



Offering Memorandum

# Broadway City Lights

8000 S. Broadway, Los Angeles, CA 90003

Multifamily | 49 Units LIHTC Investment Opportunity

FOR SALE

PROPERTY WEBSITE

[lucrumre.com](https://lucrumre.com)



EQUITY  
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# Low-Income Housing Tax Credit (LIHTC) and Affordability Restrictions for 8000 S. Broadway, Los Angeles, CA 90003

## 1. Overview of the LIHTC Program

The Low-Income Housing Tax Credit (LIHTC) program is a federal incentive created under the Tax Reform Act of 1986 to encourage private investment in affordable rental housing. Administered in California by the California Tax Credit Allocation Committee (CTCAC), the program provides tax credits to developers in exchange for restricting rents and ensuring occupancy by income-qualified tenants.

8000 S Broadway a 49-unit LIHTC development in South Los Angeles that was placed into service in 2005, with a compliance period extending 55 years, from 2005 to 2060.

## 2. Regulatory Agreement & Affordability Restrictions

The affordability restrictions on this property are governed by a recorded **Regulatory Agreement and Declaration of Restrictive Covenants** between the property owner and CTCAC, which enforces the following key provisions:

### Compliance Period and Extended Use Period

- + Initial Compliance Period: 10 years from 2005 to 2015, during which failure to comply could trigger IRS tax credit recapture.
- + Extended Use Period: The owner has committed to maintaining affordability for a total of 55 consecutive taxable years, ending in 2060.
- + No Early Termination: The owner may not terminate affordability commitments before 2060, except under specific conditions allowed by CTCAC and the IRS, such as foreclosure or qualified contract requests (which may be unavailable due to California restrictions).

### Affordability Restrictions by AMI (Area Median Income)

- + Unit Mix & Income Limits: The property must provide housing to households at or below specific percentages of Area Median Income (AMI), as determined annually by the U.S.

Department of Housing and Urban Development (HUD) and adopted by CTCAC. Typical LIHTC Income Set-Asides: Based on the agreement, units are likely allocated as follows (exact figures should be confirmed with the agreement):

- + 10% of units (approximately 5 units) at or below 30% AMI
- + 10% of units (approximately 5 units) at or below 40% AMI
- + 50% of units (approximately 25 units) at or below 50% AMI

### Rent Restrictions

2024 CTCAC rent limits for Los Angeles County:

- + 30% AMI 4-bedroom unit: Approx. \$1,225/month
  - + 40% AMI 4-bedroom unit: Approx. \$1,665/month
  - + 50% AMI 4-bedroom unit: Approx. \$2,104/month
- (Note: 2025 CTCAC limits are not yet published and should be updated annually.)*

This 49-unit LIHTC property in South Los Angeles is subject to strict affordability restrictions as outlined in its regulatory agreement with CTCAC. These restrictions ensure that the property remains affordable to low-income households through at least 2060, with requirements for income limits.

The proforma rent of \$3,100 is an estimate based on the assumption that a new operator may be able to lease units to voucher tenants who qualify for 2-bedroom units at the published rate of \$2,748, as outlined in Housing Authority guidelines while capturing higher rents than currently available under CTCAC.

This scenario is speculative and intended for illustrative purposes only. Actual rental income may vary and is not guaranteed.





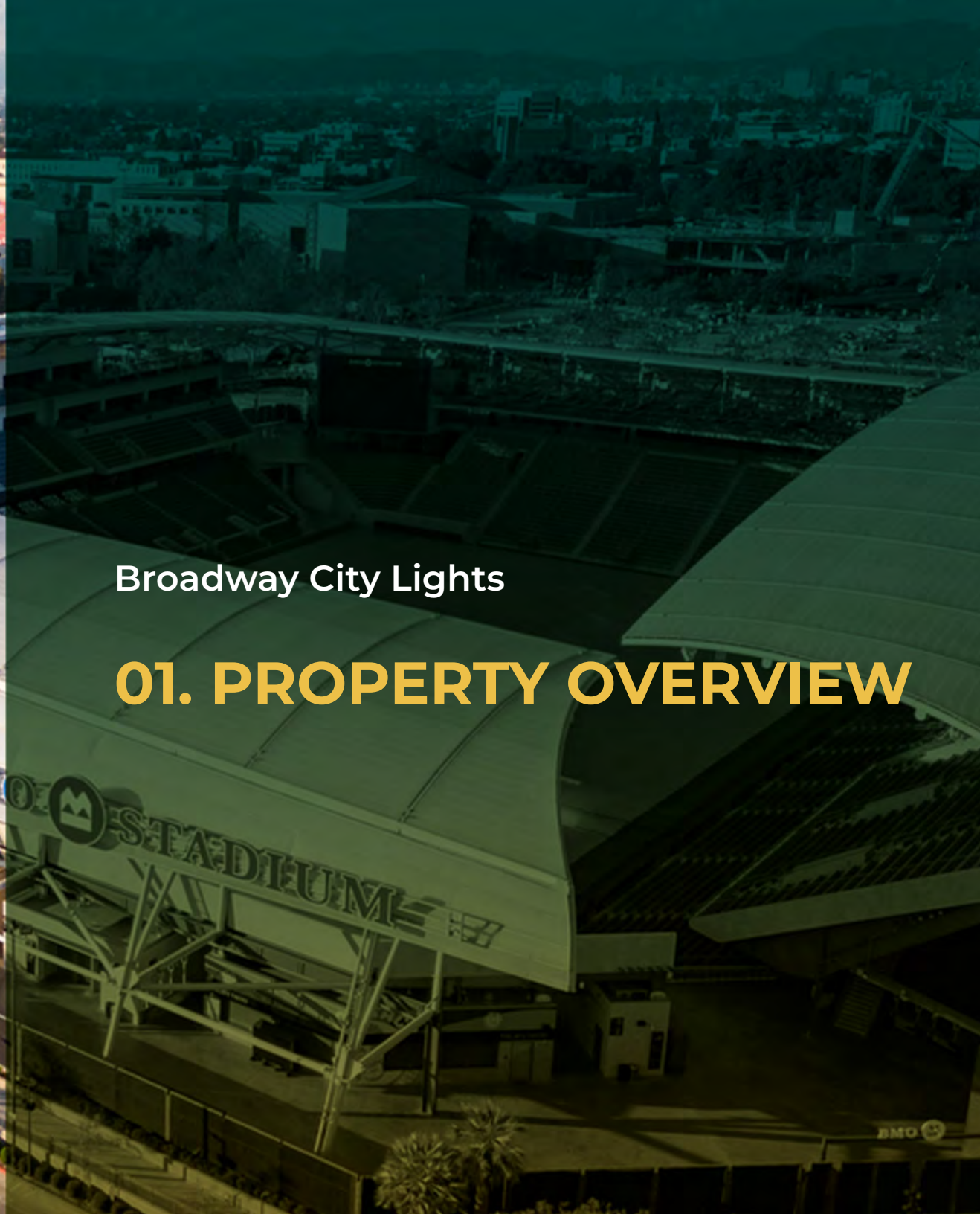
Broadway City Lights

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Broadway City Lights

## 01. PROPERTY OVERVIEW

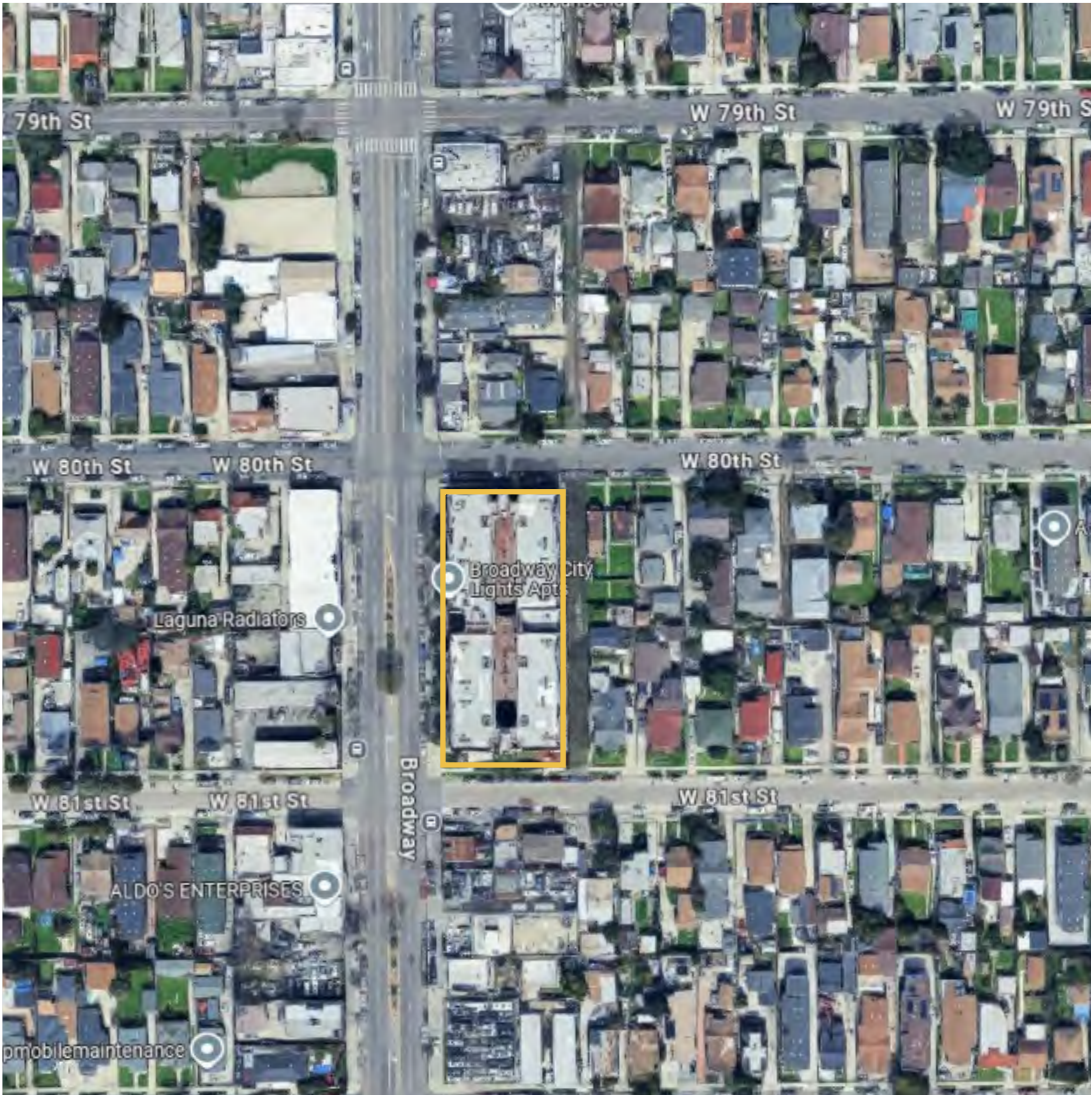




# Broadway City Lights

## Property Overview

Street Address:	8000 S. Broadway
City:	Los Angeles
State:	California
Zip Code:	90003
APN:	6031-026-026
Rentable Square Feet:	± 57,680 SF
Lot Size:	± 36,897 SF
Year Built:	2005
Number of Units:	49
Number of Buildings:	1
Number of Stories:	3
Water:	Master-Metered
Electric:	Individually-Metered
Gas:	Individually-Metered
Construction:	Wood & Stucco
Roof:	Flat
Parking:	50 Gated Parking Spaces
Zoning:	LAC2
Unit Mix:	(49) 4 Beds/2 Baths







# Broadway City Lights



## Property Description

Lucrum Real Estate Group is proud to present Broadway City Lights, located at 8000 S. Broadway in Los Angeles, CA. This affordable housing community is managed under the Low-Income Housing Tax Credit (LIHTC) program, offering units at affordable rents for families meeting specific income qualifications.

The project was completed in 2005 and consists of (49) 4-Bedroom + 2-Bath Units totaling 57,680± building square footage. Situated on a 0.84-acre lot, the property provides secured parking with (50) gated parking spaces, on-site laundry, and an impressive 2,500± SF unused community center located on the ground floor, which would be an ideal location for a wraparound services center, as well as a dedicated leasing office situated off the main lobby.

The property is a value-added opportunity that provides for tremendous upside through the implementation of a strategic capital improvement plan and stabilization of the asset while lowering operating costs. There are significant advantages of implementing a more voucher-centric approach that would allow for increased revenue by taking advantage of the Voucher Program Standard (VPS) as posted on HACLA for 2-bedroom units and applying those rents to the 4-Bedroom units as well as increasing the capacity of the current on-site laundry facility.





\*The property is eligible for the Property Tax Welfare Exemption for those aligned with a 501(c) (3), reducing the property taxes by over 90%. More information can be found at: California State Board of Equalization.

Broadway City Lights represents a rare and ideal opportunity for a savvy investor looking to acquire an Affordable Housing property, below replacement cost and that allows for significant upside potential.

## Location Description

South Los Angeles, often called "South LA," is a region with a rich history, diverse population, and a unique cultural heritage. It encompasses numerous neighborhoods, including those within the 90003 zip code area, also known as Green Meadows. This area is known for its community-driven initiatives, historical significance, and the challenges and opportunities it faces in terms of economic development, public safety, and housing.

## Housing and Real Estate

South LA, particularly the 90003 area, is characterized by a mix of single-family homes, multi-family apartment complexes, and some public housing projects. The region has a significant number of renters compared to homeowners, partly due to the affordability challenges that residents face. The area has seen a rise in real estate interest in recent years as housing demand in Los Angeles grows, yet housing affordability remains a critical issue for residents. Low-Income Housing

Tax Credit (LIHTC) projects, Section 8 properties, and other affordable housing programs are essential in maintaining affordable housing options for the community.







## Economic Development and Employment

In recent years, South Los Angeles has been the focus of economic revitalization efforts, though parts of the 90003 area still face economic challenges. Many residents work in the service, retail, and construction industries, and there is a push to attract more jobs to the area that provide sustainable wages and benefits. There are several small businesses, local eateries, and cultural shops that contribute to the local economy, reflecting the neighborhood's cultural diversity. Community organizations and city initiatives work to improve job access and workforce development for residents, aiming to address unemployment and underemployment in the area.

## Transportation

South LA, including 90003, has access to multiple public transportation options through the Los Angeles Metro system, including buses and nearby Metro Rail stations. These public transportation options are essential for residents who may rely on transit to commute to work or access services across Los Angeles. The area's proximity to major freeways also provides connections to other parts of the city, although traffic congestion can be an issue.

## Future Outlook

With ongoing revitalization efforts, South LA is gradually transforming. The community is working to balance new development with preserving its cultural identity and affordability.

Initiatives from both public and private sectors aim to improve the quality of life in 90003, addressing housing, economic development, and social services.







# Broadway City Lights

## Property Highlights

- + 2005 construction Low-Income Housing Tax Credit opportunity
- + (49) 4-bedroom + 2-bath units, allowing for higher VPS
- + The property is priced below replacement cost
- + Rental increases of 8.9% are scheduled for May 2025
- + Value-add opportunity with 54% upside in potential rental income
- + 2,500± SF vacant community room ideal for wraparound services center
- + 501(c)(3) Property Tax Welfare Exemption eligible
- + Secured entry and 24-hour CCTV monitoring system throughout the property
- + Amenities include a playground, high-speed internet, controlled access, and A/C
- + Dedicated management and leasing office off the main lobby

- + Units have been designed to be wheelchair accessible
- + Opportunity to expand upon the existing on-site laundry facility







# Broadway City Lights

## Location Highlights

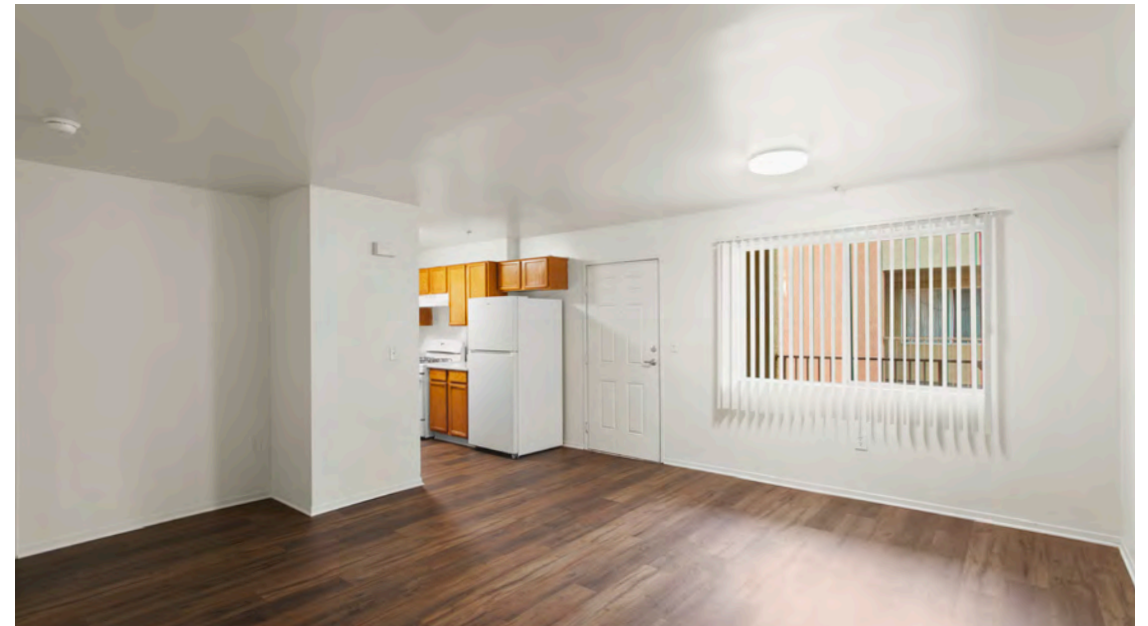
- + There are over 15 public, private, and charter schools within a 1-mile radius
- + Within minutes of the Figueroa/Harbor Metro Light Rail Station
- + Central to downtown Los Angeles, Inglewood, Torrance, and South Gate
- + Close proximity to shopping, public transportation, and social services
- + Easy access to major freeways, including the 110, 105, and 405
- + Short drive to Los Angeles International Airport















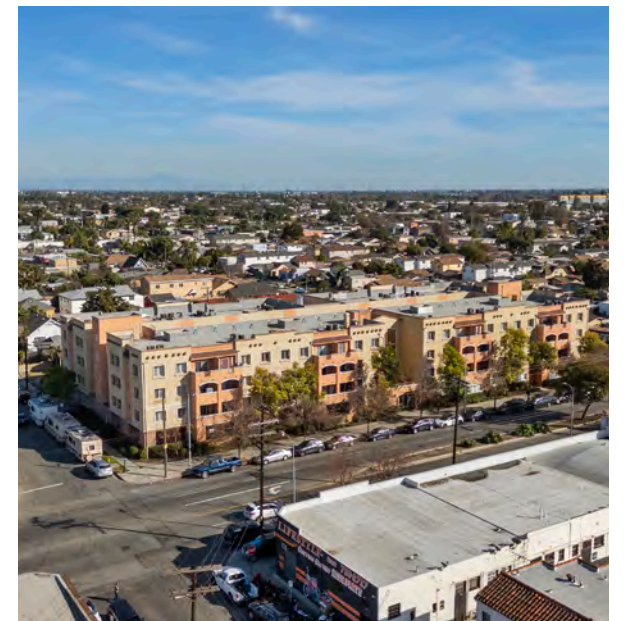








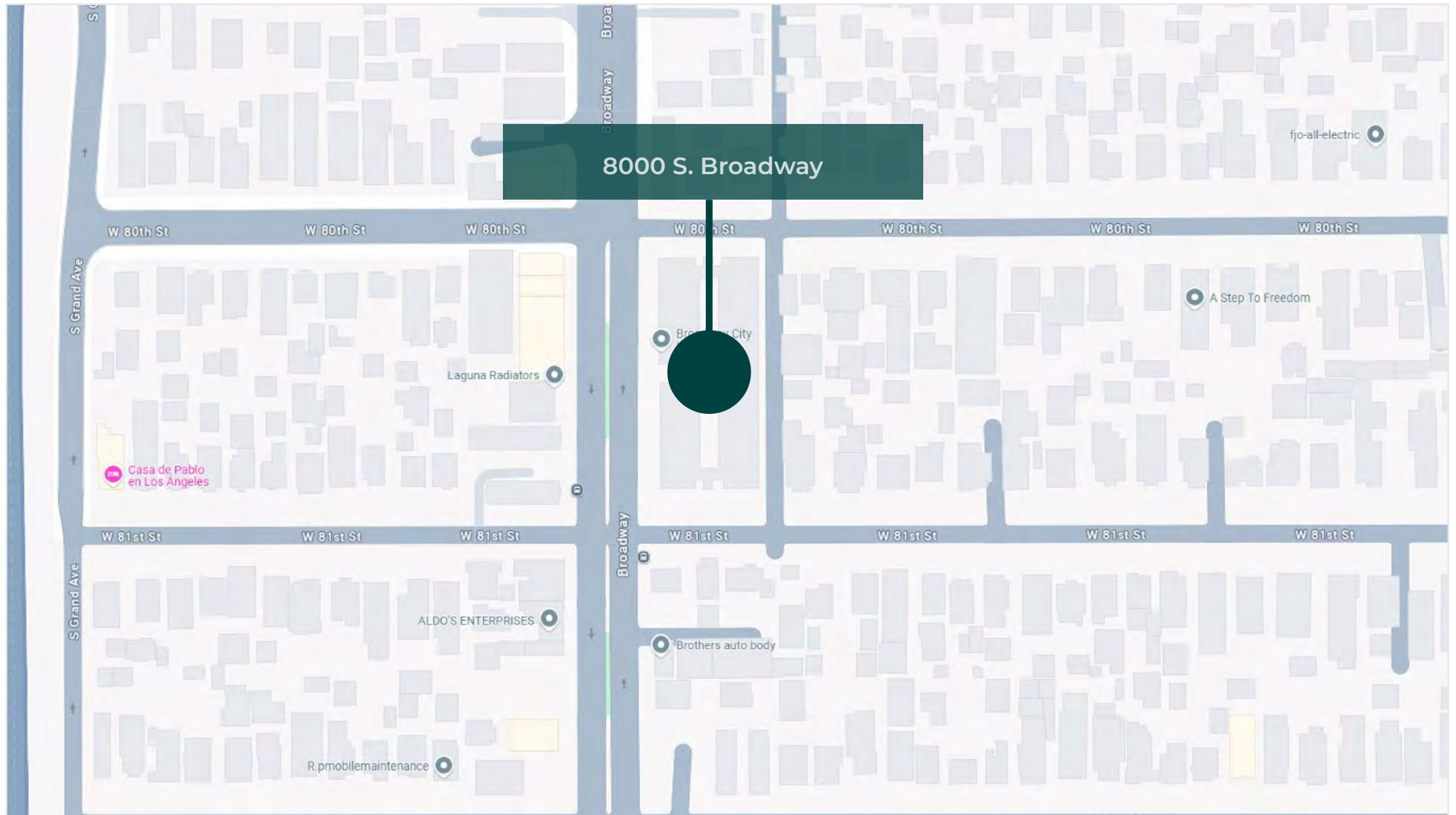








# Street Map







# Satellite Map (3D)







Broadway City Lights

## 02. FINANCIALS





# Financials

## Pricing Details

Price	\$11,000,000
Number of units	49
Price per unit	\$224,490
Price per Square Foot	\$190.71
Gross Square Footage	± 57,680
Lot Size	± 36,897 SF
Year Built	2005

Returns	Current	Pro Forma
CAP Rate	5.75%	11.08%
GRM	9.29	6.03

### Rent Roll Summary

# of Units	Unit Type	AVG Current	*Pro Forma
49	4 Beds + 2 Baths	\$2,015	\$3,100

\*The proforma rent of \$3,100 is an estimate based on the assumption that a new operator may be able to lease units to voucher tenants who qualify for 2-bedroom units at the published rate of \$2,748, as outlined in Housing Authority guidelines while capturing higher rents than currently available under CTCAC.

\*This scenario is speculative and intended for illustrative purposes only. Actual rental income may vary and is not guaranteed.





# Financials

## Operating Data

Annual Income		Current		Pro Forma
Rental Income				
Scheduled Potential Rent		\$1,184,640		\$1,822,800
Vacancy	5.00%	(\$59,232)		5.00% (\$91,140)
Effective Rental Income		\$1,125,408		\$1,731,660
Laundry Income		\$1,800		\$22,200
Other Income		\$23,400		\$27,336
Total Other Income		\$25,200		\$49,536
Total Gross Income		\$1,150,608		\$1,781,196
Annual Expenses				
Fixed Expenses				
*Real Estate Taxes	0.49%	\$5,594		0.31% \$5,594
Insurance	3.82%	\$44,000		2.47% \$44,000
Licenses	0.66%	\$7,632		0.43% \$7,632
Total Fixed Expenses		\$57,226		\$57,226

\* As a percentage of Scheduled Gross Income.

\*\* As a percentage of Down Payment.

\*\*\*The property is eligible for the Property Tax Welfare Exemption for those aligned with a 501(c) (3), reducing the property takes by over 90%. More information can be found at: California State Board of Equalization.





# Financials

## Operating Data

Operational Expenses		Current		Pro Forma
Gas	2.33%	\$26,801	1.50%	\$26,801
Electricity	0.97%	\$11,104	0.62%	\$11,104
Water & Sewer	8.40%	\$96,642	5.43%	\$96,642
Trash Removal	5.32%	\$61,174	3.43%	\$61,174
Pest Control	0.37%	\$4,300	0.24%	\$4,300
Building Maintenance & Repair	5.96%	\$68,530	3.85%	\$68,530
Grounds Maintenance	0.38%	\$4,352	0.24%	\$4,352
Contract Painting & Labor	0.37%	\$4,250	0.24%	\$4,250
Elevator Operator's Salary	0.56%	\$6,401	0.36%	\$6,401
Total Operating Expenses		\$283,554		\$283,554

Administrative & Payroll Services				
Office Salary	1.56%	\$17,940	1.01%	\$17,940
Resident Manager Apartment Concession	2.06%	\$23,760	1.33%	\$23,760
Security Personnel's Salary	0.39%	\$4,467	0.25%	\$4,467
Telephone	0.58%	\$6,632	0.37%	\$6,632
Maintenance Salary	2.98%	\$34,247	1.92%	\$34,247

\* As a percentage of Scheduled Gross Income.

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# Financials

## Operating Data

		Current		Pro Forma
Off-Site Management Fees	7.69%	\$88,472	7.48%	\$133,164
Professional Services	0.15%	\$1,715	0.10%	\$1,715
<b>Total Administrative &amp; Payroll Services</b>		<b>\$177,233</b>		<b>\$221,925</b>
<b>Total Expenses &amp; Replacement Reserves</b>	<b>45.02%</b>	<b>\$518,013</b>	<b>31.59%</b>	<b>\$562,705</b>
<b>Net Operating Income</b>		<b>\$632,595</b>		<b>\$1,218,491</b>
Less Debt Service		(\$409,861)		(\$409,861)
<b>Pre-Tax Cash Flow</b>	<b>4.63%**</b>	<b>\$222,734</b>	<b>16.82%**</b>	<b>\$808,630</b>
Plus Principal Reduction		\$80,112		\$80,112
<b>Total Return Before Taxes</b>	<b>6.30%***</b>	<b>\$302,846</b>	<b>18.49%***</b>	<b>\$888,742</b>

\* As a percentage of Scheduled Gross Income.

\*\* As a percentage of Down Payment.

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# Financials Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
201	4 Beds/2 Baths	--	\$1,121.00	--	--	--	--
202	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
203	4 Beds/2 Baths	--	\$1,103.00	--	--	--	--
204	4 Beds/2 Baths	--	\$1,121.00	--	--	--	--
205	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
206	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
207	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
208	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
209	4 Beds/2 Baths	--	\$1,980.00	--	--	--	Manager



# Financials

## Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
210	4 Beds/2 Baths	--	\$1,502.00	--	--	--	--
211	4 Beds/2 Baths	--	\$1,926.00	--	--	--	--
212	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
213	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
214	4 Beds/2 Baths	--	\$2,500.00	--	--	--	--
215	4 Beds/2 Baths	--	\$1,926.00	--	--	--	--
216	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
217	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
301	4 Beds/2 Baths	--	\$1,926.00	--	--	--	--





# Financials

## Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
302	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
303	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
304	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
305	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
306	4 Beds/2 Baths	--	\$3,804.00	--	--	--	--
307	4 Beds/2 Baths	--	\$1,926.00	--	--	--	--
308	4 Beds/2 Baths	--	\$1,926.00	--	--	--	--
309	4 Beds/2 Baths	--	\$1,524.00	--	--	--	--
310	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--



# Financials

## Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
311	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
312	4 Beds/2 Baths	--	\$3,100.00	--	--	--	Vacant
313	4 Beds/2 Baths	--	\$1,502.00	--	--	--	--
314	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
315	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
316	4 Beds/2 Baths	--	\$2,109.00	--	--	--	--
401	4 Beds/2 Baths	--	\$2,452.00	--	--	--	--
402	4 Beds/2 Baths	--	\$1,524.00	--	--	--	--
403	4 Beds/2 Baths	--	\$1,103.00	--	--	--	--





# Financials

## Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
404	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
405	4 Beds/2 Baths	--	\$2,300.00	--	--	--	--
406	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
407	4 Beds/2 Baths	--	\$1,899.00	--	--	--	--
408	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
409	4 Beds/2 Baths	--	\$1,502.00	--	--	--	--
410	4 Beds/2 Baths	--	\$3,100.00	--	--	--	Vacant
411	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
412	4 Beds/2 Baths	--	\$2,004.00	--	--	--	--



# Financials

## Rent Roll

#	Unit Type	SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
413	4 Beds/2 Baths	--	\$2,300.00	--	--	--	--
414	4 Beds/2 Baths	--	\$2,203.00	--	--	--	--
415	4 Beds/2 Baths	--	\$1,926.00	--	--	--	--
416	4 Beds/2 Baths	--	\$3,100.00	--	--	--	Vacant
Monthly Scheduled Rent		--	\$98,720.00	--	\$151,900.00	--	--





# Financials

## Rent Roll

Other Income	--	Monthly Income	--	Pro Forma Income	--	Note
Laundry Income	--	\$150.00	--	\$1,850.00	--	--
Other Income	--	\$1,950.00	--	\$2,278.00	--	--
Total Other Income	--	\$2,100.00	--	\$4,128.00	--	--
Monthly SGI	--	\$100,820.00	--	\$156,028.00	--	--



# Financials

## Loan Options

Indicative Loan Pricing		Broadway City Lights		
Loan Product	Agency Acquisition Financing In-Place Operations No Buy-Down	Agency Acquisition Financing In-Place Operations Max 2.0% Buy-Down	Agency Acquisition Financing Stabilized Operations No Buy-Down	
Loan Amount	\$5,920,000	\$6,193,000	\$7,405,000	
Fixed	5 Years	5 Years	5 Years	
Amortization	35 Years	35 Years	35 Years	
Interest Only Period*	0-5 Years Available	0-5 Years Available	0-10 Years Available	
Prepay	Standard Defeasance/ Yield Maintenance	Standard Defeasance/ Yield Maintenance	Standard Defeasance/ Yield Maintenance	
Minimum Debt Coverage Ratio	1.20x	1.20x	1.20x	
Loan to Value	63%	66%	63%	
Debt Coverage Ratio as Underwritten**	1.20x	1.20x	1.20x	
Estimated Interest Rate	6.10%	5.72%	6.10%	
Approximate Annual Payment	\$409,845	\$409,861	\$512,652	
Approximate Annual Payment (IO)	\$361,120	\$354,240	\$451,705	

The interest rates listed above and any spreads derived there f rom are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock. This analysis is based upon information provided by Walker and Dunlop Final terms and condi- tions are subject to change. | February 2025.

\*Interest Only Term subject to approval and impacts on amortization, max LTV, and min DSCR

\*\*Indications are based on an NOI of \$667,217; calculated based on 10/30 rent roll with 5.02% voucher overhang, 5.1% vacancy, Sept Tr12 other income, 2024 taxes payable 11/2024 and 2/2025, insurance at Tr12 x 5%, 3.0% management fee, all other operating expenses at Tr12, and replacement reserves of \$300/unit

NOI assumes stabilized collections at submarket vacancy rate per Costar and no outstanding bad debt; collections at this level will need to be proven out for 3 months

NOI assumes approval of 5% voucher overhang and historical operations and appraisal support of UW Tr12 expenses

NOI assumes in-place rents are operating at levels at/below AMI allowable rents including Utility Allowance





Broadway City Lights

## 03. COMPARABLES







# Rent Comparables

## 4-Bedroom



#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
1	5869 San Pedro St. Los Angeles, CA 90003	16	2012	\$3,900.00	1,200	\$3.25	1.9 Miles	--
2	7838 S. San Pedro St. Los Angeles, CA 90003	3	2018	\$3,575.00	1,550	\$2.31	0.5 Miles	--
3	238 E. Vernon Ave. Los Angeles, CA 90011	9	2012	\$3,550.00	1,000	\$3.55	3.0 Miles	--
4	10615 Avalon Blvd. Los Angeles, CA 90003	4	1975	\$4,250.00	1,075	\$3.95	2.6 Miles	--
5	626 W. 83rd St. Los Angeles, CA 90044	4	2023	\$4,320.00	1,850	\$2.34	0.6 Miles	--
6	7620 S. Western Ave. Los Angeles, CA 90047	8	1938	\$3,052.00	1,033	\$2.95	2.1 Miles	--
7	2128 W. Florence Ave. Los Angeles, CA 90047	5	1950	\$3,600.00	1,160	\$3.10	2.8 Miles	--
8	11876 S. Figueroa St. Los Angeles, CA 90061	2	1983	\$3,900.00	1,750	\$2.23	3.1 Miles	--





# Rent Comparables

## 4-Bedroom

#	Property	Units	Built	Rent	SF	Rent/SF	Distance	Notes
9	5869 S. Figueroa St. Los Angeles, CA 90003	5	2010	\$3,900.00	1,313	\$2.97	1.7 Miles	--
10	837-839 E. 108th St. Los Angeles, CA 90059	2	2016	\$2,995.00	1,100	\$2.72	3.0 Miles	--
Average		6	1994	\$3,704.00	1,303	\$2.94	2.1 Miles	--
	8000 S. Broadway Pro Forma Rent	49	2005	\$3,100.00	1,300	\$2.38	--	--
	8000 S. Broadway Current Ave. Rent	49	2005	\$2,015.00	1,300	\$1.55	--	--



Broadway City Lights

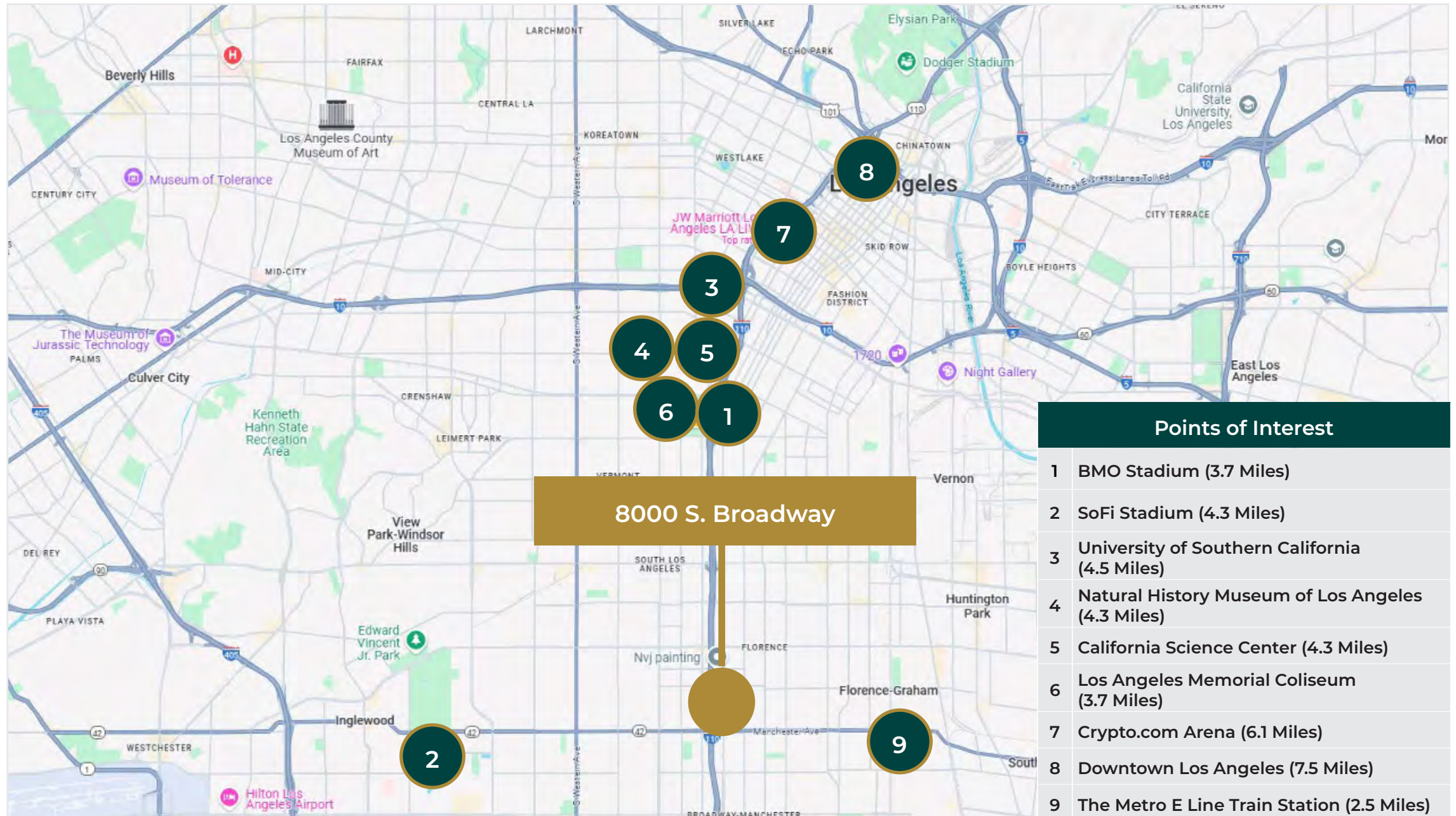
## 03. AREA OVERVIEW







# Points of Interest





# Broadway City Lights

## Points of Interest



### **BMO Stadium (3.7 Miles)**

BMO Stadium, formerly Banc of California Stadium, is a soccer-specific stadium in the Exposition Park neighborhood of Los Angeles, California. It is the home of Major League Soccer's Los Angeles FC and the National Women's Soccer League's Angel City.



### **SoFi Stadium (4.3 Miles)**

SoFi Stadium is home of the Los Angeles Chargers and Super Bowl LVI champion Los Angeles Rams and is located in Inglewood, Calif. It is the centerpiece of Hollywood Park, a near 300-acre mixed-use development being built by Rams Owner/Chairman E. Stanley Kroenke.



### **University of Southern California (4.5 Miles)**

The University of Southern California is a private research university in Los Angeles, California. Founded in 1880 by Robert Maclay Widney, it is the oldest private research university in California and one of the most prestigious universities in the country.



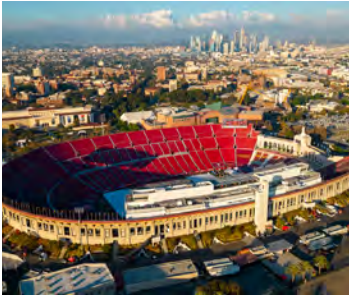
### **Natural History Museum of Los Angeles (4.3 Miles)**

The Natural History Museum of Los Angeles County is the largest natural and historical museum in the western United States. Its collections include nearly 35 million specimens and artifacts and cover 4.5 billion years of history.



### **California Science Center (4.3 Miles)**

The California Science Center is a state agency and museum located in Exposition Park, Los Angeles, next to the Natural History Museum of Los Angeles County and the University of Southern California.



### **Los Angeles Memorial Coliseum (3.7 Miles)**

The L.A. Coliseum, in Los Angeles' Exposition Park, is a multi-purpose stadium commissioned in 1921 as a memorial to the city's World War I veterans.





# Broadway City Lights

## Points of Interest



### Crypto.com Arena (6.1 Miles)

Crypto.com Arena, located in downtown Los Angeles, is a premier venue for sports and entertainment. It hosts events like NBA and NHL games, concerts, and award shows.



### Downtown Los Angeles (7.5 Miles)

A heritage of the city's founding in 1781, Downtown Los Angeles today is composed of different areas ranging from a fashion district to a skid row, and it is the hub of the city's Metro rapid transit system. The district declined economically and suffered a downturn for decades until its recent renaissance starting in the early 2000s.



### The Metro E Line Train Station (2.5 Miles)

The Metro E Line Train Station, part of the Los Angeles Metro system, connects downtown LA to the beach, offering a convenient and eco-friendly transit option. It serves key destinations along the route, including Culver City, Santa Monica, and several cultural and business hubs.



# Demographics

## Los Angeles, Los Angeles, CA

Beyond the cinematic appeal, LA boasts a robust infrastructure supporting its thriving tech scene, top-rated schools, and renowned universities. This dynamism, coupled with an abundance of museums, art galleries, and entertainment venues, fosters a stable and desirable housing market. Accessibility is paramount in LA, and a comprehensive network of freeways, including the I-405 and I-10, ensures convenient commutes to key business districts and leisure destinations. This connectivity further enhances the attractiveness of various neighborhoods for both residents and investors seeking dynamic investment opportunities.

### QUICK FACTS:

+ Los Angeles boasts a diverse population exceeding 4 million, with vibrant

neighborhoods like Koreatown and Filipinotown showcasing a rich tapestry.

- + LA's comprehensive freeway network, anchored by the I-405 and I-10, provides seamless access to key business districts like Downtown and Silicon Beach.
- + Residents and investors enjoy convenient commutes to both professional opportunities and leisure destinations, from Hollywood premieres to Malibu's pristine beaches.
- + Los Angeles is committed to sustainability, with extensive bike lanes, solar power initiatives, and plans to reduce greenhouse gas emissions.



Average Household  
Income

**\$116,961**



Median Age

**37 years old**



2021 Estiamted  
Population

**3,881,041**



Total Households

**1,399,442**



Bahcelors Degree  
or Higher

**34.1%**





## Overview

# Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.









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