

964 E. JEFFERSON BOULEVARD LOS ANGELES, CA 90006



SOUTH LOS ANGELES DEVELOPMENT OPPORTUNITY | 8,950 SF LOT
11-UNITS BY RIGHT | 35-UNITS WITH TOC TIER 1 | \$111 LOT PRICE PER FOOT

COMPASS

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS (BRICKWORK REPORT)



EXISTING CONDITIONS	
Floor Area	2,109 SF
Year Constructed	1895-1945
DEVELOPMENT POTENTIAL (BY-RIGHT)	
Maximum FAR	1.5:1
Maximum Height	None
Maximum Buildable Footprint	8,950 SF
Maximum Buildable Area (Envelope)	13,425 SF
Max Dwelling Units	11
Affordable Units Required	None
Parking Required	1 space per unit with less than habitable 3 rooms 1.5 spaces per unit with habitable 3 rooms 2 spaces per unit with more than habitable 3 rooms 1 space per guest room (first 30)
Required Open Space	100 SF per unit with less than 3 habitable rooms 125 SF per unit with 3 habitable rooms 175 SF per unit with more than 3 habitable rooms
Other Development Notes	Per CPIO: Base density is limited to 800 SF per unit

KENNY STEVENS TEAM

PROPERTY HIGHLIGHTS (BRICKWORK REPORT)



DEVELOPMENT POTENTIAL (WITH TOC OR DB)	
Maximum FAR	2.75:1
Maximum Height	None
Maximum Buildable Footprint	8,950 SF
Maximum Buildable Area (Envelope)	24,613 SF
Max Dwelling Units	35
Affordable Units Required	At least 8% for extremely low-income or 11% for very low-income or 20% for low-income
Parking Required	Shall not exceed 0.5 space per unit
Required Open Space	Up to 20% decrease in required open space
Other Development Notes	CPIO: TOC projects may utilize 400 SF base density

Price
\$1,000,000

Lot Size
8,950 SF

Lot Price per SF
\$111

Zoning
LC2

APN
5114-015-022

KENNY STEVENS TEAM

EXTERIOR PHOTOGRAPHY



DAYTIME



DRONE PHOTOGRAPHY

DAYTIME





NEIGHBORHOOD OVERVIEW



NEARBY DEVELOPMENTS



1) 2528 S. GRAND AVENUE

Local development firm Cityview is putting the finishing touches on Jasper, a new mixed-use apartment complex. Set to open in the Summer of 2023, the seven-story building features **296 apartments above 5,000 SF of commercial space**. Jasper floor plans range from 517 SF to 1,182 SF in size, with rents starting at \$2,075 for a studio to \$3,575 for a two-bdrm. unit.

2) 3801 S. GRAND AVENUE

A vacant site is up for redevelopment for a mixed-use complex. The proposed project features **40 apartments above 1,981 SF a commercial space**.

3) 220 E. WASHINGTON BOULEVARD

Adjacent to the Metro A-Line, this affordable housing and commercial space is near completion. This project by AMCAL Multi Housing is on approx. **1.35 acres and features 105 residential units above a 7,300 SF of retail space**. Most units will be set aside for rent by households earning no more than 60% of the area's median income.

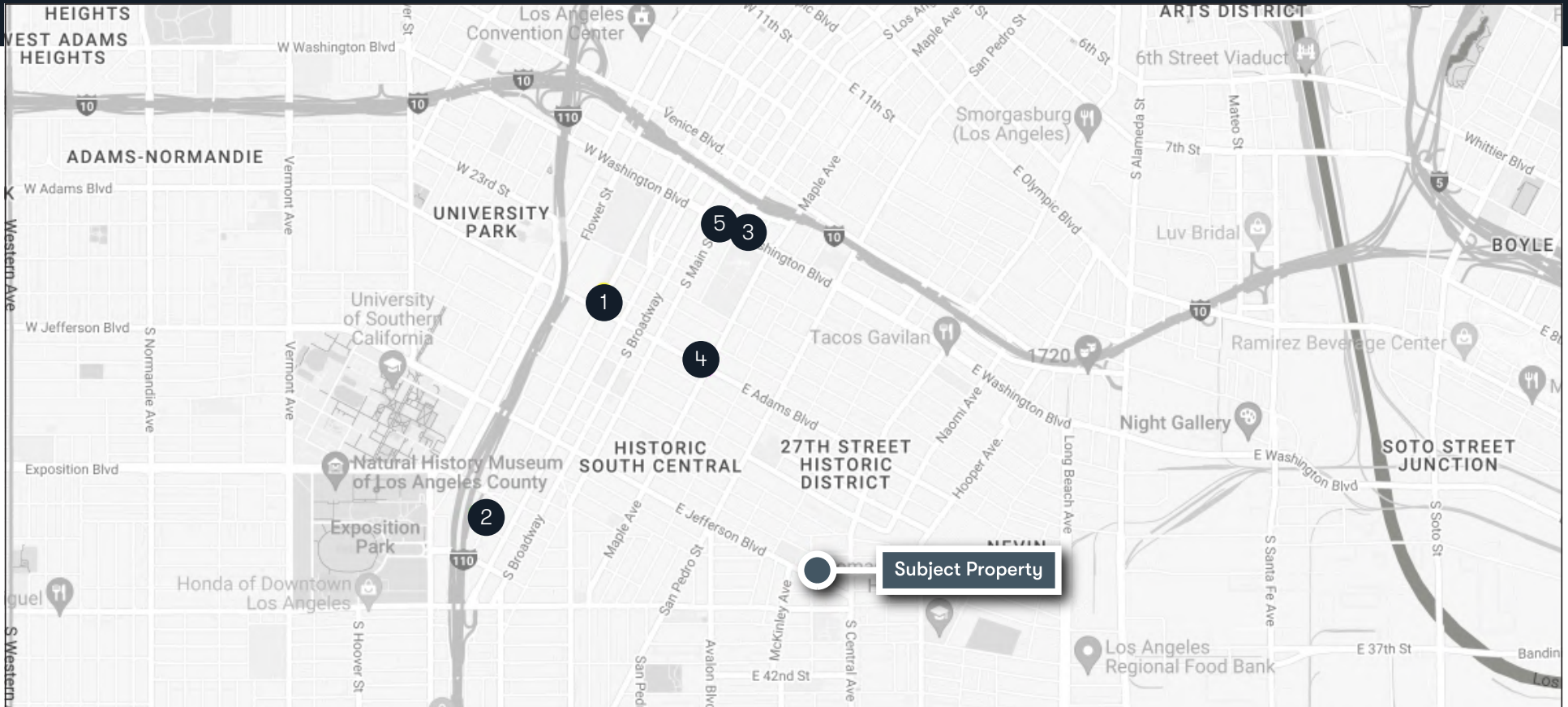
4) 400 E. ADAMS BOULEVARD

Markwood, a Beverly-Hills investment firm, has secured entitlements for a multifamily complex featuring **84 apartments**. Most units will be set aside for rent by households earning between 120% and 150% of the area's median income. Construction is expected to conclude by the end of 2024.

5) 1915 S. LOS ANGELES STREET

Located near the Metro A-Line, proposed plans call for **149 apartments above a 3,375 SF commercial space**. This mixed-use project includes TOC incentives and will set aside 25 units for rent by low-income households for a period of 55 years.

NEARBY DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 2528 S. Grand Ave.	1.6 Miles	296-unit mixed-use Cityview development expected to open in Summer 2023
2) 3801 S. Grand Ave.	1.6 Miles	Proposed mixed-use complex featuring 40 apartments above a 1,981 SF commercial space
3) 220 E. Washington Blvd.	2.0 Miles	AMCAL Multi Housing mixed-use project near completion featuring 105 affordable units and retail
4) 400 E. Adams Blvd.	1.2 Miles	Entitled project by Markwood will feature 84 apartments and expected to open by the end of 2024
5) 1915 S. Los Angeles St.	1.9 Miles	Proposed mixed-use project near Metro A-Line will feature 149 units above commercial space







SALES COMPARABLES

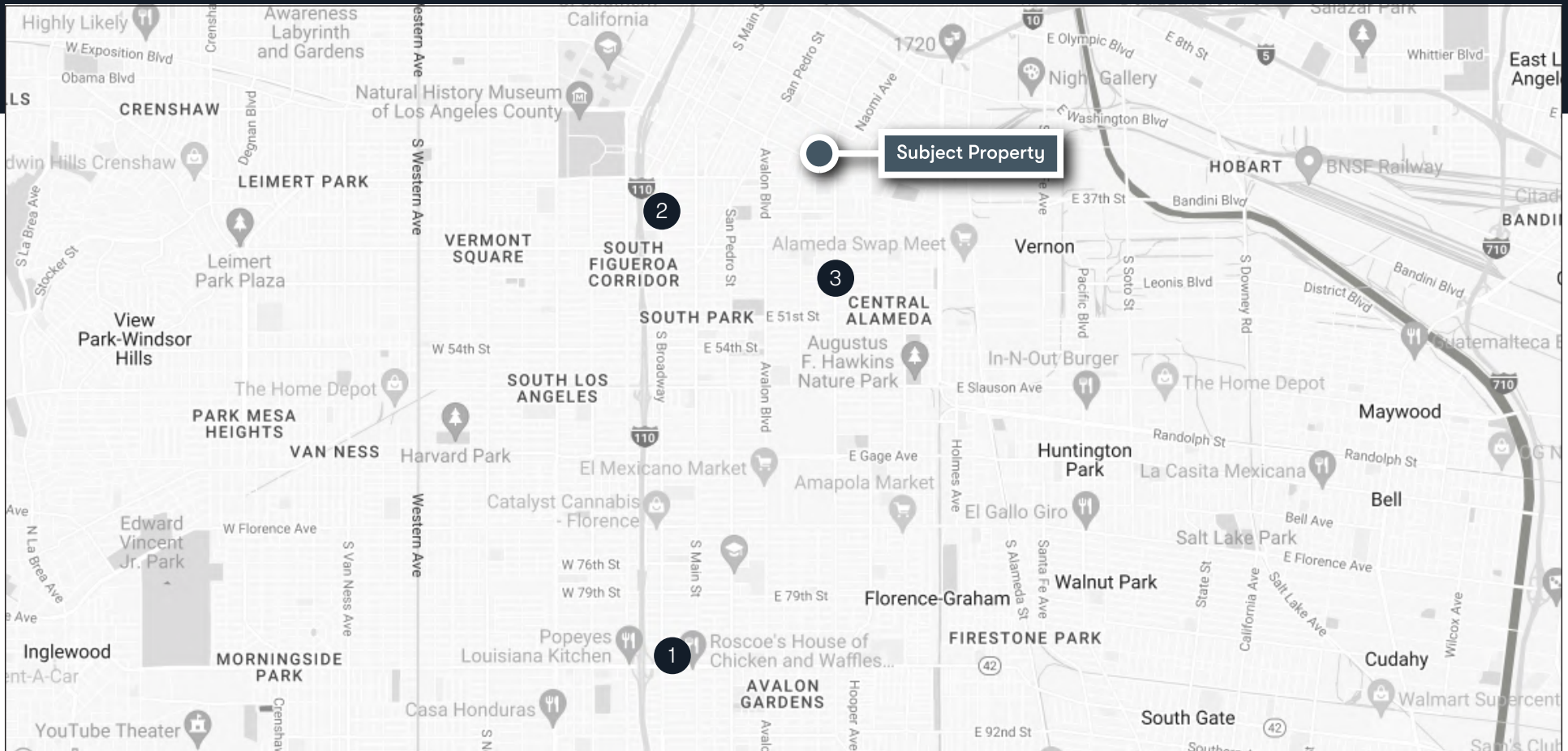


SOUTH-CENTRAL SALES COMPARABLES



			
Address: 964 E. Jefferson Blvd.	Address: 8612 S. Broadway	Address: 4225 Broadway	Address: 4923 Central Ave.
Sale Date: Subject Property	Sale Date: 03/17/23	Sale Date: 04/17/23	Sale Date: 02/01/23
Price: \$1,000,000	Price: \$1,545,000	Price: \$1,700,000	Price: N/A
Days on Market: N/A	Days on Market: 136	Days on Market: 140	Days on Market: 78
Lot Size: 8,950 SF	Lot Size: 12,632 SF	Lot Size: 12,632 SF	Lot Size: 6,098 SF
Zoning: LC2	Zoning: LC2	Zoning: LC2	Zoning: LC2
Lot PPSF: \$111	Lot PPSF: \$194	Lot PPSF: \$135	Lot PPSF: N/A
Existing Structure: 1 Building	Existing Structure: Theatre	Existing Structure: N/A	Existing Structure: Vacant Lot
Proposed Use: Multifamily	Proposed Use: N/A	Proposed Use: Multifamily	Proposed Use: Multifamily
APN: 5114-015-022	APN: 6040-013-015	APN: 5111-007-029	APN: 5108-018-027

SOUTH-CENTRAL SALES COMPS MAP



ADDRESS	SALE DATE	PRICE	DOM	LOT SIZE	ZONING	LOT PPSF	USE	APN
964 E. Jefferson Blvd.	Subject Property	\$1,000,000	N/A	8,950 SF	LC2	\$111	Multifamily	5114-015-022
1) 8612 S. Broadway	03/17/23	\$1,545,000	136	5,669 SF	LC2	\$194	Multifamily	6040-013-015
2) 4225 Broadway	04/17/23	\$1,700,000	140	12,632 SF	LC2	\$135	Multifamily	5111-007-029
3) 4923 Central Ave.	02/01/23	N/A	78	6,098 SF	LC2	N/A	Multifamily	5108-018-027



964 E. JEFFERSON BLVD. LOS ANGELES, CA 90011

Wake Up & Smell the Cash Flow



MAX BERGER

Associate | Kenny Stevens Team

818.321.4972

Max@KennyStevensTeam.com

DRE# 02045048



JOHN CABESO

Realtor

310.938.6349

John.Cabeso@Compass.com

DRE# 02057255

