



1511 S New Hampshire Ave, Los Angeles 90006

Listing Price: \$1,070,000

4-UNIT DEVELOPMENT | RTI SB8 CLEARED | PERMITS PAID

Rana Khanjani, MBA
Specializing in Land Developments



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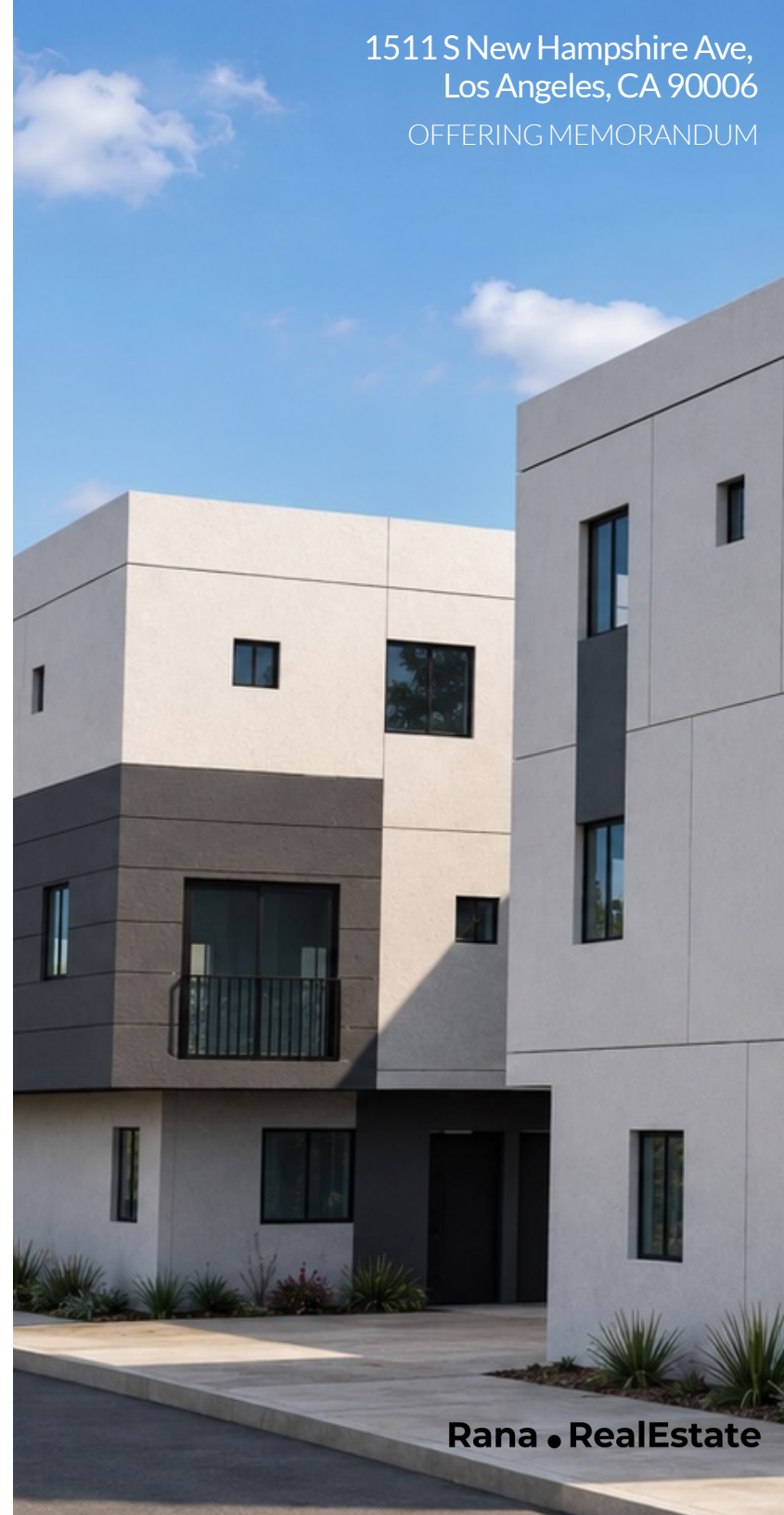
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1511 S New Hampshire Ave,
Los Angeles, CA 90006

OFFERING MEMORANDUM



Rana • RealEstate

A modern, multi-story apartment building with a light-colored facade and dark grey accents. The building features large windows, some with balconies, and a clean, minimalist design. The image is used as a background for the title slide.

SEC.1

INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

1511 S New Hampshire Ave.

**RTI SB8 CLEARED | PERMIT PAID |
SHOVEL READY | DELIVERED VACANT**

Exceptional value-add and development opportunity in the Pico-Union / Koreatown corridor. Existing vacant triplex situated on a 6,288 SF lot. Comes with fully approved RTI plans and approximately \$70,000 in paid permits—no entitlement risk and ready to build immediately.

Approved plans feature a **4-unit project** with an attractive unit mix: (2) 5-bed + office / 5-bath units and (2) 4-bed / 5-bath units, each with private 2-car garages and en-suite bathrooms throughout, designed for co-living or high- demand rental use.

Prime central location near Koreatown, Downtown LA, USC, and major freeways (I-10 & I-110), making this an ideal build-to-sell or long-term hold opportunity.

Renderings may not entirely reflect final plans.



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DEVELOPMENT POTENTIAL

1511 S New Hampshire Ave.

Building #1

Unit #1 – 1,860 SF

1st Floor: Living Room, Dining Room, Kitchen

2nd Floor: 2 Bedrooms, 2 Bathrooms

3rd Floor: 2 Bedrooms, 2 Bathrooms

Unit #2 – 1,739 SF

1st Floor: Living Room, Dining Room, Kitchen

2nd Floor: 2 Bedrooms, 2 Bathrooms

3rd Floor: 2 Bedrooms, 2 Bathrooms

Overhang (1st Floor): 121 SF -

Total Building #1: 3,720 SF

Building #2

Unit #3 – 2,148 SF

1st Floor: Living Room, Dining Room, Kitchen

2nd Floor: 2 Bedrooms, 2 Bathrooms

3rd Floor: 3 Bedrooms, 3 Bathrooms

Unit #4 – 2,074 SF

1st Floor: Living Room, Dining Room, Kitchen

2nd Floor: 2 Bedrooms, 2 Bathrooms

3rd Floor: 3 Bedrooms, 3 Bathrooms

Overhang (1st Floor): 266 SF

Total Building #2: 4,488 SF

Total of 8-car garage

Total Gross Buildings Area: ±8,202 SF

Rentable Area: 7,821 SF





SEC.2

PROJECT PROFORMA

PRICE ANALYSIS

1511 S New Hampshire Ave.

1511 S New Hampshire Ave, Los Angeles 90006				UNIT COUNT	TOTAL
RTI W/ PERMIT FOR 4 UNITS					
Lot Size Square Footage Zoning	6,290 SF RD1.5		Five Bed / Five Bath / Office	2	\$ 10,300
2 two-bedroom / 36 one-bedrooms / 8 Studios			Four Bed / Five Bath	2	\$ 9,840
APN(s)	5075004019		TOTAL / Monthly	4	\$ 20,140
Stories:	Tri-Level				
PROJECT OVERVIEW			PROJECTED INVESTMENT RETURN		
Apt. Unit Count	\$ 4		PLAN #1: DISPOSITION		
Units Size SF	2,050		Projected Property Value:	\$ 3,480,192	
Average Residential Rent Per Unit			Disposition Cap Rate:	5.00%	
Average Monthly Rent:	\$ 5,000		Sales Proceeds at Disposition:		
Gross Building Area:	8,202		Projected Sale Value:	\$ 3,480,192	
Parking Area:	8		Broker Commission: at 5.0% of Sale Price	\$ 174,010	
			Closing Cost: at 0.5% of Sale Price	\$ 17,401	
COST SUMMARY			Net Sale Proceed	\$ 3,288,781	
Acquisition Costs	\$ 1,077,000		less: Project Cost	\$ 2,430,330	
Construction Soft Costs	\$ 82,020		Disposition: Net Profit	\$ 858,451	
Construction Costs at \$155 per foot	\$ 1,271,310		ROI	69.83%	
Total Construction Costs	\$ 1,353,330		PLAN #2: HOLD		
Total Development Costs	\$ 2,430,330		Scheduled Lease Revenue	\$ 241,680	
PROJECTED OPERATING COSTS			less: Vacancies at 3.00 %	\$ 7,250	
Taxes			less: Operating Expenses at 25%	\$ 60,420	
Operating Expenses:	\$ 67,670		Total	\$ 67,670	
Including			Residential Cash Flow	\$ 174,010	
Insurance, Maintenance, Accounting, Management Fees, Annual LAHD Fees, Utilities, & etc			Net Operating Income	\$ 174,010	
Total Operating Expense	\$ 67,670		Hold: Cap Rate on Total Cost	7.16%	
OFFERING			PROJECT DETAILS		
OFFERING PRICE	\$ 1,077,000		TYPE	TWO DUPLEXES	
PRICE/BUILD-ABLE UNIT	\$ 269,250		PROPOSED UNITS	4	
PRICE /BUILD-ABLE SF	\$ 131		BUILDING AREA SF	8,202	
			LOT SF	6,290	
Prepared by Rana Khanjani					

An aerial photograph of Los Angeles, showing a dense urban landscape. In the foreground, a modern multi-story building with a grid-like facade and balconies is visible. The city extends to the horizon under a clear sky. A vertical black line is positioned to the left of the main title.

SEC.3

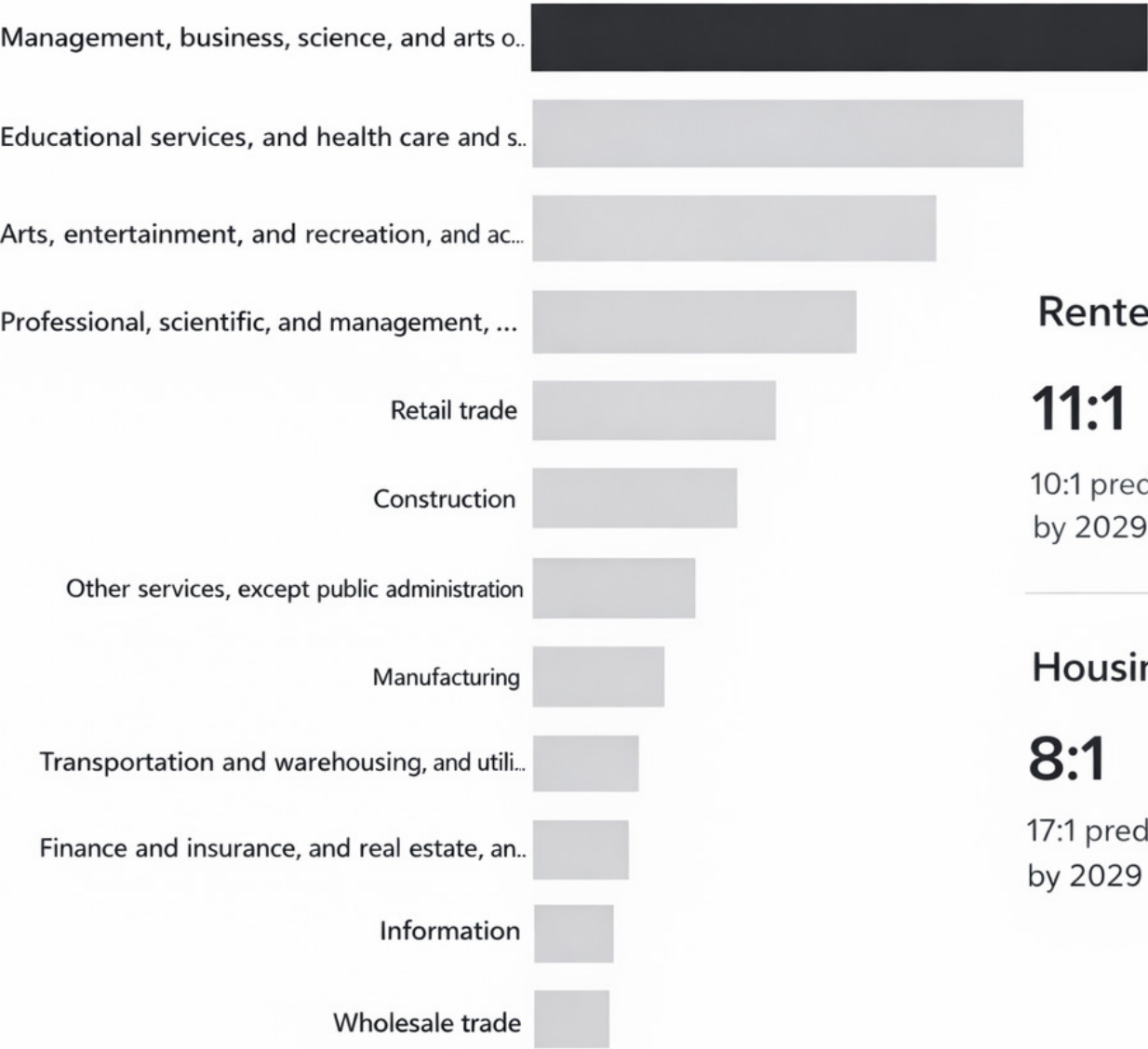
LOCATION OVERVIEW

Los Angeles

DEMOGRAPHICS

1511 S New Hampshire Ave.

Top Employment Categories



Renter to Homeowner Ratio



Housing Occupancy Ratio



LOCATION OVERVIEW

1511 S New Hampshire Ave.

LOCATION OVERVIEW | PICO-UNION / KOREATOWN CORRIDOR

Positioned just west of Downtown Los Angeles, in the heart of Pico-Union and adjacent to Koreatown, this property is located within one of the most dynamic and supply-constrained rental markets in Los Angeles.

It is widely recognized as a premier urban hub, offering a vibrant mix of retail, dining, nightlife, and employment centers. Its unmatched centrality provides seamless access to Downtown LA, USC, and the Wilshire Corridor—making it a highly desirable location for a large and diverse renter base.

DEMOGRAPHICS & MARKET PROFILE

Population: 110,000+ within immediate area

Renter Occupancy: ~90%+ (highly renter-dominated)

Median Household Income: ~\$55,000

Median Age: Mid-30s workforce-driven demographic

High-Density Rental Demand:

Consistent occupancy driven by workforce housing needs

Prime Infill Location:

Minutes to major employment and lifestyle hubs

Transit-Oriented:

Immediate access to I-10, I-110, and public transit corridors

Strong Growth Fundamentals:

Ongoing development and long-term appreciation potential



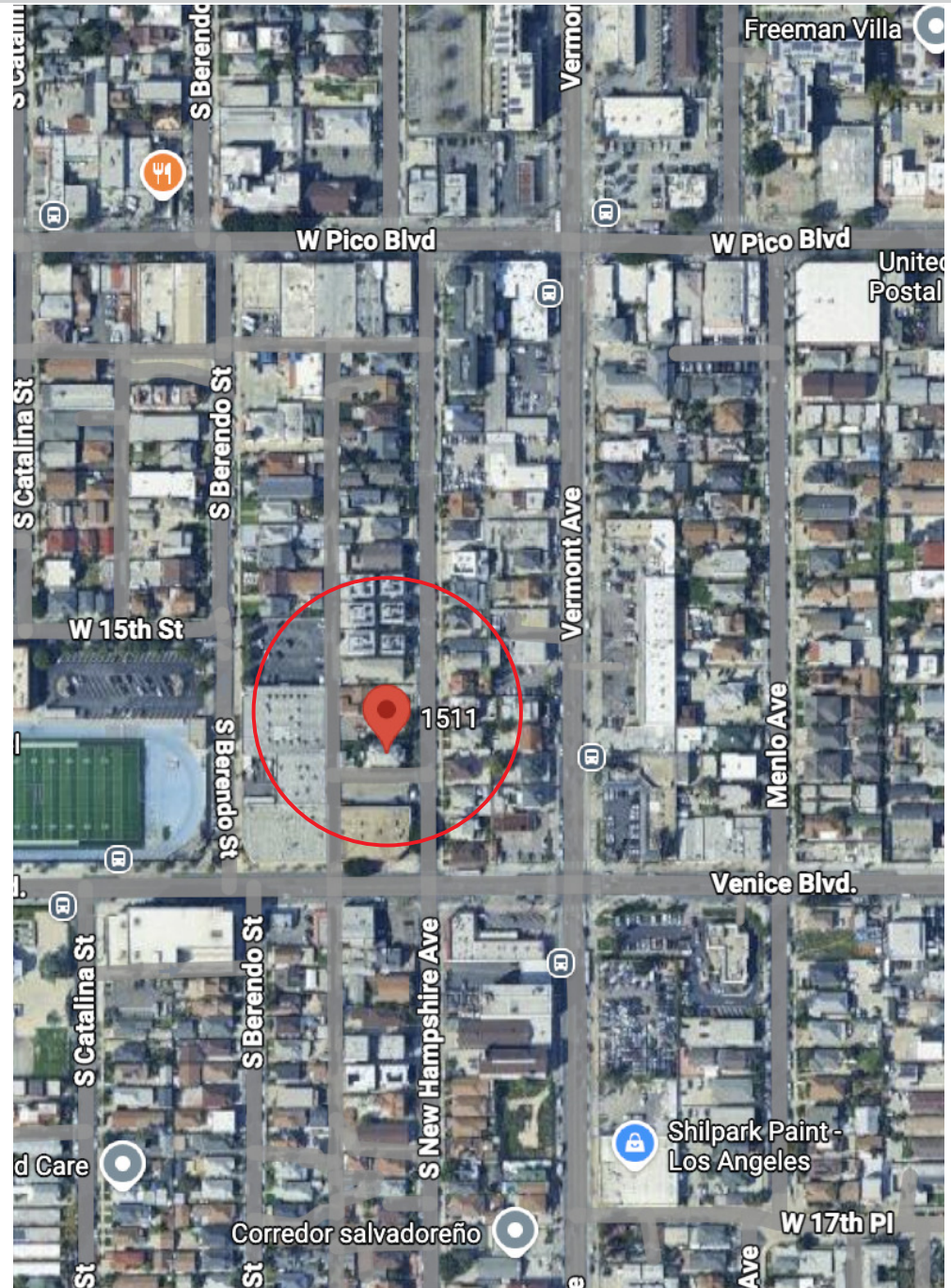
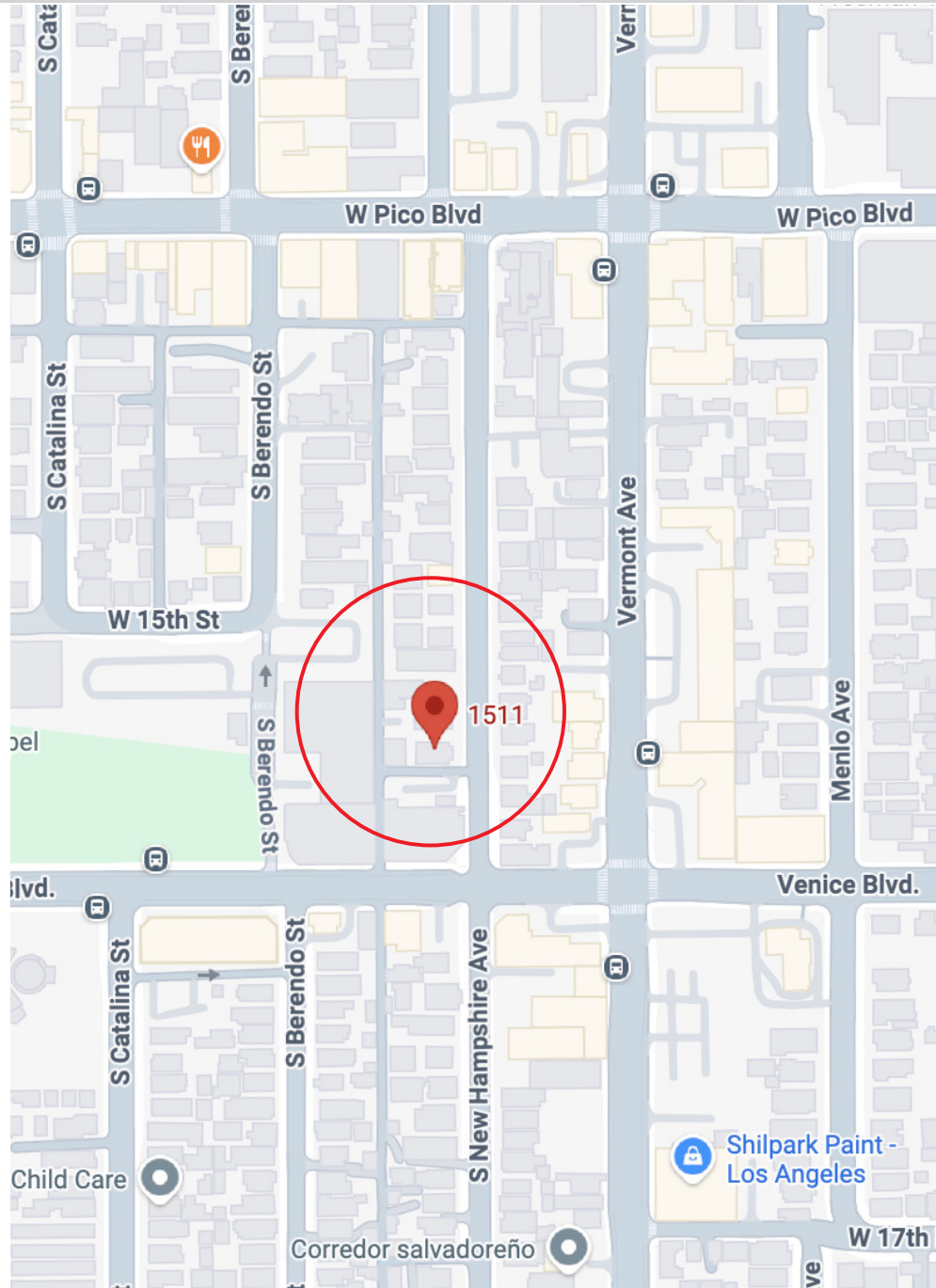
LOCATION OVERVIEW

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Listing data provided by [MLS Name].