

Brand New Construction - CofO Issued

Priced at \$9,300,000

Opportunity Zone

1010 E. 25th Street
Los Angeles, CA 90011

PARTNERSCRE
SVIDLER

31 Unit 100% Affordable Residential Building
Appliances Included - ADU Potential - Near Metro Station



TABLE OF CONTENTS

Property Overview	3	Walk Score	14
Building Units	4	Metro A Line	15
Floor Plans	7	Parcel Map	16
Maps	10	Opportunity Zone	17
Area Map	11	Photos	18
Covenant Information	12	Disclaimer	36
Section 8 - Voucher Payment	13	Contact Information	37

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1010 E. 25th St.

Property Overview

Partners CRE is proud to exclusively present for sale an Affordable Residential Building newly constructed in Los Angeles! The **Certificate of Occupancy** has been issued. The property will be **delivered vacant**.

This **31 Unit 100% Affordable Brand New Residential Building** sits just south of Downtown Los Angeles. The ground-up new construction consists of mostly **1+1s (22 of them) and 9 Studios**. The building includes a Building Code Floor Area of 16,004 SF per Zoning Code and **10,952 SF of Rentable Square Footage!**

The building opens through a **secured entrance** to a spacious **Recreation / Community Room**, then opens up to a comfortable **Manager's Office** and a **Manager's Bathroom**. The same level leads to the ground-floor apartments with **14 foot ceilings**, the **Laundry Room**, and through the side of the building, access the **Long-Term Bicycle Storage** that can accommodate 30 bicycles. Take the **stairs** or the **elevator** up to the next three floors of housing, and continue to the **Rooftop** which includes **three separate Open Space Areas** with **unobstructed views** of the City, including the skyscrapers in DTLA.

All units feature a **Mini-Split A/C System**, **brand new appliances** and **all electric setups** (with only the Central Boiler and Dryers in Laundry room being gas). The mostly **Stacked-Design** should allow for future ease of maintenance. The property has a **Security Camera System** for ease of mind. The Building is sub-metered for water. The property is bordered by a new block wall. There is the **possibility of converting some common space to one or two ADUs**. The property is in an **Opportunity Zone!**

The building includes no car parking, but is located well under a mile to the **Metro (A) Blue Line Station**, which will take your future tenants to connections with the **other Metro Light Rail Lines, Long Beach** and direct to **Union Station!** There is a space in the back of the building, off the alley, that may potentially work for parking one car.

This pedestrian friendly neighborhood gets a respectable **"Very Walkable"** score from Walk Score, along with a **Biker's Paradise** designation!

The property is located near significant **Job-Centers**, including USC and DTLA.

Strong demand from **Section 8** Tenants can increase the potential income, and will help to speed up the rent-up period.

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100% Affordable Housing Building

Priced at \$9,300,000

10,952 SF
Rentable Square Footage

6,247 SF
Lot Square Footage

16,004 SF
Building Code Floor Area

5131-026-022
Assessor Parcel Number

Brand New Construction

4 Stories - 31 Total Units

22 One Bed + One Bath & 9 Singles

AMENITIES

Rooftop Deck

Community Room

Laundry Room

Bicycle Storage

Close to DTLA & USC

Under a Mile to A Line Metro Station

Opportunity Zone

Near Jobs Centers

Very Walkable, Biker's Paradise per Walk Score

Potential for One or Two ADUs

1010 E. 25th St.

Building Units

Floor	Rentable SF
1 st Floor	1,517
2 nd Floor	3,145
3 rd Floor	3,145
4 th Floor	3,145
Total Rentable SF: 10,952	



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1010 E. 25th St.

Building Units

1 st Floor				
#	Unit #	Unit Mix	Income Level	Unit SF
1	101	1 + 1	Schedule I / Low Income	348
2	102	1 + 1	Schedule I / Low Income	344
3	103	1 + 1	Schedule I / Low Income	358
4	104	1 + 1	Schedule I / Low Income	467

2 nd Floor				
#	Unit #	Unit Mix	Income Level	Unit SF
5	201	1 + 1	Schedule I / Low Income	409
6	202	1 + 1	Schedule I / Low Income	348
7	203	1 + 1	Schedule I / Low Income	344
8	204	1 + 1	Schedule I / Low Income	358
9	205	Studio	Schedule I / Low Income	289
10	206	Studio	Schedule I / Low Income	292
11	207	Studio	Schedule I / Low Income	287
12	208	1 + 1	Schedule I / Low Income	425
13	209	1 + 1	Schedule I / Low Income	393



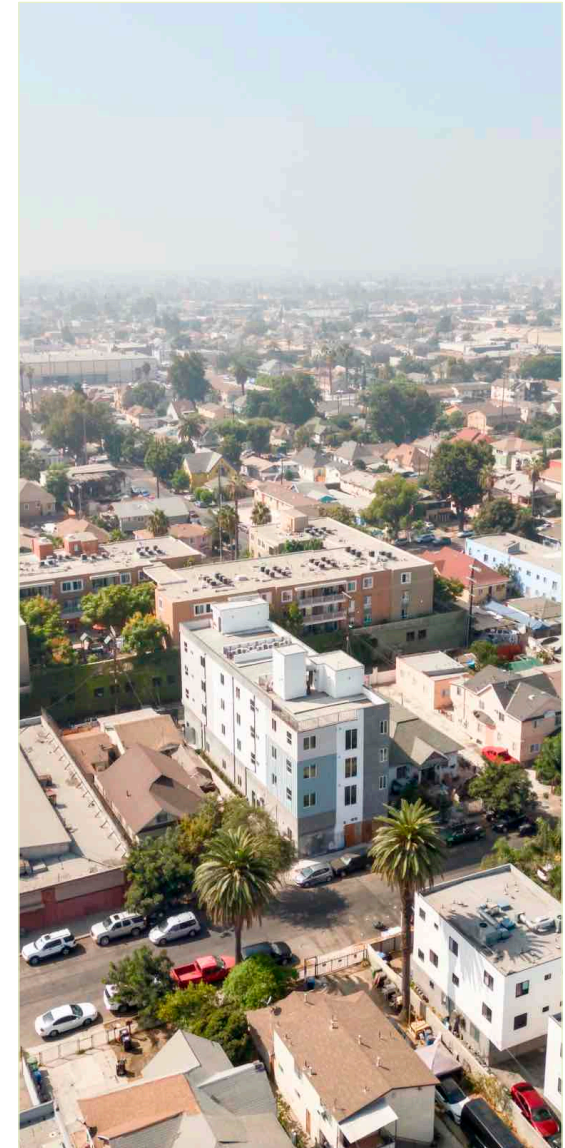
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Building Units

3 rd Floor				
#	Unit #	Unit Mix	Income Level	Unit SF
14	301	1 + 1	Schedule I / Low Income	409
15	302	1 + 1	Schedule I / Low Income	348
16	303	1 + 1	Schedule I / Low Income	344
17	304	1 + 1	Schedule I / Low Income	358
18	305	Studio	Schedule I / Low Income	289
19	306	Studio	Schedule I / Low Income	292
20	307	Studio	Schedule I / Low Income	287
21	308	1 + 1	Schedule I / Low Income	425
22	309	1 + 1	Schedule I / Low Income	393

4 th Floor				
#	Unit #	Unit Mix	Income Level	Unit SF
23	401	1 + 1	Schedule I / Low Income	409
24	402	1 + 1	Schedule I / Low Income	348
25	403	1 + 1	Schedule I / Low Income	344
26	404	1 + 1	Schedule I / Low Income	358
27	405	Studio	Schedule I / Low Income	289
28	406	Studio	Schedule I / Low Income	292
29	407	Studio	Schedule I / Low Income	287
30	408	1 + 1	Schedule I / Low Income	425
31	409	1 + 1	Schedule I / Low Income	393

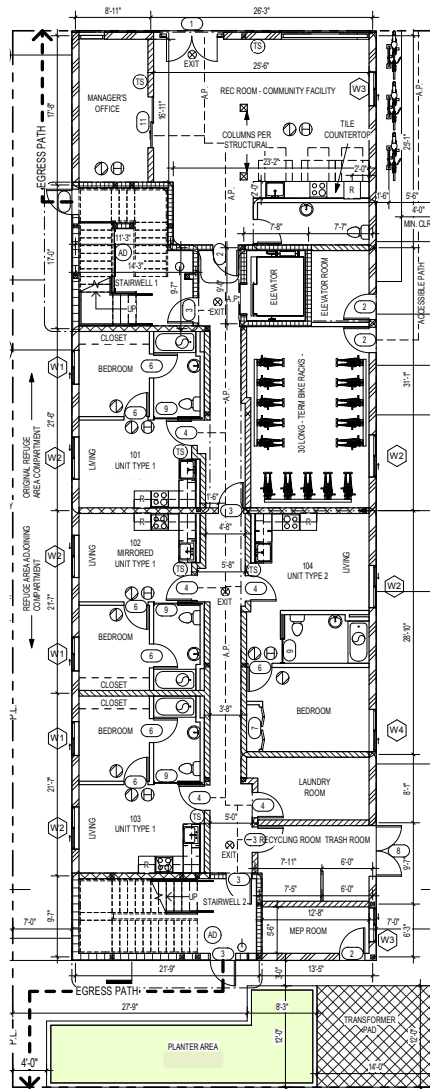


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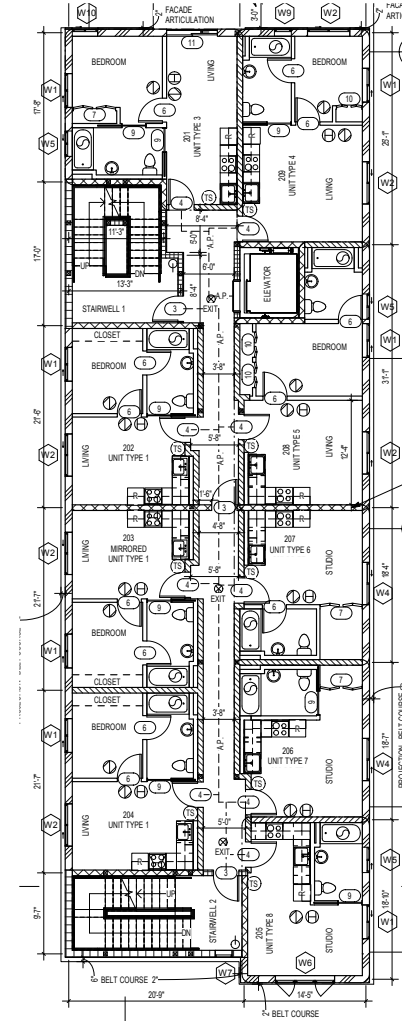
1010 E. 25th St.

Floor Plans

FLOOR 1



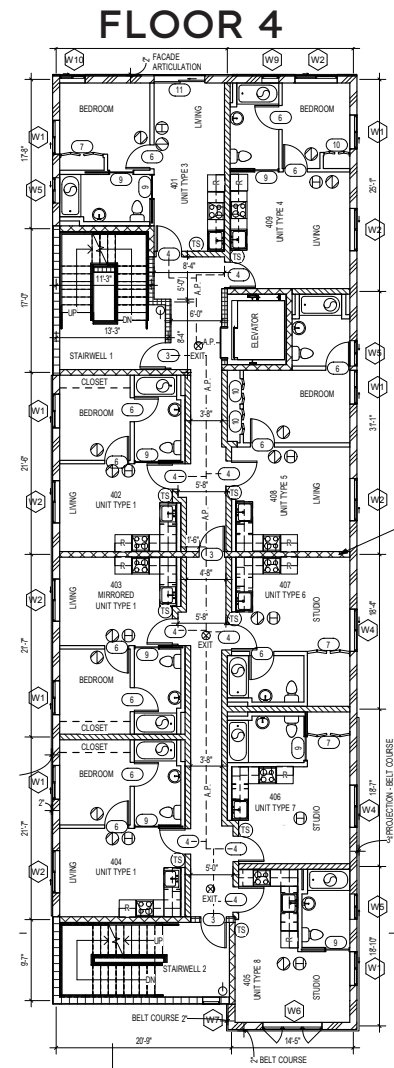
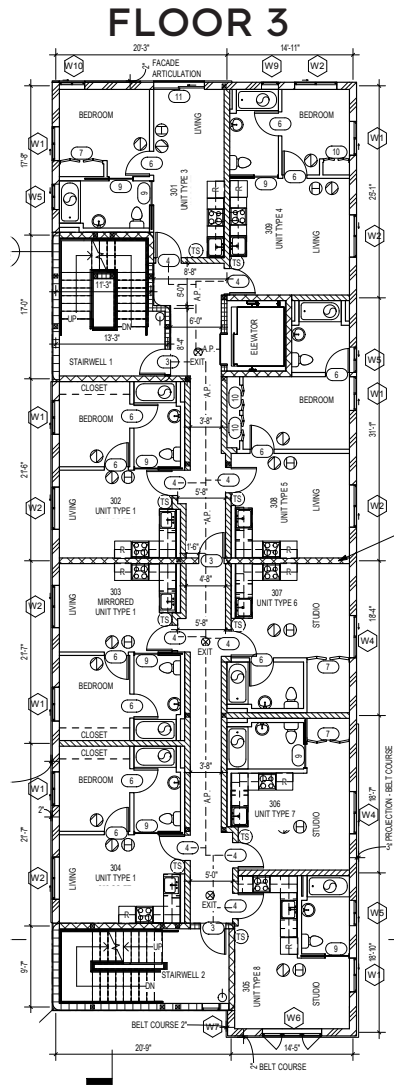
FLOOR 2



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1010 E. 25th St.

Floor Plans

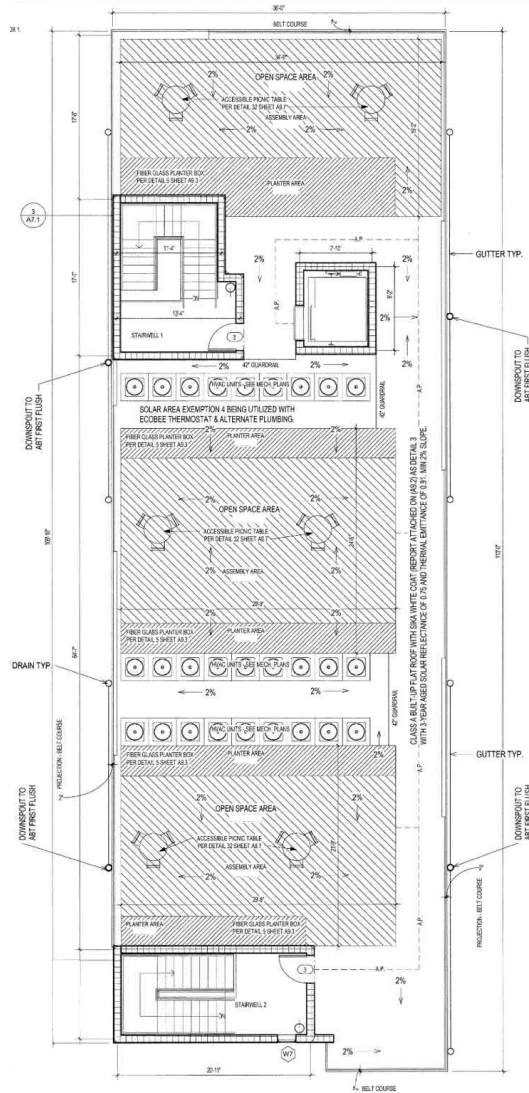


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Floor Plans

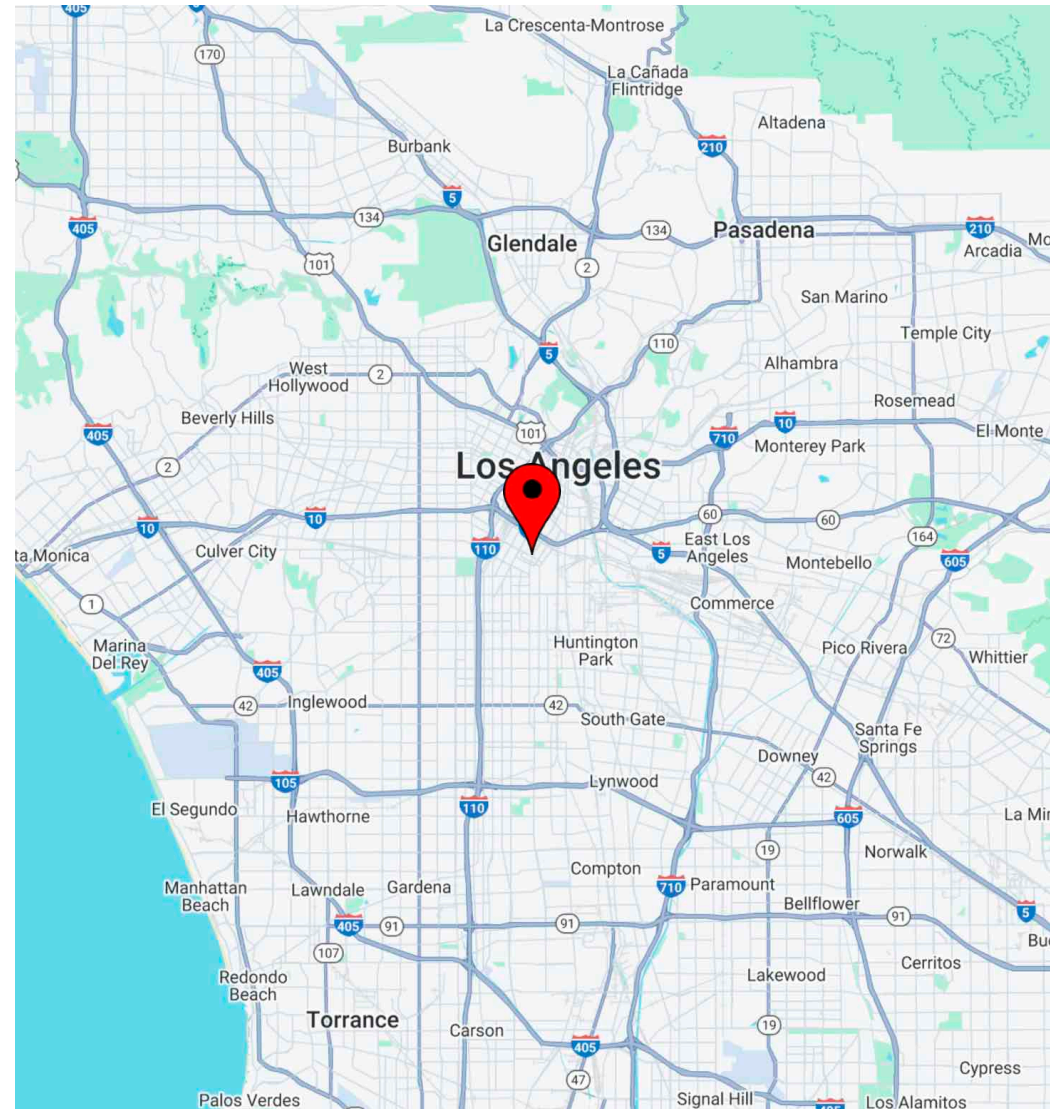
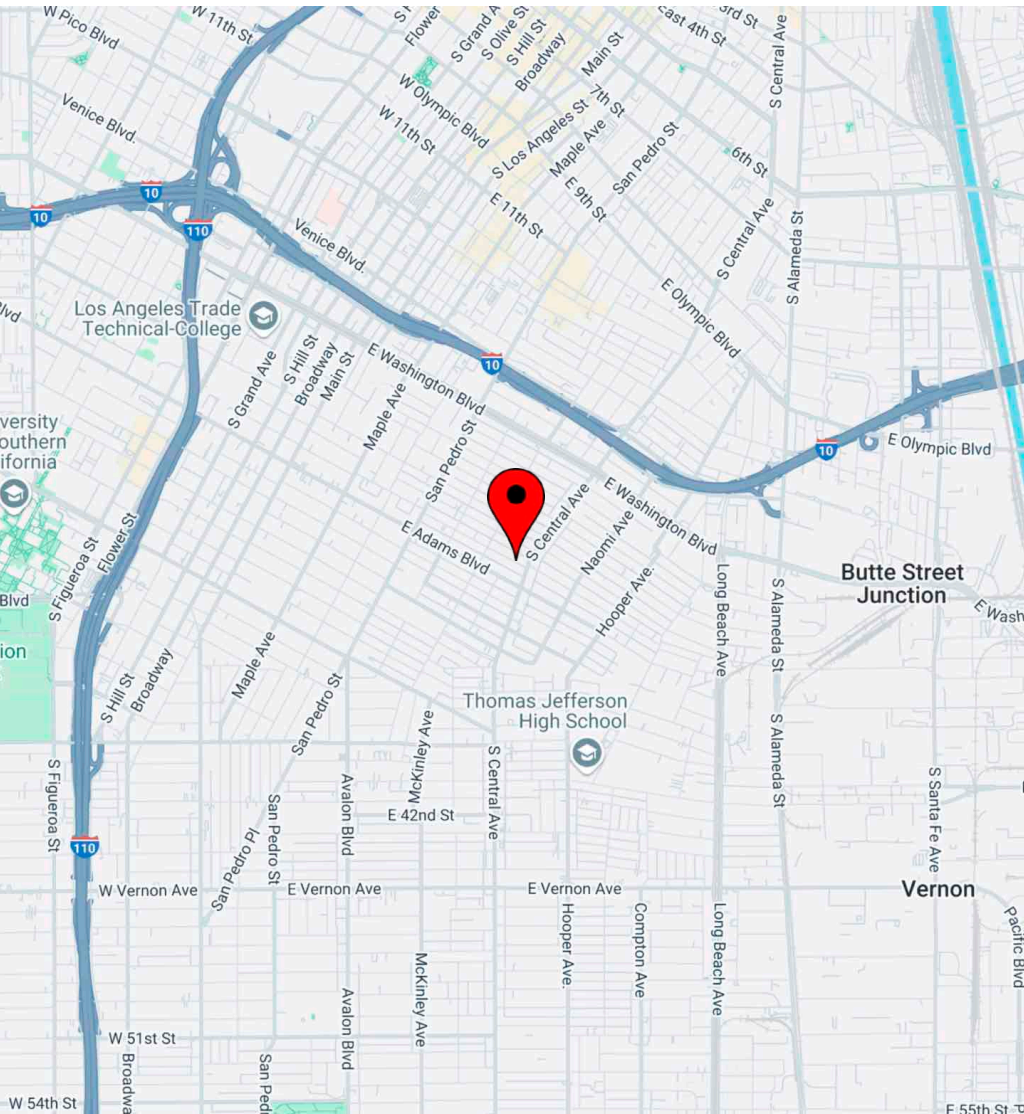
ROOFTOP



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1010 E. 25th St.

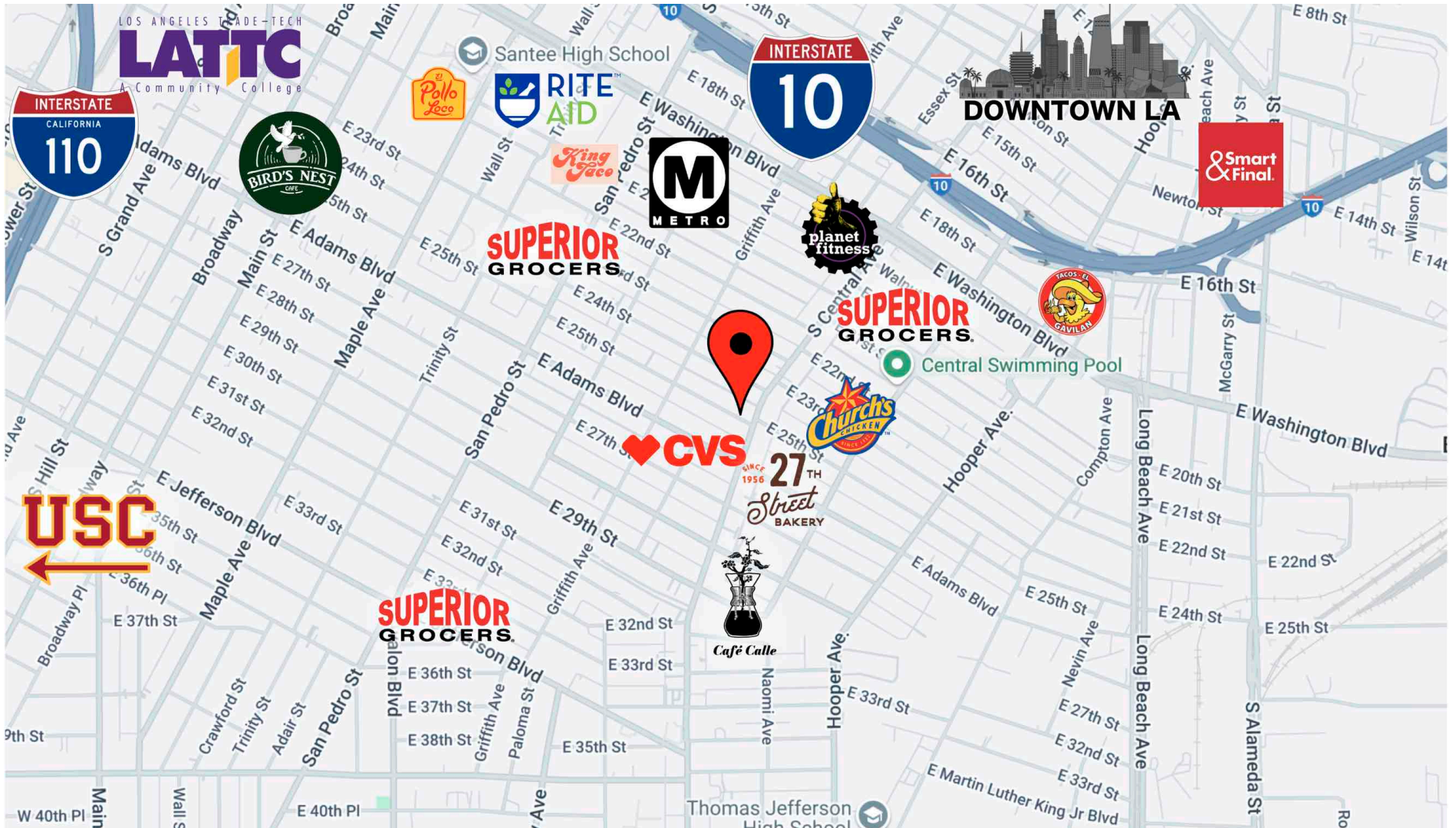
Maps



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1010 E. 25th St.

Area Map



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1010 E. 25th St.

Covenant Information

1. FUNDAMENTAL PROVISIONS

- (a) Property Address: 1010 East 25th Street
Los Angeles, CA 90011
- (b) City Planning Case No.: Not applicable
City Planning Referral Form No: ADM-2020-5593-TOC
- (c) Tentative Tract No.: Not applicable
- (d) Building Permit Application No.: 20010-10000-02387
- (e) Plan Check No.: B20LA12418
- (f) Total Number of Residential Unit(s) at the Project: 31
- (g) Total Number of Restricted Unit(s) at the Project: 30
- (h) Total Number of Senior Unit(s) at the Project: Not applicable
- (i) Allocation, Affordability Level, and Type of Restricted Unit(s) at the Project:

LOW INCOME HOUSEHOLDS

(Schedule 1-HUD)

Type (check one): Floating or Fixed

Bedroom Type	Total # of Residential Unit(s) at Project	Total # of Restricted Unit(s) at Project	No. of Low Income Restricted Unit(s) under HUD Sch. 1
SINGLE	9	9	9
ONE	22	21	21
TOTAL:	31	30*	30

*If one or more manager's units are required by law, Owner understands and agrees that the Restricted Unit(s) shall **NOT** be used as manager's units.

(j) Owner's Contact Information:

(k) Owner's Representative:

1010 E. 25th St.

Section 8 - Voucher Payment Standards



Bedroom Size	Voucher Payment Standard
SRO	\$1,598
0	\$2,132
1	\$2,407
2	\$3,052
3	\$3,915
4	\$4,320
5	\$4,968
6	\$5,616

Housing Authority can pay to help a family with rent. The family's voucher will show the number of bedrooms authorized by the Housing Authority, based on the number of persons in the family.

The Housing Authority establishes Voucher Payment Standards (VPS) based on the Fair Market Rents (FMR), which are established at least annually by U.S. Department of Housing and Urban Development (HUD). The VPS is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket.

The Housing Authority must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the VPS. For example, if a family locates a two-bedroom unit with a three-bedroom voucher, the two-bedroom VPS must be used to calculate your tenant portion of the rent.

The following chart depicts the VPS for the Housing Authority of the City of Los Angeles (HACLA).

<https://www.hacla.org/en/about-section-8/payment-standards>



LAHD OCCUPANCY MONITORING: NEXT STEPS

Congratulations! You've completed your covenant. What's next?

1. Read your covenant for specifics

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- Income Certification Application Package
- If needed, training to complete the Application Package. Trainings are provided **by appointment**
- Current income & rent limit schedules

CONTACT US

Email: lahd.occmonitor@lacity.org
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.occmonitor@lacity.org.

4. Select prospective tenants

The Owner makes the selection of an Eligible Household by submitting the required Application Package and required documents to LUcert@ufbahc.com. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

5. Keep your records and report annually

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

Tenants with Housing Choice Voucher (Section 8) or other rental subsidies

Tenants with rental subsidies may reside in restricted units so long as the *tenant's portion* does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. *Ask how tenants with a rental subsidy may waive the Income Certification requirement.

Rev. 9/13/2021

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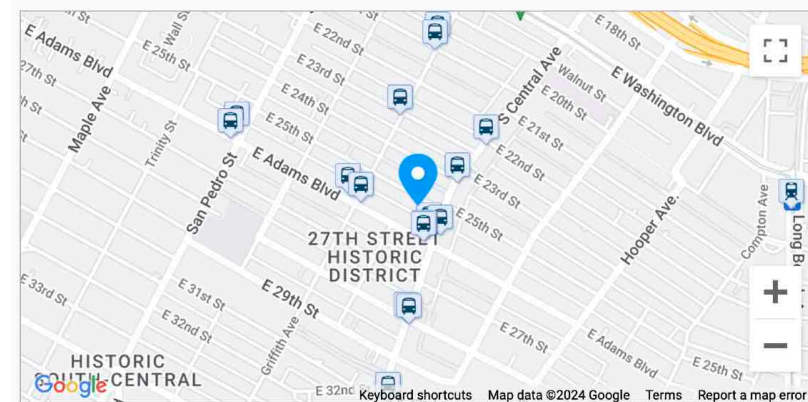
1010 E. 25th St.

Walk Score

Walk Score
81
Very Walkable
Most errands can be accomplished on foot.

Transit Score
63
Good Transit
Many nearby public transportation options.

Bike Score
96
Biker's Paradise
Daily errands can be accomplished on a bike.



Rail lines:

Metro A Line (Blue) 0.5 mi Metro E Line (Expo) 1.2 mi

Bus lines:

53 Metro Local Line 0.1 mi King East DASH King East Cl... 0.1 mi
King East Counterclockwise ... 0.1 mi 55 Metro Local Line 0.1 mi
51/52 Metro Local Line 0.4 mi

About this Location

1010 East 25th Street has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

1010 East 25th Street is a 14 minute walk from the Metro A Line (Blue) at the San Pedro Street Station stop.

This location is in the South Central LA neighborhood in Los Angeles. Nearby parks include Central Recreation Center, Trinity Park and Ross Snyder Recreation Center.

<https://www.walkscore.com/score/1010-e-25th-st-los-angeles-ca-90011>



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1010 E. 25th St.

Metro A Line (Blue Line)

The **San Pedro St. Station** on the **A (Blue) Line** of the LA Metro system is situated just 0.7 miles from 1010 E. 25th Street.

Living near the San Pedro Street Station on the A Line Metro provides access to a wide range of destinations across Los Angeles. Heading north, the line quickly takes you to **the heart of Downtown LA**, where you can easily reach popular areas like the Financial District, Little Tokyo, and the bustling shopping and dining options at Grand Central Market.

The A Line metro also provides seamless access to the B Line through a quick transfer at **7th Street / Metro Center Station**. The B Line extends your reach further into Los Angeles, connecting you to Koreatown, Hollywood, and Universal City. Heading South on the A Line, you can access as far south as Long Beach. The A Line also connects to **Union Station**, the City's main transportation hub, offering connections to other Metro lines, Metrolink trains, and Amtrak services.



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1010 E. 25th St.

Parcel Map



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1010 E. 25th St.

Opportunity Zone



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

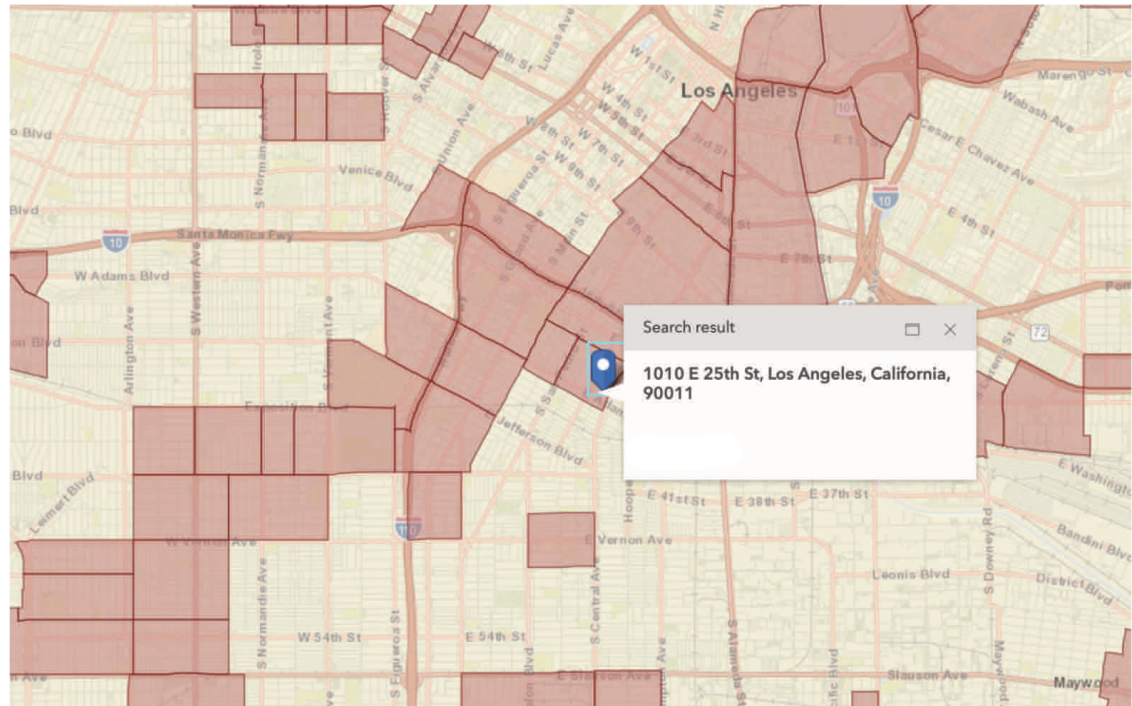
Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.

For further details, please refer to the website of California Community & Place-Based Solutions.

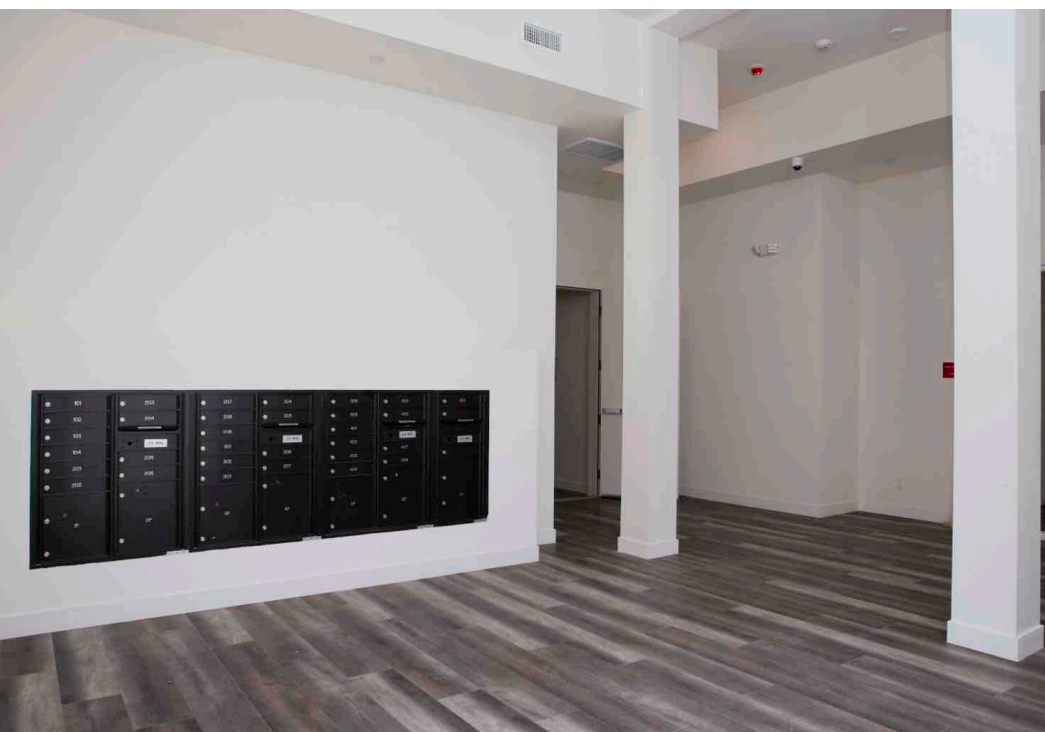
[Click Here for Further Details](#)

[Click Here to Search Map Below](#)

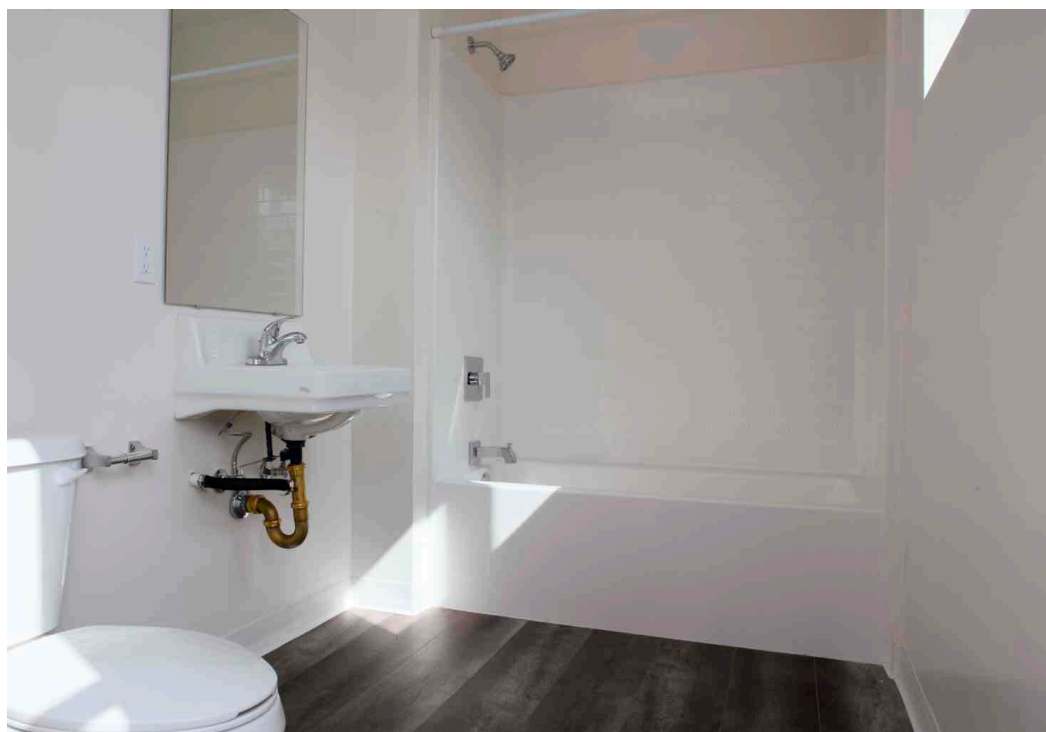


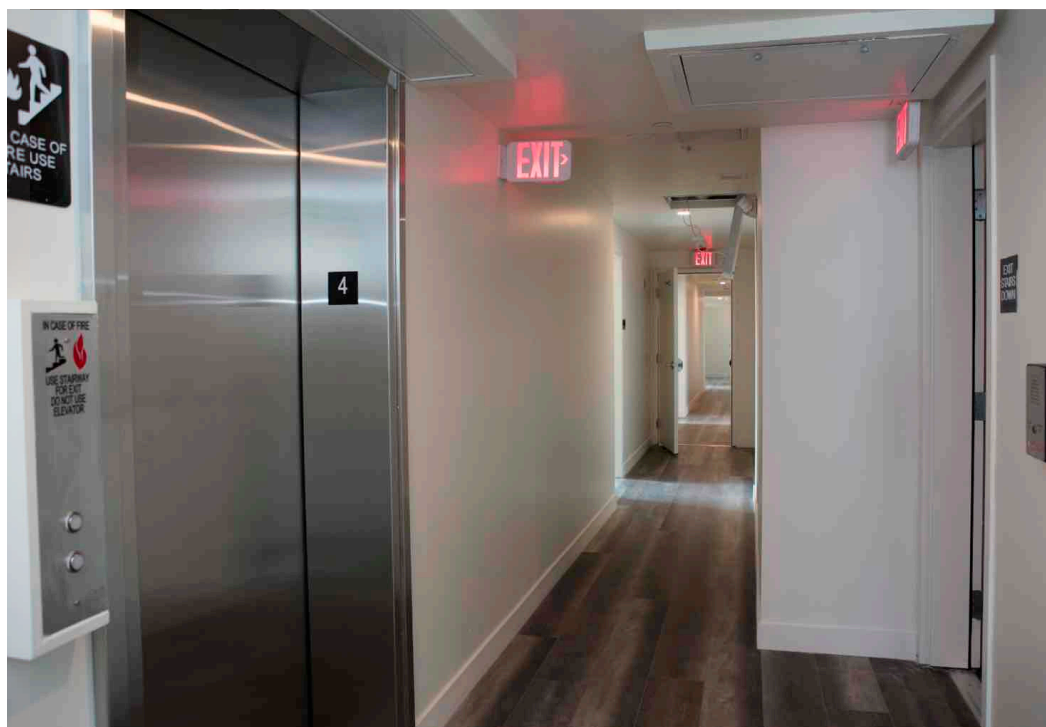
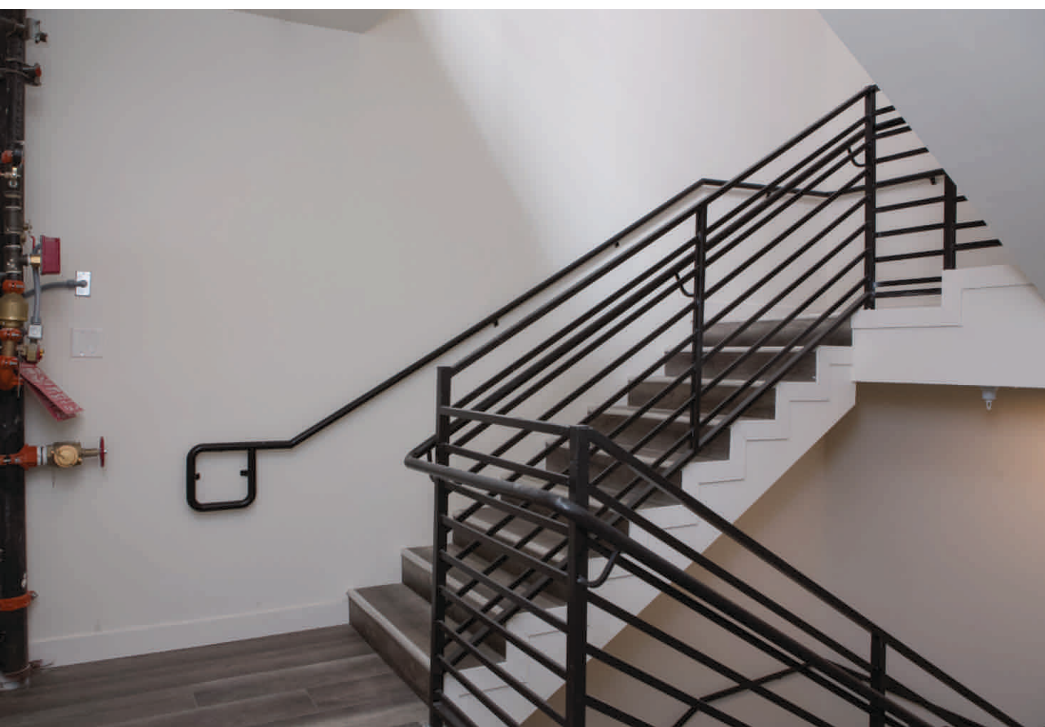
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Dario Svidler

























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PARTNERSCRE

For more information please contact
our exclusive sales agents:

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