

MULTIFAMILY DEVELOPMENT OPPORTUNITY

9325 S VERMONT AVENUE | LOS ANGELES, CA 90044

OFFERING MEMORANDUM



PROPERTY DESCRIPTION

ADDRESS: 9325 S VERMONT AVE.
LOS ANGELES, CA 90044

PRICE: \$750,000

PLANNING DEPARTMENT: MAXIMUM 33 UNITS
(9 BASE, 24 BONUS)

OPPORTUNITY ZONE: YES

LOT SIZE: ±7,854 SF

APN: 6056-004-031

NEIGHBORHOOD COUNCIL: SOUTH CENTRAL

COMMUNITY PLAN: INGLEWOOD

ZONING: LCC3YY

**All information was gathered from sources we believe to be reliable but Keller Williams and their agents make no gaurantees or assertions as to its accuracy.*



BUILDING DESCRIPTION

Lucrum Real Estate Group of KW Commercial is proud to present an opportunity to acquire a vacant Opportunity Zone 33-unit± development site Located in the South Los Angeles submarket of Unincorporated Los Angeles.

The county of Los Angeles planning department has verified that 33 units± (9 base, 24 bonus) is the maximum number of units for this site. The potential development site is currently a vacant duplex with access off S. Vermont Ave and through the alleyway at the rear of the lot. The property is situated on a 7,854± square foot lot zone LCC3YY.

LOCATION AND COMMUNITY DESCRIPTION

The subject property is located next to a convenience store, church, and an auto body shop, which an astute investor may be able to acquire the adjacent lots in the future. The South Los Angeles Community Plan is an area of 15.5 square miles. Adjacent communities include West Adams, Baldwin Hills, and Leimert Park.

Land prices in the South Los Angeles remain affordable. With the advent of generous density bonuses, transit incentives and opportunities to develop affordable and mixed-use housing, values have begun to rise as developers look for greater opportunities in and around Los Angeles. The property is situated just west of the 110 freeway and north of the 105 freeway, providing easy access to anywhere in the Los Angeles Metropolitan area.

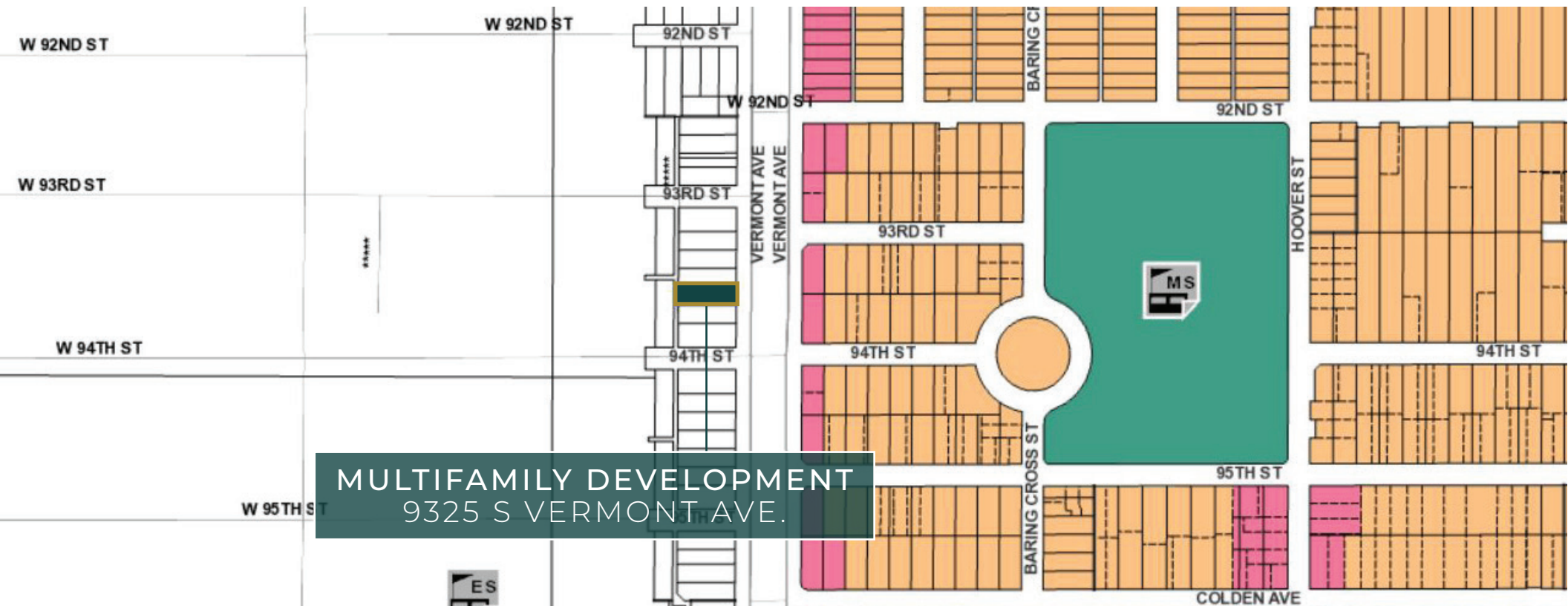
The development presents a unique opportunity to acquire a well-positioned property located in the emerging South Los Angeles submarket of Unincorporated Los Angeles, while taking advantage of the opportunity zone incentives.

HIGHLIGHTS

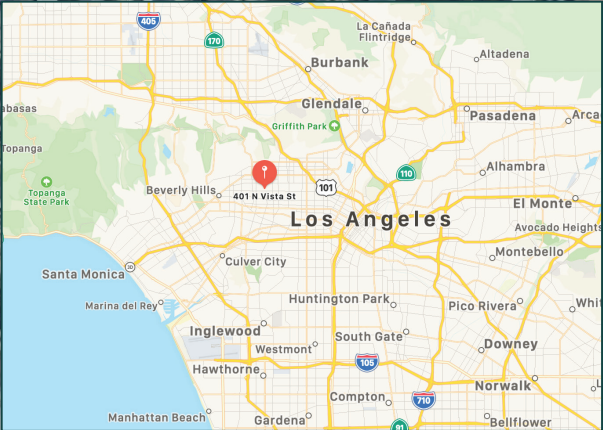
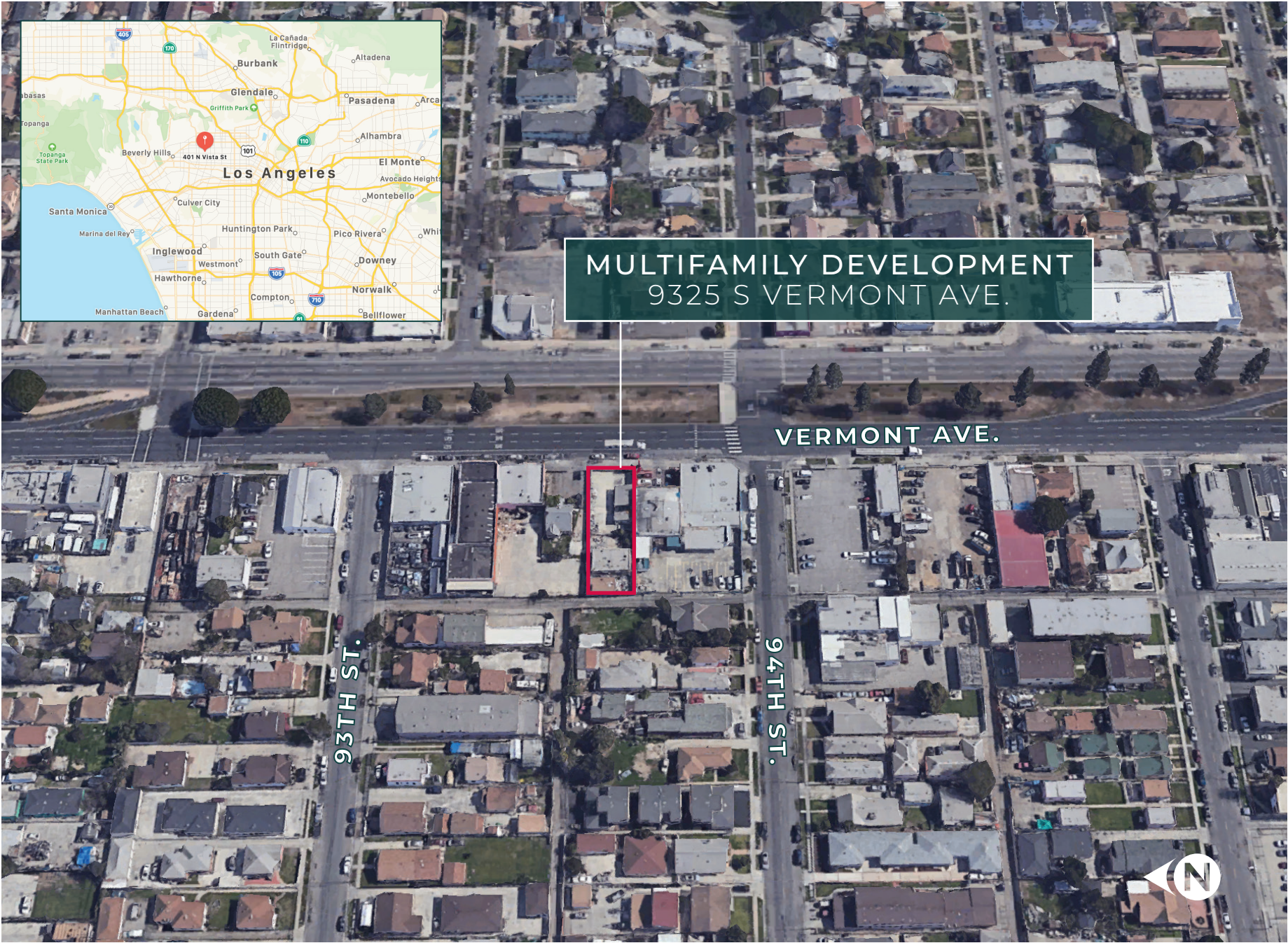
- 33 Max Allowable Units Per The County of Los Angeles
- Opportunity Zone Development Site
- Located in the Emerging South LA submarket of Unincorporated LA
- Minutes to Shopping & Public Transportation
- Large Open Lot with Access off S. Vermont
- Historically Strong Rental Market
- Potential to Acquire Adjacent Lots in The Future



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VERMONT AVE.

93TH ST.

94TH ST.



INVESTMENT CONTACTS

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