

VACANT DUPLEX / DEVELOPMENT POTENTIAL
PRIME OWNER USER OPPORTUNITY



1938 BUTLER AVENUE LOS ANGELES, CA 90025

- Existing Vacant 2 Unit Detached Apartment**
- Plans for a 4 Unit (3 Unit + 1 ADU) 7,440 Sq.Ft. 3 Story Apartment***

**Buyer to verify and perform their due diligence*

Listed By:

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Confidentiality Agreement & Disclaimer & Covid-19

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Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Frydman Group of Keller Williams Commercial Santa Monica & KW Commercial - Santa Monica in compliance with all applicable fair housing and equal opportunity laws.

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Regarding Covid-19 Pandemic, all potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing Covid-19 pandemic. The Frydman Group of Keller Williams Commercial Santa Monica & KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. The Frydman Group of Keller Williams Commercial Santa Monica & KW Commercial principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Frydman Group of Keller Williams Commercial Santa Monica & KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by Covid-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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SECTION 1

PRICING & INVESTMENT HIGHLIGHTS



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INVESTMENT HIGHLIGHTS OVERVIEW

The Frydman Group is pleased to present for sale a 2-unit apartment complex located at 1938 Butler Avenue, Los Angeles, CA 90025. The property is located between Santa Monica Blvd and Olympic Blvd, just south of Sawtelle Blvd and north of S Barrington Avenue.

The opportunity consists of two detached structures. The front structure is a remodeled one-story building that is approximately 900 square feet. It consists of a 2 bedroom / 2 bathroom unit built in 1930. The back structure is a two-story building that is approximately 688 square feet. It consists of a 1 bedroom / 1 bathroom unit. The bottom floor has a two-car garage. There is also space between the two structures to park more vehicles if so desired.

The investment is ideal both as an owner user opportunity, utilizing the front structure to live in and the back structure to rent out. Alternatively, one may also decide to rent both units to increase the cash flow of the property.

The investment may also be utilized to develop the property. The ownership has plans that can be potentially renewed to build a three story 7,440 square foot 4 Unit (3 Units plus 1 ADU) over the existing 6,047 square foot lot. The project includes plans to build a three story three-unit structure with an ADU. The total building structure would encompass 7,440 square feet. Unit 101 would be 2,995 square feet. Unit 102 (New ADU unit) would be 1,085 square feet. Unit 201 would be 1,680 square feet. Unit 202 would be 1,680 square feet. The plans have since expired but may be renewed. Buyer to verify the plans and information provided herein.

The property is conveniently located near the 405 and 10 freeways making it easier for commuting. It is within walking distance of the Metro E Line (Expo) at the Expo / Bundy Station stop. The apartment is within walking distance to a number of various amenities including cultural attractions, shopping centers, employment opportunities, and spiritual centers.



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INVESTMENT HIGHLIGHTS

Property Highlights

- Vacant Duplex, Detached two separated structures
- Updated Exterior renovations/ improvements to the front building
- Remodeled front unit with washer/dryer
- Development Potential with plans to build a three story, 7,440 Sq.Ft. 4 Unit (3 Units+ 1 ADU) building
- Owner User Opportunity with 30 year fixed residential financing available
- Ample on site parking. Detached 1br/1bath unit has a two car garage



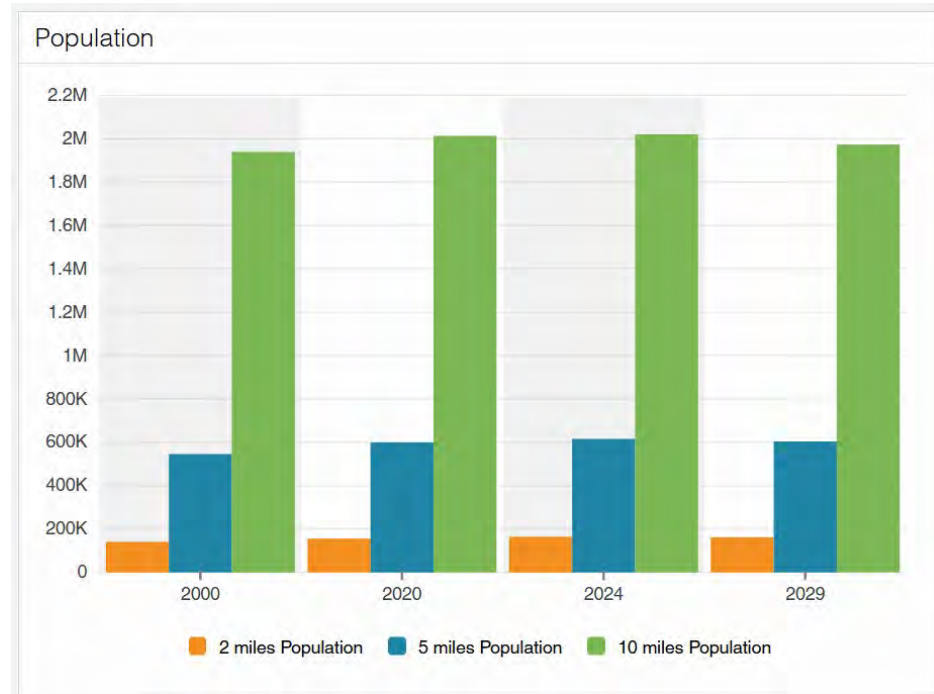
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INVESTMENT HIGHLIGHTS - DEMOGRAPHICS

Location Highlights

- Close proximity to 405 and 10 freeways for commuting
- Walking distance to the Metro E Line (Expo) at the Expo / Bundy Station stop.
- Diverse retail and dining options near the Westside Pavilion Shopping Center
- Top-rated universities & schools in the Westwood area

Population	2 miles	5 miles	10 miles
2020 Population	156,224	599,674	2,012,392
2024 Population	164,685	615,479	2,019,853
2029 Population Projection	162,357	603,992	1,972,739
Annual Growth 2020-2024	1.4%	0.7%	0.1%
Annual Growth 2024-2029	-0.3%	-0.4%	-0.5%
Median Age	36.5	39.1	38.9
Bachelor's Degree or Higher	66%	62%	45%
U.S. Armed Forces	109	299	856



Source: CoStar



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INVESTMENT HIGHLIGHTS - DEMOGRAPHICS

Income	2 miles	5 miles	10 miles
Avg Household Income	\$129,359	\$138,519	\$111,616
Median Household Income	\$98,257	\$106,798	\$78,913
< \$25,000	13,511	41,229	164,876
\$25,000 - 50,000	8,346	31,277	130,738
\$50,000 - 75,000	9,085	31,430	116,538
\$75,000 - 100,000	7,003	28,260	95,034
\$100,000 - 125,000	6,882	25,634	76,245
\$125,000 - 150,000	5,805	20,374	55,097
\$150,000 - 200,000	7,949	31,738	75,211
\$200,000+	16,333	68,392	140,312

Households	2 miles	5 miles	10 miles
2020 Households	71,263	271,895	851,725
2024 Households	74,915	278,332	854,053
2029 Household Projection	73,774	272,703	833,347
Annual Growth 2020-2024	1.9%	1.4%	1.1%
Annual Growth 2024-2029	-0.3%	-0.4%	-0.5%
Owner Occupied Households	23,156	93,781	252,533
Renter Occupied Households	50,618	178,922	580,814
Avg Household Size	2	2.1	2.2
Avg Household Vehicles	1	2	1
Total Specified Consumer Spending...	\$2.6B	\$10.1B	\$27.6B

Source: CoStar



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PRICING INFORMATION

FINANCIAL ANALYSIS

Location

1938 Butler Avenue
Los Angeles, CA 90025

Asset Information

Price	\$1,600,000
Units	2
Price/Unit	\$800,000
Gross SF	1,588
Price/SF	\$1,007.56
Year Built	1930
Lot SF	6,047
APN	4261-028-020
Zoning	LAR2

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$63,600	\$63,600
Other Income	\$0	\$0
Gross Potential Income	\$63,600	\$63,600
Effective Gross Income	\$63,600	\$63,600
Less: Expenses	\$25,177	\$25,177
Net Operating Income	\$38,423	\$38,423
Total Return	\$38,423	\$38,423

Expenses	Current	Pro Forma
Real Estate Taxes	\$19,137	\$19,137
Insurance	\$1,600	\$1,600
Utilities	\$1,200	\$1,200
Landscaping	\$1,200	\$1,200
Repairs & Maintenance	\$1,000	\$1,000
Reserves & Replacements	\$500	\$500
Pest Control	\$540	\$540
Total Expenses	\$25,177	\$25,177
Expenses/SF	\$15.85	\$15.85
% of SGI	39.59%	39.59%

1. Rents are projected for Market Rents 2. Expenses are estimated on approximate industry standards 3. Buyer to verify all financial and property information provided herein.



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RENT ROLL

Unit Number	Unit Type			Approx. SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
1	1 Bdr	1 Bath	Vacant - Rent Projected	688	\$2,300	\$3.34	\$2,300	\$3.34
2	2 Bdr	2 Bath	Vacant - Rent Projected	900	\$3,000	\$3.33	\$3,000	\$3.33
2	TOTAL			1,588	\$5,300		\$5,300	

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INCOME & EXPENSES

Income	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$63,600	\$31,800	\$63,600	\$31,800
Total Other Income	\$0	\$0	\$0	\$0
GROSS POTENTIAL INCOME	\$63,600	\$31,800	\$63,600	\$31,800
Less Vacancy	0% \$0	\$0 0%	\$0	\$0
EFFECTIVE GROSS INCOME	\$63,600	\$31,800.00	\$63,600	\$31,800
Expenses				
Real Estate Taxes Insurance 1.196046%	\$19,137	\$9,568.37	\$19,137	\$9,568.37
Utilities	\$1,600	\$800	\$1,600	\$800
Landscaping	\$1,200	\$600	\$1,200	\$600
Repairs & Maintenance	\$1,200	\$600	\$1,200	\$600
Reserves & Replacements Pest Control	\$1,000	\$500	\$1,000	\$500
	\$500	\$250	\$500	\$250.00
	\$540	\$270	\$540	\$270
Total Expenses	\$25,177	\$12,588	\$25,177	\$12,588.37
Expenses/SF	\$15.85		\$15.85	
% of SGI	39.6%		39.6%	
NOI	\$38,423	\$19,212	\$38,423	\$19,212

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SECTION 2

DEVELOPMENT PLANS



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PROJECT INFO.

LEGAL INFORMATION:

LOT: 4 BLOCK: BLK 26 TRACT: GILLIS SUBDIVISION PIN NUMBER:
129B153 601 MAP REFERENCE: M B 83 - 27 / 28
ASSESSOR PARCEL NO.: 4261028020 COUNCIL DISTRICT: CD 11 -
MIKE BONIN THOMAS BROTHERS GRID: PAGE 632-GRID B4
AREA PLANNING COMMISSION: WEST LOS ANGELES

ZONING : R2-1

LOT AREA : 6,047.6 SQ.FT.

OCCUPANCY : R-2 (RESIDENTIAL),

TYPE OF CONSTRUCTION:

3 STORY RESIDENTIAL WITH TYPE V-A
SPRINKLER THROUGHOUT (NFFPA 13 SPRINKLER SYSTEM 903.3.1.1
REQUIRED PER 506.3)

MAX. BUILDING HEIGHT:

MAX. HEIGHT BY RIGHT FOR R2-1 = 33'

BUILDING HEIGHT ACTUAL = 232.0 - 199.50 = 32.5' < 33' OK

199.50 IS THE LOWEST POINT IN FRONT ENTRY DOOR 5' AWAY FROM THE BLD.

199.75 IS THE FIRST FLOOR FINISH ELEVATION

232.0 IS THE HIGHEST POINT ON TOP OF THE PARAPET WALL AT ROOF

SETBACKS :

MIN. SETBACKS BY RIGHT -

FRONT = 20'

BACK = 15'

SIDES = FOR LOTS LESS THAN 50' IS 10% OF LOT WIDTH FOR THE FIRST 2
STORY OF THE BUILDING PLUS 1' FOR THE THIRD FLOOR

= 41' X 10% = (4.1') + 1' = 5.1' = 5'-1.2" (MIN.) ACTUAL = 5'-1.5"



The ownership has plans that can be potentially renewed to build a three story 7,440 square foot 4 Unit (3 Units aplus 1 ADU) over the existing 6,047 square foot lot.

The project includes plans to build a three story three-unit structure with an ADU. The total building structure would encompass 7,440 square feet. Unit 101 would be 2,995 square feet. Unit 102 (New ADU unit) would be 1,085 square feet. Unit 201 would be 1,680 square feet. Unit 202 would be 1,680 square feet. The plans have since expired but may be renewed. Buyer to verify the plans and information provided herein.



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PROJECT DESCRIPTION

3 UNIT, 3 STORY BUILDING, TYPE V-A CONSTRUCTION AND FULLY SPRINKLERED),

1 ADU (ACCESSORY DWELLING UNIT) UNIT IS PART OF THE 3 TOTAL UNITS.

SPACES FOR EACH UNIT IS PRIVATE. ADU (ACCESSORY DWELLING UNIT) UNIT HAS NO PARKING SPACES

	A	B	C	CALCULATE A-B-C	D	CALCULATE A -B-C-D
NUMBER: 17 / 25 ACT: CD 11 -	GROSS AREA (OUT TO OUT BLDG DIMENSION SQ.FT.	AREA OF EXTERIOR WALLS SQ.FT.	AREA OF COURTS & VENT SHAFTS SQ.FT.	BUILDING CODE AREA SQ.FT.	AREA OF STAIRWAYS, MECHANICAL, ELEVATOR R.	ZONING CODE AREA SQ.FT.
1ST FLOOR	1,489	129	0	1,360	0.0	1,360
2ND FLOOR	3,046	161	0	2,885	0.0	2,885
3RD FLOOR	3,371	182	0	3,195	0.0	3,195

TOTAL AREA 7,906.0 472 0 7,440 0.0 7,440

TOTAL FLOOR = R2 OCCUPANCY = 7,906 SQ.FT.

ZONING CODE AREA SQ.FT. 7,440 < MAXIMUM ALLOWABLE FLOOR AREA (FAR) PER ZONING CODE = 11,070 OK

SQUARE FOOTAGE FOR SCHOOL FEE AREA = GROSS AREA (OUT TO OUT BLDG DIM. SQ.FT. (INCLUDES EXT. WALLS) = 7,906 SQ. FT.

BICYCLE SPACES:

LONG TERM BICYCLE SPACES =
3 SPACES IS PROVIDED (1
SPACE PER UNIT).

SHORT TERM BICYCLE SPACES =
2 SPACE IS REQUIRED (1
SPACE PER 10 UNIT)

PARKING REQUIRED FOR APARTMENT :

PARKING SPACES BY RIGHT = (2 UNIT X 2 SPACES) + (1 ADU UNIT X 0) = 4 PARKING SPACES (2 PRIVATE CLOSED GARAGES).

GUEST PARKING PROVIDED = 0

ACCESSIBLE PARKING = 0.0 . WE HAVE 2 PRIVATE GARAGES FOR EACH UNIT WITH DIRECT ACCESS TO THE UNITS.

2 EV (ELECT. VEHICLE) SPACES ARE PROVIDED = 4 X 30% = 1.2 = 2 SPACE REQUIRED (1 FOR EACH PRIVATE GARAGE)

FROM THE BLD.

ROOF



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DENSITY CALCS. & ALLOWABLE FLOOR AREA

PER ZONING CODES

F.A.R. (FLOOR AREA RATIO):

$$32.8' (41' - 4.1' - 4.1') \times 112.5' (147.5' - 20' - 15') = 3,690 \text{ SQ.FT.}$$

$$3,690 \times 3 = 11,070 \text{ FAR (MAX. SQ.FT.)}$$

$$\text{UNIT 101 (NEW UNIT)} = 275 \text{ (FIRST)} + 1,205 \text{ (SECOND F.)} + 1,515 \text{ (THIRD F.)} = 2,995 \text{ SQ.FT.}$$

$$\text{UNIT 102 (NEW ADU UNIT)} = 1,085 \text{ SQ.FT.}$$

$$\text{UNIT 201 (NEW REGULAR UNIT) - SECOND FLOOR} = 1,680 \text{ SQ.FT.}$$

$$\text{UNIT 201 (NEW REGULAR UNIT) - THIRD FLOOR} = 1,680 \text{ SQ.FT.}$$

$$\text{TOTAL SQ.FT.} = 7,440 < 11,070 \text{ OK}$$

LOT COVERAGE:

$$\text{LOT AREA: } 41' \times 147.5' = 6,047 \text{ SQ.FT.}$$

$$\text{LOT COVERAGE } 3,333$$

3 UNIT, 3 STORY BUILDING, TYPE V-A CONSTRUCTION AND FULLY SPRINKLERED),

1 ADU (ACCESSORY DWELLING UNIT) UNIT IS PART OF THE 3 TOTAL UNITS.

PARKING SPACES FOR EACH UNIT IS PRIVATE. ADU (ACCESSORY DWELLING UNIT) UNIT HAS NO PARKING SPACES

$$\text{PRIVATE GARAGES: } 420 \text{ SQ.FT. (101 UNIT)} + 325 \text{ SQ.FT. (201 UNIT)} = 745 \text{ (TOTAL SQ.FT.)}$$

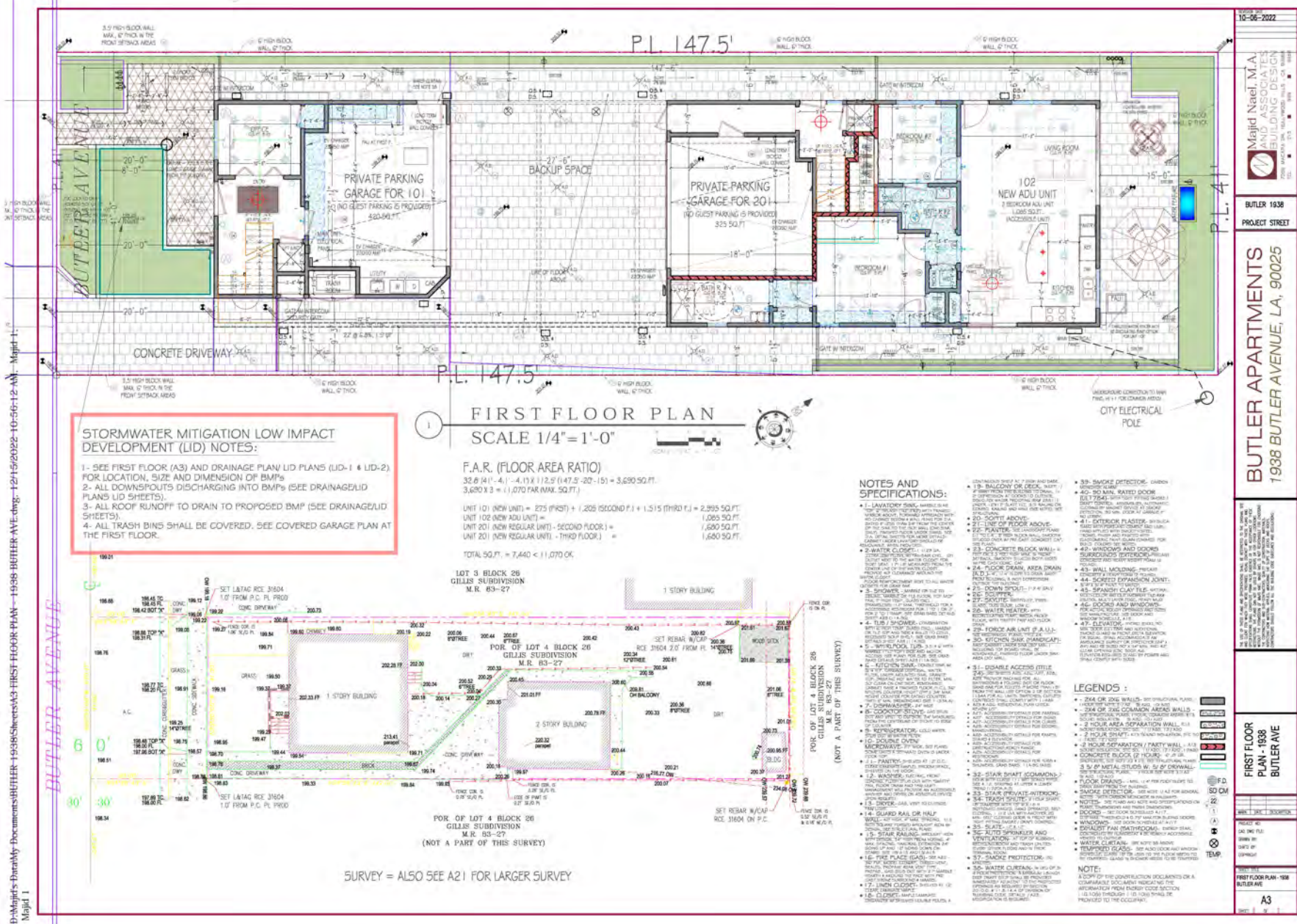
$$\text{GARAGE OCCUPANCY LOAD: } 420 / 200 = 2.1 \quad \& \quad 325 / 200 = 1.62$$

FIRST FLOOR: 1,489 (TOTAL SQ.FT.)	<u>101: 275</u>	<u>102: 1,085</u>	COMMON HALL:	FIRST FLOOR OCCUPANCY LOAD:	1,360 / 200 = 6.8
GROSS AREA (OUT TO OUT BLG DIMMS.) SQ. FT.	(ENTRY + OFFICE)	(2 BEDROOM + 2 BATH)	0.0 SQ.FT.		
SECOND FLOOR: 3,046 (TOTAL SQ.FT.)	<u>101: 1,205</u>	<u>201: 1,680</u>	COMMON HALL:	SECOND FLOOR OCCUPANCY LOAD:	2,885 / 200 = 14.4
GROSS AREA (OUT TO OUT BLG DIMMS.) SQ. FT.	(LIVING, DINING, KITCHEN)	(3 BEDROOM + 3 BATH)	0.0 SQ.FT.		
THIRD FLOOR: 3,371 (TOTAL SQ. FT.)	<u>101: 1,515</u>	<u>201: 1,680</u>	COMMON HALL:	THIRD FLOOR OCCUPANCY LOAD:	3,195 / 200 = 15.97
GROSS AREA (OUT TO OUT BLG DIMMS.) SQ. FT.	(4 BEDROOM + 4 BATH)	(3 BEDROOM + 3 BATH)	0.0 SQ.FT.		



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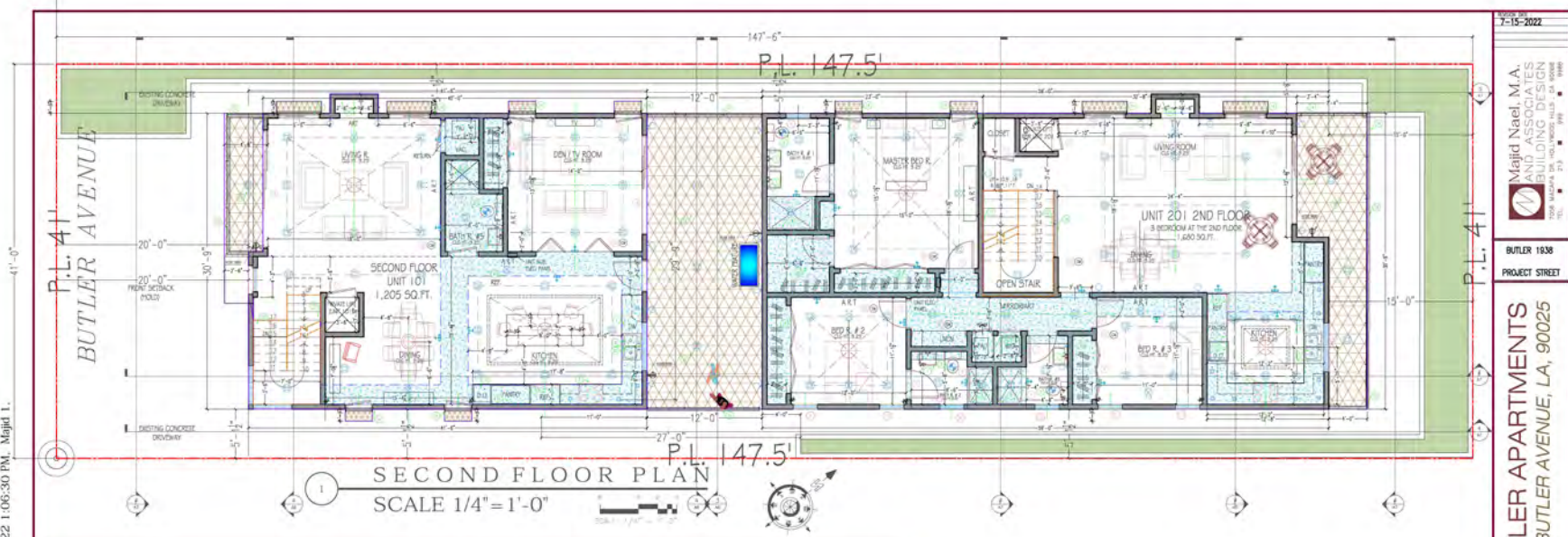




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D:\Majid's Data\My Documents\BUTLER 1938\Sheets\4 SECOND FLOOR PLAN - 1938 BUTLER AVE.dwg, 7/25/2022 1:06:30 PM, Majid I.



NOTES AND SPECIFICATIONS:

- 1. LAVATORY SINK: HANDBASE SHALL BE 2\"/>

LEGENDS :

- 204 OR 206 COLUMN AREAS WALLS
- 204 OR 206 COLUMN AREAS WALLS
- 2 HOUR AREA SEPARATION WALL, 4\"/>

NOTE:
A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPANION DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 1.6.1.01 IS REQUIRED THROUGHOUT THE PROJECT AND SHALL BE PROVIDED TO THE OCCUPANTS.

SECTIONS:
S2, S3, S4

PROJECT INFORMATION:
PROJECT NO: 1938 BUTLER AVE
SHEET NO: 1938 BUTLER AVE

7-15-2022

Majid Naeel, M.A.S. CIVIL ASSOCIATES, INC. 3101 W. 19TH AVENUE, SUITE 2100 DENVER, CO 80202

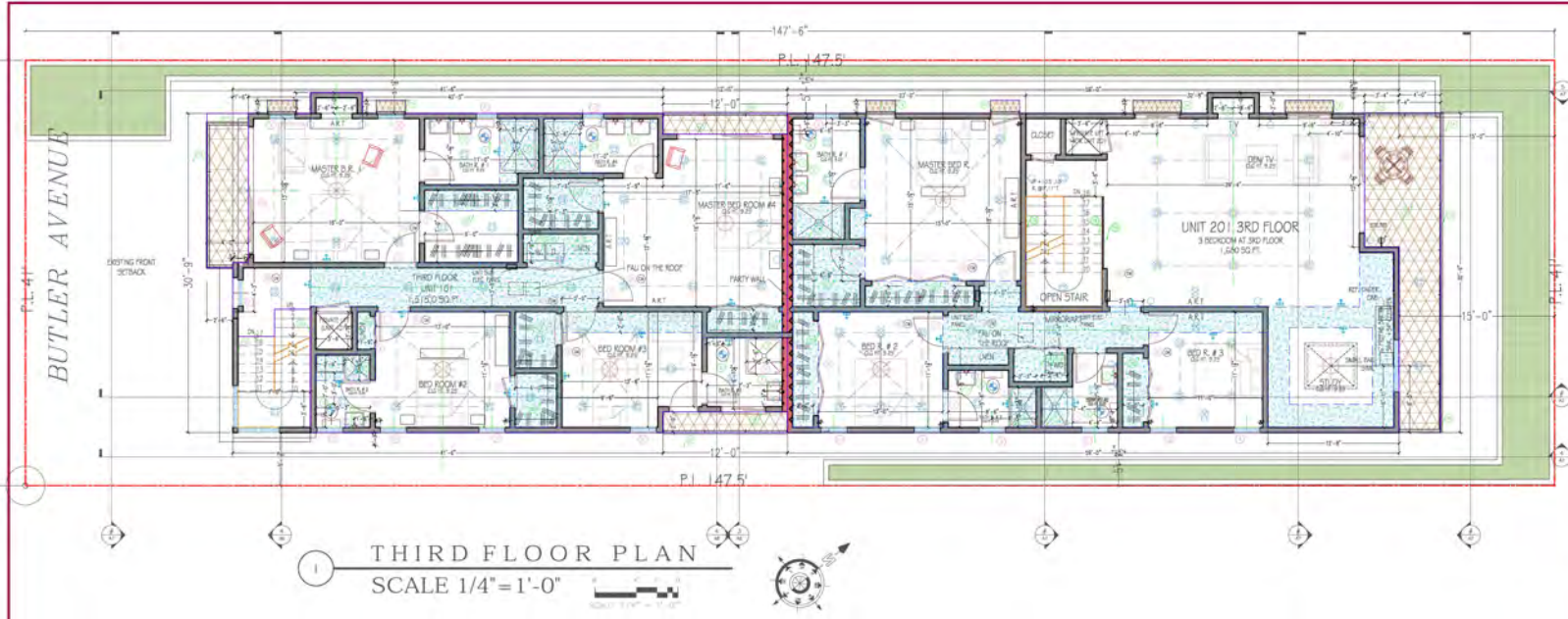
BUTLER 1938 PROJECT STREET

BUTLER APARTMENTS
1938 BUTLER AVENUE, LA, 90025

SECOND FLOOR PLAN - 1938 BUTLER AVE

1938 BUTLER AVE

D:\Major's Data\My Documents\BUTLER 1938\Sheet\AS THIRD FLOOR PLAN - 1938 BUTLER AVE.dwg, 7/25/2022 1:07:27 PM, Majid 1, Majid 1



THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"



NOTES AND SPECIFICATIONS:

- 1. LAVA ROCK FINISH, WHITE GROUT. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 2. MAINTENANCE ROOM. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 3. WATER CLOSET. 1/2 BA. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 4. KITCHEN. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 5. BATHROOM. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 6. BED ROOM. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 7. MASTER BED ROOM. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 8. LIVING AREA. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 9. DINING AREA. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 10. BREAKFAST ROOM. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 11. PANTTRY. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 12. HALL. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 13. STAIR. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 14. BALCONY. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 15. OPEN STAIR. SEE SECTION FOR FINISH TO MATCH THE EXISTING FINISH TO THE WALLS.
- 16. UNIT 201. 3RD FLOOR. 3 BEDROOM AT 3RD FLOOR. 1,500 SQ.FT.
- 17. UNIT 203. 3RD FLOOR. 3 BEDROOM AT 3RD FLOOR. 1,500 SQ.FT.

LEGENDS:

- 2.04 OR 2.04 COMMON AREAS WALLS.
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- 2.04 OR 2.04 COMMON AREAS WALLS.

7-15-2022

Majid Nael, M.A.
ARCHITECT AND ASSOCIATES
AND ASSOCIATING
BUILDING DESIGN
1000 MAZDA ST. SUITE 1000, RINGDOOR, LA 70806

BUTLER 1938
PROJECT STREET

BUTLER APARTMENTS
1938 BUTLER AVENUE, LA, 90025

THIRD FLOOR PLAN - 1938 BUTLER AVE

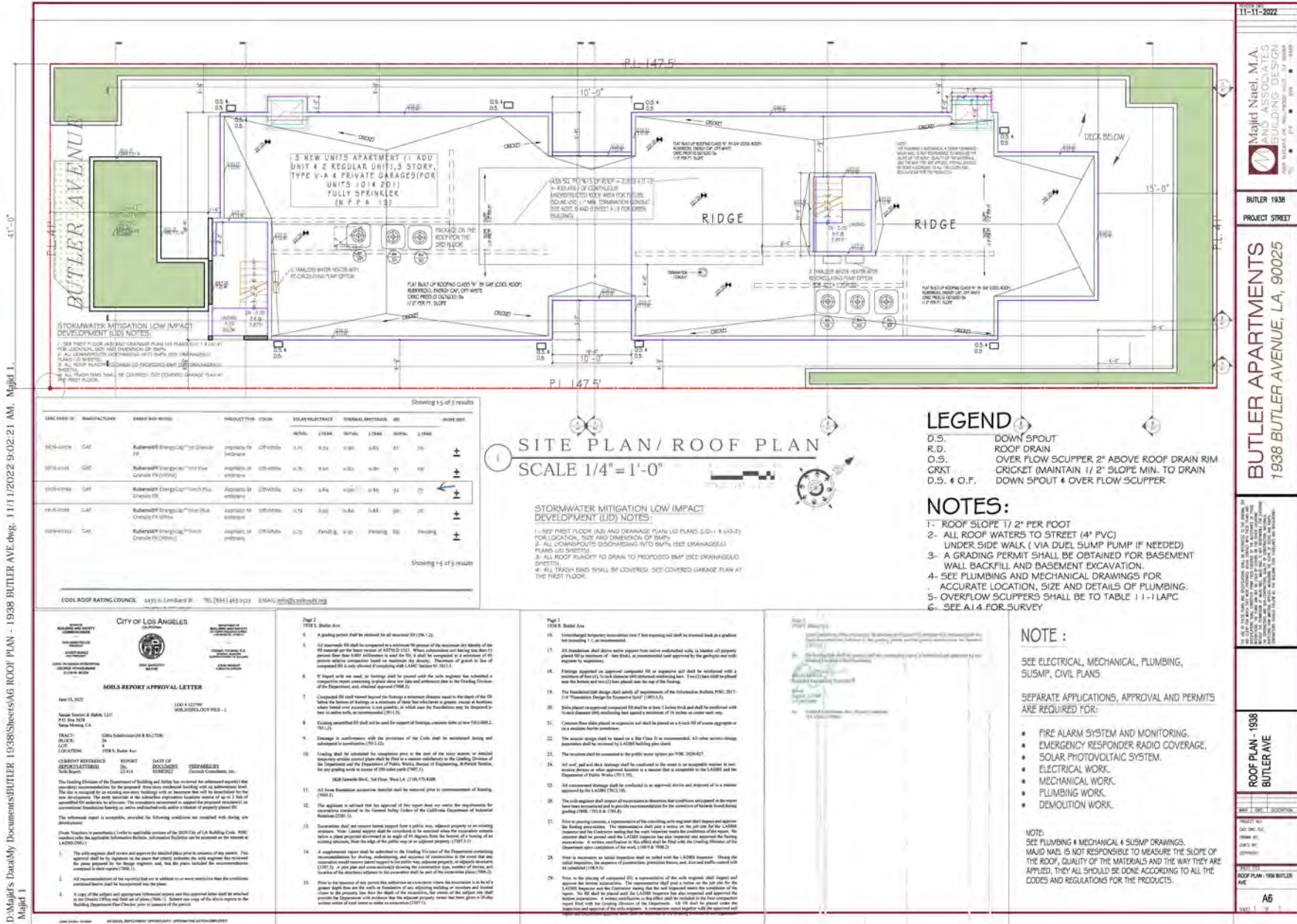
AS

DATE: 7/25/2022
TIME: 1:07:27 PM
USER: MAJID
COURSE: 1938 BUTLER AVE

NOTE:
A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 1.10.1.10 THROUGH 1.10.1.10.10 SHALL BE PROVIDED TO THE OCCUPANT.

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11-11-2022

Majid Nael, M.A.
AND ASSOCIATES
BUILDING DESIGN
ARCHITECTS

BUTLER 1938
PROJECT STREET

BUTLER APARTMENTS
1938 BUTLER AVENUE, LA, 90025

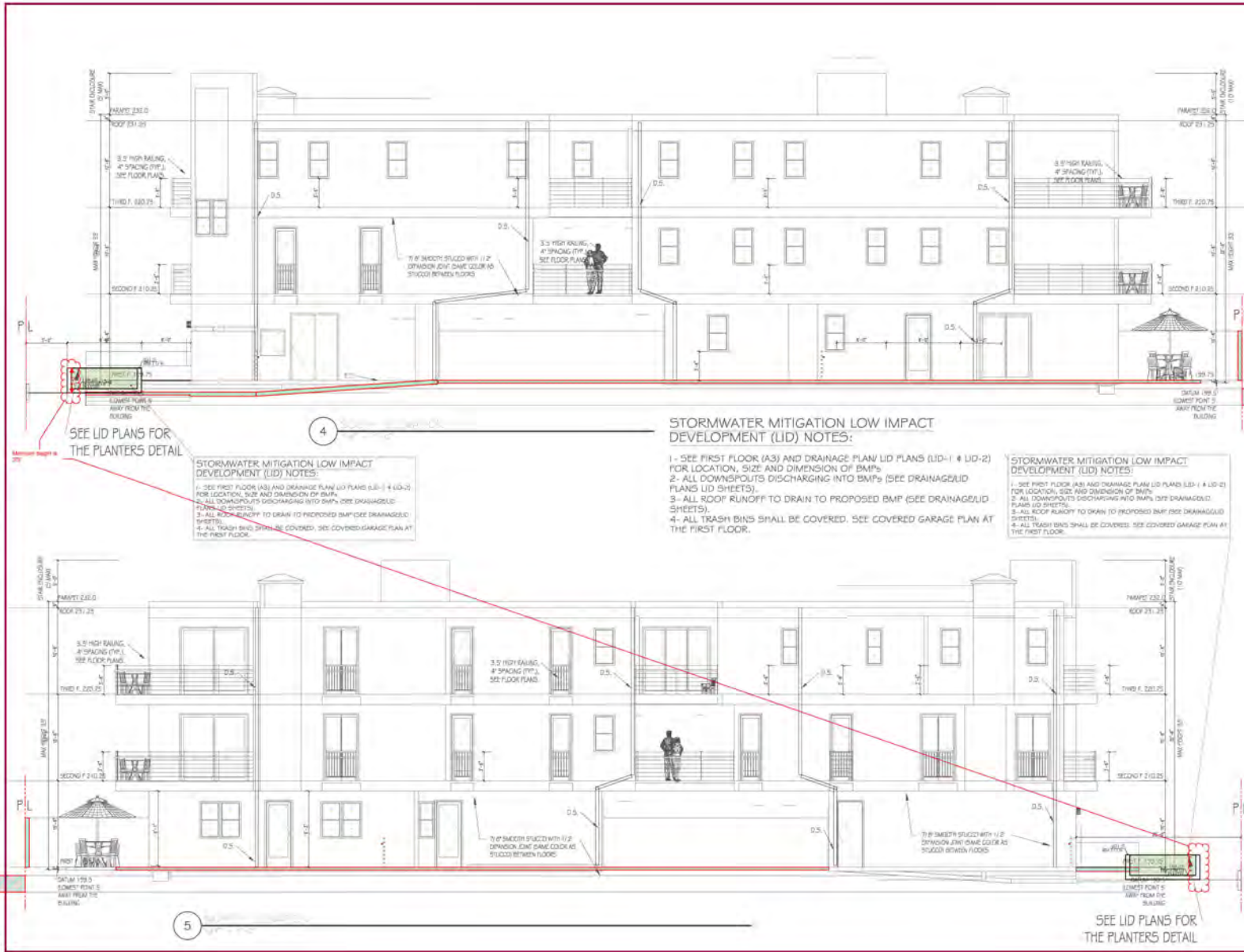
ROOF PLAN - 1938 BUTLER AVE

A6

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SEE LID PLANS FOR THE PLANTERS DETAIL

STORMWATER MITIGATION LOW IMPACT DEVELOPMENT (LID) NOTES:

- 1- SEE FIRST FLOOR (A3) AND DRAINAGE PLAN LID PLANS (LID-1 & LID-2) FOR LOCATION, SIZE AND DIMENSION OF BMPs.
- 2- ALL DOWNSPUTS DISCHARGING INTO BMPs (SEE DRAINAGE/LID PLANS LID SHEETS).
- 3- ALL ROOF RUNOFF TO DRAIN TO PROPOSED BMPs (SEE DRAINAGE/LID SHEETS).
- 4- ALL TRASH BINS SHALL BE COVERED. SEE COVERED GARAGE PLAN AT THE FIRST FLOOR.

STORMWATER MITIGATION LOW IMPACT DEVELOPMENT (LID) NOTES:

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- 4- ALL TRASH BINS SHALL BE COVERED. SEE COVERED GARAGE PLAN AT THE FIRST FLOOR.

SEE LID PLANS FOR THE PLANTERS DETAIL

11-09-2022

Majid Naeel, M.A.S.
AND ASSOCIATES
BUILDING DESIGN

BUTLER 1938
PROJECT STREET

BUTLER APARTMENTS
1938 BUTLER AVENUE, LA, 90025

ELEVATIONS - 1938 BUTLER AVE

DATE: 11/19/2022

SCALE: 1/8" = 1'-0"

PROJECT: BUTLER APARTMENTS - 1938 BUTLER AVE

A7



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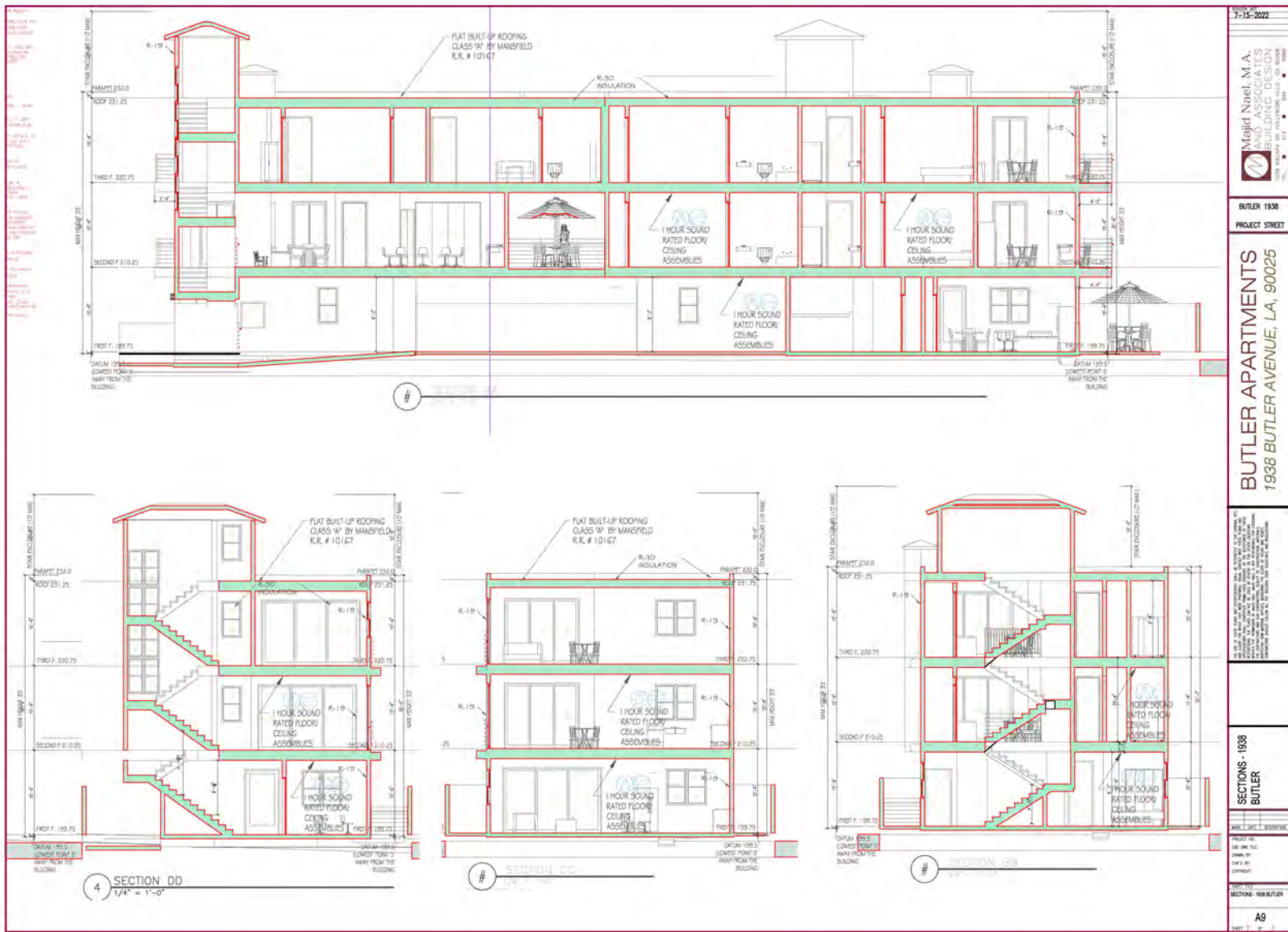
7-15-2022
 Majid Nael, M.A. AND ASSOCIATES BUILDING DESIGN
BUTLER 1938
PROJECT STREET
BUTLER APARTMENTS
1938 BUTLER AVENUE, LA, 90025
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS UNCLASSIFIED DATE 07/26/2022 BY 60322 UCBAW/STP.
ELEVATIONS 2 -
1938 BUTLER AVE
DATE: 07/26/2022
PROJECT NO: 1938 BUTLER
DATE: 07/26/2022
DRAWN BY: STP
CHECKED BY: STP
SCALE: AS SHOWN
SHEET NO: ELEVATIONS 2-1938 BUTLER AVE
A8
DATE: 07/26/2022



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SECTION 3

PROPERTY PHOTOS

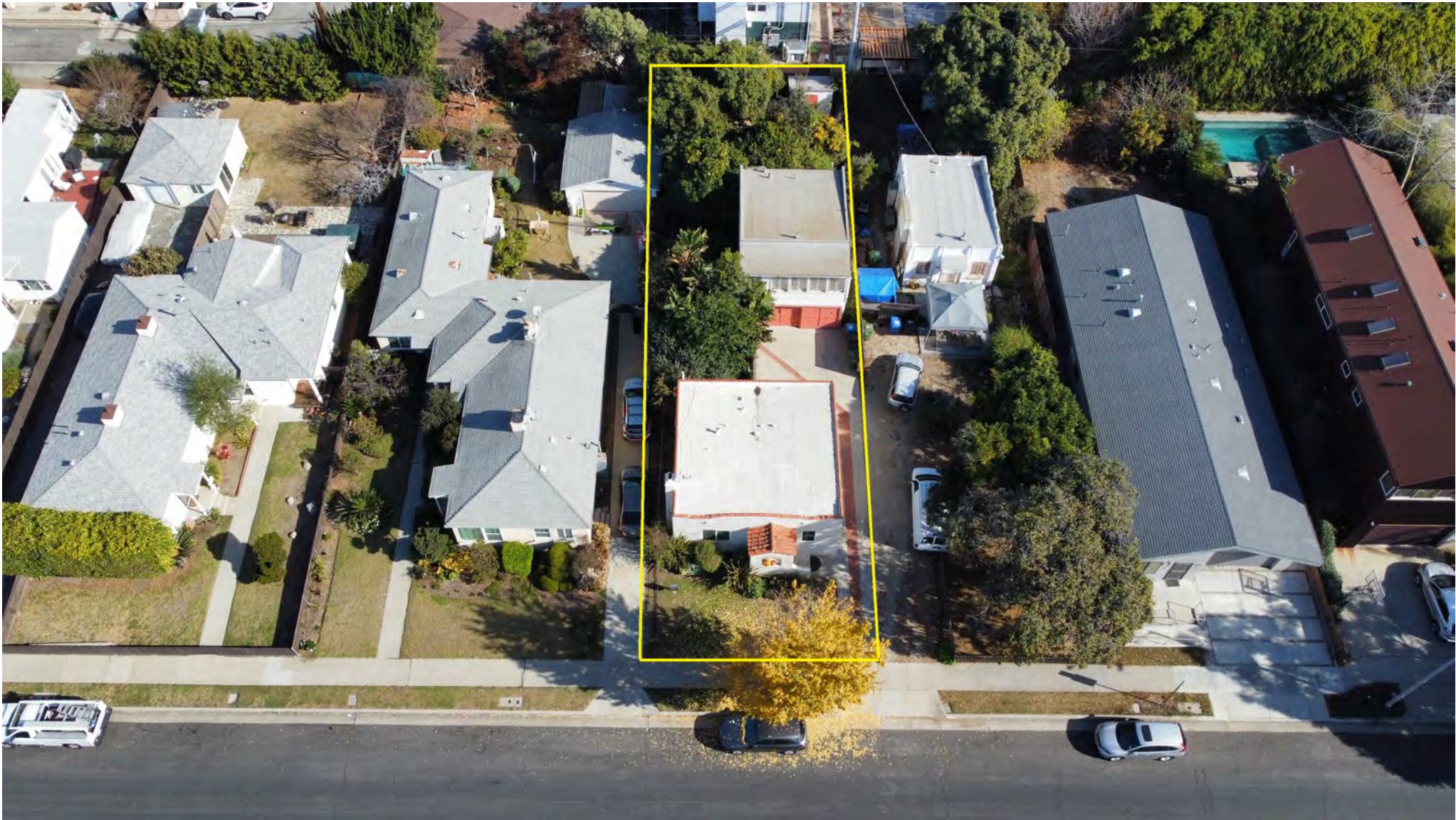
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SECTION 4

RECENT SALES COMPARABLES



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RECENT SALES COMPARABLES

A 1938 Butler Avenue
Los Angeles, CA 90025



	List Price	\$1,600,000	Bedrooms / Bathrooms	# of Units
	Units	2	1 Bdr / 1 Bath - Approx 688 Sq. Ft	1
	Price/Unit	\$800,000	2 Bdr / 2 Bath - Approx 900 Sq. Ft	1
	Price/SF	\$1,007.56		
	Building SF	1588		
	Year Built	1930		
	Lot Size	6,007		
	Zoning	LAR2		



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RECENT SALES COMPARABLES

B 1950 Purdue Ave
Los Angeles, CA 90025



Sale Price	\$1,580,000	Listed Date	9/19/2024
Units	1	Sale Date	10/31/2024
Price/Unit	\$1,580,000	Days-On-Mkt	44
Price/SF	\$2,468.75		
Building SF	640		
Year Built	1925		
Lot Size	6,619		
Zoning	LARD1.5		

Bedrooms / Bathrooms	# of Units
2 Bdr / 1 Bath	1

Deal Story:

This well-kept, 2 bed 1 bath bungalow is the ideal starter home. Featuring an updated bathroom, hardwood floors throughout, double pane windows, mini split AC and heating units in the bedrooms and living room and newer kitchen appliances. Situated on an expansive 6,600+ SF lot, the pristine backyard offers a lush lawn, mature palm, and citrus trees, with plenty of space for an ADU addition.

Listed for \$1,200,000 on 9-19-24 and sold on 10-31-24 for \$1,580,000

C 1954 Purdue Ave
Los Angeles, CA 90025



Sale Price	\$1,200,000	Listed Date	9/18/2024
Units	1	Sale Date	10/28/2024
Price/Unit	\$1,200,000	Days-On-Mkt	40
Price/SF	\$1,739.13		
Building SF	690		
Year Built	1925		
Lot Size	4,001		
Zoning	LARD1.5		

Bedrooms / Bathrooms	# of Units
2 Bdr / 1 Bath	1

Deal Story:

This well-kept, 2 bed 1 bath bungalow is the ideal starter home. Featuring an updated bathroom and kitchen, hardwood floors, a large utility room with space for an office area and a detached garage.

Listed for \$1,100,000 on 9-18-24 and sold on 10-28-24 for \$1,200,000

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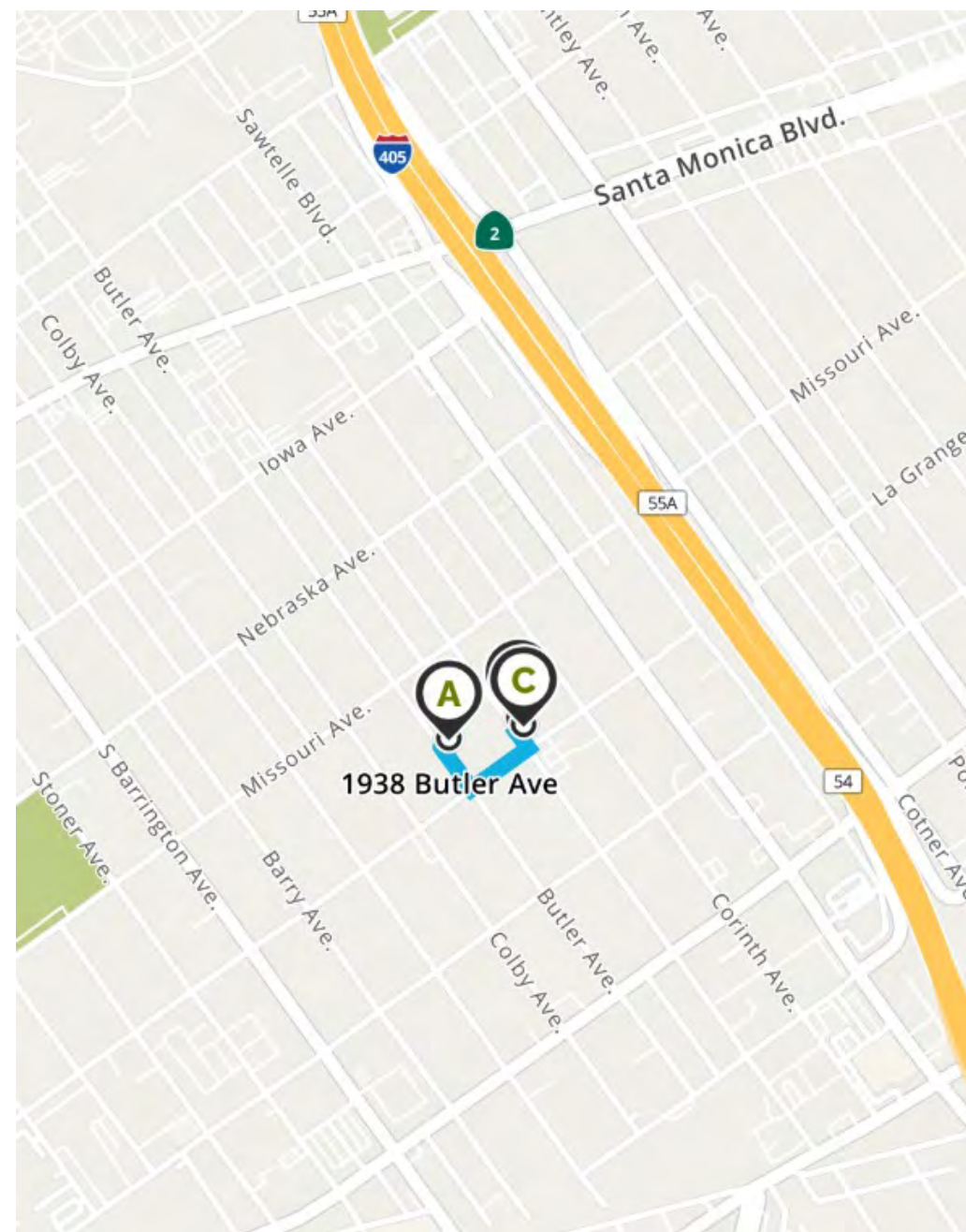


RECENT SALES COMPS MAP

A 1938 Butler Avenue
Los Angeles, CA 90025

B 1950 Purdue Ave
Los Angeles, CA 90025

C 1954 Purdue Ave
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Contact Information

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