

OFFERING MEMORANDUM

1126 S CORNING ST

LOS ANGELES, CA 90035

*Beverly Hills Adjacent RTI 50-Unit Luxury
Multi-Family Development*



km Kidder
Mathews

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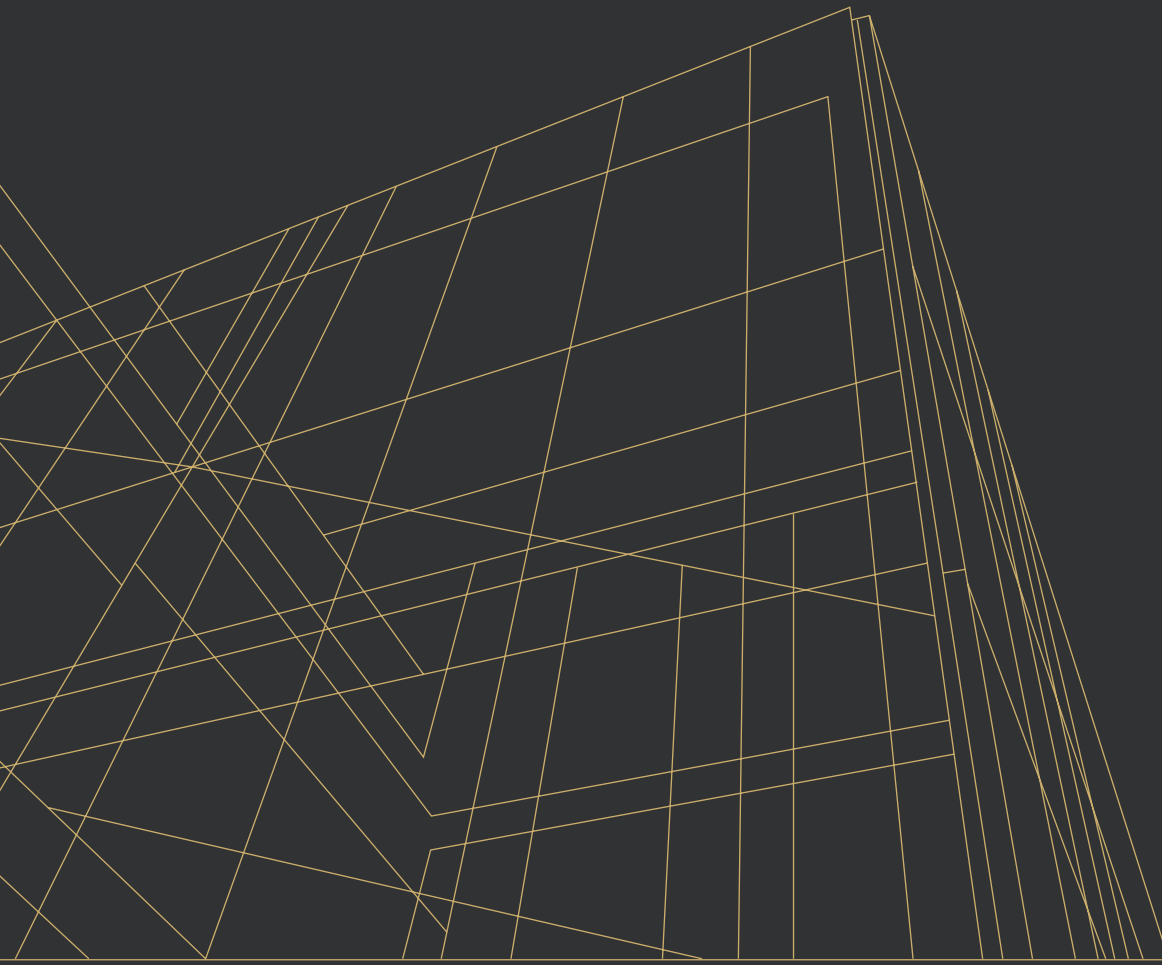
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FULLY RTI LUXURY 50-UNIT MULTIFAMILY DEVELOPMENT OPPORTUNITY



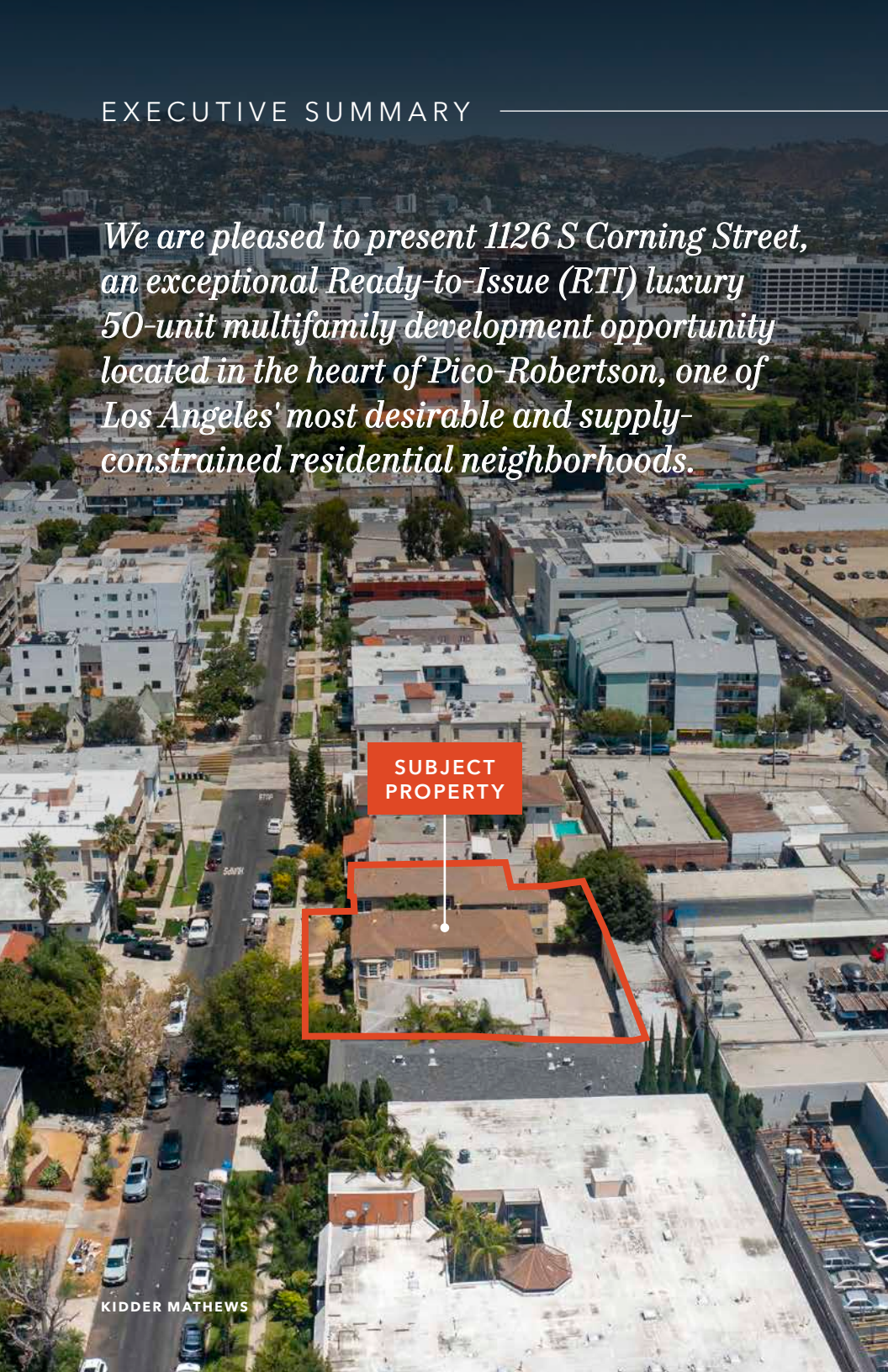


EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

We are pleased to present 1126 S Corning Street, an exceptional Ready-to-Issue (RTI) luxury 50-unit multifamily development opportunity located in the heart of Pico-Robertson, one of Los Angeles' most desirable and supply-constrained residential neighborhoods.



SUBJECT
PROPERTY

Priced at \$10,895,000, 1126 S Corning Street offers developers a rare chance to immediately start building a luxury apartment community. The property is fully entitled with Ready-to-Issue (RTI) permits, completely eliminating the time, risk, and significant carrying costs usually required to clear the municipal approval process.

The project sits on an approximately 19,736-square-foot lot and features a thoughtfully designed 50-unit luxury building. The approved layout includes 1 studio, 9 one-bedroom, 16 two-bedroom, and 24 three-bedroom apartments, complemented by 76 on-site parking spaces. By prioritizing larger two- and three-bedroom layouts, the development stands out from traditional apartments and directly targets the high demand for spacious luxury rentals.

A major advantage of this offering is that the existing site structures are 100% vacant. This eliminates the substantial expenses and long delays typically associated with tenant relocation. Upon acquisition, a developer can proceed straight to demolition and construction, lowering execution risks and accelerating the timeline.

The property is located in Pico-Robertson, long recognized as one of Los Angeles' premier residential neighborhoods. The area is characterized by affluent demographics, walkable streets, excellent schools, and a vibrant mix of restaurants and retail. High barriers to new supply and strong rental demand make this neighborhood one of the most resilient multifamily investment markets in Southern California.

Ideally situated just west of the Pico and La Cienega Boulevard intersection, the location provides exceptional connectivity to Beverly Hills, Century City, West Hollywood, and the greater Westside. Future residents will enjoy convenient access to major employment hubs, premier shopping, renowned medical institutions, and regional transit options like the Interstate 10 and the Metro D Line extension.

For additional information, approved plans, permits, and financial underwriting, please contact:

Casey Lins Kidder Mathews (714) 333-6768 Casey.Lins@kidder.com



PROPERTY HIGHLIGHTS

Ready-to-Issue (RTI) Permits

Fully Vacant Site

Approved 50-Unit Luxury Development

Premium Unit Mix

76 On-Site Parking Spaces

Exceptional Neighborhood Fundamentals

Walkable Lifestyle Amenities

Excellent Regional Connectivity

Rare Institutional Quality Opportunity

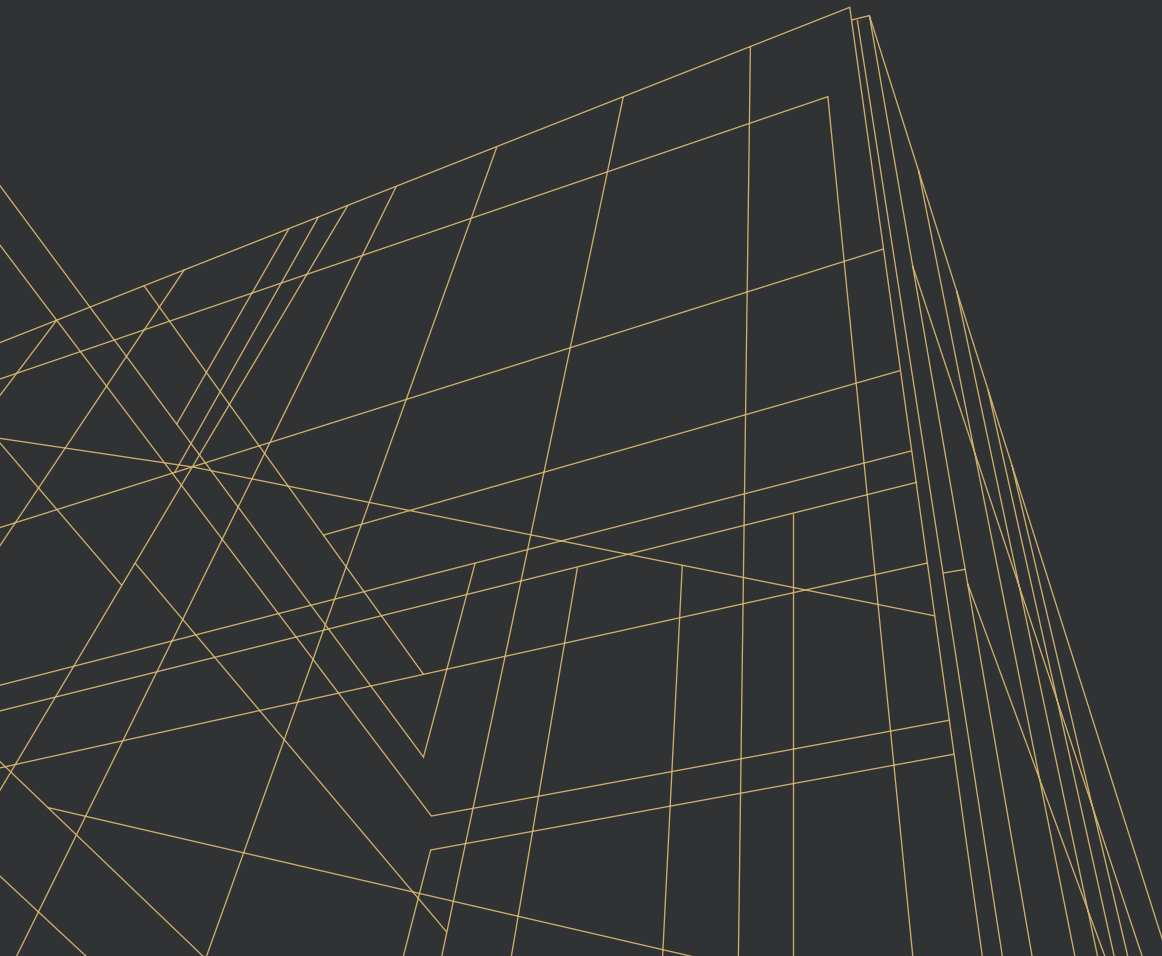
10 MIN

WALK TO
METRO D LINE

3 MIN

WALK TO
7 BUS STOP

RENDERING



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



SOUTH CARTHAY

1126 S
CORNING ST

DAVID'S

CHASE

T-Mobile

Auto
Zone

SUBWAY

JOANN

LA CIENEGA SQUARE

BANK OF AMERICA

Shell

7
ELEVEN

1-BEDROOM EXAMPLE FLOORPLAN



1 Bedroom Layout 1

2-BEDROOM EXAMPLE FLOORPLANS



2 Bedroom Layout 1

2-BEDROOM EXAMPLE FLOORPLANS



2 Bedroom Layout 2

2-BEDROOM EXAMPLE FLOORPLANS



2 Bedroom Layout 3

3-BEDROOM EXAMPLE FLOORPLANS



3 Bedroom Layout 1

3-BEDROOM EXAMPLE FLOORPLANS



3 Bedroom Layout 2

3-BEDROOM EXAMPLE FLOORPLANS

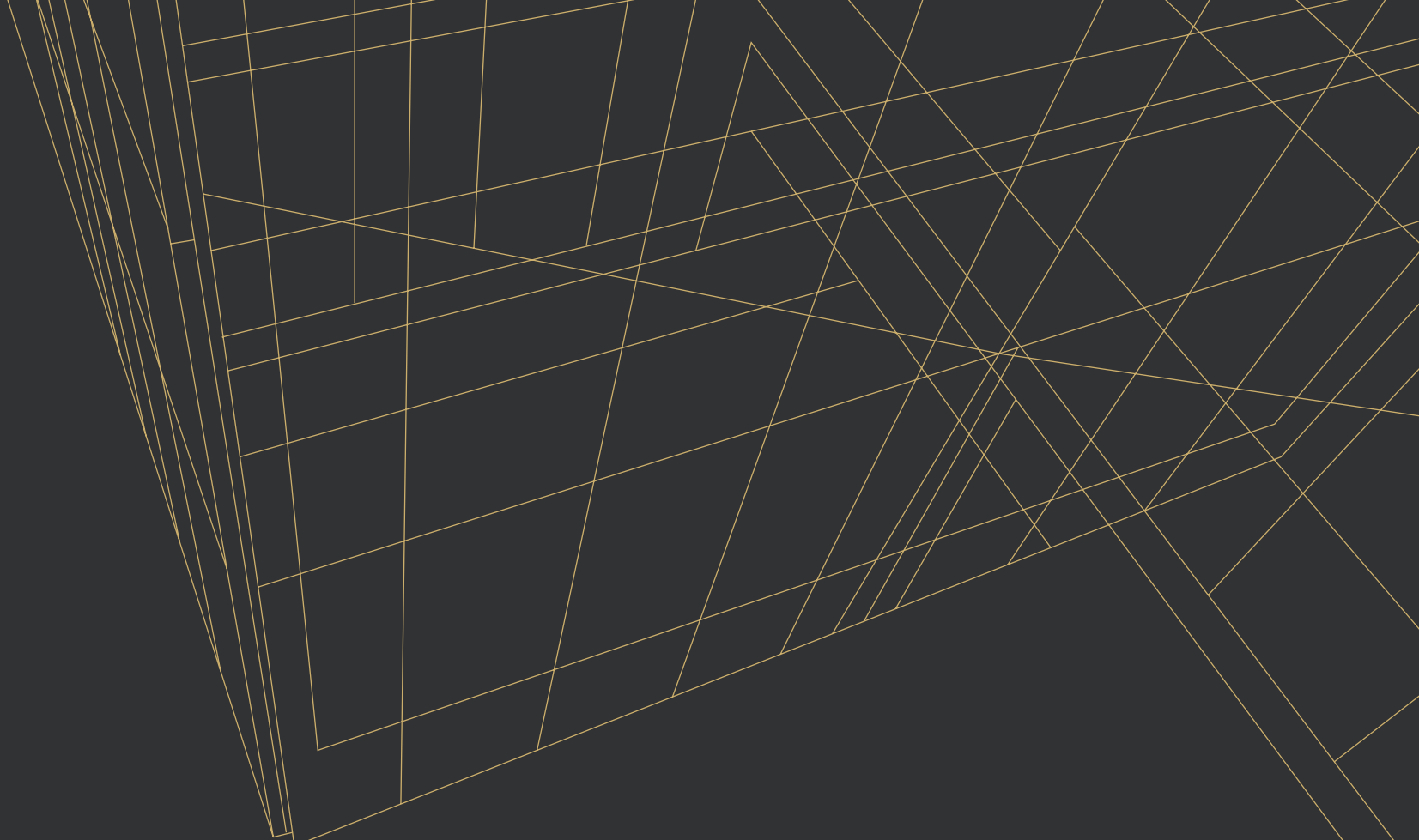


3 Bedroom Layout 3

3-BEDROOM EXAMPLE FLOORPLANS



3 Bedroom Layout 6



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