

Delivered RTI



366 S. Loma Dr., Los Angeles, CA 90017

39 UNIT RTI DEVELOPMENT PROJECT

Westlake - Just West of Downtown Los Angeles

PARTNERSCRE
COMPASS COMMERCIAL

Get in touch

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AT A GLANCE

\$2,750,000 Price	39 Unit Development Project
9,383 Sq Ft Lot Size	Ready-to-Issue Project Delivered
R4-1 Tier 2 Zoning	Parking Lot Current Status of Lot
5153-019-010 APN	22 Spaces Parking
No RSO	No Ellis

UNIT MIX

34 Units 1 + 1

5 Units 2 + 1

Extremely Low
Income Units:

4 Units

About half a mile to:

Food4Less
Home Depot
Rite Aid
Starbucks

About a mile to:

Subway Metro Station
FIGat7th
LA Central Library
The Broad

PROPERTY DESCRIPTION

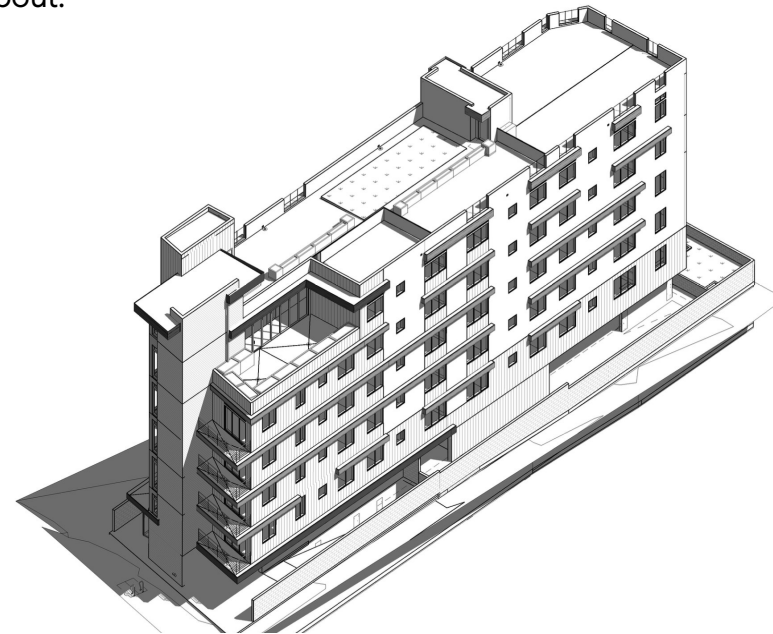
WESTLAKE

Presented for sale is beautifully designed **39 Unit Residential Project** on a deep lot, with five floors of living space and two floors of parking.

These comfortable mostly **1+1s** with five **2+1** homes all share a rear yard, a 6th floor open space and an over-2,000 sf roof deck. In the basement there will a 600 sf **Rec. Room**.

Walk Score calls this location **Very Walkable** and states that it has **Excellent Transit**, with less than a mile's distance to the Metro Subway Station across from MacArthur Park.

This project will be delivered **Ready-to-Issue** with **no RSO** and **no Ellis** to worry about.



PROPERTY ABSTRACT

Purchase Price	\$2,750,000	
Lot Size	9,383 SF	\$293/SF
Zoning	R4-1	TOC Tier 2
By Right	23.46	/400
W/TOC	39	Rounded
Unit Count	39	\$70,513/door
Average Size / Unit	523	
Total Livable SF	20,399	
Common Area SF	2,040	10%
Total Building SF	22,439	
Proposed FAR	2.39:1	



ESTIMATED CONSTRUCTION COSTS

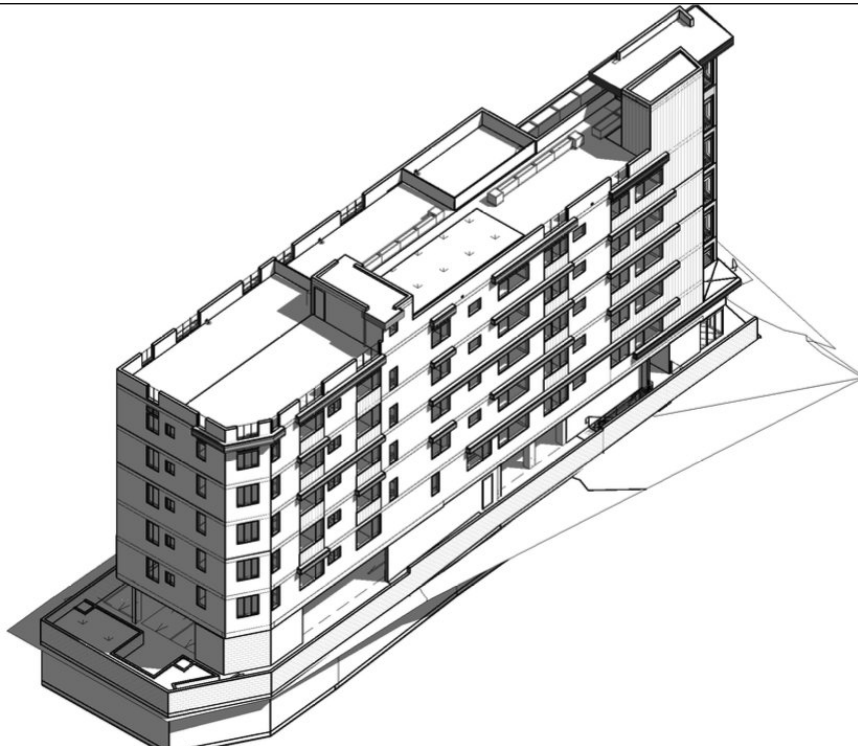
Hard Costs	\$6,170,698	\$275 PSF
Soft Costs	\$336,584	\$15 PSF
Total Soft/Hard/Scrape Costs	\$6,507,281	\$290 PSF
Financing Cost	\$448,778	\$20 PSF
Sub-Total	\$6,956,059	\$310 PSF

TOTAL PROJECT COST	\$9,706,059	\$433 PSF
Project Cost Per Unit	\$248,873	



Sizes, bedroom count, square footages, pricing and all details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Plans are not finalized and changes are ongoing at the time this Offering Memorandum was published; Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as estimates and rely solely on their own investigations.

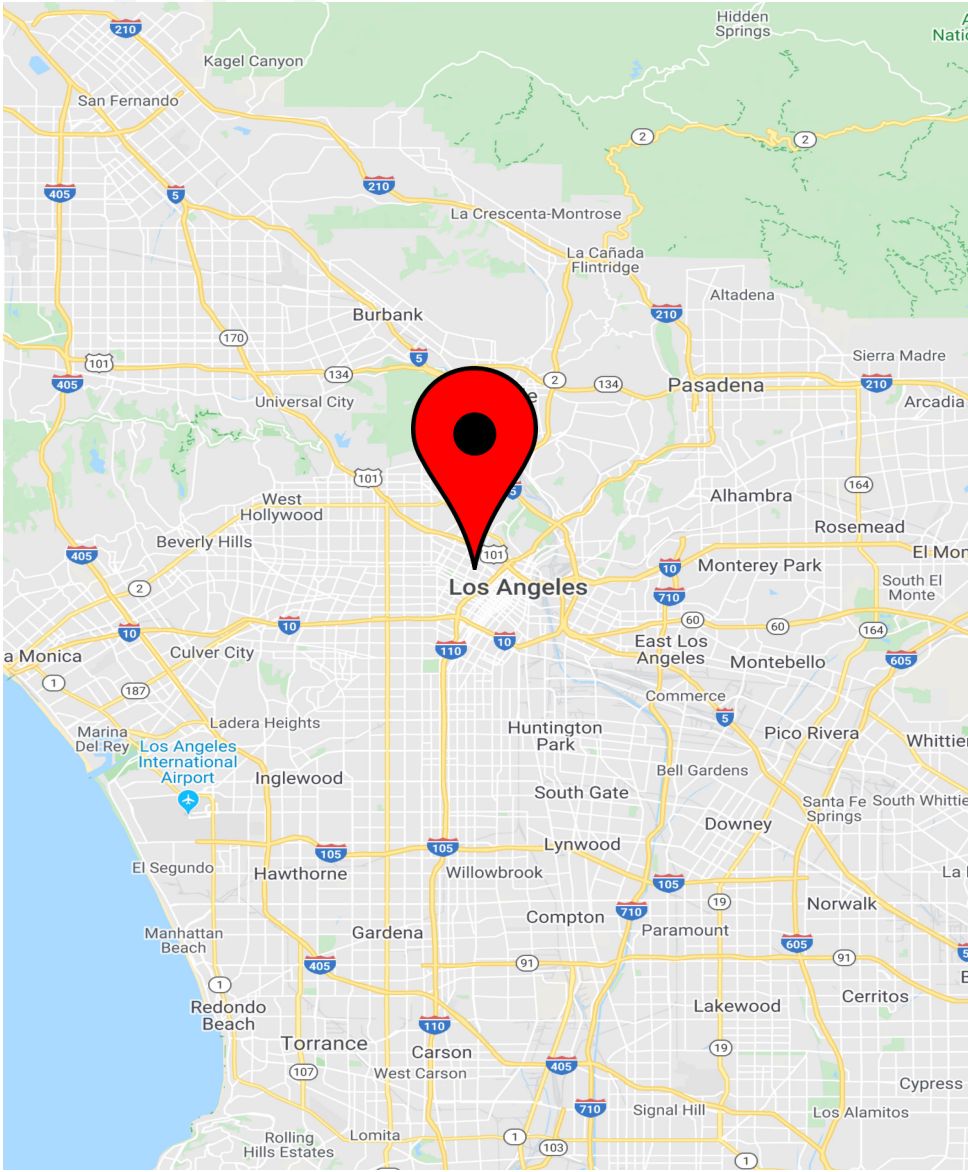
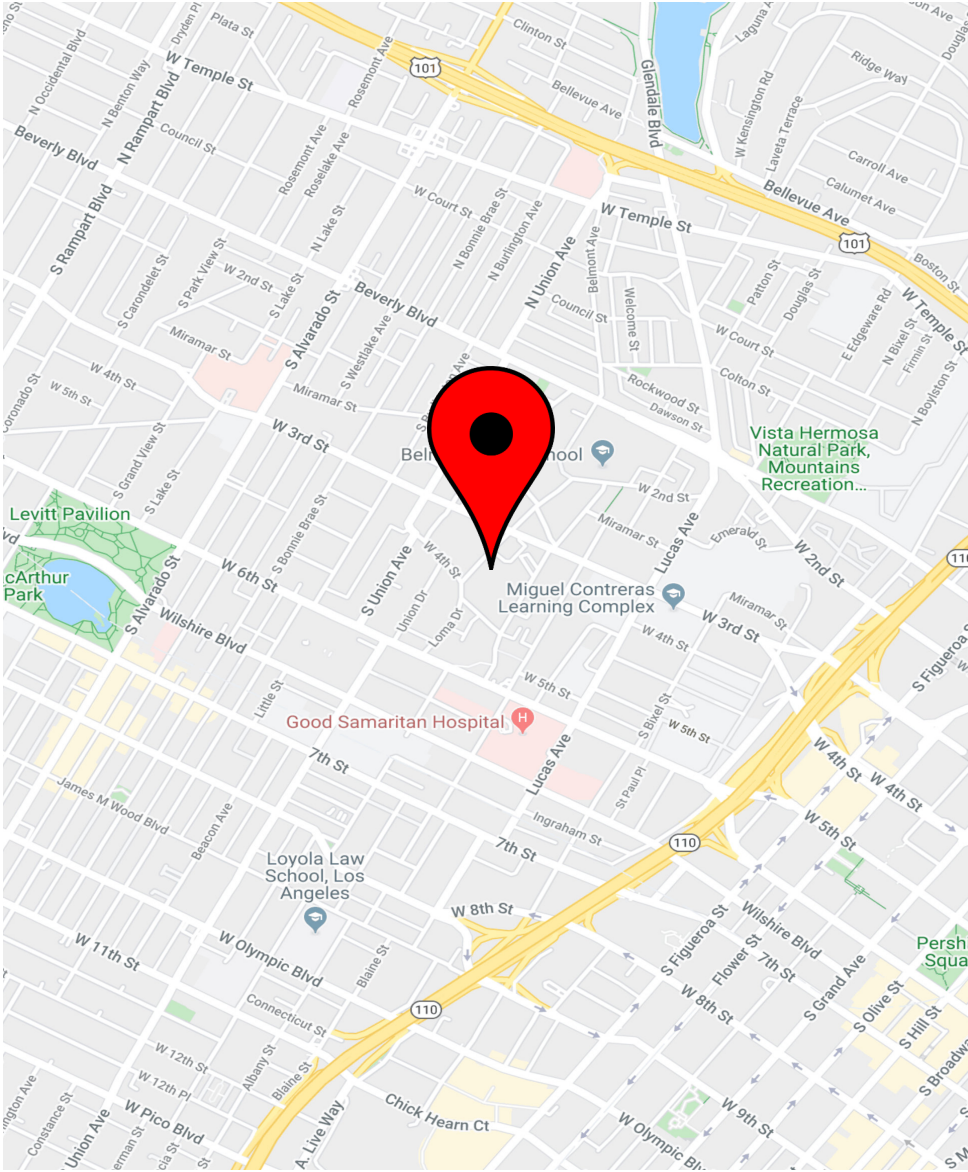
QUANTITY	MIX	AVERAGE SF	TOTAL SF	RENT	GROSS	PPSF
31	1+1	506	15,686	\$1,950	\$60,450	\$3.85
4	2+1	639	2,556	\$2,400	\$9,600	\$3.76
3	1+1 ELI*	506	1,518	\$439	\$1,317	\$0.87
1	2+1 ELI*	639	639	\$493	\$493	\$0.77
Totals:			20,399		\$71,860	
Average:		523				



ESTIMATED RENTAL INCOME		
Gross Income	\$862,320	
Operating Expenses	\$237,138	27.5%
Net Income	\$625,182	
GRM to Cost	11.26	
Return on Cost	6.44%	
Re-Sale	\$13,892,933	\$356,229 Per Unit
CAP	4.50%	
GRM	16.11	
Return on Sale	\$4,186,874	

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WALK SCORE

Walk Score® 

Walk Score
89

Very Walkable

Most errands can be accomplished on foot.

Transit Score
88

Excellent Transit

Transit is convenient for most trips.

Bike Score
60

Bikeable

Some bike infrastructure.

About this Location

This property has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This property is a 15 minute walk from the Metro Purple Line and the Metro Red Line at the Westlake / MacArthur Park Station stop.

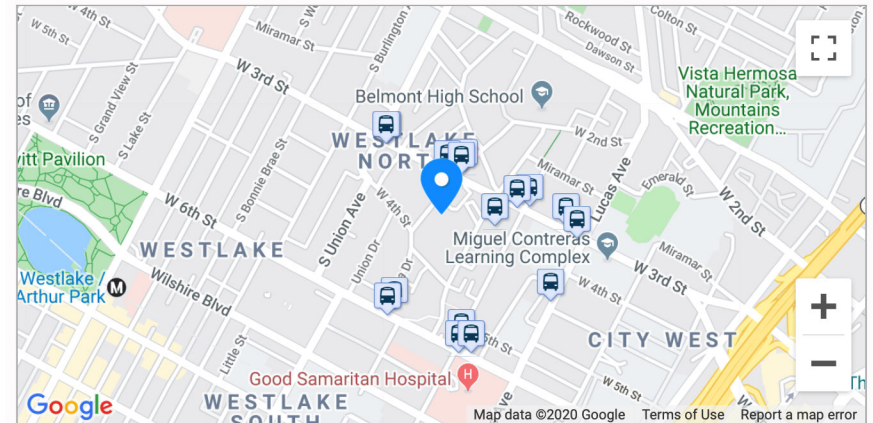
This location is in the Westlake neighborhood in Los Angeles. Nearby parks include Vista Hermosa, Vista Hermosa Park and MacArthur Park.

<https://www.walkscore.com/score/366-loma-dr-los-angeles-ca-90017>

Transit Score
88

Excellent Transit

366 Loma Drive has excellent transit which means transit is convenient for most trips. Car sharing is available from RelayRides and Zipcar.



Rail lines:

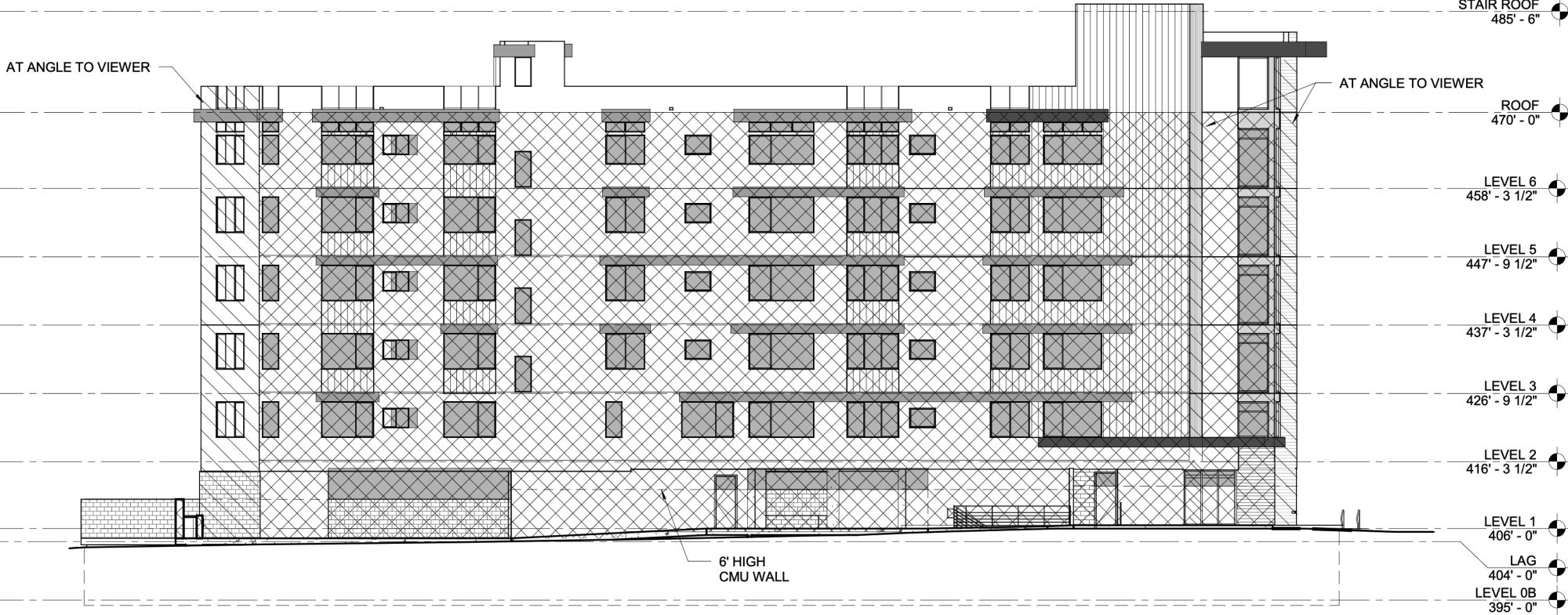
Metro Blue Line (801)	0.8 mi	Metro Expo Line (806)	0.8 mi
Metro Red Line (802)	0.8 mi	Metro Purple Line (805)	0.8 mi

Bus lines:

DASH Pico Union/Echo Park	0.1 mi	16 Metro Local Line	0.1 mi
18 Metro Local Line	0.2 mi	720 Metro Rapid Line	0.3 mi
DASH Downtown E	0.3 mi		

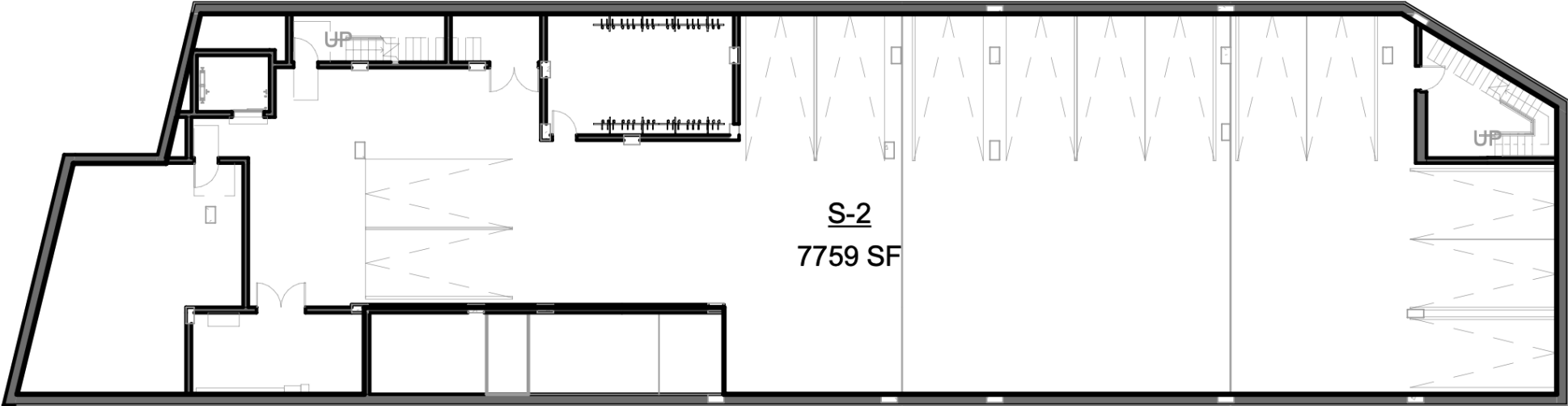
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ELEVATIONS





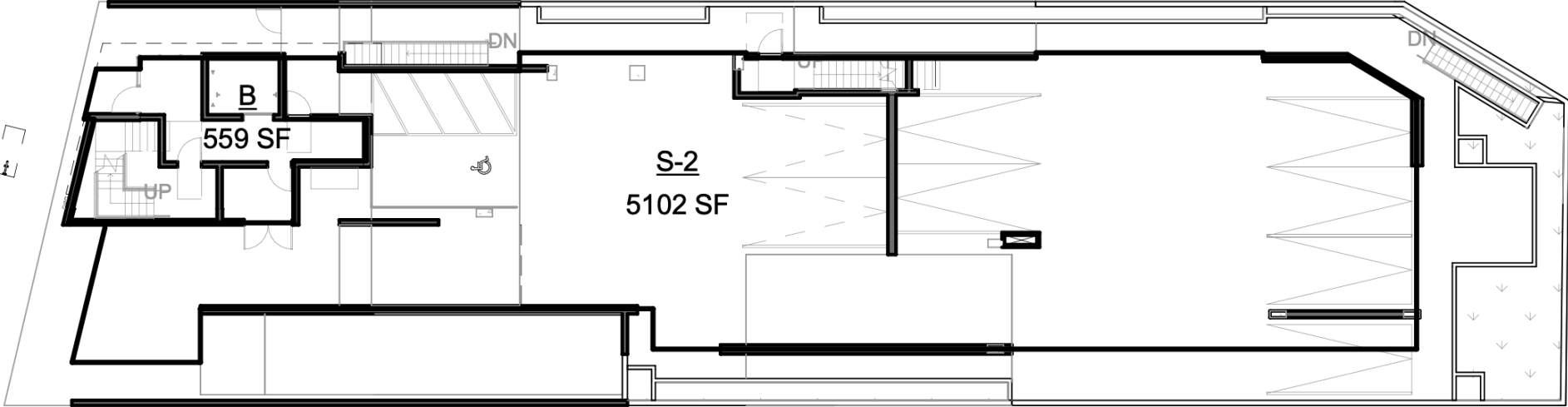
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LEVEL 0B

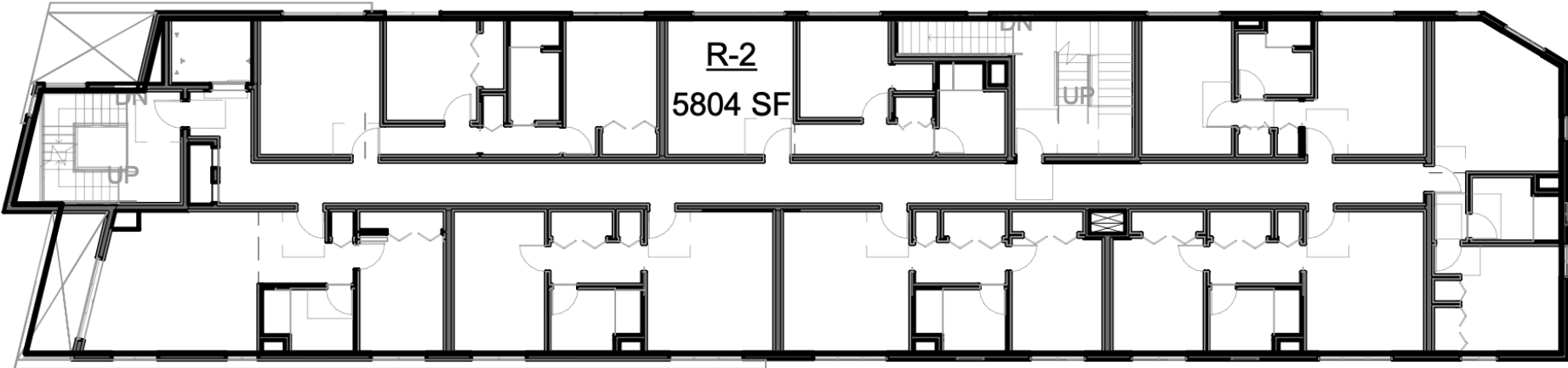
SCALE: 1" = 20'-0"

Basement Garage



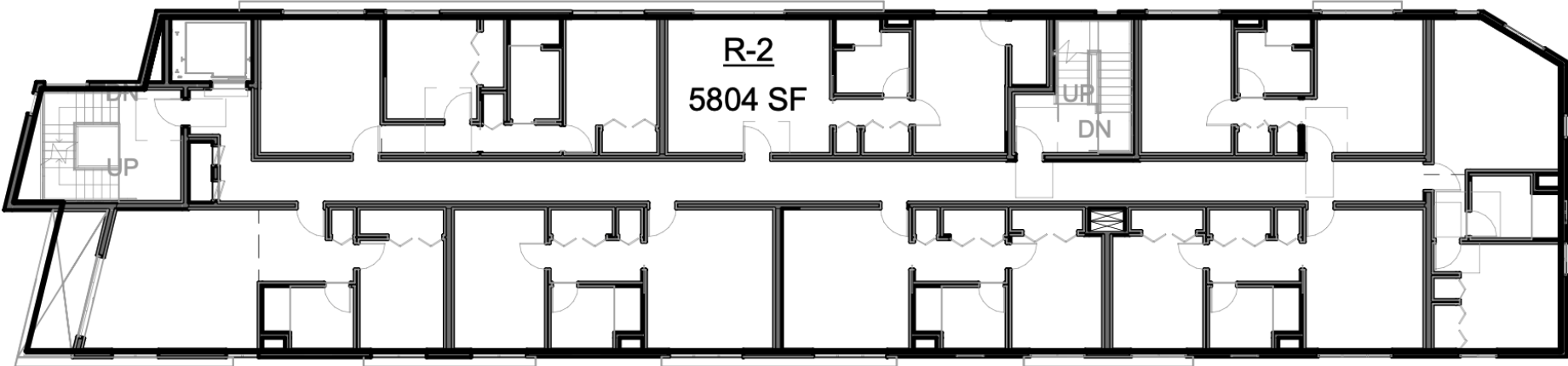
LEVEL 1
SCALE: 1" = 20'-0"

Level 1



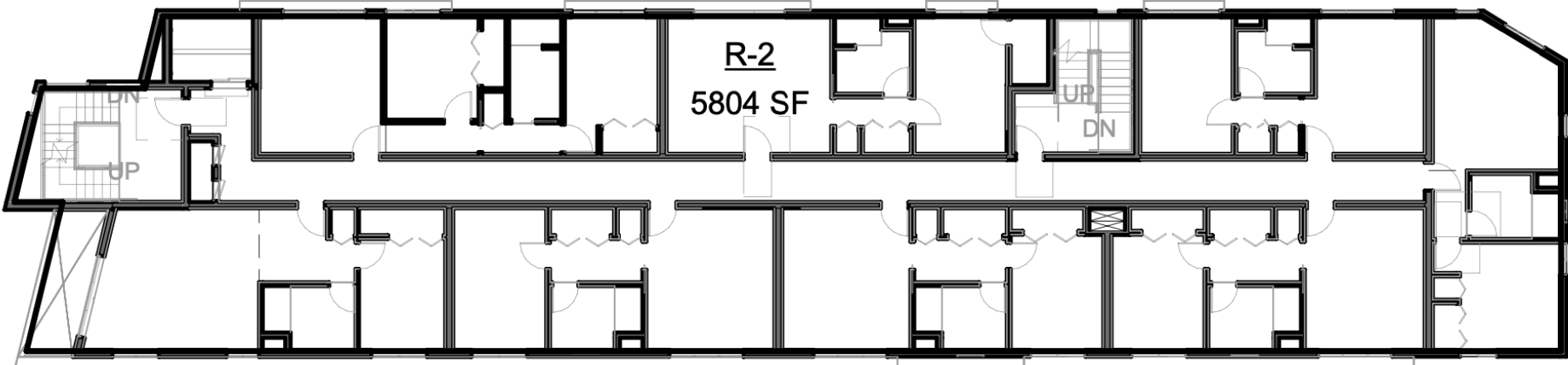
LEVEL 2
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Level 2



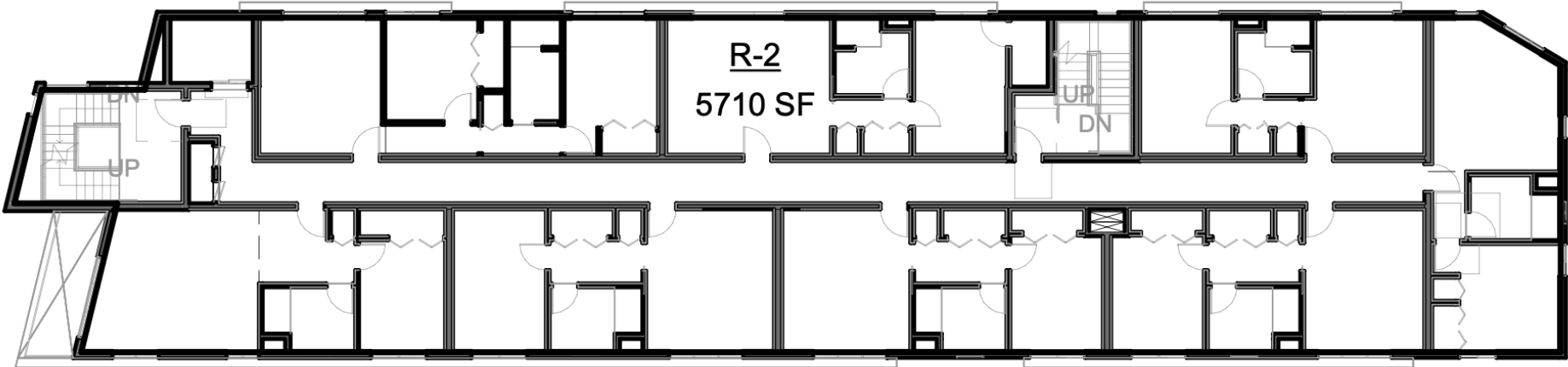
LEVEL 3
SCALE: 1" = 20'-0"

Level 3



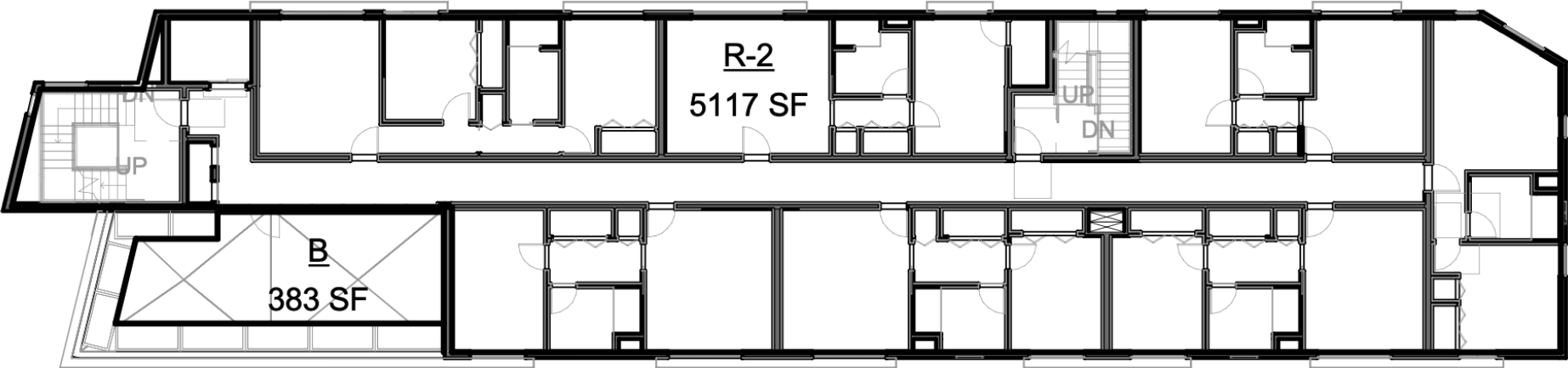
LEVEL 4
SCALE: 1" = 20'-0"

Level 4



LEVEL 5
SCALE: 1" = 20'-0"

Level 5



LEVEL 6
SCALE: 1" = 20'-0"

Level 6

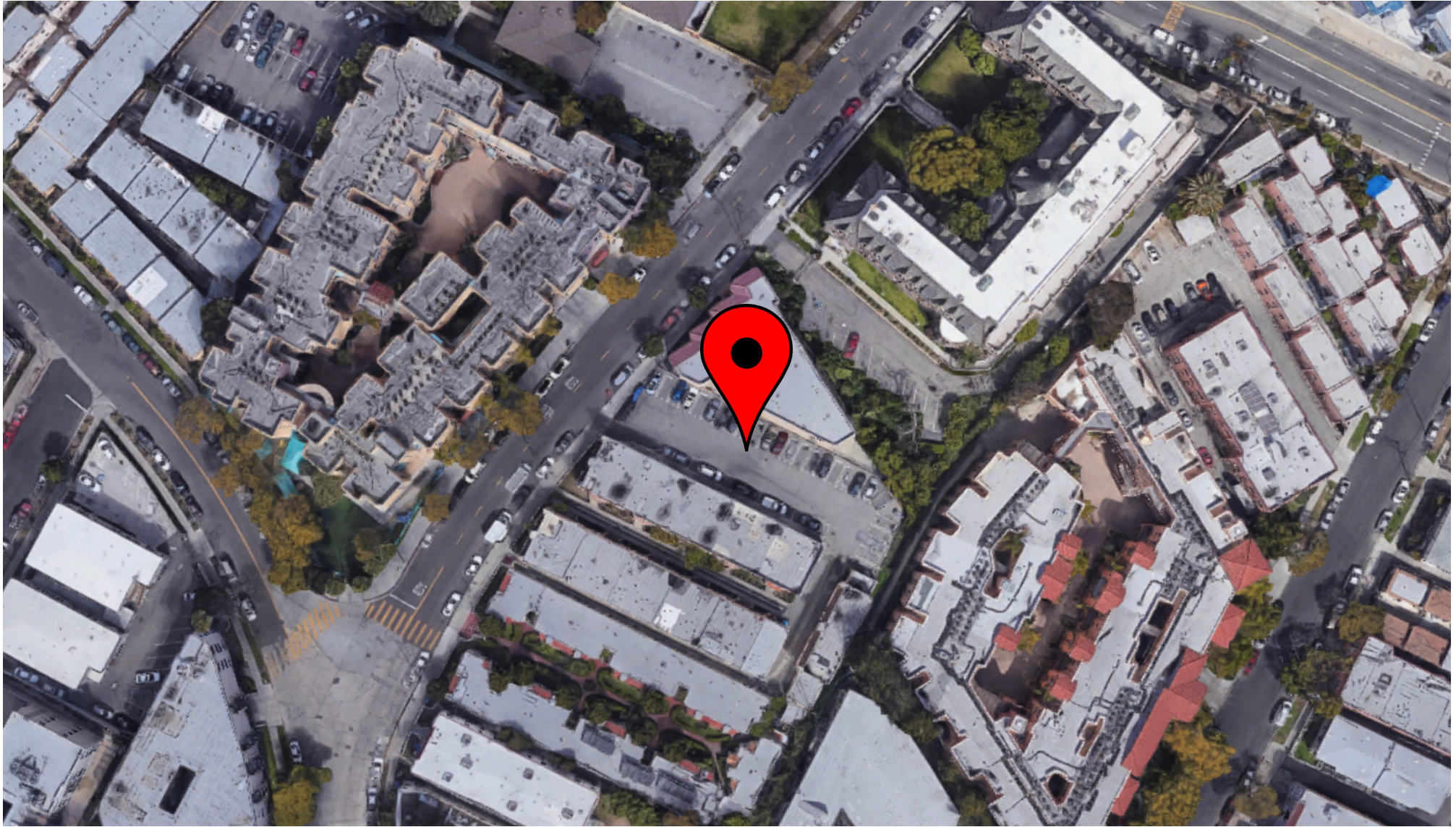


ROOF
SCALE: 1" = 20'-0"

Roof

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AERIAL



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Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$300 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments. Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

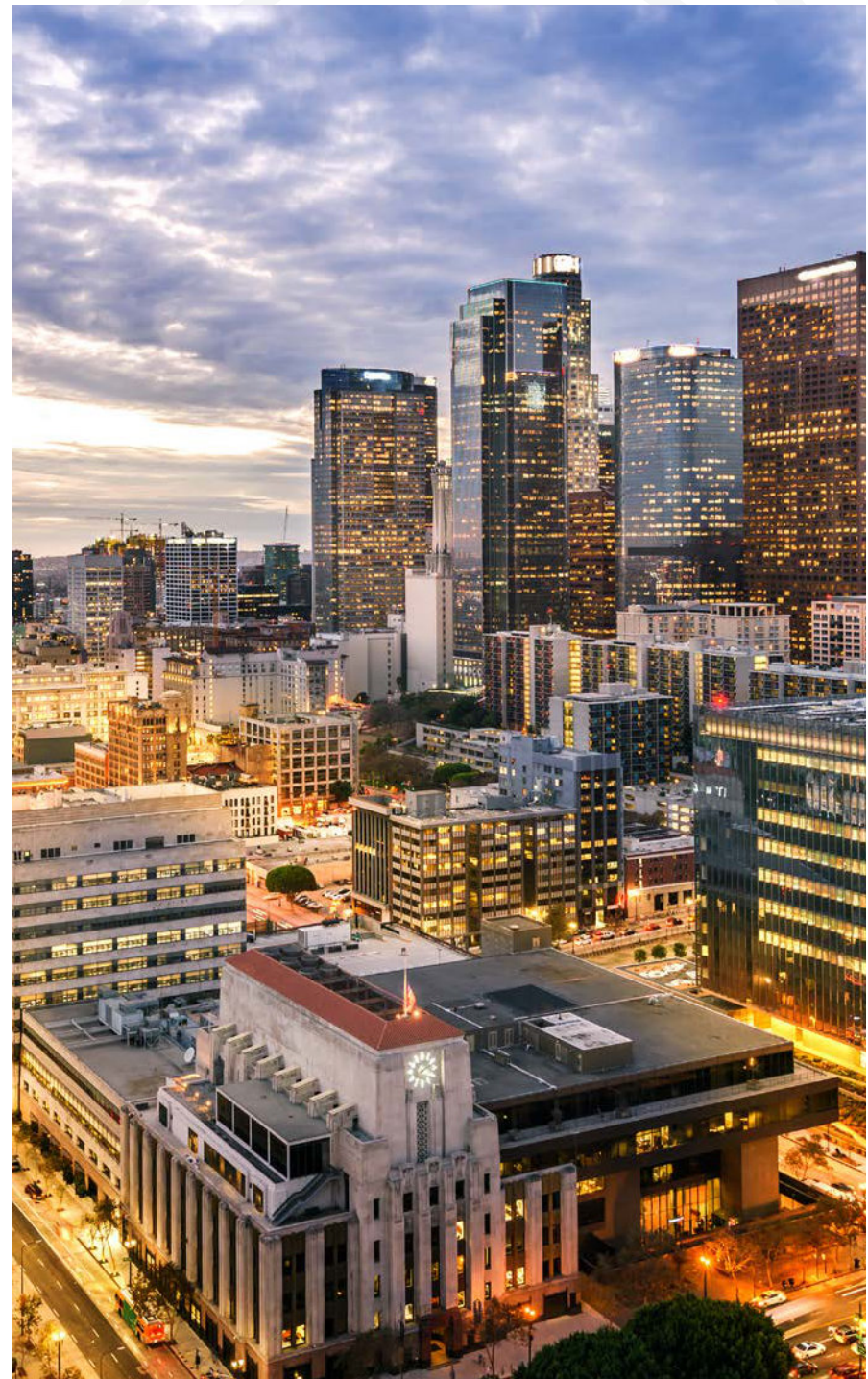
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



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**For more information please contact
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