

**REO PROPERTY**

**R3-1 Lot**

6950 Simpson Ave.  
North Hollywood, CA 91605



\$210,000

~~\$249,000~~

~~\$295,000~~

***The Development Brokers***

12400 Ventura Blvd. #606  
Studio City, CA 91604

818.985.9700 Phone  
818.985.9703 Fax

**EVANISKO**  
REALTY & INVESTMENT, INC.

[www.EvaniskoRealty.com](http://www.EvaniskoRealty.com)

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**T**his 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 have 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.**



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Disclosure

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- **Site Address:**  
6950 Simpson Ave.  
North Hollywood, CA 91605
- **APN:**  
2321-017-021
- **Total Land Area:**  
6,750 SF
- **Zoning:**  
R3-1
- **Council District:**  
CD6 – Tony Cardenas
- **CRA:**  
Pacoima/Panorama City
- **Entitlements:**  
Preliminary Parcel Map L.A. No. 2010  
For a 3 Townhome Small Lot Subdivision  
\* NOTE: The zoning by-right will permit 8 units
- **Existing Improvements:**  
Existing 792 SF 3 Bed, 1 Bath SFR [Major Fixer] built in 1924
- **Price:**  
\$210,000
- **Contact BKR to request Due Diligence Package which includes:**
  1. **Preliminary Parcel Map (3 Lots) – Also on Next Page**
  2. **Decision Letter – Zoning Administration**
  3. **Decision Letter – Preliminary Parcel Map (3 Lots)**

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## Property Summary

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# PRELIMINARY PARCEL MAP L.A. NO. 2010-

BEING A DIVISION OF LOT 85, TRACT NO. 6024, M.B. 64 PAGE 66

## PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES

AUGUST 03, 2010

**NOTES:**

- 2008-03-1
- TABLES ARE NOT PROTECTED FROM CHANGES
- AREAS:
  - A - 21' X 57'
  - B - 11' X 57'
  - C - 11' X 57'
  - TOTAL AREA: 11,700 S.F.
- SHADES AND DIMENSIONS ARE RECORDS FROM TRACT NO. 6024, M.B. 64 PG. 66
- TOPOGRAPHY SURVEY BY J.P. GIBSON, AGGREG. SURVEYOR 14, 2010
- NO PROPOSED CONDITIONS EXIST, ACCORDING TO THE JPLA PARCEL PROFILE REPORT
- EXHIBITMENT REQUIREMENTS ARE AS FOLLOWS:
  - APPROPRIATE PARCEL MAP IN THE R31 ZONE FOR SMALL LOT SUBDIVISION PURPOSES OF 1-FLY HOUSE SMALL LOTS FOR THE CONSTRUCTION OF 3 SINGLE FAMILY HOMES, ONE ON EACH PROPOSED LOT PURSUANT TO ORDINANCE NO. 18,064
  - AN EARLY START ZONE PERMITS TO PERMIT REDUCES FRONT AND REAR YARD SETBACKS OF 15 FEET IN PLACE OF THE REQUIRED 25 FEET IN THE FRONT AND REAR YARD SETBACK
  - AN EARLY START ZONE PERMITS TO PERMIT REDUCES SPACE OF 10 FEET BETWEEN PROPOSED 2-STOREY UNITS IN PLACE OF 20 FEET BETWEEN 2-STOREY RESIDENTIAL BUILDINGS IN THE R31 ZONE
- STRUCTURE SHOWN REPRESENTS FROM CITY OF L.A. STRUCTURE MAPS
- EXISTING HOUSE TO BE DEMOLISHED
- TRASH-COLLECTION AREA AT CURBSIDE IN SUBDIVISION
- MOTORABLE DRIVEWAY SPACE FOR EACH SHALL BE REQUIRED BY CODE - 20' X 7' MINIMUM BACKOUT SPACE PROVIDED - 20' X 8'

SETBACK MATRIX					
LOT	FRONT	REAR	WEST SIDE	EAST SIDE	BLDG. CLEARANCE
A	5'-0"	5'-0"	10'-0"	0	5'-0"
B	5'-0"	5'-0"	10'-0"	0	5'-0"
C	5'-0"	5'-0"	10'-0"	0	5'-0"

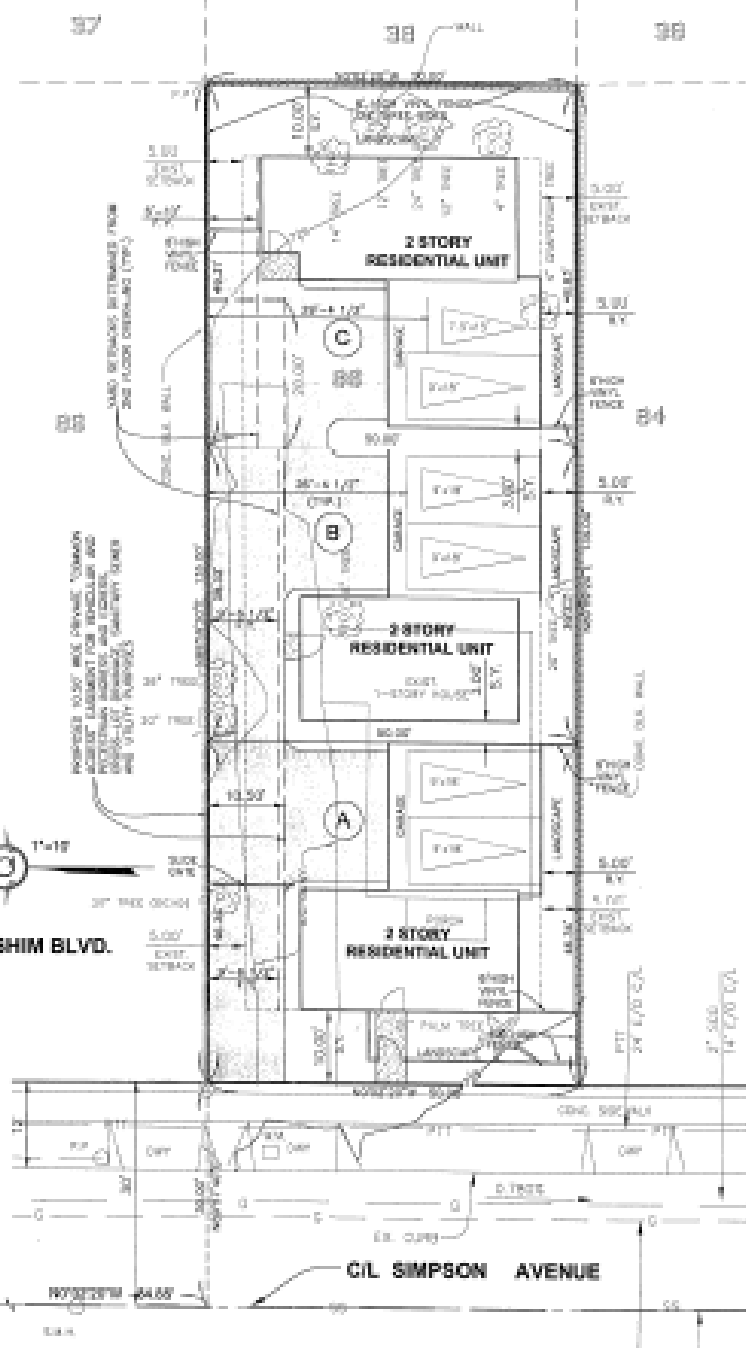
**LEGEND:**  
 S.Y. SIDE YARD  
 F.Y. FRONT YARD  
 R.Y. REAR YARD



CIL LANKERSHIM BLVD.

CIL HART STREET

CIL SIMPSON AVENUE



AA -2010-2191-PLA

PREPARED BY:  
**B.T. QUINN & ASSOCIATES**  
 1007 West Avenue  
 Torrance, California 90501  
 310-209-4100 Fax 310-209-4108  
 6184 Wilshire Blvd. Torrance, CA



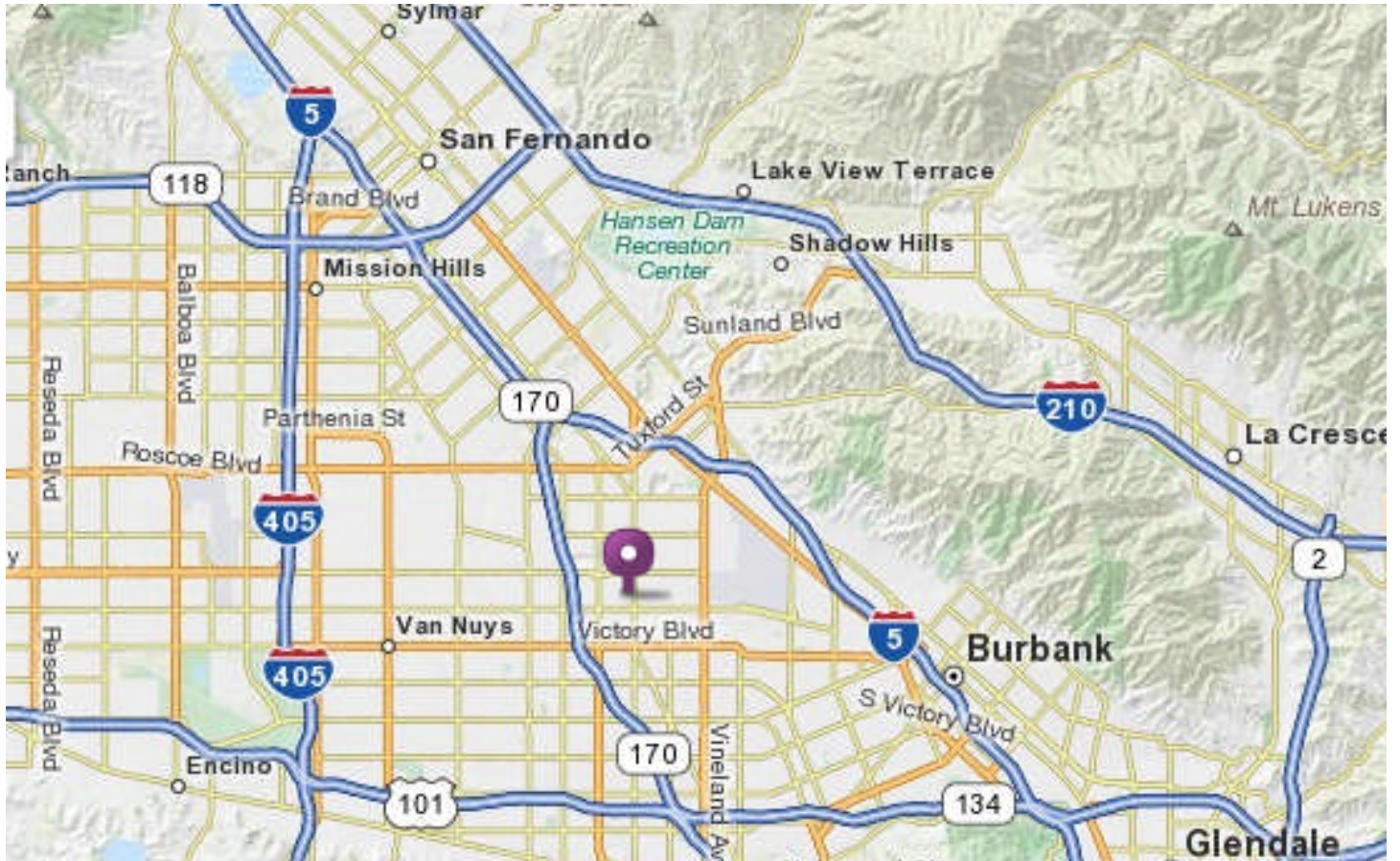
DESIGNED BY:  
**HAROLD OLIVERSON & ASSOCIATES, INC.**  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 310-209-4100 Fax 310-209-4108

30' SETBACK (ARABIAN)  
 11' W/O C.A.  
 5' DRIVEWAY  
 5' W/O C.A.  
 3' SETBACK (ARABIAN)  
 5' W/O C.A.  
 3' SETBACK (ARABIAN)  
 5' W/O C.A.

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### Site Location



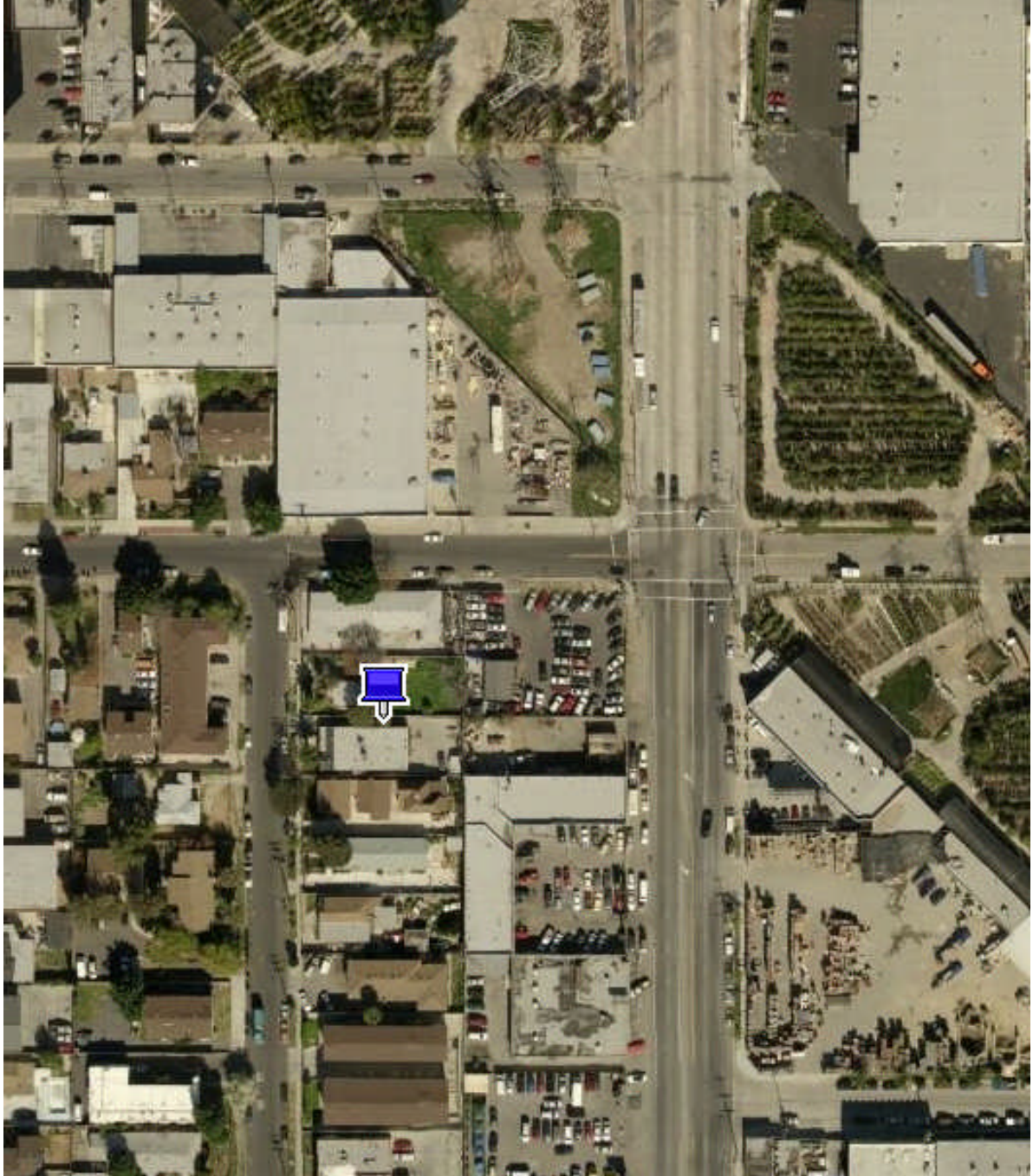
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Aerial View



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2321 17  
AS 1" = 80'

1998

2-12-98  
2-12-98  
R3220630-1  
R3220630-1  
SAN/STAN/MS/1-23



TRACT NO. 6024  
M.B. 64-66

CODE  
0036

JOB PREV. ASSNT. 06A  
2/21/97



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

Current Parcel Map



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**Deal Structure:** Standard 17 day DD, 30-day close.

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

**ALL PROPOSALS WILL BE REVIEWED BY LANDOWNER AND BROKER AS RECEIVED**

**Commission:** 2.5% to cooperating broker

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

[frank@evaniskorealty.com](mailto:frank@evaniskorealty.com)  
[melaugh@evaniskorealty.com](mailto:melaugh@evaniskorealty.com)

**www.TheDevelopmentBrokers.com**

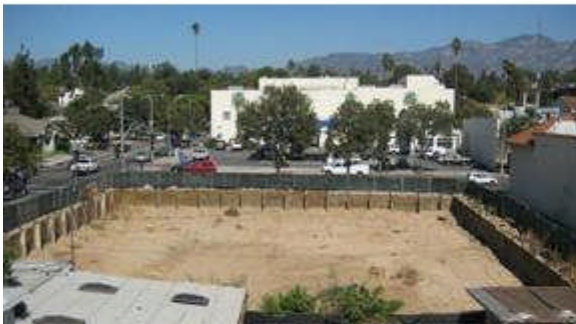
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## Transaction Details

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



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## The Development Brokers.com

### Frank Evanisko

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### Evanisko Realty & Investment, Inc.

12400 Ventura Blvd  
#606  
Studio City, CA 91604  
P. (818) 985-9700  
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www.TheDevelopmentBrokers.com  
Lic. 01383591

## Our Business

Evanisko Realty & Investment, Inc. facilitates the transaction of multifamily assets and underutilized property within the Urban Los Angeles marketplace. Since its inception in 2004, Evanisko has sold or structured partnerships for the redevelopment of nearly 100 sites totaling over \$250 Million in value while representing landowners, developers, and lenders.

## Our Core Competency

As real estate brokers with urban infill development expertise, Evanisko brings a highly unique skill set to its clientele. Evanisko's core competency is the ability to effectively communicate complex and relevant deal points to the appropriate buyer pool for both commercial and multifamily development sites. Evanisko has quickly become regarded as a highly skilled transaction facilitator for multifamily and commercial assets within the Los Angeles market.