



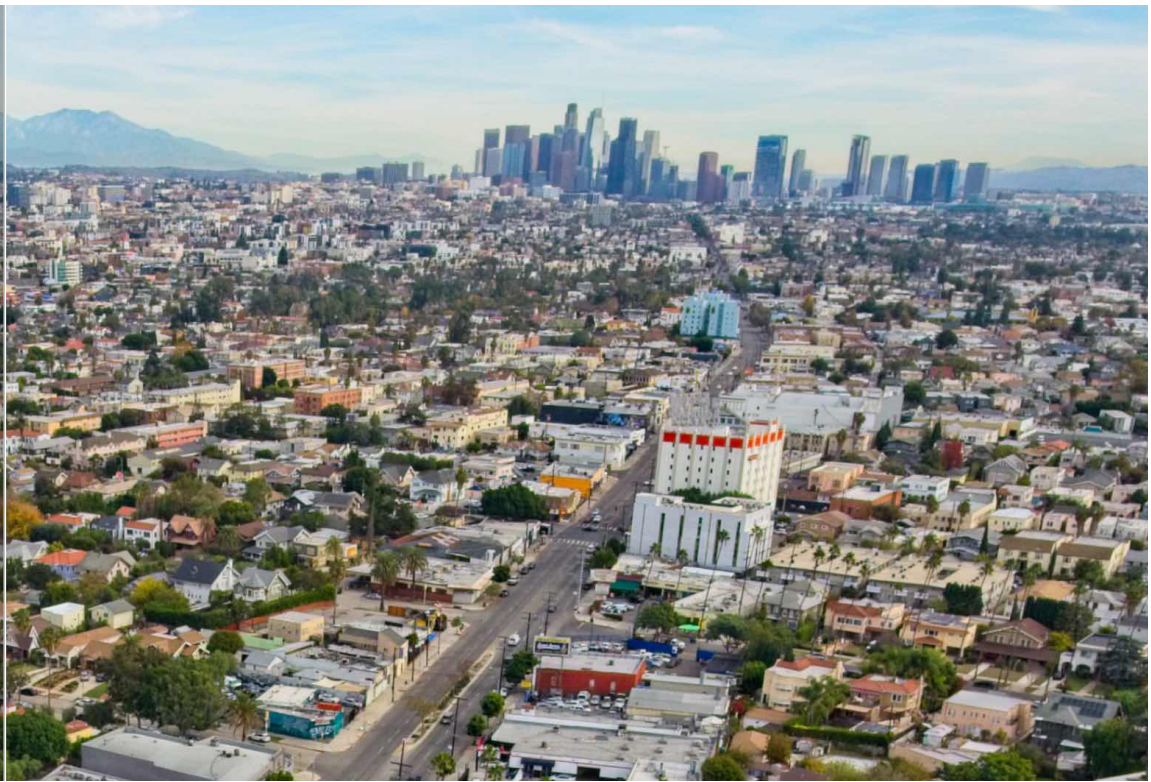
**Priced at \$2,950,000**



**11035 & 11031 Aqua Vista St.  
Studio City, CA 91602**

**PARTNERSCRE  
SVIDLER**

**13,236 SF of R3-1-RIO Land Steps to Ventura Blvd.  
Conceptual Drawings for 86 Unit 100% Affordable Project Available**



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<b>Concept Plans</b>	<b>5</b>	<b>Walk Score</b>	<b>18</b>
<b>Brick Work</b>	<b>7</b>	<b>Aerials</b>	<b>19</b>
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**Dario Svidler**  
Executive Vice President

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svidlercre.com  
DRE 01884474

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# 11035 & 11031 Aqua Vista St.

## Property Overview

Partners CRE is proud to exclusively present for sale a **development opportunity** for in beautiful **Studio City**!

Build **86± Affordable Units** less than a mile away from the **Metro Red and Orange Line Station** in **Universal City**! Tons of jobs in the area and even more by way of easy Public Transportation! The Sellers have **Concept Plans available** for a **100% Affordable Housing Project** with mostly 1 bedrooms with some studios sprinkled in.

This zip code is part of **Tier 2 of Section 8's SAFMR**, and the Concept Plans are geared for **quick and smooth construction** with **no parking, slab on grade** and a **fully stacked design**.

This **Very Walkable Area** has **Good Transit** and is **Bikeable**, per Walk Score. This is a **high quality-of-life neighborhood** that is in high demand. Just blocks to **Tujunga Village**!

The property can be **delivered vacant or with income**.

Combined Lot Square Footage prior to the City taking a 3 foot Dedication was 13,512 SF. **Combined Lot Square Footage after already-taken Dedication is 13,236 SF.**

Solve to a cash flow yield above a full market rate building!



## At a Glance

## Studio City

**Priced at \$2,950,000**

**Build 86± Units of Affordable Housing!**

**Less than a Mile to the Metro Red & Orange Station!**

**R3-1-RIO  
ED 1 Eligible**

**2 SFR Lots  
with No RSO**

**Combined 13,236 SF of Land - \$223 PSF**

SF After 3 Foot Dedication Taken by City

**11035 Aqua Vista St.  
Studio City, CA 91602**

**2366-019-004**

APN

**6,618 SF**

Lot 1 Square Footage

**11031 Aqua Vista St.  
Studio City, CA 91602**

(Address does not appear on Zimas - use APN)

**2366-019-003**

APN

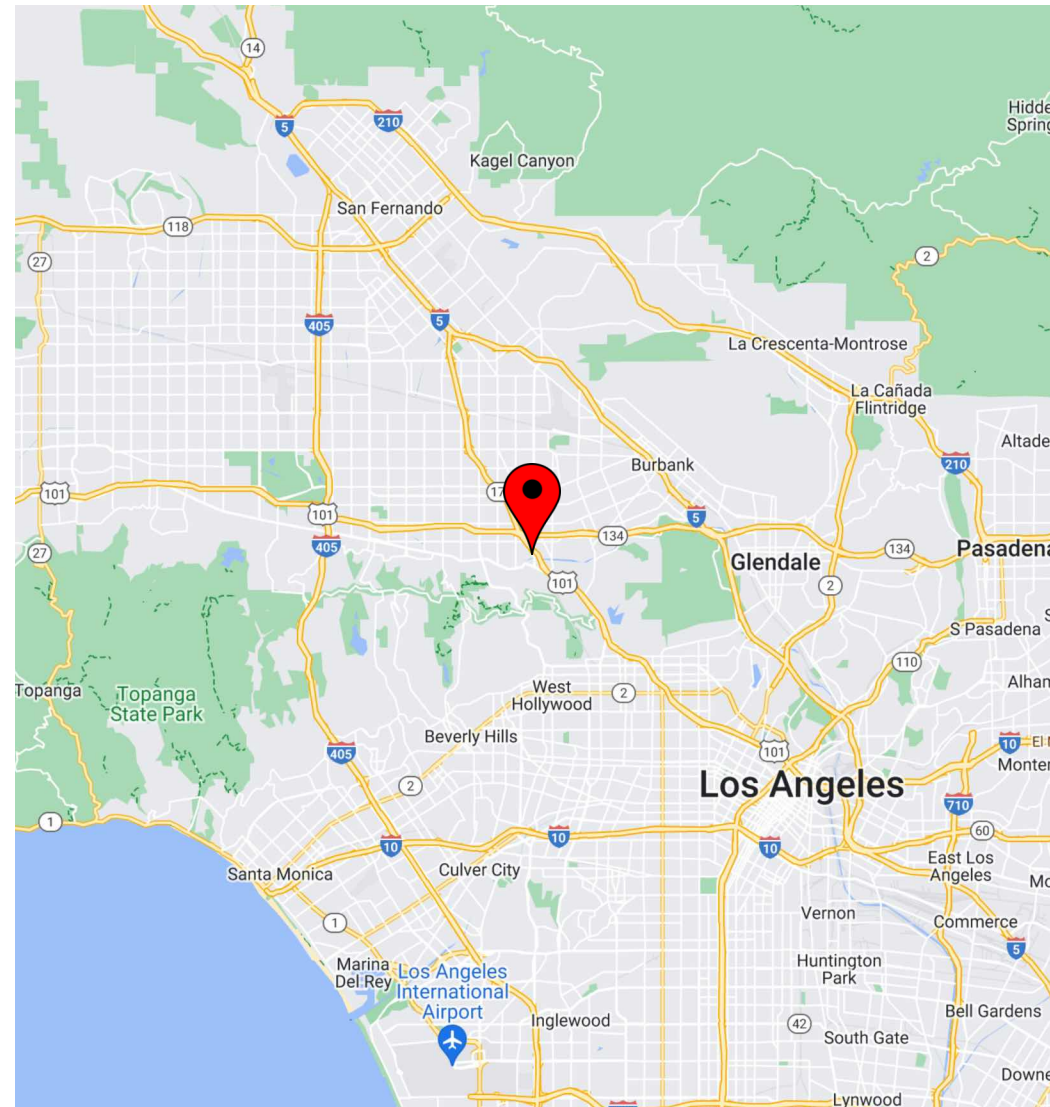
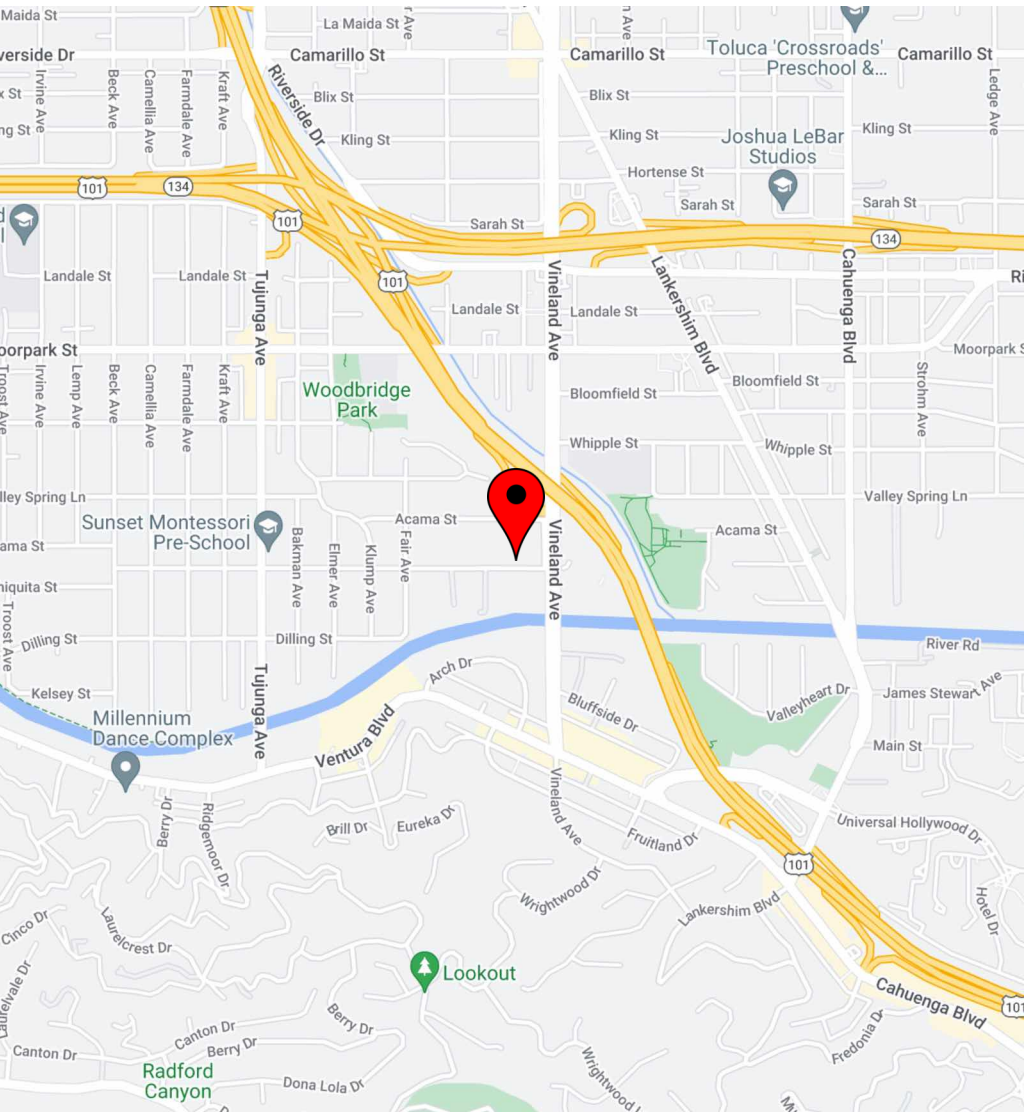
**6,618 SF**

Lot 2 Square Footage

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# 11035 & 11031 Aqua Vista St.

## Maps



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# 11035 & 11031 Aqua Vista St.

## Proposed Concept Plans - 86 Units - 100% Affordable Housing



### 86 UNITS, 100% AFFORDABLE

- 1ST FLOOR: 14 UNITS (3 STUDIOS, 11 1-BR) 8,750 GSF
- 2ND FLOOR: 18 UNITS (5 STUDIOS, 13 1-BR) 8,750 GSF
- 3RD FLOOR: 18 UNITS (5 STUDIOS, 13 1-BR) 8,750 GSF
- 4TH FLOOR: 18 UNITS (5 STUDIOS, 13 1-BR) 8,750 GSF
- 5TH FLOOR: 18 UNITS (5 STUDIOS, 13 1-BR) 8,750 GSF

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# 11035 & 11031 Aqua Vista St.

## Brick Work

Development Potential (By-Right)	
Maximum FAR	3:1
Maximum Height	
Feet	45 ft.
Stories	None
Minimum Setbacks	
Front	15 ft.
Side	5 ft. 1 ft. for each story over 2nd, not to exceed 16 ft.
Back	15 ft.
Max Buildable Area, Footprint	8,915 sq. ft.
Max Buildable Area, Envelope	26,745 sq. ft.
Max Dwelling Units	16
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)	
Maximum FAR	4.05:1
Maximum Height	
Feet	56 ft. Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.
Stories	None
Minimum Setbacks	
Front	15 ft.
Side	5 ft. 1 ft. for each story over 2nd, not to exceed 16 ft.
Back	12 ft.
Max Buildable Area, Footprint	9,215 sq. ft.
Max Buildable Area, Envelope	37,321 sq. ft.
Max Dwelling Units	23
Affordable Units Required	At least 11% for Very Low Income, or 20% for Low Income, or 40% for Moderate Income (for sale only)
Parking Required	0-1 bedrooms: 1 on-site parking space; 2-3 bedrooms: 2 on-site parking spaces; 4 or more bedrooms: 2.5 parking spaces.
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	Up to 20% decrease in required open space
Other Development Notes	

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionsization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	Yes
Community Plan Implementation Overlay	No
Opportunity Zone	No
Other	None

### Red Flags

Property is subject to the River Improvement Overlay zone, which could limit the design of a project on the site.

R3-1-RI0	23	13,235 sq. ft.	No	2
Zone/District	Max Unit	Lot Size	TOC	Lots

Jurisdictional	
Legal Description	Lot 1, Arb 3-4, RIVER VIEW TRACT
Land Use	Medium Residential
Area Planning Commission	South Valley
Community Plan Area	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
Neighborhood Council	Studio City
Council District	2
Councilmember	Paul Krekorian



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Zimas

**11035 - APN 2366-019-003**

**11031 - APN 2366-019-004**



City of Los Angeles  
Department of City Planning



City of Los Angeles  
Department of City Planning

10/23/2023  
**PARCEL PROFILE REPORT**

10/23/2023  
**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**  
11035 1-23 W AQUA VISTA ST

**ZIP CODES**  
91602

**RECENT ACTIVITY**  
None

- CASE NUMBERS**  
CPC-2008-3125-CA  
CPC-2007-3036-RIO  
CPC-2006-48-ICO  
CPC-14964-BL  
ORD-183145  
ORD-183144  
ORD-125806  
TT-68363-CN  
ENV-2008-3103-CE  
ENV-2007-3137-MND  
ENV-2007-3037-ND  
ENV-2006-49-CE  
CFG-1800

Address/Legal Information	
PIN Number	165B173 899
Lot/Parcel Area (Calculated)	6,618.3 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID A5
Assessor Parcel No. (APN)	2366019003
Tract	RIVER VIEW TRACT
Map Reference	M B 18-177
Block	None
Lot	FR 1
Arb (Lot Cut Reference)	4
Map Sheet	165B173
Jurisdictional Information	
Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Studio City
Council District	CD 2 - Paul Krekorian
Census Tract #	1436.03
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1-RIO
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2512 Housing Element Inventory of Sites ZI-2358 River Implementation Overlay District (RIO) ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

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**PROPERTY ADDRESSES**  
None

**ZIP CODES**  
None

**RECENT ACTIVITY**  
None

- CASE NUMBERS**  
CPC-2008-3125-CA  
CPC-2007-3036-RIO  
CPC-2006-48-ICO  
CPC-14964-BL  
ORD-183145  
ORD-183144  
ORD-125806  
ENV-2008-3103-CE  
ENV-2007-3037-ND  
ENV-2006-49-CE  
PRIOR-06/01/1946

Address/Legal Information	
PIN Number	165B173 898
Lot/Parcel Area (Calculated)	6,617.6 (sq ft)
Thomas Brothers Grid	PAGE 563 - GRID A5
Assessor Parcel No. (APN)	2366019004
Tract	RIVER VIEW TRACT
Map Reference	M B 18-177
Block	None
Lot	FR 1
Arb (Lot Cut Reference)	3
Map Sheet	165B173
Jurisdictional Information	
Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Studio City
Council District	CD 2 - Paul Krekorian
Census Tract #	1436.03
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1-RIO
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2512 Housing Element Inventory of Sites ZI-2358 River Implementation Overlay District (RIO) ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

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# 11035 & 11031 Aqua Vista St.

## Zimas

### 11035 - APN 2366-019-003

RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	14
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2366019003
APN Area (Co. Public Works)*	0.152 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$398,297
Assessed Improvement Val.	\$179,783
Last Owner Change	11/17/2010
Last Sale Amount	\$418,504
Tax Rate Area	13
Deed Ref No. (City Clerk)	868619
	3046400
	2905395-96
	211834
	179379
	1663932
	1654847
	1451034
	1428027-9
	1300512
	1264040,41
Building 1	
Year Built	1941
Building Class	D6C
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,430.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2366019003]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES

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### 11031 - APN 2366-019-004

RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	14
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2366019004
APN Area (Co. Public Works)*	0.152 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$463,900
Assessed Improvement Val.	\$121,905
Last Owner Change	06/21/2011
Last Sale Amount	\$495,004
Tax Rate Area	13
Deed Ref No. (City Clerk)	4-107
	1107045
	1-16
Building 1	
Year Built	1941
Building Class	D55B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	992.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2366019004]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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## Zimas

### 11035 - APN 2366-019-003

Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.2822936
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct All Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2366019003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2366019003
Address	11031 AQUA VISTA ST
Year Built	1941
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.72 Units, Lower
Housing Use within Prior 5 Years	Yes

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### 11031 - APN 2366-019-004

Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.2859512
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct All Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2366019004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2366019004
Address	11035 AQUA VISTA ST
Year Built	1941
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.72 Units, Lower
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1585
Fire Information	
Bureau	Valley

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## Zimas

### 11035 - APN 2366-019-003

Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1585
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	86
Red Flag Restricted Parking	No

### 11031 - APN 2366-019-004

Battalion	14
District / Fire Station	86
Red Flag Restricted Parking	No

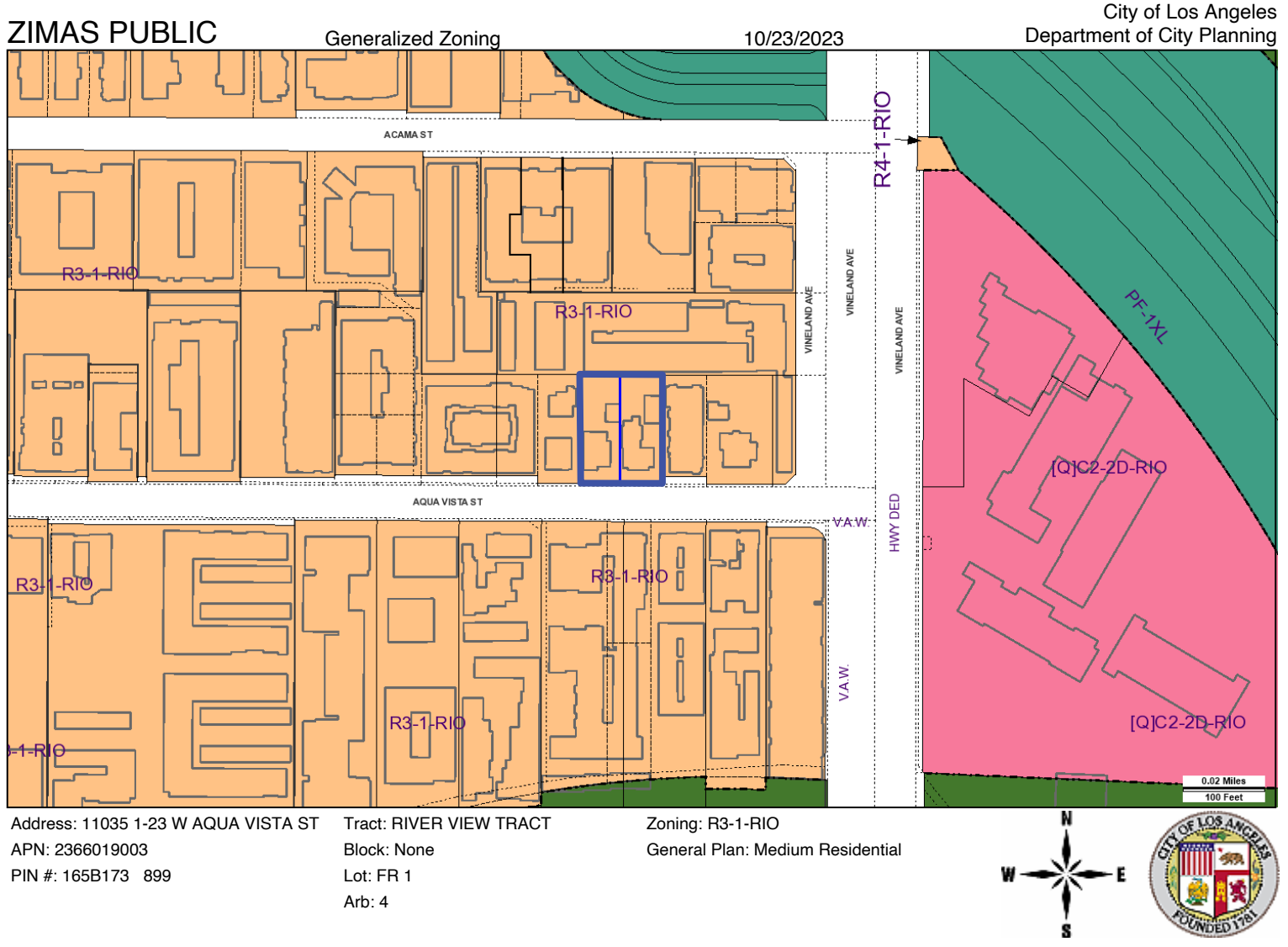
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# 11035 & 11031 Aqua Vista St.

Zimas



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## Section 8 - SAFMR



### Small Area Fair Market Rents

Effective 01-01-2023, the Section 8 Department will implement Small Area Fair Market Rents (SAFMRs) for applicant and participant families in the Housing Choice Voucher Program (HCVP). SAFMRs are defined based on the U.S. Postal Service ZIP code areas. They reflect rents at the ZIP code level with the goal to improve tenant outcomes. They have been shown to be a more direct approach to encouraging tenant moves to housing in lower poverty areas by increasing the subsidy available in specific ZIP codes to support such moves.

The following chart depicts the SAFMRs for HACLA.

(Effective January 1, 2023 for New Admissions and Effective March 1, 2023 for Annual Reexaminations)

Tier	Zip Code	Bedroom Size								
		0	1	2	3	4	5	6	7	8
1	90005; 90012; 90013; 90020; 90027; 90028; 90038; 90039; 90071; 90240; 90623; 90638; 90701; 90715; 90807; 91001; 91006; 91007; 91008; 91010; 91016; 91020; 91024; 91104; 91107; 91108; 91303; 91304; 91321; 91324; 91325; 91335; 91345; 91351; 91356; 91384; 91387; 91401; 91411; 91506; 91601; 91607; 91711; 91722; 91724; 91740; 91745; 91775; 91780; 91790; 91791; 91792; 93551	\$1,884	\$2,136	\$2,724	\$3,540	\$3,888	\$4,471	\$5,054	\$5,637	\$6,220
2	90010; 90015; 90021; 90034; 90035; 90045; 90046; 90056; 90066; 90068; 90211; 90230; 90232; 90245; 90263; 90278; 90402; 90603; 90712; 90713; 90746; 90808; 91030; 91214; 91311; 91316; 91326; 91344; 91350; 91355; 91362; 91381; 91403; 91423; 91504; 91505; 91602; 91604; 91608; 91741; 91765; 91773	\$2,208	\$2,520	\$3,204	\$4,164	\$4,572	\$5,258	\$5,943	\$6,630	\$7,315
3	90014; 90024; 90025; 90036; 90048; 90049; 90064; 90067; 90069; 90073; 90077; 90094; 90210; 90212; 90254; 90265; 90266; 90272; 90274; 90275; 90290; 90291; 90292; 90293; 90703; 90732; 91011; 91105; 91301; 91302; 91307; 91354; 91361; 91364; 91367; 91390; 91436; 91789	\$2,604	\$2,964	\$3,768	\$4,896	\$5,376	\$6,182	\$6,988	\$7,795	\$8,601

<https://www.hacla.org/en/about-section-8/payment-standards>

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## LAHD OCCUPANCY MONITORING: NEXT STEPS

### Congratulations! You've completed your covenant. What's next?

#### 1. Read your covenant for specifics

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

#### 2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- Income Certification Application Package
- If needed, training to complete the Application Package. Trainings are provided **by appointment**
- Current income & rent limit schedules

#### CONTACT US

Email: [lahd.occmonitor@lacity.org](mailto:lahd.occmonitor@lacity.org)  
Phone: (213) 808-8806

#### 3. Advertise

Your covenant requires you to advertise the affordable units at [lahousing.lacity.org](http://lahousing.lacity.org) to notify the public on how to apply for restricted units. For questions about advertising, email [lahd.occmonitor@lacity.org](mailto:lahd.occmonitor@lacity.org).

#### 4. Select prospective tenants

The Owner makes the selection of an Eligible Household by submitting the required Application Package and required documents to [LUcert@ufbahc.com](mailto:LUcert@ufbahc.com). Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

#### 5. Keep your records and report annually

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

#### Tenants with Housing Choice Voucher (Section 8) or other rental subsidies

Tenants with rental subsidies may reside in restricted units so long as the *tenant's portion* does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. \*Ask how tenants with a rental subsidy may waive the Income Certification requirement.

Rev. 9/13/2021

# 11035 & 11031 Aqua Vista St.

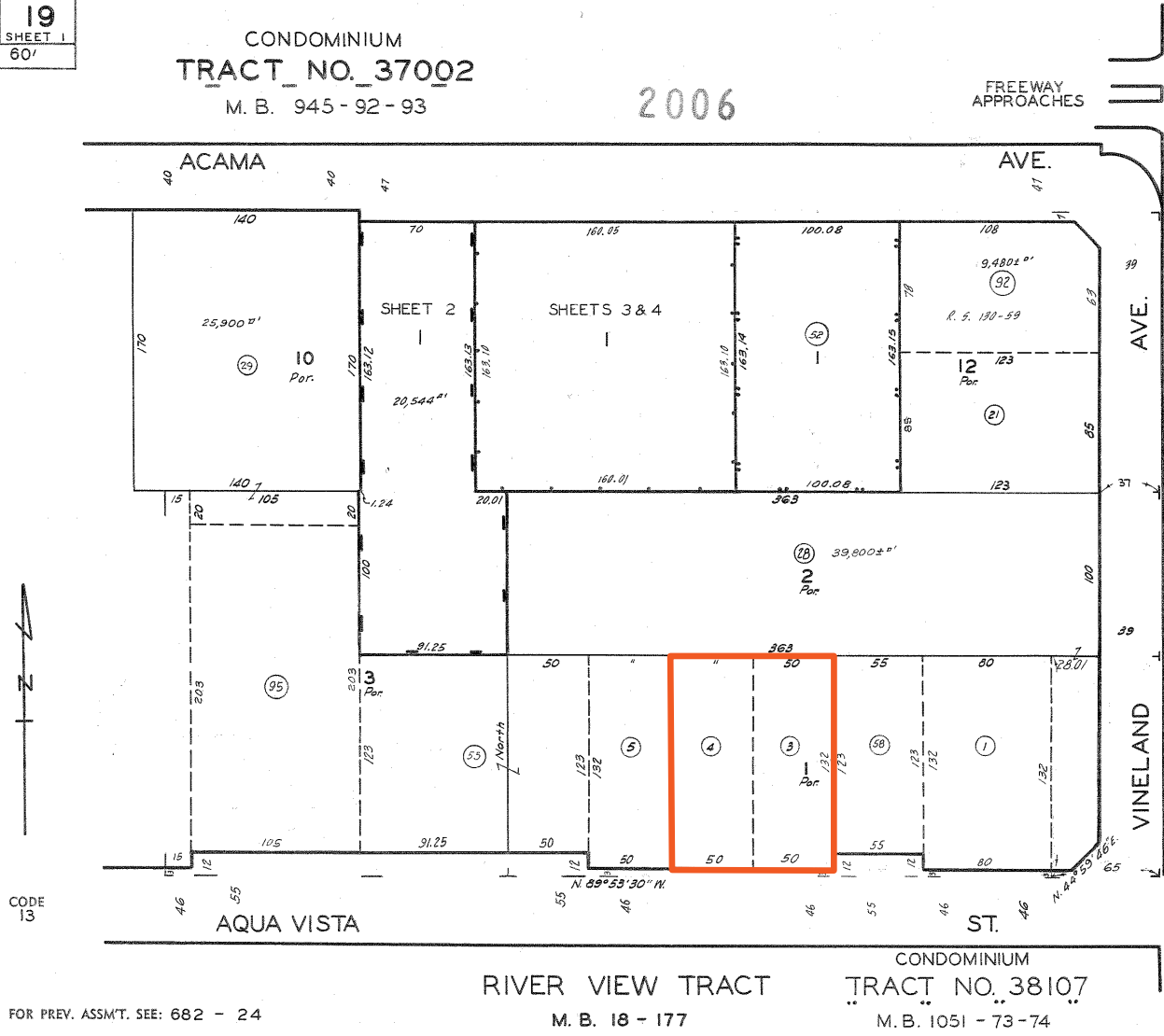
## Parcel Map

2366 | 19  
SHEET 1  
SCALE 1" = 60'

CONDOMINIUM  
TRACT NO. 37002  
M. B. 945 - 92 - 93

2006

FREEWAY  
APPROACHES



- REVISÉ
- 8-5-65
- 3-4-66
- 10-9-61
- 9-27-61
- 1-10-61
- 4-2-63
- 680206629
- 680925004
- 681029402
- 680528212
- 690703601
- 690902303
- 681125401
- 790517406
- 400713229
- 801009003
- 85073505-85L
- 87120501004002
- 90021202004001-03
- 91041205001002-03
- 91060607003001-03
- 92010694001001-03
- 92020502006001-03
- 93051404004002-03
- 2005061607002004-03

108  
116  
116  
VINELAND AVE.  
VINELAND AVE.  
CONDOMINIUM  
TRACT NO. 48068  
M. B. 1179 - 89 - 90

RIVER VIEW TRACT  
M. B. 18 - 177

CONDOMINIUM  
TRACT NO. 38107  
M. B. 1051 - 73 - 74

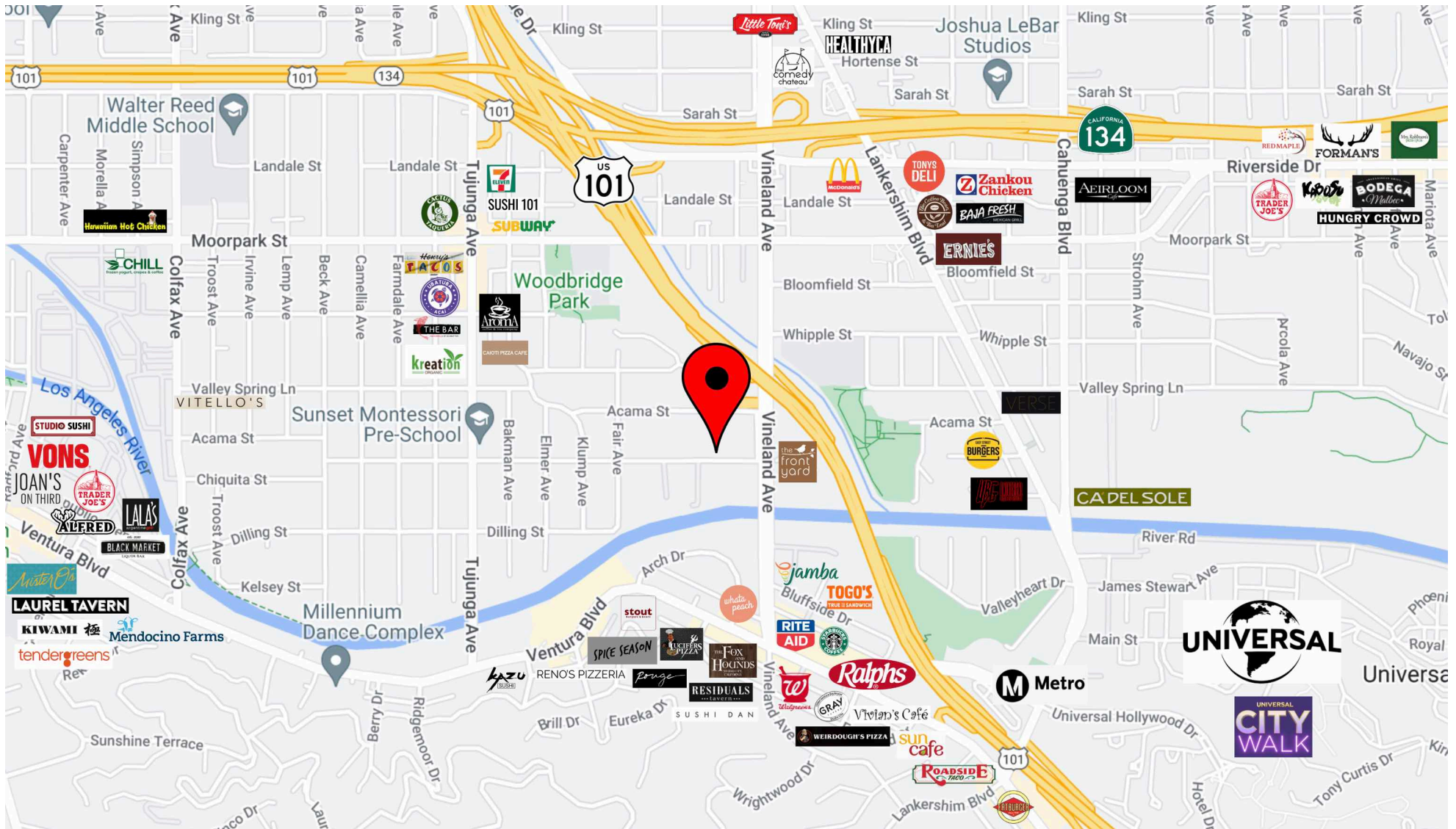
FOR PREV. ASSM'T. SEE: 682 - 24

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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## Area Map



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# 11035 & 11031 Aqua Vista St.

## Metro

### Metro B Line (aka Red Line)

The B Line (formerly Red Line from 1993-2020) is a fully underground 16.4 mi (26.4 km) rapid transit line operating in Los Angeles, running between Downtown Los Angeles and North Hollywood. It is one of seven lines in the Los Angeles Metro Rail system, operated by the Los Angeles County Metropolitan Transportation Authority.

The B Line is one of the city's two fully-underground subway lines (along with the D Line). The two lines share tracks through Downtown Los Angeles before separating in Koreatown. As of 2019, the combined B and D lines averaged 133,413 boardings per weekday.

In 2020, Metro renamed all of its lines using letters and colors, with the Red Line becoming the B Line (retaining the red color in its service bullet) and the Purple Line becoming the D Line.

[https://en.wikipedia.org/wiki/B\\_Line\\_\(Los\\_Angeles\\_Metro\)](https://en.wikipedia.org/wiki/B_Line_(Los_Angeles_Metro))

### Metro G Line (aka Orange Line)

The G Line (formerly the Orange Line) is a bus rapid transit line in Los Angeles, California, operated by the Los Angeles County Metropolitan Transportation Authority (Metro). It operates between Chatsworth and North Hollywood stations in the San Fernando Valley. The 17.7-mile (28.5 km)[1] G Line uses a dedicated, exclusive right-of-way for the entirety of its route with 17 stations located at approximately one-mile (1.6 km) intervals; fares are paid via TAP cards at vending machines on station platforms before boarding to improve performance. It is one of the two lines in the Los Angeles Metro Busway system.

[https://en.wikipedia.org/wiki/G\\_Line\\_\(Los\\_Angeles\\_Metro\)](https://en.wikipedia.org/wiki/G_Line_(Los_Angeles_Metro))



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# 11035 & 11031 Aqua Vista St.

## Walk Score



### Very Walkable

Most errands can be accomplished on foot.



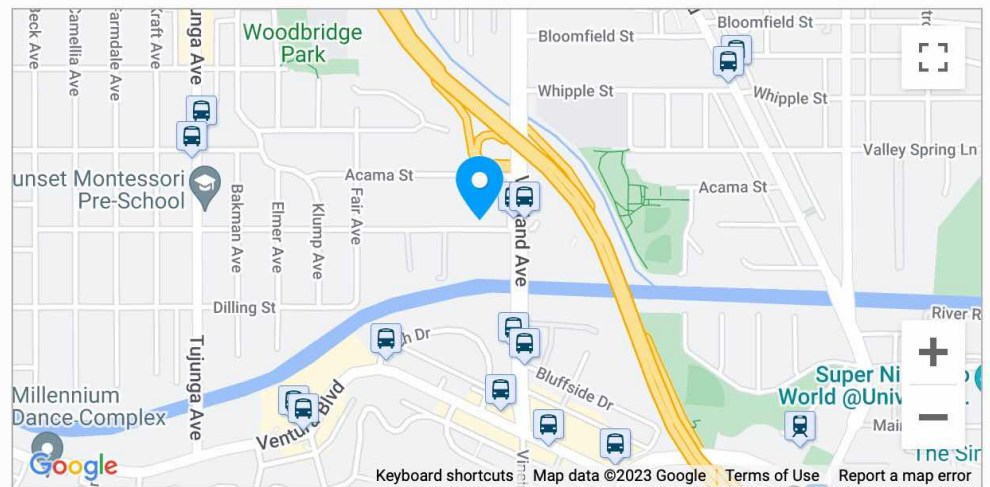
### Good Transit

Many nearby public transportation options.



### Bikeable

Some bike infrastructure.



#### Rail lines:

Metro B Line (Red) 0.6 mi

#### Bus lines:

222 Metro Local Line	0.1 mi	155 Metro Local Line	0.3 mi
240 Metro Local Line	0.3 mi	224 Metro Local Line	0.4 mi

## About this Location

11035 Aqua Vista Street has a Walk Score of 77 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

11035 Aqua Vista Street is a 18 minute walk from the Metro B Line (Red) at the Universal / Studio City Station stop.

This location is in the Studio City neighborhood in Los Angeles. Nearby parks include Woodbridge Park, South Weddington Park and Courthouse Square.

<https://www.walkscore.com/score/11035-aqua-vista-st-los-angeles-ca-91602>

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# PARTNERSCRE

For more information please contact  
our exclusive sales agents:

**Dario Svidler**  
Executive Vice President

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dario@svidlercre.com  
svidlercre.com  
DRE 01884474

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**kw**  
BEVERLY HILLS