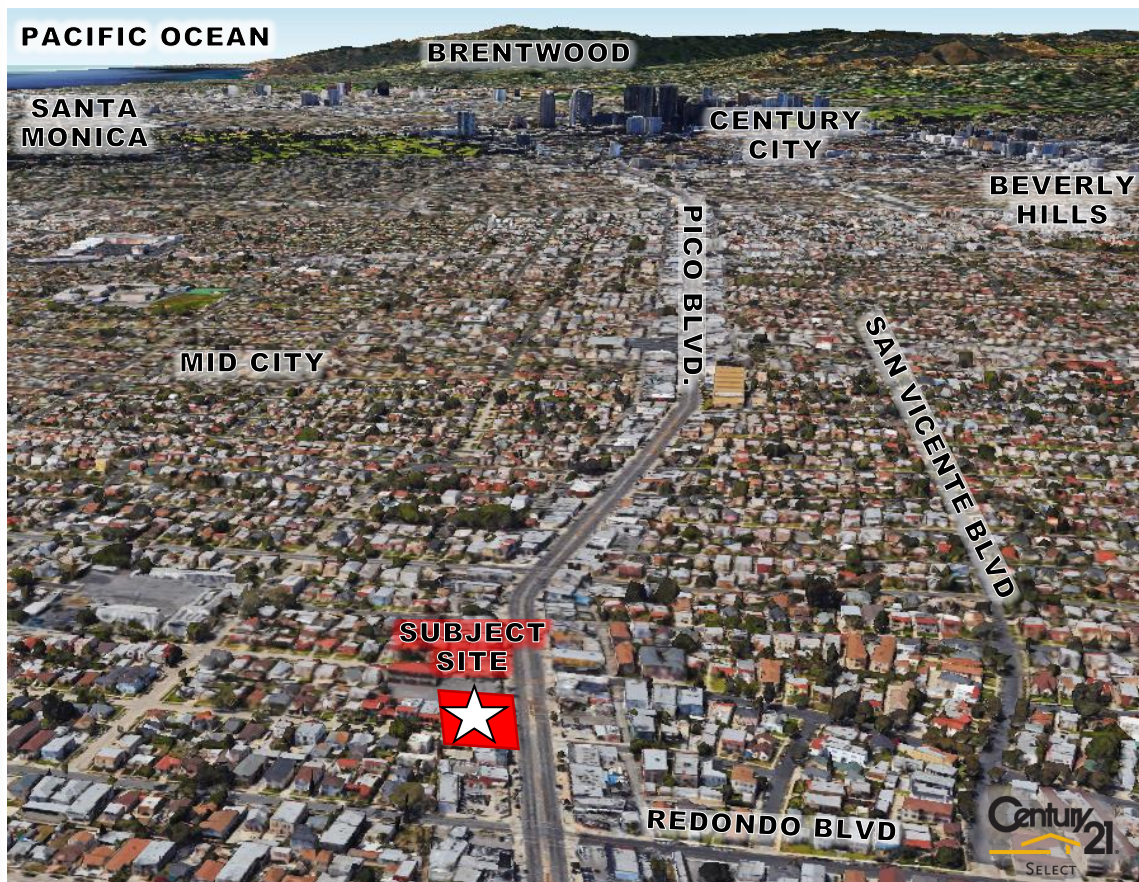


Mid-City Los Angeles Mixed Use Development Opportunity

W. PICO BLVD. & REDONDO BLVD.
NO HEIGHT LIMIT



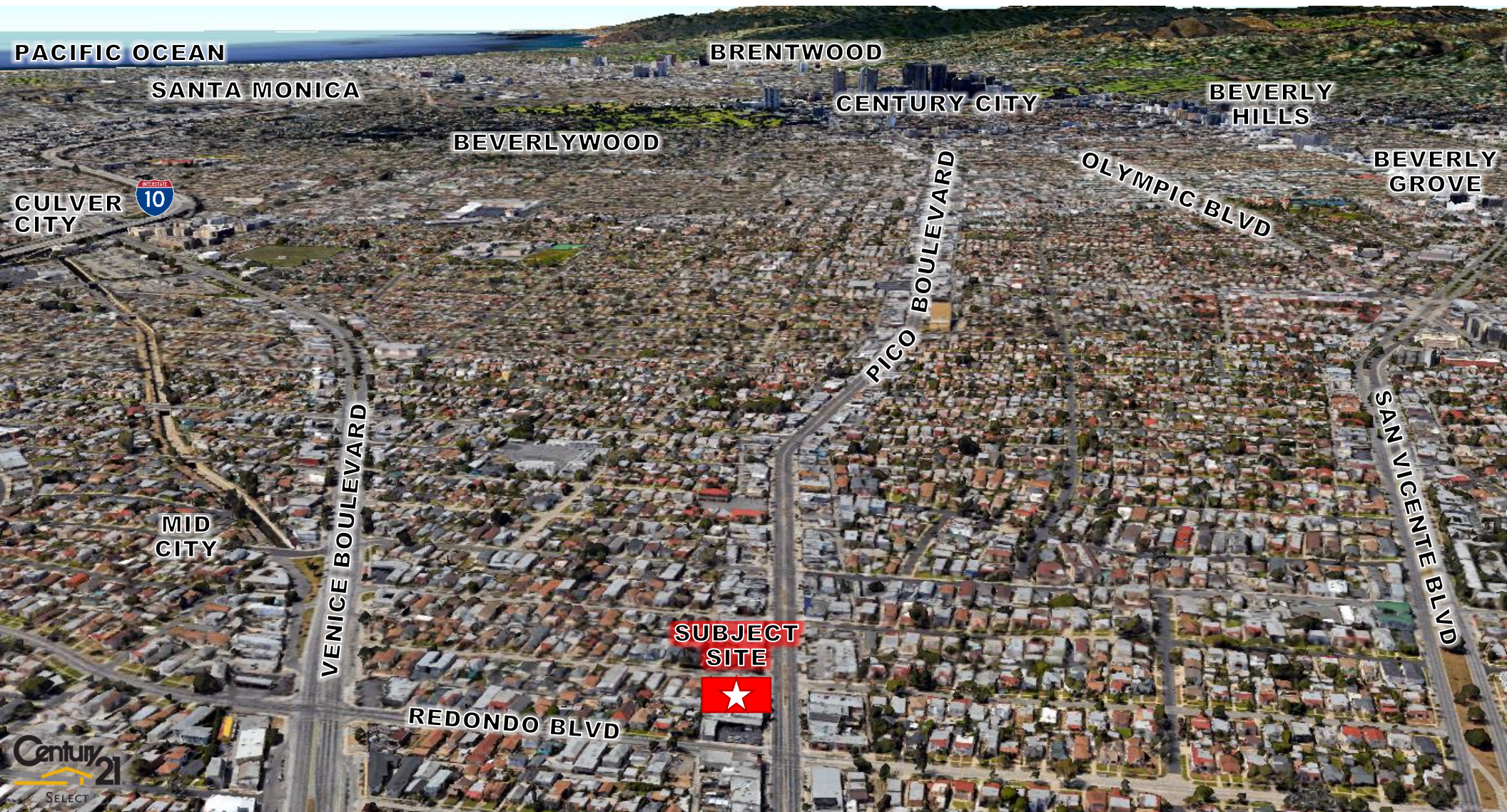
CENTURY 21 Commercial Select
Ronald Escobar 310.691.3759
RonE@C21.com

Myselect.C21.com
[Youtu.be/9Q_CU8fk2zk](https://youtu.be/9Q_CU8fk2zk)

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West View



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Aerial View of Lot

5118-5126 West Pico Boulevard, Los Angeles, CA 90019

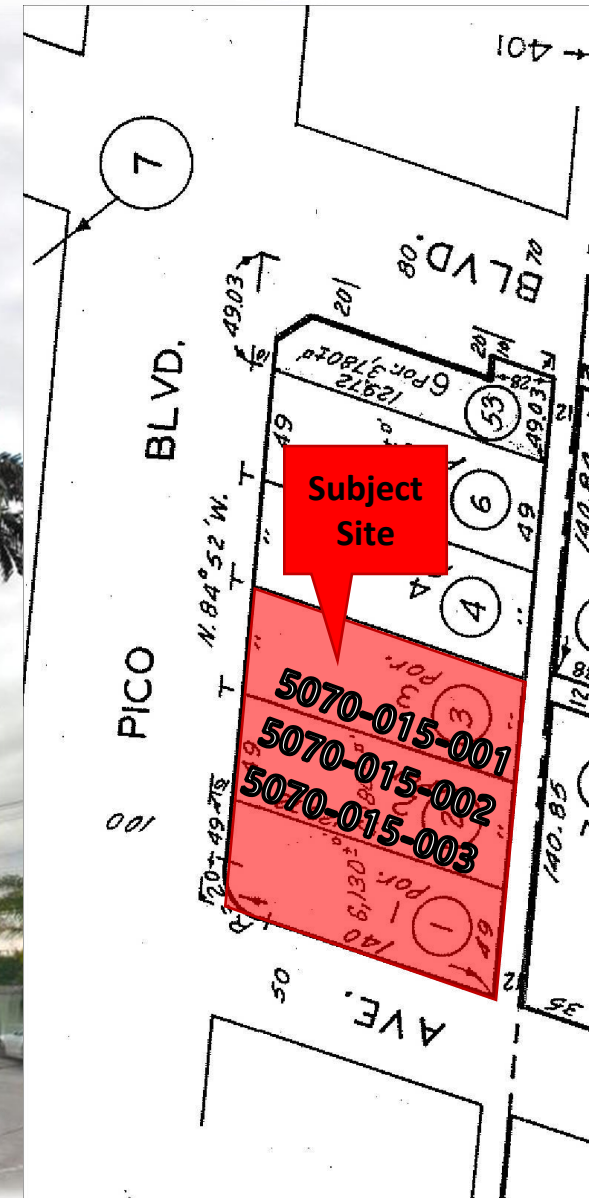


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Rendering and Property Summary

ADDRESS	5118-5126 W Pico Blvd Los Angeles, CA 90019
APN	5070-015-001, 5070-015-002, 5070-015-003
LOT AREA	±18466.90 Sq Ft
ZONING	LAC4-1



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Summary of Development Potential

CENTURY 21 Commercial Select is pleased to present nearly 19,000 SF available for development along Pico Boulevard, centrally located between the employment and entertainment magnets of Downtown Los Angeles, Hollywood, and Culver City. Multiple mixed-use, multifamily projects in this area with the same by-right zoning have successfully utilized density bonuses to allow for 3:1 FAR. Similar sized lots yield approximately 40 residential units with commercial and common area spaces on the ground level. The alley access allows for greater flexibility of pedestrian and automotive circulation.

	By Right Zoning	With Density
Zoning	C4-1-O	C4-1-O
Aggregate Land Size	18,466.90	18,466.90
Plus ½ Width of Adjacent Alley	147' x (12/2) = 882 SF	147' x (12/2) = 882 SF
FAR	1.5:1	3:1
Height Limit	None	None
Gross Buildable Area	27,700.35 SF	55,400.7 SF
Possible Number of Units	+/- 20	+/- 40
Parking Requirements**	- 1.5 parking spaces each 1 bdrm unit - 2 parking spaces each 2 bdrm unit	- 1 parking space each 1 bdrm unit - 2 parking spaces each 2 bdrm unit
Within 1500' from a major transit stop?	No*	No*
Within ½ mile from a major transit stop ("Transit Priority Area")?	Yes	Yes*
Open Space Required***	- 100 SF/unit < 3 habit. rooms - 125 SF/unit = 3 habit. rooms - 175 SF/unit > 3 habit. rooms	Up to 20% decrease in the open space requirements

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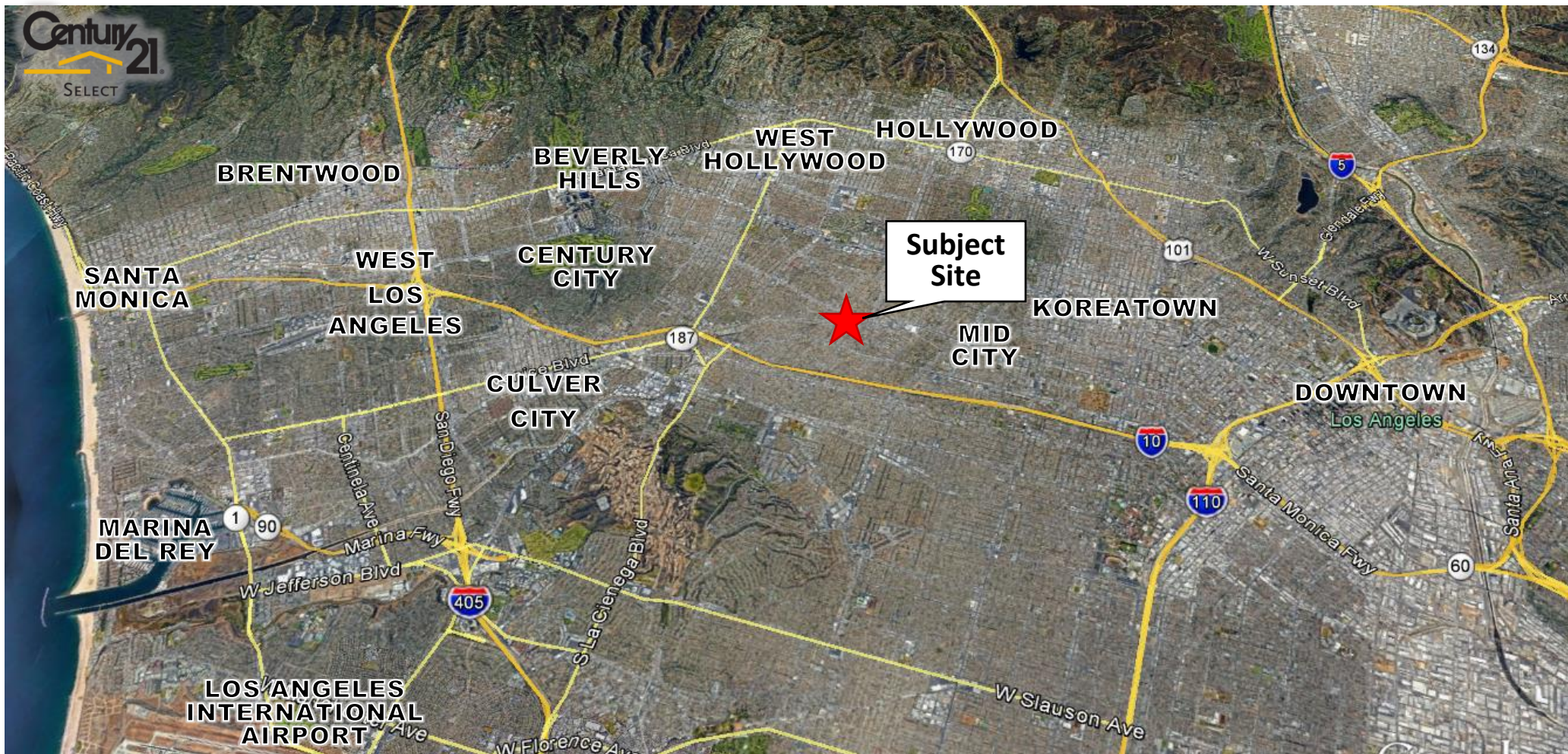
Summary of Development Potential Continued

* The Affordable Housing Incentive allows for increased density when a certain percentage of affordable units are provided. Projects may request an On-Menu Incentive provided that it is located in a commercial zone in a Height District No. 1; fronts on a Major Highway; provides the number of units sufficient to qualify for a 35% density bonus; at least 50% of the parcel is commercially zoned and within 1500 feet of a Transit Stop/Major Employment Center. While this project meets most of these criteria, it is not within 1500 feet of a Transit Stop/Major Employment Center. However, the proposed FAR of 3:1 is consistent with the FAR allowed on multi-family developments in multi-family residential zones, and it is consistent with recent, similarly permitted projects along Pico Blvd between Culver City and Mid-City. The project may request an Off Menu Waiver pursuant to LAMC Section 12.22 A.25(g)(3), while providing a certain percentage of affordable housing units.

** If the project qualifies for a Density Bonus, it may reduce the required number of spaces. (LAMC 12.22 A.25(d)(1) Parking Option 1)

*** Per Section 12.22 A.25(f)(8)(i), if a project sets aside at least 11% of pre-density bonus units as Very Low Income Affordable Units, it qualifies for up to 20% decrease in the Open Space requirements. LAMC 12.22 A.25(f)(6)

Map of Greater Los Angeles



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Location Highlights



PACIFIC OCEAN

SANTA MONICA

CENTURY CITY

BEVERLY HILLS

BEVERLYWOOD



PICO BOULEVARD

Location Highlights

Proximity to the major Los Angeles employment hubs of West Los Angeles, Santa Monica, Century City, Beverly Hills, Culver City, South Bay and Downtown Los Angeles

Easy access to the 10 Freeway, 405 Freeway and 110 Freeway

Minutes from major Shopping Centers; Rodeo Drive, The Grove, Beverly Center and Century City Westfield.

Minutes from the beach cities Santa Monica, Venice, and Marina Del Rey

DEMOGRAPHICS* (within a 3 mile radius)

**SUBJECT
SITE**



Est. Household Growth from 2015-2020	2.8%
Est. Average Household Income	\$47,858
Est. Housing Value	\$669,127

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Location Overview

Mid-City, Los Angeles

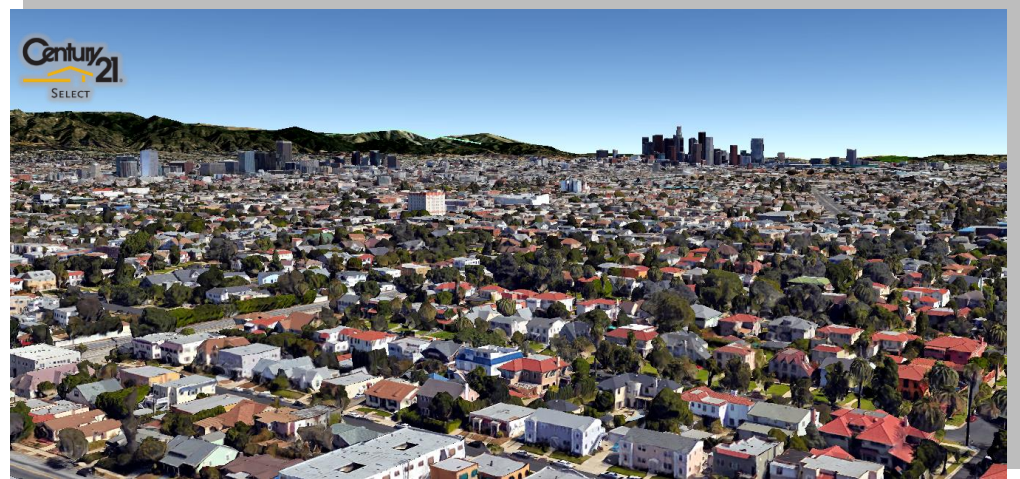
The Mid-City Mixed Use Development Opportunity is situated north of the Santa Monica Freeway (10) in a highly diverse, very dense urban neighborhood with an average household income of \$47,858 in Central Los Angeles, California.

Located at the intersection of Pico Boulevard and Redondo Boulevard, the site is conveniently located close to several historic neighborhoods, a variety of tourist attractions, and other amenities.

Mid-City is surrounded by Mid-Wilshire, Miracle Mile, and Hollywood to the north, Beverly Hills to the northwest, Koreatown and Downtown to the east, Culver City to the south, and Santa Monica to the west. Popular attractions close by include The Grove, La Brea Tar Pits, and the Los Angeles County Museum of Art.

Mid City, Los Angeles is connected to the greater Los Angeles basin via the San Diego Freeway (405), the Santa Monica Freeway (10), and the Hollywood Freeway (101). These freeways provide access to greater Los Angeles, Orange County, San Diego, the Inland Empire, Ventura, Santa Barbara and northern California.

Los Angeles International Airport and Santa Monica Municipal Airport (for private aircraft) are located within convenient driving distance east of Mid-City. In general, the Mid-City area benefits from its proximity to the Pacific Ocean, which This location provides more favorable weather conditions than inland areas and, thus, increases both the residential and commercial desirability of the area.



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Location Overview

DOWNTOWN LOS ANGELES

Downtown Los Angeles is conveniently located only 8 miles west of the Mid-City Mixed Use Development site. Downtown Los Angeles is the central business district of Los Angeles as well as a diverse residential neighborhood of some 50,000 people. This district is home to over 500,000 jobs.

Founded in 1781, Downtown Los Angeles today is composed of different areas ranging from a fashion district to a skid row, and it is the hub of the city's Metro rapid transit system. It is known for its government buildings, parks, theaters and other public places.

The various bars, restaurants, and other amenities attract tourists from all over the world. It is also the home of the Staples Center where Los Angeles sports teams compete and other events are enjoyed.



KOREATOWN

It is the most densely populated district by population in Los Angeles County, with some 120,000 residents in 2.7 square miles. The community is complex and impacts areas outside the traditional boundaries.

The community is highly diverse ethnically, with half the residents being Latino and a third being Asian. Two-thirds of the residents were born outside of the United States, a high figure compared to the rest of the city.

Koreatown has undergone a transformation in recent years and thrives as a main artery of Los Angeles. It is bordered by Western and Vermont Avenues and Beverly and Olympic Boulevards, but shopping centers, bars, and eateries radiate out in all directions attracting visitors from all over the world.



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Location Overview

CULVER CITY

Since the 1920s, Culver City has been a significant center for motion picture and later television production, best known as the home of Metro-Goldwyn-Mayer studios. It was also the headquarters for the Hughes Aircraft Company from 1932 to 1985. National Public Radio West and Sony Pictures Entertainment have headquarters in the city. The NFL Network studio is also based in Culver City.

CENTURY CITY

Century City is a 176-acre (71.2 ha) neighborhood and business district in Los Angeles' Westside. Outside of Downtown Los Angeles, Century City is one of the metropolitan area's most prominent employment centers, and its skyscrapers form a distinctive skyline on the Westside.

The district was developed on the former backlot of film studio 20th Century Fox, and its first building was opened in 1963. There are two private schools, but no public schools in the neighborhood. Important to the economy are the Westfield Century City shopping center, business towers, and Fox Studios.

BEVERLY HILLS

Beverly Hills is one of the most celebrated and in-demand destinations in the world. Beverly Hills contains some of the most exclusive, private luxury residences in the world, with home prices among the highest in greater Los Angeles and the United States. With an economy near \$20 billion annually, Beverly Hills ranks first among mid-to-large sized cities in the United States for retail sales per capita. Some of Los Angeles's largest private equity and venture capital firms are located in Beverly Hills. Additionally, the professional, business services and entertainment related industries create a significant positive financial impact in the city. Also, there are numerous smaller agencies, law firms, producers and directors with offices in Beverly Hills.

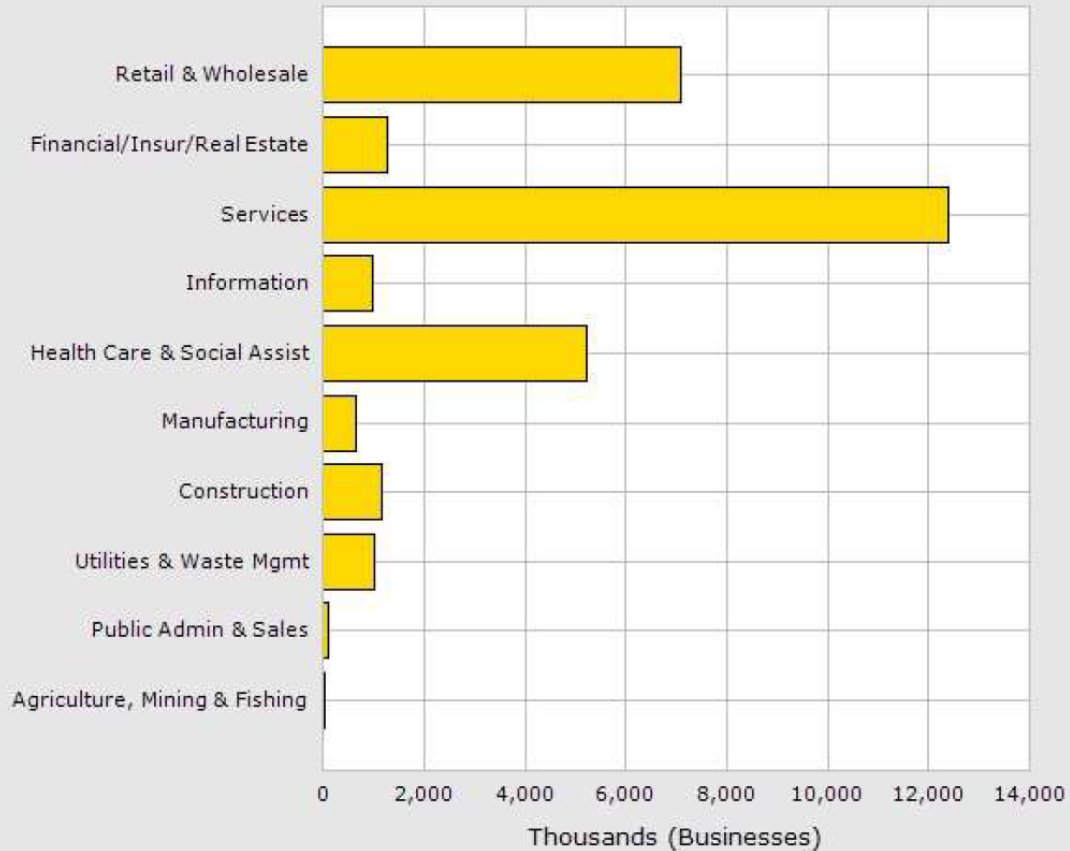


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Businesses for 3 Mile Radius

5120-5126 W Pico Blvd, Los Angeles, CA 90019



Population	1 Mile	3 Mile	5 Mile
2015 Total Population:	47,741	409,659	1,174,895
2020 Population:	48,835	421,743	1,212,189
Pop Growth 2015-2020:	2.29%	2.95%	3.17%
Average Age:	37.80	37.90	37.40
Households			
2015 Total Households:	18,472	166,230	466,137
HH Growth 2015-2020:	2.17%	2.82%	3.09%
Median Household Inc:	\$48,014	\$47,858	\$42,715
Avg Household Size:	2.50	2.40	2.40
2015 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$644,860	\$669,127	\$650,184
Median Year Built:	1948	1952	1957

This information has not been verified and was obtained through public sources. It is not intended to be a warranty of any sort.
Buyer needs to conduct their own investigations.

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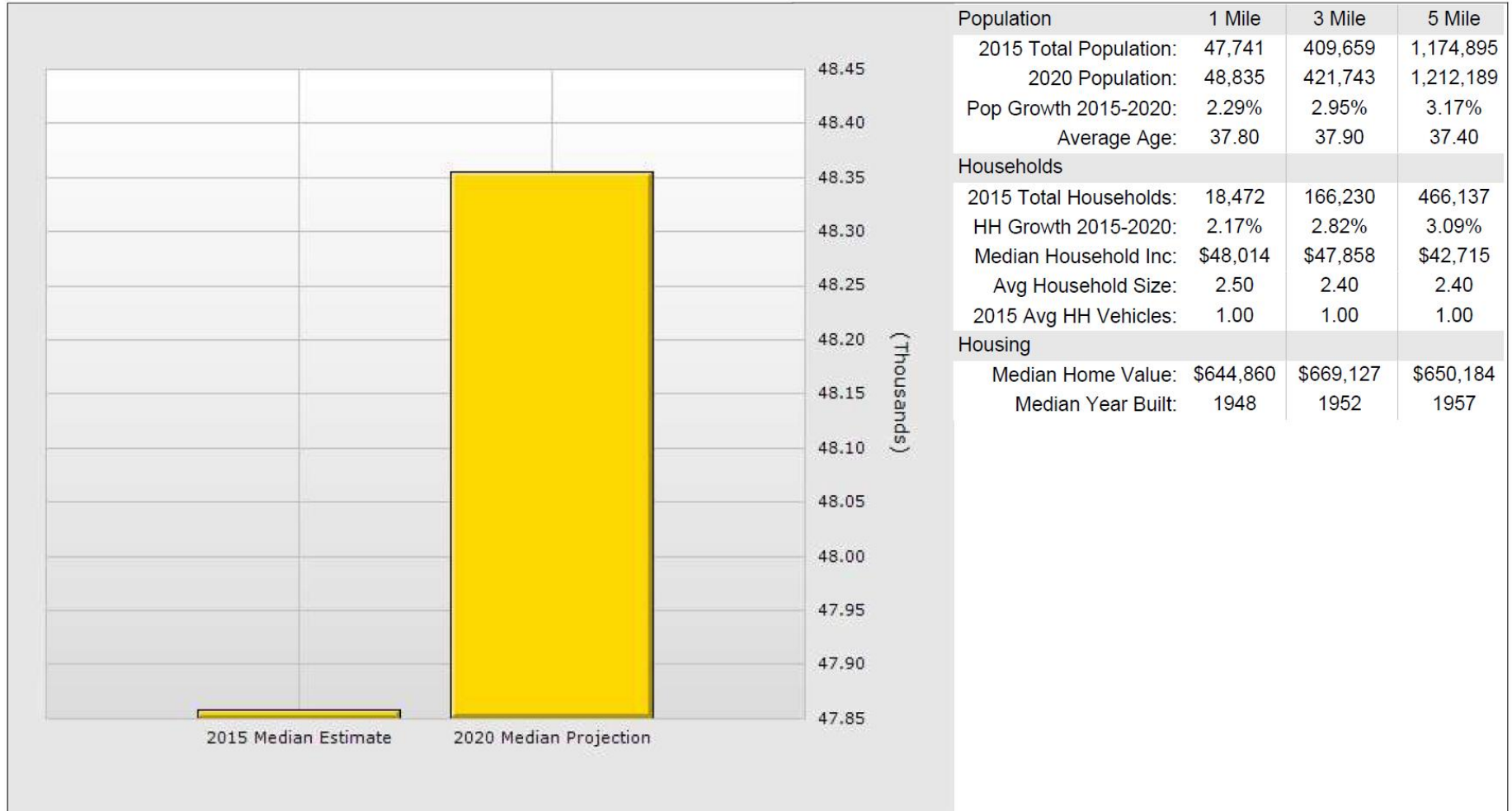
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Century21
COMMERCIAL
SELECT

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Household Income for 3 Mile Radius

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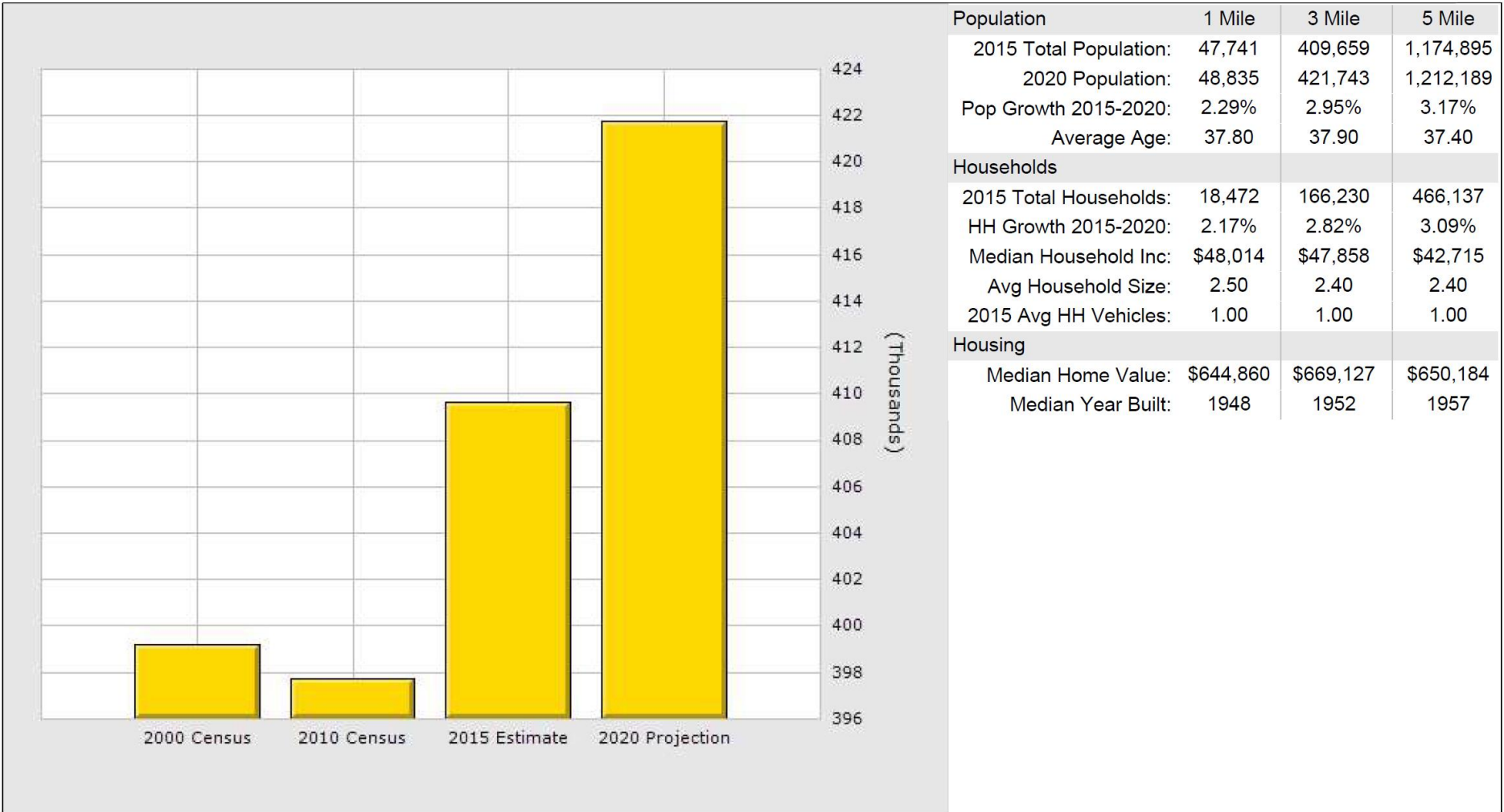


SELECT

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Population for 3 Mile Radius

5120-5126 W Pico Blvd, Los Angeles, CA 90019



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Comparables

1. 8590 W. Pico Boulevard Los Angeles, CA 90035



Sale Price: **\$3,125,000 (12/08/2014)**

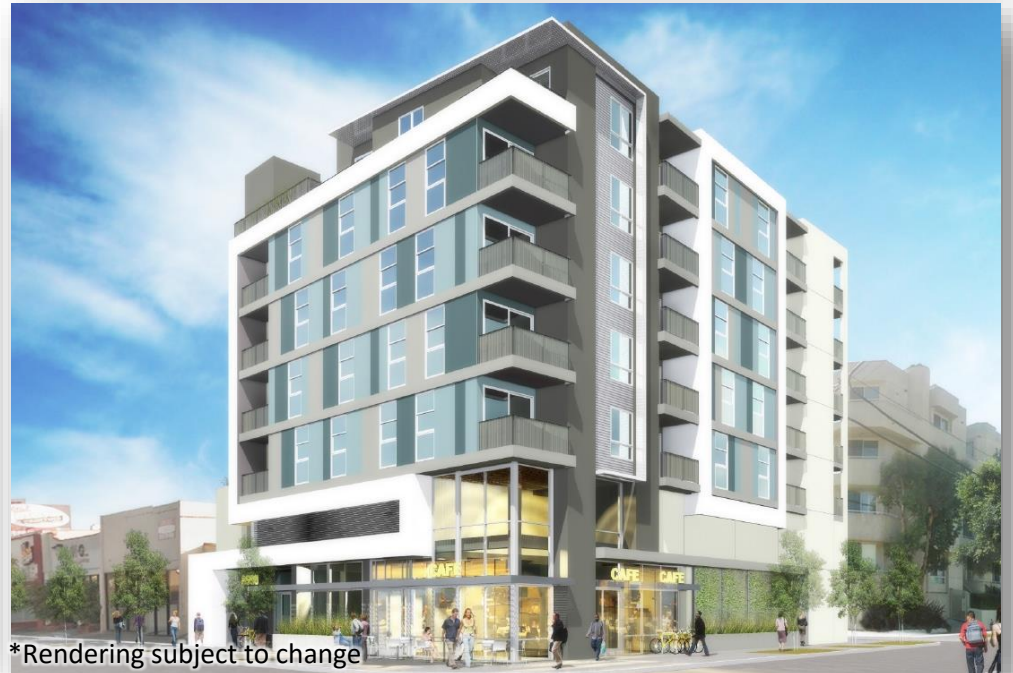
Lot Sq Ft: **9,547**

Price/SF: **\$327.33**

Half size lot with 36 units being built

Under Construction. From LADBS website

“36 UNIT MULTI FAMILY APARTMENT BUILDING OVER 1,000 SF OF GROUND FLOOR RETAIL/PARKING GARAGE, OVER SUBTERRANEAN GARAGE. TYPE III OVER TYPE 7-STORY OVER 1-LEVEL SUBTERRANEAN PKG



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Comparables

2. 8525 W. Pico Boulevard Los Angeles, CA 90035

Sale Price: \$22,400,000 (03/01/2016)
Building Sq Ft: 48,275
Price/SF: \$464.01

Class B Apartment Building
39 UNITS
ALREADY BUILT AND STABILIZED



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