

**FOR SALE**



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**RTI Site for 36 Units**





[lapremiergroup.com/east\\_4th\\_st](http://lapremiergroup.com/east_4th_st)





## OVERVIEW

- **Offering Price:**  
\$1,995,000
- **Units:**  
RTI Plans for 36 units
- **Price per Buildable Unit:**  
\$55,417
- **Building Size:**  
26,970 SF
- **Price Per Buildable SF:**  
\$73.97 PBSF
- **Lot Size:**  
13,347 SF
- **Price per Lot SF:**  
\$149.47



## HIGHLIGHTS

- ▶ **Unit Mix:**  
36: One Bedroom Units
- ▶ **Bed & Bath Count:**  
36 Bedrooms | 36 Bathrooms
- ▶ **Parking:**  
40 (26 STD CARS + 1ADA + 1 COMPACT + 12 EV)
- ▶ **Affordable Housing Opportunity:**  
36-40 unit in 3- Story Apartment Building  
\$196 sq ft Construction Bid
- ▶ **Parcels:**  
237-5020-026







## FINANCIAL SUMMARY

### PROPERTY DETAILS

Property Address	3019 E 4th Street, Los Angeles, CA 90063
Price	\$1,995,000
Buildable Units	36
Status	RTI
Parking Spaces	40
Rentable SF	26,970
Lot Size	13,347
Price per Buildable Unit	\$55,417
Price per Lot SF	\$149.47

### CONSTRUCTION LOAN

Loan Amount	60 - 65% LTC
Interest Rate < \$5MM Loan Amount	Prime + 50-100 bps
Interest Rate > \$5MM Loan Amount	1M Term SOFR + 300-350 bps
Stress Rate	5-YR CMT + 250 bps
Prior Experience Required	Yes

### UNIT MIX

Unit Type	# of Units	Est. Square Feet
1 Bed + 1 Bath	36	750
	<b>36</b>	<b>26,970</b>

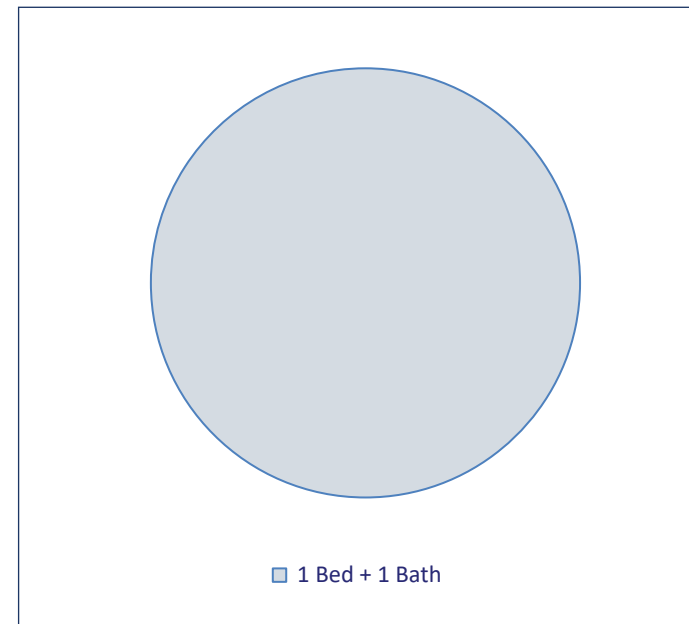
## RENT ROLL SUMMARY

### Unit Mix

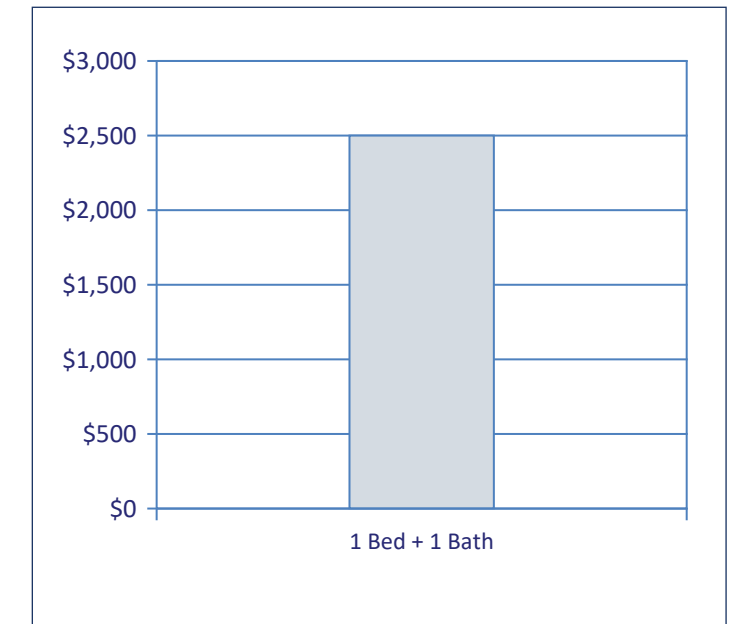
Unit Type	# of units	Sqft
1 Bed + 1 Bath	36	750
	<b>36</b>	<b>26,970</b>

	Actual		Proforma	
	Average Rent	Monthly Rent	Average Rent	Annual Rent
1 Bed + 1 Bath	\$2,500	\$90,000	\$30,000	\$1,080,000
		<b>\$90,000</b>		<b>\$1,080,000</b>

### UNIT DISTRIBUTION

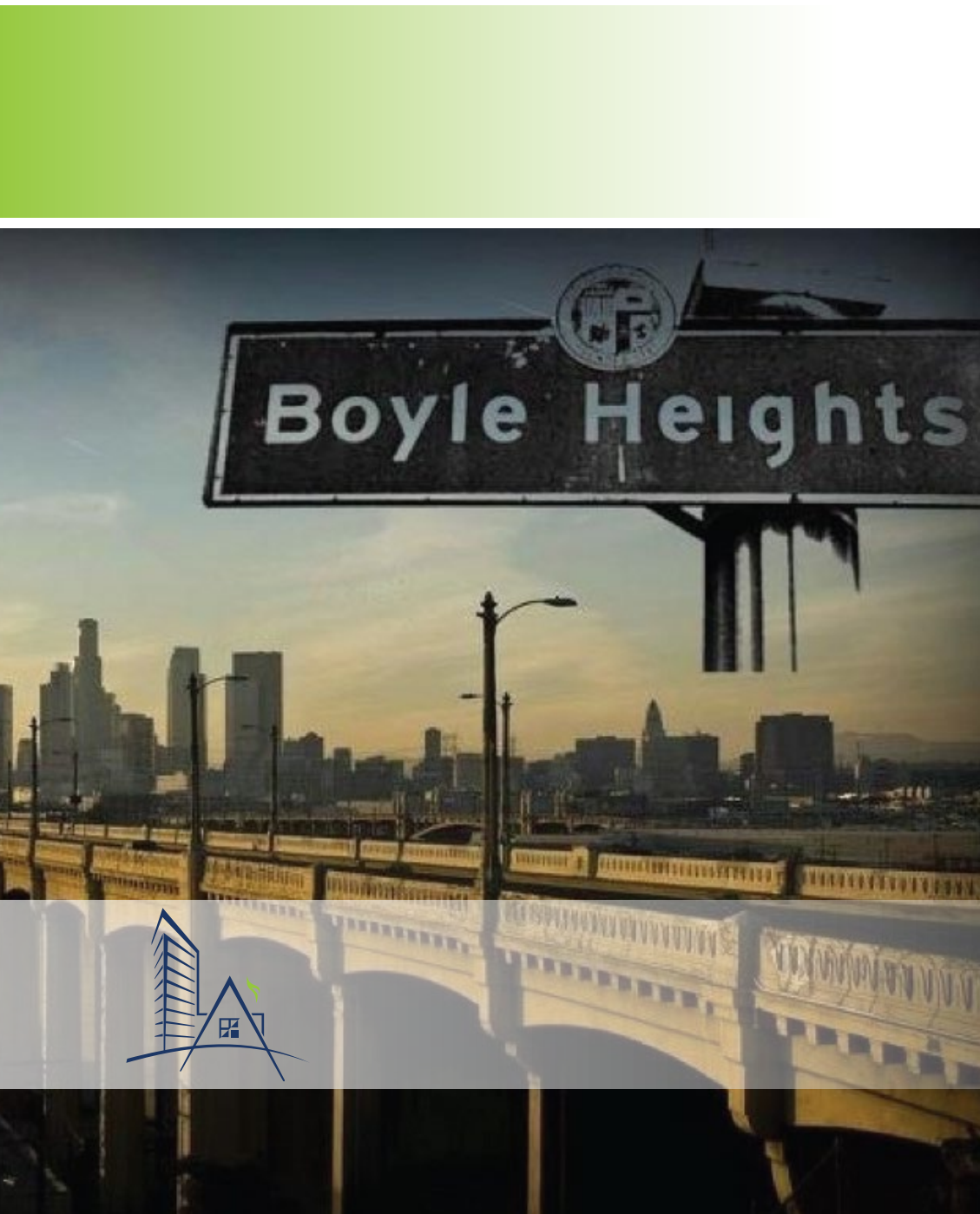


### UNIT AVERAGE RENT





Boyle Heights, historically known as Paredón Blanco is a neighborhood in Los Angeles, California, located east of the Los Angeles River and host to USC + UCLA Medical Center. It is one of the city's most notable and historic Chicano/Mexican-American communities and is known as a bastion of Chicano culture, hosting cultural landmarks like Mariachi Plaza and events like the annual Día de los Muertos celebrations. The city is served by several major freeways, including the 5, 10, 101, and 60 making it easily accessible to other parts of the city. The neighborhood is also served by several Metro bus lines and the Yellow Line rapid transit busway. Overall, Boyle Heights is a diverse and vibrant neighborhood that offers a mix of residential and commercial amenities.





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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR LA Premier Group AGENT FOR MORE DETAILS.**

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