

WILL BE DELIVERED

RTI



701 & 649 W. VERNON AVE.

Los Angeles, CA 90037

KW ADVISORS
KELLERWILLIAMS.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial & Keller Williams and should not be made available to any other person or entity without the written consent of KW Commercial & Keller Williams. This Marketing Brochure has been prepared to provide summary, unverified 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. KW Commercial and Keller Williams 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, KW Commercial and Keller Williams has not verified, and will not verify, any of the information contained herein, nor has KW Commercial and Keller Williams 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.

NON-ENDORSEMENT NOTICE

KW Commercial & Keller Williams is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of KW Commercial & Keller Williams, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of KW Commercial & Keller Williams, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Exclusively Listed By:

PCS GROUP

Realtor® | DRE# 01976006

(213) 921-6292

Pcs@pcsgroup.co

TABLE OF CONTENTS

THE OPPORTUNITY	03
LOCATION MAP	04
NEIGHBORHOOD SPOTLIGHT	05
PROJECT RENT ROLL	06
PARCEL MAP	08
WALK SCORE	09
PROPERTY PHOTO 1	10
PROPERTY PHOTO 2	11

THE OPPORTUNITY

\$3,000,000

5019-009-030

APN

22,794 SF

Building Area

40 Units

Project Makeup

100% Affordable

C2-1VL-CPIO

Zoning

9,619 SF

Lot Sq Ft


**Property will be delivered Vacant
at the close of escrow**

Existing Structure


PCS Group is pleased to exclusively present for sale Pre-RTI 40 Unit 4 Story 100% Affordable Housing project at 701 & 649 W VERNON AVE. The offering includes Type V-A Units with 6 units set aside for Low income per Schedule VI, 33 units set aside for low income per Schedule I, and 1 unit reserved as a managers unit.

This offering consists of 9,619 square feet of land, zoned C2, and is well located roughly a mile from USC. This project is 100% privately funded with no tax credits and is not public housing. The proposed project sets aside 100% of units for affordable housing.

LOCATION MAP


 **701 - 649 W Vernon Ave**
Los Angeles, CA 90047

 **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	412.00	Manager's Unit	HUD	West Side
2	102	1	435.00	Very Low Income	HUD	North West Corner
3	103	1	408.00	Low Income	HUD	North Side
4	104	1	408.00	Low Income	HUD	North Side
5	105	1	435.00	Low Income	HUD	North East Corner
6	106	1	416.00	Low Income	HUD	East Side
7	107	1	416.00	Very Low Income	HUD	East Side
8	108	1	347.00	Low Income	HUD	South Side
9	201	1	411.00	Low Income	HUD	West Side
10	202	1	412.00	Low Income	HUD	West Side
11	203	1	435.00	Low Income	HUD	North West Corner
12	204	1	408.00	Low Income	HUD	North Side
13	205	1	408.00	Low Income	HUD	North Side
14	206	1	435.00	Low Income	HUD	North East Corner
15	207	1	416.00	Low Income	HUD	East Side
16	208	1	416.00	Low Income	HUD	East Side
17	209	1	416.00	Low Income	HUD	South East Corner
18	210	1	444.00	Low Income	HUD	South East Corner
19	211	1	348.00	Low Income	HUD	South Side
20	212	1	434.00	Very Low Income	HUD	South West Corner

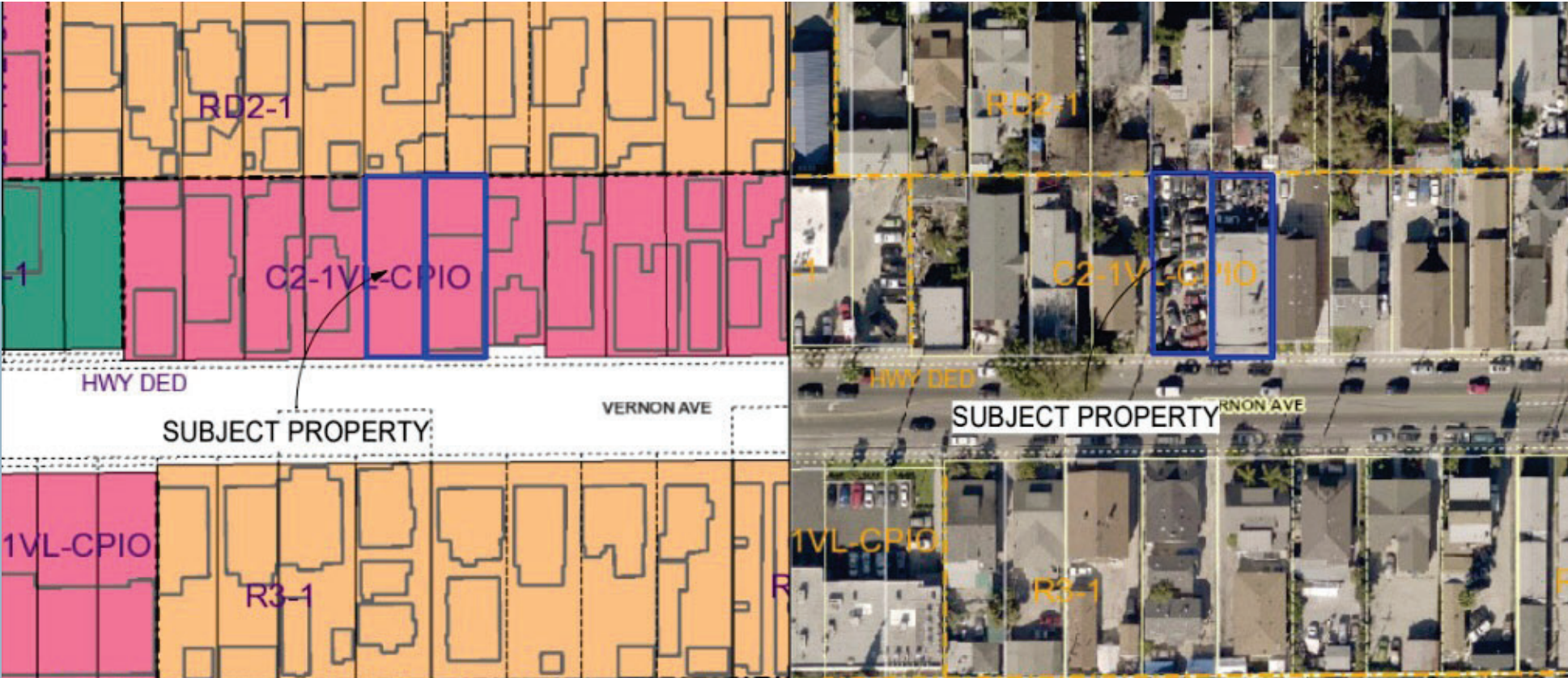
PROJECT RENT ROLL

Record of No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building
21	301	1	412.00	Low Income	HUD	West Side
22	302	1	412.00	Low Income	HUD	West Side
23	303	1	409.00	Low Income	HUD	North West Corner
24	304	1	371.00	Low Income	HUD	North Side
25	305	1	371.00	Low Income	HUD	North Side
26	306	1	409.00	Very Low Income	HUD	North East Corner
27	307	1	416.00	Low Income	HUD	East Side
28	308	1	416.00	Low Income	HUD	East Side
29	309	1	416.00	Low Income	HUD	South East Corner
30	310	1	443.00	Very Low Income	HUD	South East Corner
31	311	1	348.00	Low Income	HUD	South Side
32	312	1	432.00	Low Income	HUD	South West Corner
33	401	1	412.00	Low Income	HUD	West Side
34	402	1	412.00	Low Income	HUD	West Side
35	403	1	414.00	Low Income	HUD	North West Corner
36	404	Single	339.00	Very Low Income	HUD	North Side
37	405	1	414.00	Low Income	HUD	North East Corner
38	406	1	416.00	Low Income	HUD	East Side
39	407	1	416.00	Low Income	HUD	East Side
40	408	1	432.00	Low Income	HUD	South West Corner

PARCEL MAP

ZONING MAP

LOCATION MAP



WALK SCORE



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.

ABOUT THIS LOCATION

701 West Vernon Avenue has a Walk Score of 80 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

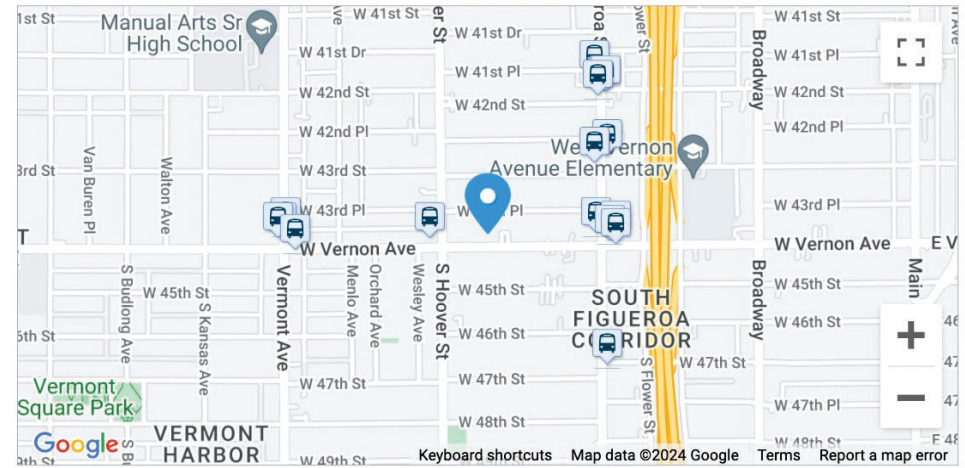
This location is in the Voices of 90037 neighborhood in Los Angeles. Nearby parks include Fortyeighth Street Park, Wilson Field and W. M. Keck Foundation Amphitheatre.



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
-----------------------	--------	---------------------	--------

Bus lines:

105 Metro Local Line	0.1 mi	81 Metro Local Line	0.2 mi
SECC Southeast Counter-clo...	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 Counterclo...	0.3 mi	204 Metro Local Line	0.3 mi
754 Metro Rapid Line	0.3 mi		



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







kw ADVISORS

KELLERWILLIAMS®

11812 San Vicente Blvd Ste 100, Los Angeles, CA 90049

Each office is independently owned and operated. DRE#01499010