

Culver City Area

Delivered Ready-to-Issue

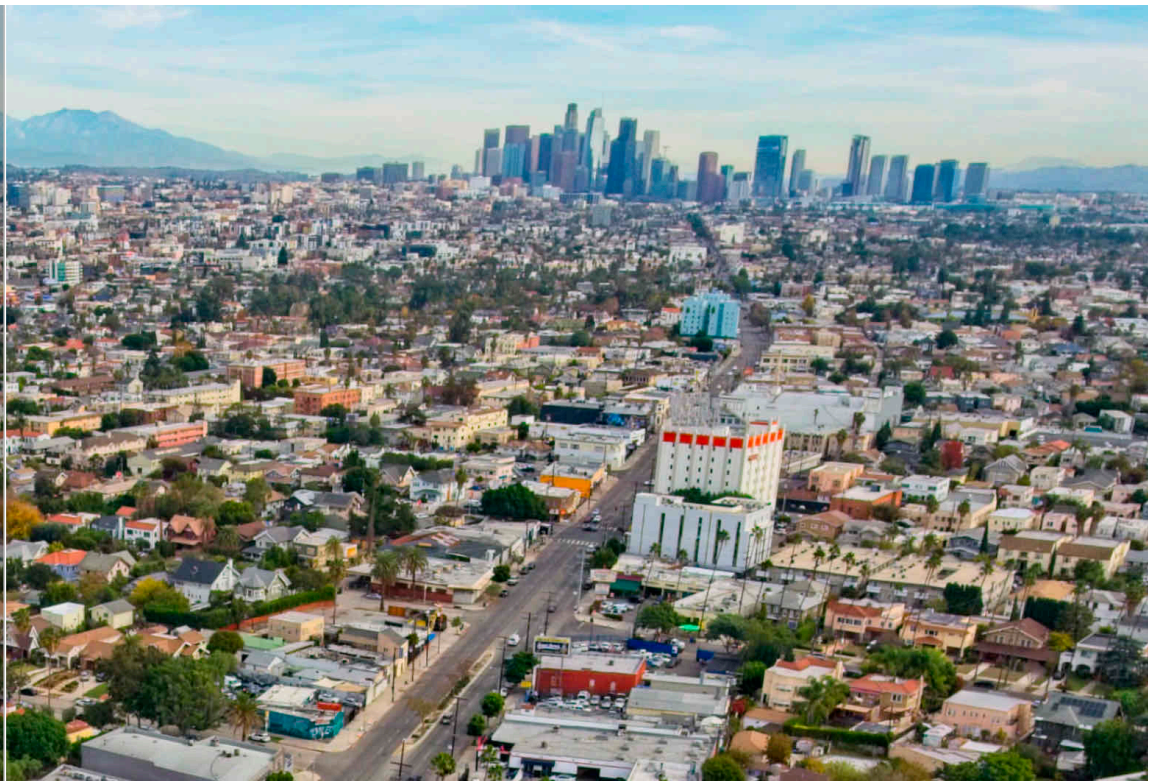


Reduced to \$2,495,000

3751 Delmas Terrace Los Angeles, CA 90034

**PARTNERSCRE
SVIDLER**

21 Unit Residential Project (including 4 Future ADUs)
Delivered Ready-to-Issue • Only 2 Affordable Units



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3751 Delmas Terrace

Property Overview

Partners CRE is proud to present for sale a **21 Unit Project** in the **Culver City-adjacent area of Los Angeles**. The Project has been designed with special care to **construction efficiencies**, with **no subterranean parking** (though **8 parking spaces** are included) and **stacked units**.

Spread over **six stories**, the finished project should offer **unobstructed views** on all sides starting on the **3rd floor** and up.

The Project will be **delivered Ready-to-Issue**, with **14,730 SF of rentable space** spread out over the 17 original units and 4 future ADUs. With **7 two bedroom and 14 one bedroom units**, build it and the tenants will come to enjoy the **sixth floor spacious open patio** and tremendous benefits of this location.

Sixteen units will have **balconies**, the units will share an elevator, and there will be one staircase at each end of the building. Two units are reserved for ELI tenants.

A **five minute walk to Downtown Culver City, Erewhon** and The Culver Steps, the property is surrounded by **shops, nightlife, casual and fine dining**. Near Sprouts, Trader Joe's, The Culver Theater, Equinox and just about anything else that a resident may want. Walk Score calls this area a **Walker's Paradise, Very Bikeable** with **Good Transit**...just half a mile to the **Exposition Metro Station**.

The area is a **jobs center**, with the Los Angeles-area headquarters for Amazon, Apple and HBO.

The Project will be delivered with **approved DWP P-Drawings** and no encroachment interferences, valuable entitlement approvals have been received through the Specific Plan and CEQA process. Unique entitlements granted the Project reduced yards on all four sides, resulting in a larger buildable envelope.

Come and build the envy of the town!

At a Glance

Palms

Reduced to **\$2,495,000**

7,247 SF

Lot Size

R3-1 Tier 3

Zoning

Ready-to-Issue

Status at Close of Escrow

4313-014-022

APN

Multifamily Apartment Building Project

21 Units

Total Potential Project

17 Units + 4 ADUs

Unit Breakdown

7 Two Bedrooms

Unit Mix

14 One Bedroom

Unit Mix

14,730 SF of Rentable Space

17,020 SF of Gross Building Space



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3751 Delmas Terrace

Project Unit List - Non-Final

Second Floor						
	Unit #	Unit Type	Unit Mix	Unit SF	Balcony SF	SF w/Balcony
1	201	D	1 + 1	450	0	450
2	202	A.1	1 + 1	560	60	620
3	203	A	1 + 1	600	60	660
4	204*	A	1 + 1	600	60	660
Total:				2,210	180	2,390

Third Floor						
	Unit #	Unit Type	Unit Mix	Unit SF	Balcony SF	SF w/Balcony
5	301	B	2 + 2	1,010	70	1,080
6	302	A	1 + 1	600	60	660
7	303	A	1 + 1	600	60	660
Total:				2,210	190	2,400

* Extremely Low Income (ELI) Household

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3751 Delmas Terrace

Project Unit List - Non-Final

Fourth Floor						
	Unit #	Unit Type	Unit Mix	Unit SF	Balcony SF	SF w/Balcony
8	401*	B	2 + 2	1,010	70	1,080
9	402	A	1 + 1	600	60	660
10	403	A	1 + 1	600	60	660
Total:				2,210	190	2,400

Fifth Floor						
	Unit #	Unit Type	Unit Mix	Unit SF	Balcony SF	SF w/Balcony
11	501	B	2 + 2	1,010	70	1,080
12	502	A	1 + 1	600	60	660
13	503	A	1 + 1	600	60	660
Total:				2,210	190	2,400

* Extremely Low Income (ELI) Household

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3751 Delmas Terrace

Project Unit List - Non-Final

Sixth Floor						
	Unit #	Unit Type	Unit Mix	Unit SF	Balcony SF	SF w/Balcony
14	601	A	1 + 1	600	60	660
15	602	A	1 + 1	600	60	660
16	603	A	1 + 1	600	60	660
17	604	A.2	1 + 1	590	60	650
Total:				2,390	240	2,630

ADUs - Future Potential						
	Unit #	Unit Type	Unit Mix	Unit SF	Balcony SF	SF w/Balcony
18	205	C - Rec #1	2 + 2	875**	0	875
19	304	C - Rec #2	2 + 2	875**	0	875
20	404	C - Rec #3	2 + 2	875**	0	875
21	504	C - Rec #4	2 + 2	875**	0	875
Total:				3,500**	0	3,500

** Plans show Rec Rooms as 745 SF due to LADBS limitations but are 875 SF

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3751 Delmas Terrace

Project Square Footage - Non-Final

Floor	Units SF	Balconies SF	Units + Balconies SF
Second Floor	2,210	180	2,390
Third Floor	2,210	190	2,400
Fourth Floor	2,210	190	2,400
Fifth Floor	2,210	190	2,400
Sixth Floor	2,390	240	2,630
Total Project SF w/out ADUs:	11,230	990	12,220
ADUs - Future Potential	3,500	0	3,500
Total Project SF w/ADUs:	14,730	990	15,720

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3751 Delmas Terrace

Table of Rental Units - Non-Final



X
 LAHD Staff: _____
 (Internal Use)
 Date: _____

Table of Rental Units

revised
8-9-23

Square Footage Per Unit

Project Address: 3751 S. Delmas Terrace Los Angeles, CA 90034

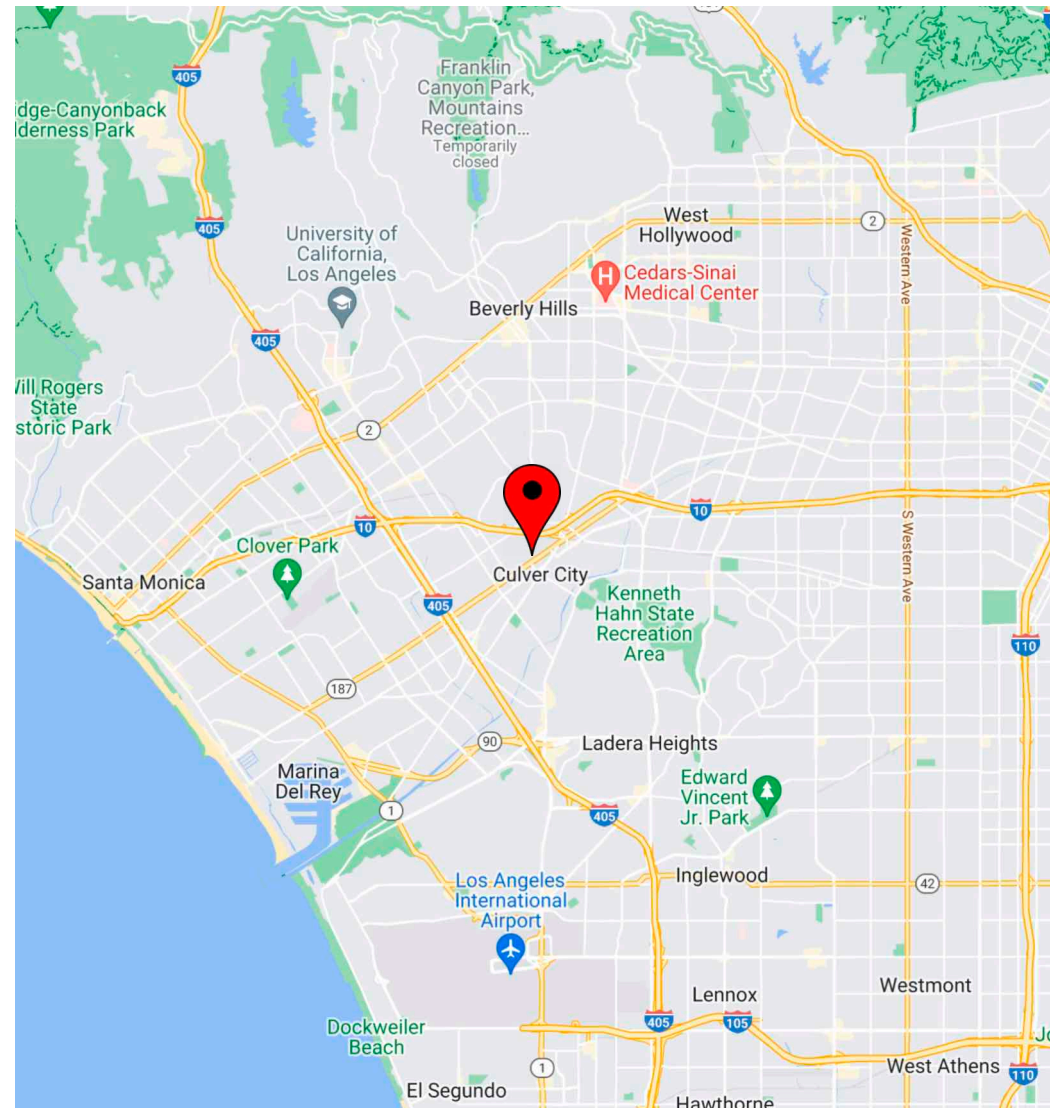
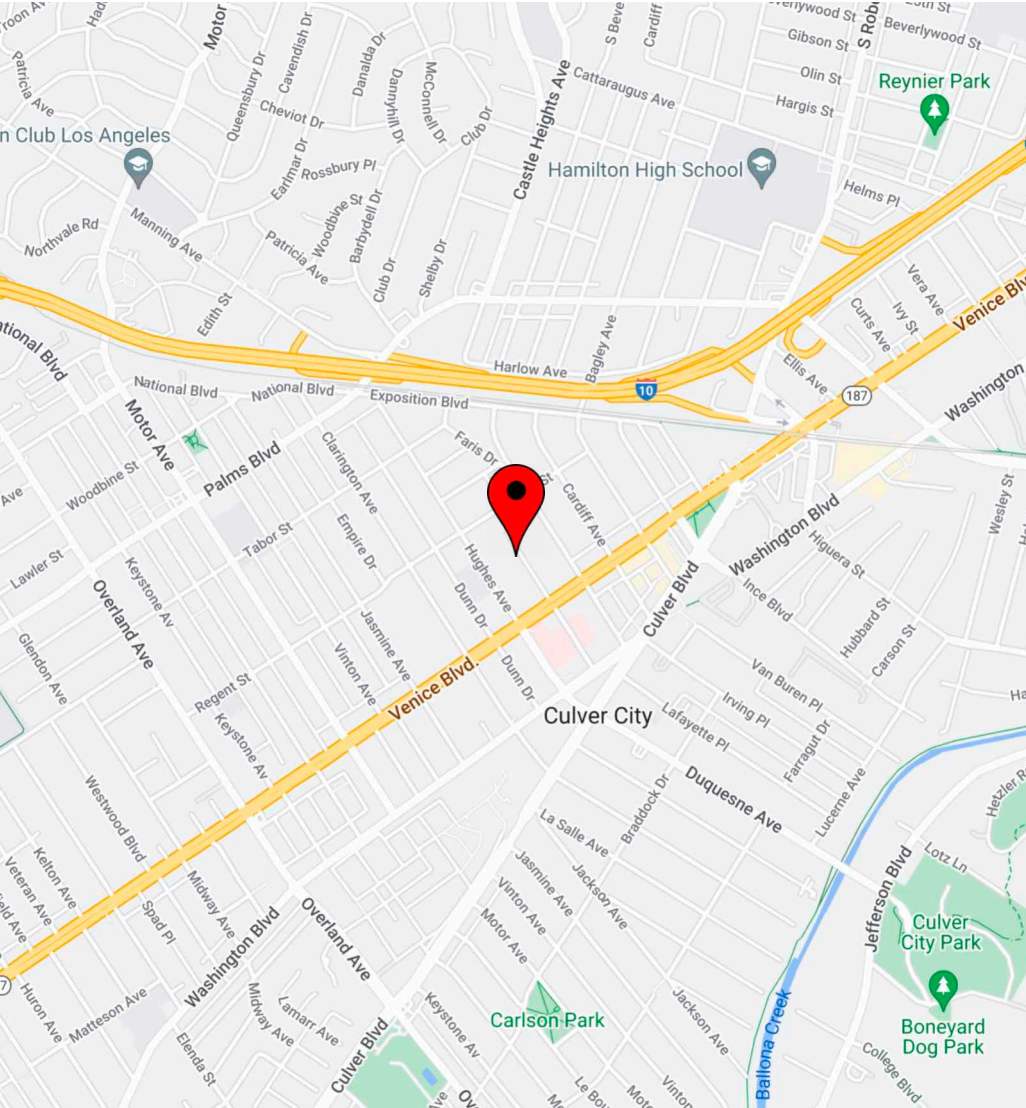
Unit Type (Bdrm)	Count	Total Sq. Ft. Market Unit	Avg. Sq. Ft. Market Unit	Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.*
Single	0	0	0	0
1	14	7,600	585	Restricted Unit(s) must be = or > 526 Sq. Ft.
2	3	2,020	1,010	Restricted Unit(s) must be = or > 909 Sq. Ft.
3				
4				
5				
6				
Total:	17			Total Restricted Units: 2

Record No.	Res	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
1		201	1	450.00	Manager's Unit		East side	
2		202	1	560.00			Central	
3		203	1	600.00			Central	
4	X	204	1	600.00	Extremely Low Income	HCD	Central	
5		301	2	1,010.00			East side	
6		302	1	600.00			Central	
7		303	1	600.00			Central	
8	X	401	2	1,010.00	Extremely Low Income	HCD	Central	
9		402	1	600.00			Central	
10		403	1	600.00			Central	
11		501	2	1,010.00			East side	
12		502	1	600.00			Central	
13		503	1	600.00			Central	
14		601	1	600.00			Central	
15		602	1	600.00			Central	
16		603	1	600.00			Central	
17		604	1	590.00			West side	

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Maps



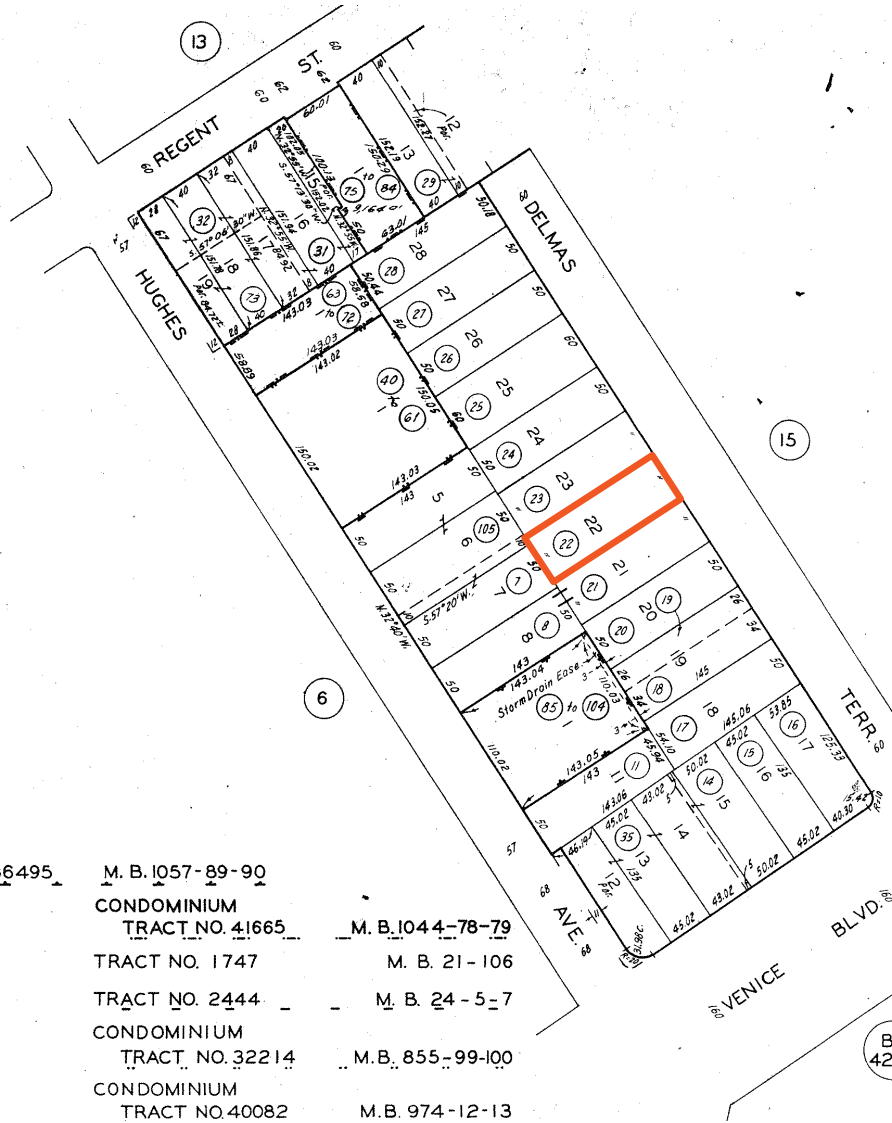
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Parcel Map

313 | 14
SHEET I
SCALE 1" = 100'

1988



760618006
23/20560/A
850128106-85
851121109-86
860128402-86
87090206.007001

*Diagrammatic depicts approximate dimensions.

Condominium Plan Reference	Common Area			Subdivision of Airspace
	Tract No.	Bk.	Lots Units	
O. R. M5097-628 #3966 8-21-75	32214	--	1 --	Sheet 2
#740286*7-24-81 #743737* Amended 7-23-82	40082	--	1 --	Sheet 3
#257456* 3-8-85	41665	--	1 --	Sheet 4
#112076* 9-24-85	36495	--	1 --	Sheet 5

CONDOMINIUM
TRACT NO. 36495

M. B. 1057-89-90

CONDOMINIUM
TRACT NO. 41665

M. B. 1044-78-79

CODE
67

TRACT NO. 1747

M. B. 21-106

TRACT NO. 2444

M. B. 24-5-7

CONDOMINIUM

TRACT NO. 32214

M. B. 855-99-100

FOR PREV. ASSM'T SEE:
695 - 18 & 29

CONDOMINIUM

TRACT NO. 40082

M. B. 974-12-13

BK.
4207

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Walk Score

Walk Score
96

Walker's Paradise

Daily errands do not require a car.

Transit Score
61

Good Transit

Many nearby public transportation options.

Bike Score
88

Very Bikeable

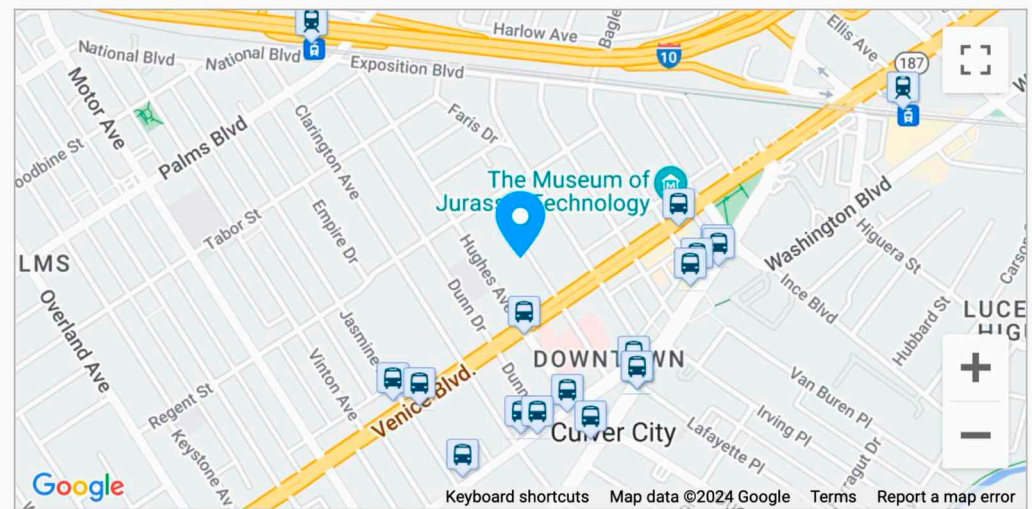
Biking is convenient for most trips.

About this Location

3751 Delmas Terrace has a Walk Score of 96 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

3751 Delmas Terrace is a nine minute walk from the Metro E Line (Expo) at the Palms Station stop.

This location is in the Palms neighborhood in Los Angeles. Nearby parks include Media Park, Dr Paul Carlson Memorial Park and Veterans Memorial Park.



Rail lines:

Metro E Line (Expo) 0.4 mi

Bus lines:

33 Metro Local Line	0.1 mi	CC 1 Washington Boulevard	0.2 mi
CC 1C1 Culver City Downto...	0.2 mi	437A CE437 A	0.3 mi
CC 7 Culver Boulevard	0.3 mi	CC 5 Braddock Drive	0.3 mi

Walk Score®

<https://www.walkscore.com/score/3751-delmas-terrace-los-angeles-ca-90034>

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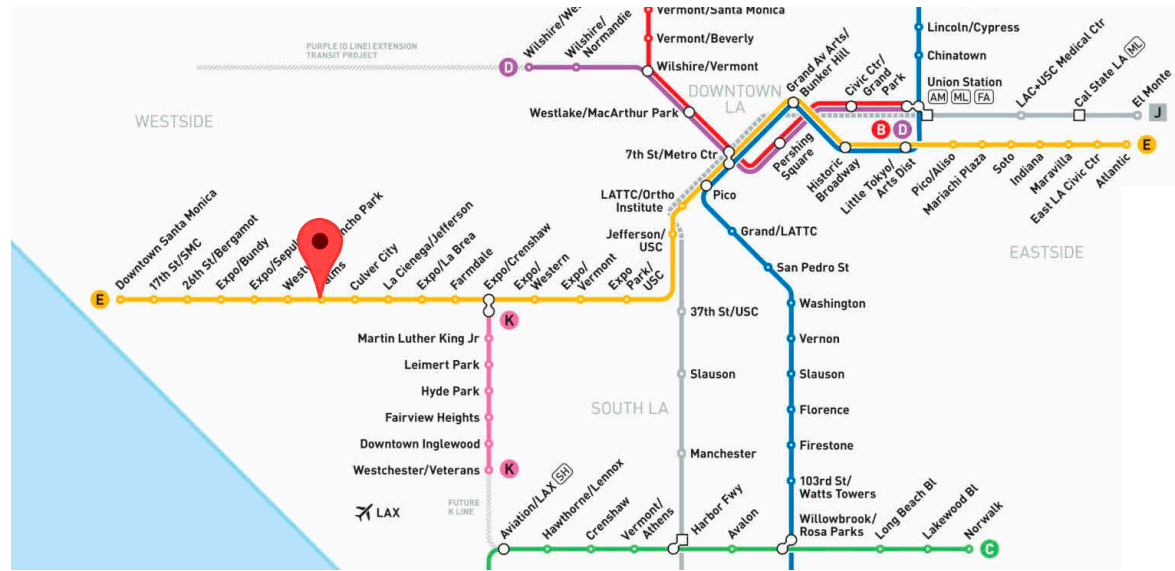
3751 Delmas Terrace

Metro Expo Line - E Line

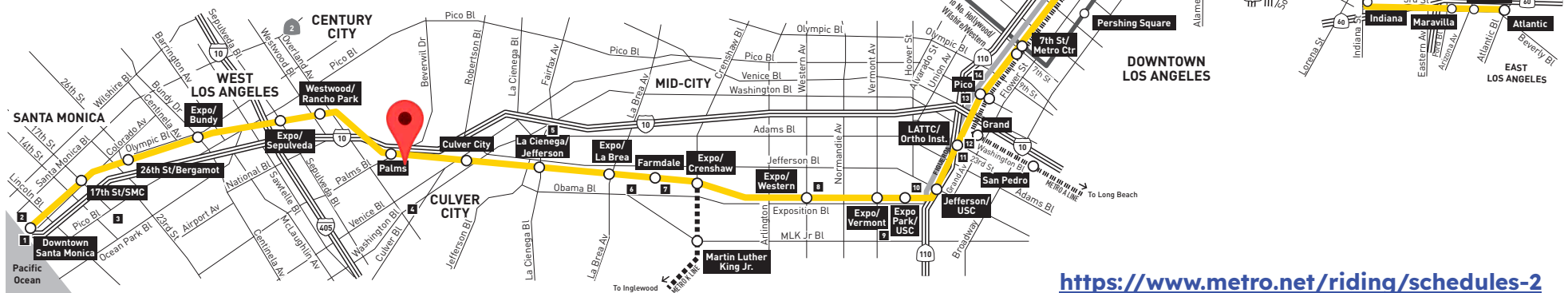
The E Line (formerly the Expo Line from 2012–2019) is a 22-mile (35 km) light rail line in Los Angeles County, California, running between Santa Monica and East Los Angeles. It is one of the six lines in the Los Angeles Metro Rail system and is operated by the Los Angeles County Metropolitan Transportation Authority (Metro).

The western portion of the E line was originally named the Expo Line after Exposition Boulevard, along which it runs for most of its route; the line was renamed the E Line in late 2019, while retaining the aqua-colored line and icons used to designate it on maps. After the Regional Connector opened on June 16, 2023, the original E Line was joined with the Eastside portion of the L Line to create the current extended E Line, which is colored gold on maps.

[https://en.wikipedia.org/wiki/E_Line_\(Los_Angeles_Metro\)](https://en.wikipedia.org/wiki/E_Line_(Los_Angeles_Metro))



Metro

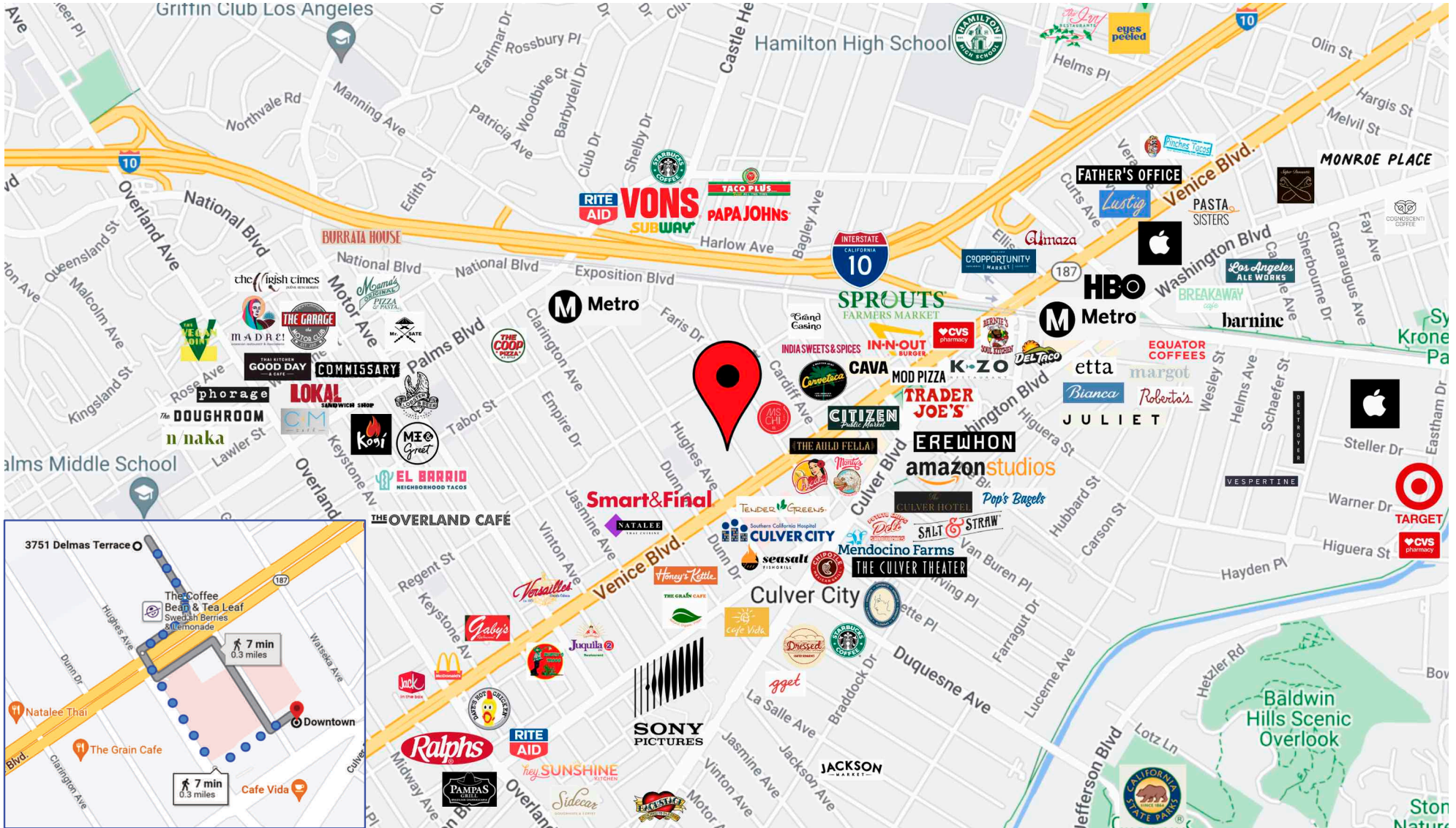


<https://www.metro.net/riding/schedules-2>

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Area Map



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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; 91020; 91024; 91104; 91107; 91108; 91303; 91321; 91324; 91325; 91335; 91345; 91351; 91356; 91384; 91387; 91411; 91504; 91506; 91601; 91607; 91711; 91722; 91724; 91740; 91775; 91780; 91790; 91791; 91792; 93551	\$2,184	\$2,460	\$3,120	\$3,996	\$4,416	\$5,078	\$5,740	\$6,403	\$7,065
2	90010; 90015; 90034; 90035; 90045; 90046; 90056; 90064; 90066; 90068; 90211; 90230; 90232; 90245; 90263; 90278; 90402; 90603; 90712; 90713; 90732; 90746; 90808; 91030; 91214; 91311; 91316; 91326; 91344; 91350; 91355; 91362; 91381; 91390; 91403; 91423; 91505; 91602; 91604; 91608; 91741; 91765; 91773	\$2,448	\$2,760	\$3,504	\$4,488	\$4,956	\$5,698	\$6,442	\$7,185	\$7,929
3	90014; 90024; 90025; 90036; 90048; 90049; 90067; 90069; 90073; 90077; 90094; 90210; 90212; 90254; 90265; 90266; 90272; 90274; 90275; 90290; 90291; 90292; 90293; 90703; 91011; 91105; 91301; 91302; 91307; 91354; 91361; 91364; 91367; 91436; 91789	\$2,796	\$3,216	\$3,948	\$5,280	\$6,036	\$6,940	\$7,846	\$8,751	\$9,657
Voucher Payment Standard (VPS) - All Other ZIP Codes		\$2,132	\$2,407	\$3,052	\$3,915	\$4,320	\$4,968	\$5,616	\$6,264	\$6,912

<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
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email 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**. 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

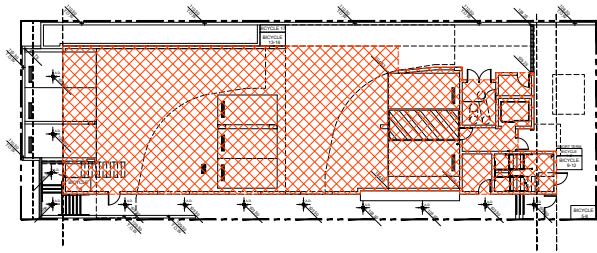
After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when 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

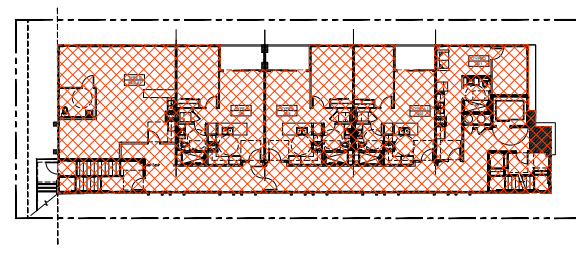
3751 Delmas Terrace

Plans - Building Area

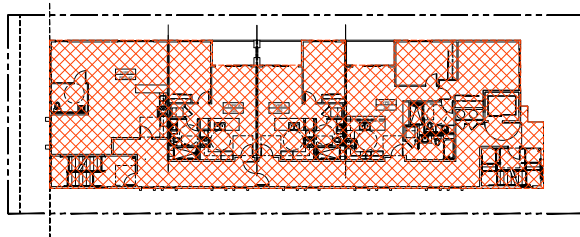
PER LAMC 12.21A.5: THE GROSS AREA CONFINED WITHIN EXTERIOR WALLS



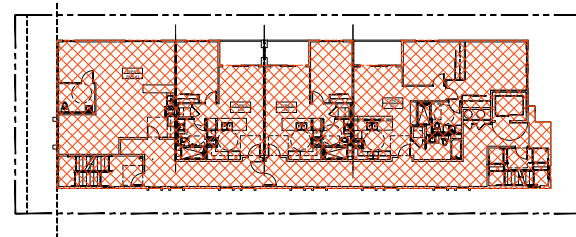
FIRST FLOOR BUILDING AREA DIAGRAM / 4,650 SF



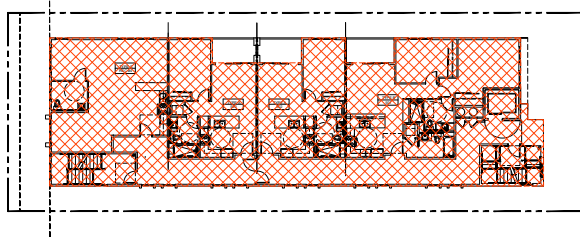
SECOND FLOOR BUILDING AREA DIAGRAM / 4,315 SF



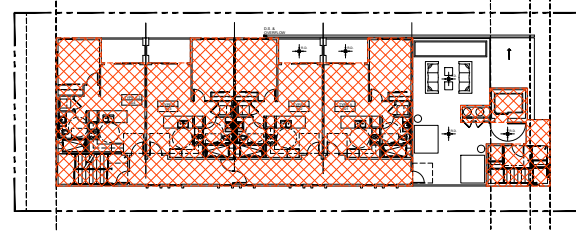
THIRD FLOOR BUILDING AREA DIAGRAM / 4,260 SF



FOURTH FLOOR BUILDING AREA DIAGRAM / 4,260 SF



FIFTH FLOOR BUILDING AREA DIAGRAM / 4,260 SF



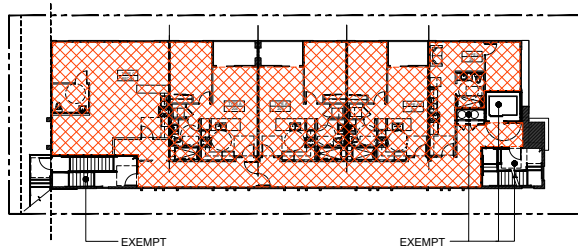
SIXTH FLOOR BUILDING AREA DIAGRAM / 3,075 SF

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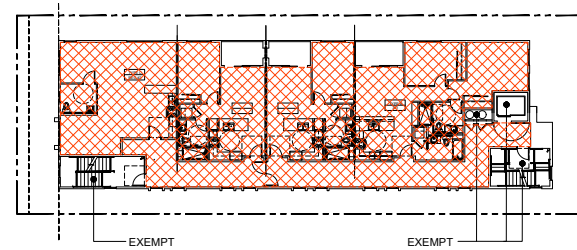
3751 Delmas Terrace

Plans - Zoning Area

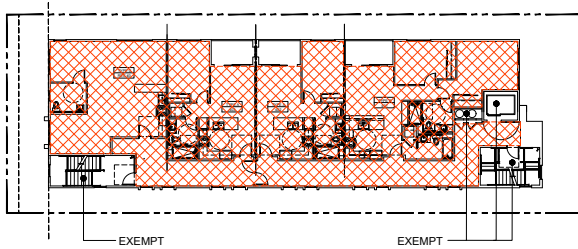
PER LAMC 12.03: THE AREA IN SQUARE FEET CONFINED WITHIN EXTERIOR WALLS OF A BUILDING BUT NOT INCLUDING THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



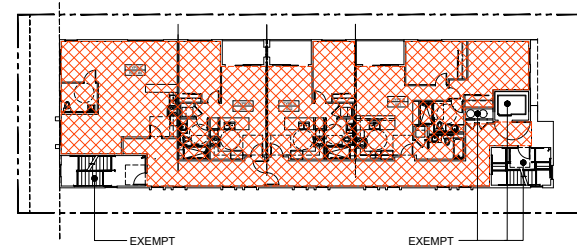
SECOND FLOOR BUILDING AREA DIAGRAM / 4,315 SF



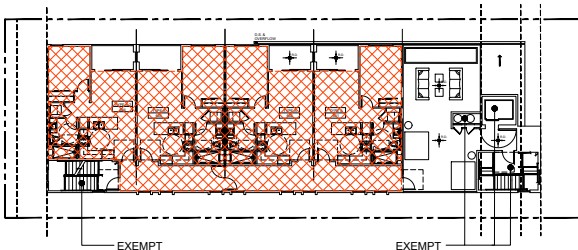
THIRD FLOOR BUILDING AREA DIAGRAM / 4,260 SF



FOURTH FLOOR BUILDING AREA DIAGRAM / 4,260 SF



FIFTH FLOOR BUILDING AREA DIAGRAM / 4,260 SF

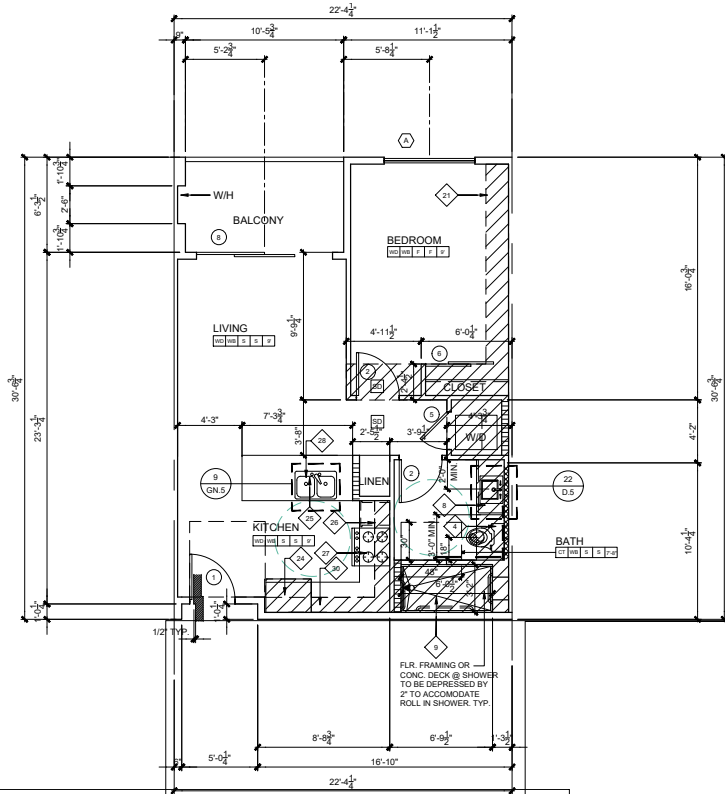


SIXTH FLOOR BUILDING AREA DIAGRAM / 3,075 SF

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3751 Delmas Terrace

Plans - Unit Types



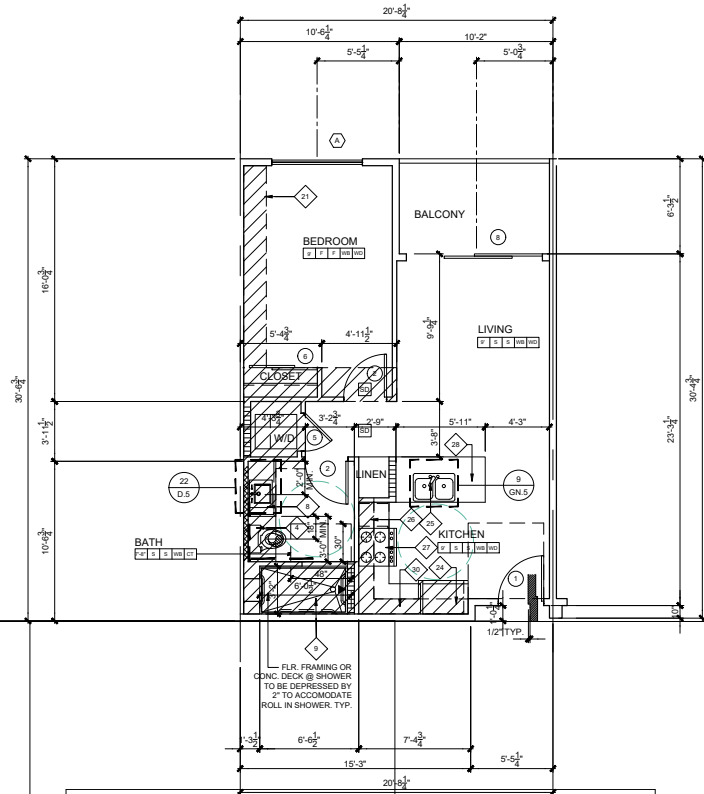
TYPE A

1 BEDROOM + 1 BATH

SCALE: 1/4" = 1'-0"

ADAPTABLE UNIT
ONE BATHROOM OPTION #2

SPACE	SQUARE FOOTAGE
LIVING AREA	600 S.F.
PATIO/BALC.	80 S.F.
TOTAL	680 S.F.



TYPE A.1

1 BEDROOM + 1 BATH

SCALE: 1/4" = 1'-0"

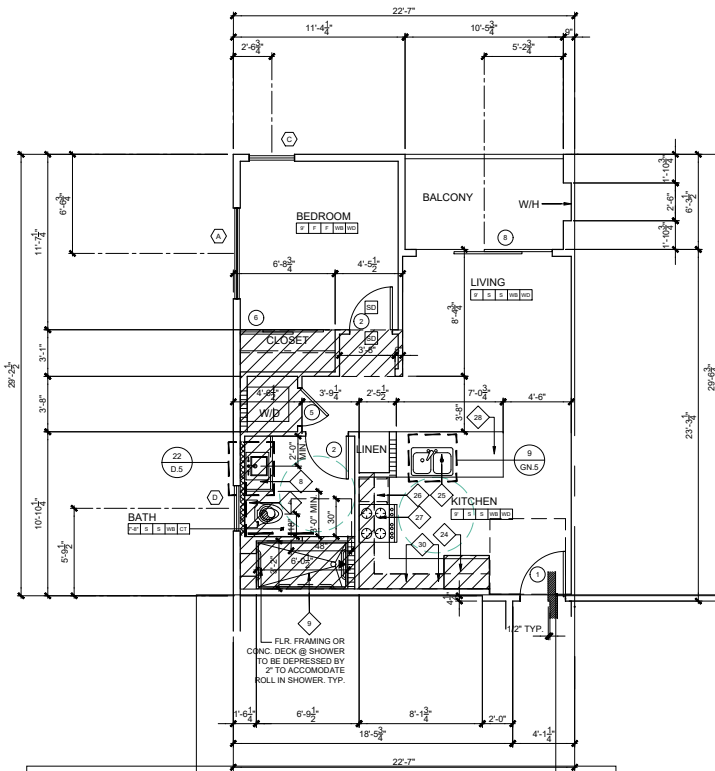
ADAPTABLE UNIT
ONE BATHROOM OPTION #2

SPACE	SQUARE FOOTAGE
LIVING AREA	560 S.F.
PATIO/BALC.	60 S.F.
TOTAL	620 S.F.

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3751 Delmas Terrace

Plans - Unit Types



TYPE A.2

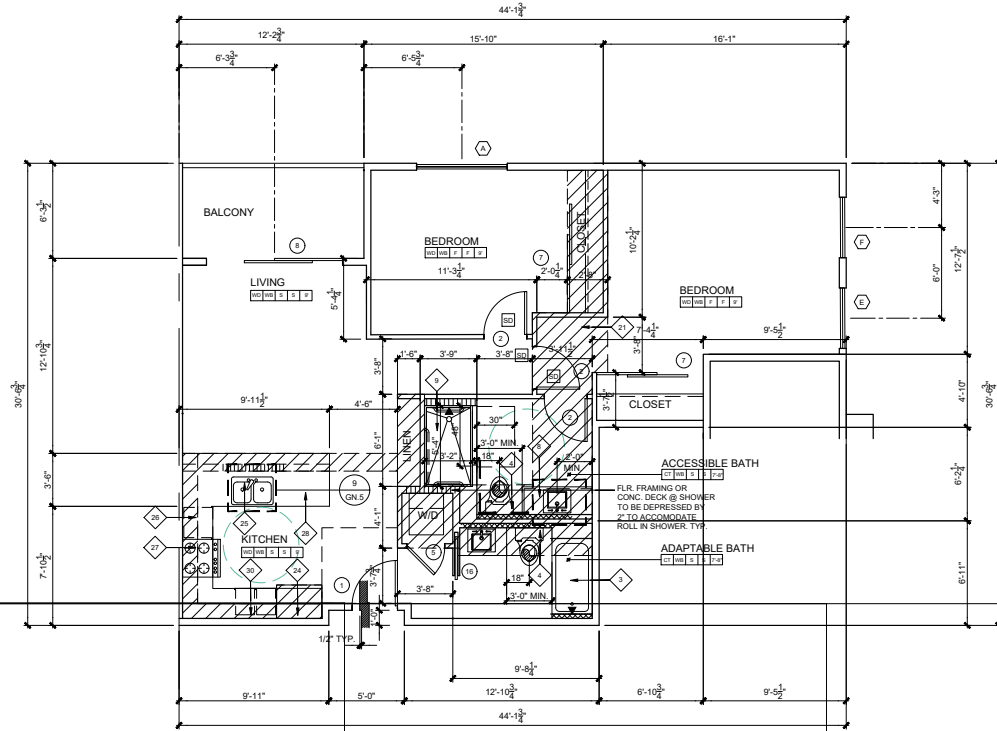
1 BEDROOM + 1 BATH

SCALE: 1/4" = 1'-0"

ADAPTABLE UNIT
ONE BATHROOM OPTION #2

UNIT A.2

SPACE	SQUARE FOOTAGE
LIVING AREA	590 S.F.
PATIO/BALC.	80 S.F.
TOTAL	650 S.F.



TYPE B

1 BEDROOM + 1 BATH

SCALE: 1/4" = 1'-0"

ADAPTABLE UNIT
ONE BATHROOM OPTION #2

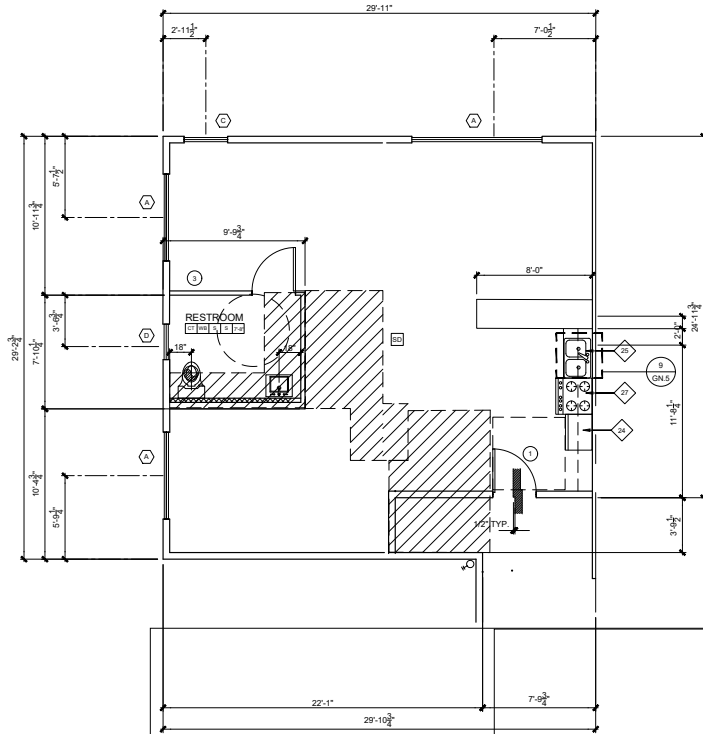
UNIT B

SPACE	SQUARE FOOTAGE
LIVING AREA	1,010 S.F.
PATIO/BALC.	70 S.F.
TOTAL	1,080 S.F.

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3751 Delmas Terrace

Plans - Unit Types



TYPE C

REC ROOM

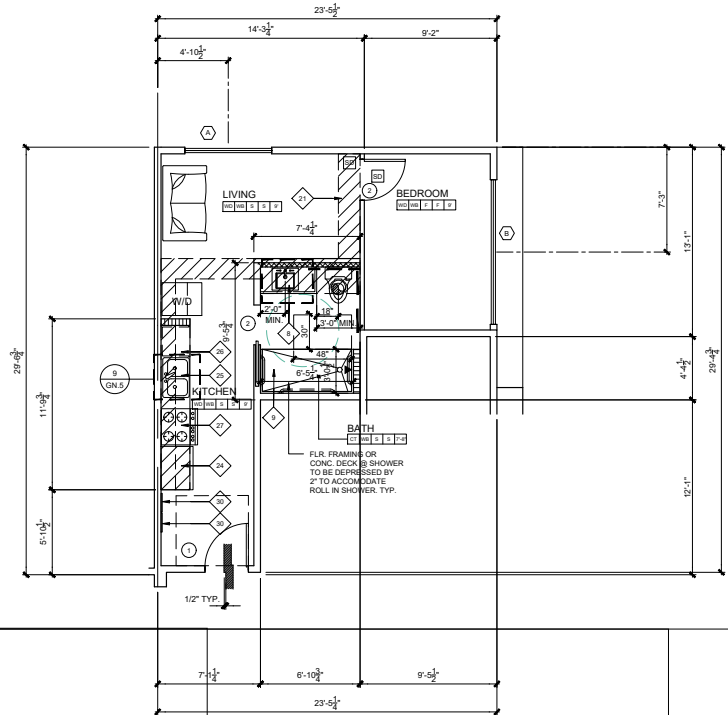
SCALE: 1/4" = 1'-0"

ADAPTABLE UNIT
ONE BATHROOM OPTION #2

UNIT C

SPACE	SQUARE FOOTAGE
REC ROOM	745 S.F.
PATIO/BALC.	0 S.F.
TOTAL	745 S.F.

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TYPE D

1 BEDROOM + 1 BATH

SCALE: 1/4" = 1'-0"

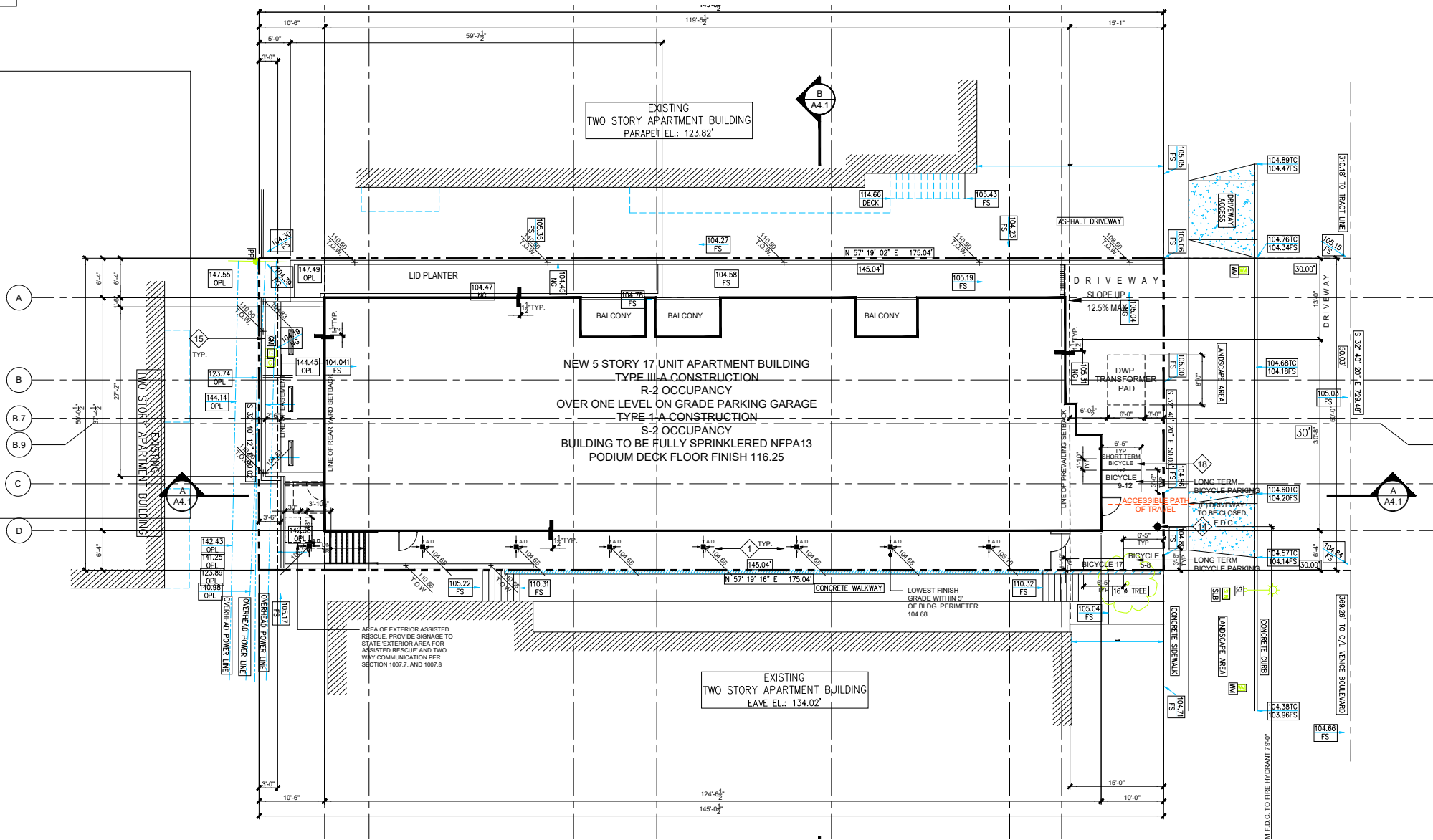
ADAPTABLE UNIT
ONE BATHROOM OPTION #2

UNIT D

SPACE	SQUARE FOOTAGE
LIVING AREA	460 S.F.
PATIO/BALC.	0 S.F.
TOTAL	460 S.F.

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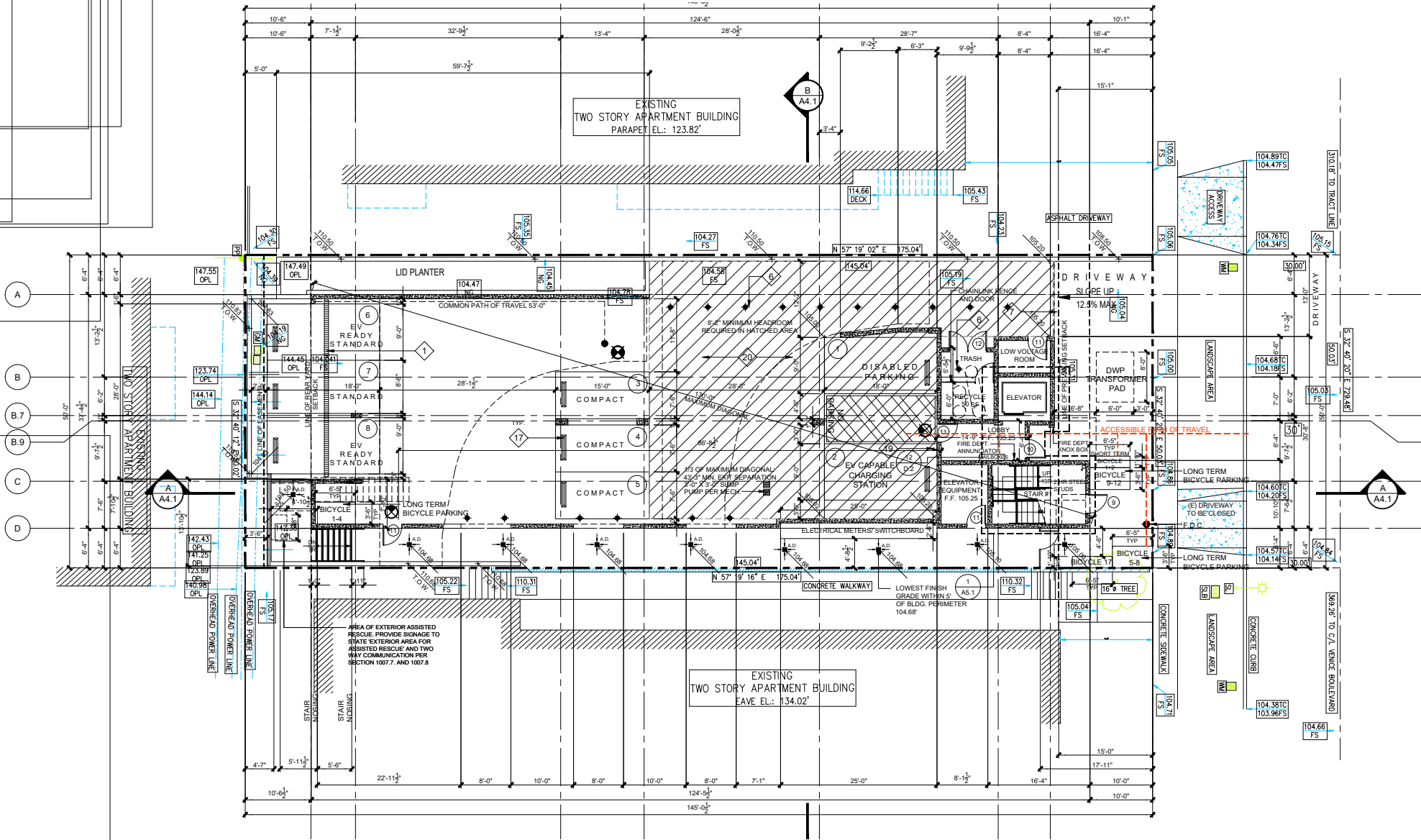
Plans - Site Plan



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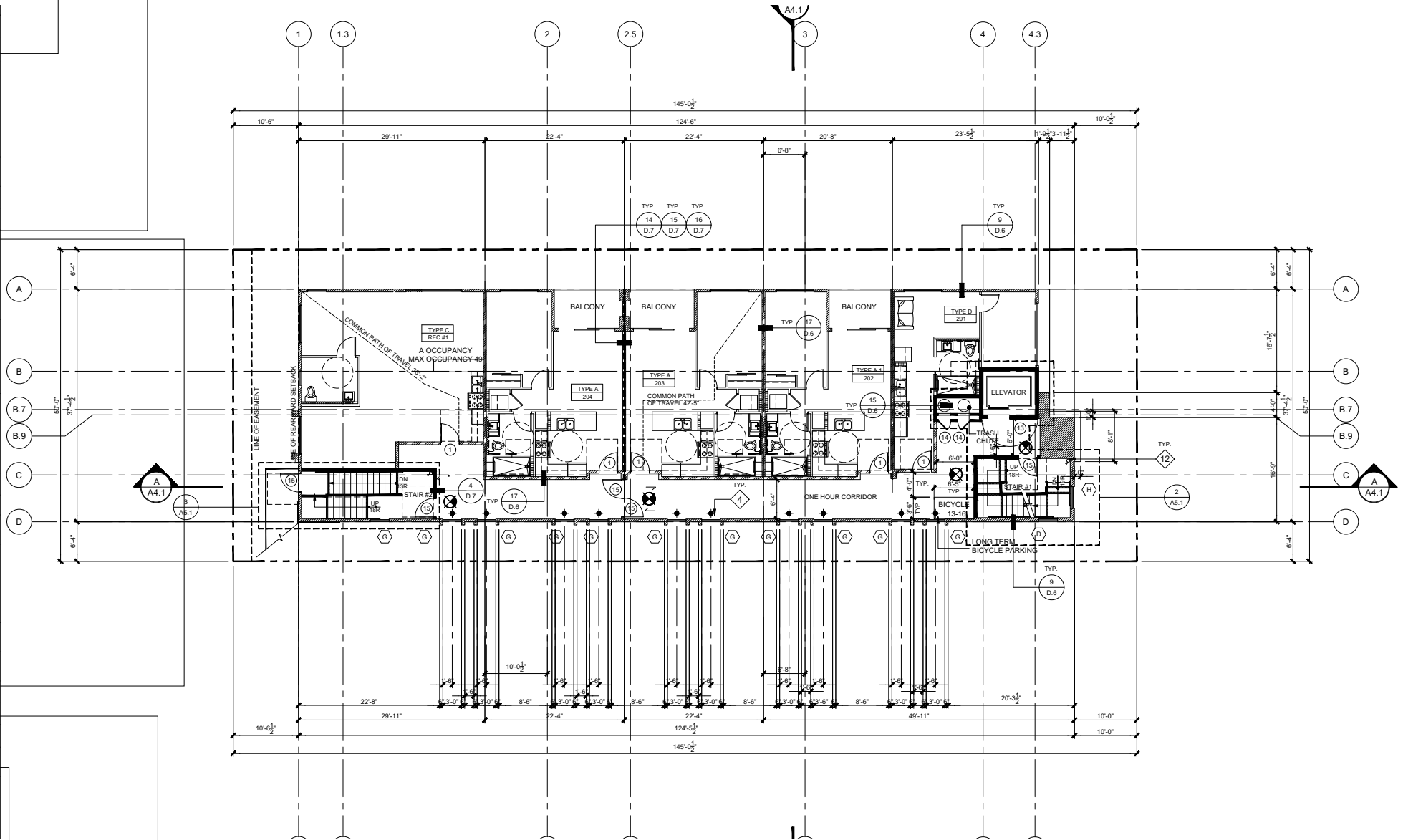
Plans - First Floor Plan



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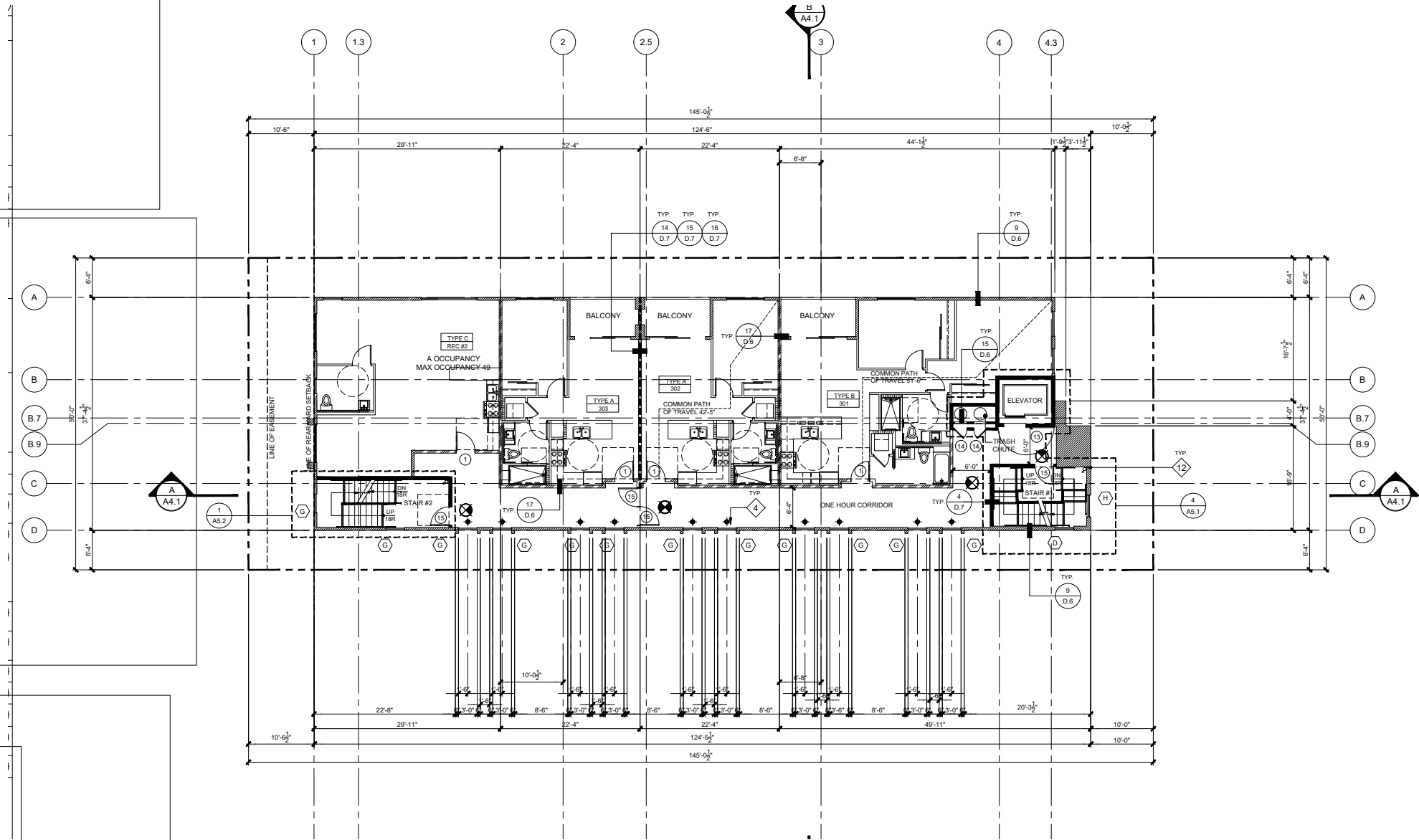
Plans - Second Floor Plan



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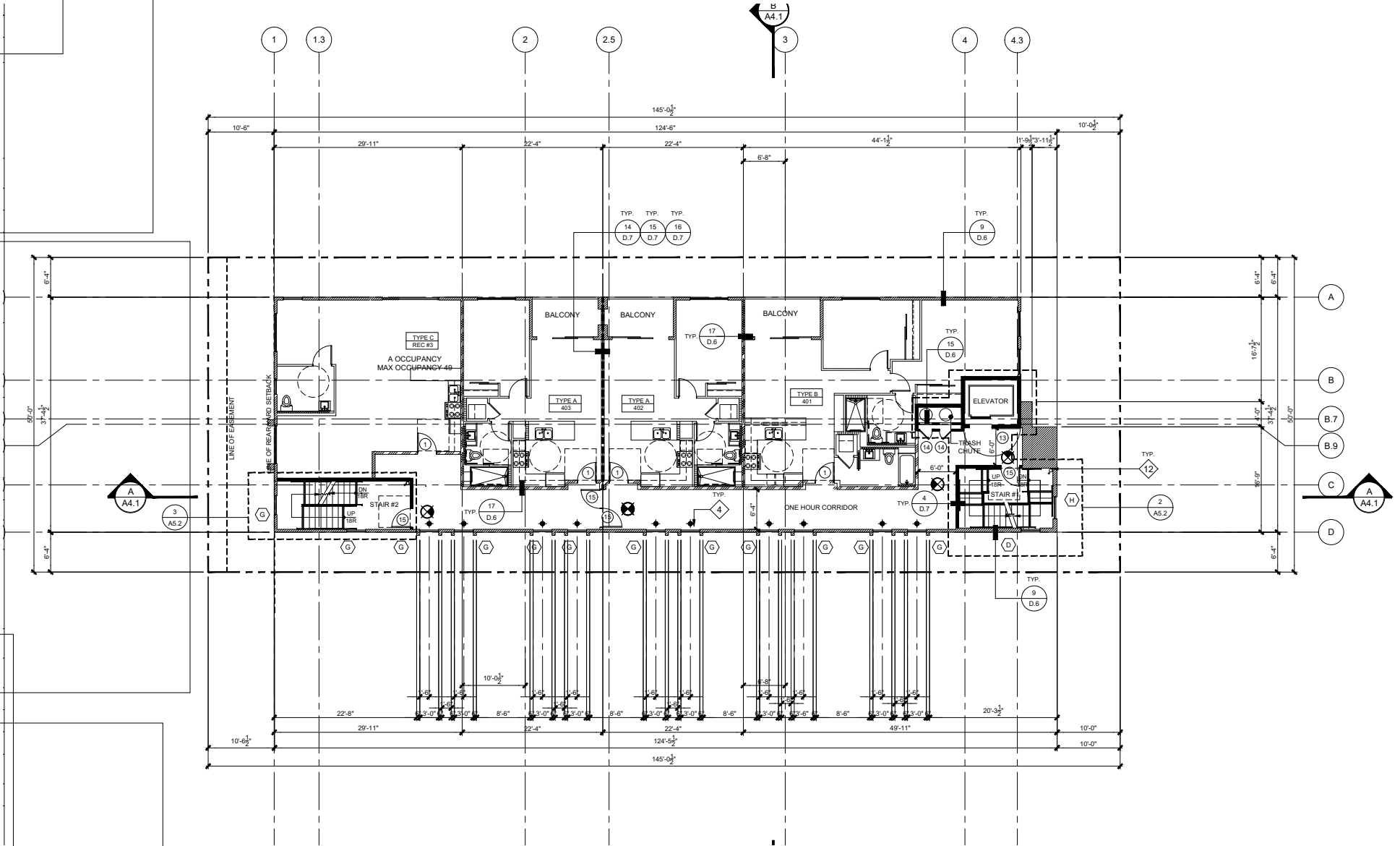
Plans - Third Floor Plan



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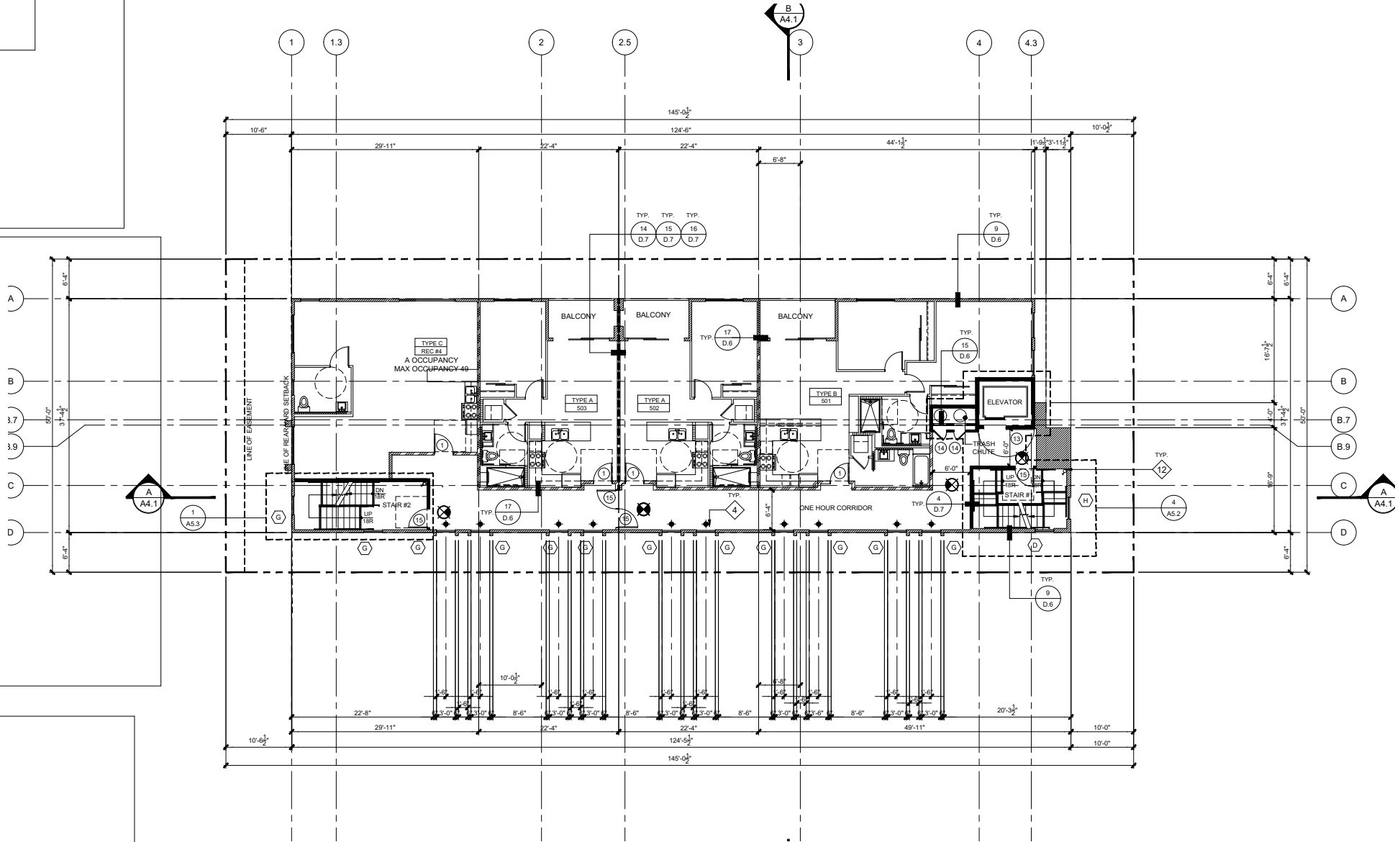
Plans - Fourth Floor Plan



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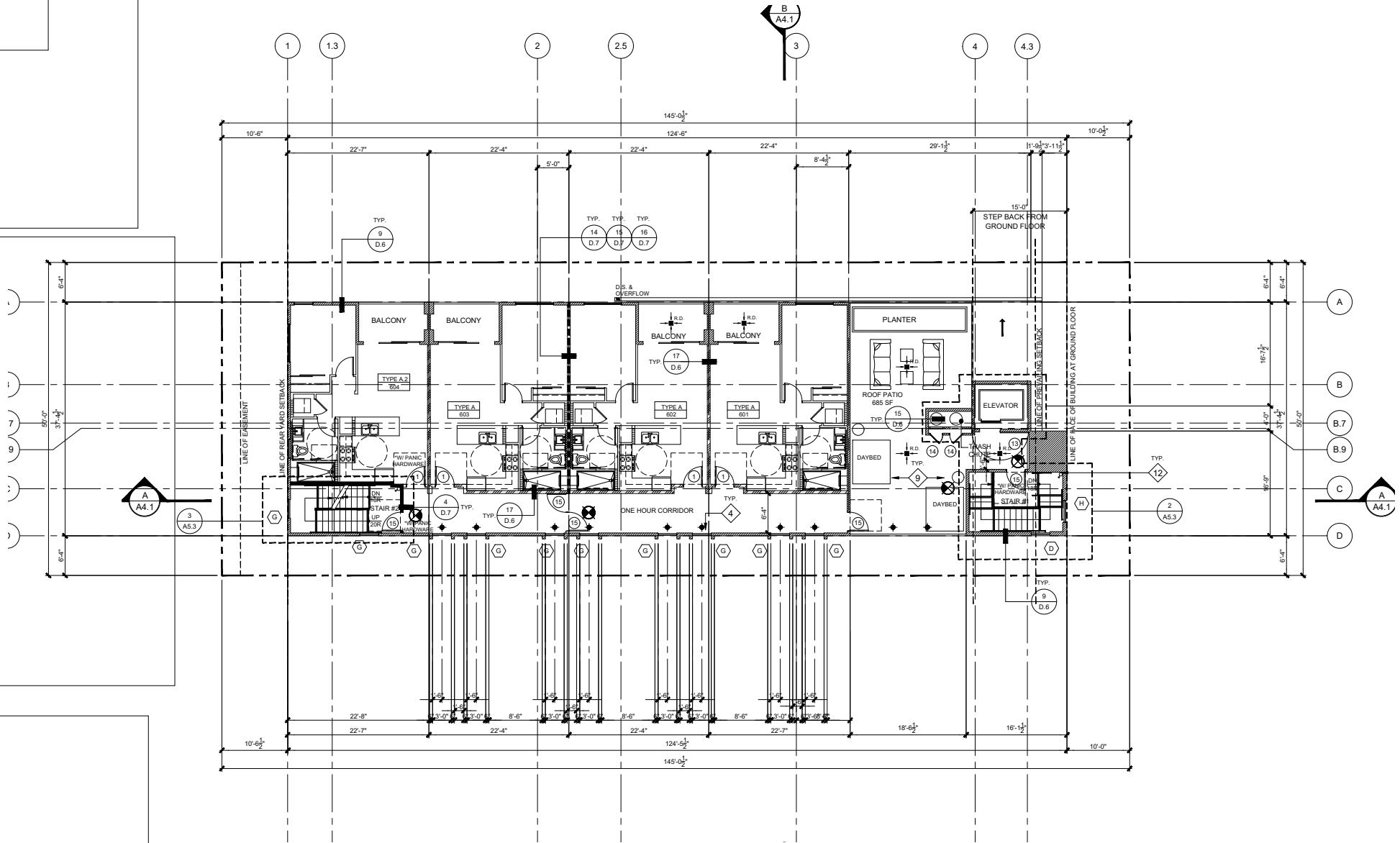
Plans - Fifth Floor Plan



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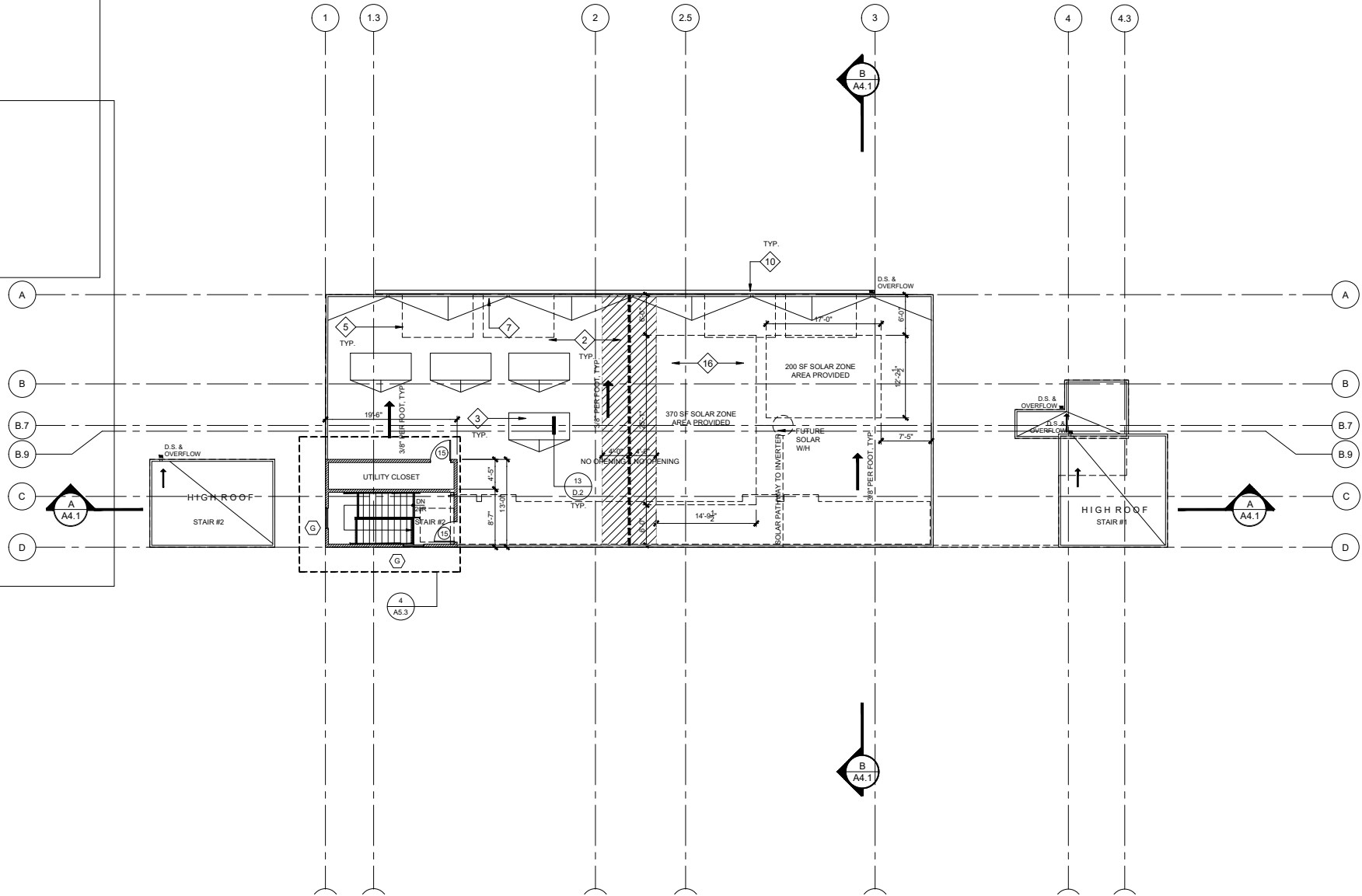
Plans - Sixth Floor Plan



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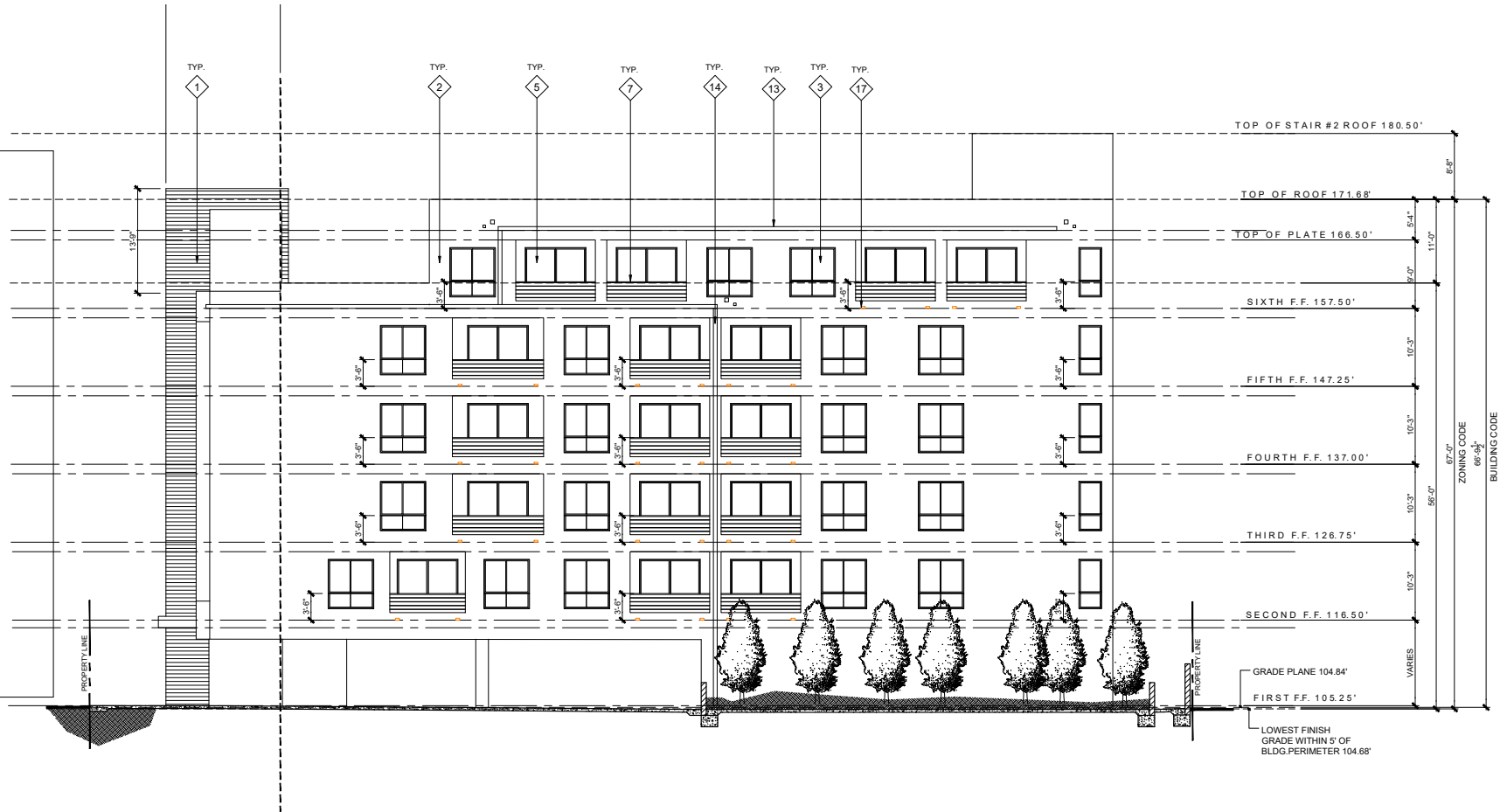
Plans - Roof Plan



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3751 Delmas Terrace

Plans - Elevations



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Plans - Elevations



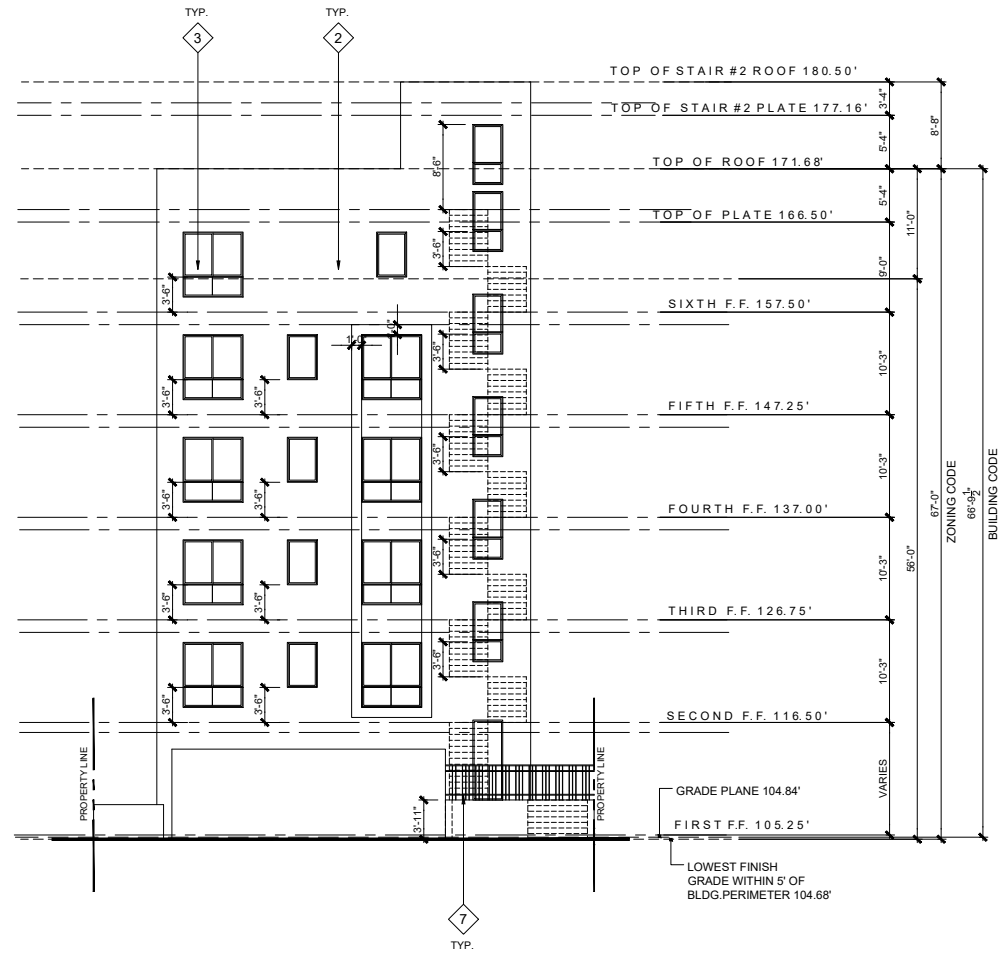
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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3751 Delmas Terrace

Plans - Elevations



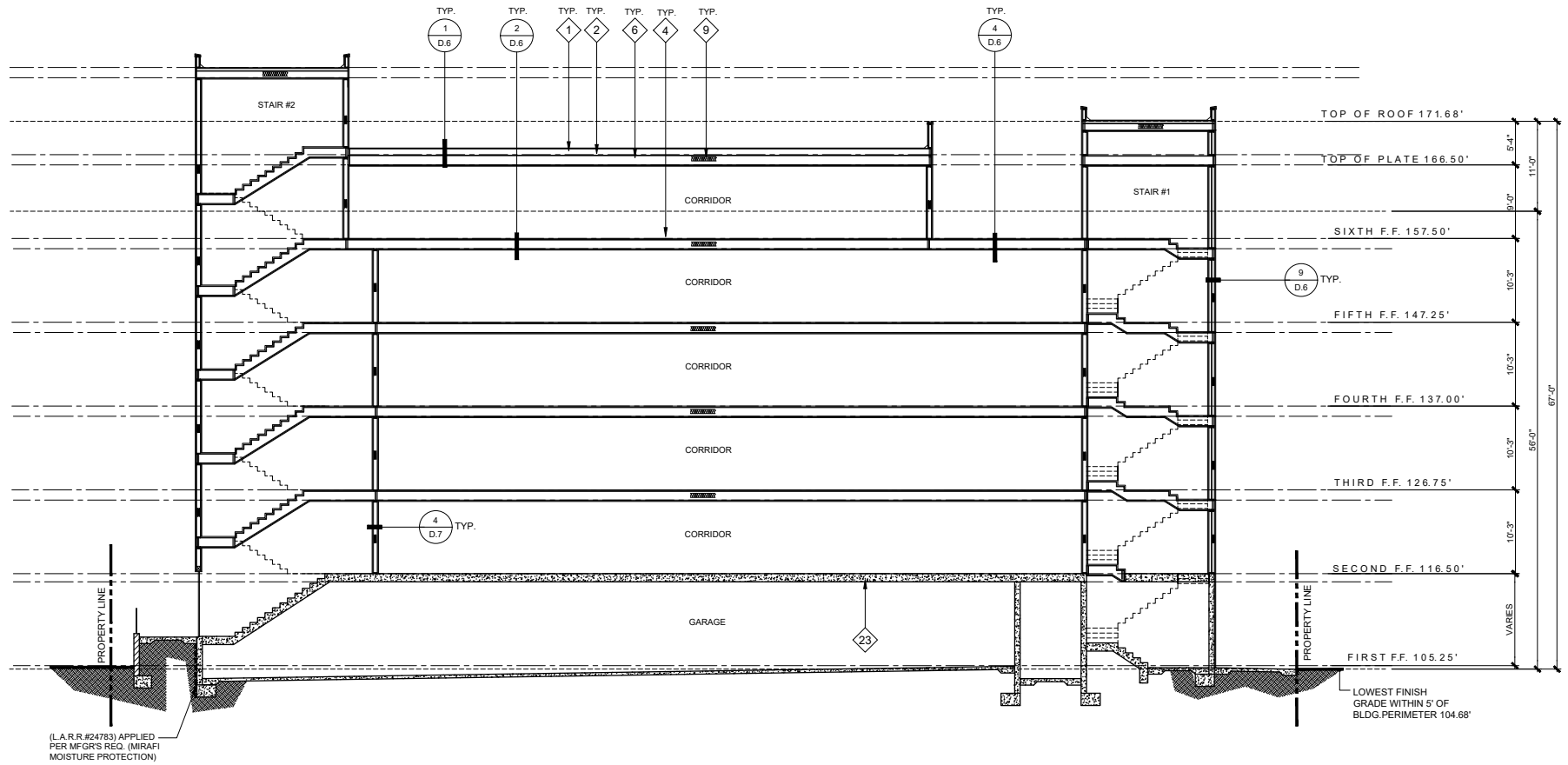
WEST ELEVATION

SCALE: 1/8" = 1'-0"

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Plans - Sections



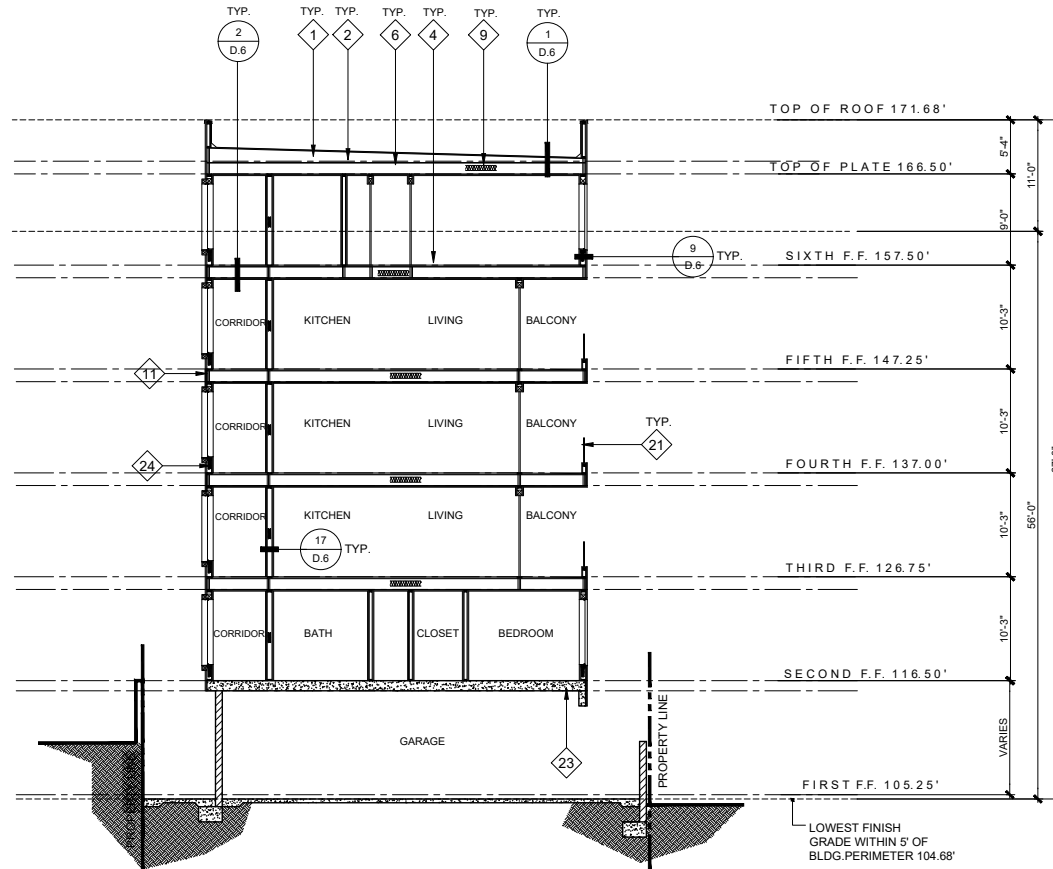
SECTION A

SCALE: 1/8"

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3751 Delmas Terrace

Plans - Sections



SECTION B

SCALE: 1/8" = 1'-0"

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