

**8,862 Sq. Ft.\* development lot just north of Koreatown,  
potential to build up to 37 apartment units utilizing  
the Transit Oriented Communities benefits.**

3,562 SF building and Auto Shop Business



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# 37-Unit Development opportunity

Successful business opportunity with development possibilities



# Property Features

- +/- 8,825 SF; Corner location in area of rapid redevelopment
- 120 Ft of Frontage on Prime Beverly Blvd
- Situated Centrally on Beverly Blvd, South of Melrose Ave West of N Normandie Ave & East of N Western Ave, 1 mile from Larchmont Village, 2 miles from Hancock Park
- Unique Opportunity to Acquire an Exceptional, Highly Visible Location on the Main Thoroughfare of Beverly Blvd
- Two Existing Automotive Tenants (Month to Month) | Gross Rent \$12,970 per month - \$8970 per month by Owner, \$4000 a month by tenant
- High Walk Score of 89; Nearby Jobs, Retail, and Entertainment
- Completed Phase 1
- Real estate sold with the Owner's business Hana Auto Service with Yelp 5 star highly reviewed rating, business grossing \$900,000 to \$1,000,000 per year.
- APN: 5521-031-022 |Zoning LA C2-1|TOC Tier 2

# Highlights

- Located in the heart of the Iconic Beverly Blvd
- Significantly Sized Residential Development Opportunity
- Close Proximity to the Metro Red Line
- Access to US Route 101
- Central City of LA Location within 5 Miles of Downtown LA
- 38,875 Average Daily Traffic Count

# Property Information

- Offering Price - \$2,599,000
- Zoning - C2-1|Tier 2 TOC
- Parcel Number: 5521-031-022
- Lot Size: 8,862 SF
- Price/SF Land: \$304.67/SF

## Development Scenario

Price per Buildable Unit\*

**\$72,973**

\*buyer to conduct own due diligence and verify development information.

# Lending Scenarios for Owner Occupied Loans

\*rates subject to change:

25/10/1 Yr Conventional Variable Rate Loan

Up to 80% LTV

5.75%-5.89%

25 Yr Amortization

Loan Term: 10 years

25/5 Year Conventional Fixed Rate Loan

Up to 80% LTV

6.00% - 6.15%

25 Year Amortization

Loan Term: 5-10 Years

25/7 Year Conventional Fixed Rate Loan

Up to 80% LTV

6.25% - 6.35%

25 Year Amortization

Loan Term: 5-10 Years

25/10 Year Conventional Fixed Rate Loan

Up to 80% LTV

6.45% - 6.55%

25 Year Amortization

Loan Term: 5-10 Years

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