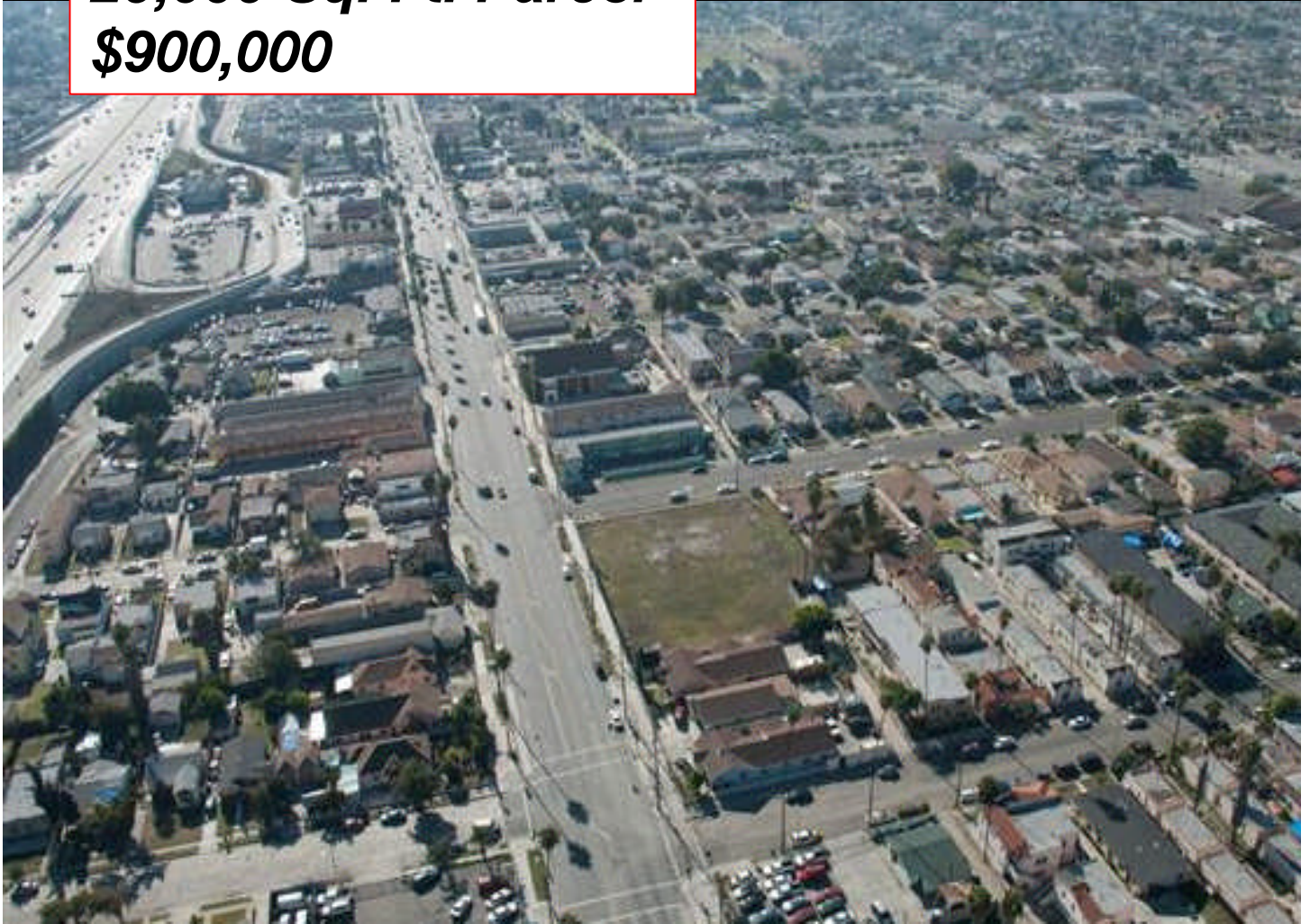


South Los Angeles Multifamily Land

8217 Figueroa St.
Los Angeles, CA 90044

29,000 Sq. Ft. Parcel
\$900,000



The Development Brokers

12400 Ventura Blvd. #606 818.985.9700 Phone
Studio City, CA 91604 818.985.9703 Fax

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REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

South Los Angeles Multifamily Land

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This brochure has been prepared to provide summary, unverified information to interested parties, and to establish only a preliminary level of interest in the subject development opportunity.

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.

All interested parties must take appropriate measures to verify all of the information set forth herein.

Please contact Evanisko Realty & Investment, Inc. for additional information/guidance pertaining to this property.



Disclosure

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[8217 Figueroa Street](#)

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South Los Angeles Multifamily Land

8217 Figueroa St.
Los Angeles, CA 90044

The site is located within a dense infill Los Angeles submarket. Little to no development opportunities of this size exist within a sizeable radius. The site is a flat 29,000 sq. ft. multifamily zoned corner assemblage of two parcels [same owner]. Council office has voiced an interest in having the site used for commercial purposes as well.

- **Site Address:**
8217 Figueroa St.
Los Angeles, CA 90044
- **APN:**
 - 6032-021-012, 016
- **Zoning:** R3-1 and [Q]R3-1
- **Community Redevelopment Agency (CRA):** None
- **Council District:** CD 8 – Bernard C. Parks
- **Land Area:** 29,000 Sq. Ft. Vacant Land
- **Price:** \$900,000
- **Entitlement Status:**
 - VTT-69510-SL [15 Lots]
 - Architectural Plans 26 Detached Townhomes
- **Contact Broker for a link to Due Diligence Package**

Property Summary

8217 Figueroa Street

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8217 Figueroa St.
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Contact Listing Broker to request a link to the following Documents:

- 1. Figueroa A's (Architectural Plans)**
- 2. Figueroa S's (Structural Plans)**
- 3. Figueroa E's (Electrical Plans)**
- 4. Phase 1 Environmental**
- 5. ALTA Survey**
- 6. Tentative Tract Map**
- 7. [Q] Condition**
- 8. Parcel Map**

Due Diligence Package Contents

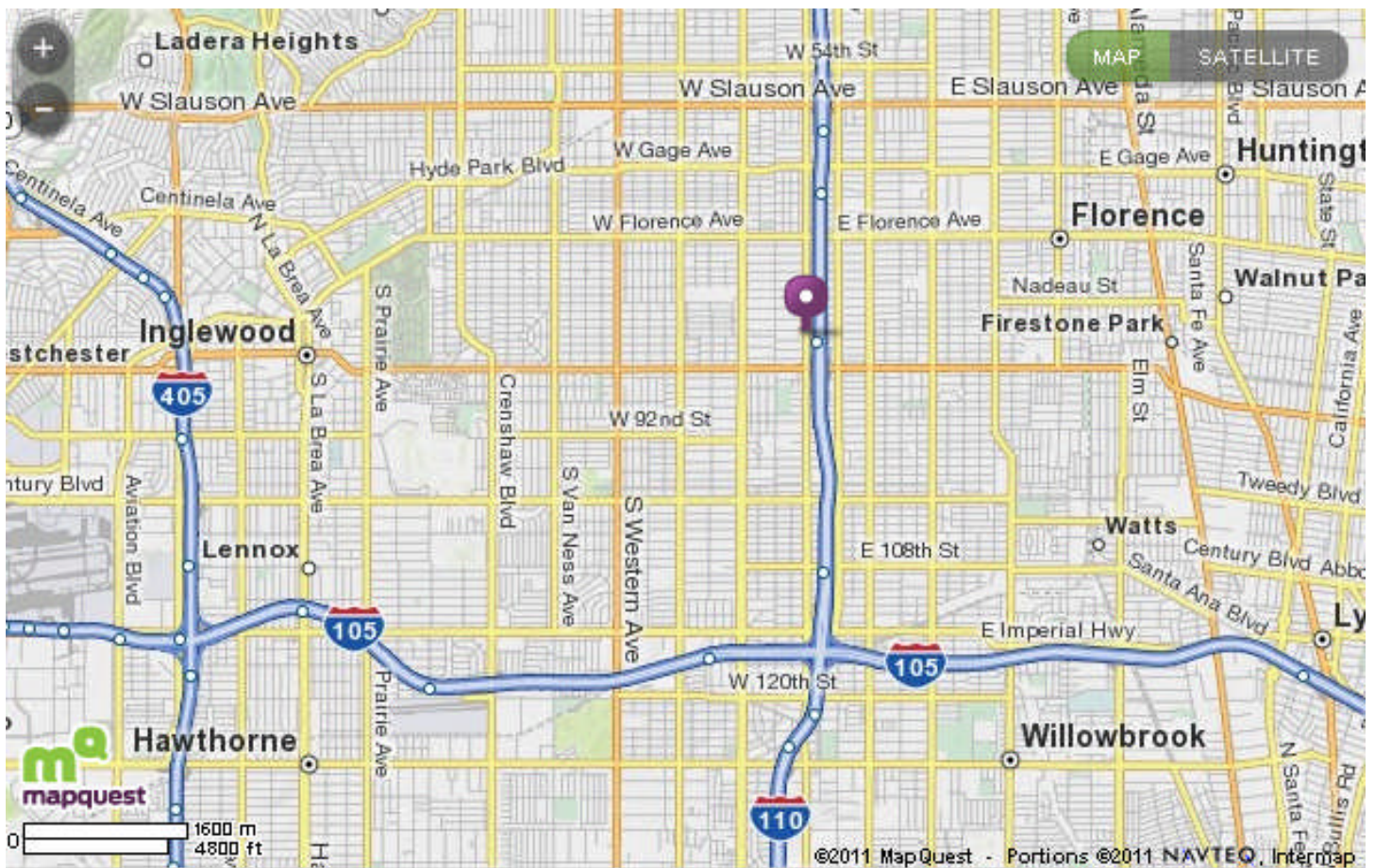
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Site Location

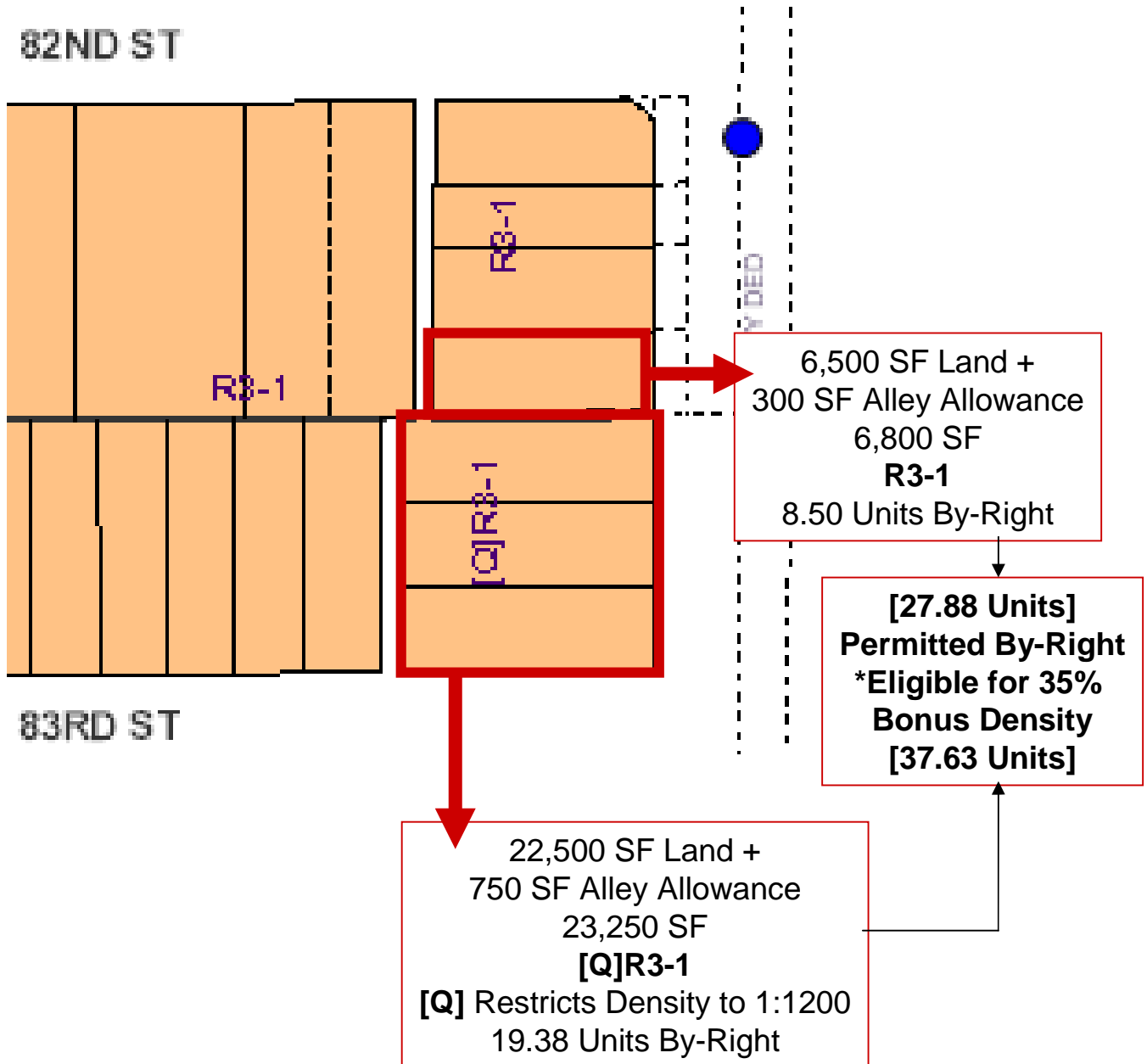
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By-Right Density Calculation

8217 Figueroa Street

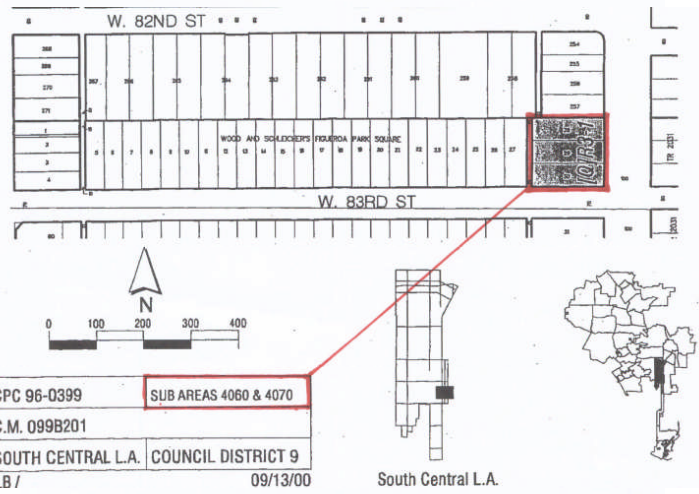


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SOUTH CENTRAL LOS ANGELES COMMUNITY PLAN REVISION		
TABLE FOR SECTION III		
SUBAREA NO.	NEW ZONE AND/OR HEIGHT DISTRCT	CONDITIONS AND LIMITATIONS
4300 (Cont'd)	[T][Q]C2-1VL	<ol style="list-style-type: none"> Residential uses in the C2 zone shall be restricted to a maximum density allowed in the R3 zone. Existing "T" and "Q" conditions shall be retained.
3770	[Q]R3-1	<ol style="list-style-type: none"> Residential developments shall be limited to a maximum density of 1,200 square feet per dwelling unit in the R3 zone. Multi-family residential developments must obtain plan approval to ensure conformity with the multi-family residential development design guidelines.
3840	[Q]R3-1	
3860	[Q]R3-1	
3880	[Q]R3-1	
3920	[Q]R3-1	
3940	[Q]R3-1	
3960	[Q]R3-1	
3980	[Q]R3-1	
4020	[Q]R3-1	
4060	[Q]R3-1	
4070	[Q]R3-1	
4470	[Q]R3-1	
4480	[Q]R3-1	
4500	[Q]R3-1	
4510	[Q]R3-1	



[Q] Condition

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Contact BKR for a PDF copy of VTTM #70226 26 Lots SLO

Vesting Tentative Tract Map

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Site Address:

8217 S. Figueroa St.
Los Angeles, CA 90044

Ownership Entity: Figueroa 8217 Housing LP

Deal Structure: 21-30 day due diligence at which point Buyer's deposit to become non-refundable. Escrow closing TBD.

SUBMIT ALL PROPOSALS/IQUIRIES TO: Evanisko Realty & Investment, Inc.

ALL PROPOSALS WILL BE REVIEWED BY LANDOWNER AND BROKER AS RECIEVED

Commission: 2% to cooperating broker

For additional information/guidance on this and other development opportunities contact: Evanisko Realty & Investment, Inc. (818) 985-9700

frank@evaniskorealty.com
melaugh@evaniskorealty.com

www.TheDevleopmentBrokers.com

Transaction Details

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Our Business

Evanisko Realty & Investment, Inc. facilitates the transaction of infill development opportunities within the Los Angeles County marketplace. Since its inception in 2004, Evanisko has sold or structured various partnerships for the redevelopment of over 100 sites ranging from 6,000 SF single family lots to high profile/high density downtown land assemblages. Harnessing the power of real time local development market information has been the key to Evanisko's ability to effectively and properly advise clients through each step of every transaction. Maintaining a vertically integrated development-based niche [Sales and Finance] has allowed Evanisko to clearly differentiate itself within the local brokerage community.

An effective broker realizes their core business is information. – Frank Evanisko