

WILL BE DELIVERED

**RTI**



# 4424 & 4428 S WESTERN AVE

Los Angeles, CA 90062

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KELLERWILLIAMS.

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# THE OPPORTUNITY

**\$3,100,000**

**5019-009-030**

APN

**28,773 SF**

Building Area

**47 Units**

Project Makeup

**100% Affordable**

**C2-D2-CPIO**

Zoning

**11,592 SF**

Lot Sq Ft

PCS Group is pleased to exclusively present for sale an RTI 47-unit Type V-A – 4 story apartment building dedicated entirely to affordable housing, replacing an existing one-story commercial structure of 3,696 square feet with a total area of 28,773 square feet. The architectural design features stacked, offset masses that not only enhance the building's visual appeal but also create recessed spaces for landscaped areas. This dynamic yet balanced façade aligns with modern architectural trends, offering both functionality and aesthetic appeal. The building will include 8 units for very low-income residents (as per Schedule VI), 38 units for low-income residents (as per Schedule I), and 1 unit reserved for the building manager, with no on-site parking provided to promote an environmentally friendly project, and aligns with the city goals. A roof deck will offer common open space, enhancing the living experience for residents. The project is fully privately funded, with no reliance on tax credits or public housing programs, and by setting aside 100% of the units for affordable housing, it qualifies for the TOC (Transit Oriented Communities) Tier 4 affordable housing program, contributing to the availability of low-cost housing options in the area.



# LOCATION MAP



**4424 & 4428 S Western Ave**  
Los Angeles, CA 90062



**Crypto.com Arena**  
1111 S Figueroa St, Los Angeles, CA 90015



**L.A. LIVE**  
900 W Olympic Blvd, Los Angeles, CA 90015



**University of Southern California**  
Los Angeles, CA 90007



**Exposition Park**  
700 Exposition Park Dr, Los Angeles, CA 90037



**The Coliseum**  
3911 S Figueroa St, Los Angeles, CA 90037



**Banc of California Stadium**  
3939 S Figueroa St, Los Angeles, CA 90037



**California Science Center**  
700 Exposition Park Dr, Los Angeles, CA 90037





# NEIGHBORHOOD SPOTLIGHT



## USC

Los Angeles, CA 90007, United States

The University of Southern California is one of the world's leading private research universities. An anchor institution in Los Angeles, a global center for arts, technology and international business, USC's diverse curricular offerings provide extensive opportunities for interdisciplinary study and collaboration with leading researchers in highly advanced learning environments.



## THE COLISEUM

3911 S Figueroa St, Los Angeles, CA 90037

Located in Exposition Park, the Los Angeles Memorial Coliseum holds national and international significance as the center piece of the 1932 and 1984 Summer Olympic Games. Since the 1920s, it has served as the backdrop to countless sporting and civic events.



## LA CLEANTECH INCUBATOR

525 S Hewitt St Suite 150, Los Angeles

Located in Los Angeles emerging Cleantech Corridor in the Arts District of downtown Los Angeles. Situated in a four mile long strip between the Los Angeles River and Alameda in the eastern part of downtown, the Cleantech Corridor is the cornerstone of the city's green economy strategy.



## EXPOSITION PARK

700 Exposition Park Dr, Los Angeles, CA 90037

Along the northern edge of the park, the Metro E Line light rail line serves the park with its Expo Park/USC Station. On the northeast, (Flower Street and 37th Street), the Metro J Line bus rapid transit serves. Exposition Park & USC at its 37th Street/USC Station on the Harbor Transitway.

# PROJECT RENT ROLL

Record of No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building
1	101	1	465.00		HUD	North West Corner
2	102	1	401.00	Low Income	HUD	North Side
3	103	1	401.00	Low Income	HUD	North Side
4	104	1	401.00	Low Income	HUD	North East Corner
5	105	1	435.00	Very Low Income	HCD	East Side
6	106	1	512.00	Low Income	HUD	South East Corner
7	107	1	442.00	Low Income	HUD	Central
8	108	1	442.00	Very Low Income	HCD	South West Corner
9	201	1	370.00	Low Income	HUD	South Side
10	202	1	442.00	Low Income	HUD	South West Corner
11	203	1	460.00	Low Income	HUD	Central
12	204	1	427.00	Very Low Income	HCD	West Side
13	205	1	484.00	Low Income	HUD	North West Corner
14	206	1	425.00	Low Income	HUD	North Side
15	207	1	401.00	Low Income	HUD	North Side
16	208	1	401.00	Low Income	HUD	North Side
17	209	1	401.00	Low Income	HUD	North East Corner
18	210	1	435.00	Low Income	HUD	East Side
19	211	1	512.00	Low Income	HUD	East Side
20	212	1	370.00	Low Income	HUD	South Side
21	213	1	442.00	Very Low Income	HCD	Central
22	301	1	370.00	Low Income	HUD	South Side
23	302	1	442.00	Low Income	HUD	South East Corner
24	303	1	450.00	Low Income	HUD	East Side
25	304	1	427.00	Very Low Income	HCD	East Side

# PROJECT RENT ROLL

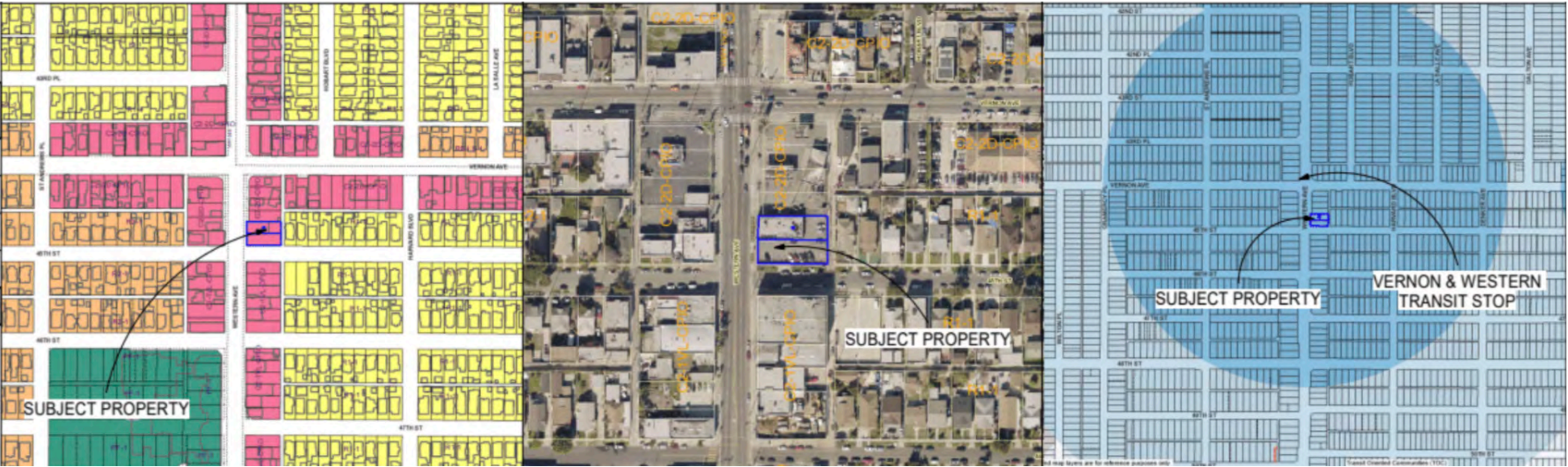
Record of No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building
26	305	1	484.00	Low Income	HUD	North East Corner
27	306	1	425.00	Low Income	HUD	North Side
28	307	1	401.00	Low Income	HUD	North Side
29	308	1	401.00	Low Income	HUD	North Side
30	309	1	401.00	Low Income	HUD	North East Corner
31	310	1	435.00	Low Income	HUD	East Side
32	311	1	512.00	Low Income	HUD	South East Corner
33	312	1	370.00	Low Income	HUD	South Side
34	313	1	442.00	Very Low Income	HCD	Central
35	401	1	370.00	Low Income	HUD	South Side
36	402	1	442.00	Very Low Income	HCD	South West Norner
37	403	1	450.00	Low Income	HUD	East Side
38	404	1	427.00	Low Income	HUD	East Side
39	405	1	484.00	Low Income	HUD	North East Corner
40	406	1	425.00	Low Income	HUD	North Side
41	407	1	401.00	Low Income	HUD	North Side
42	408	1	401.00	Low Income	HUD	North Side
43	409	1	401.00	Low Income	HUD	North East Corner
44	410	1	435.00	Very Low Income	HCD	East Side
45	411	1	512.00	Low Income	HUD	South East Corner
46	412	1	370.00	Low Income	HUD	South Side
47	413	1	442.00	Low Income	HUD	Central

# PARCEL MAP

ZONING MAP

LOCATION MAP

LOCATION MAP





# WALK SCORE

Walk Score  
**78**

## Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**66**

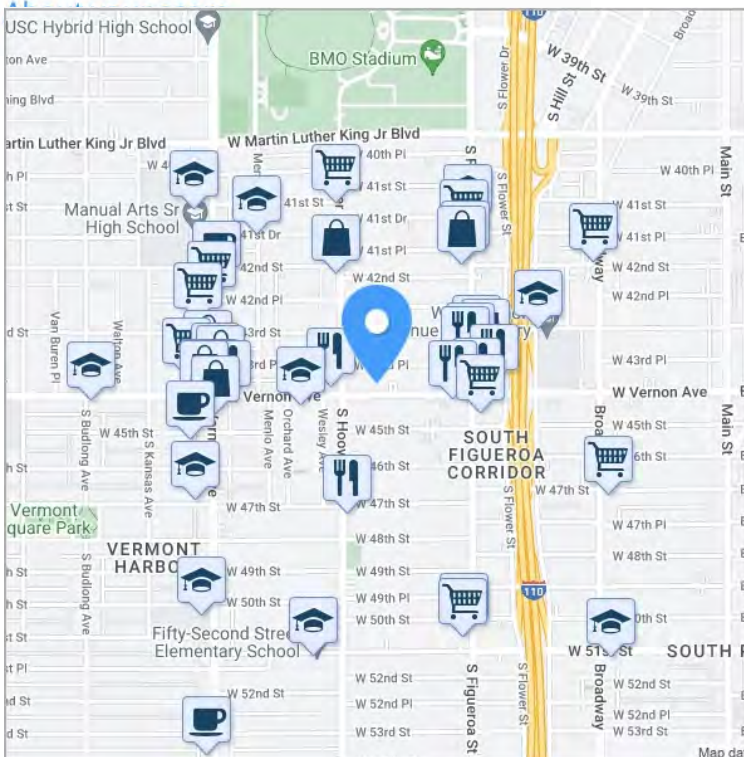
## Good Transit

Many nearby public transportation options.

Bike Score  
**80**

## Very Bikeable

Biking is convenient for most trips.



Transit Score  
**66**

## Good Transit

[Add to your site](#)

701 West Vernon Avenue has good transit which means many nearby public transportation options. Car sharing is available from Zipcar and WeCar.



### Rail lines:

Metro Expo Line (806)	1.0 mi	Metro E Line (Expo)	1.0 mi
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### Bus lines:

105 Metro Local Line	0.1 mi	81 Metro Local Line	0.2 mi
SECC Southeast Counter-clockwise	0.2 mi	705 Metro Rapid Line	0.2 mi
SE C Southeast Clockwise	0.2 mi	Leimert/Slauson Clockwise ...	0.3 mi
Leimert/Slauson Counter-clockwise	0.3 mi	204 Metro Local Line	0.3 mi
754 Metro Rapid Line	0.3 mi		

Walk Score®

<https://www.walkscore.com/score/701-w-vernon-ave-los-angeles-ca-90037>

















# KW ADVISORS

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