

# 1033 ALHAMBRA

## YIELD STUDY

MARCH 30, 2020



GOLD LINE  
CHINATOWN  
STATION

MAIN STREET

ALHAMBRA AVE.

**SITE**

E. COLLEGE STREET

N. VIGNES STREET

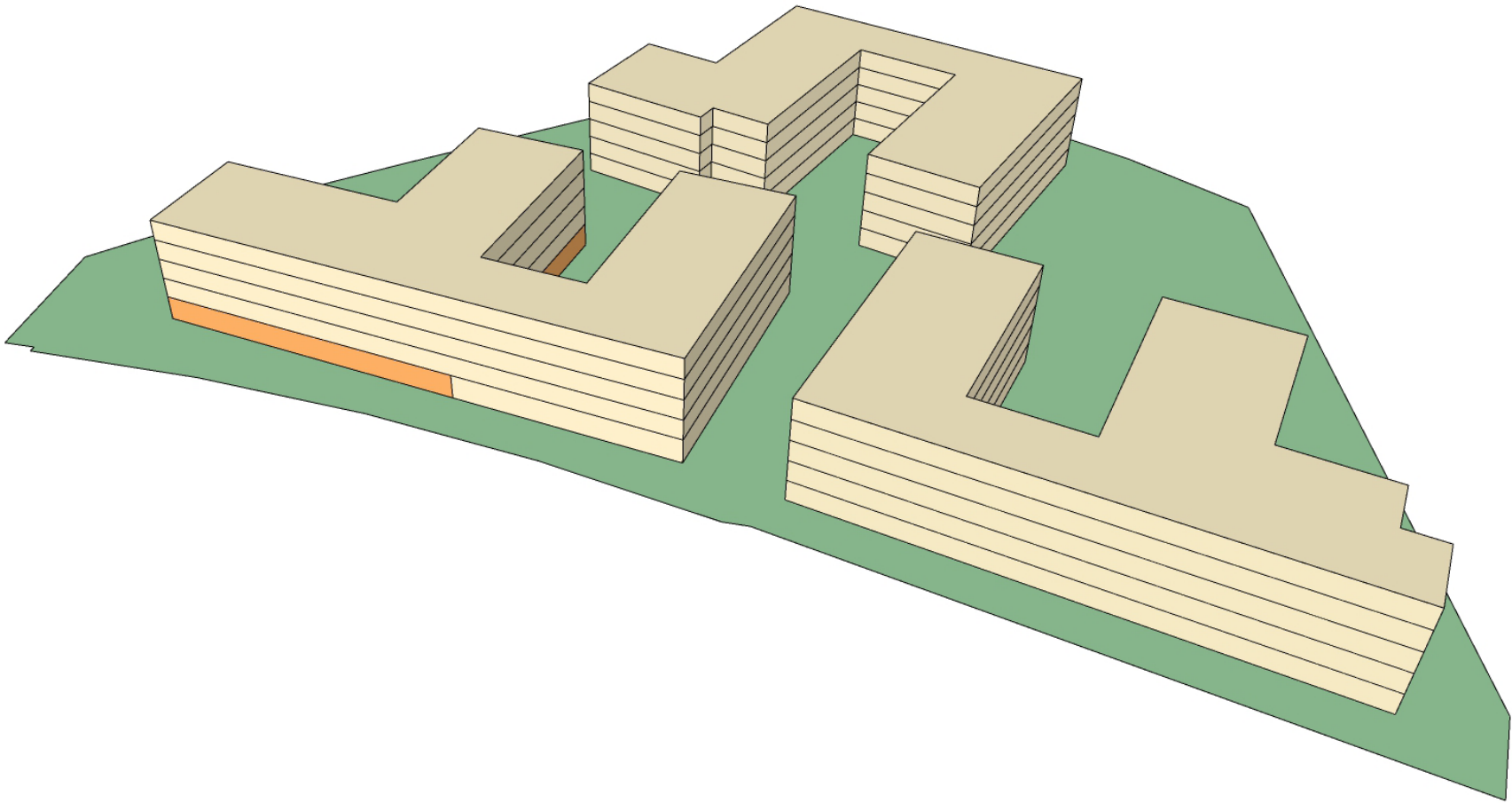
RAILWAY

ALAMEDA STREET





SECTION A-A



UNIT SUMMARY					
UNIT TYPE		Average SF*	Total # Units	Unit Mix	Total Net Rent.
1 Bedroom:					
A1	Senior & Supportive	525	187	55.5%	98,175
2 Bedrooms:					
B1	Senior & Family	750	110	32.6%	82,500
3 Bedrooms:					
C1	Family	975	40	11.9%	39,000
TOTAL		652	337		219,675

\* Square footage is taken from centerline of demising walls and outside of exterior walls, excluding all decks and balconies.

SITE AREA	3.98 AC	173,333 SF
DENSITY		85 DU/AC
NUMBER OF UNITS		337
AVERAGE SF/DU		652 SF
GROSS BUILDING AREA		295,500 SF
NRSF		219,675 SF
OFFICES & COMMUNITY SPACE		15,000 SF

PARKING SUMMARY	# UNITS	RATIO*	# STALLS
BLDG 1 - FAMILY	80	0.5	40
BLDG 2 - SENIOR	140	0	0
BLDG 3 - SUPPORTIVE	117	0	0
TOTAL	337		40

\* Utilizing affordable housing parking incentive:  
Family units - 0.5 stall/unit



