



- 33 unit apartment building RTI
- Opportunity Zone
- R3 Lot

Investment Opportunity: Prime 33-Unit Apartment Building Ready for Development

Seize this unique opportunity to invest in a RTI ready-to-build 33-unit apartment building, strategically located in a thriving urban neighborhood. This project offers a remarkable chance for developers and investors to capitalize on the high demand for modern housing in a desirable area.

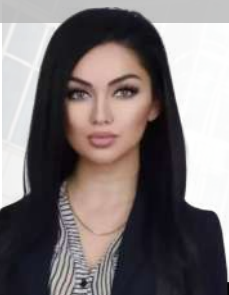
Situated in a bustling area with strong rental demand, the property is conveniently located near public transportation, shopping centers, dining options, and recreational facilities, ensuring easy access for future residents.

The project comes with complete architectural plans and permits, allowing for a swift construction timeline. This readiness minimizes risks and accelerates your return on investment.

The proposed design includes a mix of 1-bedroom, and 2-bedroom apartments, catering to a diverse range of tenants. Each unit is thoughtfully designed to maximize space and comfort, featuring modern layouts and high-quality finishes.

Given the growing demand for rental properties in the area, this development is poised to generate significant rental income and long-term appreciation. The combination of desirable units and a prime location offers an attractive return on investment.

This is a rare chance to acquire a ready-to-build 33-unit apartment building in a prime location. With the groundwork already laid, you can move forward with construction and capitalize on the growing demand for quality housing. Don't miss out on this exceptional investment opportunity!



Laura Meldere

Commercial Real Estate Broker

Direct: (424) 394-2121

Email: Lmmrealty@gmail.com

Beverly & Co.
Luxury Properties

DRE# 01963657, NMLS #1911620, BK3599904

Exclusive Commercial Real Estate Opportunity

Number of units: 33
 Buildable space: 37,728
 Lot Size: 13,508
 Zoning: R3

Project Scope

33 UNITS, 5 STORIES RESIDENTIAL APARTMENT BUILDING WITH PARKING GARAGE ON FIRST FLOOR UTILIZING TOC INCENTIVES PER LAMC 12.22.A.31.
 ONLY 4 UNITS WILL BE ALLOCATED TO LOW INCOME HOSEHOLDS.

AREA SUMMARY (LABC)

STORY	OCC.	USE	CONSTRUCTION TYPE	A	B	C	D	A-B-C	A-B-C-D
				GROSS AREA (OUT TO OUT BLDG) SQ.FT.	AREA: EXTERIOR WALLS SQ.FT.	AREA: VENT SHAFT SQ.FT.	AREA: STAIRWAYS ELEVATOR SQ.FT.	BUILDING CODE FLOOR AREA SQ.FT.	ZONING CODE FLOOR AREA SQ.FT.
FIRST	S-2	PARKING	I-A	8,096				8,096	
	S-2	TRASH/RECY.	I-A	164				164	164
	R-2	REC. ROOM	I-A	1,048				1,048	1,048
	R-2	LOBBY	I-A	251				251	251
SECOND	R-2	RESIDENTIAL	V-A	9,487	273	27	337	9,187	8,850
THIRD	R-2	RESIDENTIAL	V-A	9,487	273	27	337	9,187	8,850
FOURTH	R-2	RESIDENTIAL	V-A	9,487	273	27	337	9,187	8,850
FIFTH	R-2	RESIDENTIAL	V-A	9,267	273	27	337	8,967	8,630
TOTAL	S-2							8,260	
	R-2							37,991	36,643

Laura Meldere

Commercial Real Estate Broker

Direct: (424) 394-2121

Email: Lmmrealty@gmail.com

33 Unit apartment building RTI

Opportunity Zone

PROJECT DATA

ADDRESS	8218-8222 N SEPULVEDA PL., PANORAMA CITY, CA 91402
PROJECT SCOPE	(33) UNITS, 5 STORIES RESIDENTIAL APARTMENT BUILDING WITH PARKING GARAGE ON FIRST FLOOR .UTILIZING TOC INCENTIVES PER LAMC 12.22.A.31. (4)UNITS WILL BE ALLOCATED TO EXTREMELY LOW INCOME HOSEHOLDS.
LEGAL DESCRIPTION	LOTS 26 & 27 OF TRACT NO. 16357, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 372 PAGE 27/ 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ASSESSOR PARCEL NO. (APN)	2209-001-020
BUILDING CODE:	2019 CBC AS AMENDED BY CITY OF LOS ANGELES
ZONE:	R3-1
GENERAL PLAN LAND USE	MEDIUM RESIDENTIAL
COMMUNITY PLAN AREA	MISSION HILLS - PANORAMA CITY - NORTH HILLS
AREA PLANNING COMMISSION	NORTH VALLEY
TYPE OF CONSTRUCTION:	1ST FLOOR PLAN (GARAGE), TYPE IA, S-2 OCCUPANCY 2ND Thru 5TH FLOOR FLOORS, TYPE V-A, R-2 OCCUPANCY PER TYPE VA, FULLY FIRE SPRINKELERED THROUGHOUT (NFPA-13)
LOT AREA:	7,057.7 + 6,451 = 13,508.7 SQ.FT PER ZIMAS
ALLOWABLE BUILDING HEIGHT:	45 FEET
PROPOSED BUILDING HEIGHT:	56 FEET 45 FEET+11 FEET HEIGHT INCREASE DUE TO AFFORDABLE HOUSING INCENTIVE
OCCUPANCY GROUP	R-2 / S-2 PARKING NOTE: TRANSITIONAL HEIGHT TO BE PROVIDED PER TOC TIER 3
BUILDING SETBACKS:	FRONT YARD : 15 FEET SIDE YARDS: 8 FEET REQUIRED, PROVIDED = 5'-8" DUE TO TOC INCENTIVE REAR YARD : 15 FEET
STORIES:	5 - STORIES (4) RESIDENTIAL

Laura Meldere

Commercial Real Estate Broker

Direct: (424) 394-2121

Email: Lmmrealty@gmail.com

DRE# 01963657, NMLS #1911620, BK3599904

Exclusive Commercial Real Estate Opportunity

33 Unit apartment building RTI

Opportunity Zone



WEST ELEVATION



NORTH ELEVATION

33 Unit apartment building RTI

Opportunity Zone



NORTH ELEVATION



BREAK-IN WITH ANOTHER COLOR

BREAK-IN WITH ANOTHER COLOR

GARAGE PARKING WITH GATE

EAST ELEVATION

8218 - 8222 Sepulveda Place, Panorama City, CA

33 Unit apartment building RTI

Opportunity Zone



DRE# 01963657, NMLS #1911620, BK3599904

Exclusive Commercial Real Estate Opportunity