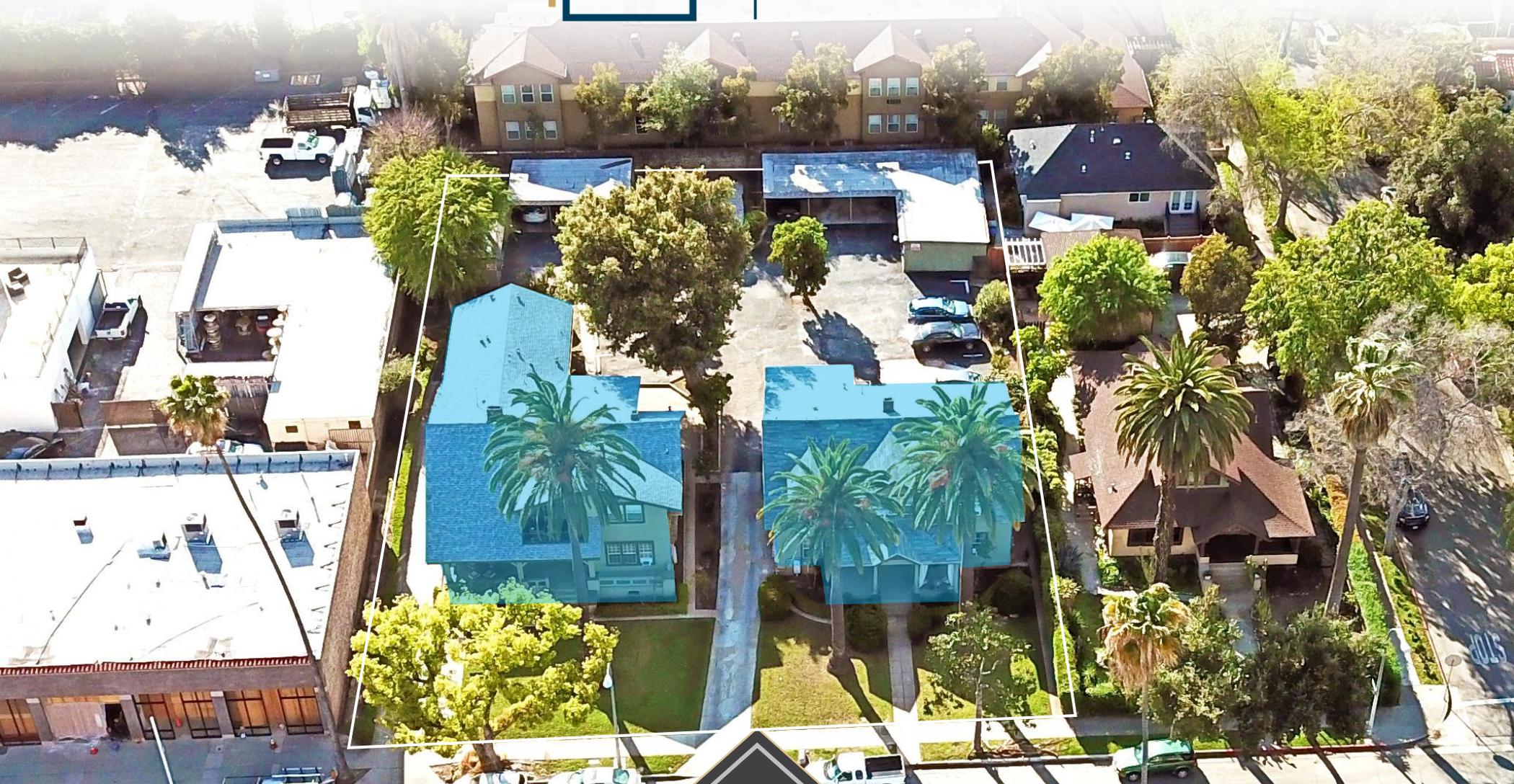




AGGREGATE  
INVESTMENT  
PARTNERS



735-745 N. LOS ROBLES AVENUE

735-745  
Los Robles  
PASADENA

PASADENA, CA 91104

OFFERING MEMORANDUM

[www.AggregateIP.com](http://www.AggregateIP.com)

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PREPARED BY



**AGGREGATE  
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# EXECUTIVE SUMMARY



# PROPERTY OVERVIEW

735-745  
Los Robles  
PASADENA

ADDRESS 735-745 N. Los Robles Avenue

CITY Pasadena, CA 91104

APN 5725-028-002; 003

TOTAL UNITS 10

GROSS SF 7,852

LOT SF 25,347

YEAR BUILT 1954

ZONING PSR3

DISCLAIMER: The information contained herein is not a substitute for a thorough due diligence investigation. The Broker 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, zoning & land use, and the size and square footage of the property and improvements.

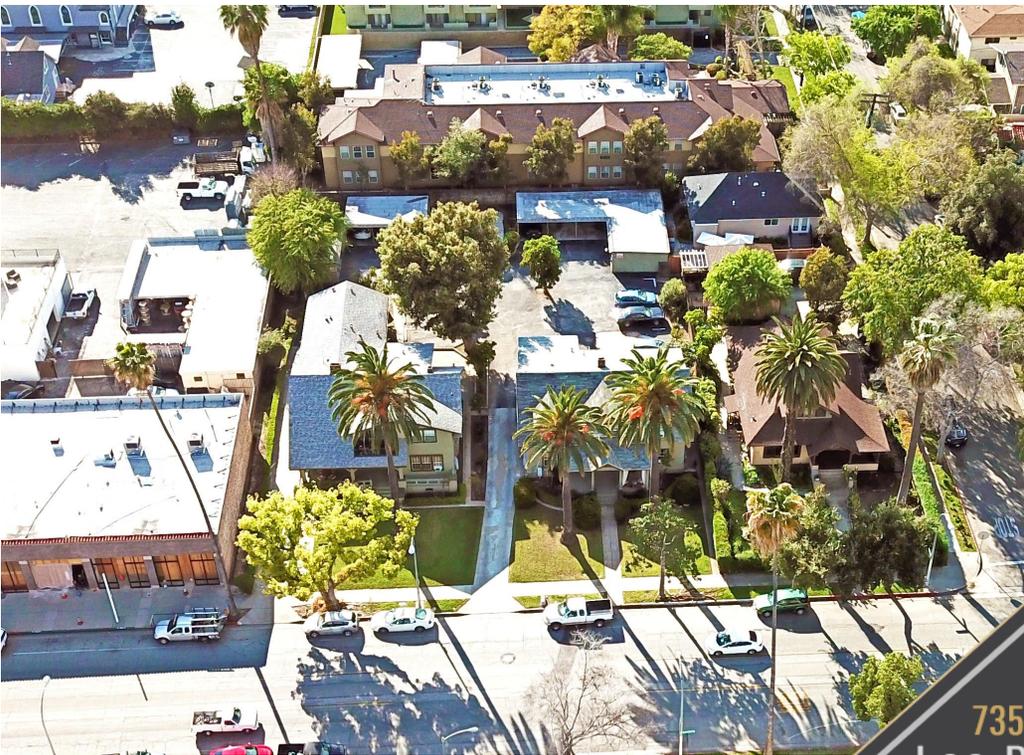
# INVESTMENT OPPORTUNITY

Located on North Los Robles Avenue in Pasadena, California, this 10-unit apartment complex is a great investment opportunity for a new buyer looking for day one cash flow and the ability to redevelop an existing portion of the property.

Currently, the property maintains (7) 1 bed / 1 bath, (2) – 2 bed / 1 bath, and (1) – 2 bed / 2 bath units offering  $\pm 7,825$  of building SF on a  $\pm 25,347$  SF lot. With current zoning of RM-32, a new buyer will have the ability to add up to nine units to the investment opportunity.

With the asset's location directly across the street from Baja Ranch Market and easy access to Old Town Pasadena, Rose Bowl, The Paseo, Shoppes on Lake, and 210 Freeway, this asset is strategically located for huge future growth in potential rent.

- o Two separate properties on adjacent parcels
- o RM-32 zoning allows for a new buyer to build an additional nine units prior to any density bonus
- o Property has been renovated with upgraded electrical, plumbing, sewer lines, and electrical panels
- o Opportunity to add on-site laundry room for additional income
- o No gas expense for Owner
- o Within proximity to Old Town Pasadena, Rose Bowl, The Paseo, Shoppes on Lake, and Baja Ranch Market
- o Buyer must assume the interest only loan of \$1,550,000. If not, the price shall be increased to \$3,250,000. Interest only loan shall save the borrower approximately \$10,000 per annum compared to the market fully amortized interest rate at the same leverage



735-745  
Los Robles  
PASADENA



**Walgreens**  
**CHIPOTE**  
**ORVIS**  
**pet food express**  
**TRADER JOE'S**  
**TJ-maxx macy's**

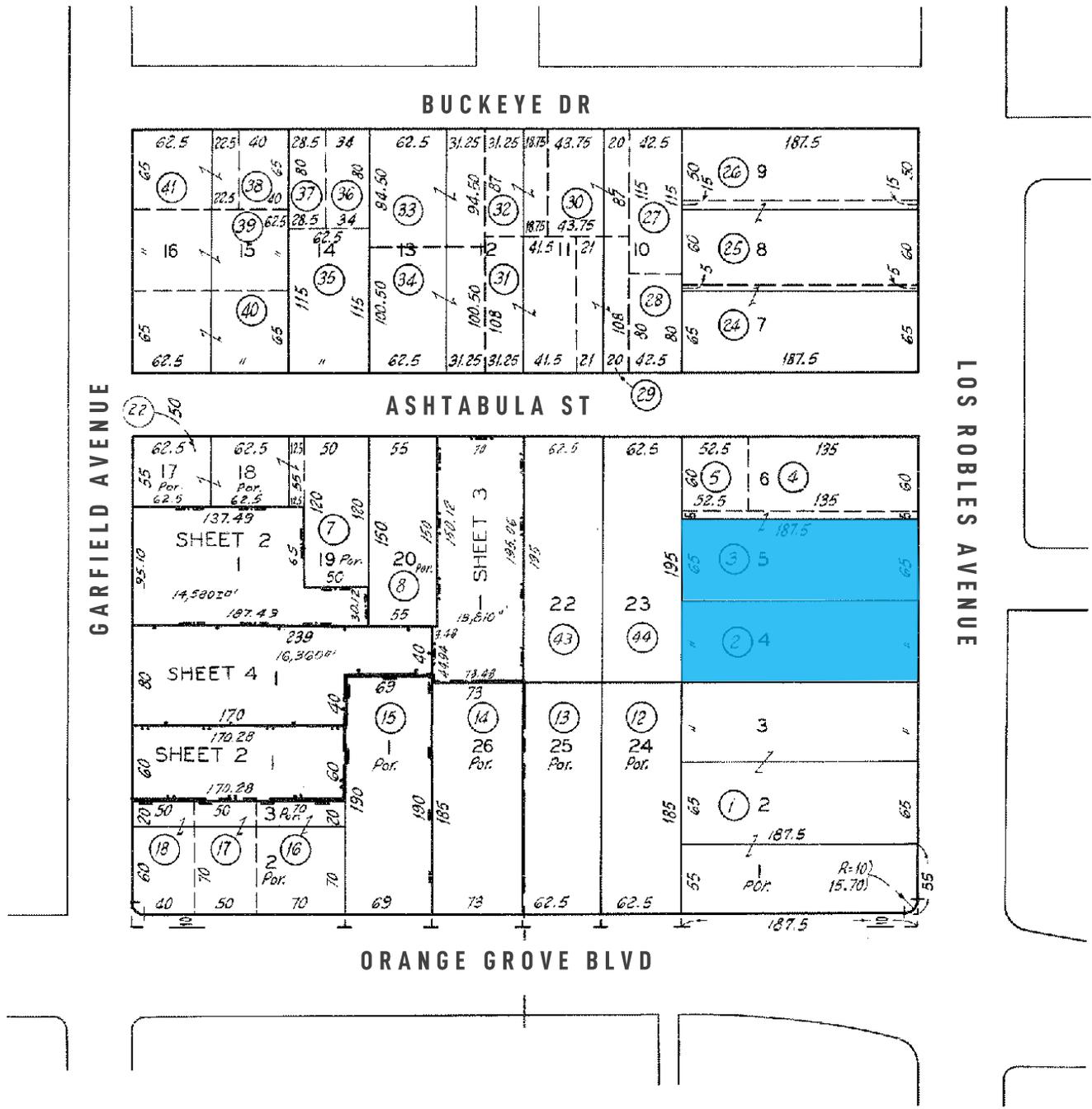
THE PASEO



**Baja Ranch**  
SUPERMARKET  
The King of Super Food  
**DENA BURGERS**  
**Winchell's**

LOS ROBLES AVENUE

ORANGE GROVE BOULEVARD



# FINANCIAL ANALYSIS



# FINANCIAL ANALYSIS

| LIST PRICE     |         |             |
|----------------|---------|-------------|
| Price          |         | \$3,180,000 |
| Price per Unit |         | \$318,000   |
| Price per SF   |         | \$404.99    |
| GRM            | 15.46   | 13.85       |
| Cap Rate       | 4.39%   | 5.21%       |
|                | Current | Projected   |

| FINANCING <sup>(1)</sup> |     |             |
|--------------------------|-----|-------------|
| Down                     | 53% | \$1,685,400 |
| Loan                     | 45% | \$1,550,000 |
| Amort Years              |     | 30          |
| Interest Rate            |     | 5.00%       |
| Payments                 |     | (\$6,458)   |

| THE ASSET       |                |
|-----------------|----------------|
| Number of Units | 10             |
| Year Built      | 1906           |
| Gross SF        | 7,852          |
| Lot SF          | 25,347         |
| APN             | 5725-028-002/3 |

## NOTES

(1): Loan interest rate is a reflection of a Buyer's assumption of the interest only loan currently in place.

(2): Ability to add on-site laundry room

(3): Underwritten at below market rate due to capital improvements.

| ANNUAL INCOME                 |    | CURRENT      | PROJECTED                    |
|-------------------------------|----|--------------|------------------------------|
| Gross Potential Rent          |    | \$205,740.00 | \$229,620.00                 |
| Laundry Income <sup>(2)</sup> |    | -            | \$180 per Unit<br>\$1,800.00 |
| General Vacancy               | 2% | (\$4,114.80) | 2%<br>(\$4,592.40)           |
| Effective Gross Income        |    | \$201,625.20 | \$226,827.60                 |

| ANNUAL EXPENSES                      | ASSUMPTION     | CURRENT       | PROJECTED                      |
|--------------------------------------|----------------|---------------|--------------------------------|
| Real Estate Taxes                    | 1.056015%      | (\$33,581.28) | 1.056015%<br>(\$33,581.28)     |
| Direct Assessments                   | Per LA County  | (\$2,585.40)  | 3% Increase<br>(\$2,662.96)    |
| Utilities                            | 2019 Actual    | (\$4,232.98)  | 3% Increase<br>(\$4,359.97)    |
| Landscaping                          | 2019 Actual    | (\$3,500.00)  | 3% Increase<br>(\$3,605.00)    |
| Insurance                            | 2019 Actual    | (\$3,739.00)  | 3% Increase<br>(\$3,851.17)    |
| Repairs & Maintenance <sup>(3)</sup> | 4% of EGI      | (\$8,065.01)  | 3% of EGI<br>(\$6,804.83)      |
| Reserves & Replacements              | \$250 per Unit | (\$2,500.00)  | \$250 per Unit<br>(\$2,500.00) |
| Trash Removal                        | 2019 Actual    | (\$2,819.16)  | 3% Increase<br>(\$2,903.73)    |
| Pest Control                         | \$75 per Month | (\$900.00)    | 3% Increase<br>(\$927.00)      |
| Total Expenses                       |                | (\$61,922.83) | (\$61,195.94)                  |
| Expenses per Unit                    |                | \$6,192.28    | \$6,119.59                     |
| Expenses/SF                          |                | \$7.89        | \$7.79                         |
| % of EGI                             |                | 30.71%        | 26.98%                         |

| RETURN       |  | CURRENT       | PROJECTED     |
|--------------|--|---------------|---------------|
| NOI          |  | \$139,702.38  | \$165,631.66  |
| Less Debt    |  | (\$77,500.00) | (\$77,500.00) |
| Cashflow     |  | \$62,202.38   | \$88,131.66   |
| Cash on Cash |  | 3.69%         | 5.23%         |
| DSCR         |  | 1.80          | 2.14          |

# RENT ROLL

| UNIT NUMBER   | UNIT TYPE      | RENTAL AMOUNT | LEASE START DATE | LEASE EXP. DATE | DEPOSIT      | INDUSTRY                   | EMPLOYER                  | STATUS  |
|---------------|----------------|---------------|------------------|-----------------|--------------|----------------------------|---------------------------|---------|
| 735-1         | 1 Bed / 1 Bath | \$ 1,675.00   | 8-Mar-19         | 8-Mar-20        | \$ 1,300.00  | Medical                    | City of Hope              | Current |
| 735-2         | 2 Bed / 1 Bath | \$ 1,725.00   | 1-Oct-19         | 1-Sep-20        | \$ 1,725.00  | Construction               | Independent GC            | Current |
| 735-3         | 1 Bed / 1 Bath | \$ 1,525.00   | 1-Jun-20         | 30-Jun-21       | \$ 1,450.00  | Manager                    | Meat Celler               | Current |
| 735-4         | 2 Bed / 1 Bath | \$ 1,825.00   | 14-Jun-20        | 30-Jun-21       | \$ 1,900.00  | Videographer               | Freelance                 | Current |
| 735-5         | 1 Bed / 1 Bath | \$ 1,650.00   | 11-Nov-19        | 30-Nov-20       | \$ 1,625.00  | Set Design                 | Freelance                 | Current |
| 735-6         | 1 Bed / 1 Bath | \$ 1,545.00   | 15-Apr-20        | 31-Apr-21       | \$ 1,300.00  | Clinical Dietician         | Children's Hosptial of LA | Current |
| 745-1         | 2 Bed / 2 Bath | \$ 2,295.00   | 16-Apr-19        | Month-to-Month  | \$ 2,295.00  | Digital Arts               | Freelance                 | Current |
| 745-2         | 1 Bed / 1 Bath | \$ 1,550.00   | 24-Mar-19        | Month-to-Month  | \$ 1,300.00  | Advertising                | Monteblllo Mall           | Current |
| 745-3         | 1 Bed / 1 Bath | \$ 1,700.00   | 10-Mar-19        | Month-to-Month  | \$ 1,500.00  | Tattoo Artist / Beautician | Freelance                 | Current |
| 745-4         | 1 Bed / 1 Bath | \$ 1,650.00   | 20-Sep-19        | 30-Sep-20       | \$ 1,650.00  | Retired Policeman          | Pension                   | Current |
| <b>TOTALS</b> |                | \$ 17,140.00  |                  |                 | \$ 16,045.00 |                            |                           |         |

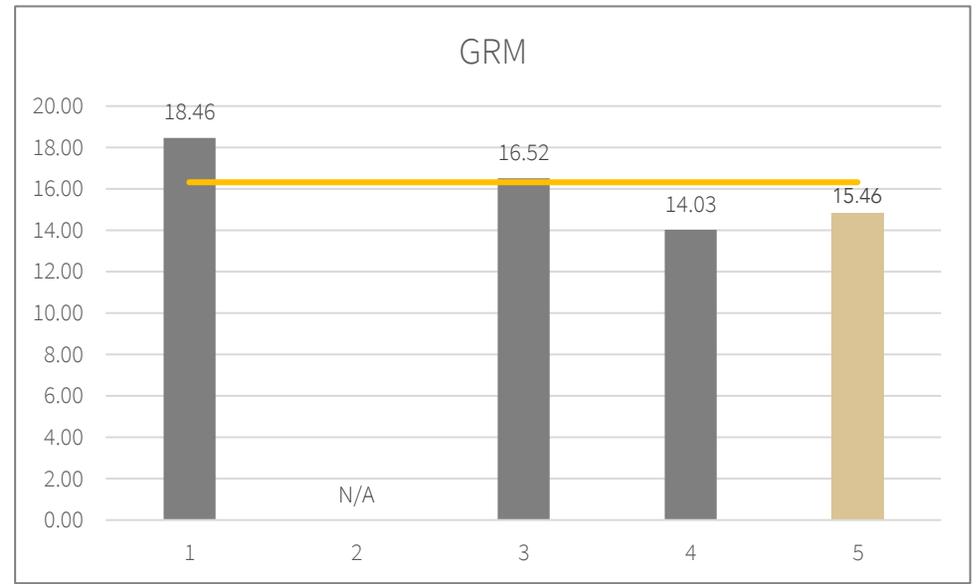
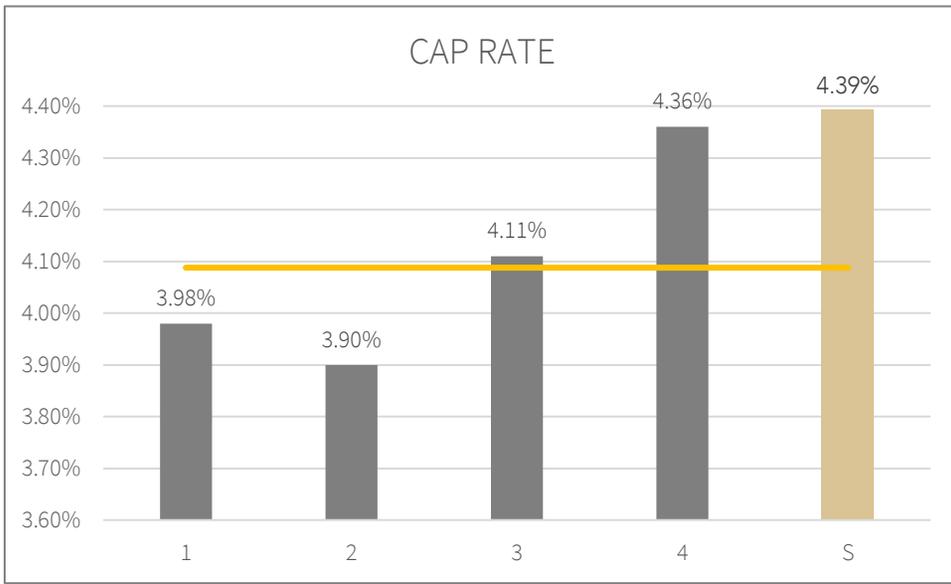
# MARKET COMPARABLES



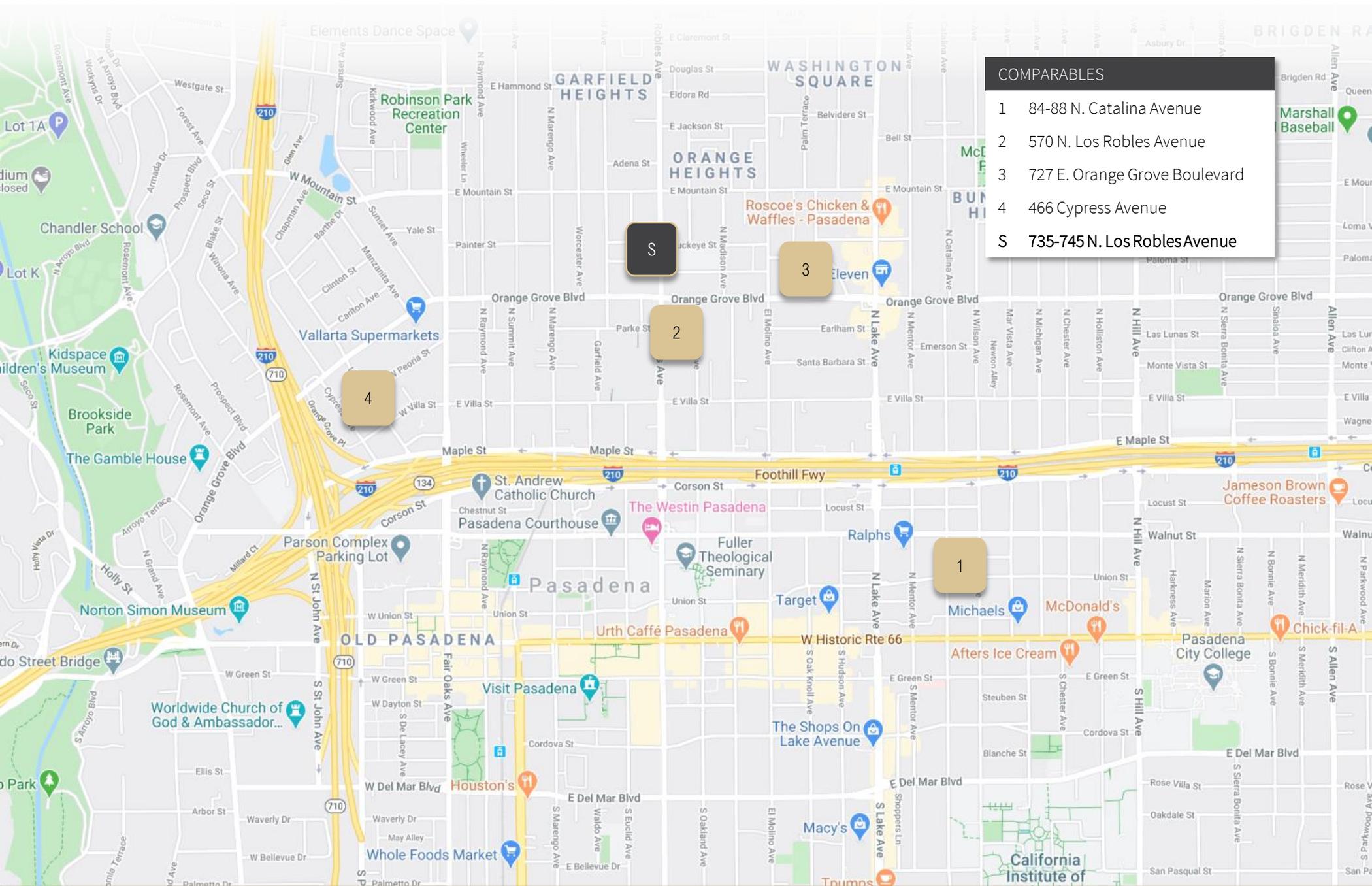
# SALES COMPARABLES

|    | ADDRESS                                                                                                                              | # OF UNITS | BUILDING SF  | LOT SIZE      | YEAR BUILT  | UNIT MIX                                                             | SALE DATE       | PRICE              | PRICE PER SF | PRICE PER UNIT   | CAP RATE     | GRM          |
|----|--------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|---------------|-------------|----------------------------------------------------------------------|-----------------|--------------------|--------------|------------------|--------------|--------------|
| 1) |  84-88 N. Catalina Avenue<br>Pasadena, CA 91106      | 6          | 5,032        | 10,890        | 1924        | (5) - 1 Bed / 1 Bath<br>(1) - 2 Bed / 1 Bath                         | 05/06/19        | \$2,720,000        | \$541        | \$453,333        | 3.98%        | 18.46        |
| 2) |  570 N. Los Robles Avenue<br>Pasadena, CA 91101      | 12         | 10,276       | 12,057        | 1963        | (1) - 1 Bed / 1 Bath<br>(1) - 2 Bed / 1 Bath<br>(1) - 3 Bed / 2 Bath | 06/11/19        | \$3,625,000        | \$353        | \$302,083        | 3.90%        | -            |
| 3) |  727 E. Orange Grove Boulevard<br>Pasadena, CA 91104 | 7          | 4,381        | 16,553        | 1949        | (1) - 2 Bed / 1 Bath<br>(6) - 1 Bed / 1 Bath                         | 11/25/19        | \$2,050,000        | \$468        | \$292,857        | 4.11%        | 16.52        |
| 4) |  466 Cypress Avenue<br>Pasadena, CA 91103            | 7          | 5,062        | 13,504        | 1944        | (2) - 1 Bed / 1 Bath<br>(3) - 2 Bed / 1 Bath<br>(2) - 3 Bed / 2 Bath | 05/08/20        | \$2,100,000        | \$415        | \$300,000        | 4.36%        | 14.03        |
|    | <b>AVERAGES</b>                                                                                                                      | <b>8</b>   | <b>6,188</b> | <b>13,251</b> | <b>1945</b> |                                                                      | <b>10/04/19</b> | <b>\$2,623,750</b> | <b>\$444</b> | <b>\$337,068</b> | <b>4.09%</b> | <b>16.34</b> |
| S  |  735-745 N. Los Robles Avenue<br>Pasadena, CA 91104  | 10         | 7,852        | 25,347        | 1954        | (7) - 1 Bed / 1 Bath<br>(2) - 2 Bed / 1 Bath<br>(1) - 2 Bed / 2 Bath |                 | \$3,180,000        | \$405        | \$318,000        | 4.39%        | 15.46        |

# SALES COMPARABLES



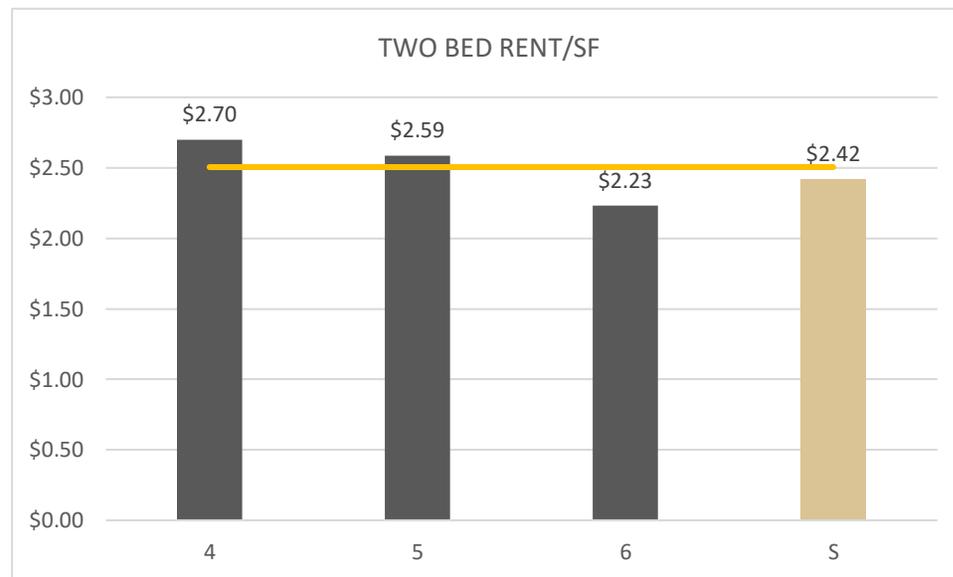
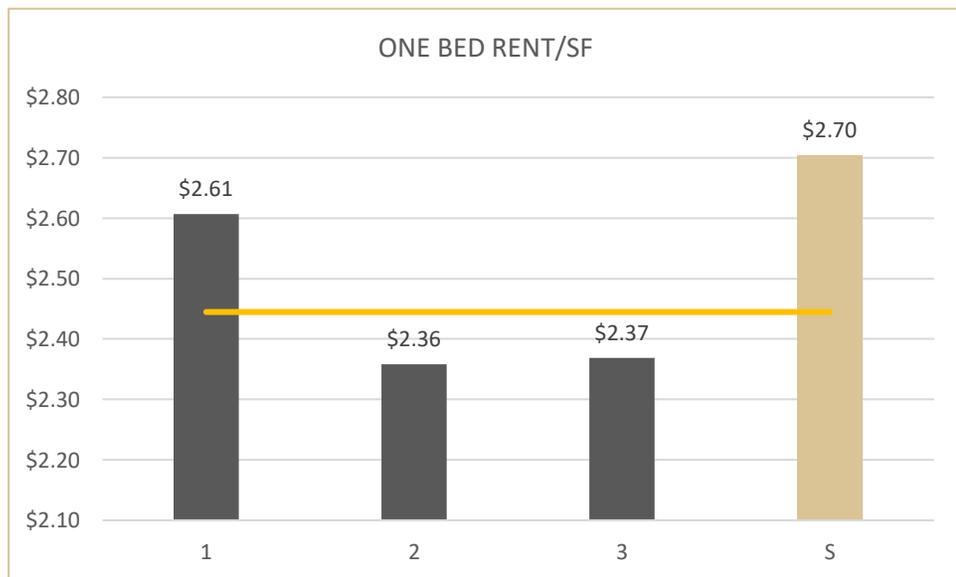
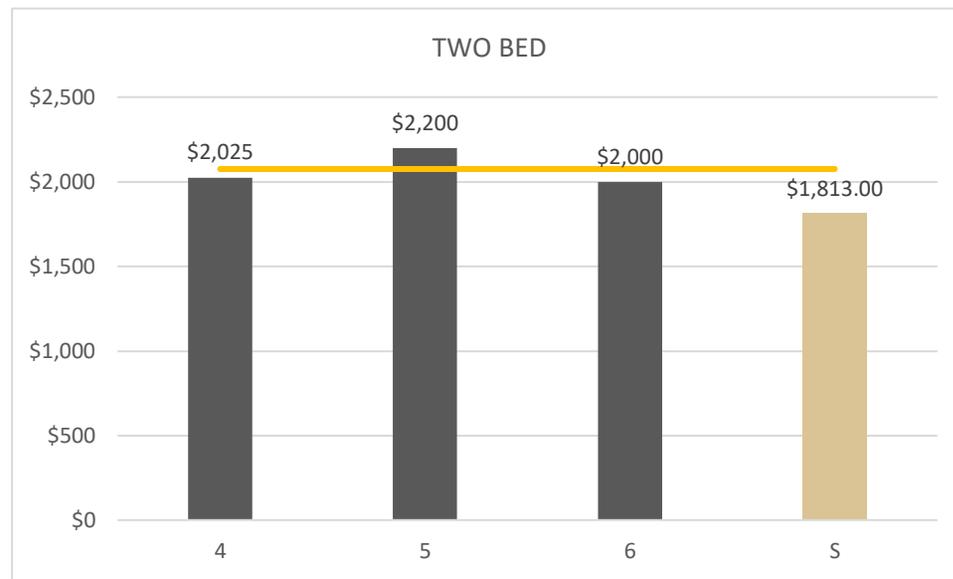
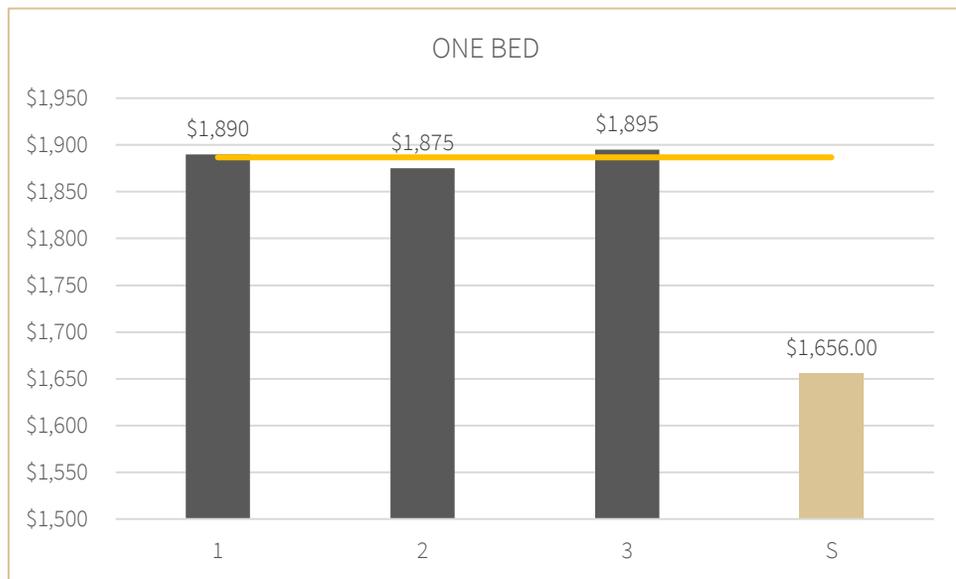
# SALES COMPARABLES



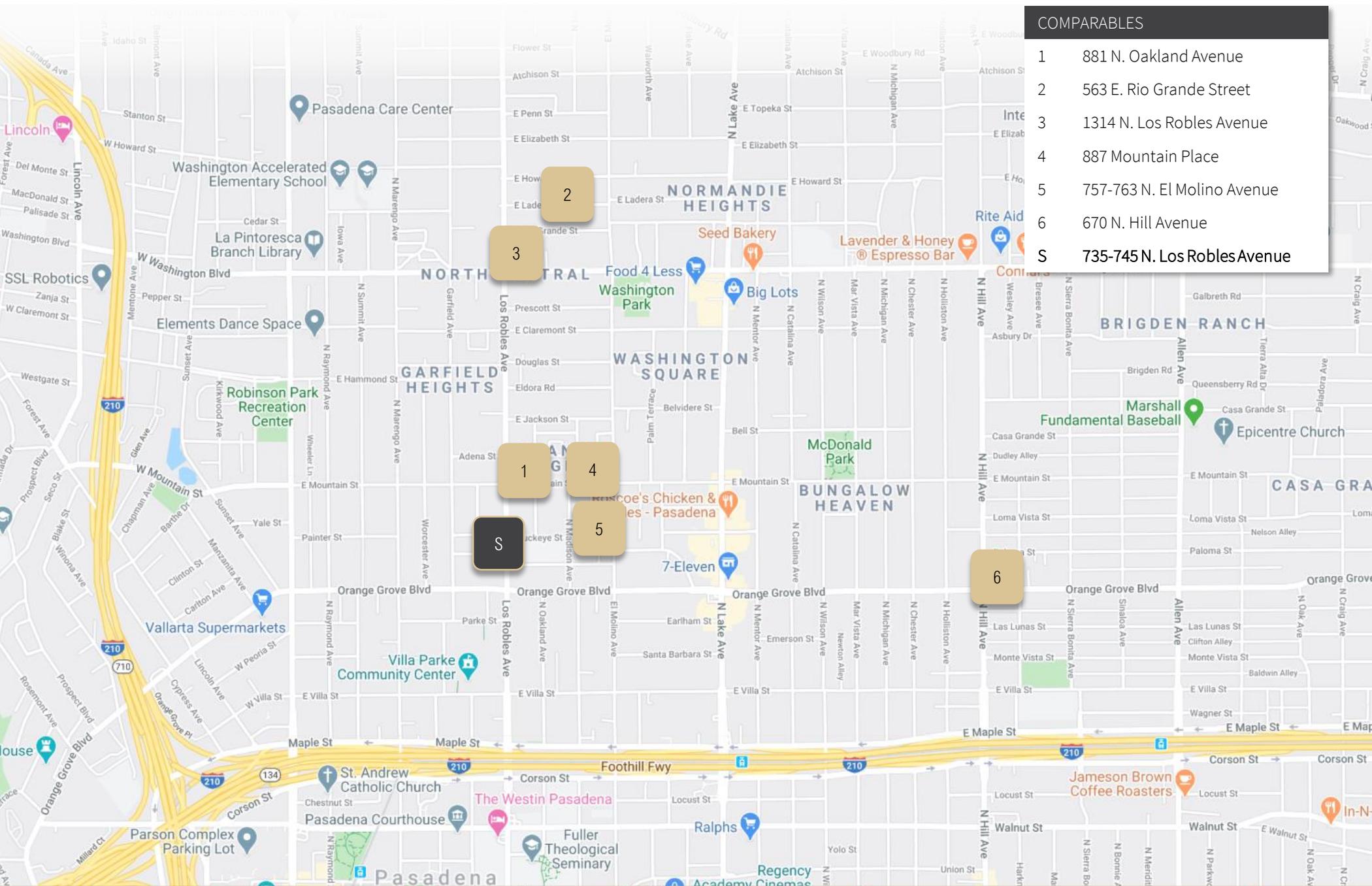
# RENT COMPARABLES

| ADDRESS                                                     | UNIT TYPE            | UNIT SF | RENT AMOUNT | RENT PER SF | YEAR BUILT | UNIT AMENITIES                                                                                                                               |
|-------------------------------------------------------------|----------------------|---------|-------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 1) 881 N. Oakland Avenue<br>Pasadena, CA 91104              | 1 Bed / 1 Bath       | 725     | \$1,890     | \$2.61      | 1963       | Laminate flooring, washer/dryer in-unit, stainless steel appliances, covered parking, quartz cabinets                                        |
| 2) 563 E. Rio Grande Street<br>Pasadena, CA 91104           | 1 Bed / 1 Bath       | 795     | \$1,875     | \$2.36      | 1925       | Hardwood flooring, hardwood flooring, tile in bathrooms, one parking space, washer/dryer hook-ups                                            |
| 3) 1314 N. Los Robles Avenue<br>Pasadena, CA 91104          | 1 Bed / 1 Bath       | 800     | \$1,895     | \$2.37      | 1941       | Hardwood flooring, bungalow style unit, washer/dryer hook-ups, one car garage, fireplace, quartz counter-tops, fully remodeled               |
| 4) 887 Mountain Place<br>Pasadena, CA 91104                 | 2 Bed / 1 Bath       | 750     | \$2,025     | \$2.70      | 1924       | Stainless steel appliances, wall heater, garage parking, washer/dryer hook-ups in unit                                                       |
| 5) 757-763 N. El Molino Avenue<br>Pasadena, CA 91104        | 2 Bed / 1 Bath       | 850     | \$2,200     | \$2.59      | 1929       | Bungalow style units, stainless steel appliances, laminate flooring, washer/dryer in-unit, tank-less water heater, gated parking             |
| 6) 670 N. Hill Avenue<br>Pasadena, CA 91106                 | 2 Bed / 2 Bath       | 896     | \$2,000     | \$2.23      | 1978       | newly renovated with auto lights, stainless steel appliances, split system a/c's, single car garage, On-site laundry room, laminate flooring |
| <b>AVERAGES</b>                                             | 1 Bedrooms           | 773     | \$1,887     | \$2.44      | 1943       |                                                                                                                                              |
|                                                             | 2 Bedrooms           | 832     | \$2,075     | \$2.51      |            |                                                                                                                                              |
| <b>S</b> 735-745 N. Los Robles Avenue<br>Pasadena, CA 91104 | (7) - 1 Bed / 1 Bath | 613     | \$1,656.00  | \$2.70      | 1954       |                                                                                                                                              |
|                                                             | (2) - 2 Bed / 1 Bath | 750     | \$1,813.00  | \$2.42      |            |                                                                                                                                              |
|                                                             | (1) - 2 Bed / 2 Bath | 1200    | \$2,320.00  | \$1.93      |            |                                                                                                                                              |

# RENT COMPARABLES



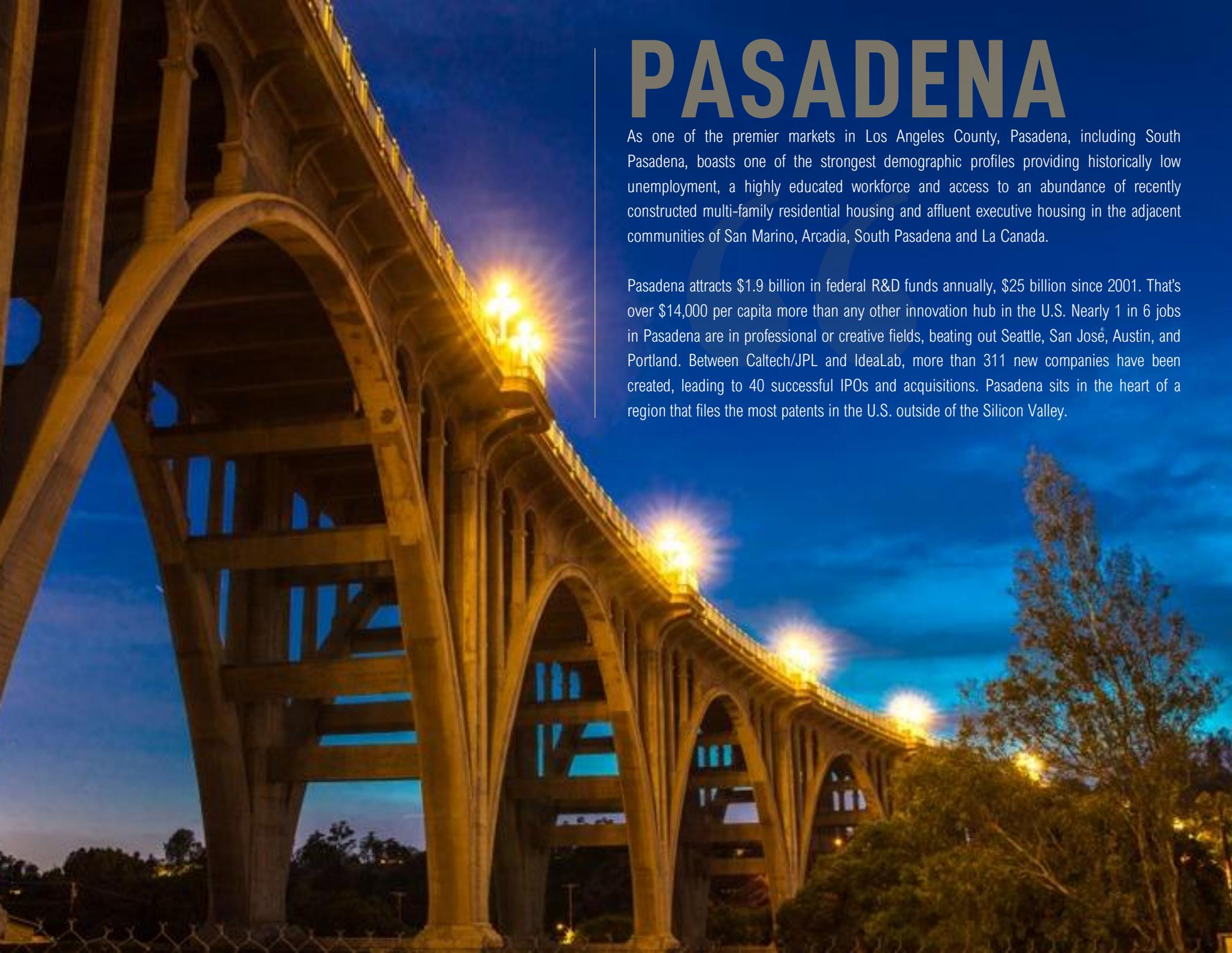
# RENT COMPARABLES



| COMPARABLES |                              |
|-------------|------------------------------|
| 1           | 881 N. Oakland Avenue        |
| 2           | 563 E. Rio Grande Street     |
| 3           | 1314 N. Los Robles Avenue    |
| 4           | 887 Mountain Place           |
| 5           | 757-763 N. El Molino Avenue  |
| 6           | 670 N. Hill Avenue           |
| 7           | 735-745 N. Los Robles Avenue |

## LOCATION OVERVIEW





# PASADENA

As one of the premier markets in Los Angeles County, Pasadena, including South Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce and access to an abundance of recently constructed multi-family residential housing and affluent executive housing in the adjacent communities of San Marino, Arcadia, South Pasadena and La Canada.

Pasadena attracts \$1.9 billion in federal R&D funds annually, \$25 billion since 2001. That's over \$14,000 per capita more than any other innovation hub in the U.S. Nearly 1 in 6 jobs in Pasadena are in professional or creative fields, beating out Seattle, San José, Austin, and Portland. Between Caltech/JPL and IdeaLab, more than 311 new companies have been created, leading to 40 successful IPOs and acquisitions. Pasadena sits in the heart of a region that files the most patents in the U.S. outside of the Silicon Valley.

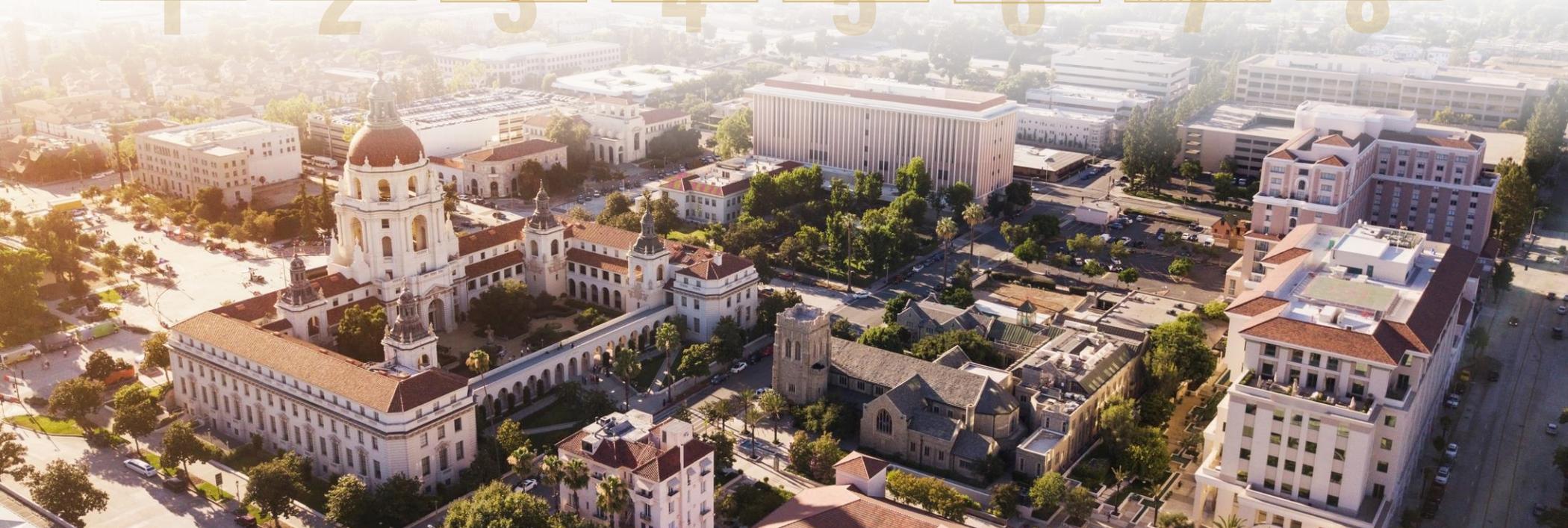
# ECONOMIC SNAPSHOT

Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California. Since 2010 Pasadena has made significant employment gains, primarily in the medical engineering, technology and financial fields.

## PASADENA BUSINESS ENVIRONMENT

Located in the foothills of the picturesque San Gabriel Mountains, Pasadena has a population of nearly 140,000 people and benefits from a unique combination of sophisticated charm, culture, and historical ambiance. Pasadena's pro-business tax benefits, no city business taxes, parking taxes or utility taxes, coupled with its central location and excellent freeway and public transportation access offers local businesses the ability to draw from an enormous and diverse labor base while providing local residents easy access to amenities in Downtown Los Angeles and the surrounding markets. Initially one of Los Angeles' first suburbs, Pasadena has become a thriving 24/7 urban center where residents can live, work and play in one of the most dynamic markets in Southern California.

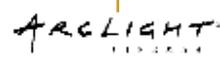
### TOP EMPLOYERS



# ACCESSIBILITY



- Anthropologie
- Apple Store
- Athleta
- Crate & Barrel
- All India Café
- Bar Celona
- Blind Donkey
- Mi Piac
- Cheesecake Factory





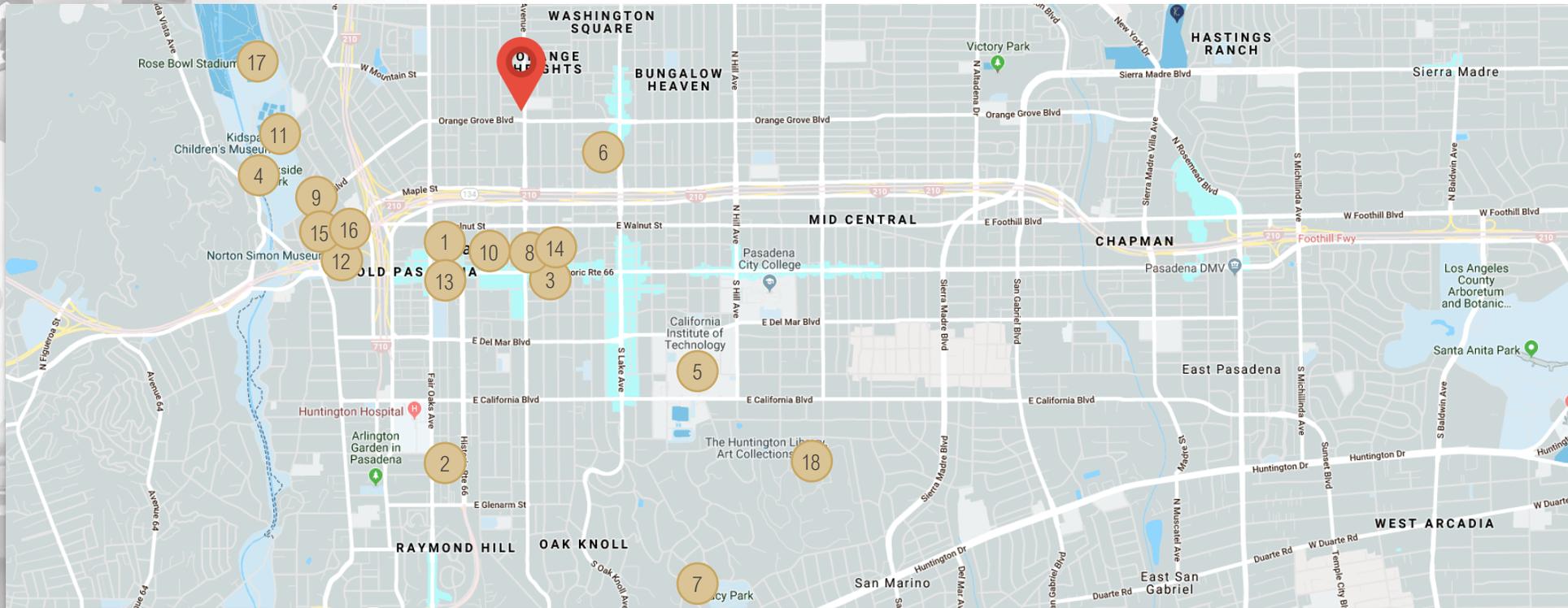


PASADENA



# LOCAL AMENITIES

Pasadena is rich with amenities of local, national, and international stature. From the Pasadena Museum of California Art to the Norton Simon, to educational institutions such as Caltech and Art Center College of Design, doing business in the City of Pasadena is rewarding on many levels of commercial traffic in the City. Pasadena is home to more restaurants per capita than New York City, as reported by the Los Angeles Times (12/16/12), offering cuisine options from around the world.



1. Armory Center for the Arts
2. Art Center College of Design
3. Art Walking Tours around Pasadena
4. Brookside Golf Course
5. California Institute of Technology
6. Carnegie Observatories
7. El Molino Viejo (The Old Mill)
8. Fuller Theological Seminary
9. Gamble House
10. City Hall
11. Kidspace Children's Museum
12. Norton Simon Museum
13. Old Pasadena
14. Pacific Asia Museum
15. Pasadena Museum of History
16. Pasadena Museum of California Art
17. Rose Bowl
18. The Huntington Library

1



2020 COMPLETION DATE

**Kaiser Permanente School of Medicine Topped Out in Pasadena:** The concrete-and-steel frame of the Kaiser Permanente School of Medicine is complete in Pasadena. The four-story structure, located at the southeast corner of Green Street and Los Robles Avenue, will include large floor-to-ceiling windows and a rooftop deck. As of early 2019, the school was to begin accepting applications for its inaugural class in June in anticipation of a completion date in 2020. Plans call for an initial class of 48 students, gradually scaling up to 192 students by 2022. The first five classes to attend the school will have free tuition in an arrangement announced earlier this year by Kaiser Permanente.

2



A BLOCK NORTH OF COLORAD BLVD

**Alexandria Real Estate Equities' Eye-catching HQ Completed in Pasadena:** Following two years of construction, Alexandria Real Estate Equities has completed work on its new headquarters building in Pasadena. Located at the southeast corner of Union Street and Euclid Avenue, the five-story, 82,000-square-foot office complex replaced a surface parking lot. A four-level subterranean parking garage sits below the building. Gensler and Rios Clementi Hale Studios designed the headquarters, which has a sleek, modern exterior. Off-set floor plates rising through the structure are used to create outdoor terrace decks at its second, fourth, and fifth floors. DPR Construction served as the project's general contractor. ARE, which is already headquartered out of Pasadena, invests in life sciences and technologies companies in the United States.

3



PARKING &amp; ACCESSIBILITY UPDATES

**Jerde Tapped to Re-Envision the Rose Bowl Property:** Los Angeles-based architecture firm Jerde has been tapped to reimagine the Rose Bowl Stadium property in Pasadena.

Jerde, which provided design services for the 1984 Summer Olympic Games, has been tasked with re-ensuing the Rose Bowl campus to address issues including accessibility, parking, and programming possibilities.

4



HOUSING, OFFICE SPACE, AND RETAIL

**Construction Goes Vertical at Pasadena's 100 West Walnut Development:** Seven months after breaking ground, two tower cranes now stand tall over the 100 West Walnut site in Pasadena. The 6.4-acre site - a large parking lot surrounding the former headquarters of Parson s Corporation - is being developed by LPC West and AMLI Residential with multiple five-story structures containing 400 apartments, 210,000 square feet of offices, 17,500 square feet of ground-floor commercial space, and three levels of subterranean parking.

The project is designed by SOM and HED as a village-like extension of Old Town Pasadena, with paseos and shaded arcades providing pedestrian access through the property. Completion of the full project is expected in 2025.

5



TWO BLOCKS NORTH OF COLORADO

**Mixed-Use Development to Replace Parking Lot in Pasadena's Playhouse District:** A parking lot in Pasadena's Playhouse District is slated to make way for a mixed-use development.

The project, announced by developer Toledo Homes, would rise at 127 N. Madison Avenue. Plans call for the construction of a five-story edifice featuring 48 residential units atop 2,500 square feet of ground-floor retail space.

The project is described as being of a "contemporary craftsman" style, paying homage to Pasadena's abundant craftsman homes. Plans call for a large open courtyard available to residents and guests. Los Angeles-based architecture firm Struere is designing the building. A project timeline has not been established, according to a representative of Toledo Homes.

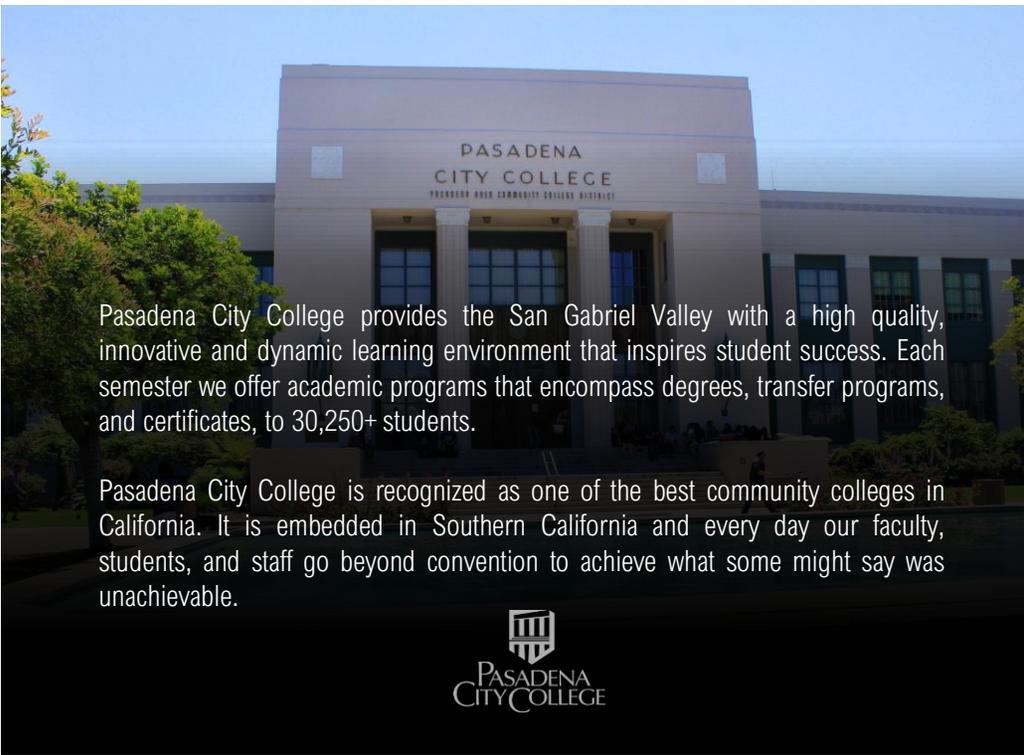
6



1539 HOWARD STREET

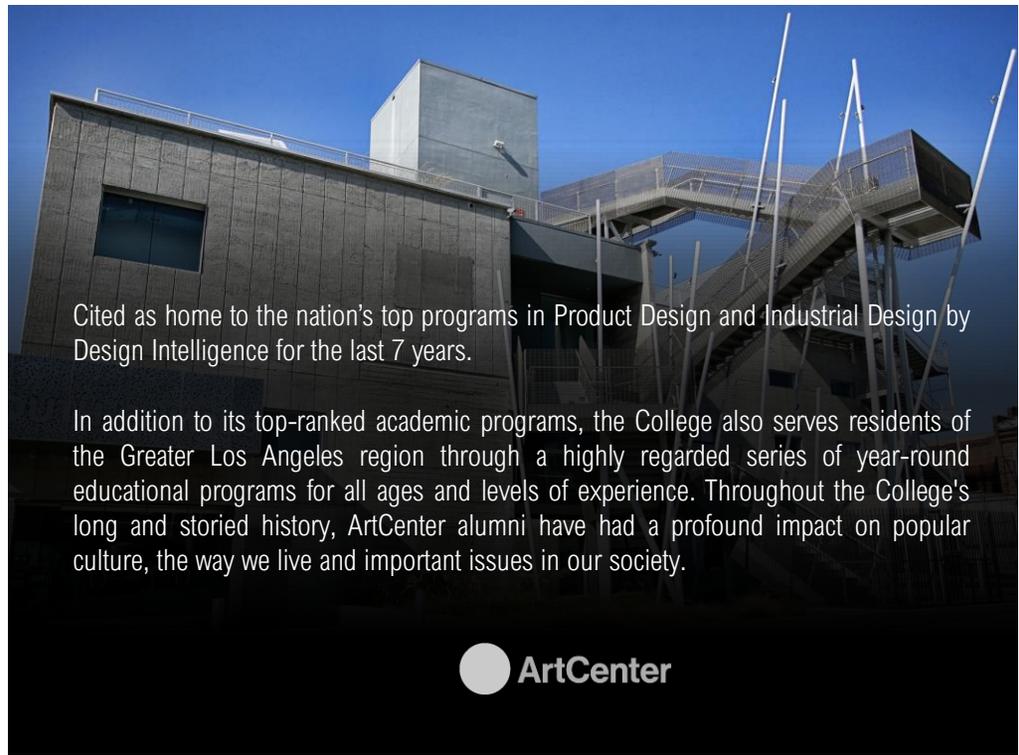
**Large Boarding School Breaks Ground in Pasadena:** A year-and-a-half after purchasing the former William Carey International University campus in Pasadena for \$40 million, EF Education First has broken ground on a project which will transform the former religious institution into a boarding school.

The 15-acre campus, located at 1539 Howard Street, will add new sports facilities, an auditorium, and a student art gallery, while also preserving structures such as McGavran Hall. Plans also call for the construction of new dormitories - designed by Gensler - which will provide housing for up to 500 students.



Pasadena City College provides the San Gabriel Valley with a high quality, innovative and dynamic learning environment that inspires student success. Each semester we offer academic programs that encompass degrees, transfer programs, and certificates, to 30,250+ students.

Pasadena City College is recognized as one of the best community colleges in California. It is embedded in Southern California and every day our faculty, students, and staff go beyond convention to achieve what some might say was unachievable.



Cited as home to the nation's top programs in Product Design and Industrial Design by Design Intelligence for the last 7 years.

In addition to its top-ranked academic programs, the College also serves residents of the Greater Los Angeles region through a highly regarded series of year-round educational programs for all ages and levels of experience. Throughout the College's long and storied history, ArtCenter alumni have had a profound impact on popular culture, the way we live and important issues in our society.

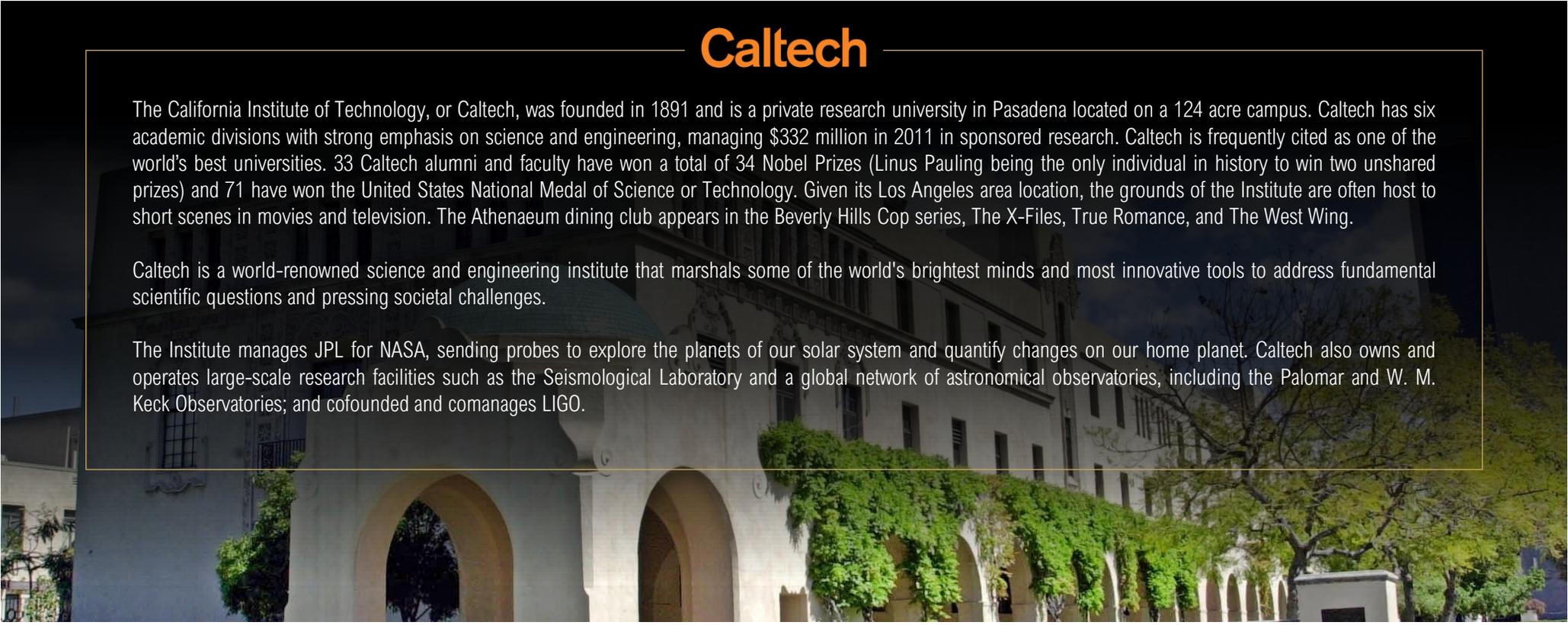


# Caltech

The California Institute of Technology, or Caltech, was founded in 1891 and is a private research university in Pasadena located on a 124 acre campus. Caltech has six academic divisions with strong emphasis on science and engineering, managing \$332 million in 2011 in sponsored research. Caltech is frequently cited as one of the world's best universities. 33 Caltech alumni and faculty have won a total of 34 Nobel Prizes (Linus Pauling being the only individual in history to win two unshared prizes) and 71 have won the United States National Medal of Science or Technology. Given its Los Angeles area location, the grounds of the Institute are often host to short scenes in movies and television. The Athenaeum dining club appears in the Beverly Hills Cop series, The X-Files, True Romance, and The West Wing.

Caltech is a world-renowned science and engineering institute that marshals some of the world's brightest minds and most innovative tools to address fundamental scientific questions and pressing societal challenges.

The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet. Caltech also owns and operates large-scale research facilities such as the Seismological Laboratory and a global network of astronomical observatories, including the Palomar and W. M. Keck Observatories; and cofounded and comanages LIGO.



# DEMOGRAPHICS



MEDIAN HH INCOME  
\$76,264



WORKFORCE  
73,783 Total Employees



EDUCATION  
Bachelor's 51.8%



PROPERTY VALUE  
\$689,700



MEDIAN AGE  
37.5



POPULATION  
141,231



COMMUTE TIME  
25 Minutes



TOP OCCUPATION  
Management



MAJOR EMPLOYER  
Jet Propulsion Lab

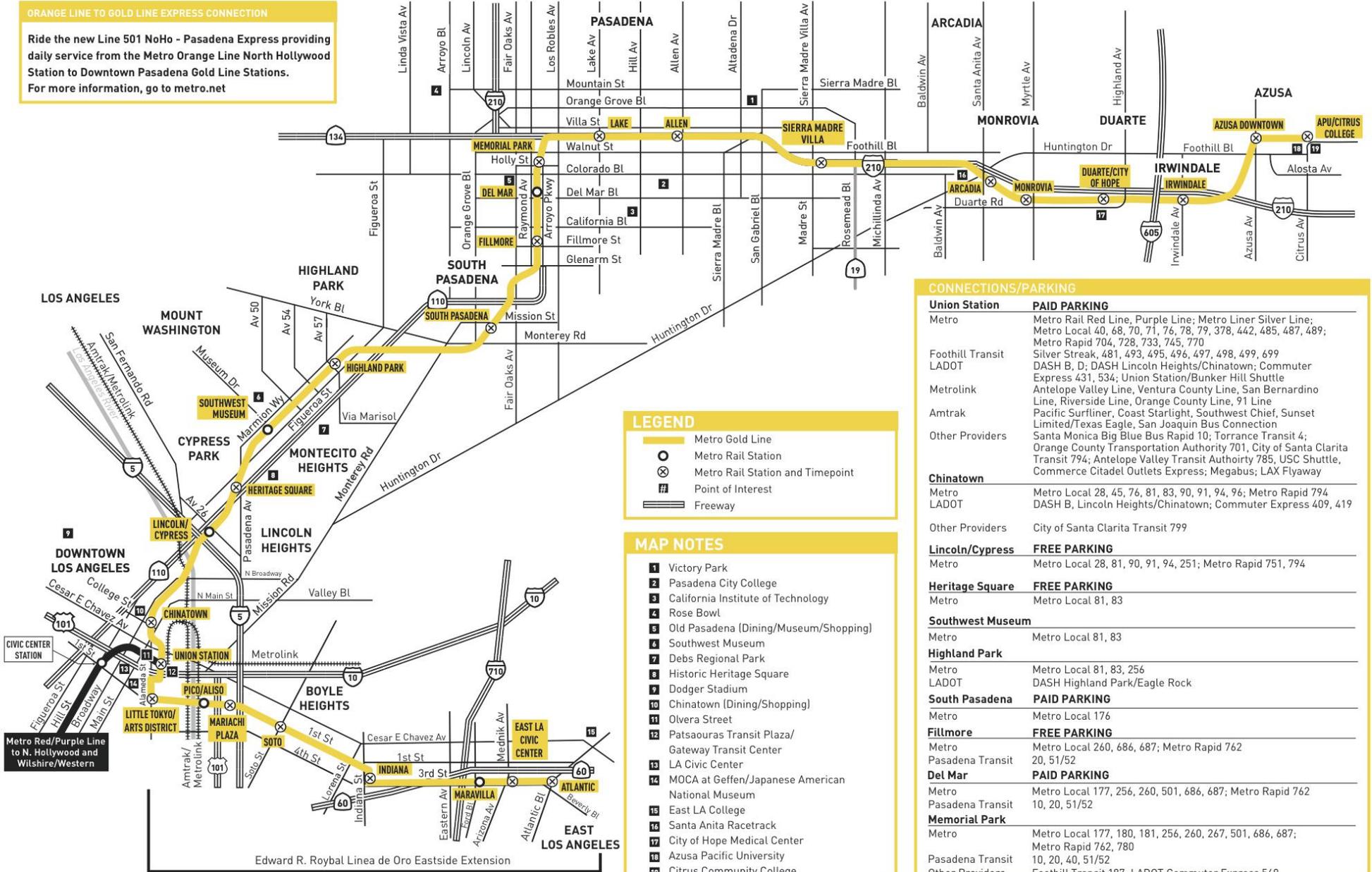
With the recent growth of the engineering, technology and healthcare sectors, Pasadena has seen an urban renaissance drawing a younger, more dynamic population to its core with the greatest concentration of residents between the ages of 25 to 34 years old. Renowned institutions such as Caltech and JPL, convenient access to the expanded Gold Line Rail System, Old Town Pasadena, South Lake Avenue restaurants and amenities add to Pasadena's attraction to regional tenants and investors.

# METRO GOLD LINE OVERVIEW

ROUTE MAP

## ORANGE LINE TO GOLD LINE EXPRESS CONNECTION

Ride the new Line 501 NoHo - Pasadena Express providing daily service from the Metro Orange Line North Hollywood Station to Downtown Pasadena Gold Line Stations. For more information, go to metro.net



## LEGEND

- Metro Gold Line
- Metro Rail Station
- ⊗ Metro Rail Station and Timepoint
- # Point of Interest
- Freeway

## MAP NOTES

- 1 Victory Park
- 2 Pasadena City College
- 3 California Institute of Technology
- 4 Rose Bowl
- 5 Old Pasadena (Dining/Museum/Shopping)
- 6 Southwest Museum
- 7 Debs Regional Park
- 8 Historic Heritage Square
- 9 Dodger Stadium
- 10 Chinatown (Dining/Shopping)
- 11 Olvera Street
- 12 Patsaouras Transit Plaza/Gateway Transit Center
- 13 LA Civic Center
- 14 MOCA at Geffen/Japanese American National Museum
- 15 East LA College
- 16 Santa Anita Racetrack
- 17 City of Hope Medical Center
- 18 Azusa Pacific University
- 19 Citrus Community College

## CONNECTIONS/PARKING

| Union Station           | PAID PARKING                                                                                                                                                                                                                                      |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Metro                   | Metro Rail Red Line, Purple Line; Metro Liner Silver Line; Metro Local 40, 68, 70, 71, 76, 78, 79, 378, 442, 485, 487, 489; Metro Rapid 704, 728, 733, 745, 770                                                                                   |
| Foothill Transit LADOT  | Silver Streak, 481, 493, 495, 496, 497, 498, 499, 699 DASH B, D; DASH Lincoln Heights/Chinatown; Commuter Express 431, 534; Union Station/Bunker Hill Shuttle                                                                                     |
| MetroLink               | Antelope Valley Line, Ventura County Line, San Bernardino Line, Riverside Line, Orange County Line, 91 Line                                                                                                                                       |
| Amtrak                  | Pacific Sunliner, Coast Starlight, Southwest Chief, Sunset Limited/Texas Eagle, San Joaquin Bus Connection                                                                                                                                        |
| Other Providers         | Santa Monica Big Blue Bus Rapid 10; Torrance Transit 4; Orange County Transportation Authority 701, City of Santa Clarita Transit 794; Antelope Valley Transit Authority 785, USC Shuttle, Commerce Citadel Outlets Express; Megabus; LAX Flyaway |
| <b>Chinatown</b>        |                                                                                                                                                                                                                                                   |
| Metro LADOT             | Metro Local 28, 45, 76, 81, 83, 90, 91, 94, 96; Metro Rapid 794 DASH B, Lincoln Heights/Chinatown; Commuter Express 409, 419                                                                                                                      |
| Other Providers         | City of Santa Clarita Transit 799                                                                                                                                                                                                                 |
| <b>Lincoln/Cypress</b>  | <b>FREE PARKING</b>                                                                                                                                                                                                                               |
| Metro                   | Metro Local 28, 81, 90, 91, 94, 251; Metro Rapid 751, 794                                                                                                                                                                                         |
| <b>Heritage Square</b>  | <b>FREE PARKING</b>                                                                                                                                                                                                                               |
| Metro                   | Metro Local 81, 83                                                                                                                                                                                                                                |
| <b>Southwest Museum</b> |                                                                                                                                                                                                                                                   |
| Metro                   | Metro Local 81, 83                                                                                                                                                                                                                                |
| <b>Highland Park</b>    |                                                                                                                                                                                                                                                   |
| Metro LADOT             | Metro Local 81, 83, 256 DASH Highland Park/Eagle Rock                                                                                                                                                                                             |
| <b>South Pasadena</b>   | <b>PAID PARKING</b>                                                                                                                                                                                                                               |
| Metro                   | Metro Local 176                                                                                                                                                                                                                                   |
| <b>Fillmore</b>         | <b>FREE PARKING</b>                                                                                                                                                                                                                               |
| Metro Pasadena Transit  | Metro Local 260, 686, 687; Metro Rapid 762 20, 51/52                                                                                                                                                                                              |
| <b>Del Mar</b>          | <b>PAID PARKING</b>                                                                                                                                                                                                                               |
| Metro Pasadena Transit  | Metro Local 177, 256, 260, 501, 686, 687; Metro Rapid 762 10, 20, 51/52                                                                                                                                                                           |
| <b>Memorial Park</b>    |                                                                                                                                                                                                                                                   |
| Metro Pasadena Transit  | Metro Local 177, 180, 181, 256, 260, 267, 501, 686, 687; Metro Rapid 762, 780                                                                                                                                                                     |
| Other Providers         | Foothill Transit 187; LADOT Commuter Express 549                                                                                                                                                                                                  |



AGGREGATE  
INVESTMENT  
PARTNERS

735-745 N. LOS ROBLES AVENUE

735-745  
Los Robles  
PASADENA

PASADENA, CA 91104

OFFERING MEMORANDUM

[www.AggregatIP.com](http://www.AggregatIP.com)