EREG REAL ESTATE INVESTMENTS



THE

Conceptual Rendering

Emaunel Real Estate Group

Offering Memorandom Redevelopment

802 W 42ND PL, LOS ANGELES, CA 90037



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Contact the listing agent for Development and Operation projections

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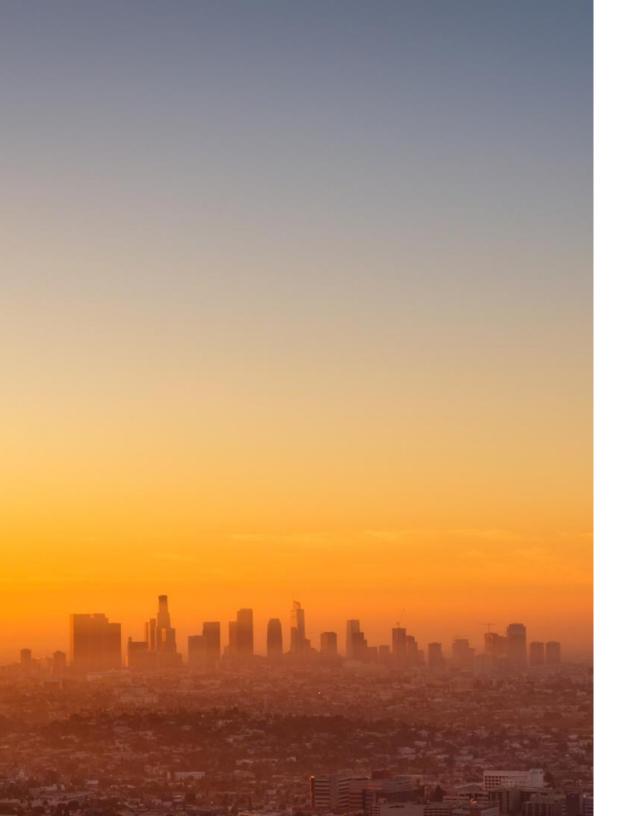


Table of Contents

4

9

Project Information,& Pricing

- Site Plan, Floor Plans, & Evaluations
- 16 Area Overview

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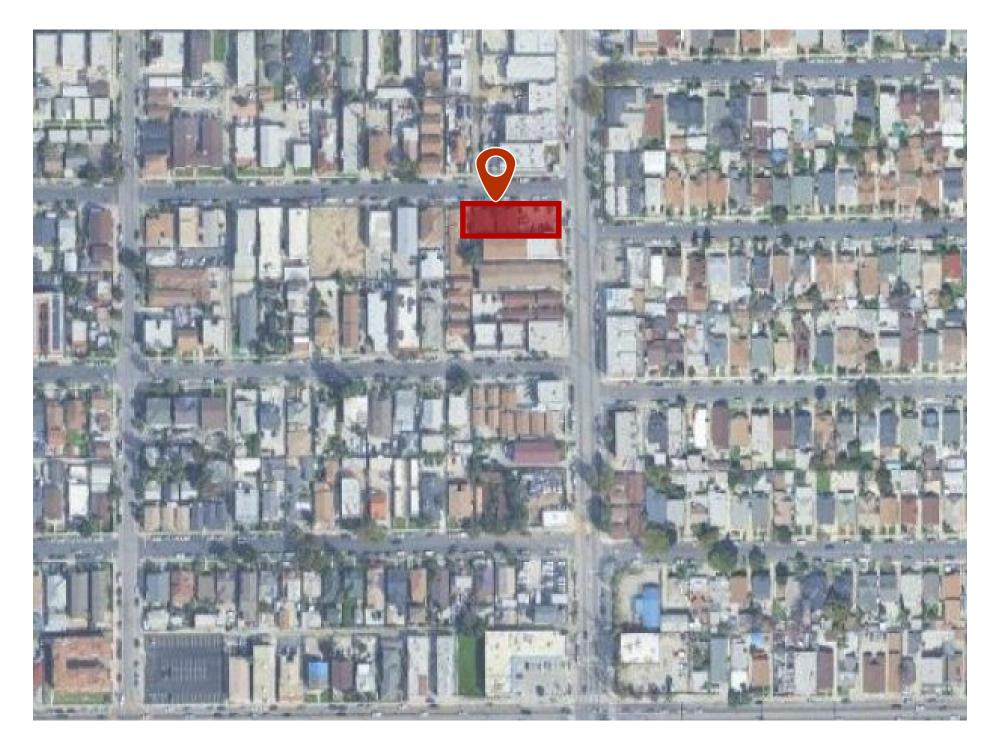
Project Information:

- ED-1 Project with good unit sizes and efficient design to lower construction costs.
- Existing Improvement is 2 Duplexes with current rental income of \$9,694 per month
- Please contact the listing agent for Development and Operation projections

Price:	\$3,150,000
Address:	802 W 42nd Place. Los Angeles, Ca 90037
Status:	RTI in Approx. 60 days
Units:	90 units
Unit Mix:	14 Studios and 76 1+1's
Approx. New Building Square Footage:	38,393
APN:	501-900-6001
Lot Size:	9,166 sqft
Zoning:	C2-1VL-CPIO

Conceptual **Renderings**

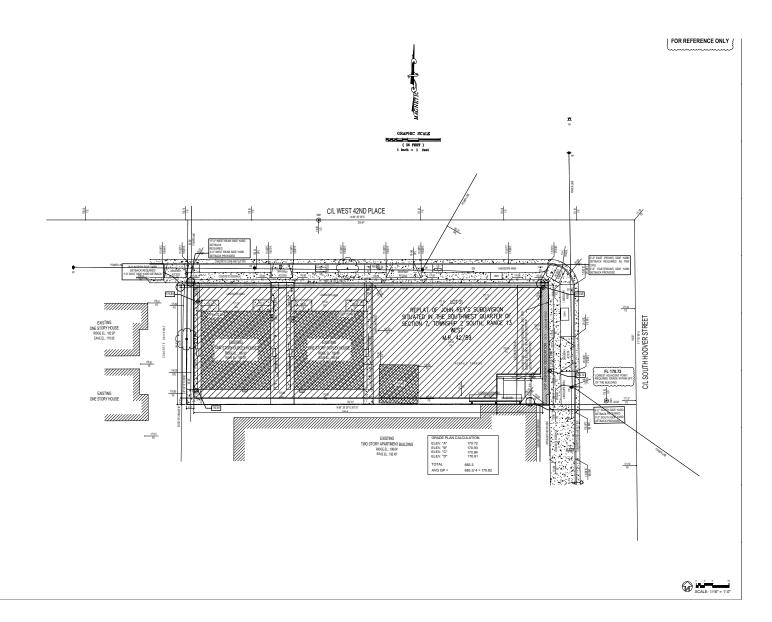




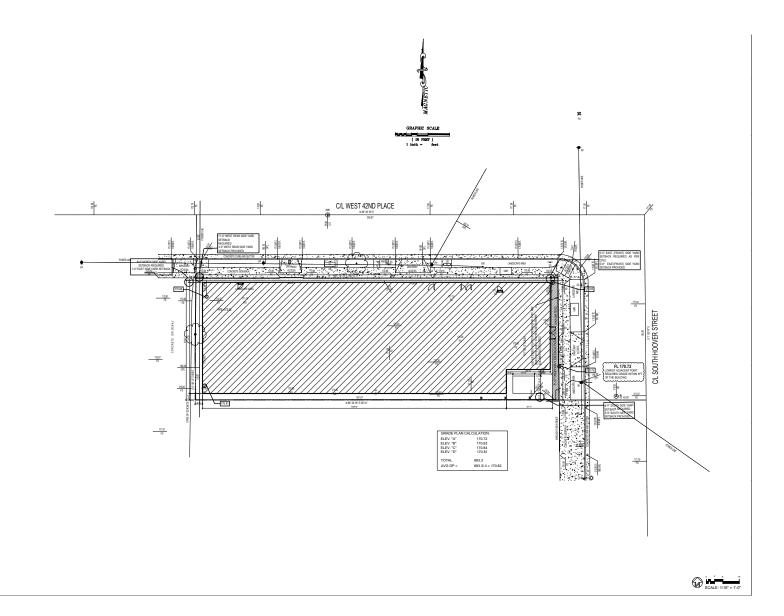
Site Plan, Floor Plans, & Evaluations

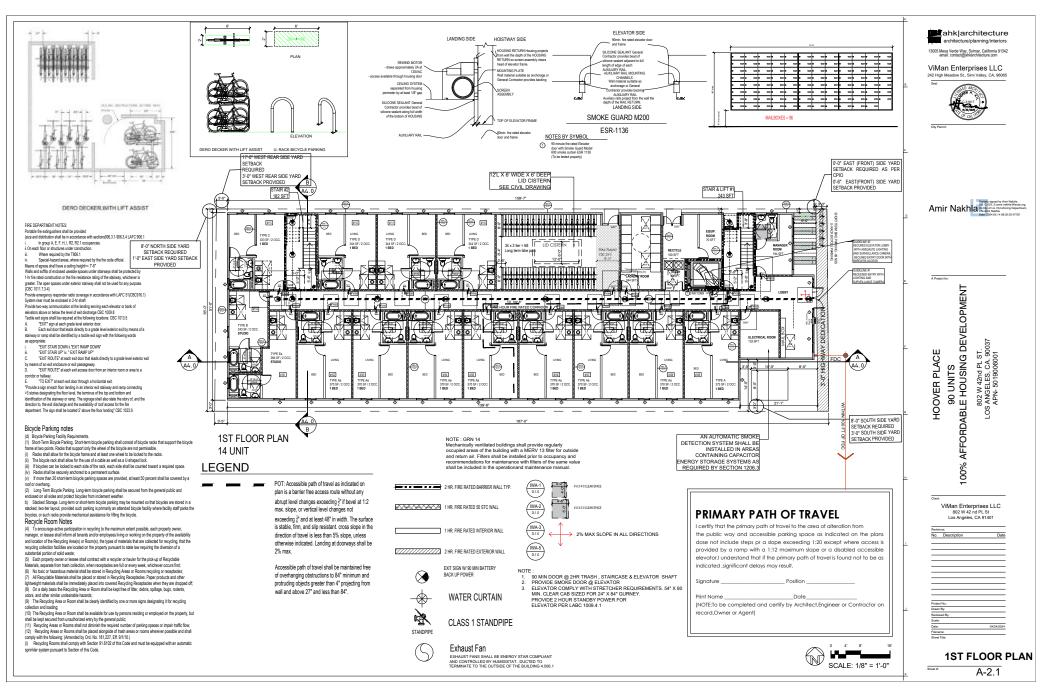
						10.000		1			
802 W 42r 90 units 100% A	nd PL St Affordable Housing Develo	opme	ent			AB 1763 Provides an Unlimited density bo the units are affordable. AB 2345 - No Vehicle Parking re housing project and located withi 33' Height increase		Base Density: Base FAR 1.5:	or Density, FAR, & H 1/800 for Density E :1 per State Density ti-family Developme	Bonus project y Bonus Law LAMC 12.22 A25	Arkljarchitecture architecture/planning/interiors 13005 Meta Vetek Wy, Sylmar, Caléma 1912 contelligiblarchiterium ViMan Enterprises LLC 242 Hgh Meadow St., Simi Valley, CA, 6006
802 W 42nd PL St .OS ANGELES, CA. 37 .PN - 501-900-6001	THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS IS NOT A PUBLIC HOUSING.				1						
AFIN - 501-900-0001	THERE IS NO TAX CREDIT RECEIVED.	PAR	KING CA	LCULATIONS	BASE	INCENTIVES	PRC	JECT INF	ORMATIC	NC	
		100% Affo within 1/2 Per AB 23	rking required ordable Housing a mile of a Major T 445/GCS 65915(F	ransit Stop. 2) (3) (A)	Parking: 0 per AB Height: 33' incre	ity increase per GCS 65915(f)(3)(D)(ii) 12345/GCS 65915(P)(3)(A) ase per GCS 65915(d)(2)(D) es/Concessions (Off-Menu) 65515(d)(2)(D)	ADDRESS: APN: BLOCK: LOT: GROSS LOT AREA: JURISDICTIONAL INFORMATION COMMUNITY PLAN:	802 W 42 501-900-6 31 9164.9 sf		VLAT OF JOHN REY'S SUBDIVISION	City Permit:
		Short Term E 1 space per 1 space per	Parking Calcu Bicycle Spaces Require 10 units (1-25 units) 15 units (26-100 units) ferm Bicycle Parking re	ed: = 2.5 = 0-25 = 65/15 = 4.33	Incentive #1 West Rear Side - 82.36% ya to provide 3 feet instead of t Government code Section 6 Incentive #2		AREA PLANNING COMMISSION: ZONING: PLANNING AND ZONING INFORMA ZONING INFORMATION (ZI) :	South ATION C2-1\ ZI-24	n Los Angeles VL-CPIO 52 Transit Priority Area in the Ci	ity of Los Angeles	
		Long Term B	Bicycle Spaces Require unit (1-25 units)	= 7 spaces d:	South Side - 62.5% yard red to provide 3 feet instead of t Government code Section (Incentive #3 North Side - 87.5% yard red to provide 1 feet instead of t Government code Section (GENERAL PLAN LAND USE : EXISTING USE : PROPOSED USE : ZONING HEIGHT : BUILDING HEIGHT FROM LOWEST BUILDING CODE HEIGHT:	Multin 90 Line	nborhood Commercial Iamily Residential nits 100% Affordable Housing mi et * (additional up to 33* increase per 0 (from average grade plane)	ulli-family building GCS e5915(e)(2)(D)	Amir Nakh Die Cust zum zwieden Bindy Die Cust zum zwieden Bindy Die Cust zum zwieden Die State State State Die State State State State Die State State State State Die State State State State Die State State State State State Die State State State State State State State State S
		Total Long T Bicycle Park Short Term (Long Term (erm Bicycle Parking re		Incentive #4 Open space: 100% reduction To provide 0 sf open space Government code Section 6 Incentive #5 Increase FAR from 1.5:1 to 3 Waiver of Developm	n in Open Space. Instead of the required 9000 s.f 5915(d)(2)(D) 853:1 ent Standards	FAR Calculation Base FAR 15:1 (0164.9 x1.5) Dennity Bonus Increase =38311/916 Proposed FAR = Base Density por 1/400 of lot area Unlimited Density MANAGER UNIT: DESIGNATED VERY LOW INCOME DESIGNATED VERY LOW INCOME DESIGNATED VERY LOW INCOME DESIGNATED VERY LOW INCOME	13,74 54.9 3.853 3.853 9164. 90 un 01 un 5 UNIT: 01 un 5 80%	17.35 st. k1 k1 9/400 = 23 units (round up) iits proposed (Density increase p it.		A Project for:
					1. Waiver for Height & Active requirements of CPIO II-2.A		PROJECT SUMMARY: A 90 UNITS- 5 STORY APARTMENT- FULLY SPRINKLERED NFPA 13 DEN	CONSISTING OF 5 STORIES TYPE	E IIA. BUILDING IS		Ł
			Space/Ince	entive	2. 100% Reduction in Trees provided 0 trees instead of	f 23 trees.	PROJECT DEVELOPMENT STANDAR		Affordable Housing Incentive program being Utilized are: (Density bonus per 12.22.425		μ
		Open Space requi Regulations. New o	construction (resulting in add	ditional floor area and additional units) of a	Unit Mix		PLANNING AND ZONING INFORMATI	CN C2-1VL-CPIO Madium Residuation	(Density bonus per 12.22.425 Incentives/Concessions	5/AB 1763/AB 2345) Code Section	Ъ,
		having less than th	ree habitable rooms: 125 sc	more dwelling units on a lot shall provide at a dwelling unit: 100 square feet for each unit quare feet for each unit having three habitable ig more than three habitable rooms.		1BED TOTAL	ZONING: General Plan Designation Allowable FAR Proposed FAR	Medium Residential 1.5:1 3.853:1	project located within 1500 of transit stop per Government Code	Government Code Sections 65915(d)(2)(D)	
		100 s.f/unit < 3 Ha 125 s.f/unit = 3 Ha 175 s.f/unit > 3 Ha	ibitable Rooms. ibitable Rooms. **D ibitable Rooms.	ensity increase per GCS 65915(f)(3)(D)(ii)	1ST FL 02 2ND FL 03 3RD FL 03	12 14 16 19 16 19	Allowable Density Allowable Height Proposed Height	400 st/ du 45 ft 58 ft -7 inches	No density restrictions 58'-7" proposed	Government Code Section F 65915(f)(3)(D)(i). F Government Code Sections 65915(0)(2)(D)	DOVER PLACE 90 UNITS LE HOUSING DEV 8 AVER PLST. 8 AVELES, CA, 90037 APN- 5019006001
		Open space for < ={ >{	3 Habitable Rooms 175	s.f/DU s.f/DU s.f/DU	4TH FL 03 5TH FL 03 TOTAL FL 14	16 19 16 19 76 90			project within 1/2 mile of major bus stop. per Government Code		
							Base Parking Requirement: A 25R0 TO ONE (1) BEDROOMS: ONE (1) ONE/TE & IL TWO (2) TO THESE (2) BEDROOMS: TWO (2) ONE C FOLK(4) AND MODE BEDROOMS: TWO AND ONE Building setback Requirement:	PARIONAL SITE PARIONAL EL-MALF (2 12)	Zero parking required project within 1/2 mile of major bus stop.	Government Code Sections 65915(p)(3)	
		OPEN SPACE PF	ROVIDED:	00 s.f			West (rear) Yard = 17 feet required North (side) side yard = 8 feet required South (side) yard = 8 feet required	82.36% reduction 87.5% reduction 62.5% reduction	3 feet proposed 1 feet proposed 3 feet proposed	Government code Section 65915(d)(2)(D)	HOOVER PLACE 90 UNITS AFFORDABLE HOUSING DEVELOPMENT 802 W 42md PLST. Los Angeles CA 9007 APN- 5019008001
			oquestos				Open Space Requirement: Open Required: 9000 s.f Trees Required:	100% reduction	0 sqft provided 0 provided.	Government code Section 65915(d)(2)(D)	
		Require		5 story building:	-		Required: 23 trees	100% reduction	0 provided.		Ц Ц Ц
		REQUIRED	CAST (FRONT)	WEST (REAR) NORTH (SID 17 ft 8 ft 82.36% reduction 87.50% reduction 17 x 0.1764 = 3° 10 rearries #1 82.36% year deduction 87.55% yeard wed 82.36% year deduction 67.5% yeard wed 60 years and eduction 60 years mark to be 56 tota) (56 years mark tota) (56 years mark to be 56 tota) (56 years mark to be 56 tota)	8 ft 62.50% reduction 1' 8 x 0.375 = 3' incentive #2 ection 60.61% exet performance	Zoning Allowable Ht. 45 Top of parapet elev 229.3 Lowest nat. grade Proposed height (ZC) 56-77 Allowable Bidg Code Ht. 45 Top of roof surface elev 225.8 n Average GP 170.8	R2 - Total Vertical shaft wall: 2 hour with 90 minutes door assem	38,393 s.f (Details at Page A. 1.1) 38,393 s.f.	PROVIDE MANUAL FIRE AL PROVIDE 2-WAY COMMUNI BUILDINGS SHALL BE PRO COVERAGE FOR EMERGEN PROVIDE ELEVATOR BATT	INIKLER SYSTEM JLDING, NFPA -13 ILDING, NFPA -13 IFRIOR TO INSTALLATION. I FRIOR TO INSTALLATION. ILATION SYSTEM PER LBC 510 INDED WITH APPROVED RADIO NOVE RESPRODERS LBC 510 FERY LDWERING + LIGHTING UP BATTERY BACKUP POWER SUPPLY.	Citest Villan Enterprises LLC
			VIC			Proposed height 55'-0'	BUILDING CODE INFORMATION:			REQUIREMENTS	802 W 42 nd PL St Los Angeles, CA 91401
			B02 W 42rd PL St			ngeles CPIO district Development Standards d within the Sub Area A (Neighborhood Corridor) elopment allowed. 400 for Density Bonus project	CONSTRUCTION TYPE: OCCUPANCY: NO. OF STORIES: AVERAGE GRADE PLANE: BUILDING CODE HEIGHT: ZONING CODE HEIGHT:	5 STORY TYPE IIA RESIDENTIAL R2 5 55'-0" complies with Tbi 504.3 58'-7" NFPA 13	At = 24,000 s.ft A ₈ = [At+ (NS x /f)] x S ₈ = [24000 + 0] X 2 = 4800 Proposed R2 floor area = 38	00 18,393 s.1 < 48000 s.1	No. Description Date
		ADDRESS: 802	W 42nd str.	802 W 42nd PLSt C2-1VL-CPIO	LOT COVERAGE Lot Coverage. In coverage of 30 p the Building Foo currently exist at	Neight requirement ERE CPD Subarea A. Projects shall provide a minimum tot wercent. Lot coverage shall be the cumulative total start of all buildings of the bin including times that d will remain on the site as well an eve buildings. 914-0 but Foognet 7018 s.1 Foognet 7018 s.1 Foognet 7018 s.1	FIRE RESISTIVE RATING FOR T		THIS PROJECT IS PRIVAT NO FEDERAL, STATE OR I DEXOTEX DECK COATIN ROOF - FIRESTONE LARP A COPY OF THE EVALUAT CONDITIONS OF LISTING AVAILABLE AT THE JOB S	IG ESR 1757 R# 26105 ESR 2631 TION REPORT AND/ OR SHALL BE MADE	Paged Na.: Dasan By Dasan Dy Dasan Dy Dasan Dy Dasan Dy Dasan Dy Dasan Dy Dasan Dy Dasan Dy Dasan Dy Dasan Dy Dy Dasan Dy Dy Dy Dy Dy Dy Dy Dy Dy Dy Dy Dy Dy D
		BLOCK: NON LOT: 31					GOVERNING CODES: 2023 CITY OF LOS ANGELES B 2023 CITY OF LOS ANGELES F 2023 CALIFORNIA PLUMBING 2023 CALIFORNIA PLUMBING 2023 CALIFORNIA MECHANICA	CODE	TITLE 2	DRNIA CODE OF REGULATIONS 24, PART 2, VOLUME 142 24, PART 8 24, PART 10	Florance: Sheet Tile:
		SEPARATE SYSTEMS,	PERMIT APPLICATIO ELECTRICAL, MECHA	IN FOR: GRADING WORK R&R, BLOO INICAL, PLUMBING WORK, AND DEN	K FENCE WALLS, SIGNS, IOLITION	FIRE SPRINKLER, FIRE ALARM	2023 CALIFORNIA ELECTRICAL NATIONAL POLLUTANT DISCH	L CODE ARGE ELIMINATION SYSTEM	(NPDES)	к	TITLE SHEET

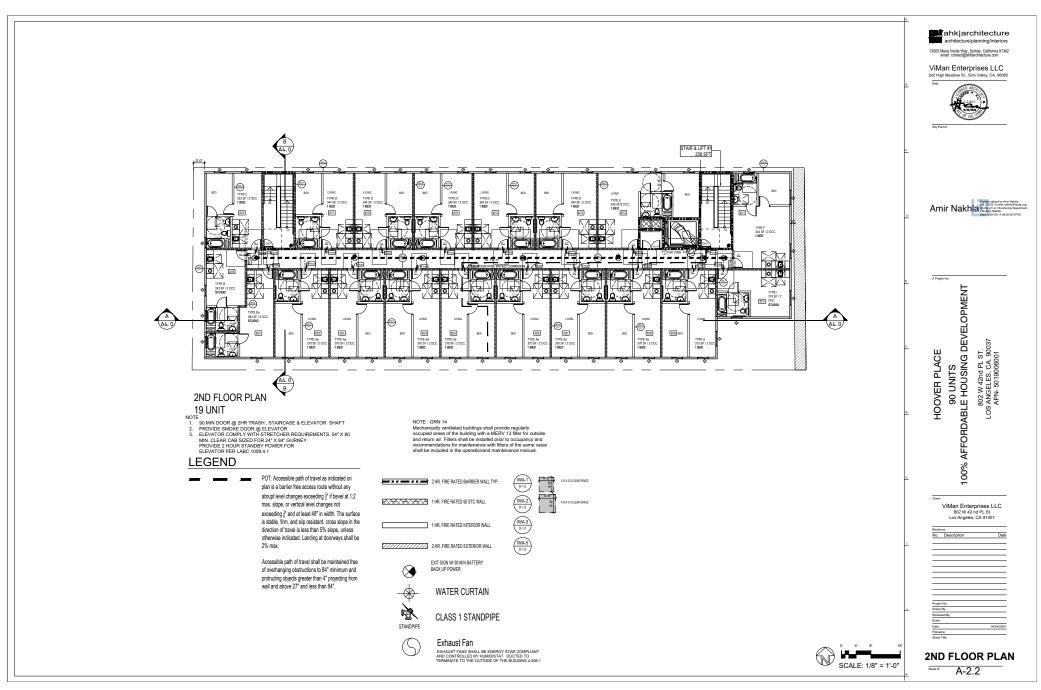
Site **Plan**

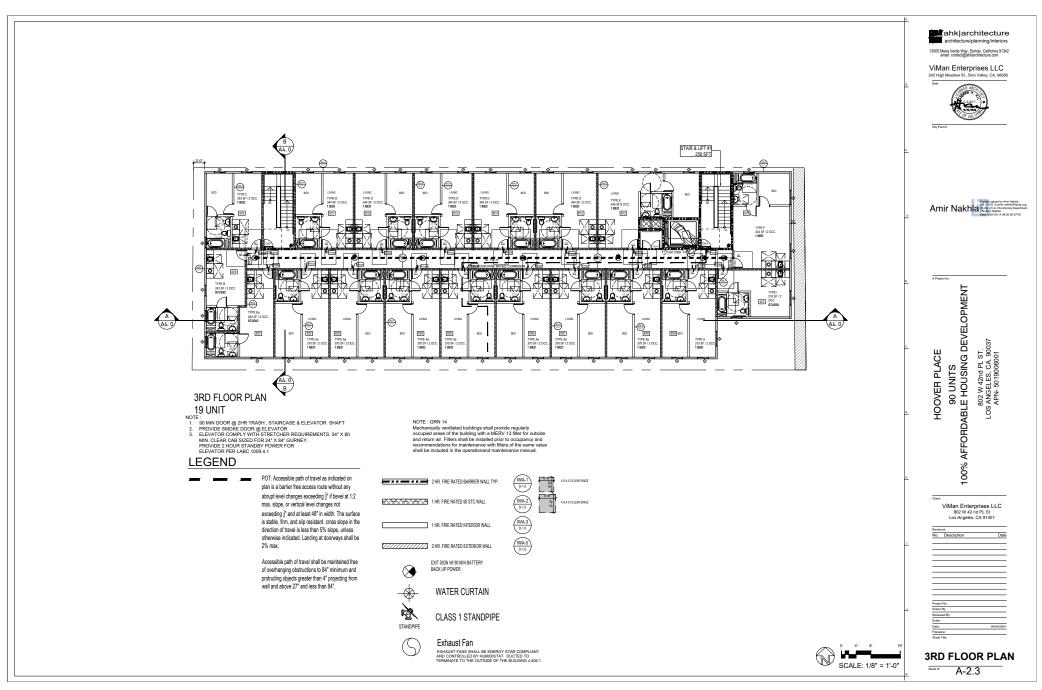


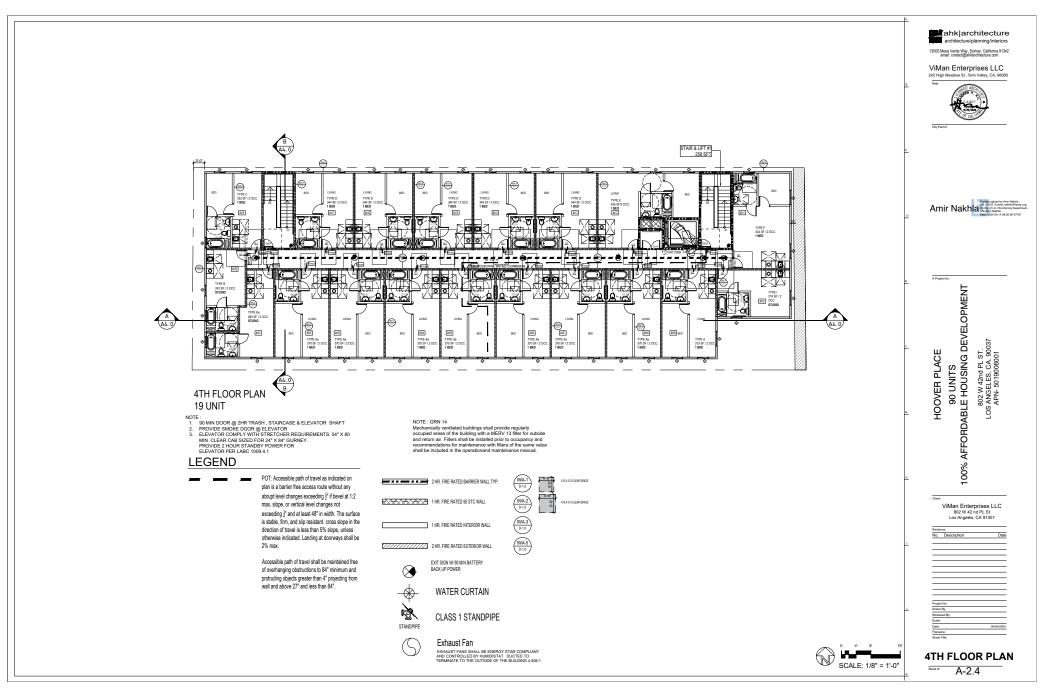
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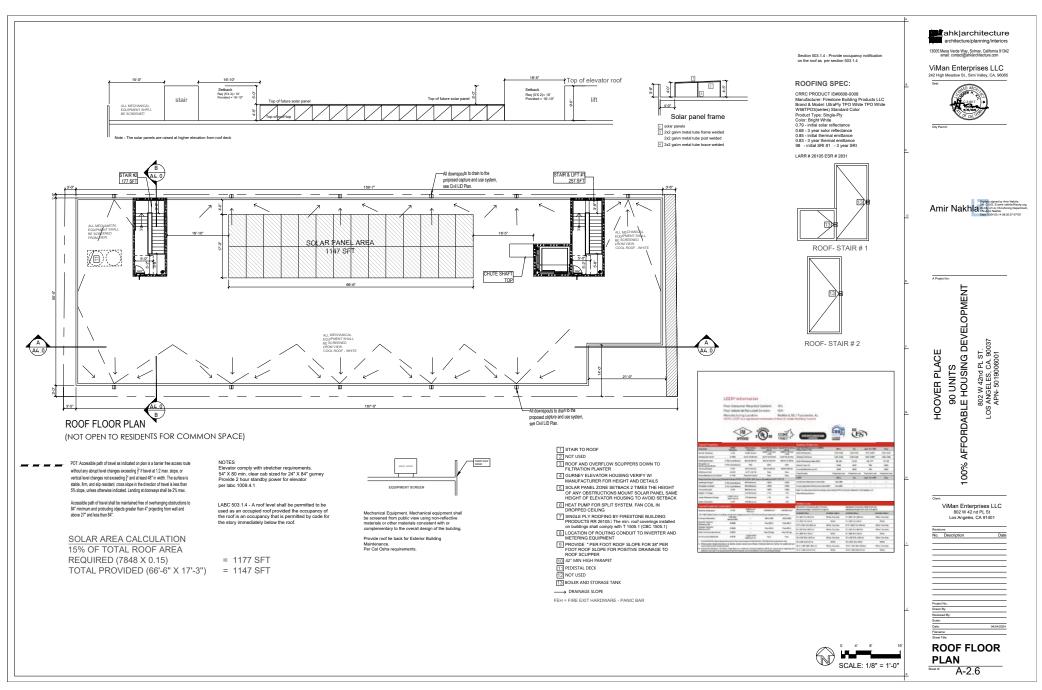


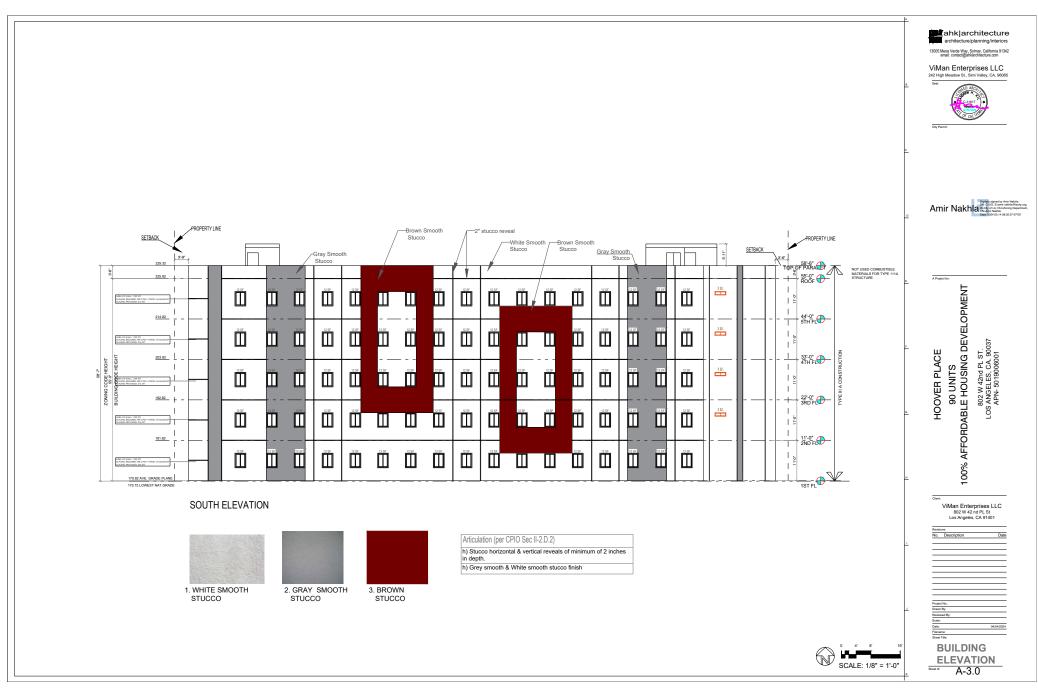


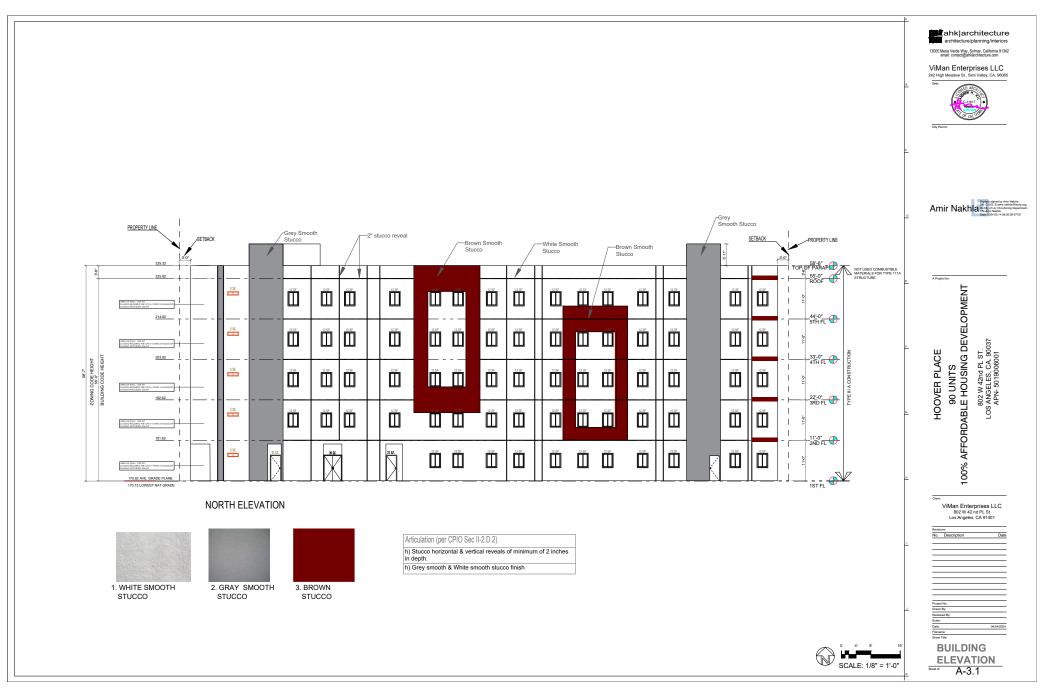










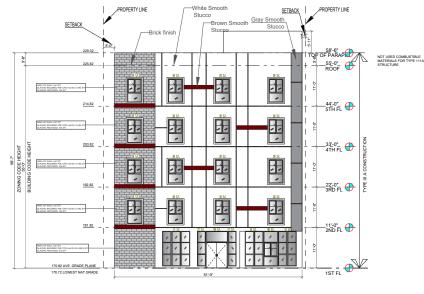


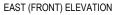
FRONTAGE CALCULATION

561		
313	55.79%	CPIO Sec II-2.D.1.a
561 (per flr)		
2244		
104 (per flr)	18.53%	CPIO Sec II-2.D.1.a
	313 561 (per flr) 2244	313 55.79% 561 (per flr) 2244

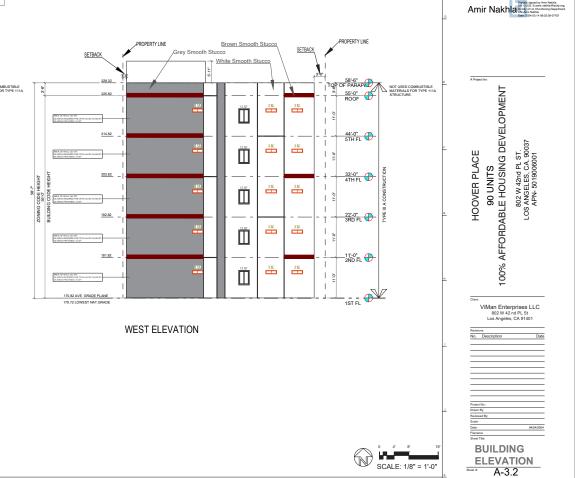
	BUILDING N	IATERIAL	
TOTAL FRONT ELEVATION	2983.5 S.FT		
SMOOTH FINISH STUCCO	1631 S.FT	54.68 %	Less than 80% per CPIO Sec II-2.D.69.c
BRICK FINISH	643.5	21.56 %	
TRANSPARENT GLAZING	729	24.43%	





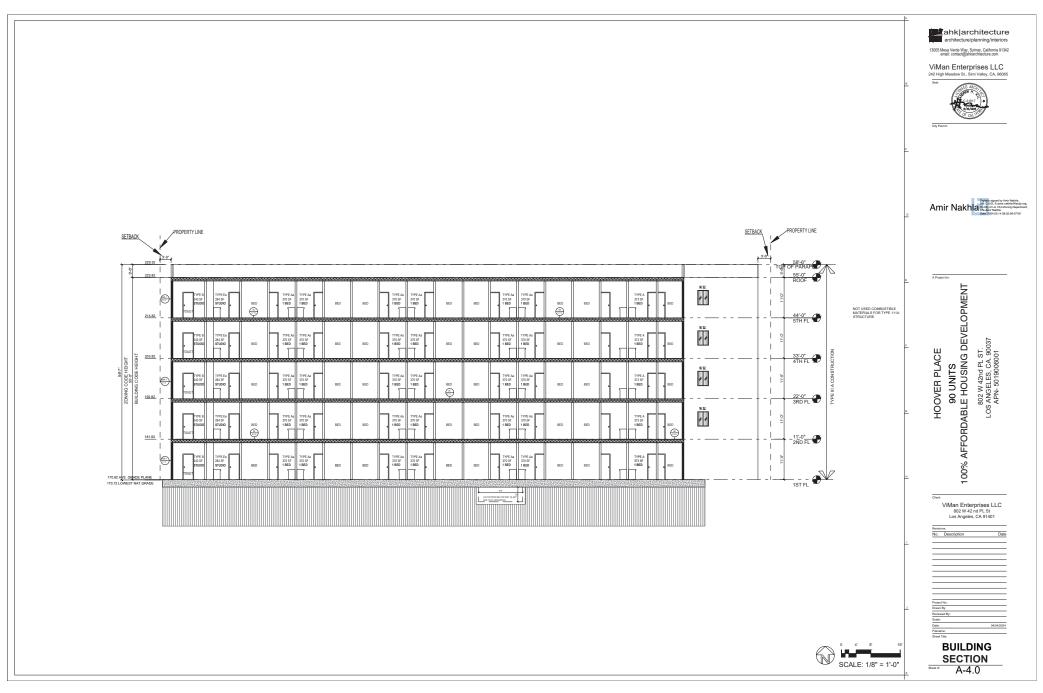


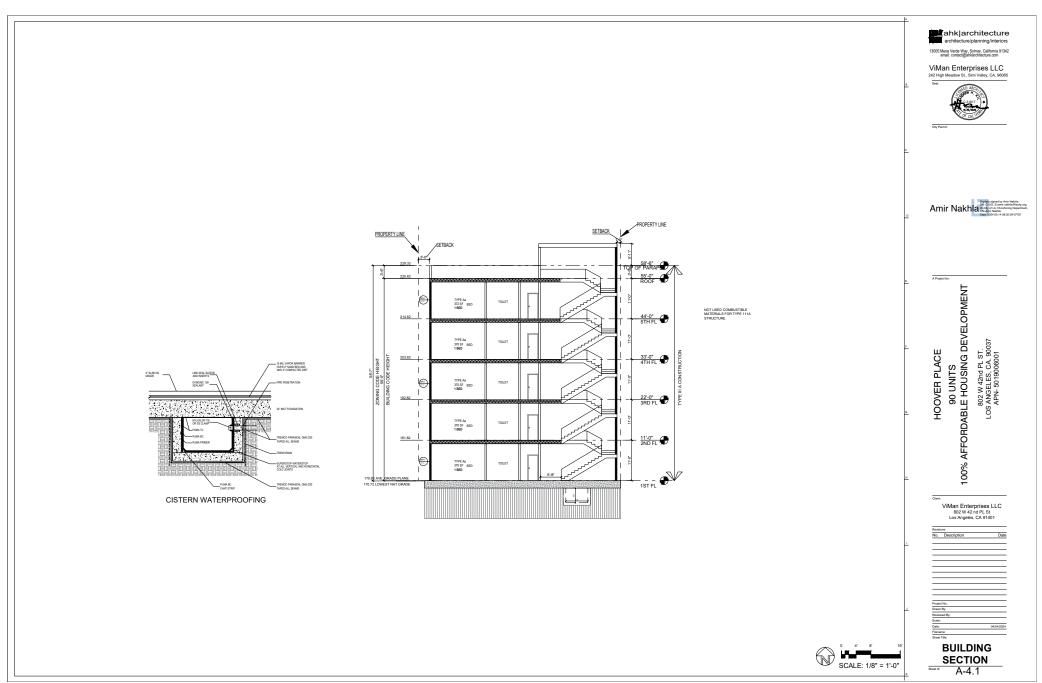




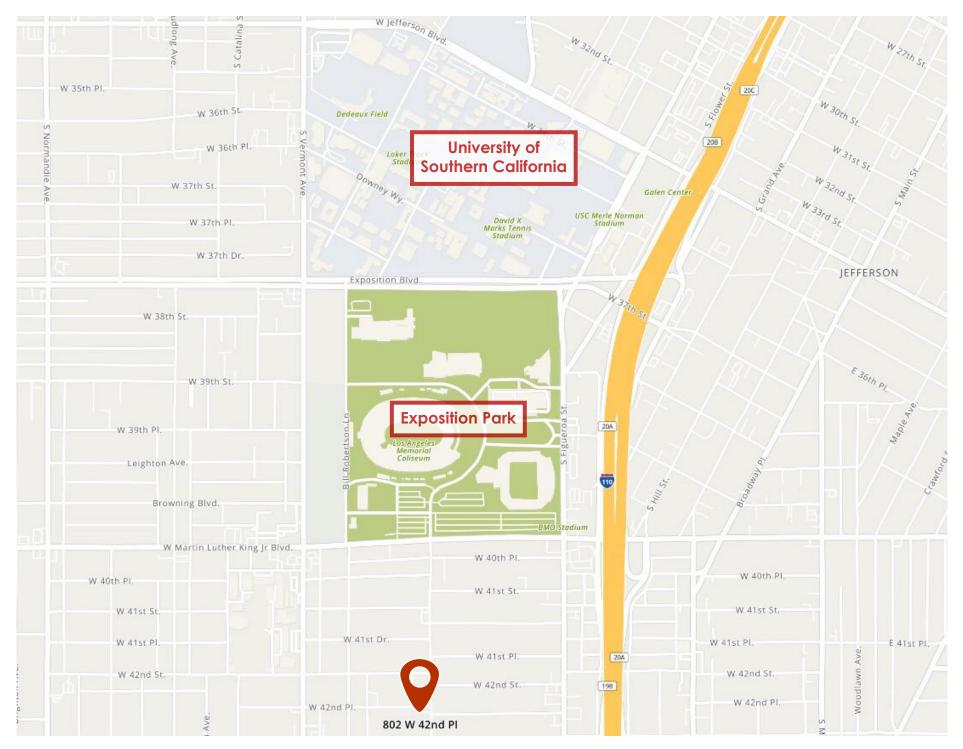
architecture architecture/planning/interiors

13005 Mesa Verde Way, Sylmar, California 91342 email: contact@ahkarchitecture.com VIMan Enterprises LLC 242 High Meadow St., Simi Valley, CA, 96065





AREA OVERVIEW



OFFERING MEMORANDUM

802 W 42ND PL, LOS ANGELES



Hooman Emanuel

Emanuel Real Estate Group, Inc. 424-209-0773 | 818-335-0923 cell hemanuel126@gmail.com DRE #01200237



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