

R3-1 Single Lot Development

4332 S Kansas Ave, Los Angeles, CA 90037

Opportunity Zone

- Flat 7,500/SF lot zoned R3-1
- Potential to develop up to 9 units “by right” (parking restrictions may apply)
- Located within the **TOC** area map (Transit Oriented Communities): **Tier-3** (verified)
- Located within an **Opportunity Zone**
- Ten (10) minute drive to USC / Exposition Park and fifteen to twenty (15-20) minute drive to DTLA

Listing Price: \$926,000



DRE# 02041783

Vinco Vinco Realty Group

P 323-303-3410 | F 323-952-5004 | vvrealtygroup.com

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LOCATION

● Location

Site Description

Site Photos

The Development

Parcel Map

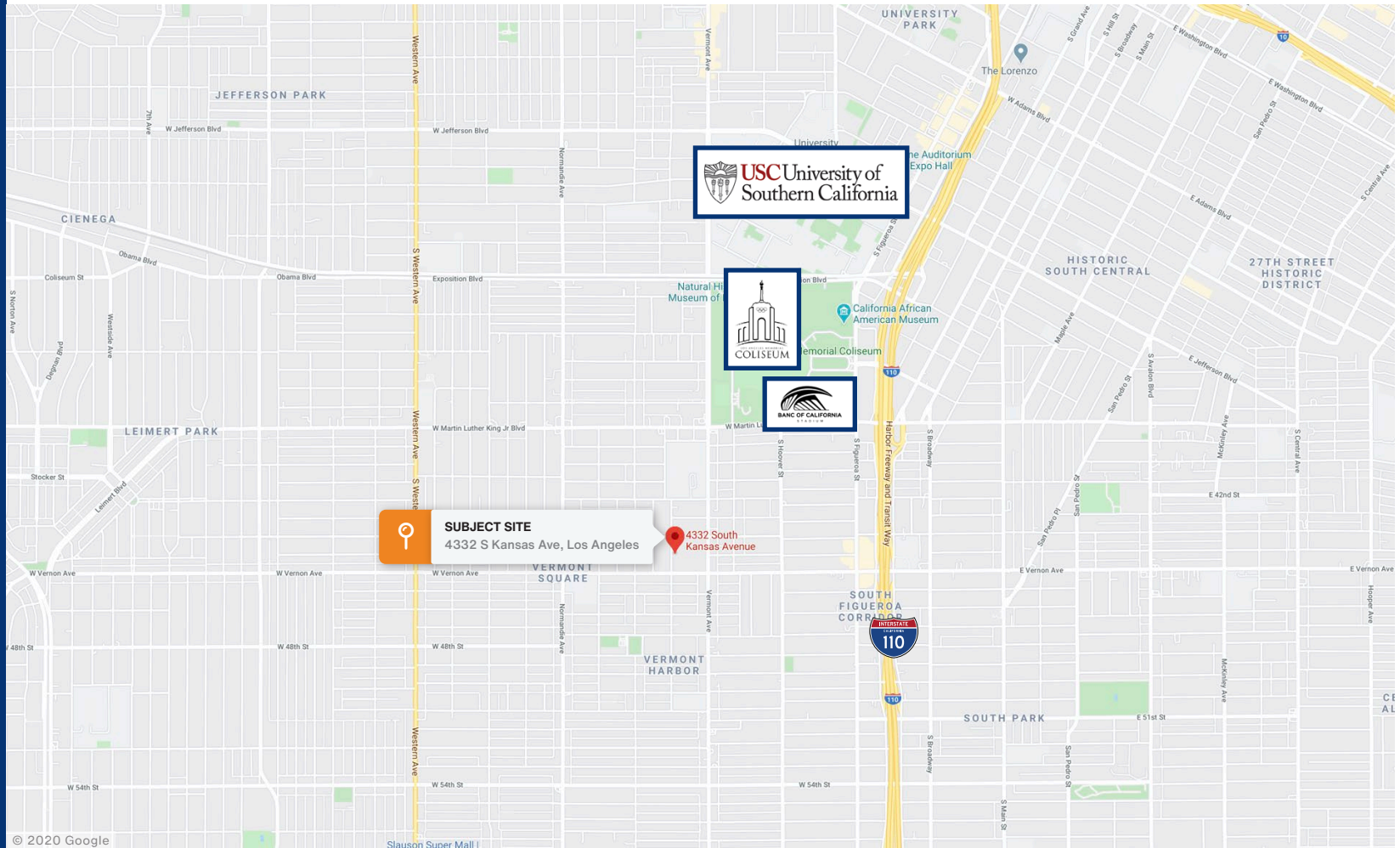
Site Dimensions

Neighboring Lot

Land Sales

Completed Projects

Contact





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LOCATION (CONT.)

Amenities around USC



USC VILLAGE

USC Village offers unique shops, restaurants, and lifestyle amenities with convenient validated parking. There's something for everyone at USC Village.



LOS ANGELES MEMORIAL COLISEUM

The home of the USC Trojans and the L.A. Rams. Will be the home of the 2028 Los Angeles Olympic games.



BANC OF CALIFORNIA STADIUM

LAFC's home which seats 22,000 seats bringing \$350 million in private investment to South Los Angeles.



LUCAS MUSEUM OF NARRATIVE ART

The Lucas Museum features a bold new architectural design, and will be a one-of-a-kind gathering place to experience collections, films and exhibitions.



EXPOSITION PARK

More than an urban park with outdoor recreational activities, Exposition Park is a collection of world-class museums, educational and sport facilities and entertainment venues.



METRO – EXPO PARK/USC

The Expo Line expands from Santa Monica to Downtown Los Angeles.



SUBJECT SITE
4332 S Kansas Ave, Los Angeles



SITE DESCRIPTION

The property consists of a single-family home with 2-bedrooms/1-bathroom totaling 1,008/SF of livable space. The lot size is 7,500/SF and zoned R3-1. The current tenants are on a month-to-month lease and paying \$2,700 per month. The property is a single-family home and not part of the RSO (Rent Stabilization Ordinance). The property will be delivered in “as-is” conditions.

The property is centrally located, just minutes from major transportation outlets such as the 110 & 10 freeways and Exposition Metro Stop. The renaissance of the South Los Angeles area spearheaded by the USC Village, Banc of California Stadium, and George Lucas Museum make this development opportunity the perfect place to enjoy the continued rental and equity growth of the area. The neighboring lot is currently under constructions for 22 new units. The area is poised for more projects similar to this while enjoying affordable land prices.

ADDRESS

4332 S Kansas Ave
Los Angeles, CA 90037

APNs

5020-025-007

TOTAL LOT SF

7,500

ZONING

R3-1

GENERAL PLAN

Medium Residential

OPPORTUNITY ZONE

Yes

DIMENSION

50 x 150 (See Parcel Map)

TYPE

Single Family Residence

TOPOGRAPHY

Flat

TRANSIT ORIENTED COMMUNITIES (TOC)

Tier 3

COUNCIL DISTRICT

CD 9 - Curren D. Price, Jr.

PRICE

\$926,000

2
BED

1
BATH

1921
YEAR
BUILT

1,008
TOTAL
SF

7,500
TOTAL
LOT SF



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SITE PHOTOS





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THE DEVELOPMENT OPPORTUNITY

The property has the potential for several development scenarios. We have outlined only three possible development scenarios. There may be other developments scenarios that are not included but could be possible and each buyer should conduct a thorough investigation.

FOURPLEX

Potential to develop a fourplex with two (2) duplexes as seen in many surrounding projects. Pros to this scenario include the flexibility of developable land and ability to develop large units with 3+ bedrooms. Parking should be easily configured within the lot.

BY RIGHT

Potential to develop a “by-right” project up to nine (9) units using the R3 calculations allowed per the zoning code. Pros to this scenario are favorable FAR (floor area ratios) height and unit count. Parking configuration may dictate the total units allowed per LADBS (Los Angeles Department of Building and Safety) parking requirements.

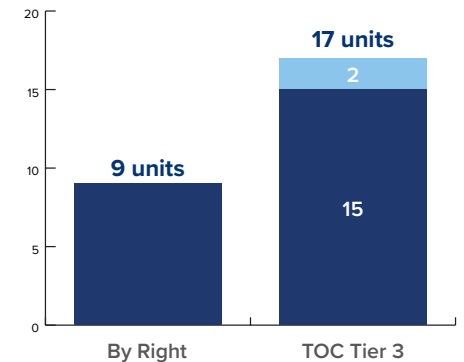
BONUS DENSITY

Potential to develop a TOC (Transit Oriented Communities) project utilizing up to 70% in density bonuses. The site is designated as a Tier-3 (verified) site within the TOC mapping tool provided by LADBS. Pros to this scenario include a significant increase in market rate units, FAR (floor area ratio), height and parking incentives. TOC guidelines should be reviewed with LADBS for accuracy.

All developments should be consulted and discussed with, but not limited to, architects, engineers, zoning consultants, LADBS personnel, and all other respective consultants related to the future development of the property. We do not make any representations or warranties to the development potential of the property. All parties receiving this information must not rely on the accuracy of this information contain herein and conduct a due-diligence review of records, files and documents that constitute reliable sources of information.

Development Unit Count

■ Market Rate ■ Low Income*



*Includes 10% Extremely Low Income (ELI) units



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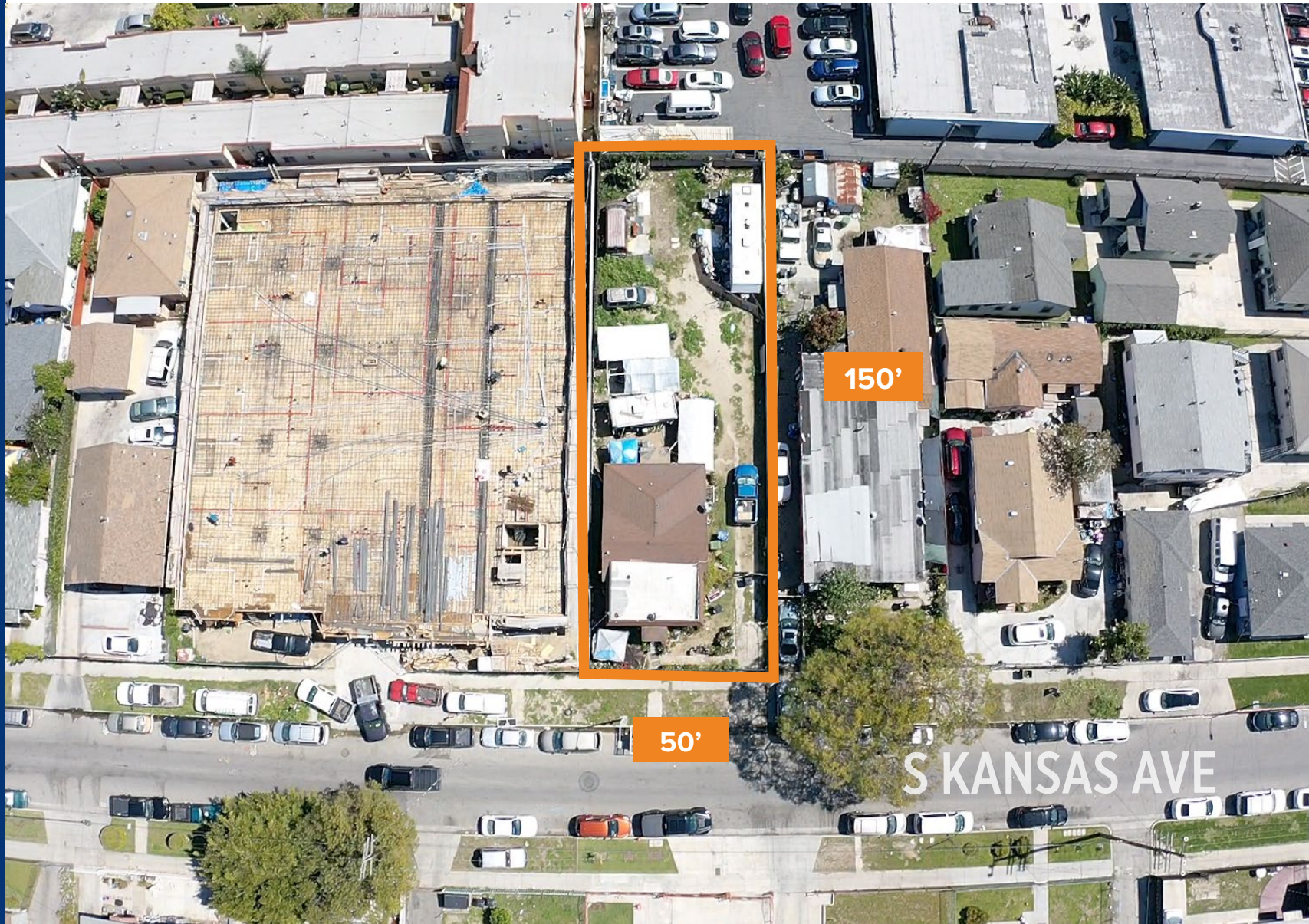




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SITE DIMENSIONS

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NEIGHBORING LOT

New 22-Unit Construction Building

Location

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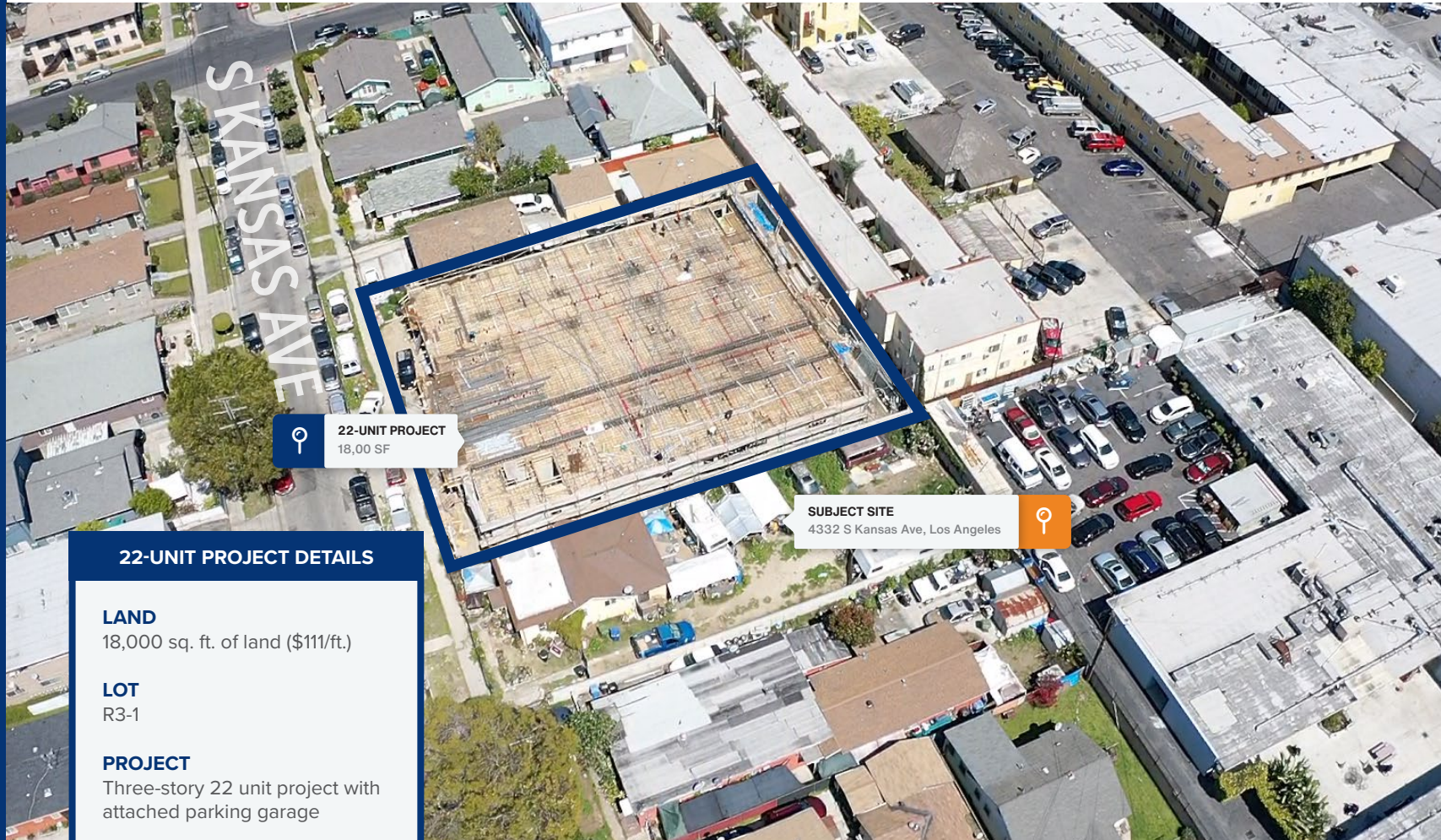
Site Dimensions

● **Neighboring Lot**

Land Sales

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22-UNIT PROJECT DETAILS

LAND

18,000 sq. ft. of land (\$111/ft.)

LOT

R3-1

PROJECT

Three-story 22 unit project with attached parking garage

CLOSED PRICE

\$2,000,000 (\$90,909/door)

COE

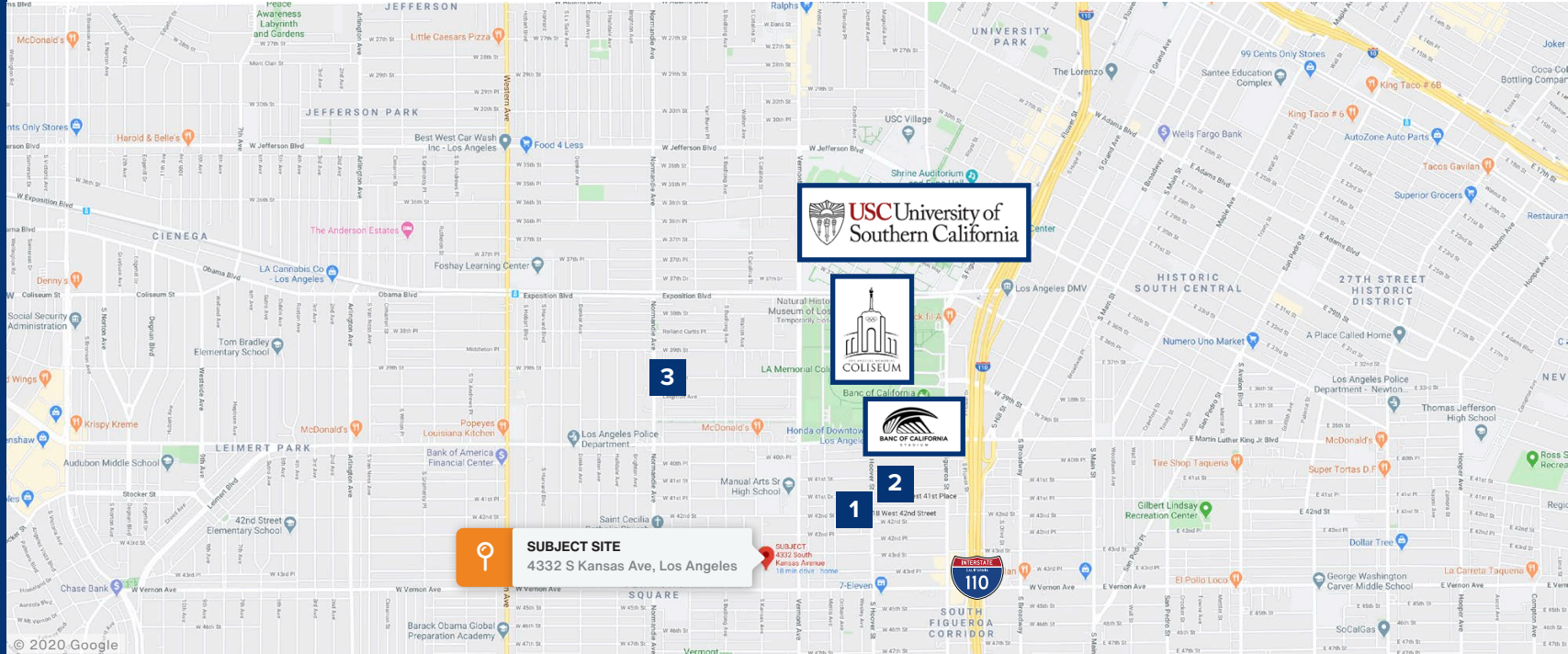
8/5/2019



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LAND SALES

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4332 S KANSAS AVE
LOS ANGELES, CA 90037

APN: 5020-025-007
PRICE: \$795,000
LOT SF: 7,500
ZONING: R3-1



818 W 42ND ST
LOS ANGELES, CA 90037

APN: 501-900-5007
SOLD PRICE: \$741,000
LOT SF: 7,199/SF
PER SQ. FT.: \$102/PSF
ZONING: R3-1
COE: 10/16/19



721 W 41ST PL
LOS ANGELES, CA 90037

APN: 501-902-0010
SOLD PRICE: \$750,000
LOT SF: 6,736/SF
PER SQ. FT.: \$111/PSF
ZONING: RD1.5
COE: 10/02/19



1265 LEIGHTON AVE
LOS ANGELES, CA 90037

APN: 503-700-5019
SOLD PRICE: \$830,000
LOT SF: 6,749.9
PER SQ. FT.: \$122/PSF
ZONING: RD1.5-1
COE: 1/10/20



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COMPLETED PROJECTS

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LOS ANGELES, CA 90037**

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LOT SF: 7,500
ZONING: R3-1



**4112 S NORMANDIE AVE
LOS ANGELES, CA 90037**

TOTAL SF: 5,542
LOT SIZE: 6,153
YEAR BUILT: 2019
TOTAL UNITS: 4
COE PRICE: \$2,200,000
PER DOOR: \$550,000
PER SQ. FT.: \$397
COE DATE: 12/12/2019



**1302 W MARTIN LUTHER KING JR
LOS ANGELES, CA 90037**

TOTAL SF: 5,864
LOT SIZE: 6,464
YEAR BUILT: 2018
TOTAL UNITS: 4
COE PRICE: \$2,025,000
PER DOOR: \$506,250
PER SQ. FT.: \$345
COE DATE: 1/2/2019



**1135 W MARTIN LUTHER KING JR
LOS ANGELES, CA 90037**

TOTAL SF: 5,571
LOT SIZE: 6,863
YEAR BUILT: 2019
TOTAL UNITS: 4
COE PRICE: \$2,200,000
PER DOOR: \$550,000
PER SQ. FT.: \$394
COE DATE: 1/2/2019



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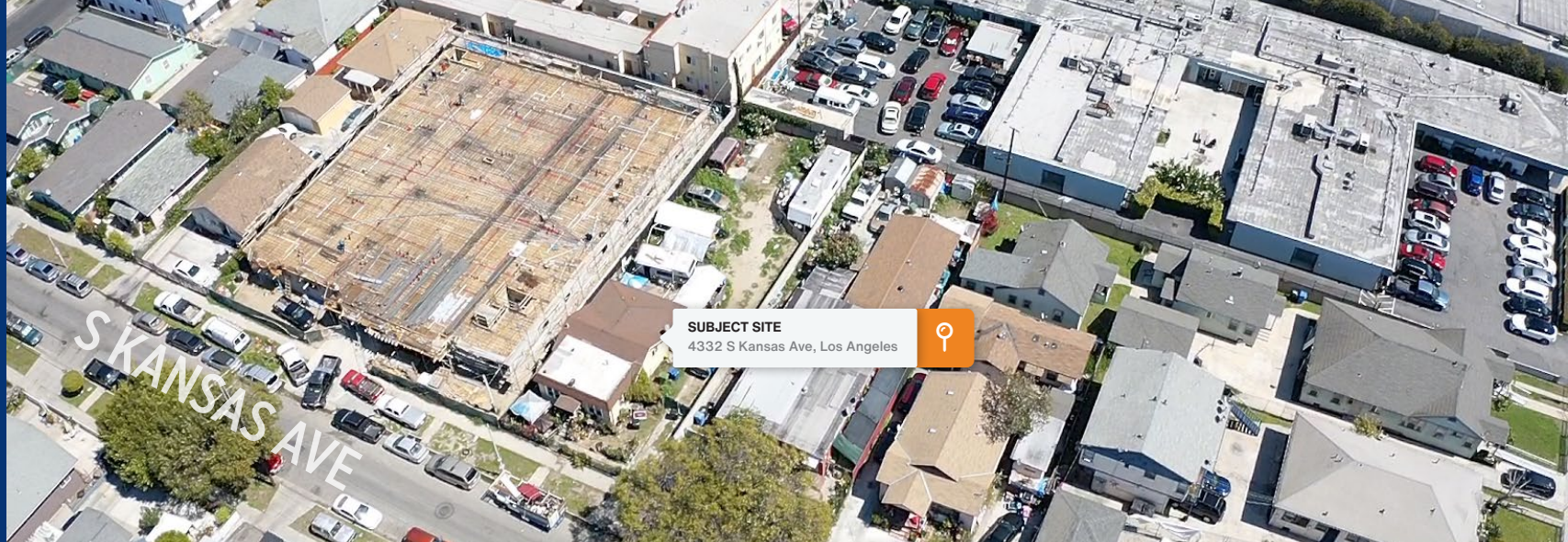
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“Turning transactions into relationships.”



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