

Great for ED1

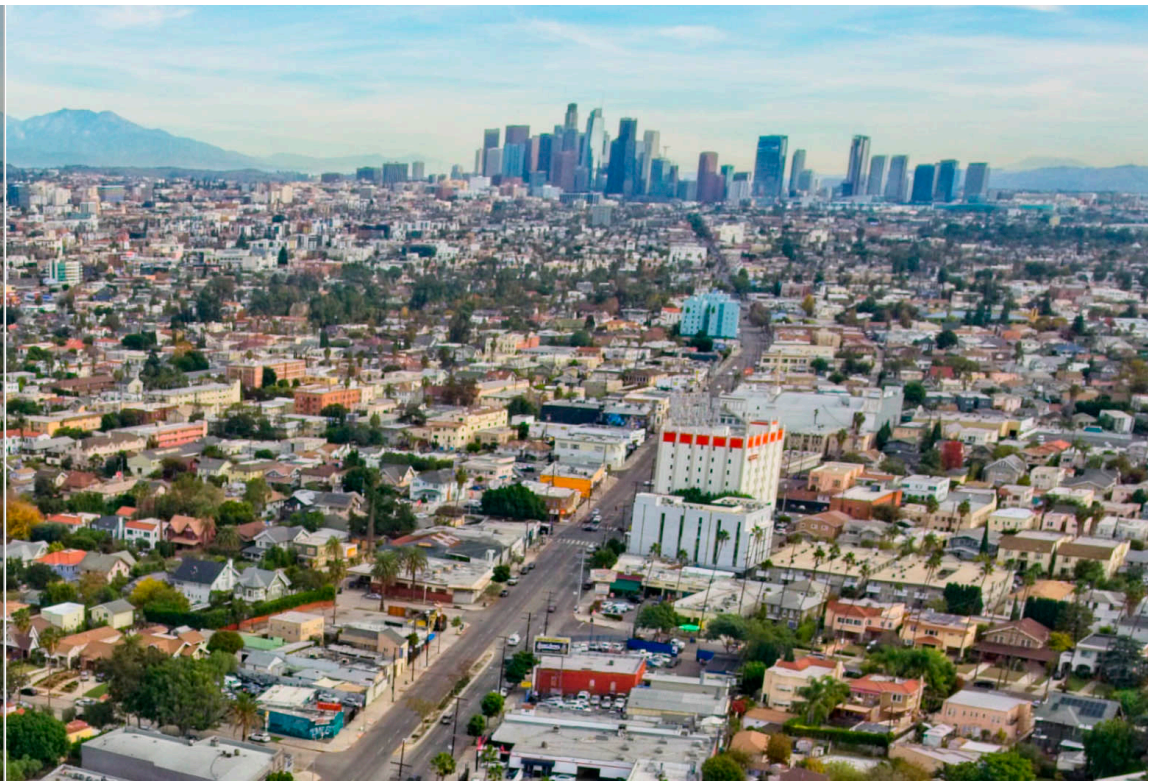


Priced at \$6,500,000

**4155 Wilshire Blvd.  
Los Angeles, CA 90010**

**PARTNERSCRE  
SVIDLER • PETITO**

Build 110± Units by DB or Build 55± Units by Right w/AB2334  
22,377 SF of CR(PKM)-1 Tier 3 Land



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# 4155 Wilshire Blvd.

## Property Overview

Partners CRE is proud to present for sale a development opportunity in prime Los Angeles' **Windsor Square** neighborhood - that **vacant lot on Wilshire Blvd.** that you have been driving past for years wondering, why don't they build something there?! Well, now is your chance!

The opportunity consists of a **22,377 SF** lot zoned **CR(PKM)-1** in a **Tier 3 TOC** area with direct street access on three sides of the lot. The property falls under the **General Commercial** designation in the General Plan, allowing for **R4 density!** Or go for **Unlimited Density** by utilizing State Density Laws with 100% Affordable Housing. The property is subject to the Park Mile Specific Plan.

Build **55± Units by Right with AB2334**, or up to **110± Units by Density Bonus!** Go with a strictly 100% Affordable Housing Project to maximize density. The location qualifies for **SAFMR Tier 2 rents.**

Next to Koreatown and across the street from the gorgeous **Los Altos apartment building** and half a mile to the **Metro (D) Purple Line Station**, this property is located in a **high demand** area that is soon to have easy access to the Metro Line that will take future tenants towards Westwood, as it now already takes them to Downtown.

AB1287 may provide up to a 100% increase in density, provided that 15% of the base density is set aside for Very-Low Income Tenants and 15% of base density is set aside for Moderate Income Tenants.

**No tenants, no Ellis, no RSO**, the property is ready for it's next role in life, and ready to become the go-to spot for all different tenant types out there!

## At a Glance

## Windsor Square

**Priced at \$6,500,000**

**22,377 SF**

Lot Size

**CR(PKM)-1**

Zoning

**5504-009-017**

APN

**Tier 3**

Transit Oriented Communities

**Just West of Koreatown**

**Very Walkable**

**Excellent Transit**

Walk Score Ratings

**Tremendously Central to All!**

**Half a Mile to the Metro Purple Line**

**DEVELOPMENT POTENTIAL**

**Build 110± Units by Density Bonus**

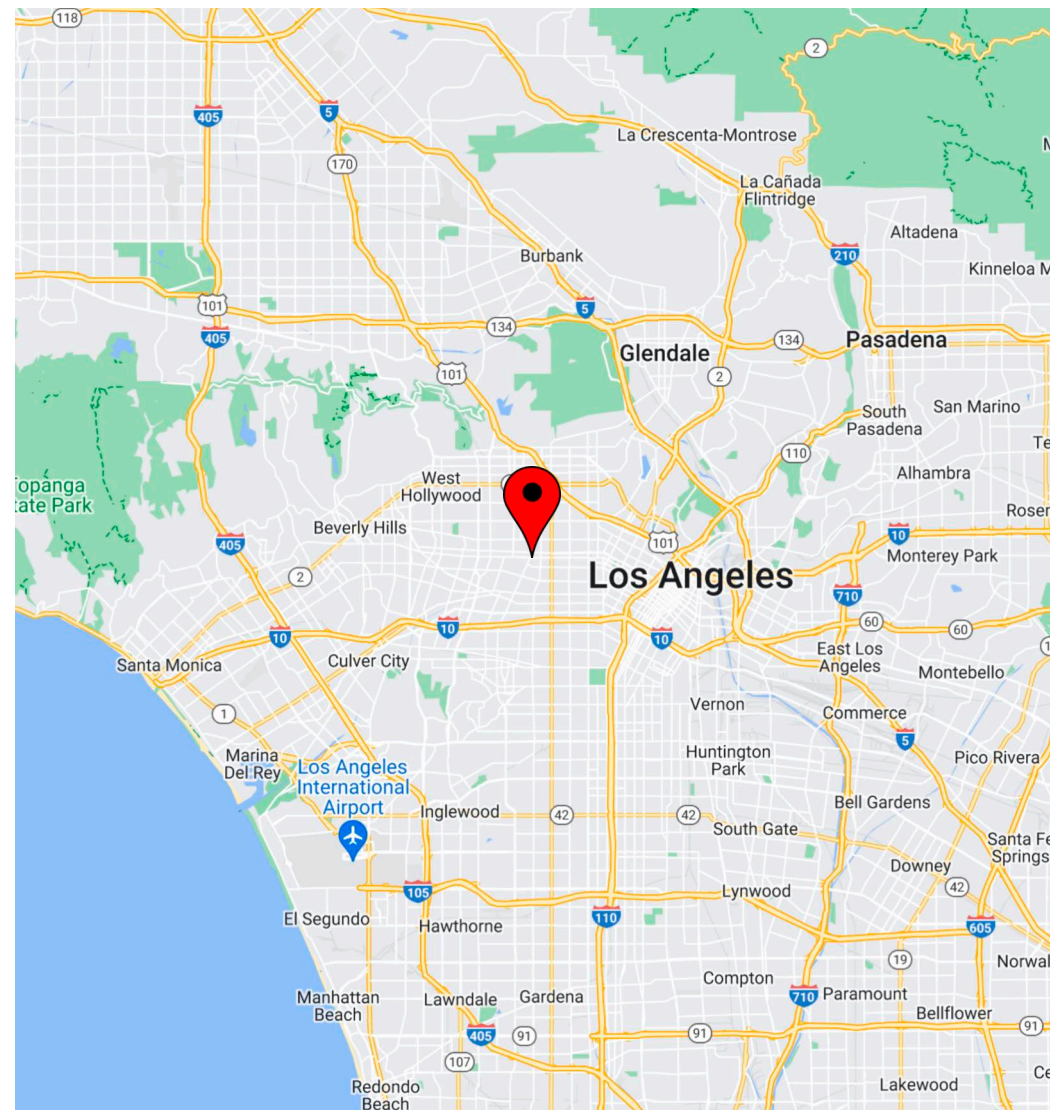
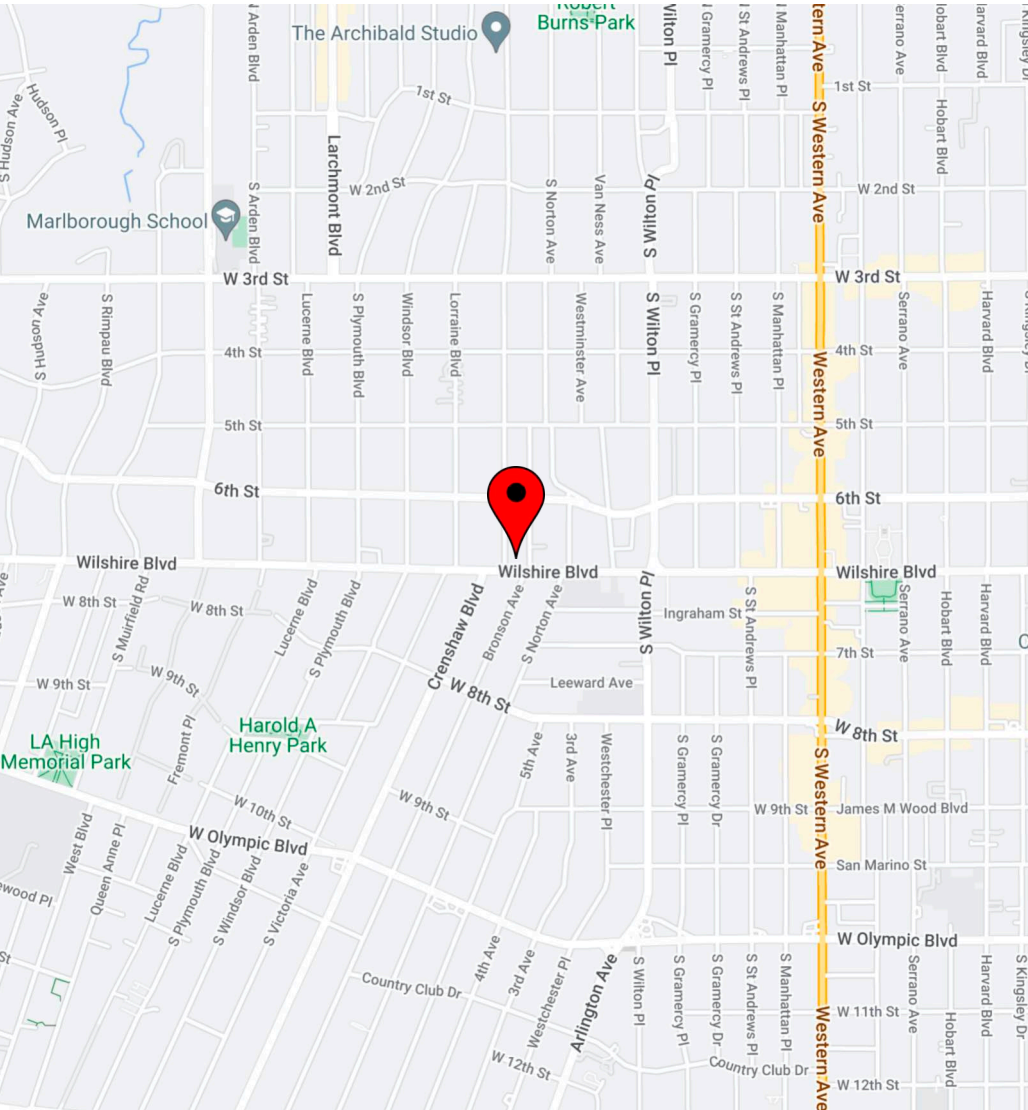
**Build 55± Units by Right w/AB2334**

**SAFMR Tier 2 Rents • ED 1 Potential**

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# 4155 Wilshire Blvd.

## Maps



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## Brick Work

Development Potential (By-Right)	
Maximum <a href="#">FAR</a>	1.5:1
Maximum Height	
Feet	45 ft.
Stories	3
Minimum <a href="#">Setbacks</a>	
Front	15 ft.
Side	5 ft. add 1 foot of side setback for each story over 2 if adjacent to A or R zone or residential uses; For corner lots, side setback shall be 10% lot width (5 ft. min/10 ft. max); side setbacks only required for corner lots, adjacent to R or R zone, or for residential uses (except for portions of residential in mixed use project as long as commercial uses or access to residential on ground floor and abuts a street, private street, or alley)
Back	15 ft. +1 ft for each story over 3rd
<a href="#">Max Buildable Area, Footprint</a>	11,188 sq. ft.
<a href="#">Max Buildable Area, Envelope</a>	24,071 sq. ft.
Max Dwelling Units	55
Affordable Units Required	None
Parking Required	2.5 spaces per unit (regardless of number of bedrooms)
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	Portions of Buildings in C or M zones with certain distances of RW1 or more restrictive zones shall not exceed the following limits: Distance (ft.)    Height (ft.) 0-49                25 50-99               33 100-199            61
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	Per AB 1287 you can utilize the General Commercial land use designation for RAS4 density only.

Development Potential (with TOC or DB)	
Maximum <a href="#">FAR</a>	3.75:1
Maximum Height	
Feet	67 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	5
Minimum <a href="#">Setbacks</a>	
Front	15 ft. Per: Park Mile Specific Plan
Side	0 ft. for commercial; 5 ft. for residential units
Back	15 ft. 15 ft. rear setback required if adjacent to RD or more restrictive zone
<a href="#">Max Buildable Area, Footprint</a>	15,663 sq. ft.
<a href="#">Max Buildable Area, Envelope</a>	67,298 sq. ft.
Max Dwelling Units	84 with DB, 112 with AB 1287
Affordable Units Required	At least 10% for Extremely Low Income, or 14% for Very Low Income, or 23% for Low Income; See Other Development Notes
Parking Required	Zero parking with AB 2097
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	The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea
Required Open Space	Up to 25% decrease in required open space
Other Development Notes	An additional 15% set aside for moderate income rents is required for the AB 1287 additional 50% bonus.

Jurisdictional	
<a href="#">Legal Description</a>	Lot FR 162, Tract 1390
<a href="#">Land Use</a>	General Commercial
<a href="#">Area Planning Commission</a>	Central
<a href="#">Community Plan Area</a>	Wilshire
<a href="#">Neighborhood Council</a>	Greater Wilshire
<a href="#">Council District</a>	13
Councilmember	N/A

Restrictions	
<a href="#">Rent Stabilization Ordinance</a>	Nr
<a href="#">Community Design Overlay</a>	Nr
<a href="#">Historic Preservation Overlay</a>	Nr
<a href="#">Specific Plan</a> <span style="color: red;">■</span>	Yes
<a href="#">Q/T Conditions</a>	Nr
<a href="#">D Limitations</a>	Nr
<a href="#">Coastal Zone</a>	Nr
<a href="#">Community Redevelopment Agency</a>	Nr
<a href="#">Hillside Area</a>	Nr
<a href="#">Baseline Mansions Ordinance</a>	Nr
<a href="#">Interim Control Ordinance</a>	Nr
<a href="#">River Improvement Overlay</a>	Nr
<a href="#">Community Plan Implementation Overlay</a>	Nr
Opportunity Zone	Nr
Other	None

### Red Flags

■ Site is located in the Park Mile Specific Plan, which may impact the development of the site.



CR(PKM)-1	84 with DB, 112 with	22,377	Tier	1
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[Zone/District](#)      **AB 1287**      **sq. ft.**      **3**      **TOC**      **Lots**  
 Max Unit

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# 4155 Wilshire Blvd.

## Zimas



### City of Los Angeles Department of City Planning

#### 2/9/2024 PARCEL PROFILE REPORT

##### PROPERTY ADDRESSES

644 S IRVING BLVD  
4141 W WILSHIRE BLVD  
4135 W WILSHIRE BLVD

##### ZIP CODES

90010

##### RECENT ACTIVITY

None

##### CASE NUMBERS

CPC-5667  
CPC-1989-319-PWA  
CPC-1977-27006  
ORD-59577  
ORD-59188  
ORD-57441  
ORD-54822  
ORD-46250  
ORD-162530  
ORD-152826  
ORD-152472  
ORD-152471  
ORD-129944  
ORD-104318  
DIR-2016-2531-DRB-SPP  
DIR-2004-1872-DRB-SPP  
ZA-1991-642-YV  
ZA-16877  
ZA-16827  
ZA-16790  
TT-60265  
ENV-2003-7805-MND

##### Address/Legal Information

PIN Number 132B189 41  
Lot/Parcel Area (Calculated) 22,377.0 (sq ft)  
Thomas Brothers Grid PAGE 633 - GRID G2  
Assessor Parcel No. (APN) 5504009017  
Tract TR 1390  
Map Reference M B 18-178  
Block None  
Lot FR 162  
Arb (Lot Cut Reference) None  
Map Sheet 132B189  
135B189

##### Jurisdictional Information

Community Plan Area Wilshire  
Area Planning Commission Central  
Neighborhood Council Greater Wilshire  
Council District CD 13 - Hugo Soto-Martinez  
Census Tract # 2117.01  
LADBS District Office Los Angeles Metro

##### Permitting and Zoning Compliance Information

Administrative Review None

##### Planning and Zoning Information

Special Notes None  
Zoning CR(PKM)-1  
Zoning Information (ZI) ZI-1195 Construction Site Review: Department of Conservation, Division of Oil, Gas, and Geothermal Resources  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-1117 MTA Right-of-Way (ROW) Project Area  
ZI-1037 Specific Plan: Park Mile  
General Plan Land Use General Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area PARK MILE  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations 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  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Very Low VMT Yes  
AB 2097: Reduced Parking Areas Yes  
Streetscape No  
Adaptive Reuse Incentive Area None  
Affordable Housing Linkage Fee Residential Market Area Medium-High  
Non-Residential Market Area High  
Transit Oriented Communities (TOC) Tier 3  
ED 1 Eligibility Review Eligibility  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone Active: Wilshire Park Elementary  
500 Ft Park Zone No

##### Assessor Information

Assessor Parcel No. (APN) 5504009017  
APN Area (Co. Public Works)\* 0.507 (ac)  
Use Code 100V - Commercial - Commercial - Vacant Land  
Assessed Land Val. \$3,373,834  
Assessed Improvement Val. \$0  
Last Owner Change 09/29/2021  
Last Sale Amount \$4,180,041  
Tax Rate Area 67  
Deed Ref No. (City Clerk) 933819  
6-561  
301135  
284411  
2716612  
251382  
2036455-6  
1948613  
1484573  
1385368  
Building 1 No data for building 1  
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: 5504009017]

##### Additional Information

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

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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## Zimas

Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	0403706346
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.7181576
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
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	None
<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: 5504009017]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2021
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	29
Red Flag Restricted Parking	No

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### CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1989-319-PWA
Required Action(s):	PWA-PUBLIC WORKS APPROVAL
Project Descriptions(s):	VACATION - WILSHIRE BOULEVARD AND IRVING BOULEVARD VACATION DISTRICT (SUBSURFACE)
Case Number:	CPC-1977-27006
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2016-2531-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PURSUANT TO 16.50, A PRELIMINARY DESIGN REVIEW BOARD, FOR A CHANGE OF USE FROM A VACANT LOT TO A PRIVATE SURFACE PARKING LOT WITH 47 STANDARD PARKING SPACES INCLUDING 30 TANDEM SPACES.
Case Number:	DIR-2004-1872-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD
Project Descriptions(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	WILSHIRE DISTRICT - DESIGN REVIEW BOARD AND PARK MILE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE.
Case Number:	ZA-1991-642-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s):	TO PERMIT THE DEVELOPMENT OF 2:021:1 FAR OFFICE BUILDING ON THE SUBJECT PROPERTYIN THE CR-1 ZONE.
Case Number:	TT-60265
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT NO 60265 FOR 13 UNIT CONDOMINIUM IN A 3-STORY BUILDING WITH GROUND LEVEL PARKING PLUS ONE SUBTERRANEAN PARKING FOR A TOTAL OF 48 PARKING SPACES, ON A 0.51 NET ACRE SITE, IN THE CR(PKM)-1 ZONE.
Case Number:	ENV-2003-7805-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TENTATIVE TRACT NO 60265 FOR 13 UNIT CONDOMINIUM IN A 3-STORY BUILDING WITH GROUND LEVEL PARKING PLUS ONE SUBTERRANEAN PARKING FOR A TOTAL OF 48 PARKING SPACES, ON A 0.51 NET ACRE SITE, IN THE CR(PKM)-1 ZONE.

### DATA NOT AVAILABLE

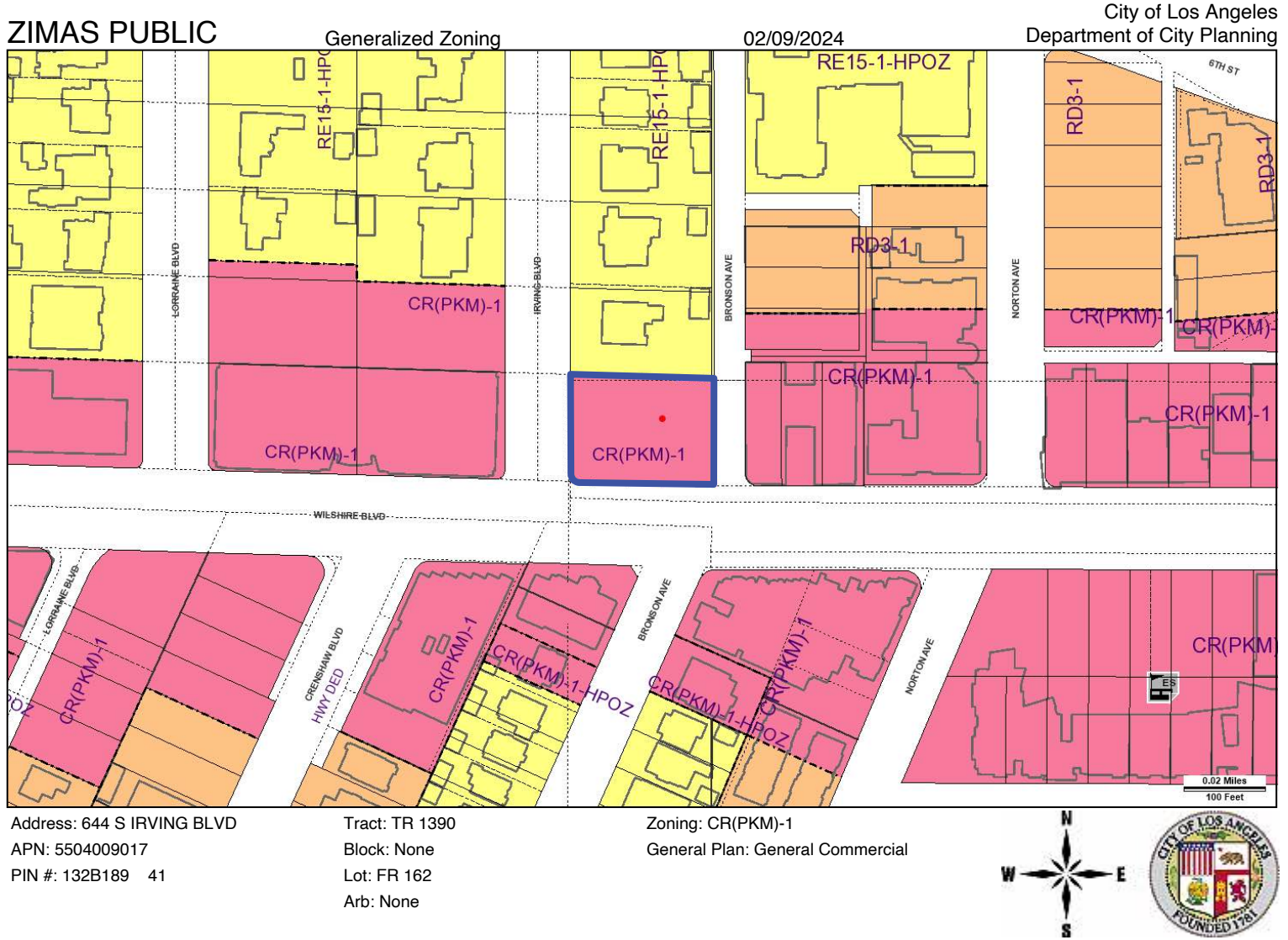
- CPC-5667
- ORD-59577
- ORD-59188
- ORD-57441
- ORD-54822
- ORD-46250
- ORD-162530
- ORD-152826
- ORD-152472
- ORD-152471
- ORD-129944
- ORD-104318
- ZA-16877
- ZA-16827
- ZA-16790

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# 4155 Wilshire Blvd.

## Park Mile Specific Plan

### Park Mile Specific Plan

[Link to Specific Plan Planning Web Page](#)

[Link to Download Park Mile Specific Plan Ordinance](#)



### SPECIFIC PLAN AREA

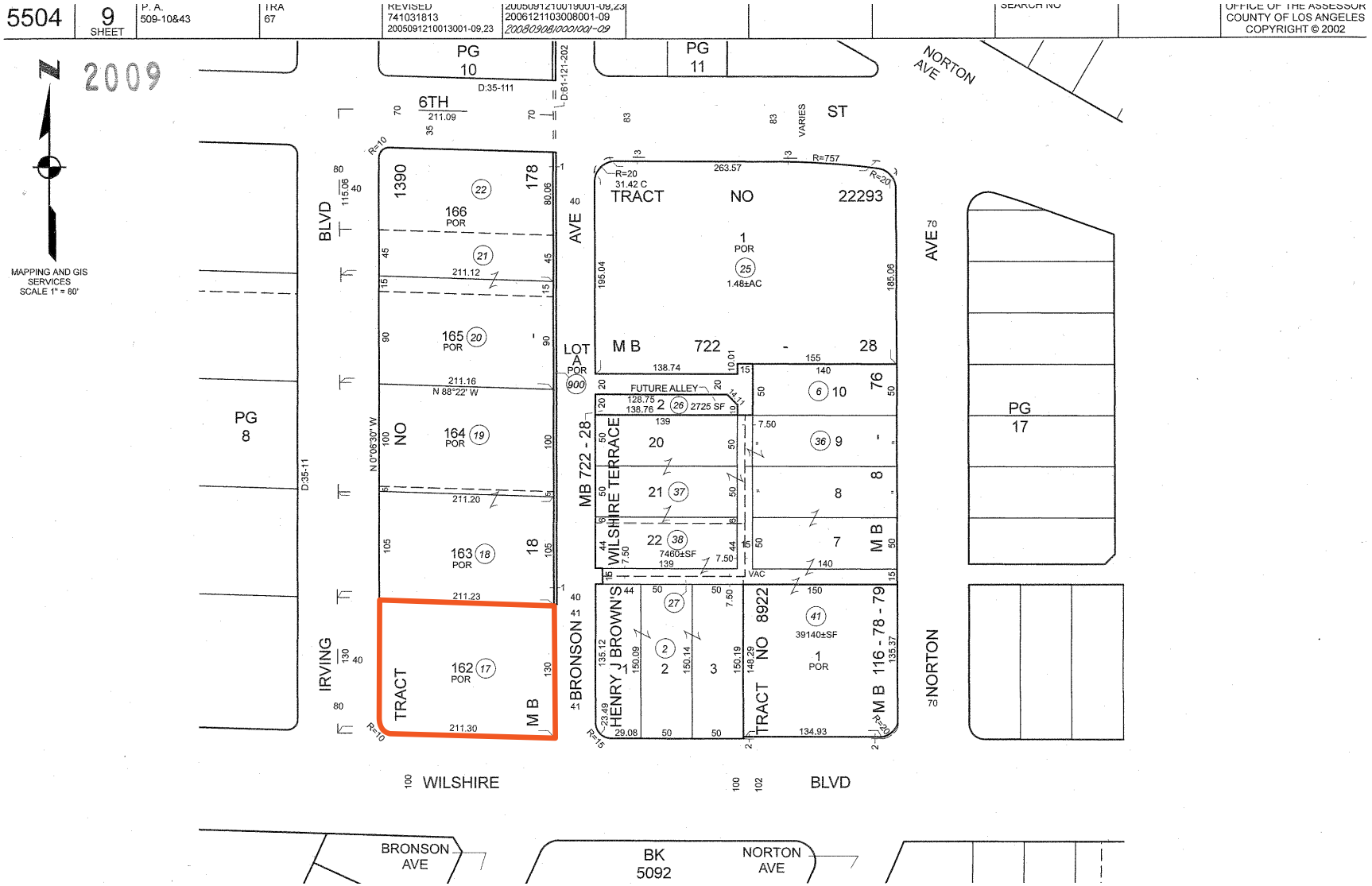
Prepared by City of Los Angeles Planning Department • Graphic Services Section • June, 2000



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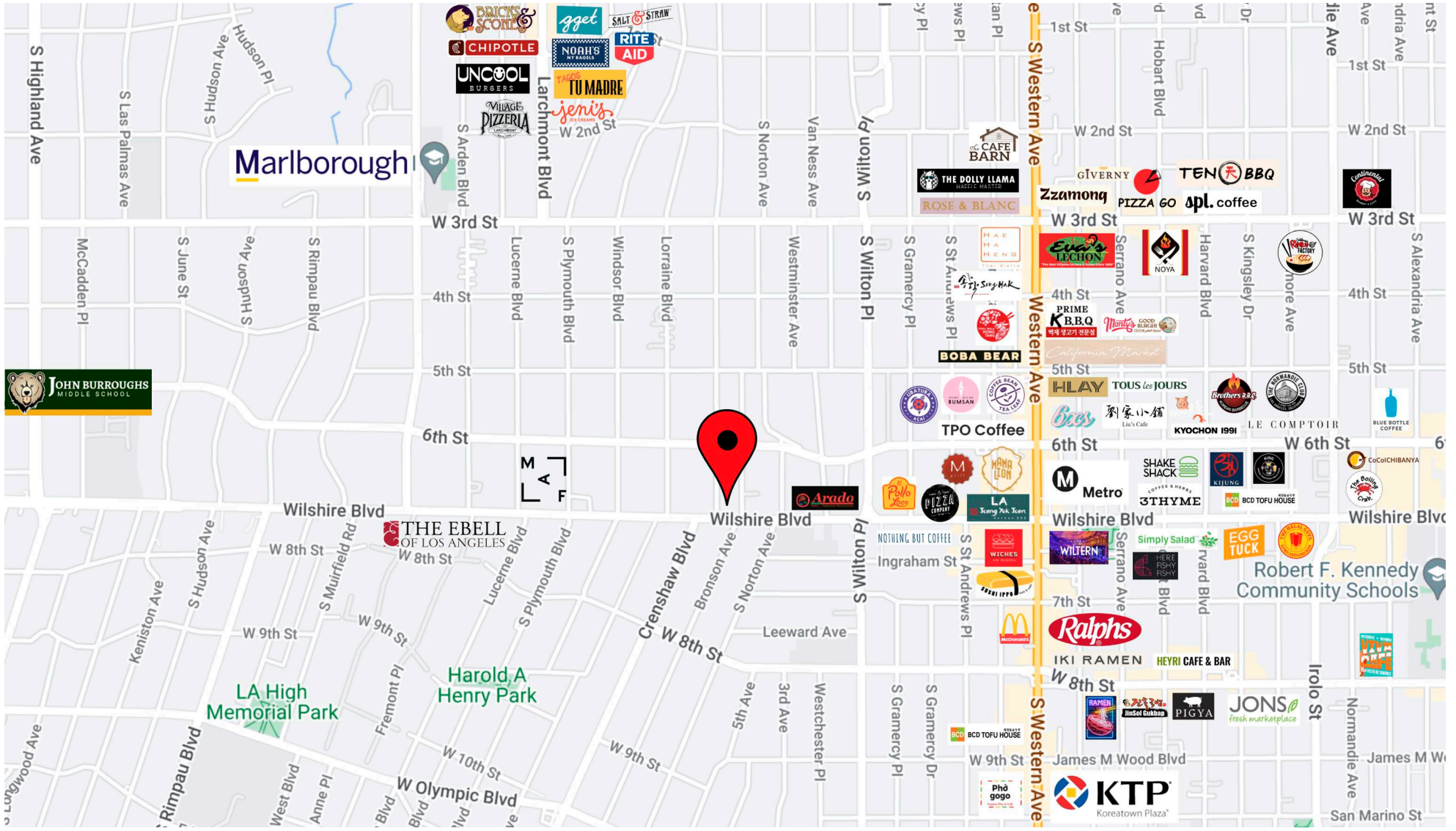
## Parcel Map



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## Area Map



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# 4155 Wilshire Blvd.

## Walk Score

Walk Score  
**83**

### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**72**

### Excellent Transit

Transit is convenient for most trips.

Bike Score  
**59**

### Bikeable

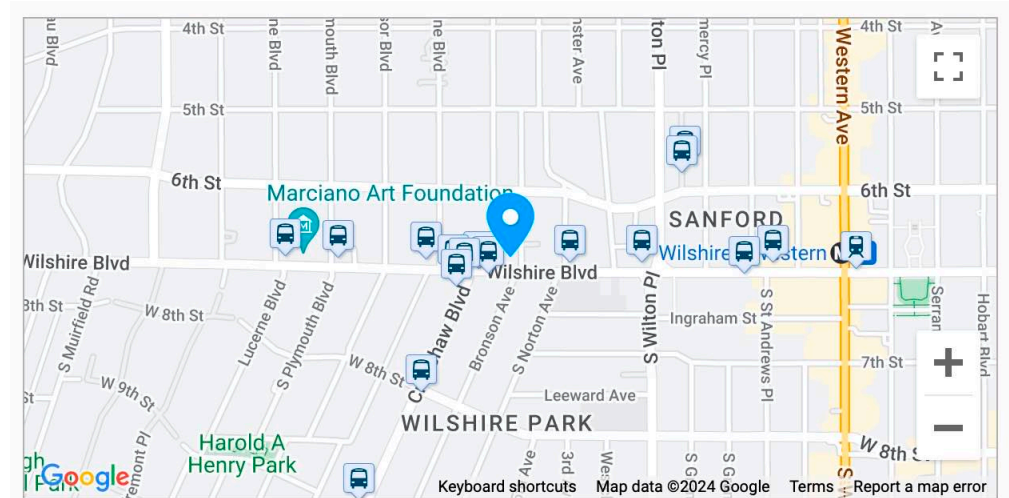
Some bike infrastructure.

## About this Location

4155 Wilshire Boulevard has a Walk Score of 83 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

4155 Wilshire Boulevard is a 10 minute walk from the Metro D Line (Purple) at the Wilshire / Western Station stop.

This location is in the Greater Wilshire neighborhood in Los Angeles. Nearby parks include Harold A Henry Park, South Serrano Avenue Historic District and Wilton Historic District.



### Rail lines:

Metro D Line (Purple) 0.5 mi

### Bus lines:

210 Metro Local Line	0.0 mi	720 Metro Rapid Line	0.0 mi
7 Pico Blvd	0.1 mi	R7 Pico Blvd Rapid	0.1 mi
20 Metro Local Line	0.1 mi		

Walk Score®

<https://www.walkscore.com/score/4155-wilshire-blvd-los-angeles-ca-90010>

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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>

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. 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 a beginning for their own investigations and rely solely on their own investigations.



### 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:

- a. Income Certification Application Package
- b. If needed, training to complete the Application Package. Trainings are provided **by appointment**
- c. 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

# 4155 Wilshire Blvd.

## Metro Purple Line - D Line

### Subway Extension Project

Location: Central Los Angeles, Westside Cities

Phase: Construction

Type: Better Transit

Forecasted Opening: 2025-2027

Metro has a plan to make it easier to get around by expanding our rail system to the Westside with the D Line Subway Extension Project. This critical, highly anticipated new addition to Metro's network will add seven new stations and a reliable, high-speed connection between downtown and the Westside.

As one of LA's busiest areas, the Westside is the region's second-largest job center. With the Metro D Line Subway Extension Project, we are closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County.

### Metro Purple (D Line) Extension Transit Project



Project construction began in 2019. The Metro D Line Subway Extension Project is being built in three sections:

- Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2025.
- Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.
- Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.

<https://www.metro.net/projects/westside/>

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. 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 a beginning for their own investigations and rely solely on their own investigations.



















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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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

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