



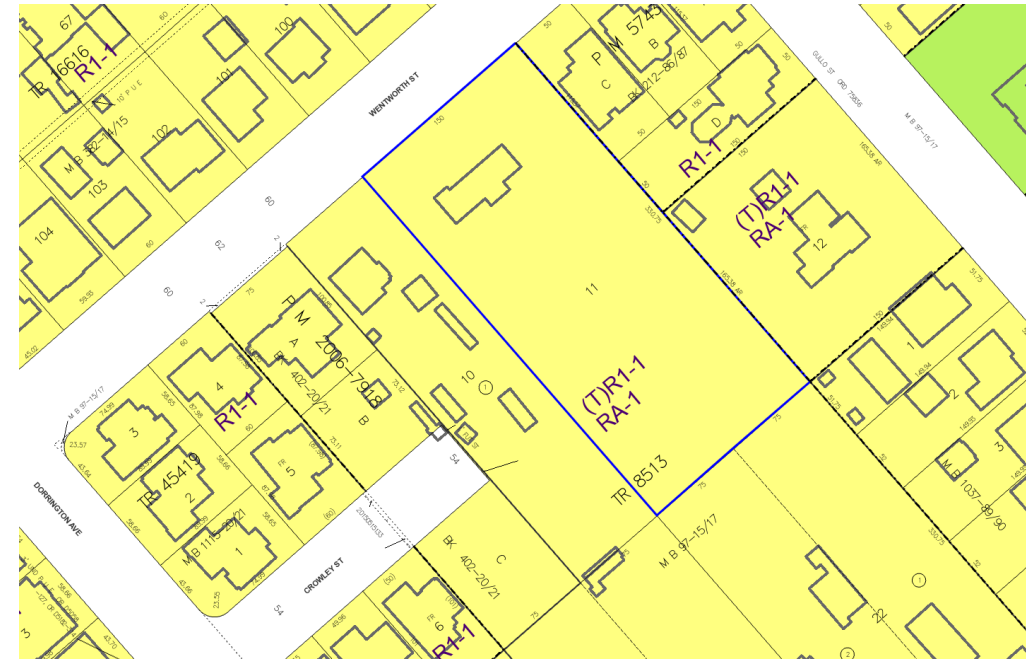


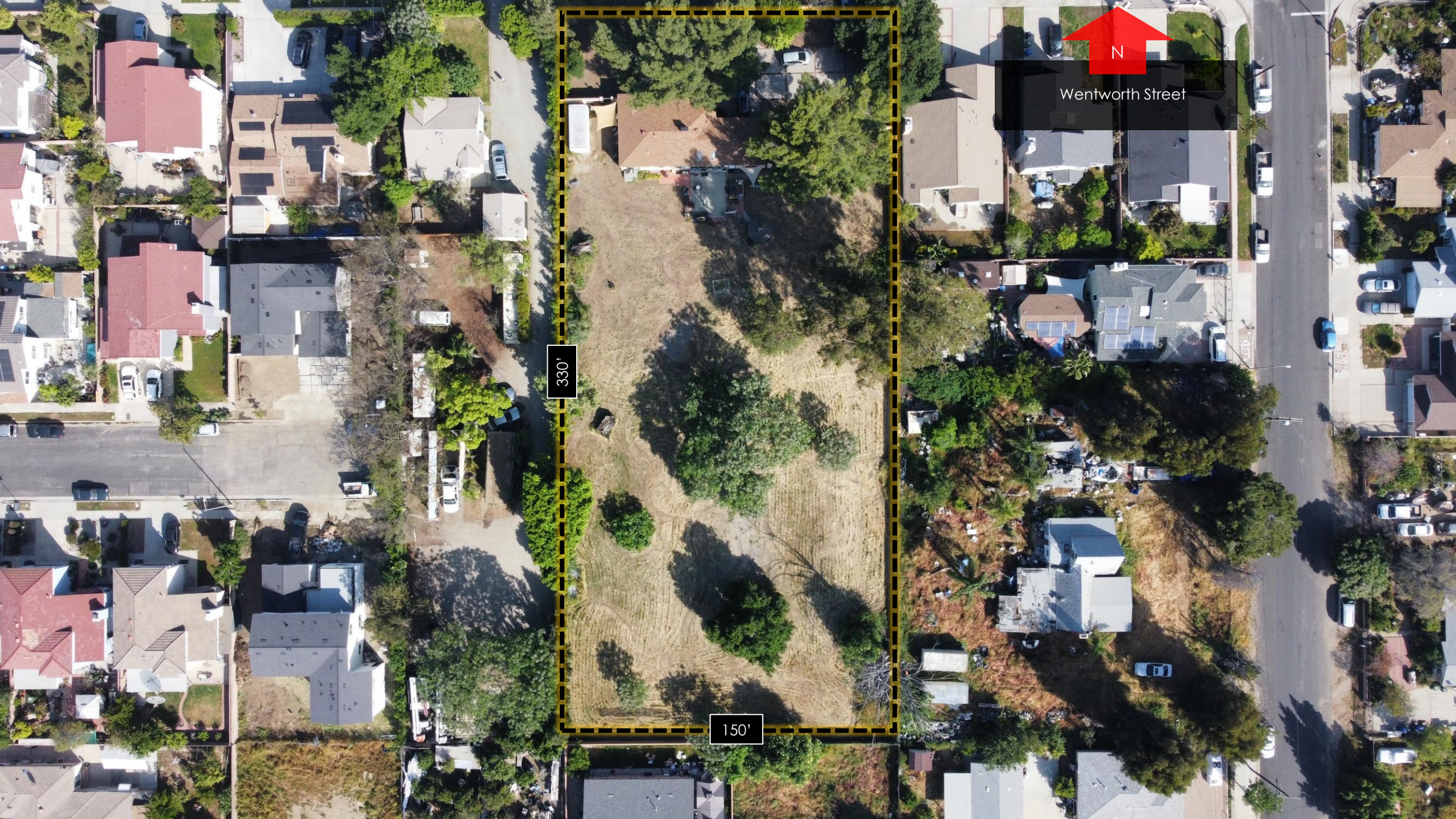
**Contact: Frank Evanisko**  
 818.985.9700  
[frank@evaniskorealty.com](mailto:frank@evaniskorealty.com)  
 BRE: 01383591

- ✓ A unique compound and/or potential development opportunity
- ✓ Existing 1,200 SF SFR (2+1.5+den) on an extremely rare 1.14-acre R1 interior lot
- ✓ Contact us to review in greater detail any aspect of the property and its potential



Key Facets	
<b>Property</b>	Un-entitled property sold for land value. Sold "as-is / where-is" regarding physical condition and development potential.
<b>Will seller carry?</b>	No
<b>Address/APN</b>	13420 Wentworth St. Los Angeles (Arleta), CA 91331
<b>Total Land Area</b>	49,601 SF 150' Front X 330' Depth
<b>Existing Improvements</b>	Fair condition SFR 2+1.5+den approximately 1,200 SF built in 1941. Likely financeable in current condition.
<b>Tenants</b>	Owner occupied. To be delivered vacant.
<b>Entitlements</b>	None
<b>Zoning</b>	(T) R1-1 Removal of the (T) classification will require dedicating an extension to Crowley St.
<b>Terms</b>	Conventional home purchase terms / 60-day escrow
<b>Price</b>	\$1,500,000 (\$30/PSF Land)





N

Wentworth Street

330'

150'

# Potential Land Use Strategy Diagram

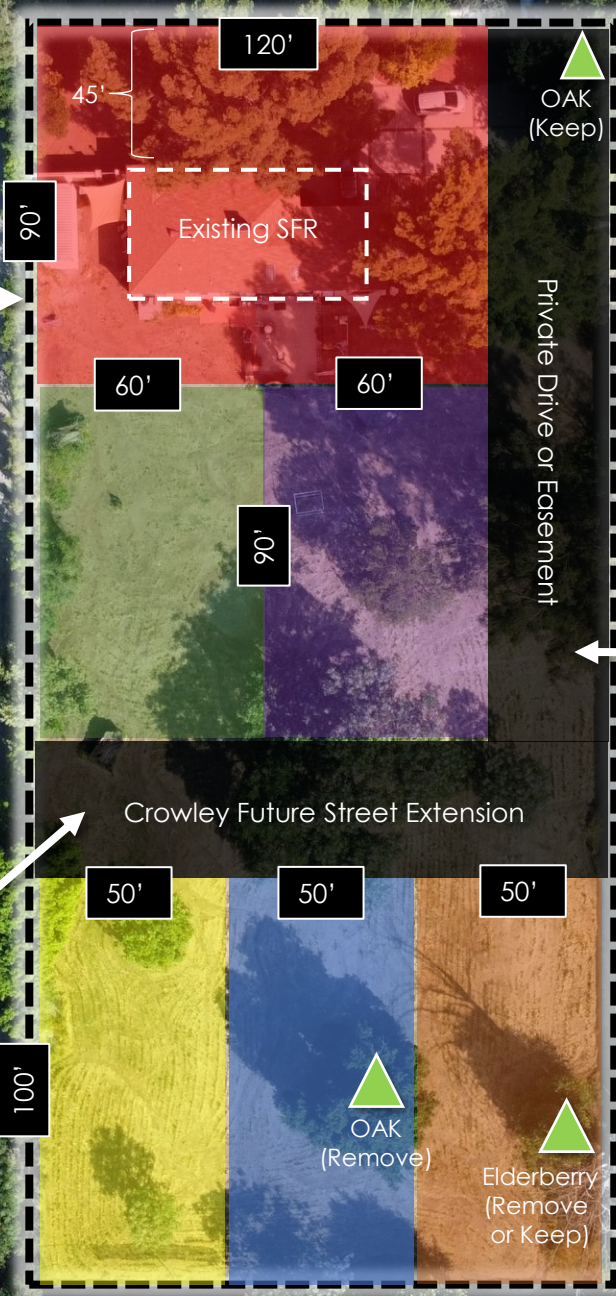
One possible way of approaching a subdivision of the property could be into six total R1 lots including a large lot to accommodate the existing SFR.

The existing SFR could be enhanced towards Wentworth St. as the structure is currently setback approx. 45' from the front property line.

New Const. home  
14319 Crowley St.  
Near Completion.  
Listed \$1,200,000  
2,500 SF.

Crowley Street

Los Angeles Department of Engineering recommends dedicating a future street on an alignment satisfactory to the city Engineer and providing a non-refundable cash payment for the future improvements of Crowley Street.



This oak tree can be left intact without sacrificing site yield. Its branches extend only 11' into the property.

Private drive easement could be made "evaporable" if/when a through connection for Crowley is ever established either to the east or west.

If only 1-2 protected trees are slated for removal, a Public Works board hearing is avoided.

There are no other protected species of tree on the site besides this and the oak on the top right of the site diagram.

Guillo Avenue



120'

90'

45'

60'

60'

60'

Private Drive or Easement

Crowley Future Street Extension

50'

50'

50'

100'

OAK  
(Remove)

Elderberry  
(Remove  
or Keep)

54'

Crowley Street

N

Wentworth Street

Guillo Avenue

The massive Kaiser Permanente Panorama City Medical Center Campus is a half mile walk from the subject site.



The subject property is a half mile walk from the massive Kaiser Permanente Panorama City Medical Center.

We believe strong values at this location are likely attributable to the proximity to the medical campus at Woodman and Roscoe. A community of medical professionals is a good source of consistent demand.



C

B

A

13418 Bryson St.  
1,483 SF  
5,648 SF Lot  
Sold \$860,000 6/22

A

13600 Wentworth St.  
1,983 SF  
12,275 SF Lot  
Sold \$910,600 3/22

B

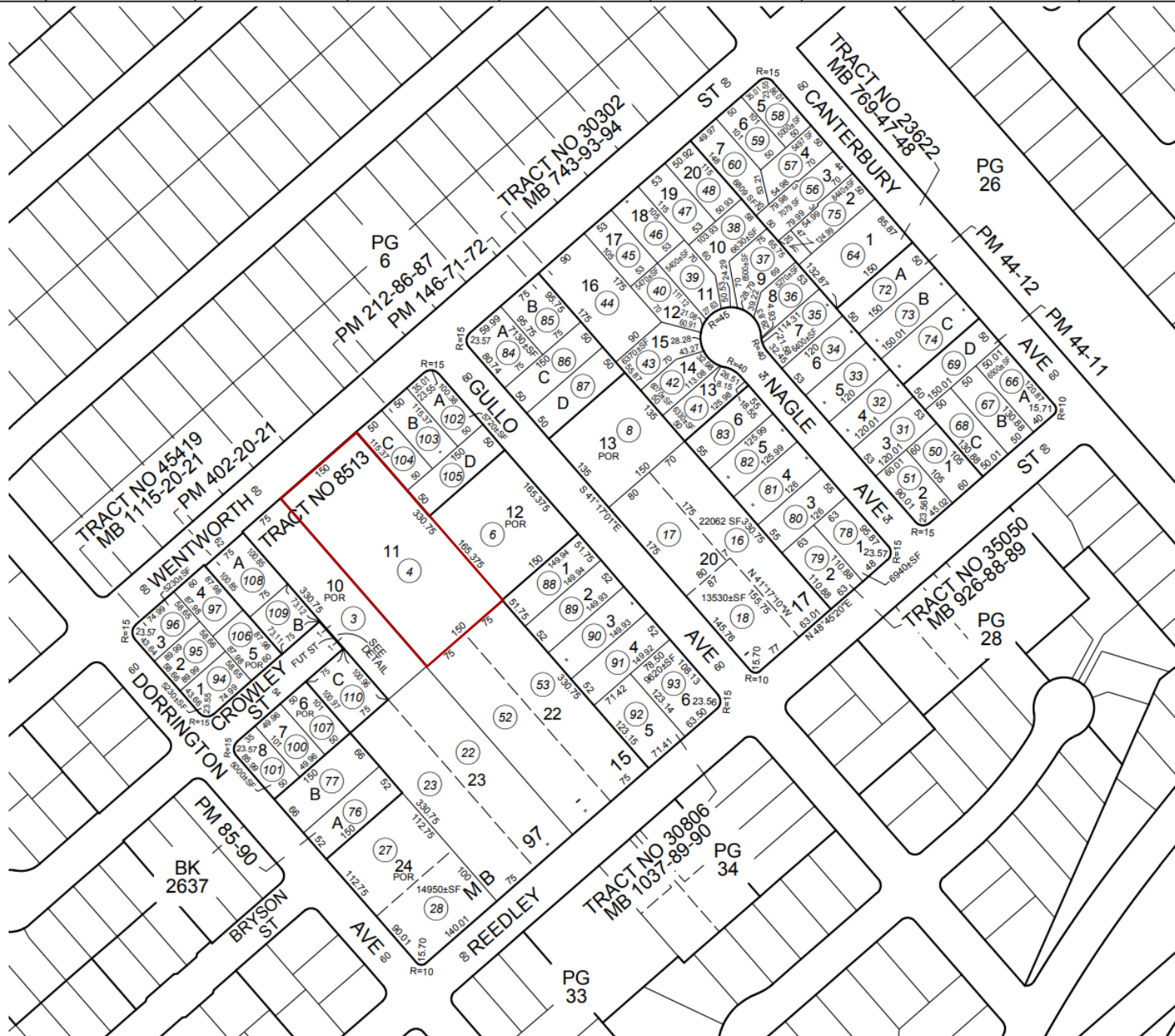
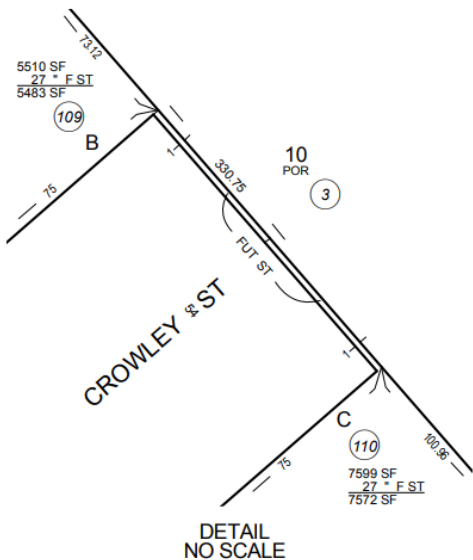
13580 Rangoon St.  
806 SF  
6,683 SF Lot  
Sold \$710,000 4/22

C

We predict that newly constructed homes on R1 lots would have the potential to fetch in the \$1.3M-\$1.4M at this location and still be considered some of the most attainable newly constructed conventional format homes in the City of Los Angeles.



MAPPING AND GIS  
SERVICES  
SCALE 1" = 150'







# FOR SALE: 49,610 Sq. Ft. R1 Lot | Existing 1,200 SF SFR (2+1.5+Den)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Any elevation or rendering is provided for reference purposes only. A buyer must verify the information and bears all risk for any inaccuracies. All materials and information received or derived from the Listing Brokers, their directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the Property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the Property, projected financial performance of the Property for any party's intended use or any and all other matters. Neither Listing Broker nor their respective directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Listing Brokers will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or in escrow for a transaction is urged to verify all information and to conduct its own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Listing Brokers shall not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents or potential rents from or for the Property. Legal questions should be referred to an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be referred to a title officer or real estate and/or land-use counsel. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and/or governmental agencies.

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## Statement of Purpose.

Since its inception in 2003, Evanisko Realty & Investment, Inc. has pursued the mastery of a uniquely balanced implementation of commercial real estate brokerage and strategic advisory services. The ability to play a concurrent transactional and consultative role has established Evanisko as a visionary strategic partner for stakeholders in transactions involving real estate slated for all forms of redevelopment in the Southern California marketplace. Evanisko's closed transactional resume spans dozens of Southern California zoning jurisdictions, project uses, and sizes with a special focus on exclusive landowner representation in the marketing and transactional structuring of more complex real estate slated for various forms of housing, mixed-use, and commercial product typologies.