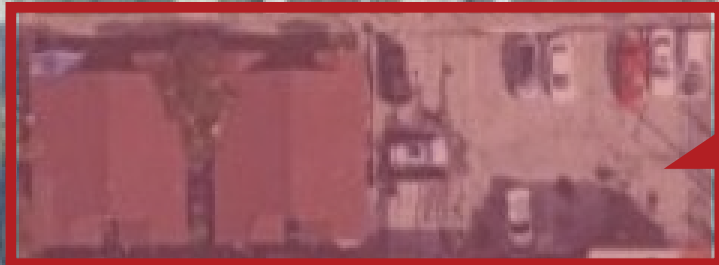


EREG
REAL ESTATE INVESTMENTS



Conceptual Rendering

Emanuel Real Estate Group

Offering Memorandum Redevelopment

802 W 42ND PL, LOS ANGELES, CA 90037



DRE #01428774



Hooman Emanuel

Emanuel Real Estate Group, Inc.

424-209-0773 | 818-335-0923 cell

hemanuel126@gmail.com

DRE #01200237

Contact the listing agent for Development and Operation projections

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& Pricing
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& Evaluations
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Overview



Project Information, & Pricing

Project Information & Pricing

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

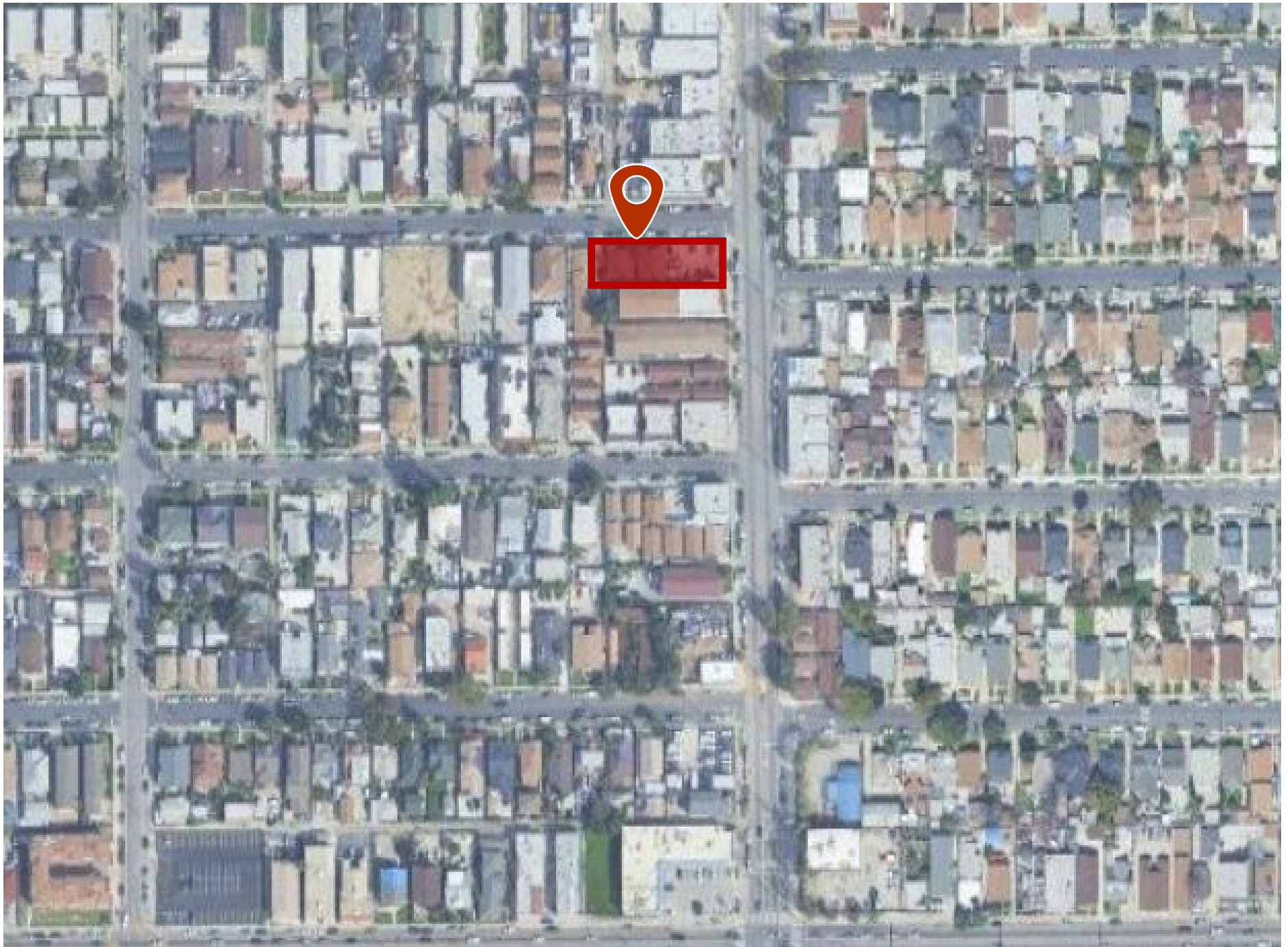
APN: 501-900-6001

Lot Size: 9,166 sqft

Zoning: C2-1VL-CPIO

Conceptual Renderings

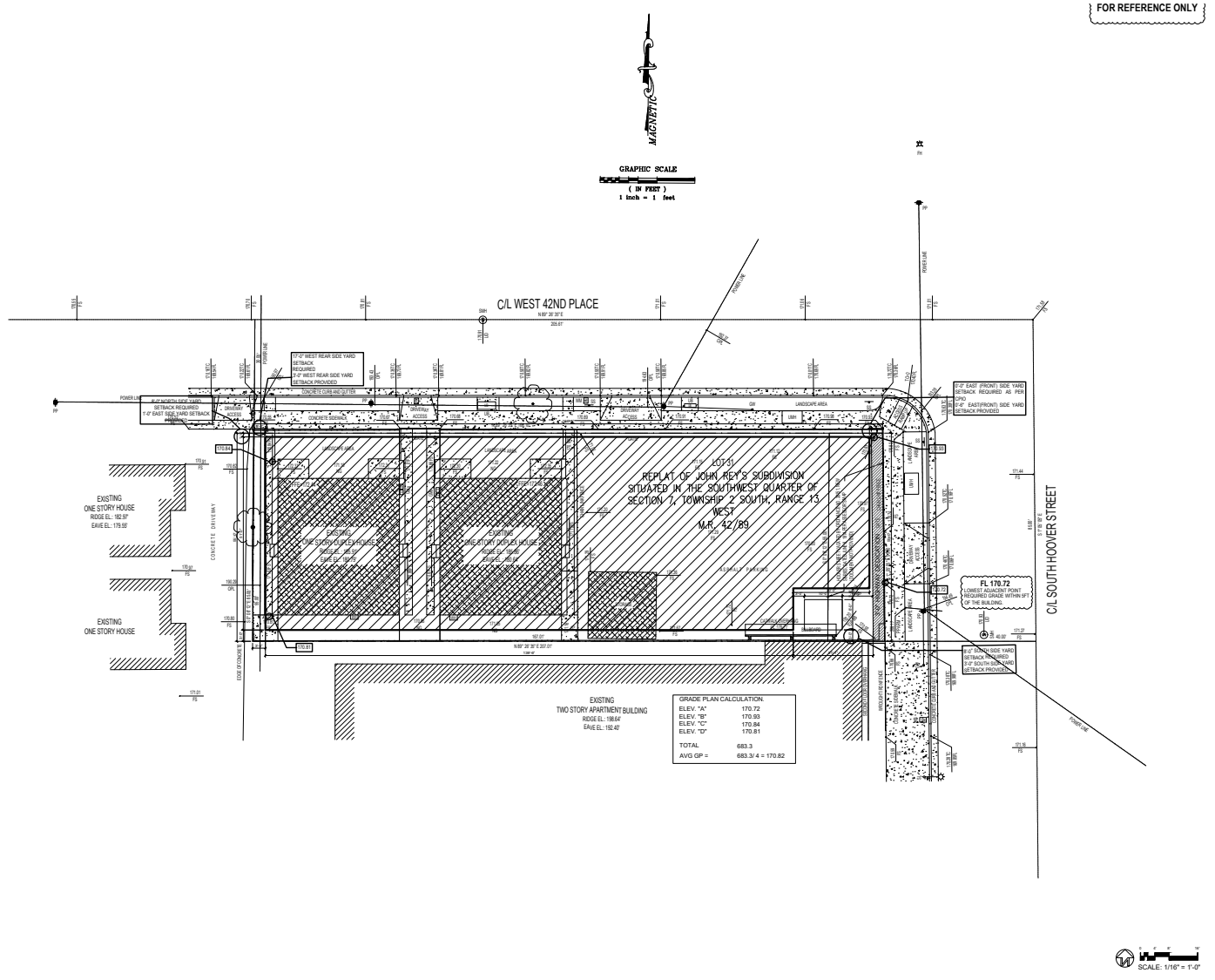




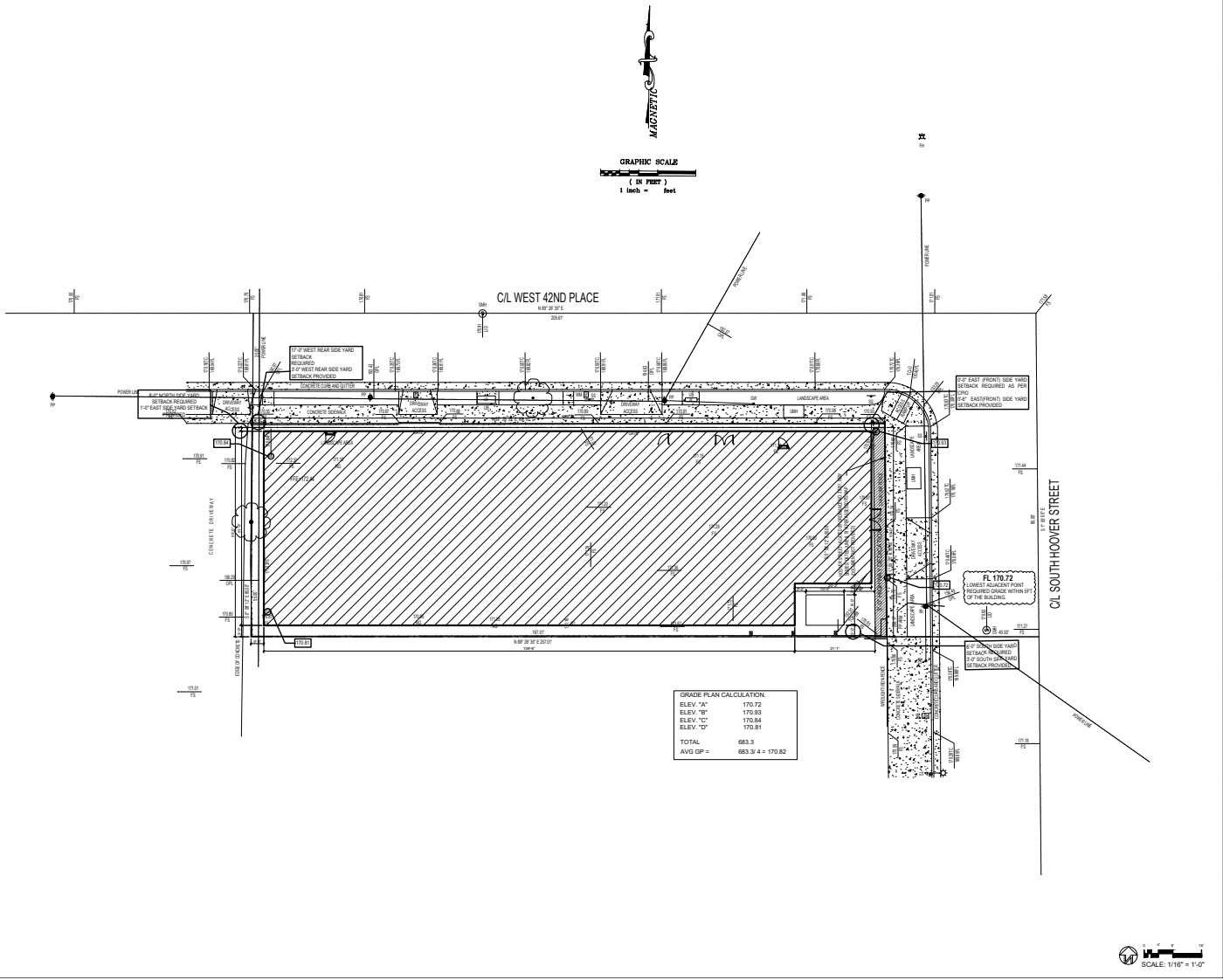


Site Plan, Floor Plans,
& Evaluations

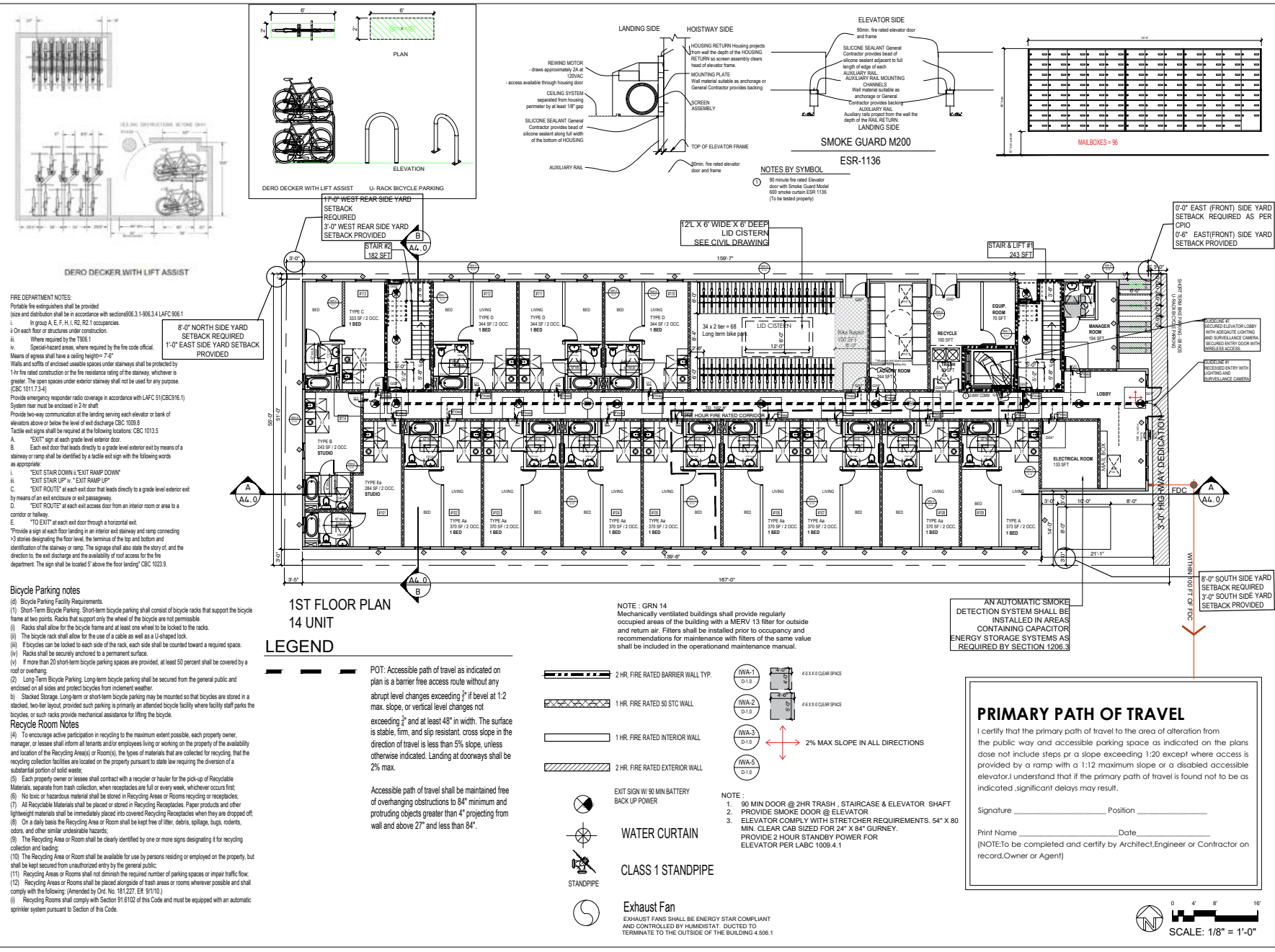
Site Plan



Site Plan



Floor Plans



ahk!architecture
architecture/planning/interiors
15005 Mesa Verde Way, Sylmar, California 91342
email: contact@ahk!architecture.com

ViMan Enterprises LLC
242 High Meadow St., Simi Valley, CA, 94005

City Permit:

Amir Nakha
2424 W. 42nd St. Los Angeles, CA 90037
APN: 50-1906001

**HOOPER PLACE
90 UNITS
100% AFFORDABLE HOUSING DEVELOPMENT**

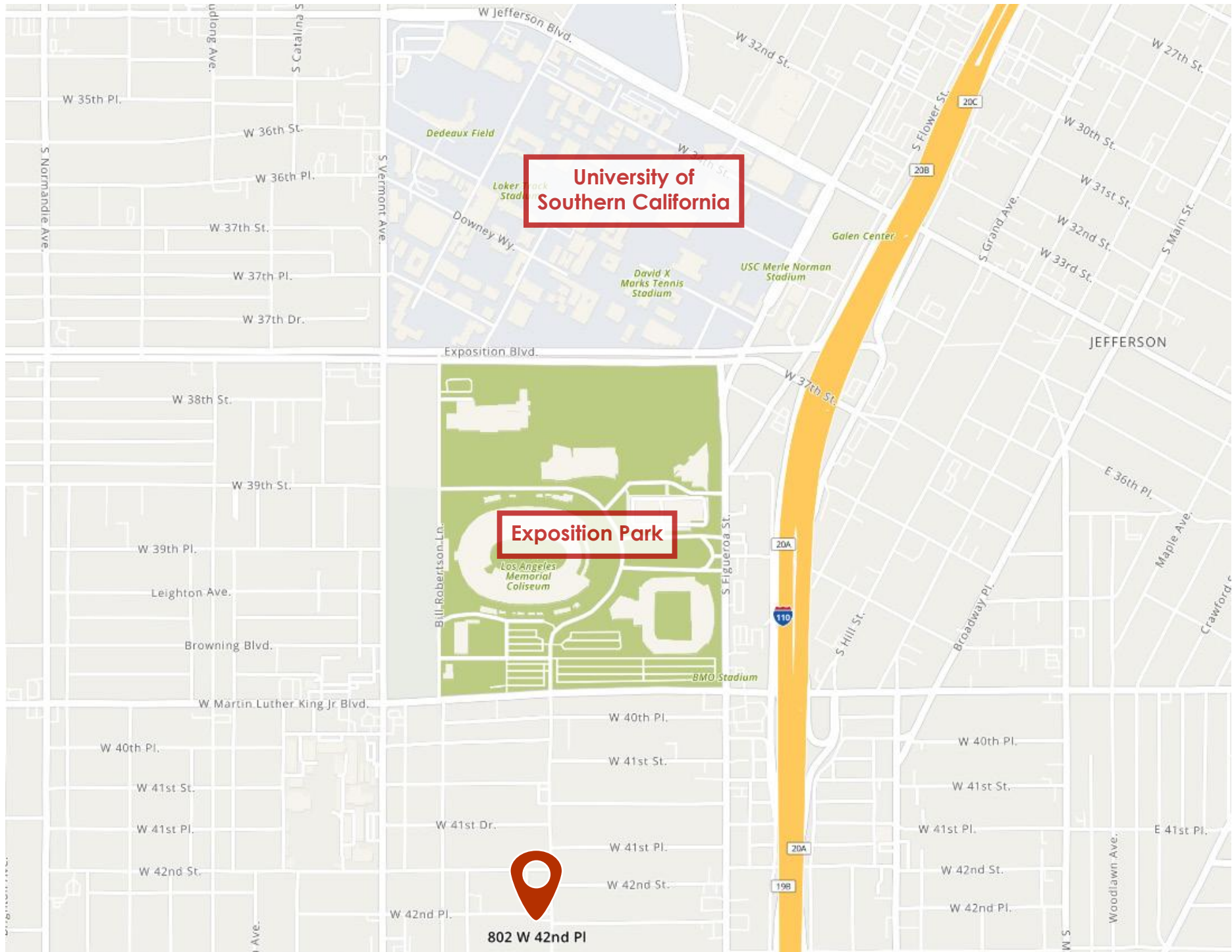
802 W 42nd PL. ST.
LOS ANGELES, CA 90037
APN- 50-1906001

1ST FLOOR PLAN
A-2.1

Project No: _____
Revision: _____
No. Description Date
Drawn By: _____
Checked By: _____
Scale: _____
Date: 04/24/2024
Sheet Title: _____



AREA OVERVIEW



OFFERING MEMORANDUM

802 W 42ND PL,
LOS ANGELES



Hooman Emanuel
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hemanuel126@gmail.com
DRE #01200237

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