

5-Lot Development Site

Los Angeles, CA 90042



The Development Brokers

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REALTY & INVESTMENT, INC.

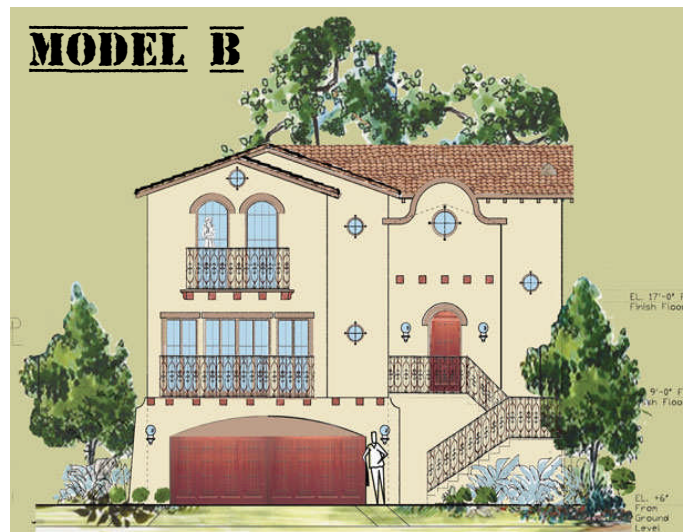
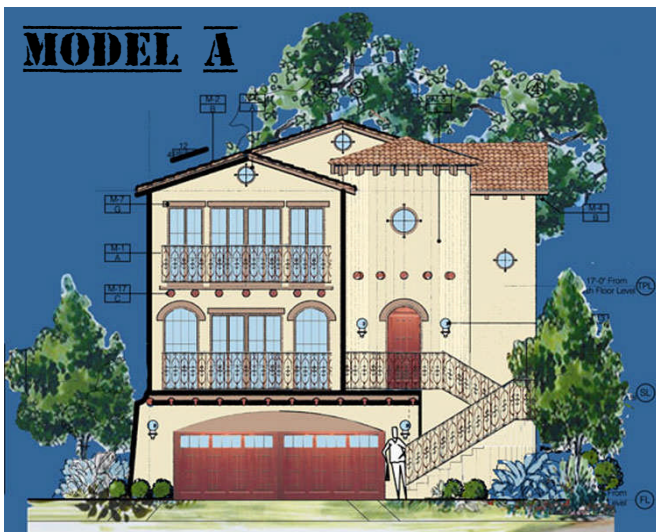
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This brochure has been prepared to provide summary, unverified information to prospective buyers, and to establish only a preliminary level of interest in the subject property.

The information contained in this brochure has been obtained from sources we believe to be reliable; however, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Property to be sold in AS-IS condition. Broker makes no representations as to the properties' development potential and/or condition. All potential buyers must take appropriate measures to verify all of the information set forth herein by conducting their own due diligence and investigations.



Disclosure



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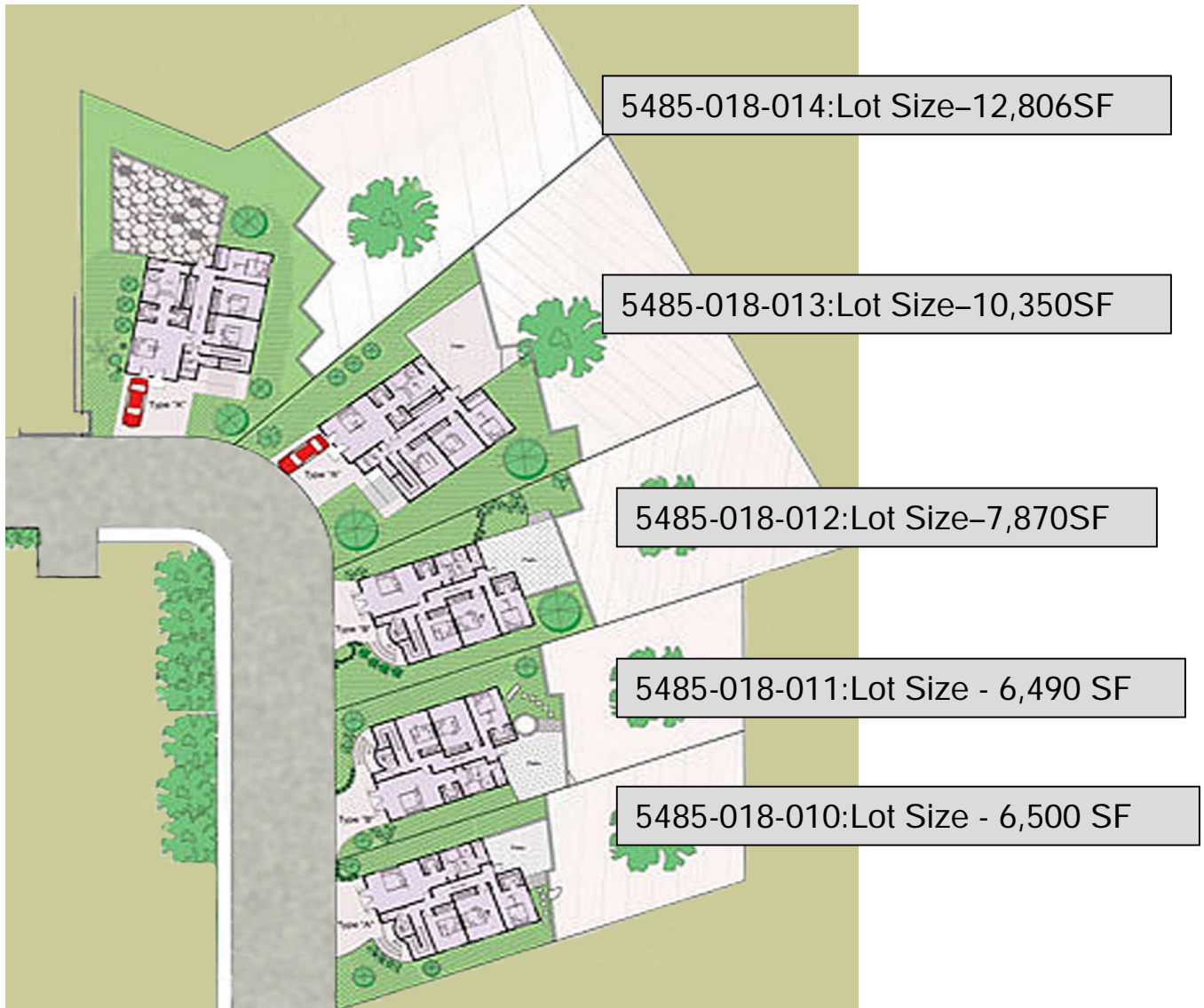
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- **Location:** 1414-1450 N. Eaton Terrace Los Angeles, CA 90042
- **General Description:** "Eaton Terrace" is a 5 lot subdivision with plans located in the Los Angeles submarket known as Highland Park. The property consists of five vacant adjacent parcels totaling approximately 1 acre of land. The existing plans were permit ready at one time but will need to be resubmitted to comply with any required code changes.
- **APN:** The site consists of a subdivision of five parcels:
 1. 5485-018-010: Lot Size - 6,500 SF – Floor Plan I [1414 N. Eaton Terrace]
 2. 5485-018-011: Lot Size - 6,490 SF – Floor Plan I [1418 N. Eaton Terrace]
 3. 5485-018-012: Lot Size - 7,870 SF – Floor Plan I [1422 N. Eaton Terrace]
 4. 5485-018-013: Lot Size - 10,350 SF - Floor Plan II [1426 N. Eaton Terrace]
 5. 5485-018-014: Lot Size - 12,806 SF – Floor Plan II [1430 N. Eaton Terrace]
- **Total Land Area:** 44,016 SF
- **Zoning:** LARE11
- **Existing Improvements:** Vacant Land
- **Topography:** Hillside
- **Utilities and off-Sites:** In Street
- **Unit Breakdown:** The project will offer two floor plans that will range in size from 2,300 SF to 2,800 SF. Included in this brochure are both floor plans.
 - Floor Plan I: 2,300 SF SFR with 2 car attached garage
 - Floor Plan II: 2,800 SF SFR with 2 car attached garage
- **Price:** \$650,000

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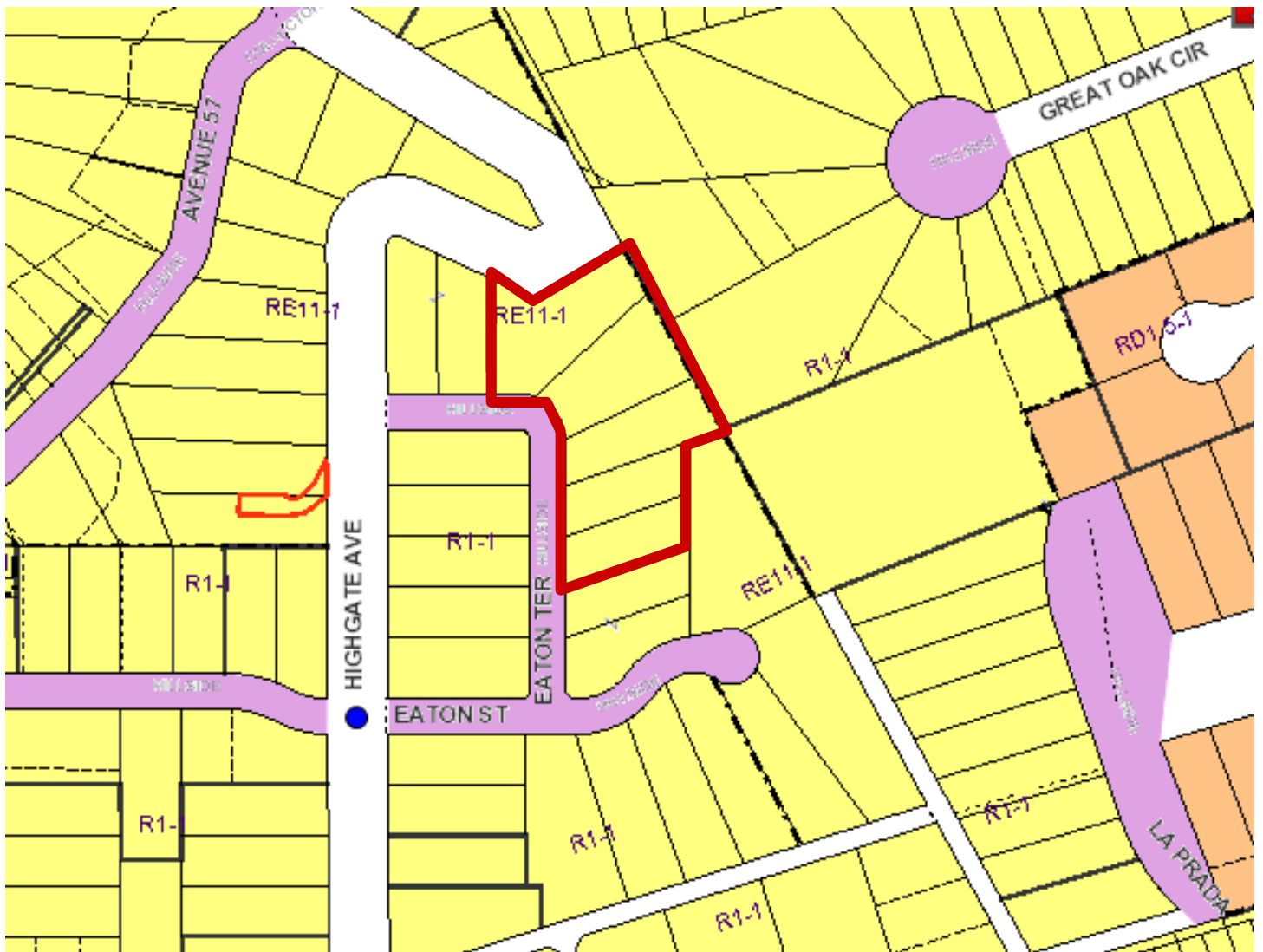


Site Plan

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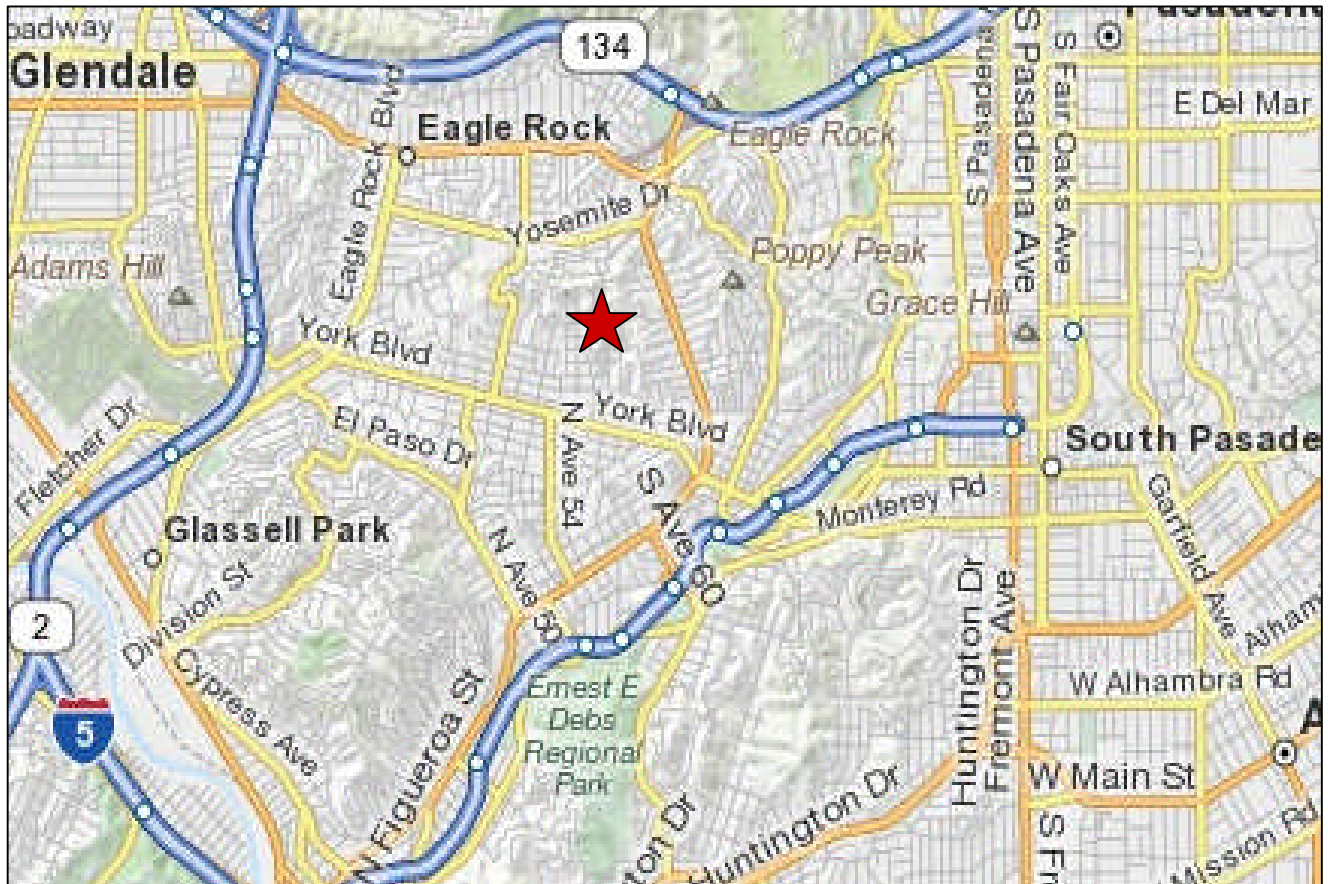
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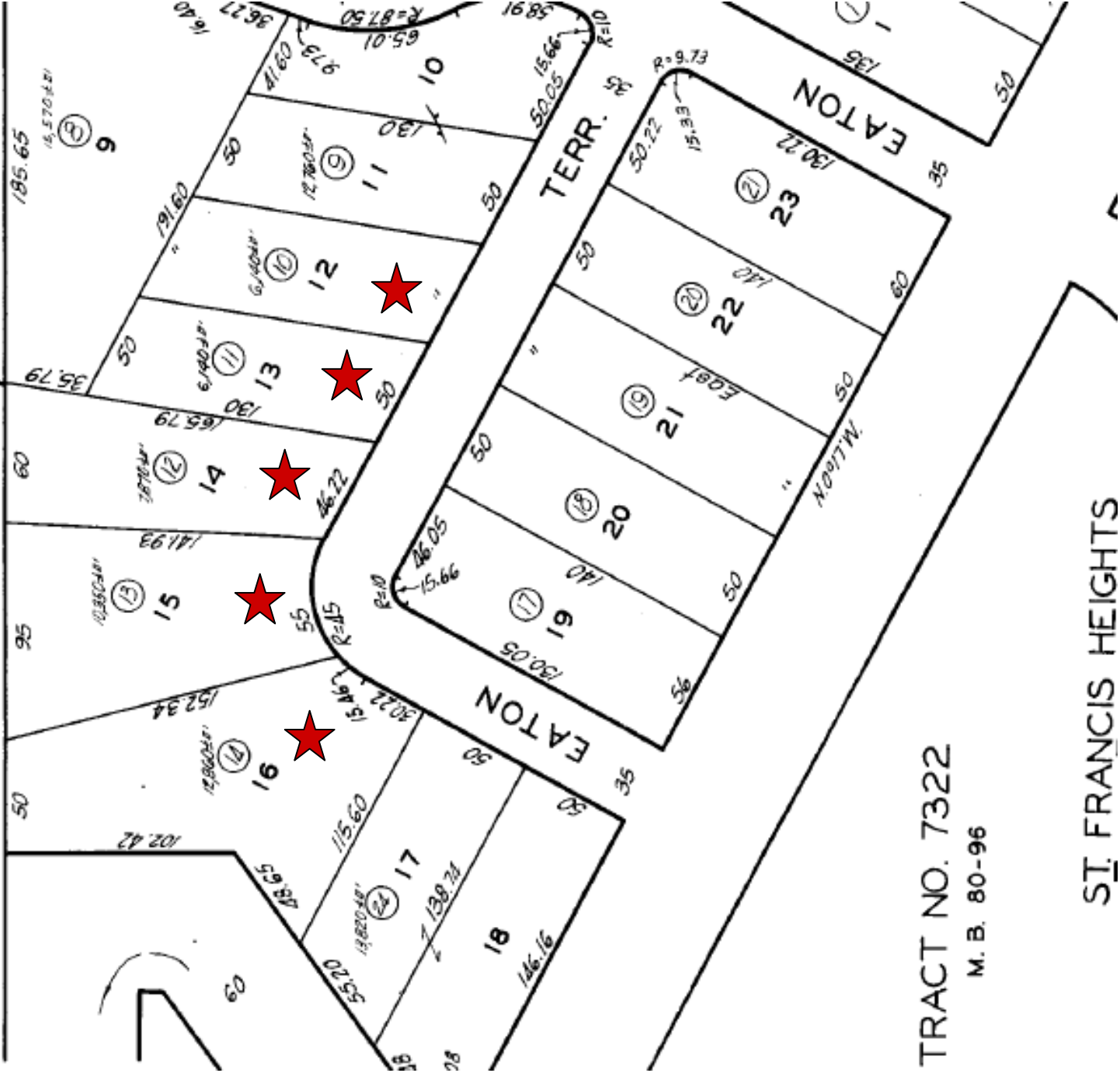


Location



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Parcel Map



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	1908 YOSEMITE DR , Eagle Rock 90041 ML#: P2135235 Status: S MB#: 565A6 Sqft: 750 / 1,525 Bdr/Ba: 1/1 Pool: N View: N Gar: 0 YrBlt: 2006 Type: SFR	LP: \$256,900 SP: \$256,900
	1546 YOSEMITE DR # 4b, Los Angeles 90041 ML#: 09362705 Status: S MB#: 565B6 Sqft: 1,310 / Bdr/Ba: 2/2.00 Pool: N View: Y Gar: 0 YrBlt: 2009 Type: SFR	LP: \$495,000 SP: \$475,000 ↓
	1546 YOSEMITE DR # 12E, Eagle Rock 90041 ML#: 09363027 Status: S MB#: 565B6 Sqft: 1,310 / Bdr/Ba: 2/2.50 Pool: N View: Y Gar: 0 YrBlt: 2009 Type: SFR	LP: \$519,000 SP: \$526,000 ↑
	1546 YOSEMITE DR # 14C, Eagle Rock 90041 ML#: 09363029 Status: S MB#: 565B6 Sqft: 1,520 / Bdr/Ba: 2/2.00 Pool: N View: Y Gar: 0 YrBlt: 2009 Type: SFR	LP: \$535,000 SP: \$550,200 ↑
	1263 EL PASO DR , Los Angeles 90065 ML#: 09395293 Status: S MB#: 594J1 Sqft: 2,063 / 4,678 Bdr/Ba: 3/3 Pool: N View: Y Gar: 2 YrBlt: 2006 Type: SFR	LP: \$450,890 SP: \$367,500 ↓
	402 RUSTIC DR , Los Angeles 90065 ML#: 09416175 Status: S MB#: 595B4 Sqft: 1,882 / 3,620 Bdr/Ba: 3/3.00 Pool: N View: Y Gar: 0 YrBlt: 2006 Type: SFR	LP: \$264,040 SP: \$369,000 ↑
	2045 ROME DR , Los Angeles 90065 ML#: P2130623 Status: S MB#: 594H3 Sqft: 1,288 / 4,796 Bdr/Ba: 3/3 Pool: N View: Y Gar: 0 YrBlt: 2007 Type: SFR	LP: \$449,900 SP: \$447,500 ↓
	3718 TOLAND WY , Los Angeles 90065 ML#: 09401651 Status: S MB#: 594G1 Sqft: 1,962 / 4,870 Bdr/Ba: 4/3.00 Pool: N View: Y Gar: 0 YrBlt: 2006 Type: SFR	LP: \$520,000 SP: \$520,000

Closed Sales

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- 5485-018-014: Lot Size - 12,806 SF – Floor Plan II

Zoning: LARE11

Existing Improvements: Vacant Land

Deal Structure: ALL CASH

Price: \$650,000

CONTACT BROKER FOR FULL DUE-DILIGENCE PACKAGE CONTAINING THE FOLLOWING ITEMS:

- FULL SET OF BUILDING PLANS ONCE PERMIT READY
- GEOLOGIC AND GEOTECHNICAL ENGINEERING INVESTIGATION

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Transaction Details

EVANISKO
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CONSTRUCTION FINANCING

Evanisko Realty & Investment, Inc. has successfully sourced construction loans for a number of Los Angeles area multifamily projects [apartment and condo] in 2010. We look forward to hearing about your project and connecting you with the best possible loan program.

* **Conventional lenders - rates starting at 5.5%** *



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