



1110 - 1124 Oxford Avenue and 3122 - 3126 11th Street, Los Angeles, CA 90006

Six Contiguous Lots (corner not included) totaling 32,674 SF of R4-1VL Tier 3
KOREATOWN

Get in touch

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1110 - 1124 Oxford Ave.

3122 - 3126 11th St.

THE OFFERING

AT A GLANCE

\$9,600,000
Price

R4-1VL Tier 3
Zoning

32,674 Sq Ft
Combined Lot Size

Residential
Current Use

81± Units
By Right

140± Units
By TOC

Address	APN
1110 Oxford Ave.	5080-013-018
1116 Oxford Ave.	5080-013-019
1118 Oxford Ave.	5080-013-020
1124 Oxford Ave.	5080-013-021
3122 11th St.	5080-013-017
3126 11th St.	5080-013-016

PROPERTY DESCRIPTION

KOREATOWN

Presented for sale is a 6 parcel assemblage in prime Koreatown. With a combined parcel size of over 32,000 SF and R4-1VL (Tier 3 TOC) zoning, this site perfectly lends itself to be a prime development opportunity. Considering that up to 140 units may be built with max densities, we believe this site suits itself to build max units but smaller projects may pencil just as well. Around the corner from the intersection of Olympic and Western, this site is walking distance to everything, including the Metro Station at Wilshire and Western. Nightlife, restaurants, coffee shops and much more are aplenty in this burgeoning KTown pocket. This is an assemblage of different sellers with a common goal to sell together as one transaction.



PROPERTY ABSTRACT

Purchase Price	\$9,600,000	
Lot Size	32,674 SF	\$294/SF
Zoning	R4-1VL	TOC Tier 3
By Right	81.69	/400
W/TOC	138.86	Tier 3
Potential Unit Count	140	round-up

Unit Count	140	\$68,571/door
Average Size / Unit	530	
Total Livable SF	74,200	
Common Area SF	5,565	7.5%
Total Building SF	79,765	
Proposed FAR	2.44:1	
Currently On Site	8 Units	
Relocation	\$20,000	/tenant
Demolition	\$100,000	
Total Cost to Scrape	\$260,000	

ESTIMATED CONSTRUCTION COSTS

Hard Costs	\$24,189,500	\$300 PSF
Soft Costs	\$1,994,125	\$25 PSF
Total Soft/Hard/Relo Costs	\$26,183,625	\$328 PSF
Financing Cost	\$1,994,125	\$25 PSF
Sub-Total	\$28,177,750	\$353 PSF

TOTAL PROJECT COST	\$37,777,750	\$474 PSF
	\$269,841	Per Unit

ESTIMATED RENTAL

Gross Income	\$3,427,200	
Operating Expenses	\$942,480	27.5%
Net Income	\$2,484,720	
GRM to Cost	11.02	
Return on Cost	6.58%	
Re-Sale	\$55,216,000	\$394,400 Per Unit
CAP	4.50%	\$692 PSF
GRM	16.11	

Return on Sale	\$17,438,250
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MIX	COUNT	RENT	GROSS	AVG SF	PSF	TOTAL SF
Studio	70	\$2,000	\$140,000	450	\$4.44	31,500
1+1	56	\$2,450	\$137,200	650	\$3.77	36,400
Low Income	14	\$600	\$8,400	450	\$1.33	6,300
Total Units	140		\$285,600	Average Size 530		74,200

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 other details.





1110 S. Oxford Ave.

Koreatown, Los Angeles, 90006



Walker's Paradise

Daily errands do not require a car.



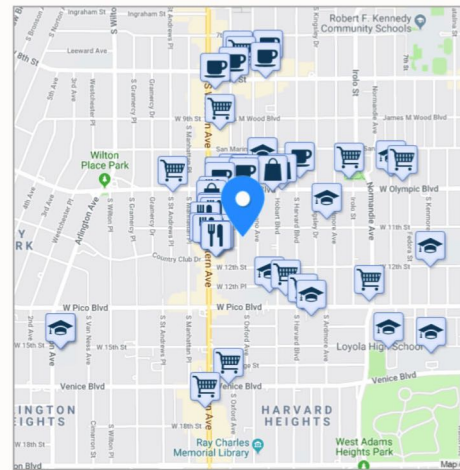
Good Transit

Many nearby public transportation options.



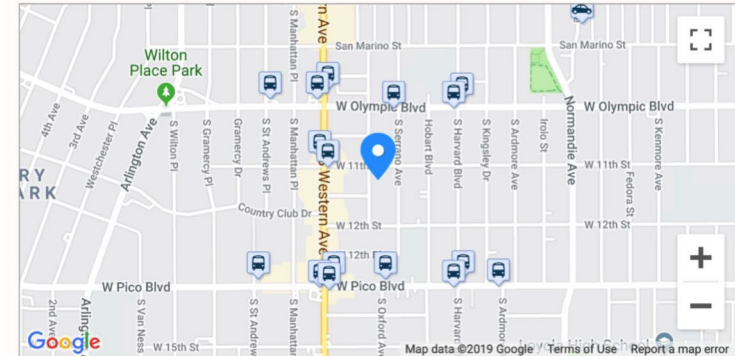
Bikeable

Flat as a pancake, minimal bike lanes.



Good Transit

1110 South Oxford Avenue has good transit which means many nearby public transportation options. Car sharing is available from RelayRides.



Rail lines:

Metro Purple Line (805)	0.8 mi	Metro Red Line (802)	1.3 mi
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Bus lines:

207 Metro Local Line	0.1 mi	28 Metro Local Line	0.2 mi
728 Metro Rapid Line	0.2 mi	30/330 Metro Local Line	0.2 mi
757 Metro Rapid Line	0.2 mi	18 Metro Local Line	1.3 mi
720 Metro Rapid Line	1.3 mi	51/52/352 Metro Local Line	1.3 mi
201 Metro Local Line	1.3 mi		

About this Location

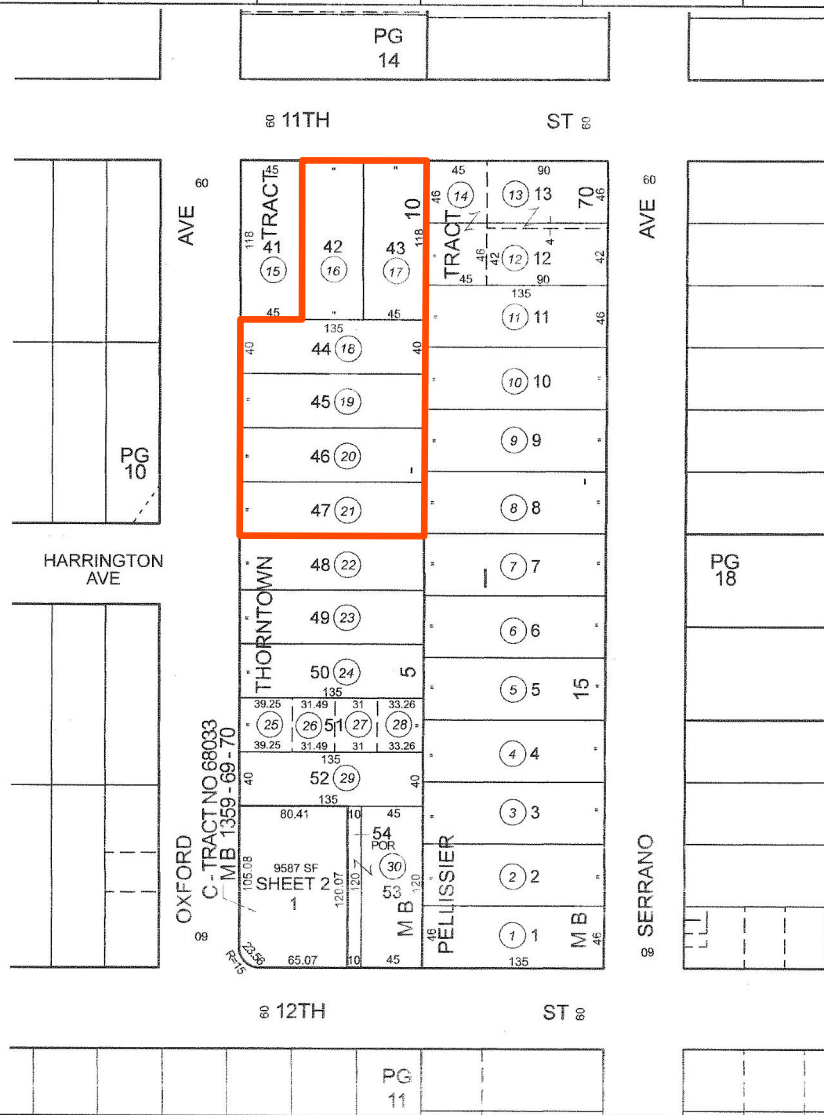
1110 South Oxford Avenue has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in the Koreatown / Olympic Park neighborhood in Los Angeles. Nearby parks include Ardmore Recreation Center, Normandie Playground and South Serrano Avenue Historic District.

<https://www.walkscore.com/score/1110-s-oxford-ave-los-angeles-ca-90006>

2011

MAPPING AND GIS
SERVICES
SCALE 1" = 80'























ABOUT AGENTS



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PARTNERSCRE
COMPASS COMMERCIAL



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.

James Cheung

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PARTNERSCRE
COMPASS COMMERCIAL



Prior to becoming a real estate professional, James ran a profitable medium size computer wholesaler for 20 years. To succeed in a single digit margin environment, the wholesale business requires somebody with strong analytical skills and an eye for opportunistic buys.

In 2013, James decided to participate in the real estate recovery cycle full time and started helping friends in finding investment opportunities. Through the years, he has been involved in rehabbing properties and ground up developments. He is especially in tune with multi-family developments in the City of Los Angeles. If there is one thing you would notice about James, it's that he has unique skills in uncovering value and is very sensitive to numbers.

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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**For more information please contact
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