

51-Unit Multi-Family Development R.T.I - L.A. KOREATOWN FOR SALE

944 & 948
Dewey Ave
Los Angeles, CA 90006



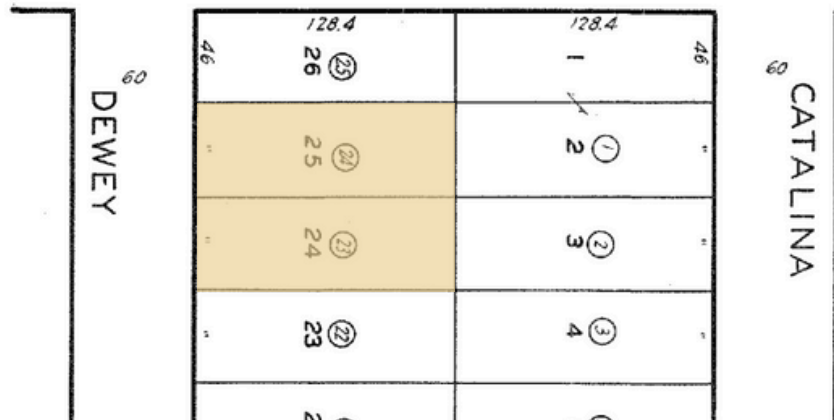


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PROPERTY HIGHLIGHTS

- Ready to Issue (R.T.I.) - 51 Unit Development
- One block from W Olympic Blvd.
- Central Koreatown location.
- 51-Unit Apartment Mix:
 - Thirty-Six (36): Studios
 - Twelve (12): 1 Bd w/ 1Ba
 - Three (3): 2 Bd w/ 1Ba
- Walking distance to grocery, banking, and retail businesses.
- ±620,175 HH demographics w/i a 3-mile radius.
- Walk score: Walker's Paradise (94)
- Transit Score: Excellent Transit (75)



APN's: 5078-006-023, & -024

PROJECT SUMMARY

- Approved construction plans included
- 4 Stories Residential (TYPE V-A) over one story parking (TYPE I-A)
- Basement: 1 Story (TYPE I-A)
- Transit Priority Area in the City of Los Angeles
- Los Angeles State Enterprise Zone
- Wilshire Center/ Koreatown Redevelopment Project
- High-Medium Residential (General Land Use)
- T.O.C.: Tier 3
- Allowed: 51 Units /30 Units of Base Unit + 21 Units of Bonus Units
- $11,812 \text{ Sq. Ft.} / 400 = 30 \text{ Units}$, $30 \text{ Units} \times 70\% = 21 \text{ Units}$; Provided: 51 Units
- Building Height Proposed: 58'-4' (Not including 4'-0" of parapet) from grade plane
- Occupancy Group:
 - R-2 (51 Unit Apartment)
 - 5-2 (Ground Floor & Basement Parking)

PROPERTY INFORMATION

9 4 4 & 9 4 8 D E W E Y A V E , L O S A N G E L E S , C A 9 0 0 0 6



OFFERING PRICE

\$5,000,000



APN's

5078-006-023,
& -024



PROJECT SIZE

±21,160 Sq. Ft.



UNIT MIX

Thirty-Six (36): Studios
Twelve (12): 1 Bd / 1Ba
Three (3): 2 Bd/1Ba
TOTAL: 51 Units



LAND SIZE

±11,812 Sq. Ft.



ZONING

R4-1



PARKING

30 Subterranean
Spaces



WALK/TRANSIT SCORE

Walker's Paradise (94)
Excellent Transit (75)



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51-UNIT MIX SUMMARY

Unit Mix	Units
Studio	36
1 Bedroom	12
2 Bedroom	3
TOTAL	51

Unit Mix	Unit Type	Sq. Ft.	#Units	Total Sq. Ft.
Studio	Type S1a	390	8	3,120
	Type S1b	390	4	1,560
	Type S2	370	7	2,590
	Type S3	370	4	1,480
	Type S4	360	3	1,080
	Type S5	440	10	4,400
1 BR. (12 Units)	Type A1	470	8	3,760
	Type A2	440	4	1,760
2 BR. (3 Units)	Type B1	470	3	1,410
	TOTAL		51	21,160



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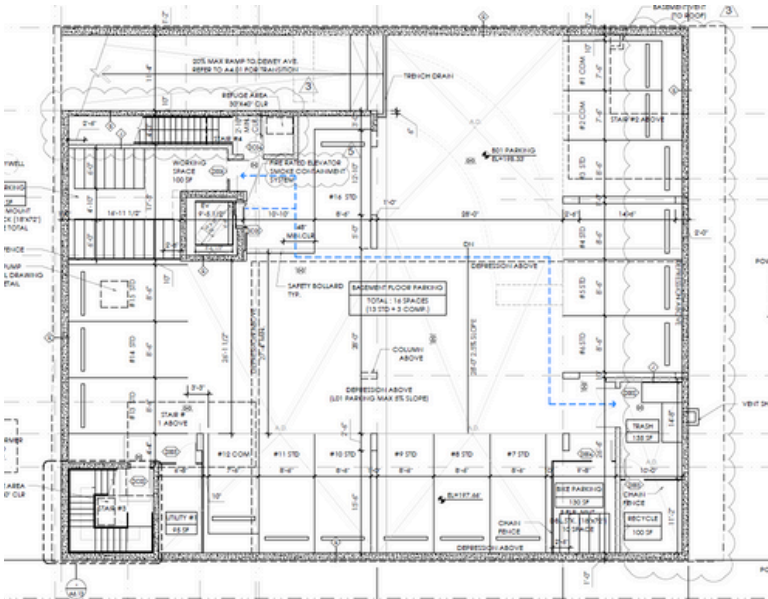
51-UNIT MIX SUMMARY

Record No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Location of Unit in Building
1	201	2	460.00	North West Corner
2	202	Single	370.00	West side
3	203	Single	370.00	West side
4	204	Single	360.00	West side
5	205	1	460.00	South West Corner
6	206	Single	430.00	North side
7	207	1	430.00	North side
8	208	1	430.00	South side
9	209	Single	430.00	South side
10	210	1	460.00	South East Corner
11	211	Single	390.00	East side
12	212	Single	390.00	East side
13	213	Single	390.00	East side
14	214	Single	370.00	North East Corner
15	301	1	460.00	North West Corner
16	302	Single	370.00	West side
17	303	Single	370.00	West side
18	304	Single	360.00	West side
19	305	1	460.00	South West Corner
20	306	1	430.00	North side
21	307	Single	430.00	North side
22	308	Single	430.00	South side
23	309	Single	430.00	South side
24	310	2	460.00	South East Corner
25	311	Single	390.00	East side

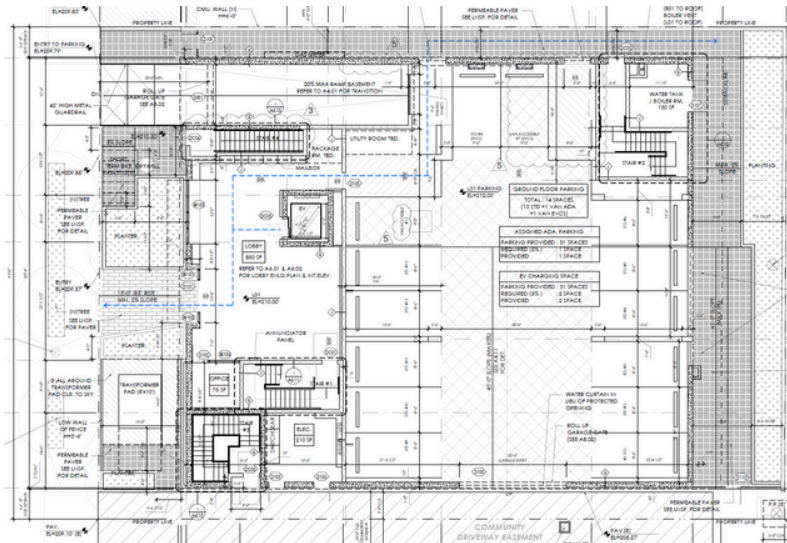
Record No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Location of Unit in Building
26	312	Single	390.00	East side
27	313	Single	390.00	East side
28	314	Single	370.00	North East Corner
29	401	1	460.00	North West Corner
30	402	Single	370.00	West side
31	403	Single	370.00	West side
32	404	Single	360.00	West side
33	405	2	460.00	South West Corner
34	406	Single	430.00	North side
35	407	Single	430.00	North side
36	408	Single	430.00	South side
37	409	1	430.00	South side
38	410	1	460.00	South East Corner
39	411	Single	390.00	East side
40	412	Single	390.00	East side
41	413	Single	390.00	East side
42	414	Single	370.00	North East Corner
43	501	1	460.00	North West Corner
44	502	Single	370.00	West side
45	506	Single	430.00	North side
46	507	Single	430.00	North side
47	510	1	460.00	South East Corner
48	511	Single	390.00	East side
49	512	Single	390.00	East side
50	513	Single	390.00	East side
51	514	Single	370.00	North East Corner

	Fair Market Rental
	Extremely Low Income

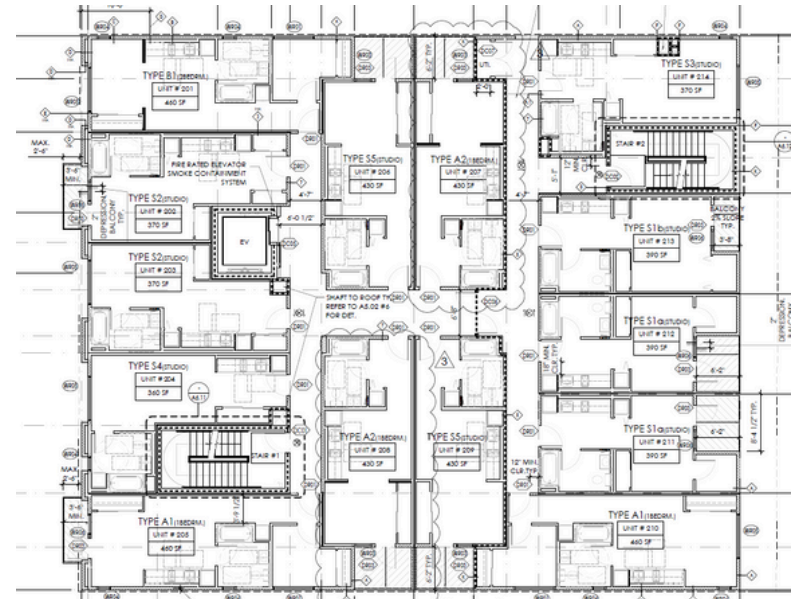
DEVELOPMENT PLANS



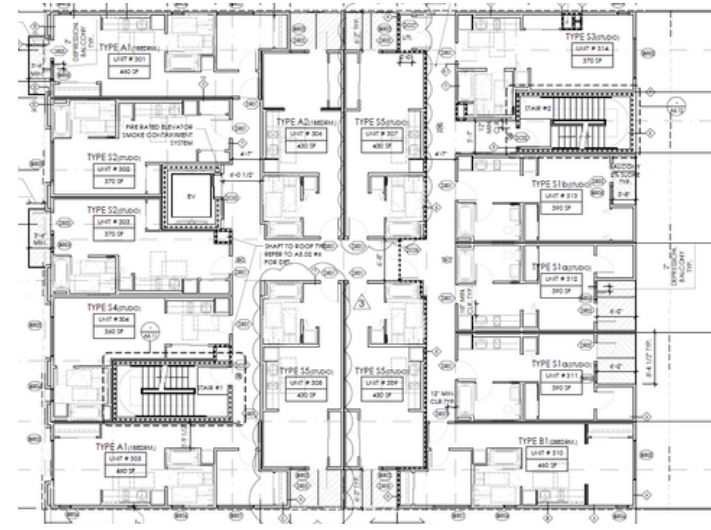
Basement



First Floor

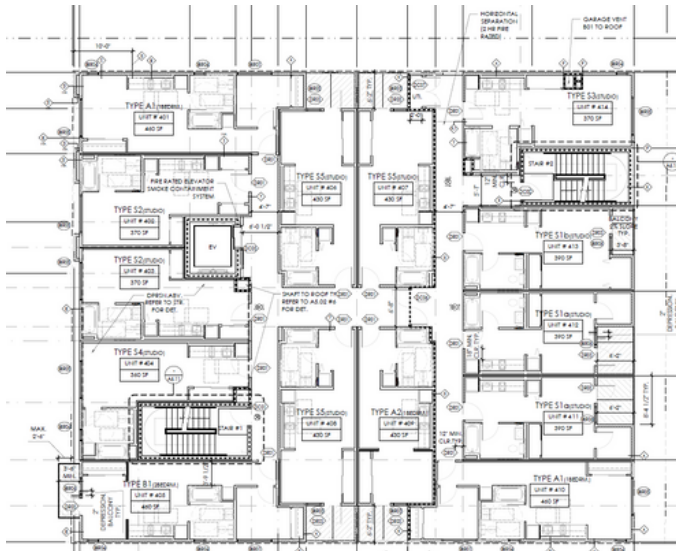


Second Floor

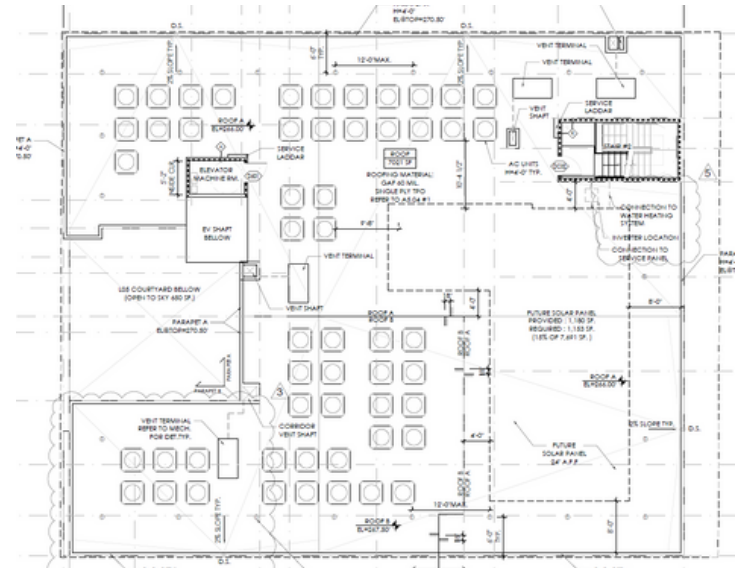


Third Floor

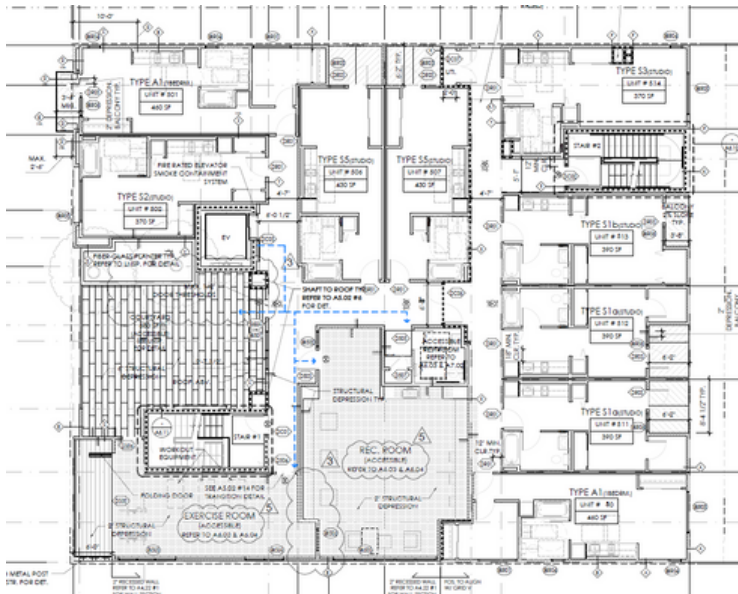
DEVELOPMENT PLANS - continued



Fourth Floor



Roof






Fifth Floor



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population			
2024 Estimated Population	123,526	620,175	1,229,367
2029 Projected Population	121,850	606,477	1,195,498
2020 Census Population	116,829	618,740	1,250,945
 Households			
2024 Estimated Households	50,360	245,393	485,828
2029 Projected Households	49,641	239,712	473,007
2020 Census Households	47,656	243,383	489,798
 Income			
2024 Estimated Average Household Income	\$60,794	\$75,460	\$84,936
2024 Median Household Income	\$43,596	\$51,157	\$58,142



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