

3030
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LOS ANGELES, CA 90006

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17 UNIT - DEVELOPMENT OPPORTUNITY LAND



SUMMARY

ASKING PRICE

\$1,489,000

USE

INCOME PROPERTY
INVESTMENT
OPPORTUNITY

BUILDING SIZE

±12,092 SF

UNIT SIZE

711 SF

LAND SIZE

±7,010 SF

PARCEL NUMBER

5080-012-019

ZONING

LAR4



1341 N MARIPOSA AVE

Please do not walk the property.

*An inspection of the property can be made
through the Listing Agent only.*



EXCLUSIVE OFFERING MEMORANDUM

AT A GLANCE

ASKING PRICE

\$1,498,000

of UNITS

17 Units

UNIT MIX

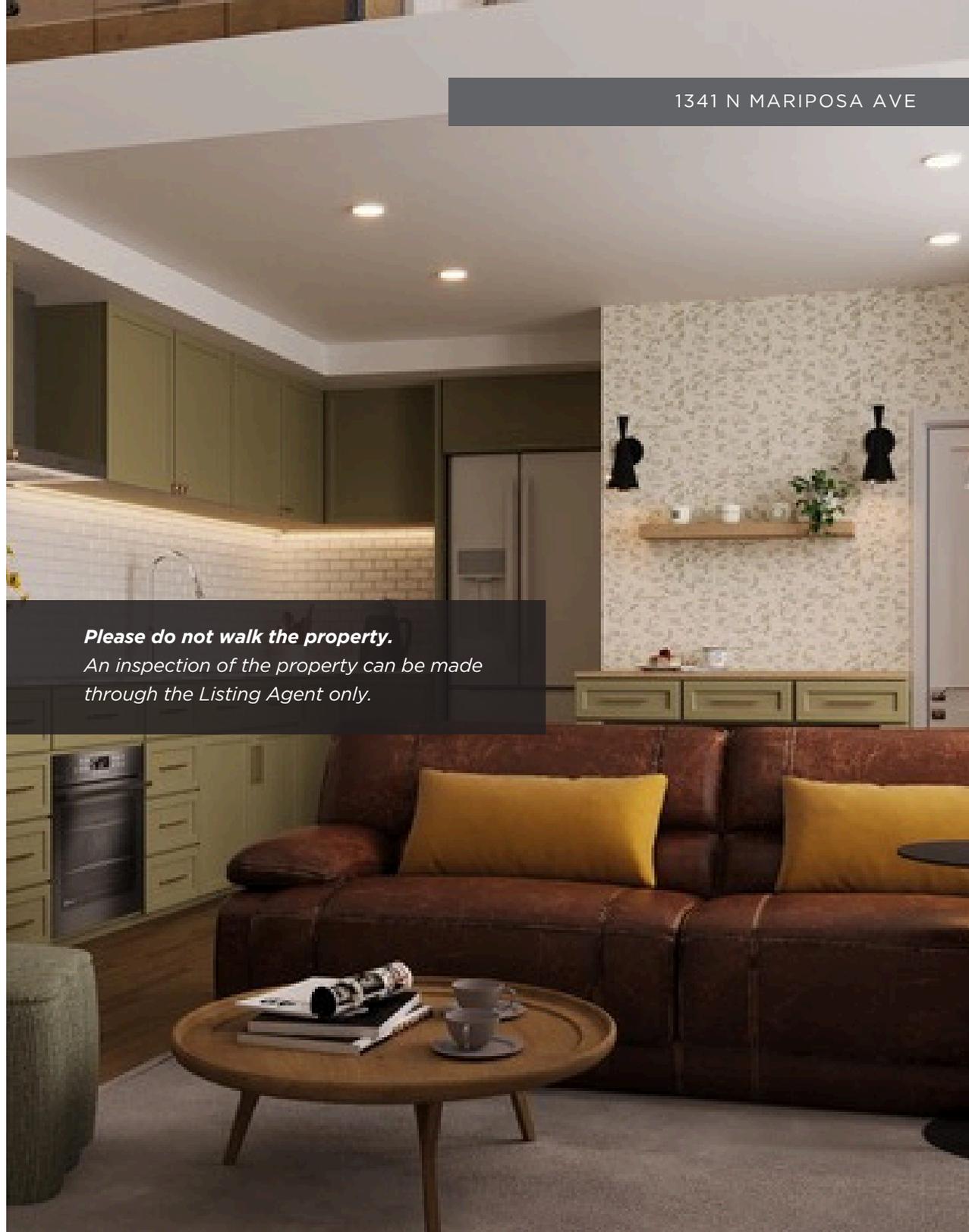
- 1 - **3 Bed** = 1,100sf
- 2 - **2 Bed** = 850sf
- 1 - **2 Bed (ELI)** = 850sf
- 2 - **1 Bed + Loft** = 650sf
- 7 - **1 Bed** = 550sf
- 1 - **1 Bed (ELI)** = 550sf
- 1 - **Studio Loft** = 550sf
- 3 - **Studio** = 457sf

BEDROOM MIX

23 Beds + 23 Baths



1341 N MARIPOSA AVE

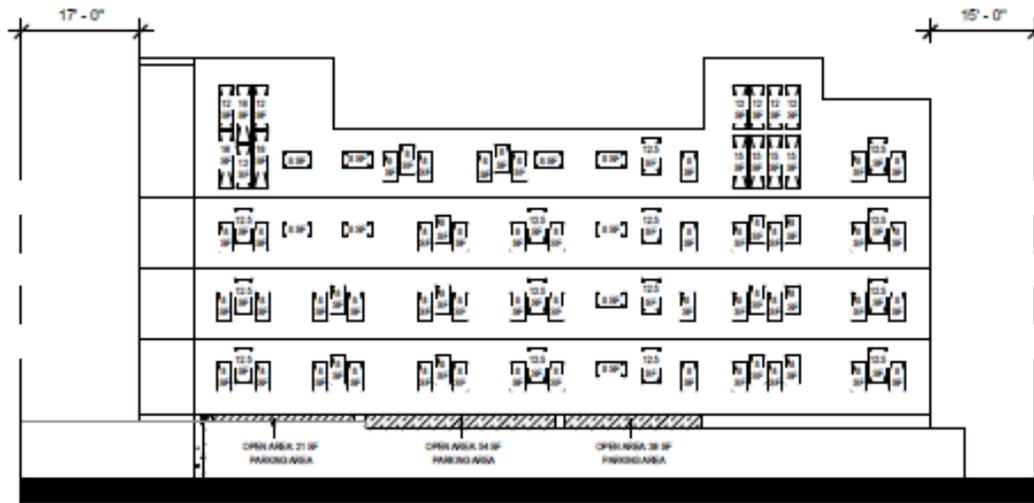


Please do not walk the property.

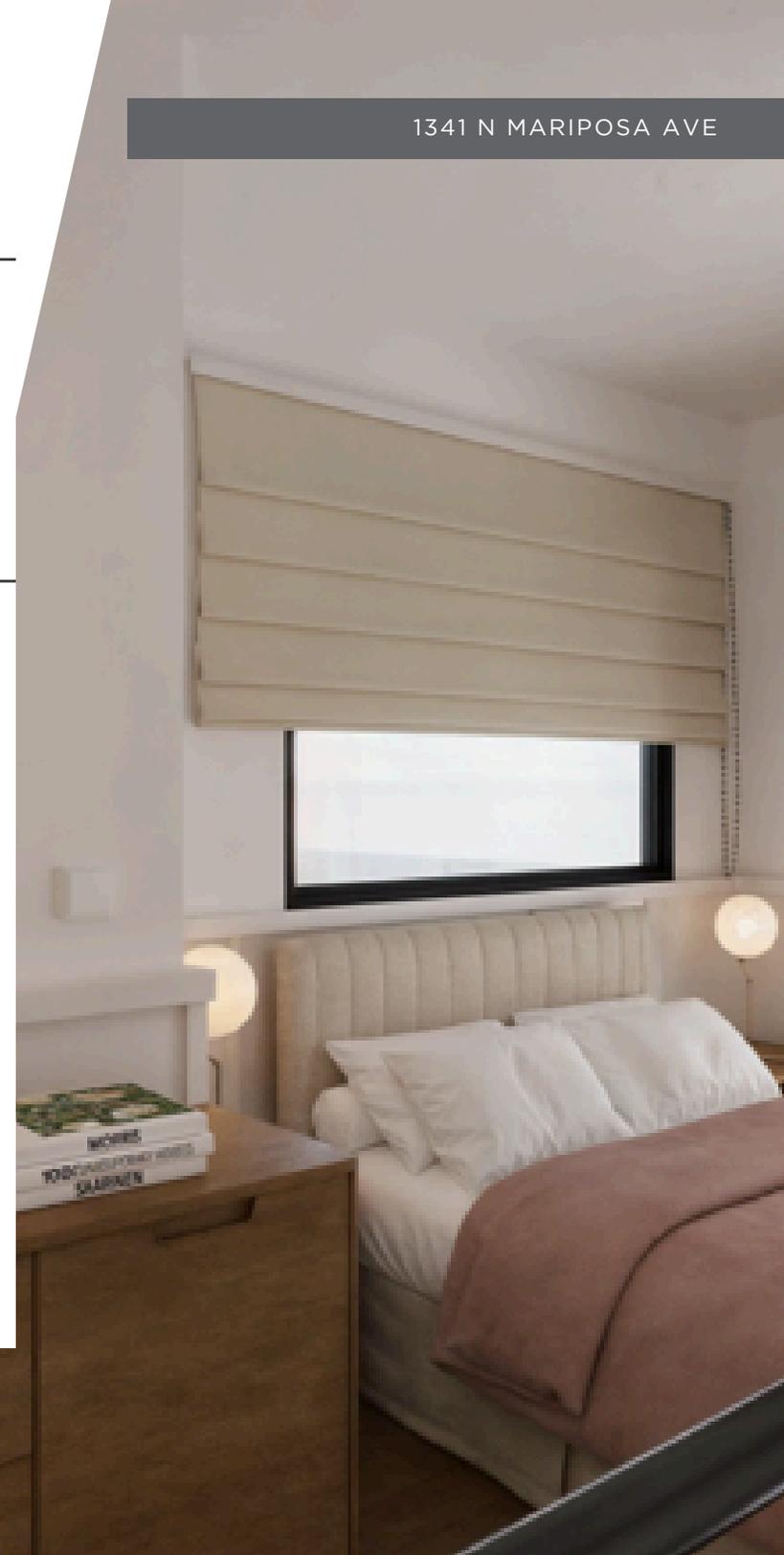
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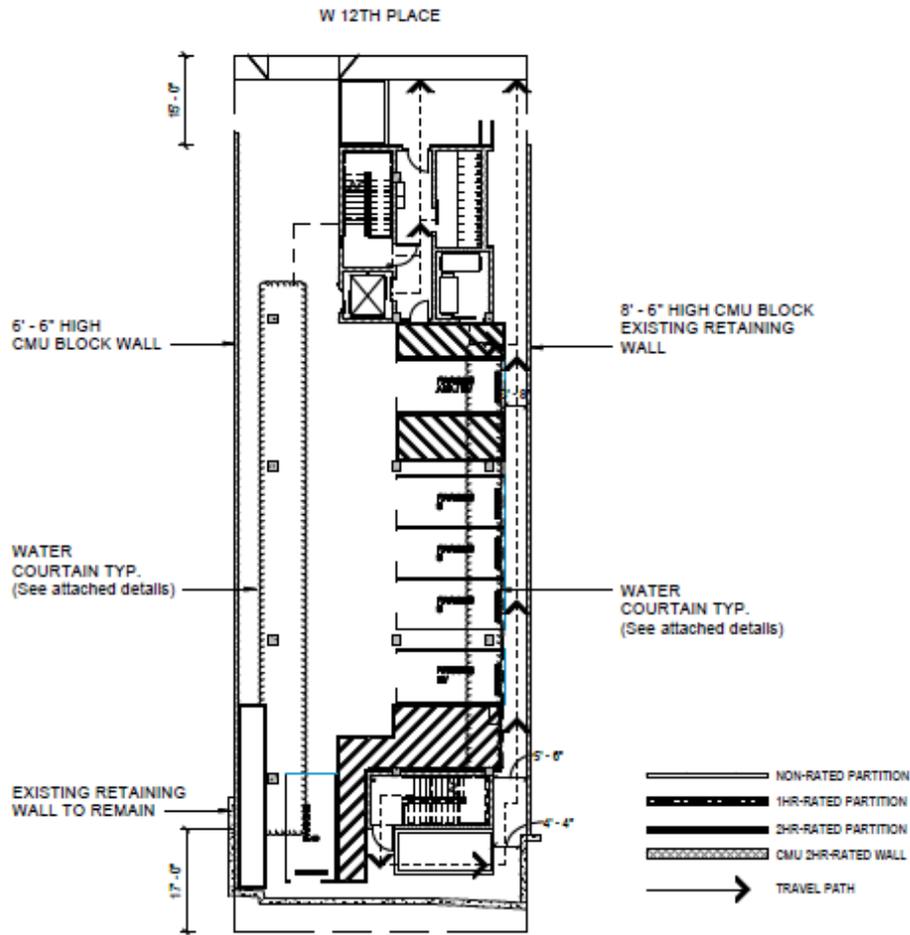
WITH CMU PROPERTY WALL

ALLOWABLE EXTERIOR WALL OPENING CALCULATION (25% MAX)			ALLOWABLE EXTERIOR WALL OPENING CALCULATION (25% MAX)		
1ST FLOOR:	EXTERIOR WALL AREA: TOTAL OPENING: 114 / 1,188 =	1,188 SF 114 SF 9.6%	4TH FLOOR:	EXTERIOR WALL AREA: TOTAL OPENING: 186 / 1,130 =	1,130 SF 186 SF 16.4%
2ND FLOOR:	EXTERIOR WALL AREA: TOTAL OPENING: 194 / 1,130 =	1,130 SF 194 SF 17.2%	5TH FLOOR:	EXTERIOR WALL AREA: TOTAL OPENING: 321 / 1,637 =	1,637 SF 321 SF 19.6%
3RD FLOOR:	EXTERIOR WALL AREA: TOTAL OPENING: 194 / 1,130 =	1,130 SF 194 SF 17.2%	ROOFTOP:	EXTERIOR WALL AREA: TOTAL OPENING: 0 / 0 =	0 SF 0 SF 0%



1 EAST ELEVATION OPENING AREA W/ PROPERTY LINE WALL
1/16" = 1'-0"





① LEVEL 1 - ALLOWABLE OPENINGS
 1/16" = 1'-0"



PROPERTY **PHOTOS**



SITE MAP



IMPORTANT INFORMATION

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