Hard Costs	\$30,500,000
3. Construction Soft Costs	
I. Planning, Plans, Permits	
a. Architectural & plans	\$150,000
b. Engineering, civil, structural, MPE, soils	\$90,000
c. Plan check & city permit fees	\$1,000,000
d. County sanitation district fees	\$40,000
e. Power pole / Gas Service	\$120,000
Subtotal Planning, Plans, Permits	\$1,400,000
II. Insurance & Construction Administration Costs	
a. WRAP & COC insurance	\$800,000
Subtotal Insurance & Construction Administration	\$800,000
III. Financing & Interest Costs	
a. Loan fees	\$250,000
b. Disbursement costs	\$70,000
c. Soft costs	\$400,000
d. Appraisal	\$15,000
e. Title	\$10,000
f. Taxes	\$200,000
g. Marketing & advertisement, legal	\$130,000
h. Construction loan interest expense	\$2,700,000
i. DRE and Subdivision	\$50,000
Subtotal Financing & Interest Costs	\$3,825,000
Total Project Costs without Land	\$36,525,000
Total Project Costs with Land	\$49,405,000
C. Projected Profits (Sales)	
Residential (63,000 SF @ \$1,025)	\$64,575,000
Commercial Space (3,000 SF @ \$800)	\$2,400,000
Low Income Level Units (8)	\$2,000,000
Total Gross Sales	\$68,975,000
Less commissions and closing costs (5%)	(\$3,449,000)
Project Net Profits	\$16,121,000





1 USEABLE OPEN SPACE - GROUND FLOOR
1/32" = 1'-0"



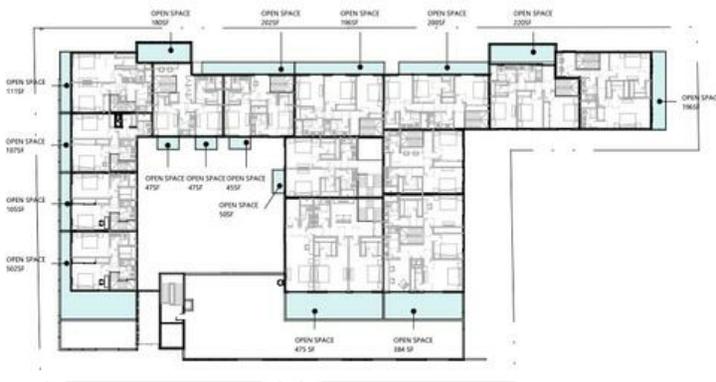
2 USEABLE OPEN SPACE - LEVEL 2
1/32" = 1'-0"



3 USEABLE OPEN SPACE - LEVEL 3
1/32" = 1'-0"



4 USEABLE OPEN SPACE - LEVEL 4
1/32" = 1'-0"



LEGEND

- PRIVATE OPEN SPACE
- COMMON OPEN SPACE

USEABLE OPEN SPACE	
PRIVATE OPEN SPACE GROUND FL.	
COMM. OPEN SPACE GROUND FL.	
PRIVATE PATIOS LEVEL 2	
COMMON LEVEL 2 COURTYARD	
COMMON LEVEL 2 OUTDOOR DECK	
PRIVATE BALCONY LEVEL 2	
PRIVATE BALCONY LEVEL 3	
PRIVATE BALCONY LEVEL 4	
PRIVATE BALCONY LEVEL 5	
REQUIRED (300 SF / UNIT)	
TOTAL	

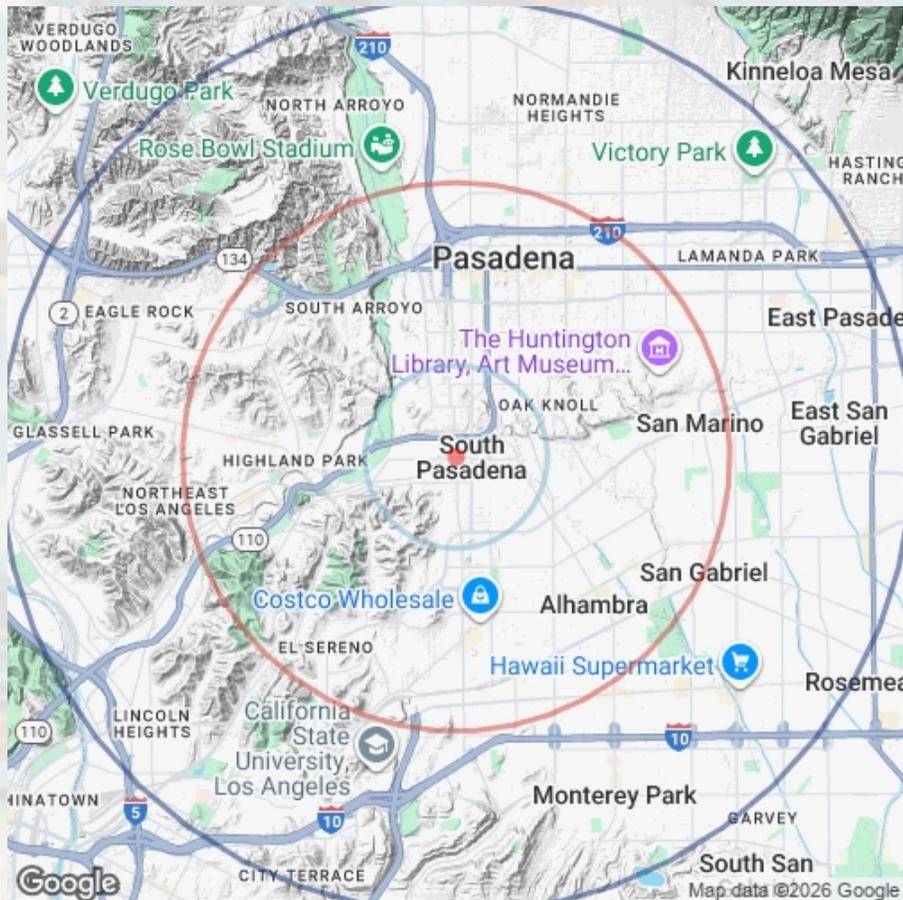




DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,998	245,897	656,580
2010 Population	22,302	247,548	656,082
2025 Population	22,482	238,521	616,388
2030 Population	21,932	233,293	604,149
2025-2030 Growth Rate	-0.49 %	-0.44 %	-0.4 %
2025 Daytime Population	21,521	264,221	616,540

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	417	7,689	17,887
\$15000-24999	237	4,604	11,904
\$25000-34999	365	4,554	11,592
\$35000-49999	311	6,301	16,505
\$50000-74999	991	12,131	30,670
\$75000-99999	1,082	11,483	26,949
\$100000-149999	1,791	17,313	40,030
\$150000-199999	1,348	11,882	27,268
\$200000 or greater	2,982	21,120	47,398
Median HH Income	\$ 132,784	\$ 103,529	\$ 99,520
Average HH Income	\$ 187,188	\$ 147,073	\$ 140,490



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,519	88,616	216,715
2010 Total Households	9,547	92,086	222,543
2025 Total Households	9,524	97,079	230,202
2030 Total Households	9,478	97,492	231,449
2025 Average Household Size	2.34	2.42	2.63
2025 Owner Occupied Housing	4,126	38,857	103,256
2030 Owner Occupied Housing	4,208	39,600	104,826
2025 Renter Occupied Housing	5,398	58,222	126,946
2030 Renter Occupied Housing	5,270	57,891	126,623
2025 Vacant Housing	550	5,635	11,941
2025 Total Housing	10,074	102,714	242,143

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to LONG DRAGON REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. LONG DRAGON REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, LONG DRAGON REALTY has not verified, and will not verify, any of the information contained herein, nor has LONG DRAGON REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE LONG DRAGON REALTY ADVISOR
FOR MORE DETAILS.**

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