



Ready-to-Issue Affordable Project

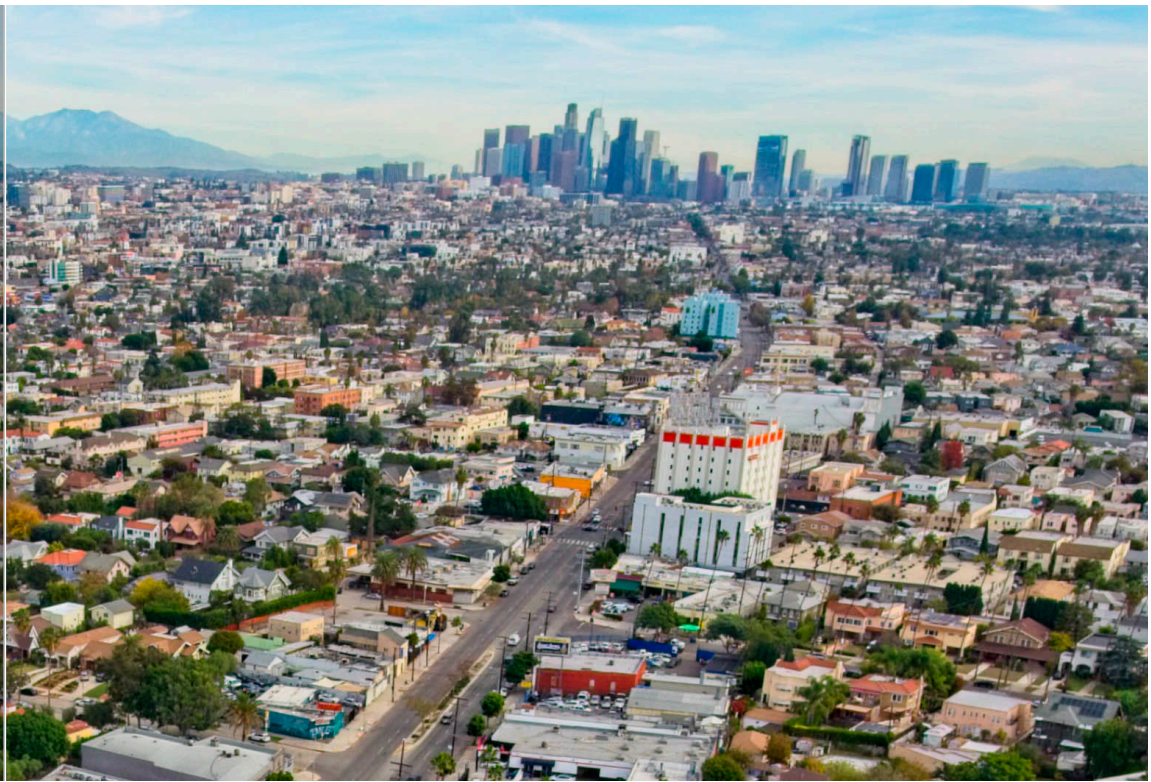
Already Demolished

**REDUCED to \$1,990,000**

**10425 S. Avalon Blvd.  
Los Angeles, CA 90003**

**PARTNERSCRE  
SVIDLER**

**38 Unit Affordable Housing Project with 14,800 SF of Rentable Space  
Building, MEP, Grading and Demo Plan Checks Already RTI!**



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Executive Vice President

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# 10425 S. Avalon Blvd.

## Property Overview

Partners CRE is proud to present for sale a **Ready-to-Issue 38 Unit Affordable Housing Construction Project** in South Los Angeles.

**Already FULLY RTI**, this project, on a 9,754 SF C2 lot with 14,800 SF of rentable square footage (per LAHD Table of Rental Units), is **ready to go!** The 3 story **slab-on-grade** design has paid special attention to savings, with **cost-effective stacked and mirrored units**.

Situated on a corner lot with an alley, this project has **no parking** but the neighborhood benefits from **good transit options**.

**Schedule 1 & 6** LAHD rents allow for the higher 1 bedroom rental amounts that Schedule 9 reduced.

**No RSO nor replacement issues.** The property has no retail component to complicate things and the lot is already demolished! **DWP Power System Engineering** and **MEP** are ready to go! Come and break ground...this property is waiting for you!



## At a Glance

## South Los Angeles

**REDUCED to \$1,990,000**

**9,754 SF**

Lot Size

**C2-1VL-CPIO Tier 1**

Zoning

**Ready-to-Issue**

Status

**6063-020-031**

APN

**100% Affordable Housing Project**

**38 Units**

Project

**36 1+1 • 2 Singles**

Unit Mix

**14,800 SF Rentable per LAHD**

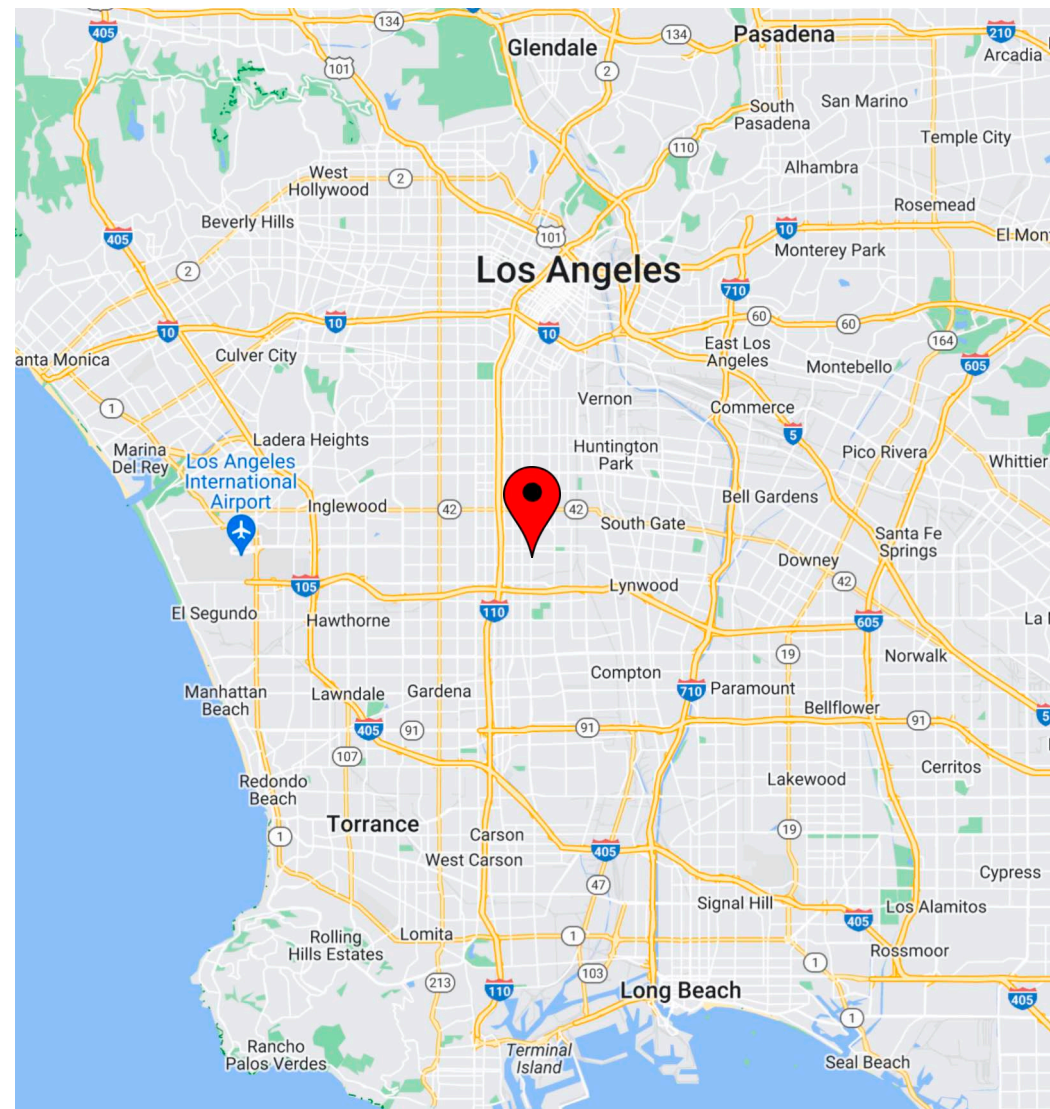
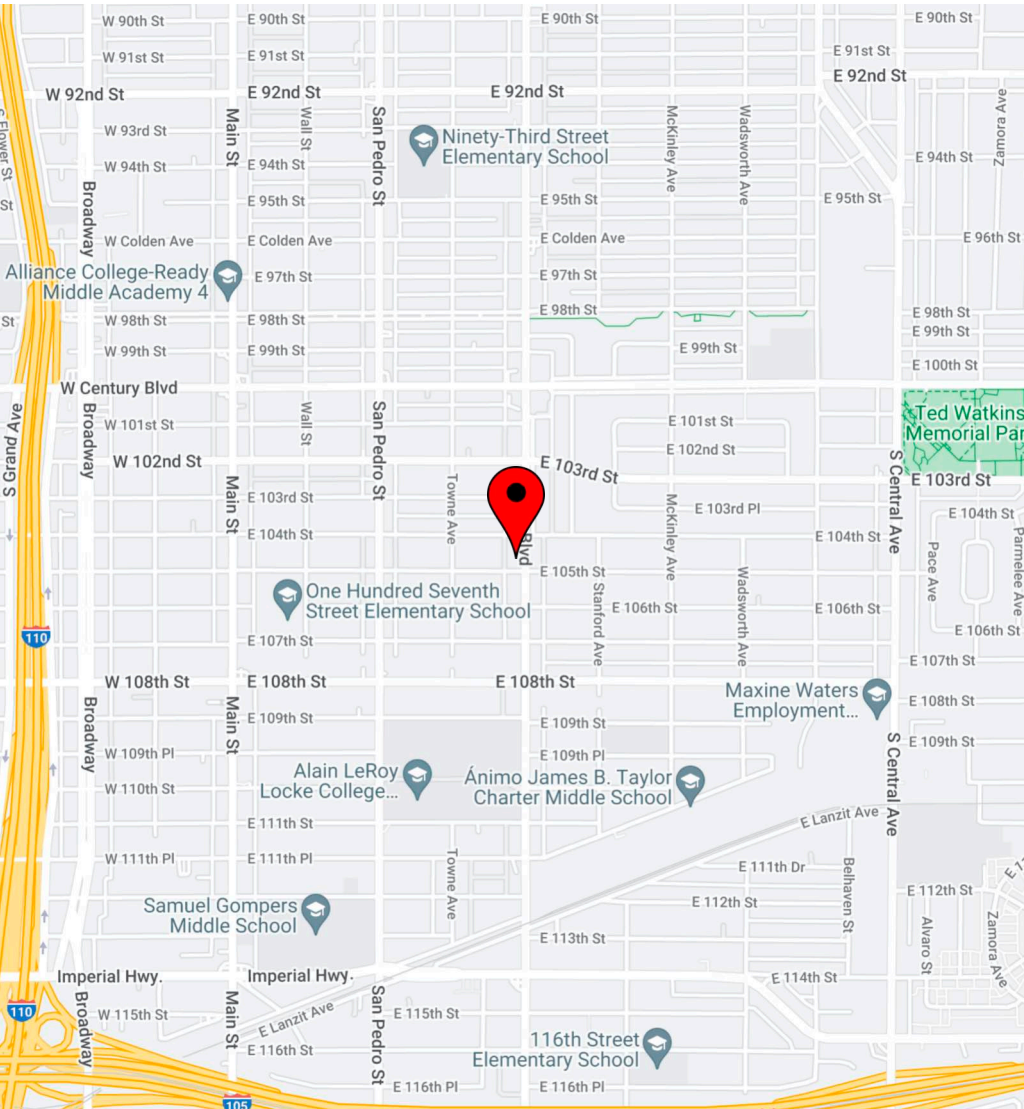
**Arch., MEP & Grading already RTI  
Already Demolished**



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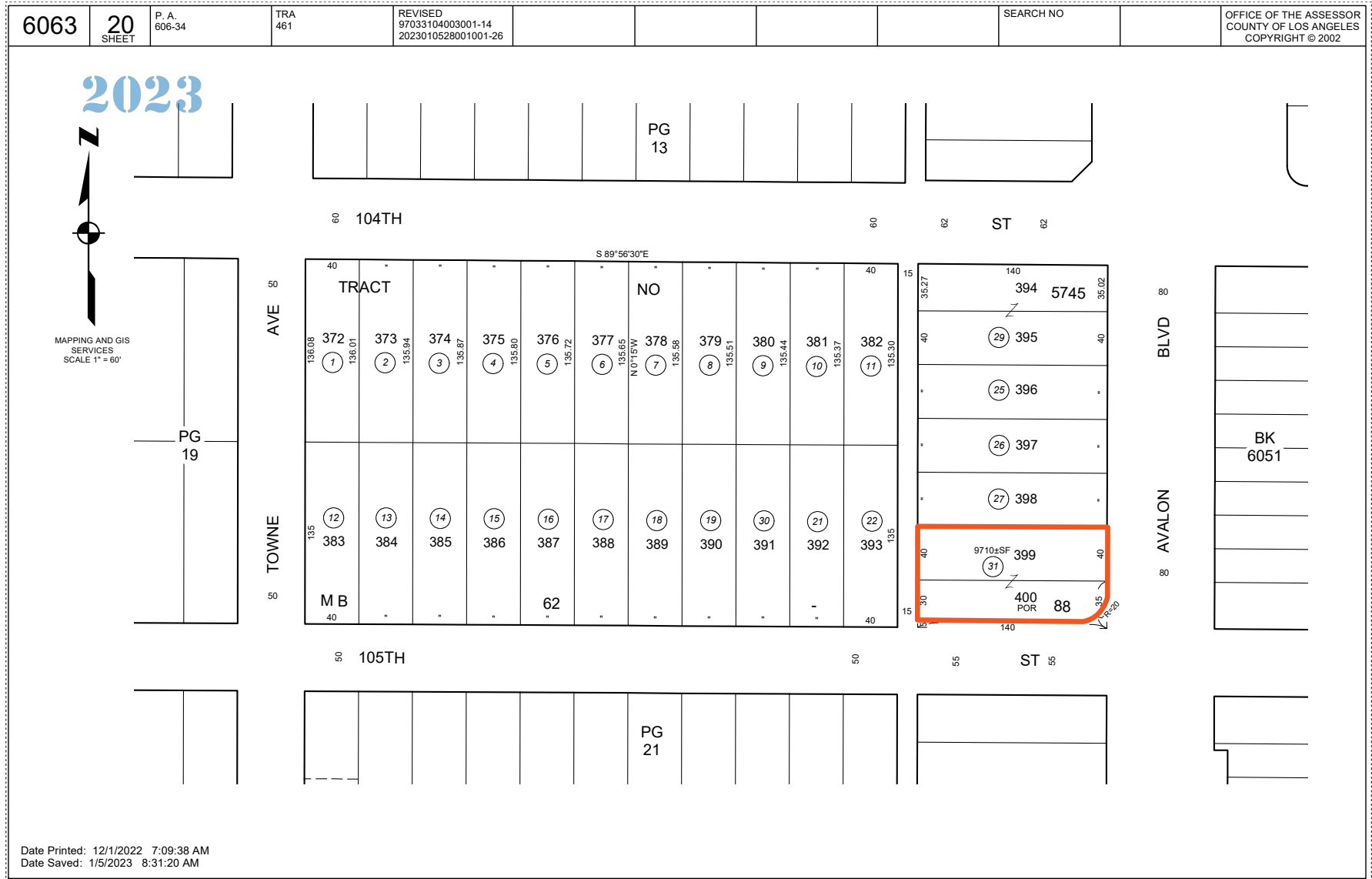
## Maps



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## Parcel Map



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# 10425 S. Avalon Blvd.

## Rendering



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# 10425 S. Avalon Blvd.

## Plans - Site Plan

NORTH

**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning

DATE: 05/01/2023 PAGE NO. 1 of 63  
 PCS NO: 21010-20000-02721  
 CASE NO: ADM-2023-2502-CPIOC  
 PLANNER: Helen Jadali

21010-20000-02721

Los Angeles Fire Department  
Fire Development Services

**LADSS Permit Approval Only**  
*(Final Safety Check required)*

**APPROVED PLANS**

By: Dean Zhang Date: 05/09/2023

Transaction ID Number: 020-0001

Subject to field inspection

The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent sections of the Municipal Code and other laws and regulations.

City of Los Angeles, Department of Building & Safety  
**GREEN APPROVED PLANS**

By: M. Scott Ayers Date: 02/22/2023

Application No./Permit No: 21010-20000-02721 15 sheets total

- This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to the Green Building Code.
- The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinances or Law.

Los Angeles Fire Department  
Fire Development Services

**Hydrants & Access**  
**APPROVED PLANS**

By: Gilbert T. Ulman, Jr. Date: 08/06/2022

Transaction ID Number: H22-82202

The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent sections of the Municipal Code and other laws and regulations.

APPROVED FROM A GEOTECHNICAL ENGINEERING STATEMENT: THE ENGINEER HAS TO BE CONSULTED AS PART OF THIS STATEMENT. THIS PLAN HAS BEEN REVIEWED BY GEOTECHNICAL ENGINEERING TO BE TO BE TO IN GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING AS TO ASSURE THE COMPLETION OF THE DESIGN, CALCULATIONS, AND THE PERFORMANCE OF THE DESIGN.

By: [Signature] Date: 02-22-23

**CITY OF LOS ANGELES**  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with State and local laws and ordinances related to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of Federal, State, and local Laws and Ordinances related to accessibility to public accommodations and housing.

By: NORLITO MEDRANO Total of 28 of 34 Sheets  
 S.I.T. No. 048-1554 (per Medrano)  
 DATE: 02/06/2023 PERMIT # 21010-20000-02721

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

I certify that the primary path of travel to the area of alteration from the public way and accessible parking spaces as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum slope or a disabled accessible vehicle. I understand that if the primary path of travel is found not to be as indicated, significant delays may result.

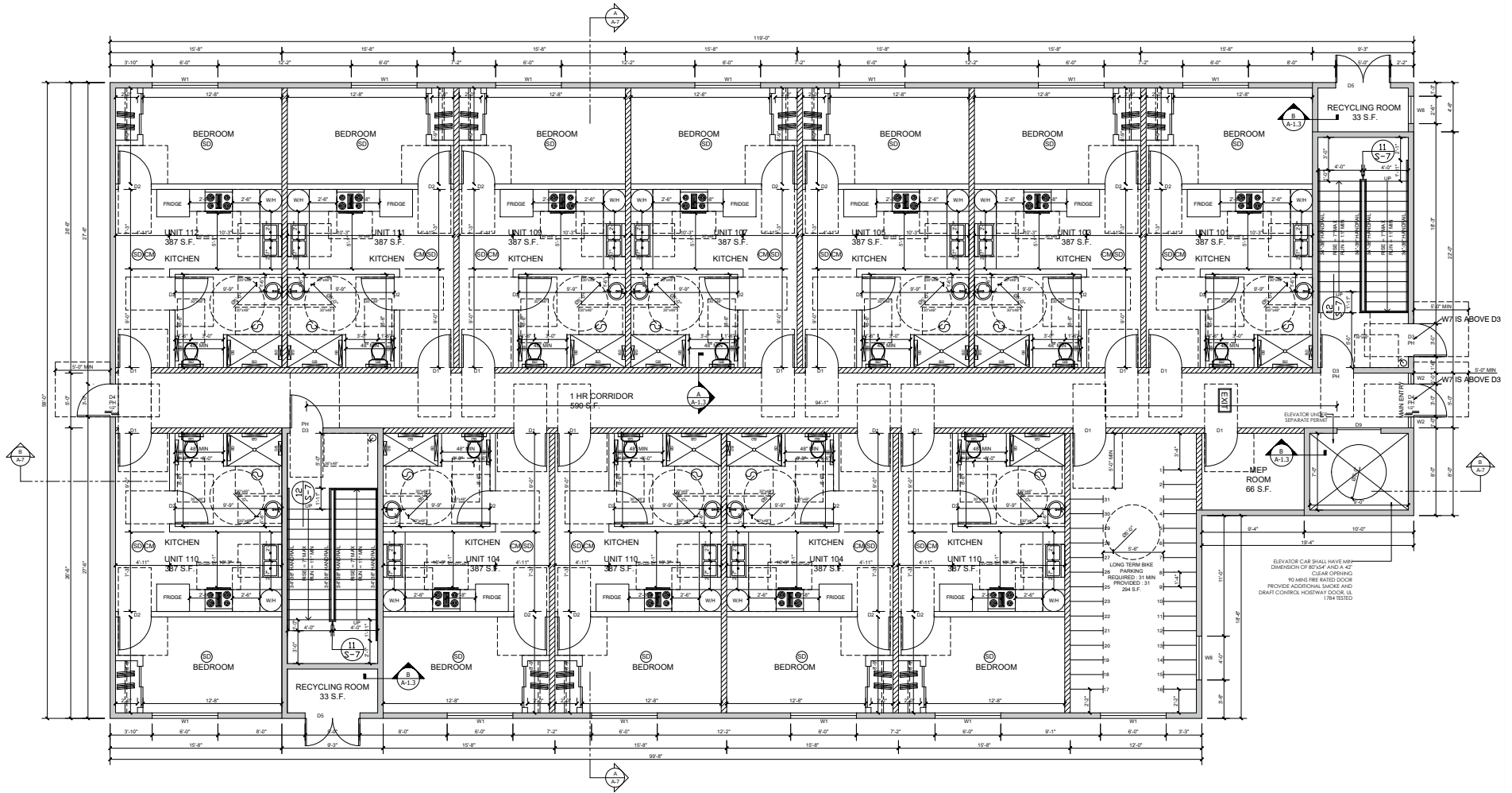
Signature: [Signature] Position: AGENT  
 Print Name: SHAWN MAHDAVIAN Date: 5/9/2023  
 (NOTE: To be completed and certified by Architect, Engineer or Contractor on record, Owner or Agent)

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# 10425 S. Avalon Blvd.

## Plans - First Floor

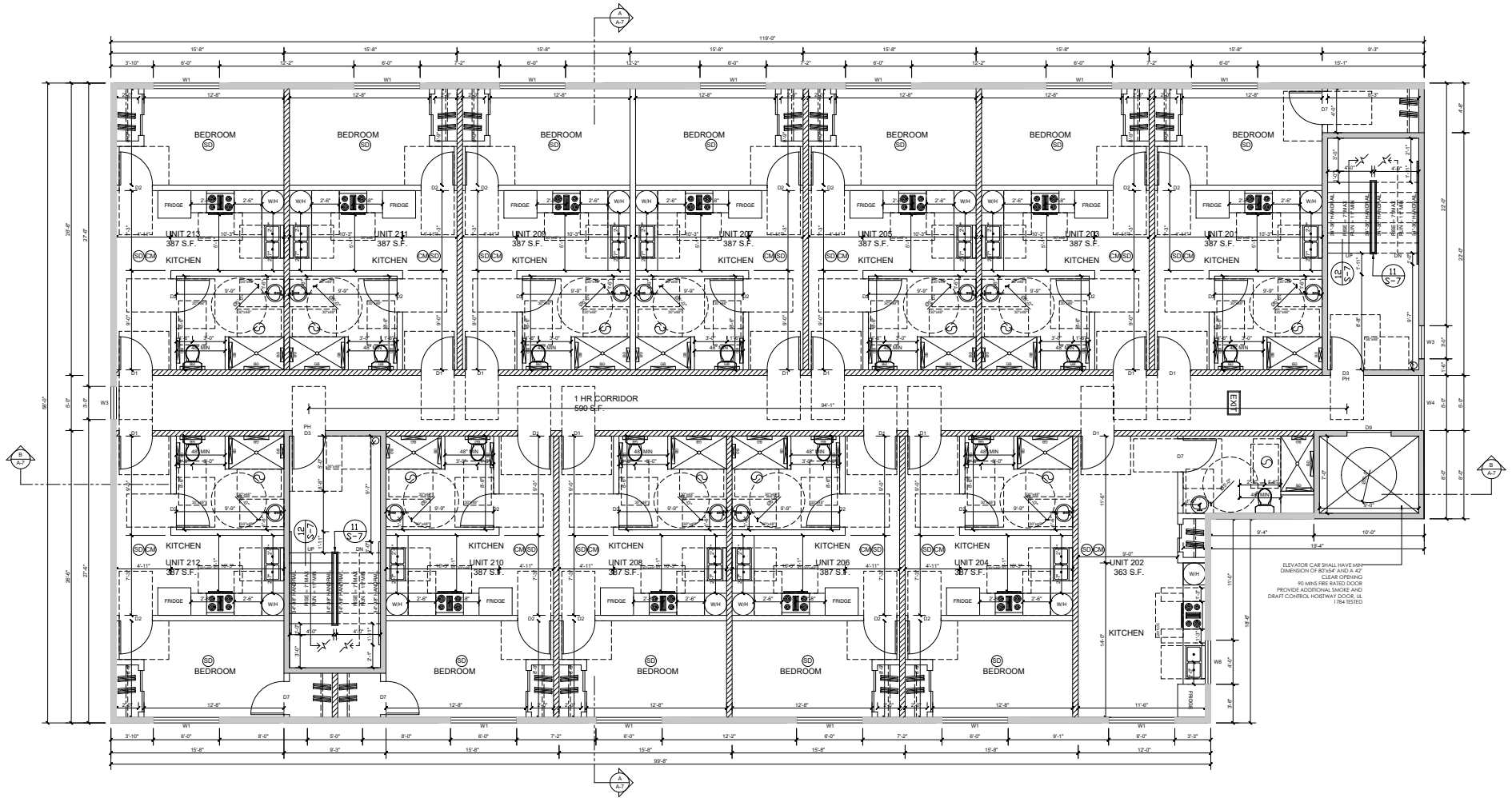


**FIRST FLOOR PLAN**  
SCALE : 3/16" = 1'-0"

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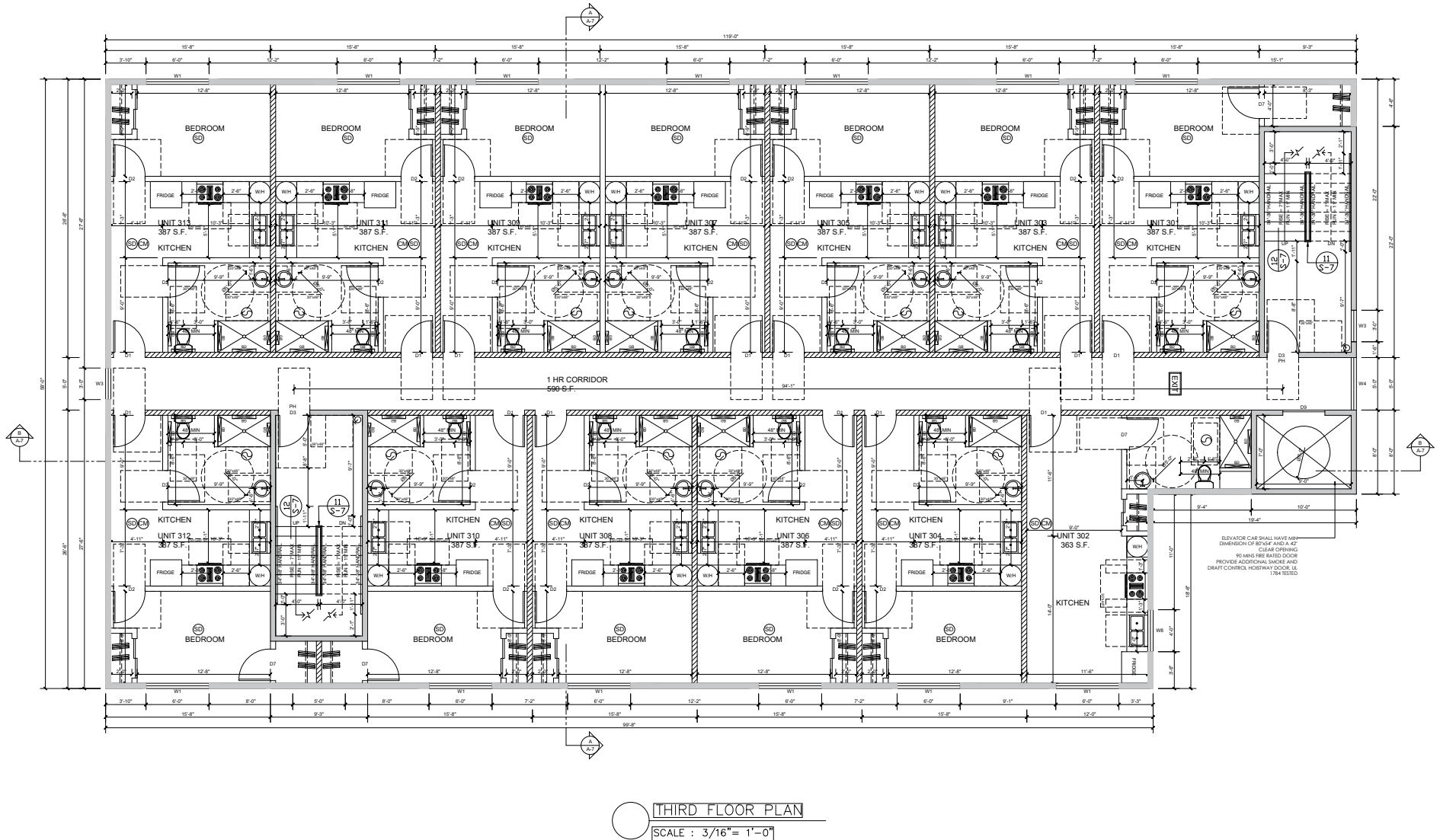
## Plans - Second Floor



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# 10425 S. Avalon Blvd.

## Plans - Third Floor



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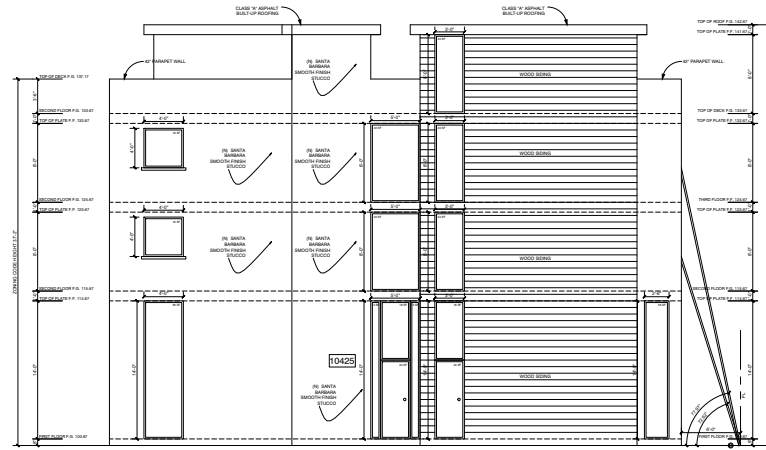


# 10425 S. Avalon Blvd.

## Plans - Elevations

### EXTERIOR WALL OPENING RATIOS

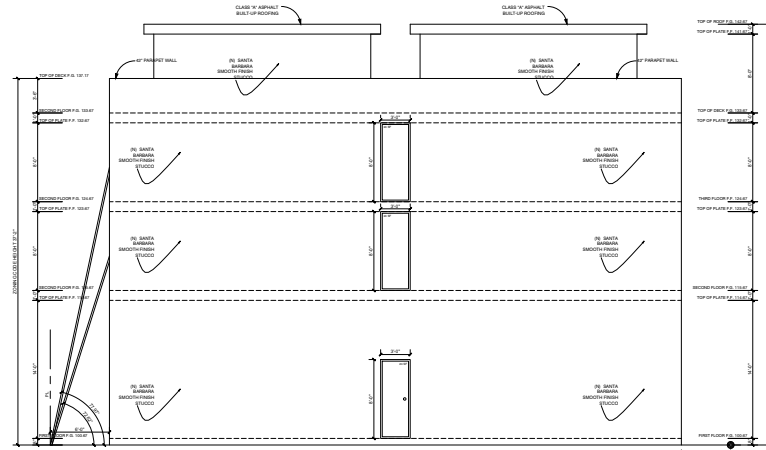
- LEVEL 1  
WALL AREA = 812 SF  
OPENING AREA = 203 SF  
RATIO = 25.0%
- LEVEL 2  
WALL AREA = 464 SF  
OPENING AREA = 80.0 SF  
RATIO = 17.3% (25% ALLOWED)
- LEVEL 3  
WALL AREA = 464 SF  
OPENING AREA = 80.0 SF  
RATIO = 17.3% (25% ALLOWED)
- LEVEL 4 - STAIRCASE  
WALL AREA = 352 SF  
OPENING AREA = 24 SF  
RATIO = 6.8% (25% ALLOWED)



**EAST ELEVATION (FRONT)**  
SCALE : 3/16" = 1'-0"

### EXTERIOR WALL OPENING RATIOS

- LEVEL 1  
WALL AREA = 812 SF  
OPENING AREA = 24 SF  
RATIO = 3.0%
- LEVEL 2  
WALL AREA = 464 SF  
OPENING AREA = 24 SF  
RATIO = 5.2% (25% ALLOWED)
- LEVEL 3  
WALL AREA = 464 SF  
OPENING AREA = 24 SF  
RATIO = 5.2% (25% ALLOWED)
- LEVEL 4 - STAIRCASE  
WALL AREA = 352 SF  
OPENING AREA = 0 SF  
RATIO = 0.0% (25% ALLOWED)



**WEST ELEVATION (REAR)**  
SCALE : 3/16" = 1'-0"

**CITY OF LOS ANGELES**  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with State and Local laws and ordinances related to public accommodations and housing.  
The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of Federal, State, and local laws and Ordinances related to accessibility to public accommodations and housing.

By: **NORLITO MEDRANO** Total of \_\_\_\_\_ Sheets  
DATE: **02/06/2023** PERMIT # **21010-20000-02721**

**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning

DATE: **05/01/2023** PAGE NO. **15** of **63**  
PROJECT NO: **21010-20000-02721**  
CASE NO: **ADM-2023-2502-CPIOC**  
PLANNING: **Helen Jadal**  
NOTES:



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# 10425 S. Avalon Blvd.

## Plans - Elevations

**PLANS APPROVED**  
 City of Los Angeles  
 Department of City Planning

DATE: 05/01/2023 PAGE NO. 19 of 63  
 PERM. NO.: 21010-20000-02721  
 CASE NO.: ADM-2023-2502-CPIOC  
 PLANNER: Helen Jadali

**EXTERIOR WALL OPENING RATIOS**

**LEVEL 1**  
 WALL AREA = 1,666 SF  
 OPENING AREA = 292 SF  
 RATIO = 17.5% (25% ALLOWED)

**LEVEL 2**  
 WALL AREA = 952 SF  
 OPENING AREA = 168 SF  
 RATIO = 17.7% (25% ALLOWED)

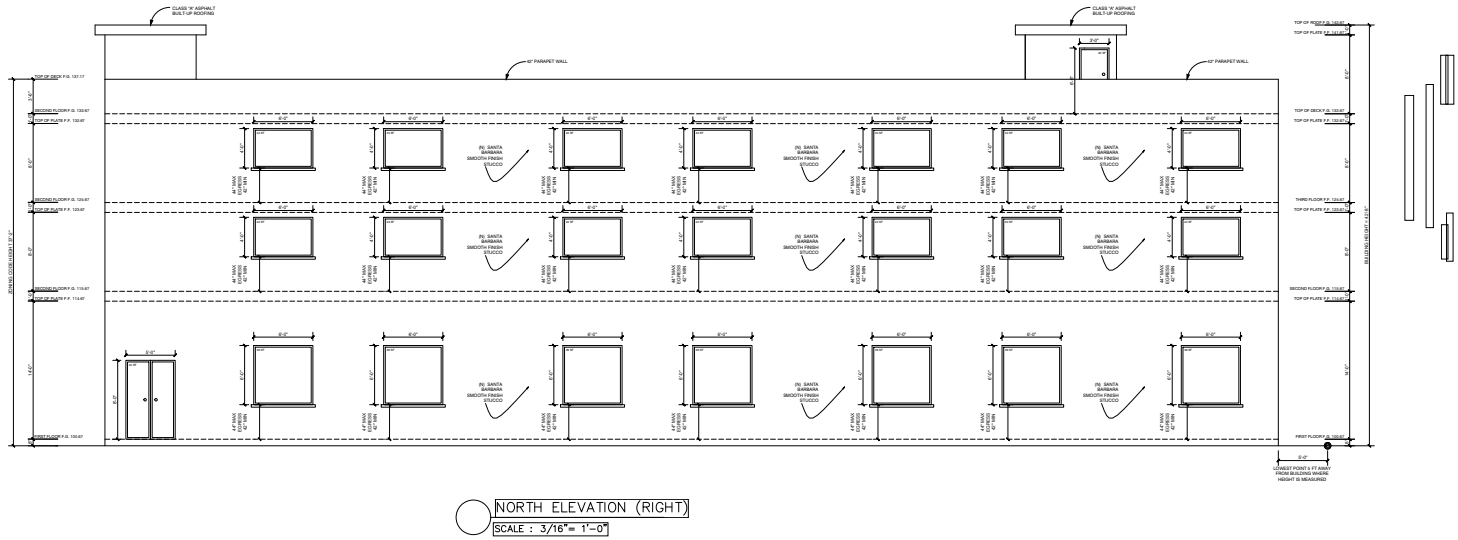
**LEVEL 3**  
 WALL AREA = 952 SF  
 OPENING AREA = 168 SF  
 RATIO = 17.7% (25% ALLOWED)

**LEVEL 4 - STAIRCASE**  
 WALL AREA = 148 SF  
 OPENING AREA = 20 SF  
 RATIO = 13.5% (25% ALLOWED)

**CITY OF LOS ANGELES**  
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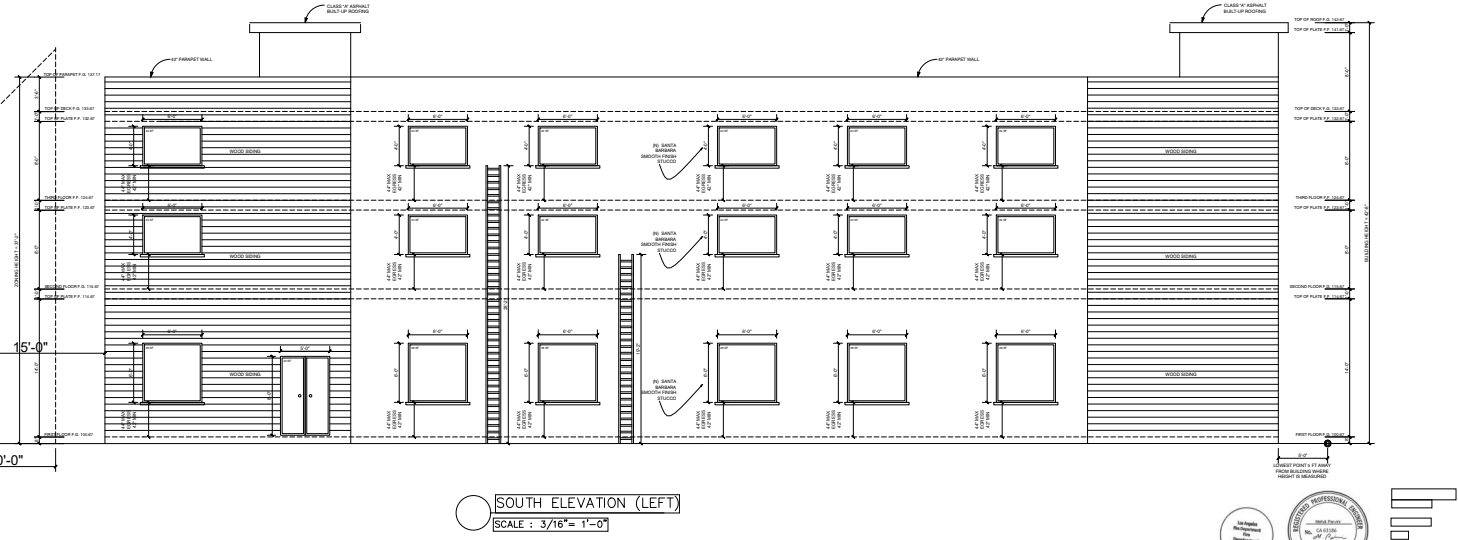
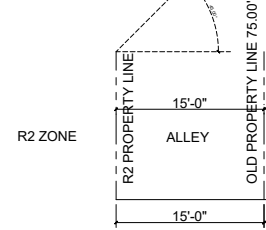
**EXTERIOR WALL OPENING RATIOS**

**LEVEL 1**  
 WALL AREA = 1,666 SF  
 OPENING AREA = 256 SF  
 RATIO = 15.4% (25% ALLOWED)

**LEVEL 2**  
 WALL AREA = 952 SF  
 OPENING AREA = 144 SF  
 RATIO = 15.1% (25% ALLOWED)

**LEVEL 3**  
 WALL AREA = 952 SF  
 OPENING AREA = 144 SF  
 RATIO = 15.1% (25% ALLOWED)

**LEVEL 4 - STAIRCASE**  
 WALL AREA = 148 SF  
 OPENING AREA = 0 SF  
 RATIO = 0.0% (25% ALLOWED)



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## Plans - Elevations

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 City of Los Angeles  
 Department of City Planning

DATE: 05/01/2023 PAGE NO. 19 of 63  
 PERM: 21010-20000-02721  
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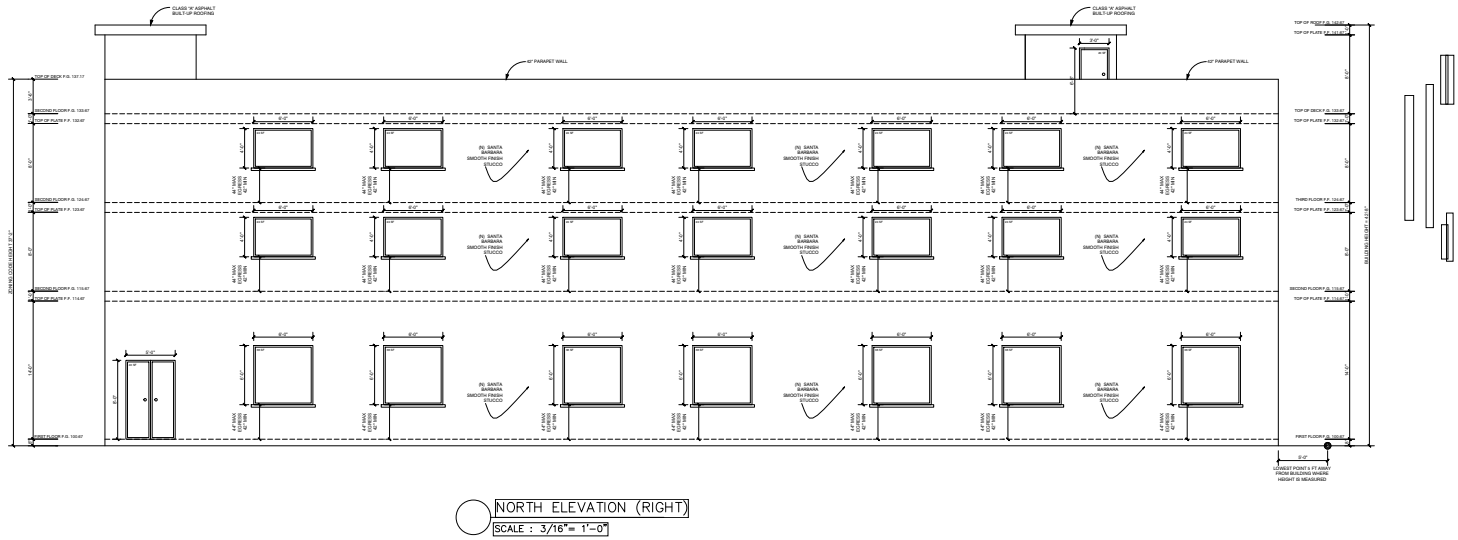
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**CITY OF LOS ANGELES**  
 DEPARTMENT OF BUILDING AND SAFETY  
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 DATE: 02/06/2023 PERMIT # 21010-20000-02721



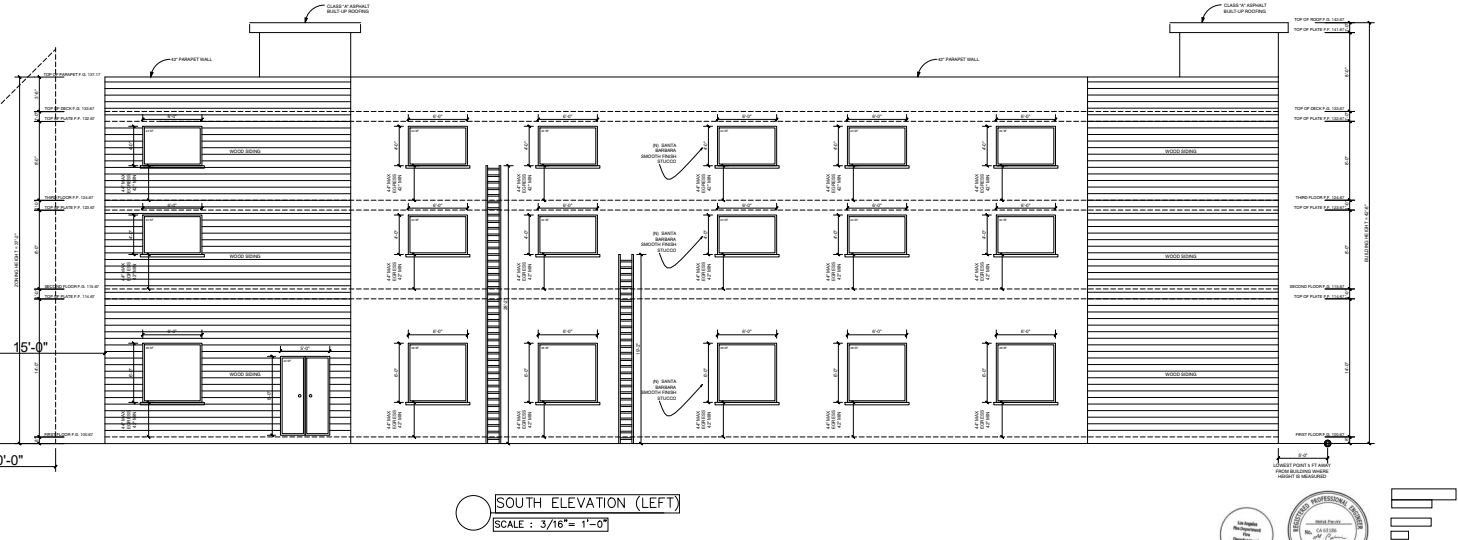
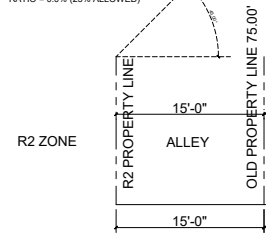
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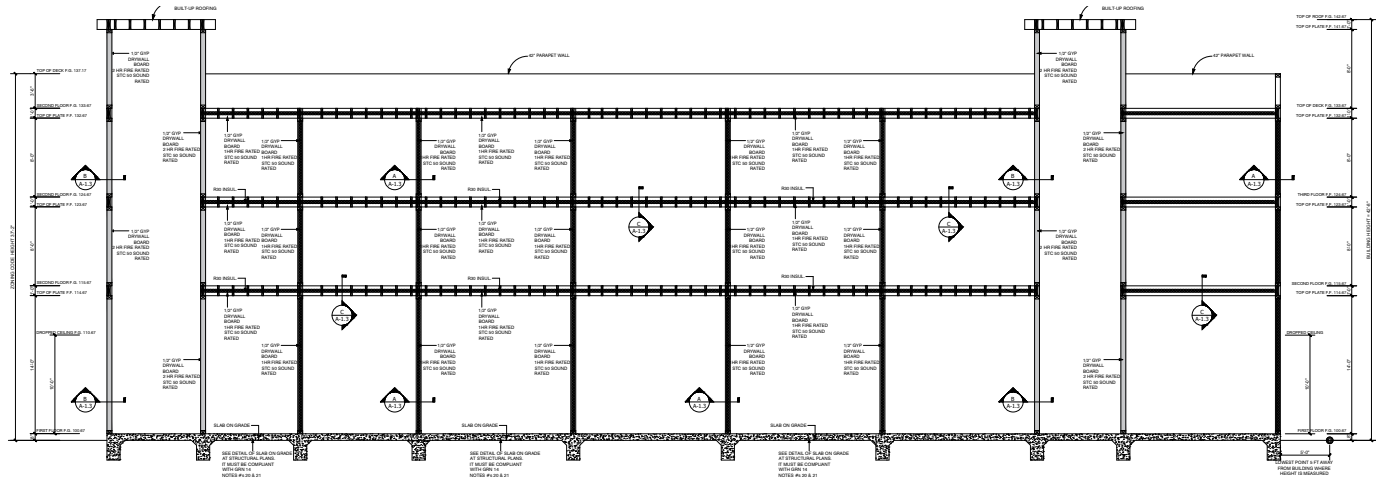
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 OPENING AREA = 0 SF  
 RATIO = 0.0% (25% ALLOWED)



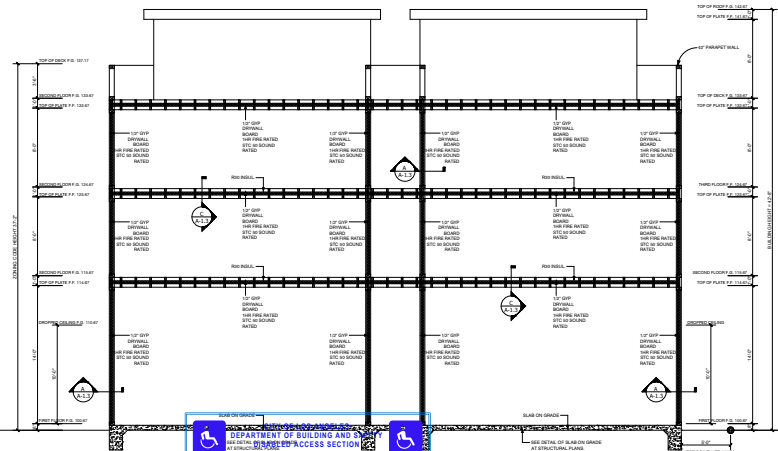
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# 10425 S. Avalon Blvd.

## Plans - Sections



SECTION A-A  
SCALE : 3/16" = 1'-0"



SECTION B-B  
SCALE : 3/16" = 1'-0"

**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning

DATE: 05/01/2023 PAGE NO: 21 of 63  
PCIS NO: ADM-2023-2502-CPIOC  
PLANNER: Helen Jadsil

City of Los Angeles, Department of Building & Safety  
**GREEN APPROVED PLANS**

By: M. Scott Ayers Date: \_\_\_\_\_

Application No./Permit No.: \_\_\_\_\_

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to the Green Building Code.

The stamping of this plan **SHALL NOT** be construed to be approval of a violation of any provisions of any Ordinances or Law.

**DEPARTMENT OF BUILDING AND SAFETY**  
**ACCESS SECTION**

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to higher accommodations and housing.

None of this set of plans and specifications shall not be held to be in compliance with the provisions of any provisions of the Department of Building and Safety.

By: NORLITO MEDRANO Total of \_\_\_\_\_ Sheets  
DATE: 02/06/2023 PERMIT # 21010-20000-02721



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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

# PARTNERSCRE

For more information please contact  
our exclusive sales agents:

**Dario Svidler**  
Executive Vice President

424. 600. 7633  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

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**kw**  
BEVERLY HILLS