



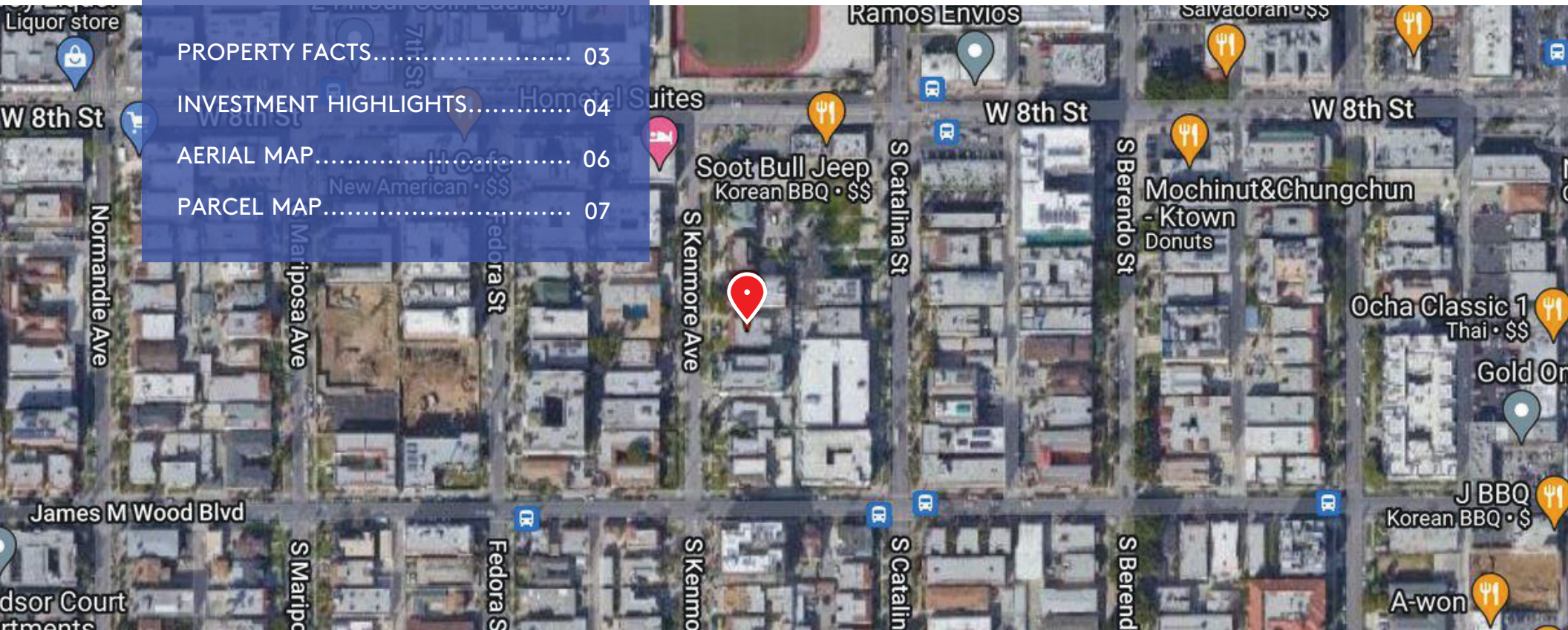
SEVEN-STORY, 45-UNIT APARTMENT BUILDING PLANNED IN K-TOWN

It would replace a smaller residential building from the 1920s

832 S Kenmore Ave, Los Angeles, CA 90005

CONTENTS

PROPERTY FACTS.....	03
INVESTMENT HIGHLIGHTS.....	04
AERIAL MAP.....	06
PARCEL MAP.....	07



Exclusively Listed by:

Kyong (K.C.) Chong

Investment Sales Broker

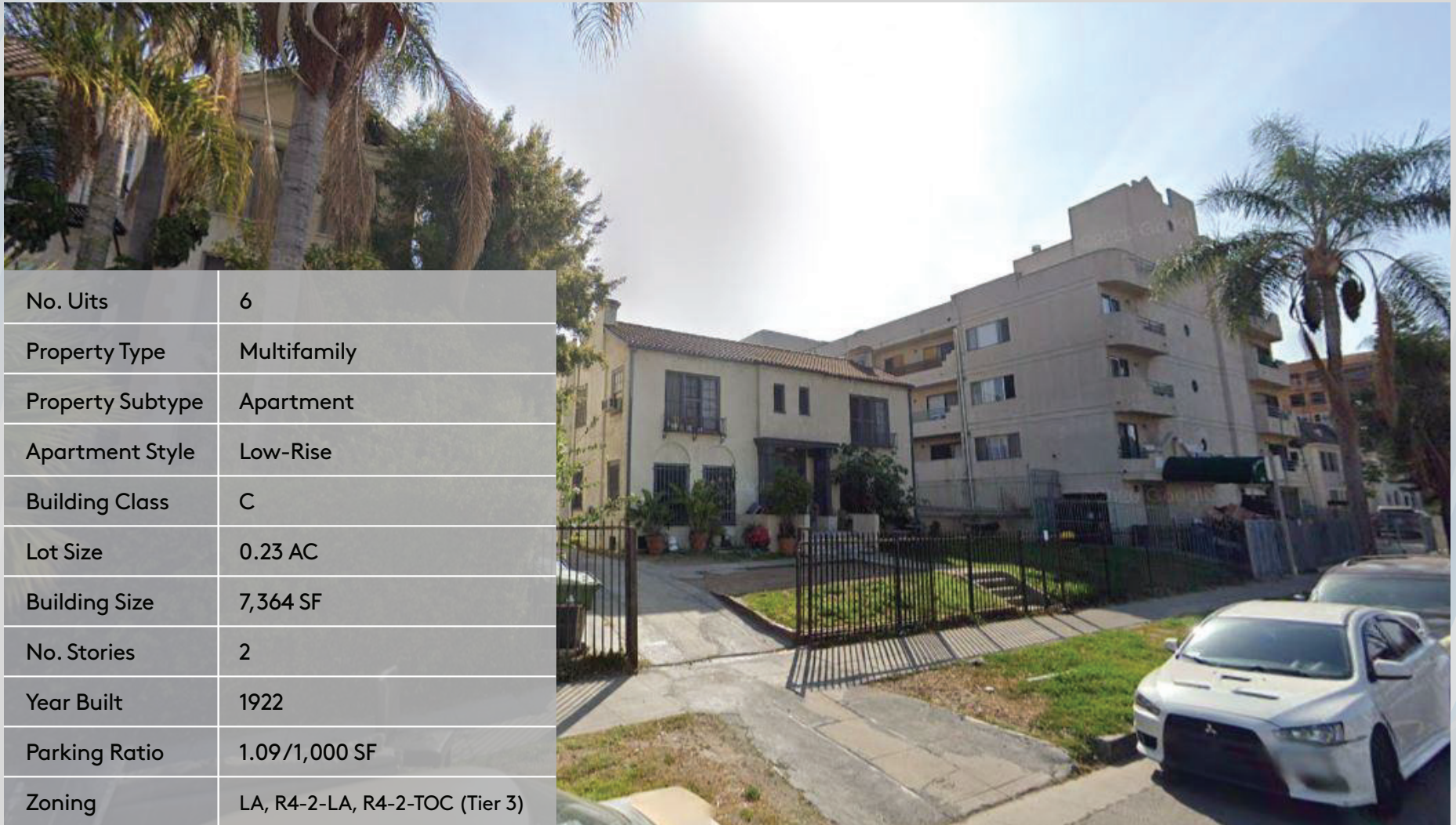
DRE# 01329134

213.272.2424

kcchong71@gmail.com

**Goldstone Real Estate
& Management**

PROPERTY FACTS



No. Uits	6
Property Type	Multifamily
Property Subtype	Apartment
Apartment Style	Low-Rise
Building Class	C
Lot Size	0.23 AC
Building Size	7,364 SF
No. Stories	2
Year Built	1922
Parking Ratio	1.09/1,000 SF
Zoning	LA, R4-2-LA, R4-2-TOC (Tier 3)

INVESTMENT HIGHLIGHTS

SEVEN-STORY, 45-UNIT APARTMENT BUILDING PLANNED IN K-TOWN

A six-unit apartment building in the **Koreatown** completed in the early 1920s could be razed to clear the way for a larger multifamily residential development, **according to an application submitted to the Los Angeles Department of City Planning.**

The proposed project, slated for a single parcel located at 832 S. Kenmore Avenue, calls for the construction of a new seven-story edifice featuring 45 studio, one-, two-, and three-bedroom apartments and 23 basement parking stalls.

Requested entitlements include **Transit Oriented Communities incentives** permitting greater floor area and density, as well as decreased to required setbacks. In exchange, five of the new apartments would be set aside as affordable housing at the **extremely low-income level.**

City records list the project team as DCX Ventures, a local real estate development firm managed by a principal at **Archeon Group**, which is designing the project. Architectural plans depict a contemporary podium-type building capped by a rooftop amenity deck.

DCX and Archeon are also behind plans for **a similar multifamily residential complex near the intersection of Wilshire Boulevard and Normandie Avenue.**

INVESTMENT HIGHLIGHTS



AERIAL MAP



832 S Kenmore Ave, Los Angeles, CA 90005

