



FEE SIMPLE  
STARTER HOME  
DEVELOPMENT  
INVESTMENT

SMALL LOT  
SUBDIVISION

627 N Juanita Ave  
Los Angeles, CA 90004

# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

### Site Address

627 N Juanita Ave, Los Angeles CA 90004

### Sale Price

\$2,300,000

### Land SF

7,540 SF

### Zoning

R3-1

### APN

553-902-2205

### Total Building SF (once completed)

996 SF / House

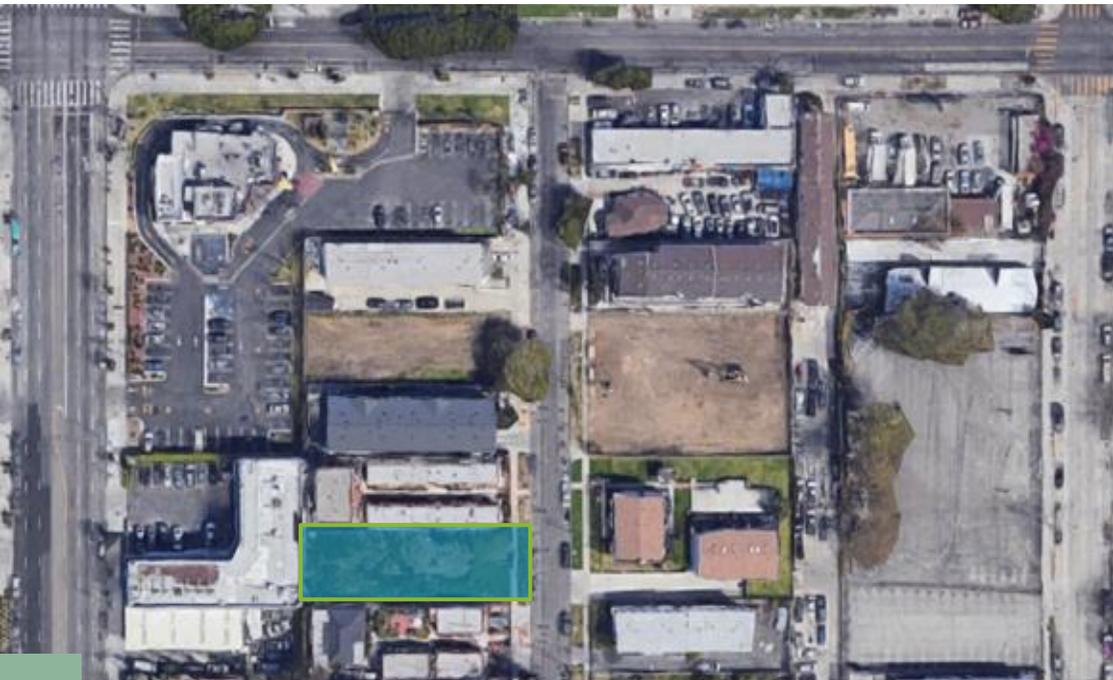
### Development Project

Ten (10) Two-Story 2bd+2ba, detached, fee-simple homes

### Plans

The project includes an approved Tentative Tract Map and plans complete and ready for submittal to LADBS

# PROPERTY DESCRIPTION



# PROPERTY HIGHLIGHTS

## PROPERTY DESCRIPTION

Located at 627 N Juanita, this large 7,540 SF lot of vacant land is situated in a highly desirable Virgil Village submarket in Los Angeles, proximate to public transit, major freeways, and countless amenities. The development project consists of an urban subdivision providing for ten (10) two-story, detached, fee-simple homes, eight (8) market rate and two (2) affordable.

Each lot designed for a 2-bedroom and 2-bathroom 996 SF home on lots averaging 754 SF each. Each lot designed for private backyard space.

## PROJECT ADVANTAGES

### Starter Home Supply Demand Imbalance

Only 18% of L.A. County households could reasonably afford a median-priced house in 2025, according to the California Assn. of Realtors. Prices rose 0.9% over the past year in Los Angeles, where the average home costs \$984,000 in 2025, according to data from Zillow.

### Attractive Mortgage & Down Payment Options

The project will provide homeowners a monthly mortgage payment option at or below current new apartments rents within the project's market. In addition, a buyer may use existing loan programs providing for a down payment as low as 3.5% and other downpayment assistance via FHA, Cal HFA and LIPA programs.

### Desirable Virgil Village Location

The Virgil Village neighborhood, adjacent Silver Lake, is an entertainment destination bordered on the west by Hollywood and on the east by Echo Park. Popular dining, shopping, and nightlife are moments away.

### Ideally Located Near Major Employers

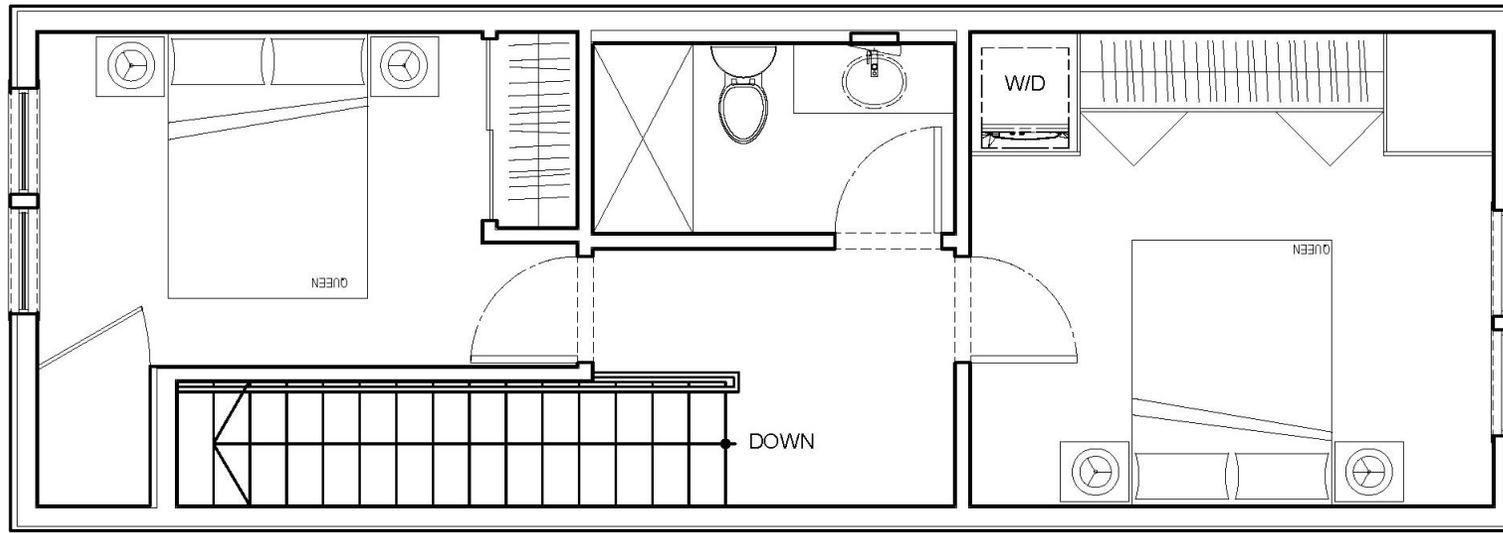
The project's location is bolstered by its proximity to the established entertainment, media and tech industry in Hollywood. With iconic companies like Netflix, Viacom, Fender, Sunset Bronson and Sunset Gower Studios, and Paramount continuing to expand, more elite job opportunities will add to demand for housing in Hollywood adjacent located neighborhoods.



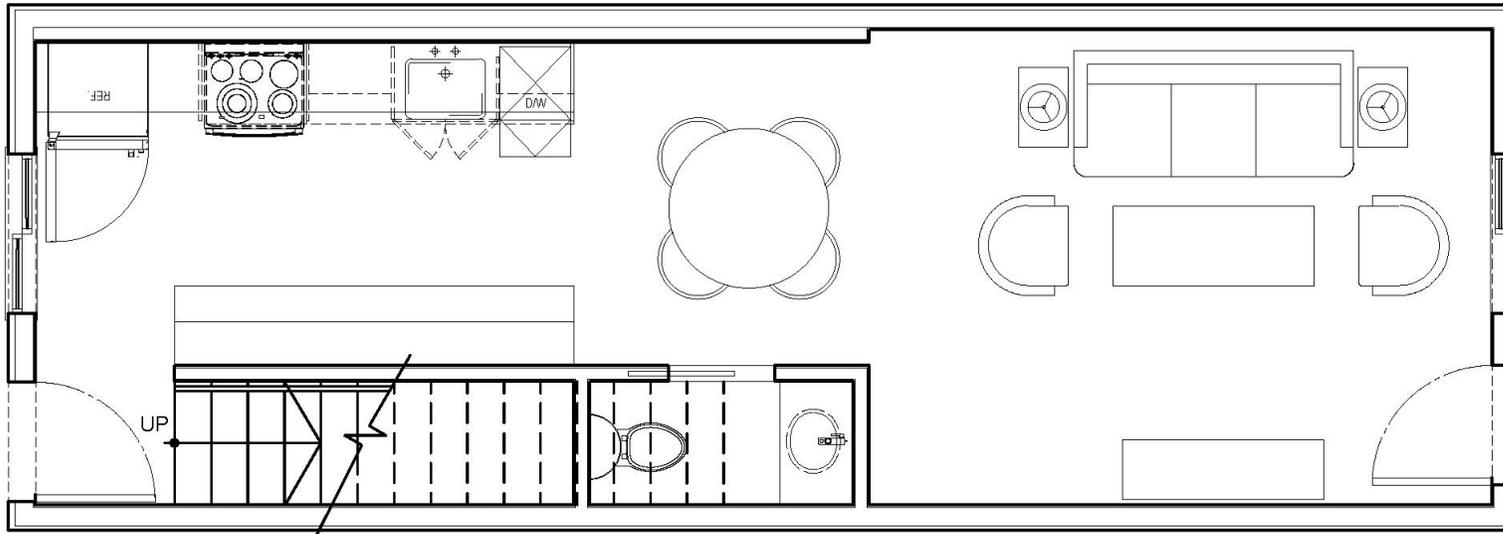
# PROPERTY PHOTOS

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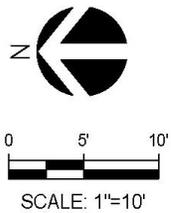




**FLOOR PLAN - LEVEL 2**  
1/4" = 1'-0"

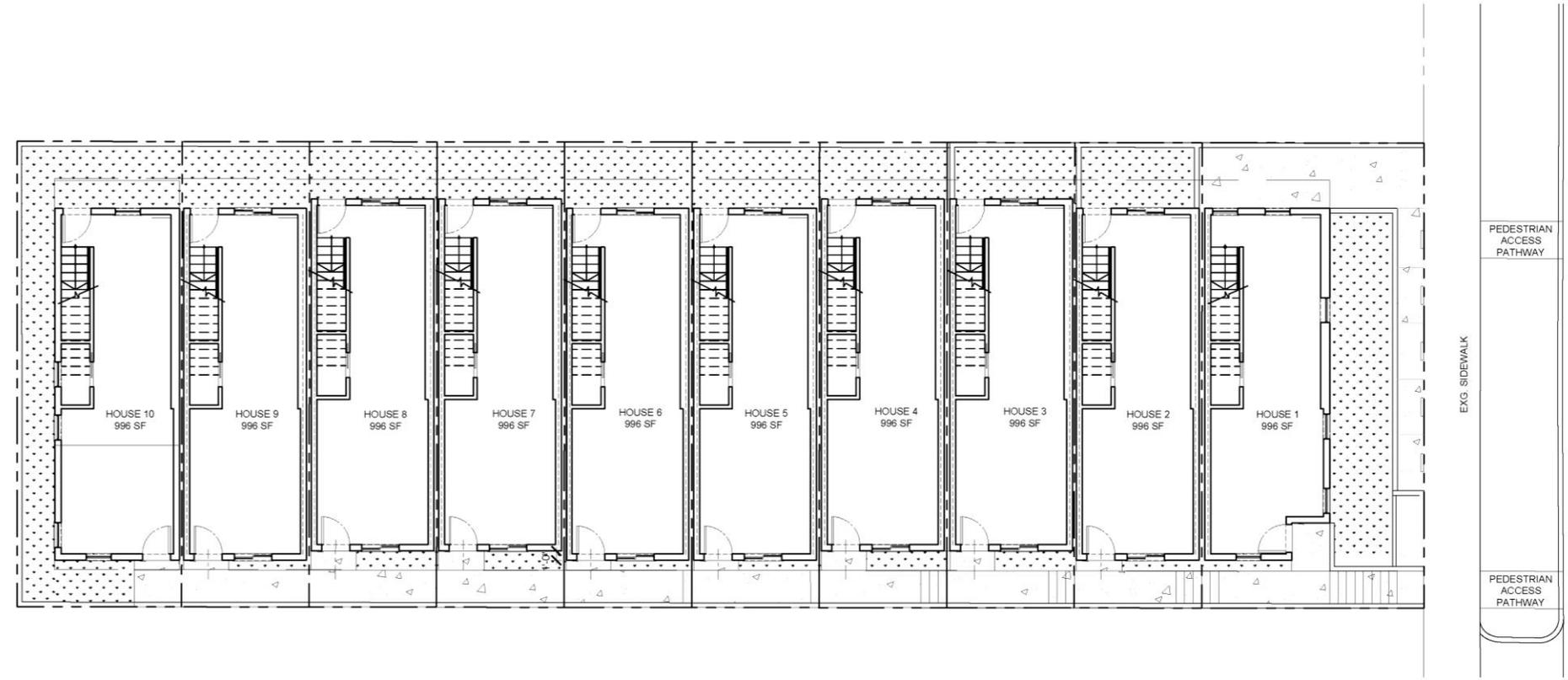


**FLOOR PLAN - LEVEL 1**  
1/4" = 1'-0"



# FLOOR PLAN

# SITE PLAN



— SITE PLAN  
1/8" = 1'-0"

## COMPETITIVE MARKET

The project is competitively positioned as evidenced by recent small single-family sale prices within the submarket and will not require high monthly HOA payments.

The project will be significantly newer than the competitive market set as most small home sales are renovated early 1900s vintage which sold for an average of \$1.1M / \$1,225 PSF.

## MARKET FUNDAMENTALS

### Home Affordability

According to the California Assn. of Realtors, only 18% of households in Los Angeles and Orange counties could reasonably afford the median-priced house during 2025.

### Housing Costs

Home prices rose 0.9% over the past year in Los Angeles, where the average cost was \$984,000 in 2025, according to data from Zillow.

### Young Renters Dilemma

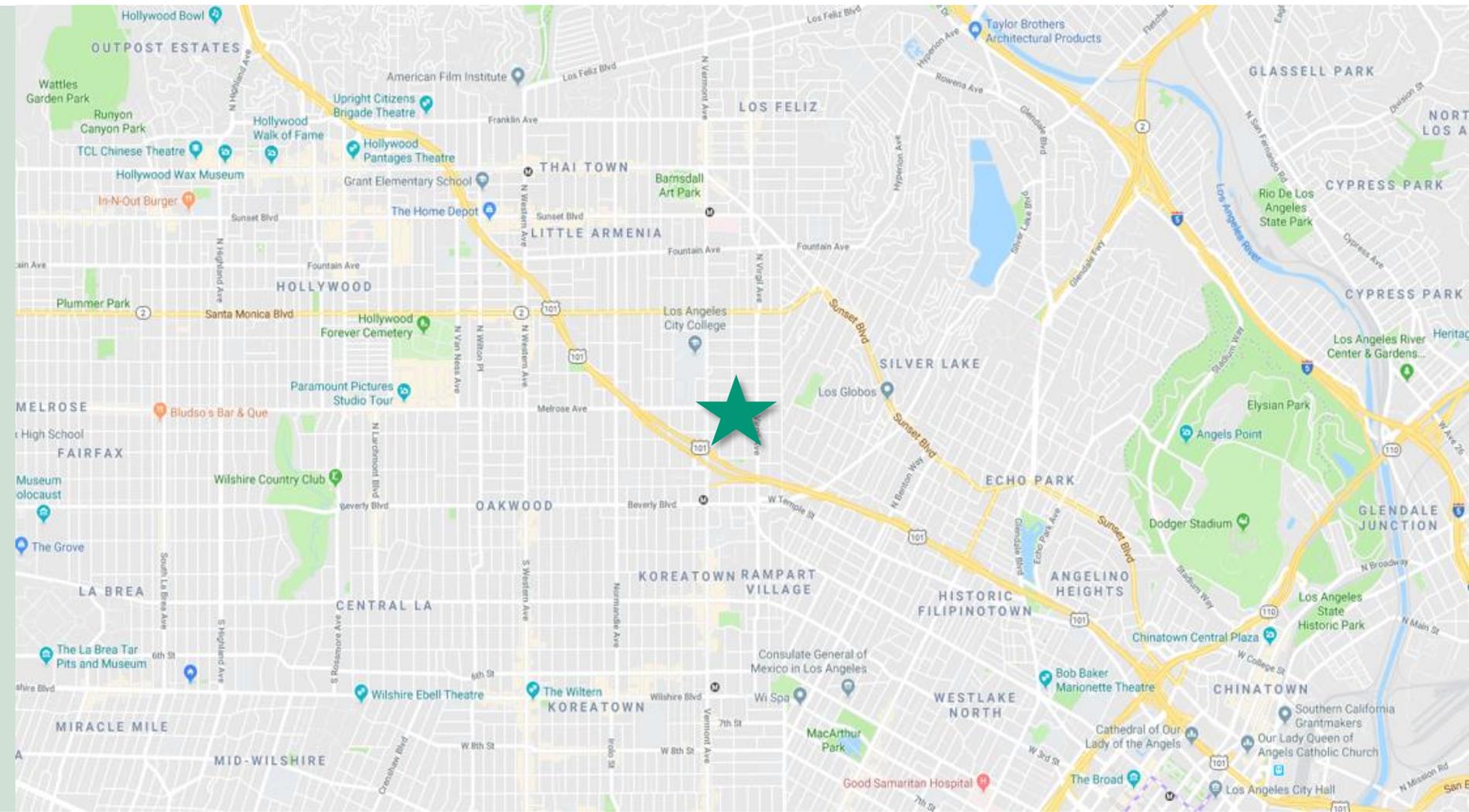
According to the Los Angeles Business Council Institute, a majority of Los Angeles voters are considering abandoning the city because housing is too expensive. Nearly 66% of renters have given consideration to moving out of Los Angeles. The report highlighted that young adults were the most likely to considering moving due to high housing costs despite their interest in buying a home here.

### Lower Interest Rate Environment

Lower borrowing costs will be attractive to home buyers, with current FHA 30-year mortgage rates of approximately 5.85% and 5/1 ARM at 5.50%.

# MARKET DATA

# LOCATION



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