

Toltec 9-Home Development Opportunity, Highland Park

Project Overview

September 26, 2024

P. JOSEPH
DEVELOPMENT



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Overview

Key Project Information

Address: 6101-6107 Toltec Way Los Angeles, CA 90042
APN: 5312-005-014
Zoning: RD1.5-1
Existing Buildings: No
Existing Tenants: No
Land Area, Gross: 15,893 sf. (0.365 acres)
Land Area, Net: 13,438 sf. (0.308 acres) West of Toltec Way, after Street Dedication
Residential Floor Area: 15,826 sf.
Gross Floor Area: 19,474 sf.
City Approval Status: Project is RTI (ready to issue permits), with all plans approved.



Highlights of Future Housing Development

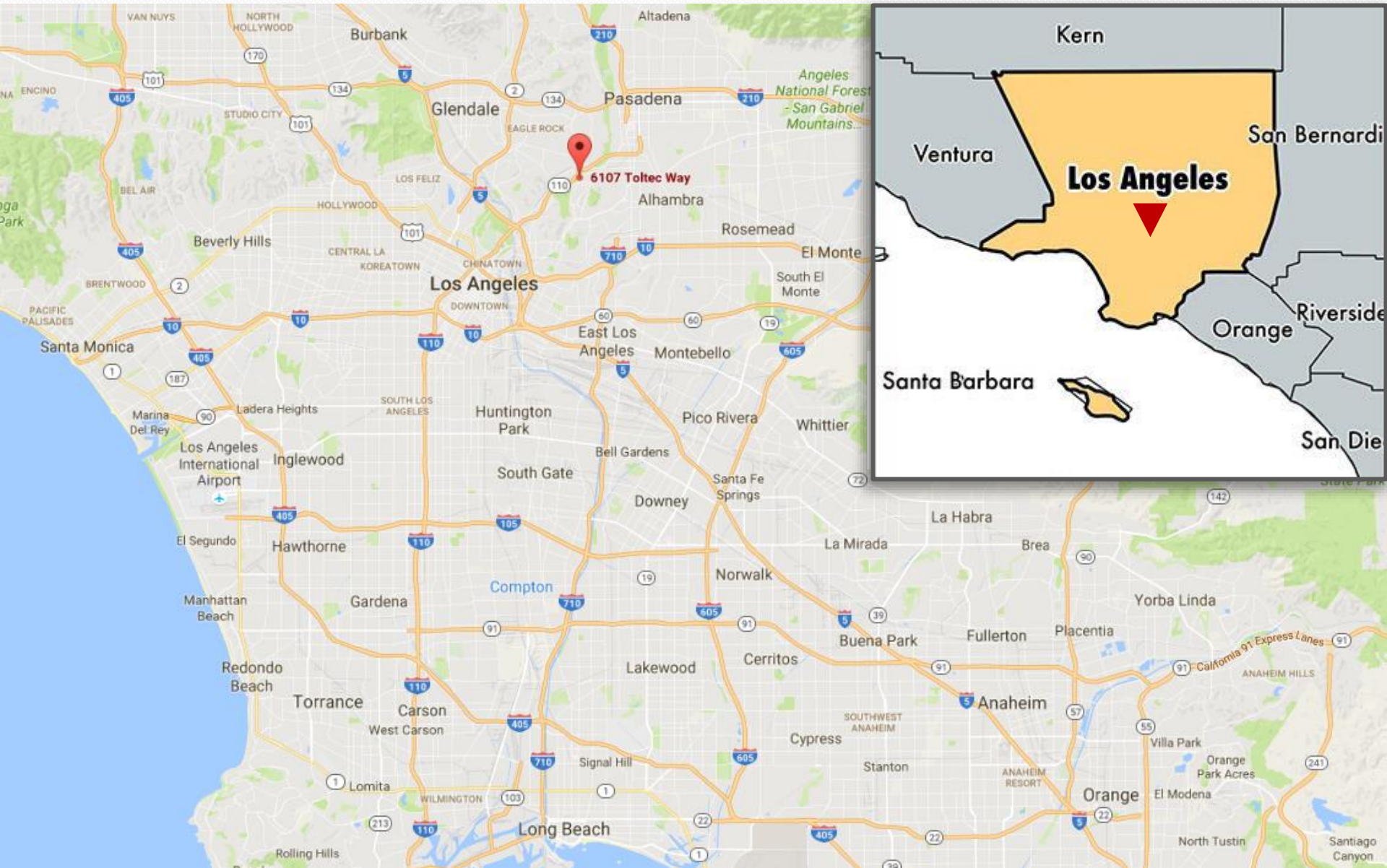
- 9 small lot homes (1,400-2,000 sf.)
- 2-3 bedrooms
- 2 car private garages
- 5 guest parking spaces
- Located in beautiful area: rolling hills, parks and hiking trails
- Views of Arroyo Seco Valley from most units
- Rapidly gentrifying / appreciating market
- Modern kitchen w/ stainless steel appliances
- Walk-in closets
- In-unit washer and dryer
- Rooftop decks for all units
- Balconies for all units
- Air conditioning
- Landscaping throughout complex
- Fire sprinklers

Location of Site

Los Angeles: Highland Park Neighborhood

6101-6107 Toltec Way, Los Angeles, CA 90042

Location in Relation to Greater Los Angeles



Vicinity Map

Glendale
Median Single Family
Sale Price: \$1,450,000

Pasadena
Median Single Family
Sale Price: \$1,729,000

4 Miles

2 Miles

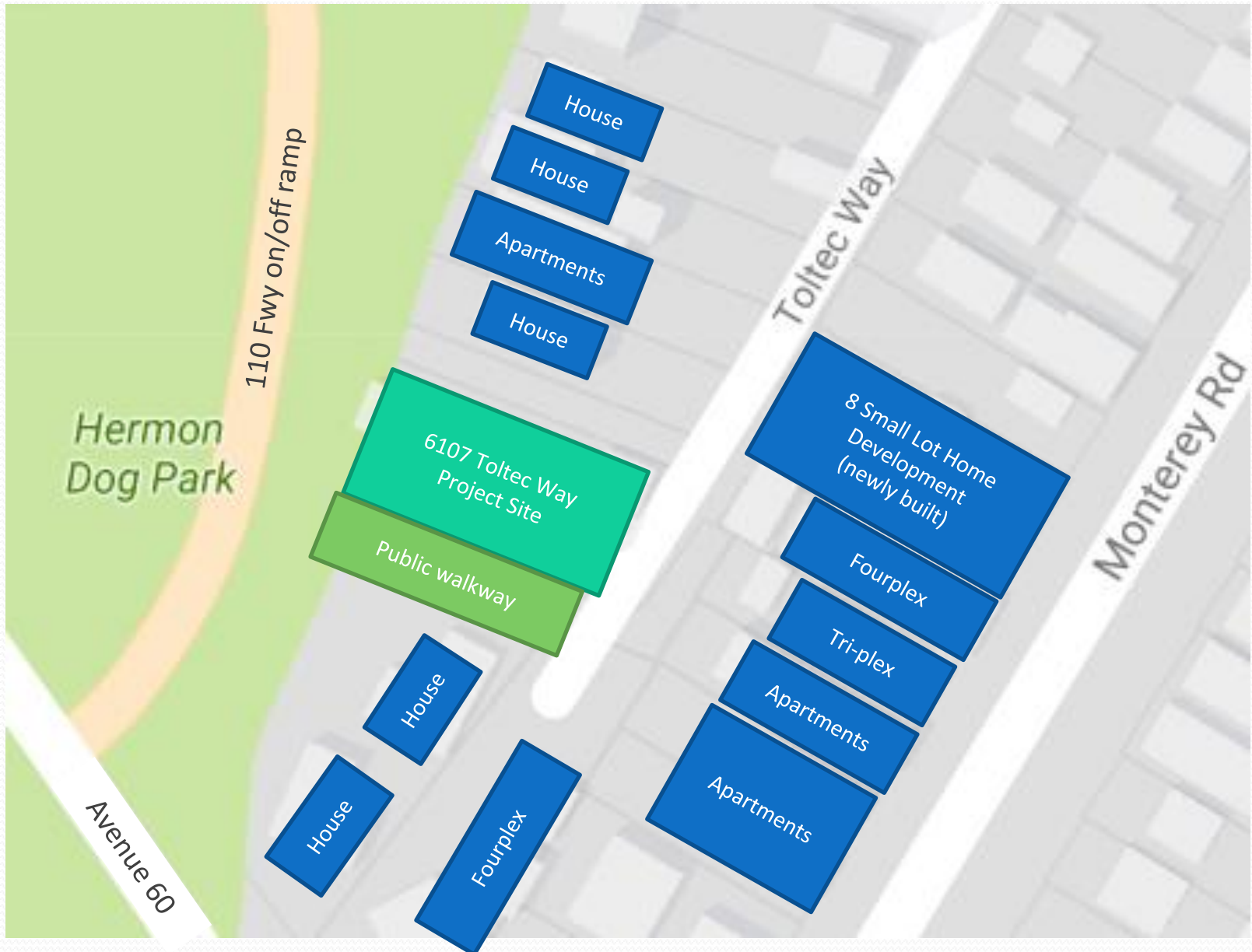
Silver Lake
Median Single Family
Sale Price: \$1,729,000



Property Context in Neighborhood



Property Context in Neighborhood



Liberty Lane Parkette – Along Southern Property Line



Aerial Photos of Property



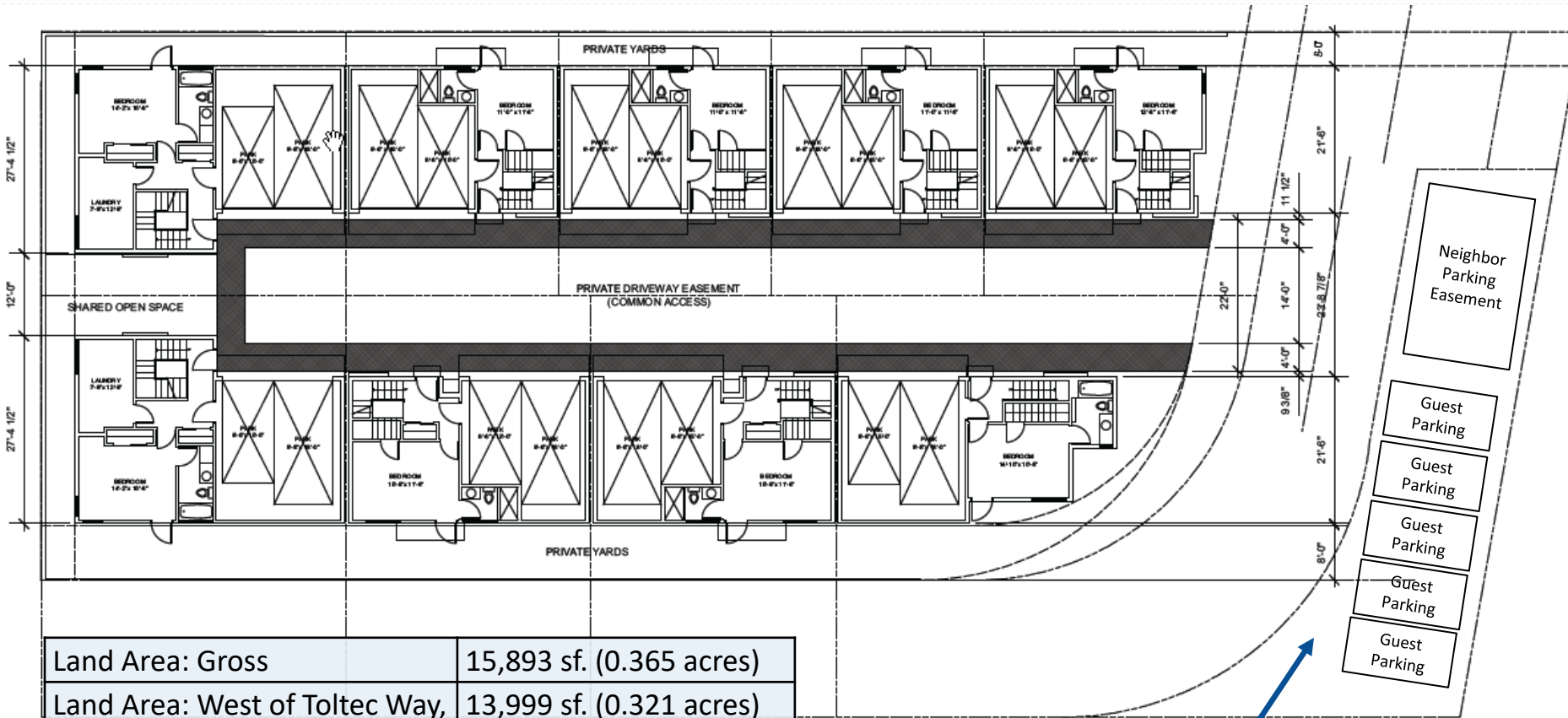
9/26/2024

Toltec 3-Home Development - Project Overview

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Site Plan, Floor Plans & Design

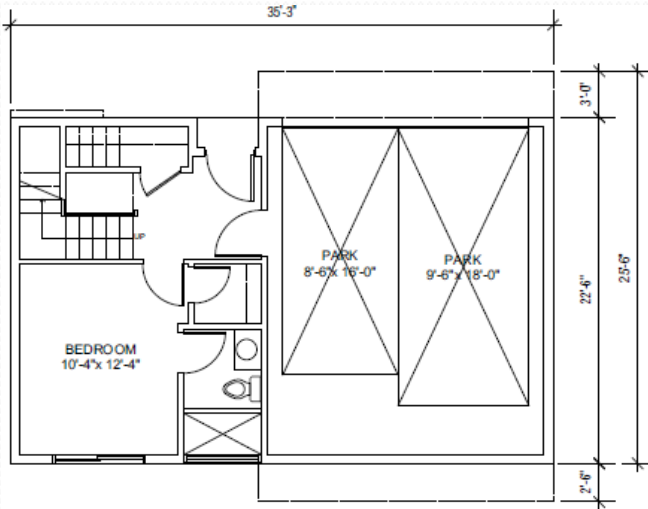
Project Site Plan



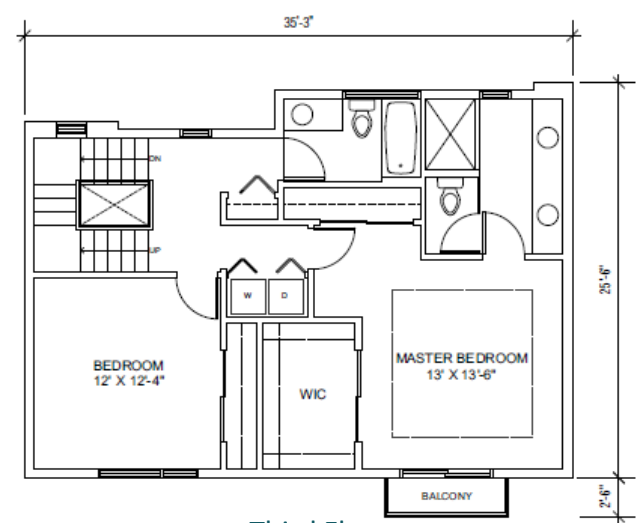
Land Area: Gross	15,893 sf. (0.365 acres)
Land Area: West of Toltec Way, prior to street dedication	13,999 sf. (0.321 acres)
Land Area: West of Toltec Way, after street dedication	13,438 sf. (0.308 acres)
Residential Floor Area	15,826 sf.
Gross Floor Area	19,474 sf.

This parcel is also included in the project, which can be used for additional parking.

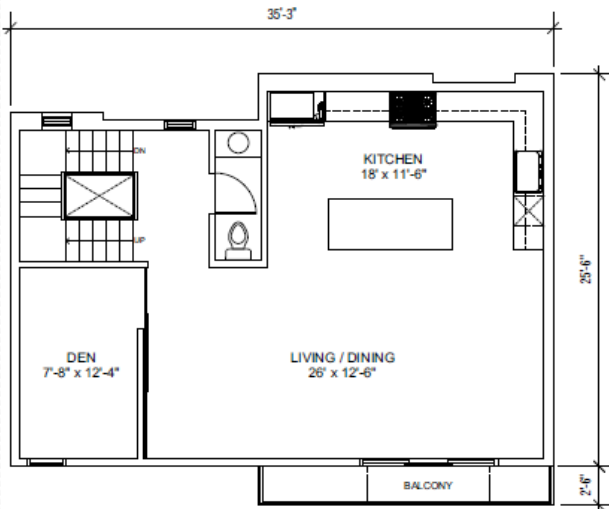
Typical / Example Floor Plan



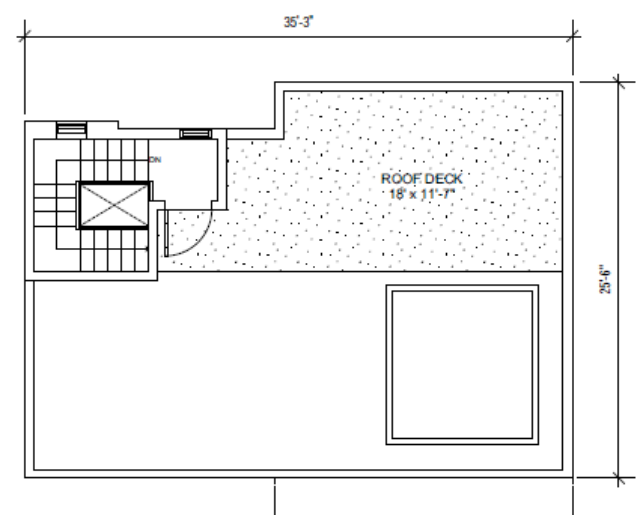
First Floor



Third Floor



Second Floor



Roof

3D Model of the Project Exterior



3D Model of the Project Exterior



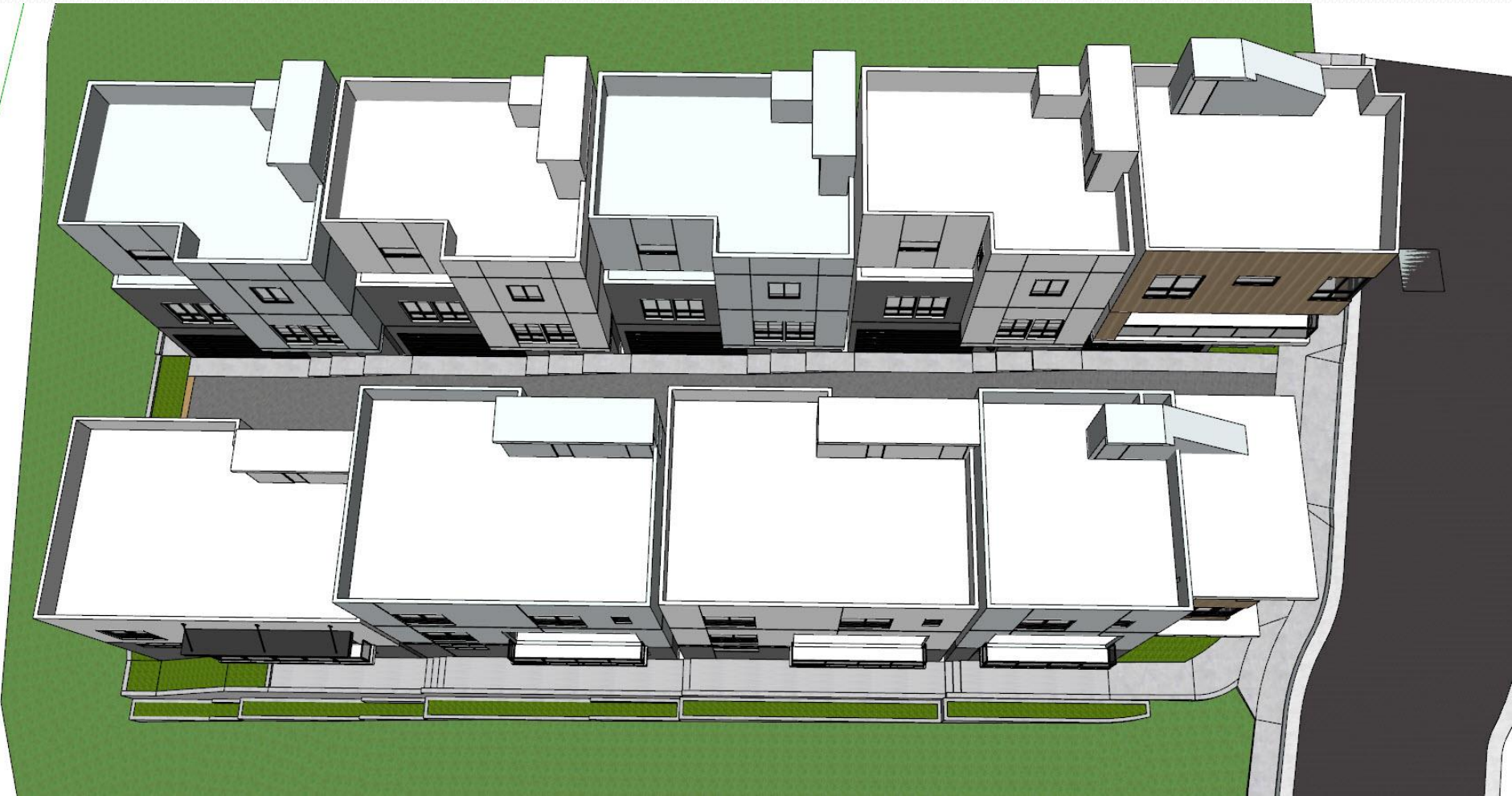
3D Model of the Project Exterior



3D Model of the Project Exterior



3D Model of the Project Exterior



Examples of Nearby Small Lot Homes



Example Interiors for Near by Small Lot Homes



Unit Mix, Sales Forecast & Comps

Unit Mix & Sales Forecast

The table below includes the unit mix, floor area and our forecast for the future sale prices of the homes, which is based on recent sales comparables (see sales comps on following pages).

	Floor Plan 1	Floor Plan 2	Floor Plan 3	Floor Plan 4	Floor Plan 5	Totals	Average
Number of Units	1	2	4	1	1		
Residential Floor Area (SF)	1,791	1,972	1,743	1,712	1,407	15,826	1,758
Gross Floor Area (SF)	2,245	2,377	2,145	2,083	1,812	19,474	2,164
Number of Stories	3	3	3	3	2		
Number of Bedrooms	3	3	3	2+Den	2		
Number of Bathrooms	3.5	3.5	3.5	3.5	2.5		
Garage Capacity	2	2	2	2	2		
Sales Price	\$1,209,000	\$1,311,000	\$1,177,000	\$1,156,000	\$1,034,000	\$10,729,000	\$1,192,111
per SF	\$675.00	\$665.00	\$675.00	\$675.00	\$735.00		

Sales Comps (1,550 – 2,025 SF)

The table below includes a list of recently sold homes near the project site. Only very similar homes were selected that are small lot subdivisions, townhomes or condos, in the immediate vicinity. Single family homes with typically large lots were not included in this list, because a larger lot would get a premium. A range of homes from 1,550 SF to 2,025 SF were selected as relevant sales comparables for our Floor Plans 1-4 (1,712-1972 SF).

Address	City (Neighborhood)	Type	Distance From Subject (Mi.)	Year Built	Beds	Baths	SF	Sale Date	Sale Price	Per SF
1402 Prism Dr	L.A. (Glassell Park)	Small Lot	3.0	2015	3	4	1,705	5/22/2024	\$1,185,000	\$695
4780 Rock Row Dr	L.A. (Eagle Rock)	Small Lot	2.5	2010	2	2.5	1,556	5/14/2024	\$1,081,000	\$695
1118 N Avenue 56	L.A. (Highland Park)	Small Lot	1.5	2020	3	3.5	1,988	5/23/2024	\$1,344,000	\$676
126 S Cessna Ln	L.A. (Highland Park)	Small Lot	1.2	2019	3	3.5	2,022	1/4/2024	\$1,199,990	\$593
127 S Boeing Ln	L.A. (Highland Park)	Small Lot	1.2	2018	3	4	2,022	5/17/2024	\$1,220,000	\$603
4780 Rock Row Dr	L.A. (Eagle Rock)	Small Lot	2.5	2010	2	2.5	1,556	5/14/2024	\$1,081,000	\$695
4329 N Jimson Rd	L.A. (Eagle Rock)	Small Lot	2.8	2018	3	3	1,842	2/8/2024	\$1,057,500	\$574
3409 N Fletcher Dr	L.A. (Glassell Park)	Small Lot	4.2	2023	4	4.5	2,011	11/30/2023	\$1,162,752	\$578
3421 N Fletcher Dr	L.A. (Glassell Park)	Small Lot	4.2	2023	3	3.5	1,826	11/29/2023	\$1,059,752	\$580
1601 Arla Way	L.A. (Eagle Rock)	Small Lot	3.0	2020	3	3.5	1,703	9/20/2023	\$1,180,000	\$693
820 Mission St #105	S. Pasadena	Townhouse	1.6	2016	3	3	1,580	8/3/2023	\$1,500,000	\$949
1010 Sycamore Ave #217	S. Pasadena	Condo	0.6	2006	3	2	1,696	6/22/2023	\$1,225,000	\$722
Average							1,792		\$1,191,333	\$671

Sales Comps (1,300 – 1,700 SF)

The table below includes a list of recently sold homes near the project site. Only very similar homes were selected that are small lot subdivisions, townhomes or condos, in the immediate vicinity. Single family homes with typically large lots were not included in this list, because a larger lot would get a premium. A range of homes from 1,300 SF to 1,700 SF were selected as relevant sales comparables for our Floor Plan #5 (1,407 SF).

Address	City (Neighborhood)	Type	Distance From Subject (Mi.)	Year Built	Beds	Baths	SF	Sale Date	Sale Price	Sale Price Per SF
1402 Prism Dr	L.A. (Glassell Park)	Small Lot	3.0	2015	3	4	1,705	5/22/2024	\$1,185,000	\$695
4780 Rock Row Dr	L.A. (Eagle Rock)	Small Lot	2.5	2010	2	2.5	1,556	5/14/2024	\$1,081,000	\$695
1601 Arla Way	L.A. (Eagle Rock)	Small Lot	3.0	2020	3	3.5	1,703	9/20/2023	\$1,180,000	\$693
118 S Avenue 50 #108	L.A. (Highland Park)	Townhouse	1.3	2017	2	2.5	1,360	11/2/2023	\$970,000	\$713
118 S Avenue 50 #502	L.A. (Highland Park)	Townhouse	1.3	2017	2	2.5	1,370	11/17/2023	\$965,000	\$704
820 Mission St #105	S. Pasadena	Townhouse	1.6	2016	3	3	1,580	8/3/2023	\$1,500,000	\$949
1010 Sycamore Ave #217	S. Pasadena	Condo	0.6	2006	3	2	1,696	6/22/2023	\$1,225,000	\$722
Average							1,567		\$1,158,000	\$739

Trends Supporting this Project

The Highland Park neighborhood (as well as most neighborhoods in Northeast Los Angeles), are gentrifying causing values to increase at a more rapid pace than other neighborhoods in Los Angeles. Below are two charts from Redfin.com showing positive trends, which if continued, will increase the profitability of this project. Also, its worth noting that the sales prices of our project are at the median price point in this market, which should mean that the homes will sell fairly quickly.

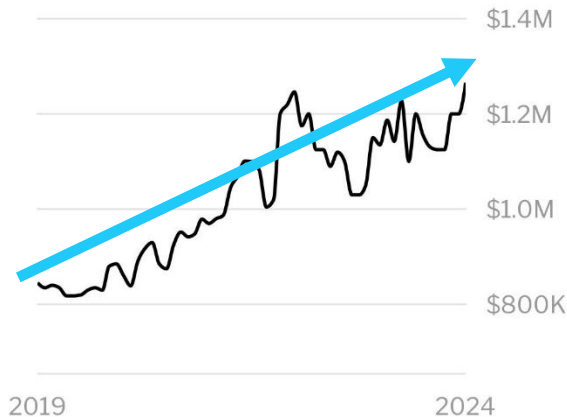
Highland Park Sale Prices:

Median Sale Price
(Single Family Homes)

\$1,265,000

+11.5% YoY | May 2024

1y 3y 5y



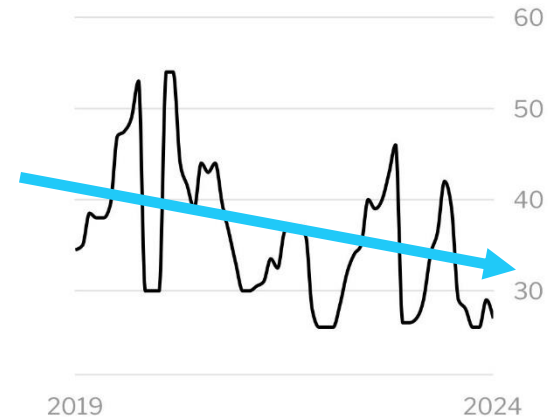
Highland Park Days on Market:

Median Days on Market
(Single Family Homes)

27

+0 YoY | May 2024

1y 3y 5y



<https://www.redfin.com/neighborhood/1243/CA/Los-Angeles/Highland-Park/housing-market>

Development Progress & Due Diligence

Development Progress & Due Diligence

- Entitlements & City Approval Status
 - Letter of Determination for approval / entitlement of 9-home small lot subdivision received on 11/19/2018, including an approved Tentative Tract Map.
 - Architecture and structural plans fully approved by city, permits ready-to-issue. Construction can begin immediately.
 - Grading and retaining wall permits approved and issued.
 - Electrical and plumbing plans submitted to city and approved and permits ready-to-issue.
 - DWP electrification plans created by DWP and approved.
 - B-Permit is approved for off-site sewer, sidewalk, curb, gutter and two streetlights.
 - Final Tract Map approval is an administrative approval and is nearly complete. All fees paid and bonds acquired. The final steps are that the mylars need to be signed and Parks & Recs Quimby fee paid. Final Tract map approval/recording is not needed until just before certificate of occupancy of the finished homes.
- Utilities
 - LADWP has provided will serve letters for electricity and water.
 - B-Permit plans approved for new sewer connection to nearby man-hole on Toltec Way.
- Phase 1 Environmental Site Assessment Report
 - No significant issues of concern found in soil or neighboring properties. Report can be shared upon request.
- Tenant Relocation
 - Tenants were relocated by paying relocation fees. Buildings have been demolished. Property has been officially removed from the rental market with LA Housing Department.
- Demolition
 - All buildings/structures were demolished, and all trees removed. Demo permit approved and “finalized”.
 - Remaining demo work before grading: removal of septic tanks in the ground, slab foundation and retaining walls.

Remaining City Fees

The seller has paid for the vast majority of the city fees and costs expected for this project, including all permit fees and school fees. Below is a list of the significant fees / costs that have NOT been paid and are expect to be paid by the Buyer. The list below was determined from estimates seller received or based on other recent projects and, in some cases, may be out of date. The city raises fees annually according to the inflation index. Also, there are other miscellaneous fees that can be expected during construction. Seller makes no warranty to the accurateness or completeness of the fees listed.

Significant Future Fees	Amount
LA City Parks & Recreation Quimby Fee	\$83,000
Sewer Connection Fees	\$12,000
Total	\$95,000

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