

OFFERING MEMORANDUM

# 8931 RAMSGATE AVE



LOS ANGELES, CA 90045

 Kidder  
Mathews

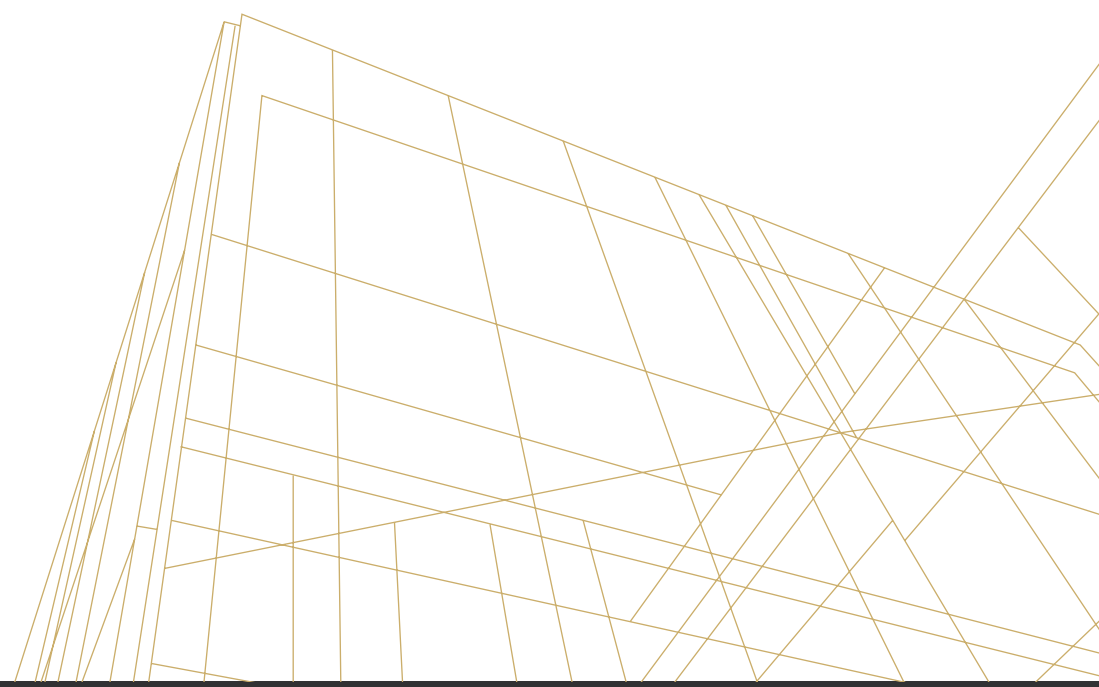
# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW



*Exclusively listed by*

CASEY LINS

Kidder Mathews

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

KIDDER.COM



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 Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

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. Kidder Mathews 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, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews 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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.





# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

*We are pleased to present 8931 Ramsgate Ave, a VACANT duplex located on ±7,063 SF of LAR3 Tier 3 TOC zoned land! Currently ownership has plans RTI for 16 units + 4 ADUs that can be delivered to the buyer at the close of escrow.*

With the existing building being 100% vacant, there are numerous exit strategies that include the following:

- Build 16 units + 4 ADUs utilizing the current RTI plans.
- Renovate the existing Duplex + build new ADUs.
- Utilize ED1 to construct 100% affordable housing project.
- Multiple duplex style build yield 4-6 large units

Located in the heart of Westchester, tenants will have ease of access to the 405FWY, numerous employment opportunities, Loyola Marymount University, Venice Beach, Santa Monica, El Segundo, and LAX.

Ownership has plans in place for a market rate 16-unit + 4 ADU development that can be included in a sale. As a 100% affordable ED1 development, there's potential for up to 36 units with no parking requirements and an affordable stick on grade type construction.

As a value-add project, a new owner can perform renovations on the existing units, both 2 bed + 1 bath units, and add additional ADUs by converting the existing rear garage.

Buyer shall complete their own due diligence to determine the development potential. Please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information



ADDRESS	8931 Ramsgate Ave, Los Angeles, CA 90045
APN'S	4125-012-014
BUILDING SF	±1,786 SF
LAND SF	±7,063 SF
LAND USE	LAR3
TOC	Tier 3
ED1 ELIGIBLE	YES
LAND/SF	\$169/SF
<b>List Price</b>	<b>\$1,195,000</b>



# DEVELOPMENT SUMMARY

**+7,063**

LAND SF

**TIER 3**

TRANSIT ORIENTED  
COMMUNITY (TOC)

**VACANT**

EXISTING IMPROVEMENTS

LAND SF	±7,063 SF
CURRENT RTI PLANS	16 units + 4 ADUs
TOC	Tier 3 (70% density bonus)
ED1 ELIGIBLE	Yes
ED1 POTENTIAL	±36 units
DIMENSIONS	56' (front) x 126' (depth)

\*Buyer shall complete their own due diligence to determine the development potential of the subject property





# PROPERTY OVERVIEW

*Section 02*



# PROPERTY OVERVIEW



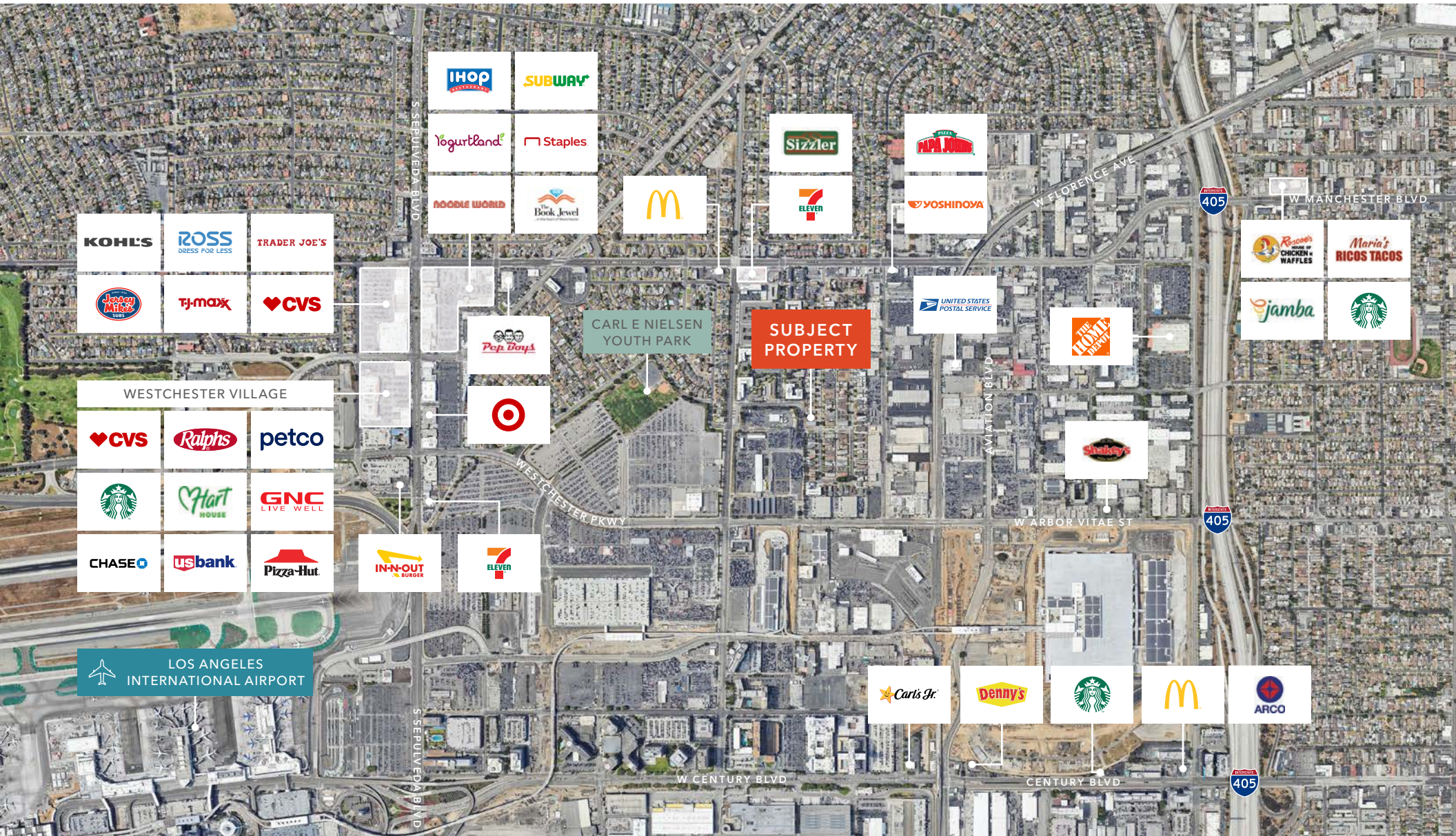
LOS ANGELES  
INTERNATIONAL AIRPORT

SUBJECT  
PROPERTY

RAMSGATE AVE

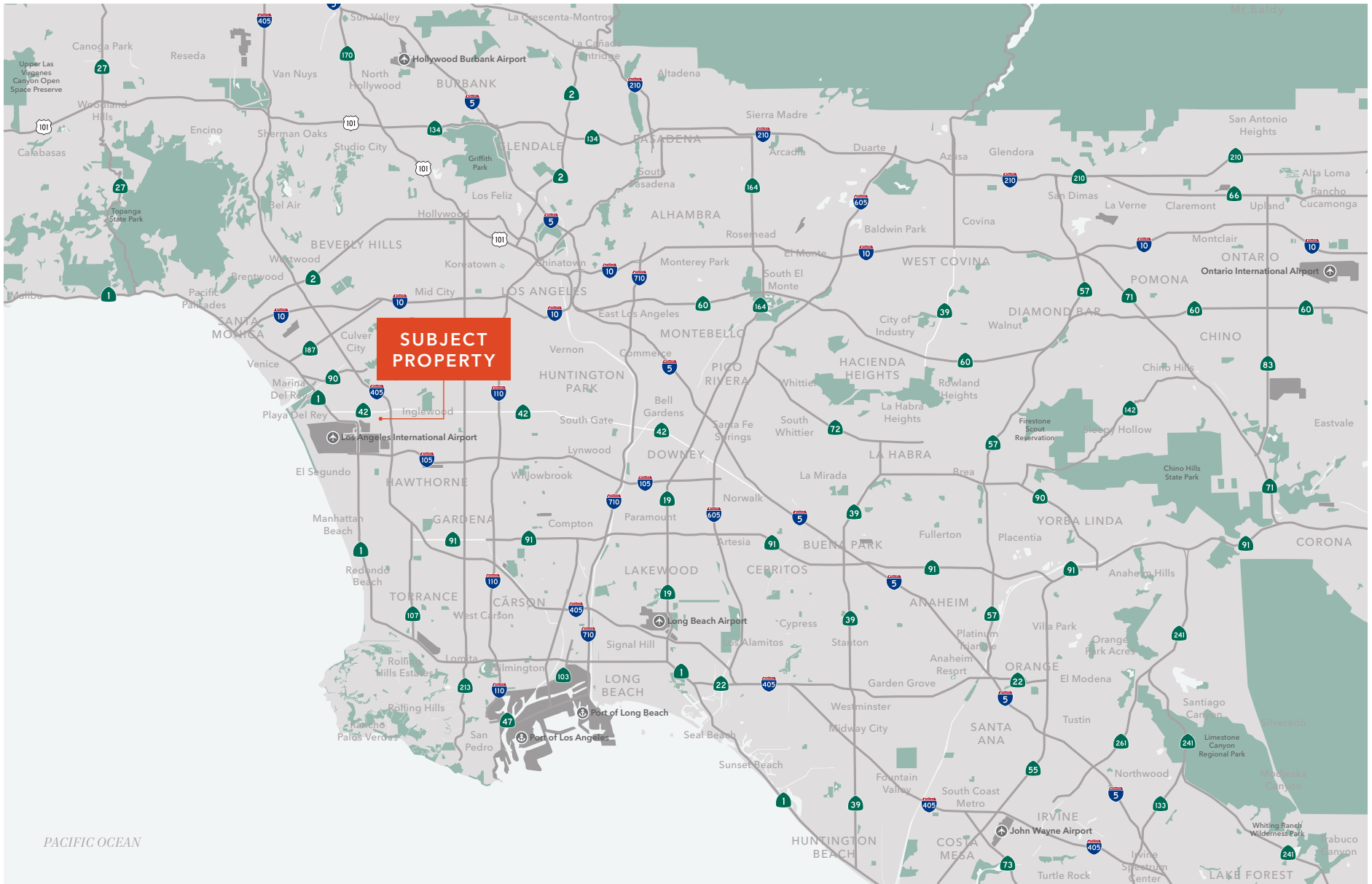


# PROPERTY OVERVIEW



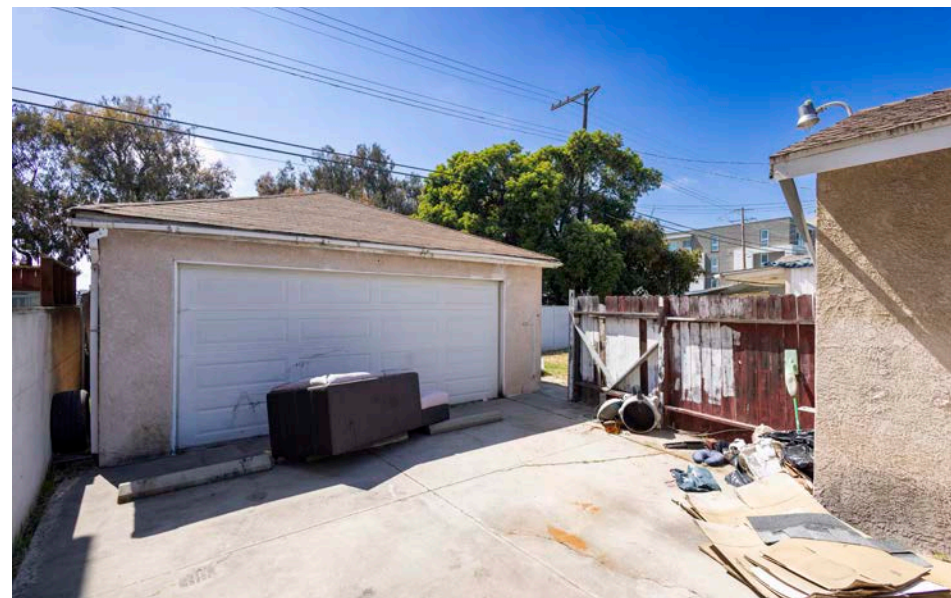


# PROPERTY OVERVIEW





# PROPERTY OVERVIEW





*Exclusively listed by*

**CASEY LINS**  
Kidder Mathews  
213.225.7223  
casey.lins@kidder.com  
LIC N° 01902650

**KIDDER.COM**

