

FOR SALE

# LINCOLN *Estates*



Sona Balayan-  
Nalbandyan

BRE #02249976

O: (855) 525 - 7654

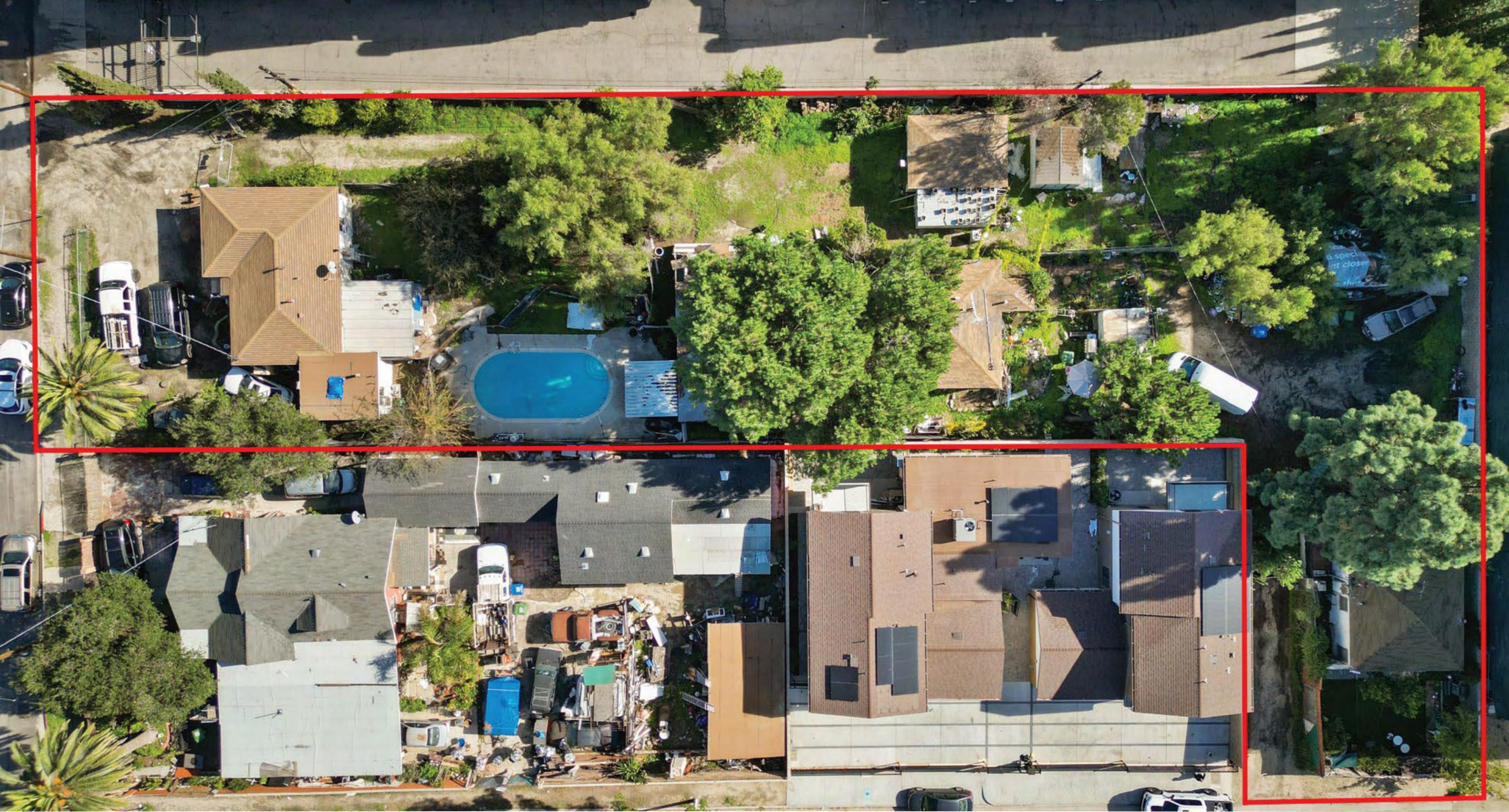
C: (818) 437 - 8412

E: [sona@lapremierrealty.com](mailto:sona@lapremierrealty.com)



Approved Plans for 17 Units

LORNE ST  
11146  
SUN VALLEY, CA



LINCOLN  
*Estates*

LORNE ST  
11146  
SUN VALLEY, CA



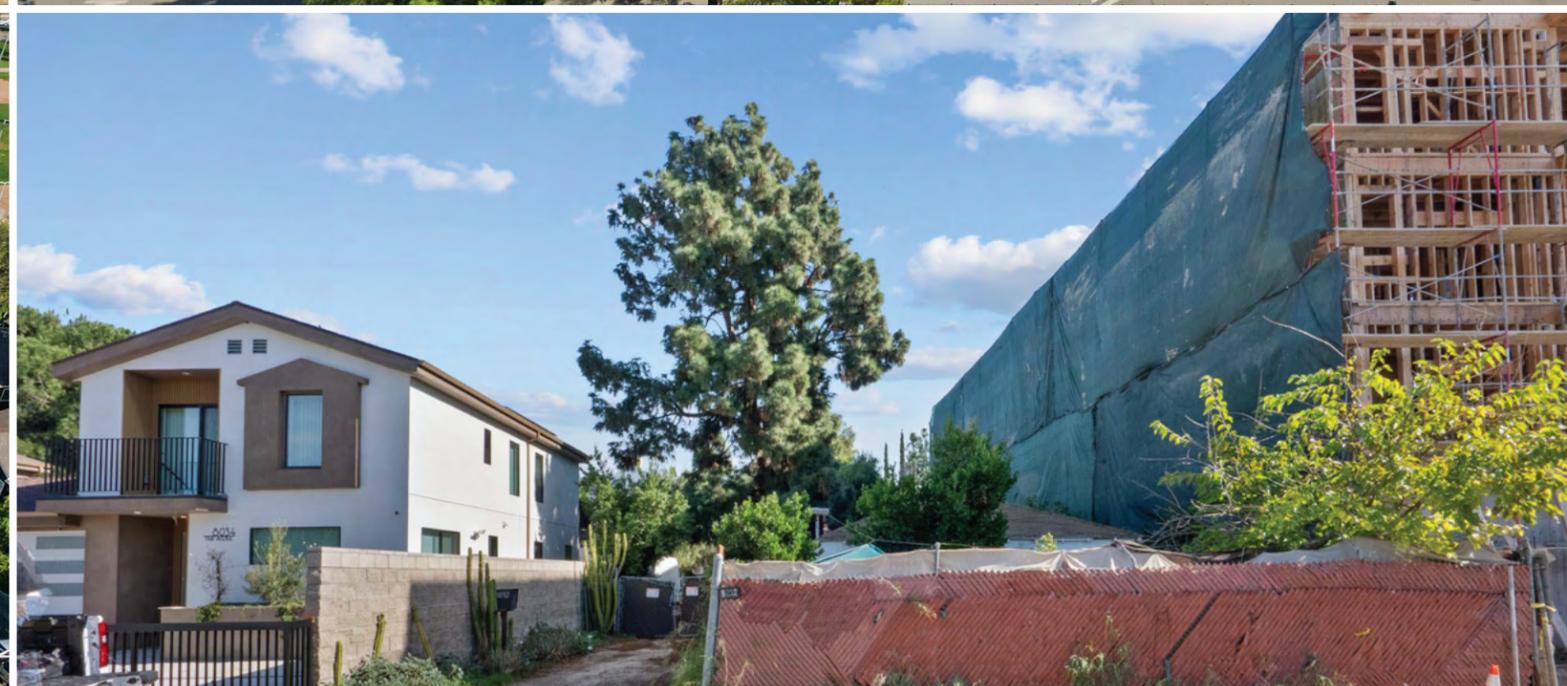
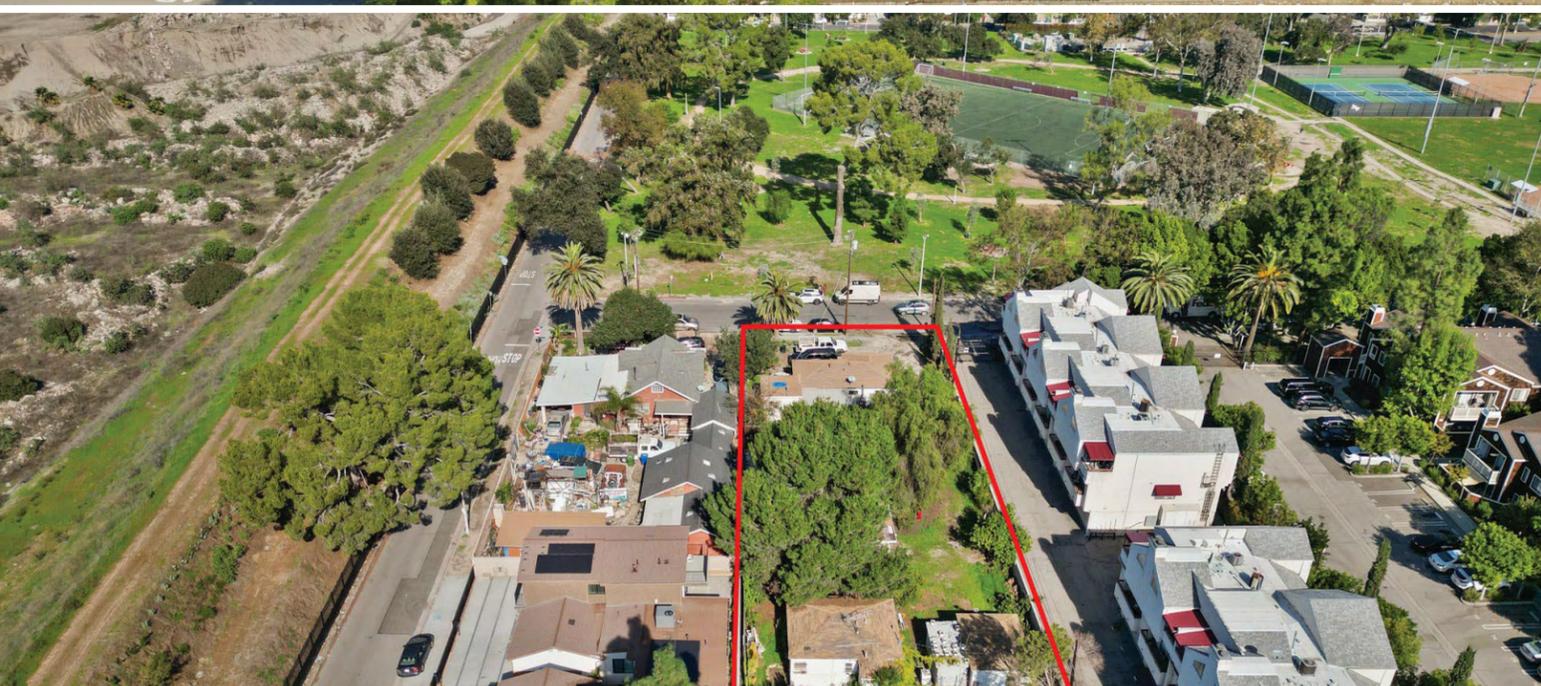
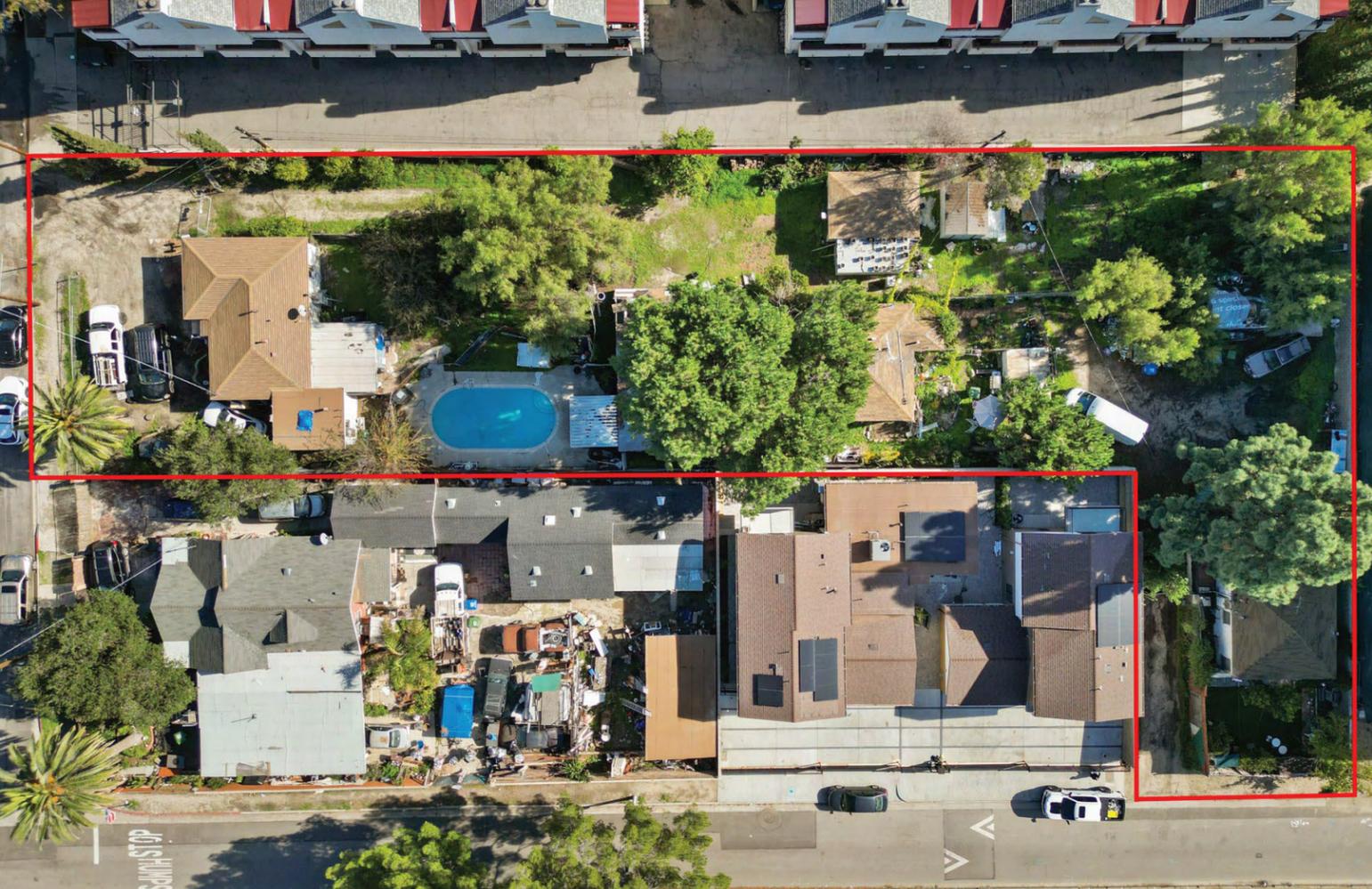
## OVERVIEW

- ▶ **Offering Price:**  
\$2,150,000
- ▶ **Units:**  
Conditionally Approved Plans  
for 17 units (Zoning Change  
approved)
- ▶ **Price per Buildable Unit:**  
\$126,470
- ▶ **Building Size:**  
26,740
- ▶ **Price Per Buildable SF:**  
\$84.14 PBSF
- ▶ **Lot Size:**  
26,155 SF
- ▶ **Price per Lot SF:**  
\$82.20



## HIGHLIGHTS

- ▶ **Unit Mix:**
  - 15: Three Bedroom Units
  - 1: Two Bedroom Unit
  - 1: One Bedroom Unit
- ▶ **Parking:**
  - 33 Private Garages
- ▶ **Location:**
  - Prime Sun Valley Location,
  - Near Parks Transit
  - Across New Wetland Park Project
- ▶ **Affordable Housing Opportunities:**
  - ~33 Unit Apartment Complex
- ▶ **Parcels:**
  - 2314-006-015
  - 2314-006-016



LINCOLN  
*Estates*

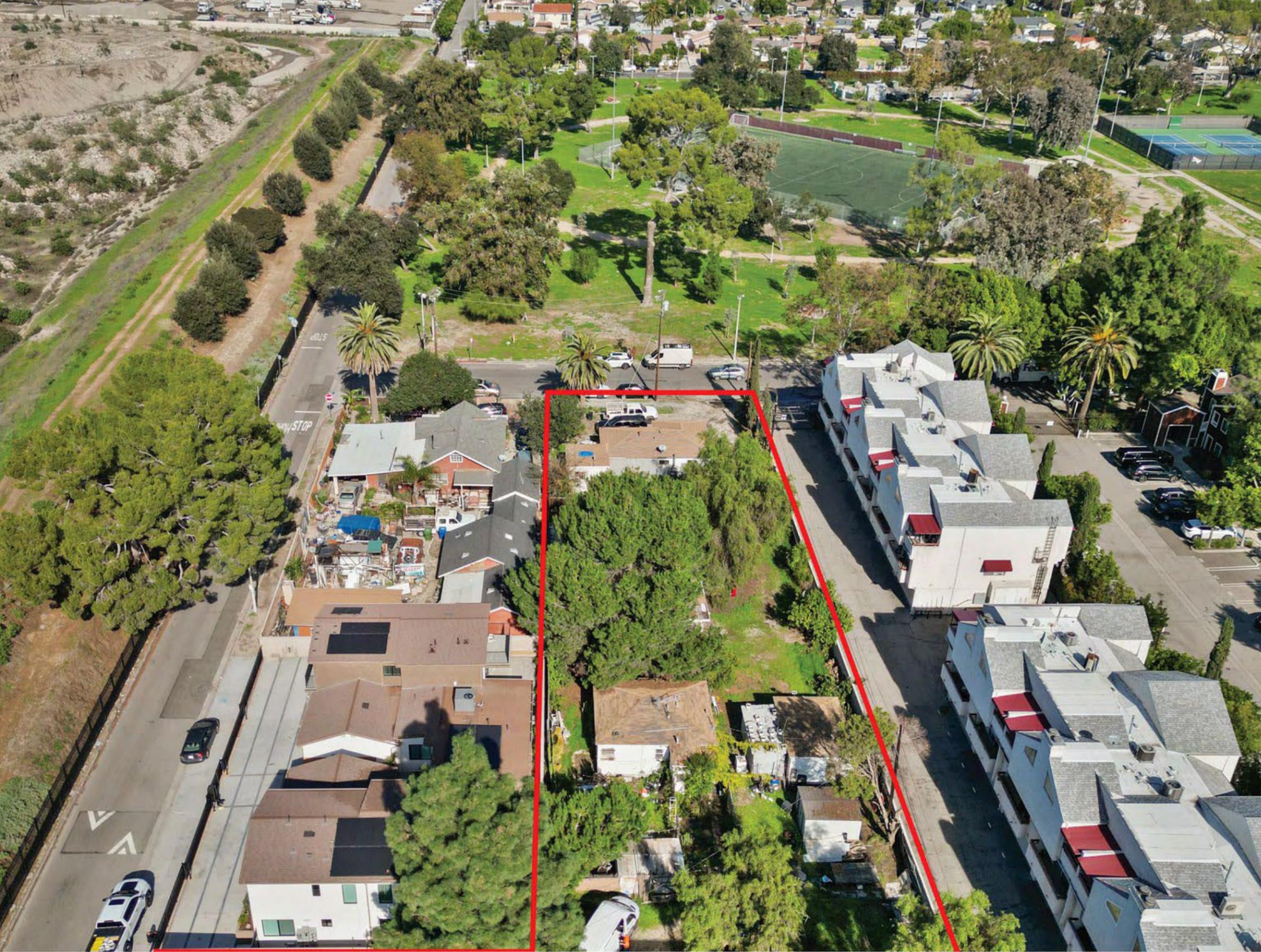
LORNE ST  
11146  
SUN VALLEY, CA





LINCOLN  
*Estates*

LORNE ST  
11146  
SUN VALLEY, CA



LINCOLN  
*Estates*

LORNE ST  
11146  
SUN VALLEY, CA

## FINANCIAL SUMMARY

### PROPERTY DETAILS

Property Address	11146 Lorne St, Sun Valley, CA
Price	\$2,150,000
Buildable Units	17
Status	Approved Plans
Parking Spaces	33
Rentable SF	26,740
Lot Size	26,155
Price per Lot SF	\$82.20
Price per Buildable Unit	\$126,470
Price per Building SF	\$84.14

### CONSTRUCTION LOAN

Loan Amount	60 - 65% LTC
Interest Rate < \$5MM Loan Amount	Prime + 50-100 bps
Interest Rate > \$5MM Loan Amount	1M Term SOFR + 300-350 bps
Stress Rate	5-YR CMT + 250 bps
Prior Experience Required	Yes

### UNIT MIX

Unit Type	# of units	Avg. Est. SF / Unit	Total Sqft
3 Bed + 3.5 Bath	15	~1,615 SF	~24,225 SF
2 Bed + 2.5 Bath	1	~1,450 SF	~1,450 SF
1 Bed + 1.5Bath	1	~1,065 SF	~1,065 SF
<b>TOTAL</b>	<b>17</b>		<b>26,740</b>

## RENT ROLL SUMMARY

### Unit Mix

Unit Type	# of units	Avg. Est. SF / Unit	Total Sqft
3 Bed + 3.5 Bath	15	~1,615 SF	~24,225 SF
2 Bed + 2.5 Bath	1	~1,450 SF	~1,450 SF
1 Bed + 1.5Bath	1	~1,065 SF	~1,065 SF
<b>TOTAL</b>	<b>17</b>		<b>26,740</b>

### Monthly Proforma Rent

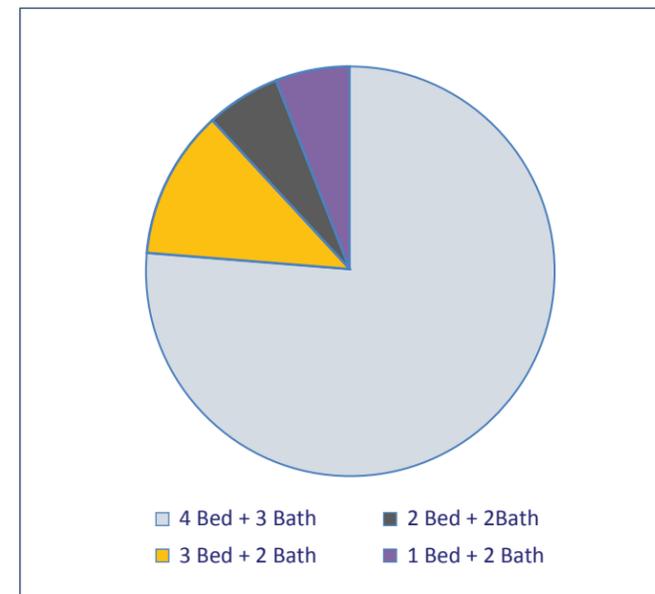
### Annual Proforma Rent

	Average Rent	Monthly Rent	Average Rent	Annual Rent
4 Bed + 3 Bath	\$5,000	\$65,000	\$60,000	\$780,000
3 Bed + 2 Bath	\$4,500	\$9,000	\$54,000	\$108,000
2 Bed + 2Bath	\$3,750	\$3,750	\$45,000	\$45,000
1 Bed + 2 Bath	\$3,000	\$3,000	\$36,000	\$36,000

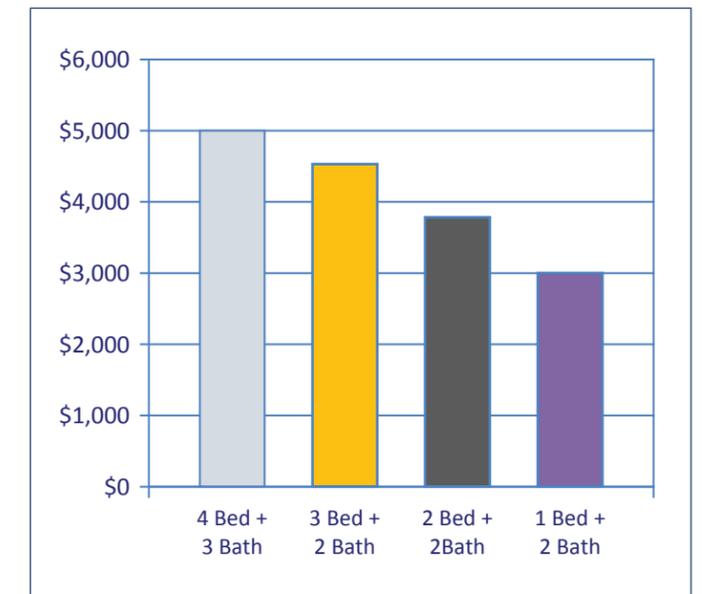
**\$80,750**

**\$969,000**

### UNIT DISTRIBUTION



### UNIT AVERAGE RENT



# LINCOLN *Estates*

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lincoln Estates and should not be made available to any other person or entity without the written consent of Lincoln Estates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lincoln Estates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lincoln Estates has not verified, and will not verify, any of the information contained herein, nor has Lincoln Estates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Lincoln Estates is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Lincoln Estates, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Lincoln Estates, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## RENTDISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Lincoln Estates makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

## SPECIAL COVID-19 NOTICE

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. Lincoln Estates has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Lincoln Estates principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Lincoln Estates 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.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR LINCOLN ESTATES AGENT FOR MORE DETAILS.**



**Sona Balayan-Nalbandyan**

BRE #02249976

O: (855) 525 - 7654

C: (818) 437 - 8412

E: sonabrealtor@gmail.com

