



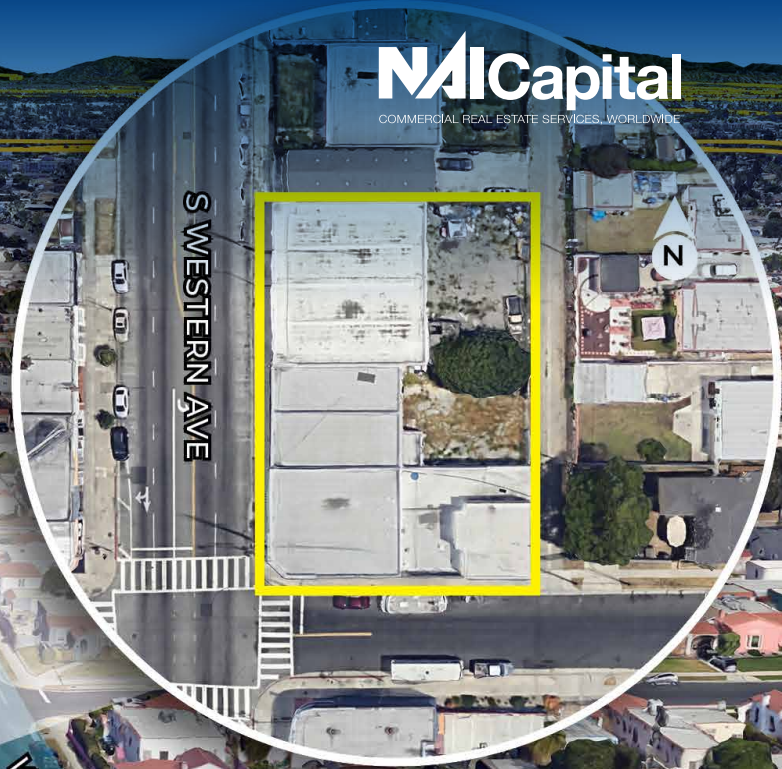
LOS ANGELES

SITE


34,487 ATC

S WESTERN AVE

W 91ST ST



FOR SALE

FULLY ENTITLED 71 UNIT MULTIFAMILY DEVELOPMENT SITE
8942 - 8956 S WESTERN AVE | LOS ANGELES, CA 90047

ANGELES

SITE

ERN AVE

TABLE OF CONTENTS

8942 – 8956 S WESTERN AVE
LOS ANGELES, CA 90047



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01

Pricing Detail

02

Development Specifications

03

Existing Improvements

04

Concept Photos

05

Investment Information

06

Retail Map

PRICING DETAIL

FEE SIMPLE SALE

Purchase Price	\$3,500,000
Price per Land SF	\$198/SF
Price per Buildable Unit	\$49,296

*Price includes 17,645 SF lot with all entitlements for fully RTI project.

JOINT VENTURE

Owner Contribution	Land Plus All Permits and Entitlements
Partner Contribution	Negotiable

DEVELOPMENT SPECIFICATIONS

 **44**
Studios

 **27**
1 Bedrooms

 **71**
Total Units

 **422**
Average SF Per Unit

 **52,793**
Gross Project SF

 **36**
Parking Spaces

8942 S WESTERN AVE | 8950 S WESTERN AVE 8956 S WESTERN AVE

Zoning C2 – 1VL-CPIO

APN 6037-026-038 / 6037-026-039 / 6037-026-040

Combined Lot Size 17,645 SF / 0.41 AC

Fully Entitled Yes

Community Plan South Los Angeles

General Plan Los Angeles - Neighborhood Commercial

Council District CD 8 - Marqueece Harris-Dawson

AFFORDABLE REQUIREMENT

8% Extremely Low
Income Units
(6 Total)



EXISTING IMPROVEMENTS

The current improvements to the site are fully vacant with no tenants in place. Properties may be acquired by owner user or investor interested in rehabbing and using the existing properties. Qualifying owner users seeking to occupy 51% or more of the existing improvements can obtain SBA financing with as little as 10% down payment.

PRICE	PRICE PER SF	PRO FORMA LEASE RATE	PRO FORMA ANNUAL RENT
\$3,500,000	\$260.84/SF	\$2.25/SF/month	\$362,286

ADDRESS	BUILDING SF	LOT SF	APN
8942 S. Western	1,702	1,702	603-702-6038
8944 - 8948 S. Western	3,404	6,000	603-702-6038
8950 S. Western	2,655	5,675	603-702-6039
8956 S. Western	5,657	6,000	603-702-6040
TOTAL	5,657	20,657	



CONCEPT PHOTOS



INVESTMENT INFORMATION

■ HIGHLIGHTS

One of a kind opportunity to acquire a fully RTI project in South Los Angeles.

Property is fully approved and will be delivered with all entitlements.

Five story project with ground level parking – NO subterranean parking.

Prime corner location in south LA, adjacent to rapidly gentrifying Inglewood submarket.



Entitlement Status
Fully Entitled / RTI



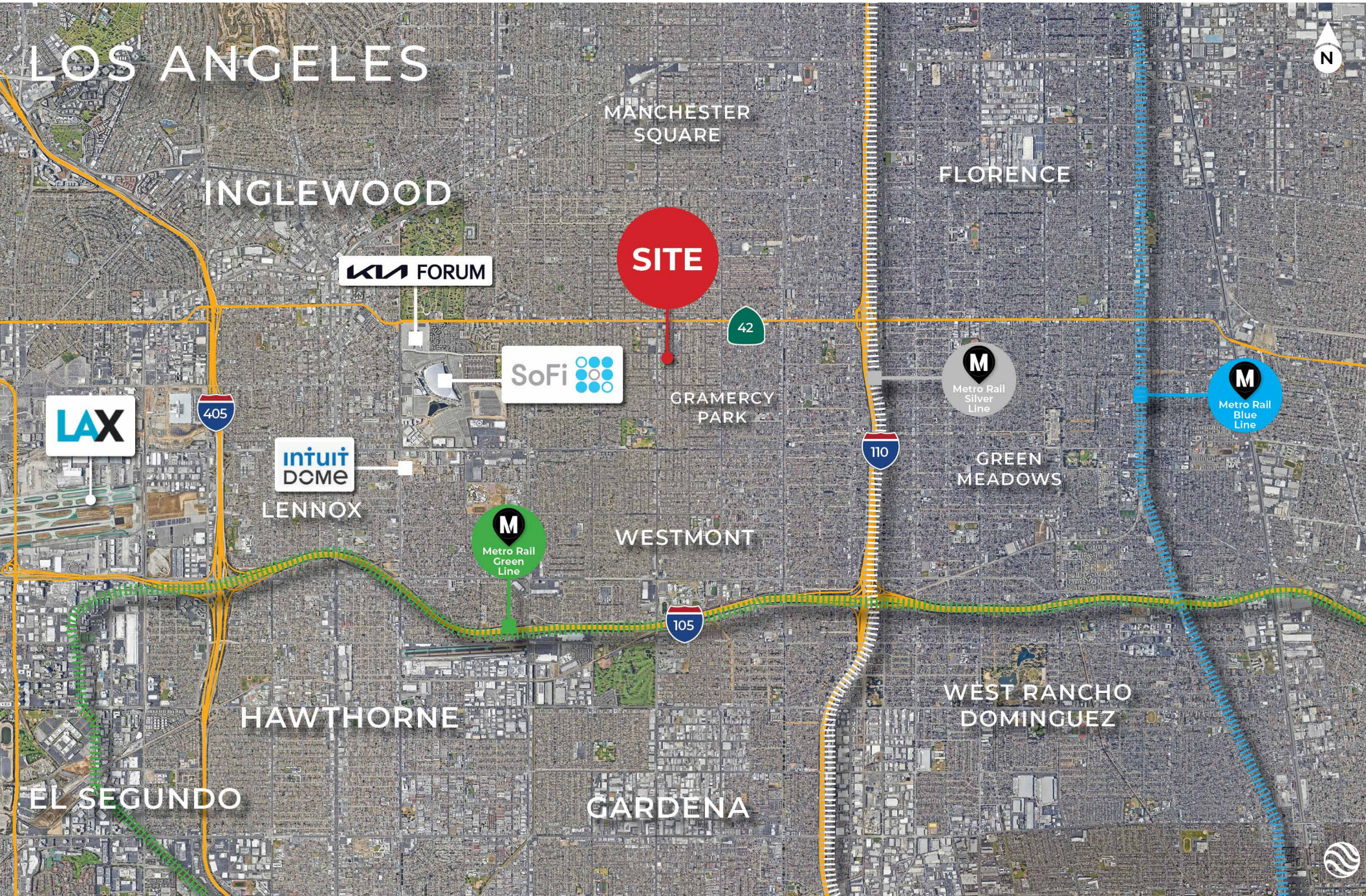
Sale Type
Fee Simple OR Joint Venture



Owner User Opportunity
13K Existing Commercial Improvements



RETAIL MAP





LOS ANGELES

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