



2859-2877 FRANCIS AVENUE, LOS ANGELES, CA 90005

\$8,450,000 | Four Contiguous Lots totaling 27,000 SF | R4-2, Tier 3 | Potential to build 116 ± Units

Get in touch

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PROPERTY DESCRIPTION

Koreatown, Los Angeles

Presented for sale is a 4-Parcel Assemblage in prime Koreatown. With a combined lot size of 27,000 SF and R4-2 (Tier 3 TOC) zoning, this site perfectly lends itself to be a prime development opportunity. The buildings on the lot, which currently hold nine units, **have already been Ellis'd and will be delivered vacant!**

With Koreatown-based developer Jamison having more than 1,000 units in development, Developers will relish the chance to build 100-plus units in this up-and-coming neighborhood.

The project site is situated just **three blocks from the legendary Park's BBQ**, positioned in the heart of Los Angeles' Koreatown District. Around the corner from the **Metro Station at Wilshire and Vermont**, this location provides residents with direct access to an abundance of public transit options, nightlife, restaurants, coffee shops and much more in this burgeoning K-Town pocket.



AT A GLANCE

\$8,450,000 Price	R4-2, Tier 3 Zoning
27,000 Sq Ft Combined Lot Size	Vacant Current Status
67 ± Units By Right	116 ± Units By TOC
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Number of Current Units	9 (All Vacant)
APN	5077-022-059

2859-2877 Francis Avenue

PROPOSED DEVELOPMENT

PROPERTY ABSTRACT & COST

Purchase Price	\$8,450,000	
Lot Size	27,000	\$313/sf
Zoning	R4-2	
By Right	67±	/400
w/ TOC*	116±	Tier 3
Unit Count	116	\$72,845 land/door
Avg Size Per Unit	649	
Total Livable SF	75,300	
Common Area SF	5,648	7.5%
Total Buildable SF	80,948	
Proposed FAR	3:1	
Current On Site	9 Units	
Relocation	N/A	/Vacant
Demolition	\$100,000	
Total Cost to Scrape	\$100,000	

ESTIMATED CONSTRUCTION COSTS

Hard Costs	\$24,384,250	\$300 psf
Soft Costs	\$2,023,688	\$25 psf
Soft/Hard/Relo/Demo	\$26,407,938	\$326 psf
Financing Cost	\$2,023,688	\$25 psf
Sub-Total	\$28,431,625	\$351 psf
Total Project Cost	\$36,881,625	\$317,945 psf
Total Project Price/SF	\$456	psf/unit

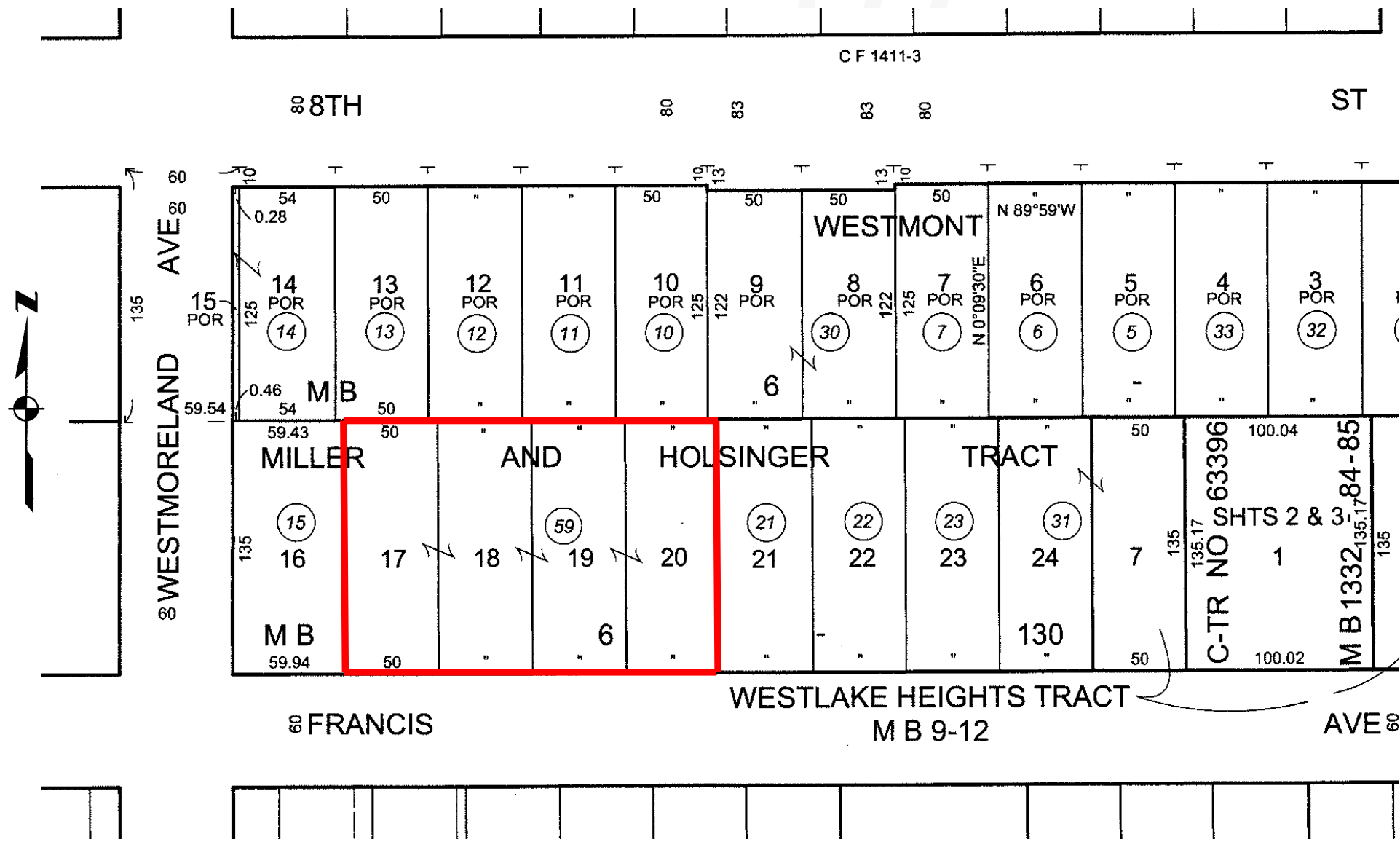
ESTIMATED RENTAL

Gross Income	\$3,375,600		
OpEx	\$1,012,680	30.0%	
Net Income	\$2,362,920		
GRM to Cost	10.93		
Return on Cost	6.41%		
Re-Sale	\$52,509,333	\$452,667	Per Unit
CAP	4.50%	\$649	PPSF
GRM	15.56		
Return on Sale	\$15,627,708		

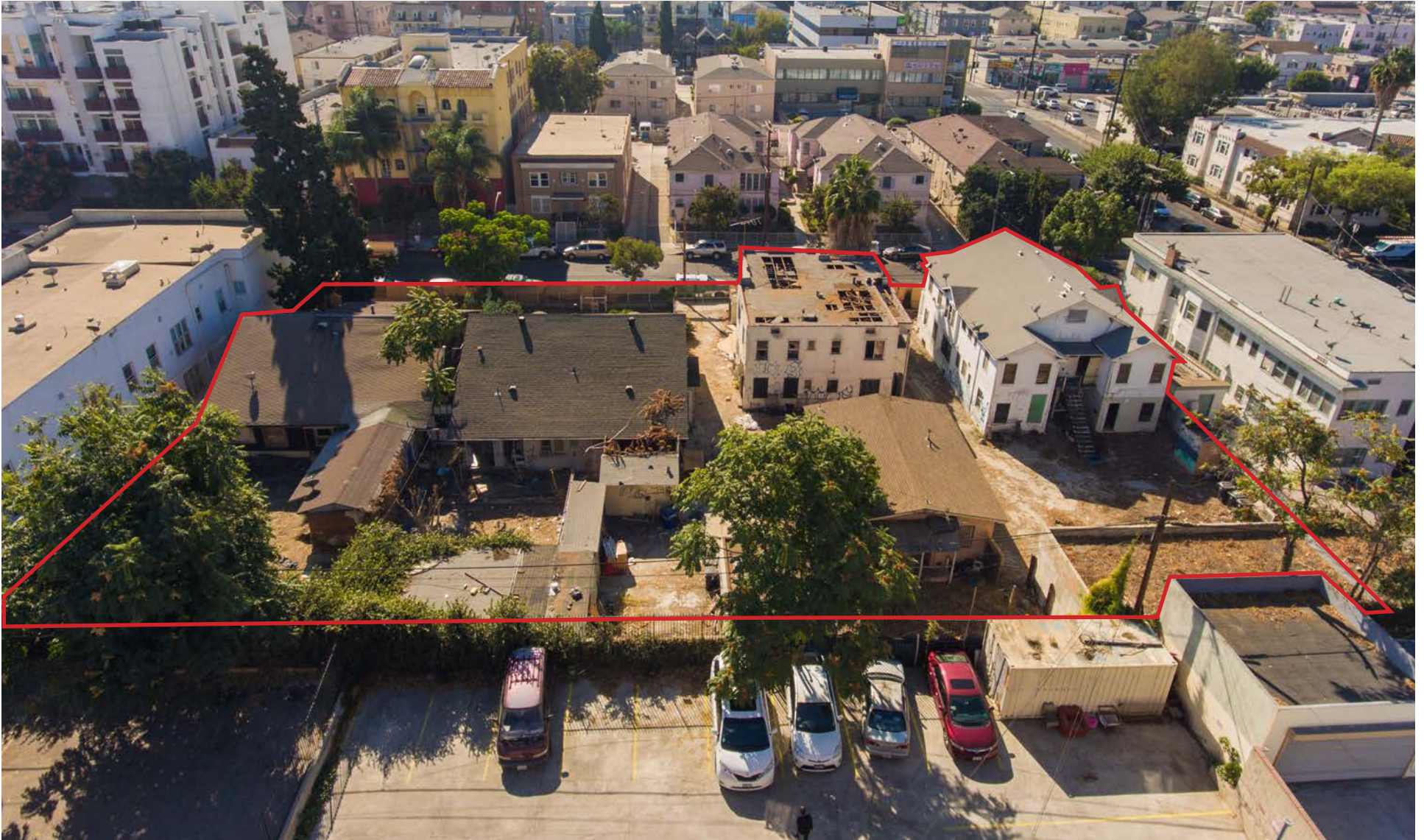
Mix	COUNT	RENT	GROSS	AVG SF	PSF	TOTAL SF
Studio	30	\$2,050	\$61,500	500	\$4.10	15,000
1+1	40	\$2,550	\$102,000	700	\$3.64	28,000
2+2	34	\$3,200	\$108,800	950	\$3.37	32,300
LI	12	\$750	\$9,000	600	\$1.25	7,200
Total Units	116		\$281,300			75,300

* Rounded Up

Estimated pricing provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all estimates, fees, projections and all.





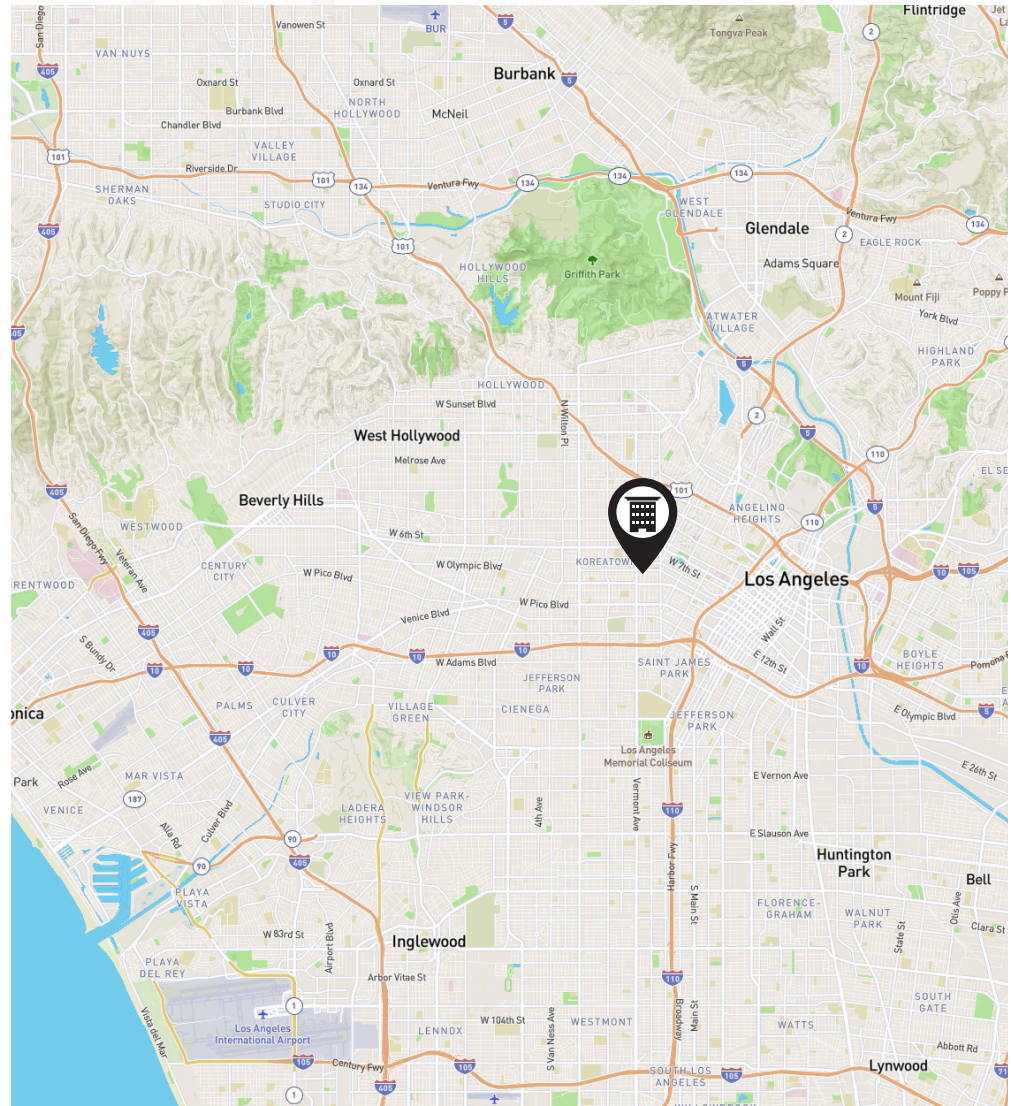
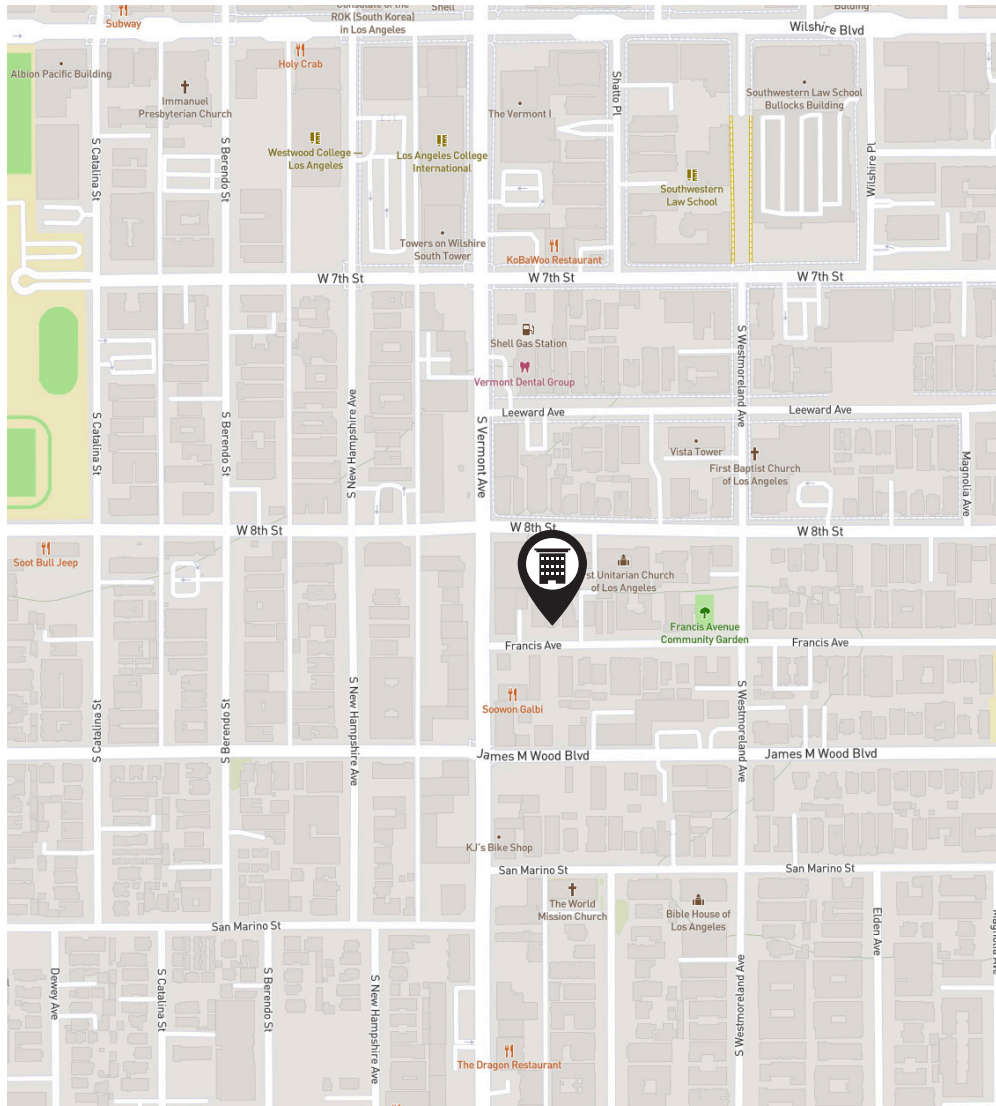








2859-2877 Francis Avenue







Walker's Paradise
Daily errands do not require a car.

Excellent Transit
Transit is convenient for most trips.

Bikeable
Flat as a pancake, some bike lanes.

Excellent Transit

2859 Francis Avenue has excellent transit which means transit is convenient for most trips. Car sharing is available from RelayRides.

Rail lines:

Metro Purple Line (805)	0.8 mi	Metro Red Line (802)	1.4 mi
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Bus lines:

66 Metro Local Line	0.1 mi	51/52/351 Metro Local Line	0.2 mi
204 Metro Local Line	0.2 mi	603 Metro Local Line	0.2 mi

About this Location

2859-2877 Francis Avenue has a Walk Score of 95 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

2859-2877 Francis Avenue is a nine minute walk from the Metro Purple Line (805) and the Metro Red Line (802) at the Wilshire / Vermont Station stop.

This location is in the MacArthur Park neighborhood in Los Angeles. Nearby parks include Lafayette Park and MacArthur Park.

<https://www.walkscore.com/score/2859-francis-ave-los-angeles->

Metro Purple Line Extension

One of Metro's priority projects, the **Purple Line Extension** is a critically important rail project that will provide a high-capacity, high-speed and, dependable alternative for commuters to travel between downtown Los Angeles, the Miracle Mile, Beverly Hills and Westwood. From the current terminus at Wilshire/Western, the Purple Line Extension will extend westward for about nine miles and add seven new stations providing easy access to the Westside, our region's second-largest job center. **Travel time between downtown Los Angeles and Westwood is expected to be about 25 minutes.**



The project is being built in three sections. The first section between Wilshire/Western and Wilshire/La Cienega is now under construction and is scheduled for completion in 2023. The first phase of the \$3.1 billion project will bring the Purple Line from Koreatown's Wilshire/Western Station to the intersection of Wilshire and La Cienega boulevards on the eastern edge of Beverly Hills.

KOREATOWN

Koreatown is a neighborhood in Central Los Angeles, California centered around a market that over the past 10 years, has experienced an explosion in big ticket development, with more than 50 new projects in the works now. The increasing popularity of **Korean barbecue**, **Korean spas** and **Korean bars**, and cheaper rents have helped attract a variety of young, hip tenants to the area. This influx of trendy development and business turnover has helped Koreatown transform in what Helen Lee, daughter of Koreatown's late founder Hi Duk Lee, describes as, **"The best Koreatown outside of Korea."** The community is highly diverse ethnically, with half the residents being Latino and a third being Asian. While the neighborhood culture historically was oriented to the Korean immigrant population, Korean business owners today are creating stronger ties to the Latino community through employment and cultural interchange. An example of this cultural integration can be seen through the popularity of Korean-inspired taco trucks in Los Angeles that feature classic Mexican food infused with Korean ingredients.

Koreatown is flanked by **East Hollywood** and **Silver Lake** to the north, **Westlake** to the east, **Pico-Union**, Harvard Heights and Arlington Heights to the south, **Mid-Wilshire** and Windsor Square to the west and **Larchmont Village** to the northwest. The city is centered between Beverly Boulevard to the north and Olympic Boulevard to the south. Olympic Boulevard has blocks dominated by Korean-language signs and new blue-tile-roofed shopping centers. This initial Korean business area has spread to an area bounded by Olympic Boulevard, Vermont Avenue, 8th Street and Western Avenue. Wilshire Boulevard is also the principal street of Koreatown, the site of many of Los Angeles' oldest buildings, government offices, and skyscrapers. Since the early 2000's, investment has increased greatly, ballooning to an estimated **\$1 billion in new construction investment**.

Jamison Services, Koreatown's biggest landlord and most prolific residential builder, currently has 15 projects under construction including a \$300 million high-rise development at 2900 Wilshire Blvd. Plans call for a 25-story building which will feature 644 apartments and 15,000 square feet of ground-floor retail. Apart from this, other developments such as the opening of **new metro stations**, shopping centers, and strip malls have helped expand the growing appeal of Koreatown. An area once defined by riots and poverty has quickly transformed into a destination neighborhood with one of Los Angeles' **most vibrant nightlife** and **culinary scenes**, especially Korean barbeque restaurants and karaoke bars.



ABOUT AGENTS





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Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$300 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.



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Justin Ruder, a Los Angeles native, is an associate at Compass Commercial specializing in the sale and acquisition of land, multi-family buildings, and commercial properties. Justin joined Compass with the purpose of ensuring that his clients get the optimal use out of their real estate long-term and short-term needs. His extensive market knowledge and experience help him deliver strategic solutions that have made him an invaluable resource to his clients.

Justin graduated from the University of Wisconsin-Madison with a Bachelor's degree in Economics. Following his graduation, Justin went on to work for an affordable housing developer where he was exposed to the various complexities of the development process including due diligence studies, deal structuring, title aspects, plan check, and construction.

Eventually, he went on to work as a Research Analyst at Newmark Knight Frank, where he spent over a year studying market trends and data analytics. Having worked with high level real estate professionals, Justin understands how to find strategic solutions that have made him an invaluable resource to his clients. In his free time, Justin enjoys exploring new restaurants and watching his hometown Dodgers.

COMPASS
COMMERCIAL



About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments. Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

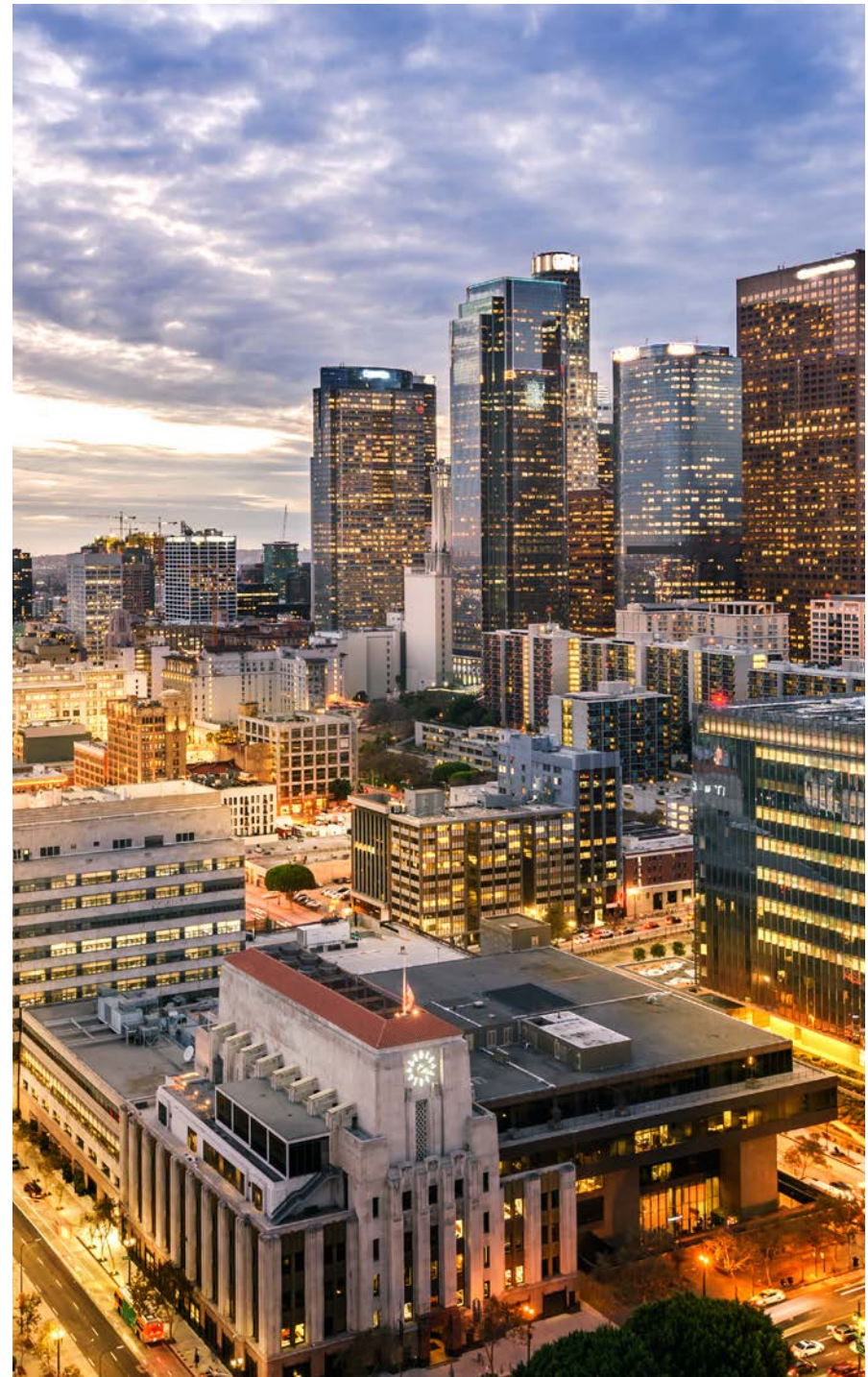
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



CONFIDENTIALITY AND DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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PARTNERSCRE COMPASS COMMERCIAL

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