



36 UNITS | DEVELOPMENT SITE WILSHIRE CENTER - KOREA TOWN

OPPORTUNITY ZONE

100 S. MARIPOSA AVE
Los Angeles, CA 90004



Although the Owner and Broker believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

PRESENTED BY:

E. JAZ PINCA

Acquisitions & Development

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949-636-8632

DRE CA Lic. #01832110



100 S. MARIPOSA AVE

SITE DESCRIPTION

Presented for sale is a prime lot for development in Wilshire Center / Korea Town area of Los Angeles. This corner lot boast central location minutes to Hollywood or Downtown LA with a WalkScore of 86/100 - very walkable. This area is bustling with tons of restaurants, stores and conveniences. Close to public transportation and major freeway access.

Current structure is a 4 unit apartment with 3 units vacant and 1 unit tenant occupied. Units will be delivered as-is or otherwise negotiated.

This highly desirable lot is close to entitlement. Current plan is approved at 36 unit build out utilizing TOC Tier 3 bonus density with a unit mix of four 2 beds / 2 baths units, twelve 1 bed / 1 bath units and ten studios with basement level parking. Subject property is located inside the Opportunity Zone which gives long term developers major tax break.

Architect's rendering & design package is available upon request.

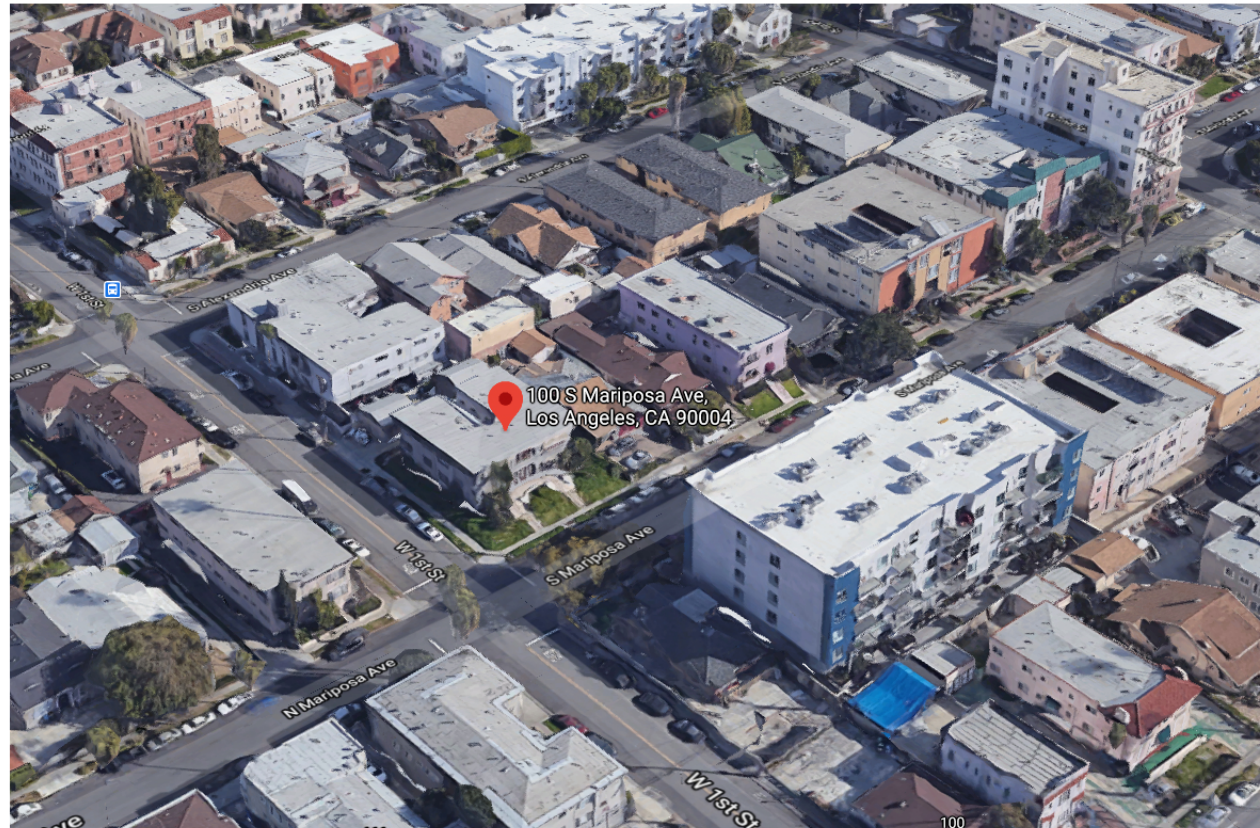
This is not to be missed. Contact listing agent today!

AT A GLANCE

36 Unit Multi Family **9,600 Lot Sq/Ft**
Project Lot Size

Fourplex Building **LA R4-1, TOC Tier 3**
Current Structure Zoning

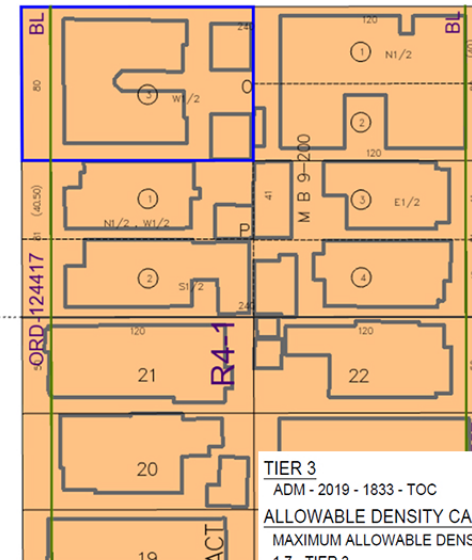
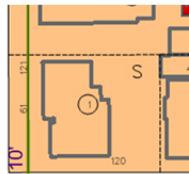
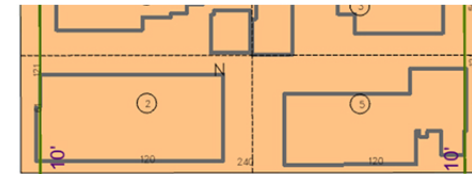
5518-800-9017 **\$3,500,000**
Parcel Number Asking



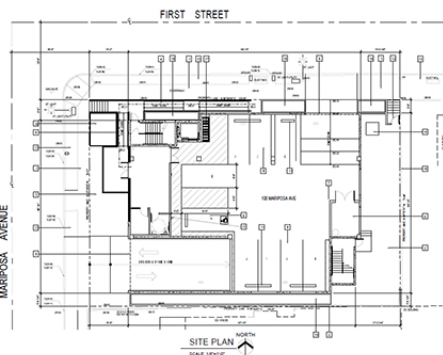


100 S. MARIPOSA AVE

SITE MAP



DESIGN PACKAGE
AVAILABLE UPON REQUEST



SITE PLAN KEYNOTES

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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LEGEND

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**SITE ADDRESS - 100 S. MARIPOSA AVE
LOS ANGELES, CA 90004**

TOTAL UNITS PROPOSED: 36 UNITS
UNIT MIX:
- FOUR - 2 BEDS / 2 BATHS
- TWELVE - 1 BED / 1 BATH
- TEN - STUDIO UNITS
TOTAL LAND AREA: 9,600 LOT SQ/FT
ZONING: LA R4-1, TOC TIER 3

TIER 3
ADM - 2019 - 1833 - TOC
ALLOWABLE DENSITY CALCULATION:
MAXIMUM ALLOWABLE DENSITY BONUS:
1.7 - TIER 3
LOT SIZE: 9,599 x 1.7 = 16,318 SQ. FT.
MIN. AREA PER DWELLING UNIT: 400 SQ. FT.
UNITS ALLOWED BY RIGHT (PER LAMC) 41 UNITS
TOTAL OF UNIT PROPOSED 36 UNITS

INCENTIVES:
BASE INCENTIVES - MAX. FLOOR AREA ALLOWABLE
TIER 3 - 3.75:1 9,599 x 3.75 = 35,996 SQ. FT.

PROPOSED FLOOR AREA: (SEE UNIT MIX BELOW)
FIRST FLOOR 4,915 SQ. FT.
SECOND FLOOR 5,300 SQ. FT.
THIRD FLOOR 5,150 SQ. FT.
FOURTH FLOOR 5,015 SQ. FT.
FIFTH FLOOR 4,890 SQ. FT.
PROPOSED TOTAL FLOOR AREA 25,270 SQ. FT.
BASEMENT PARKING LEVEL 5,765 SQ. FT.

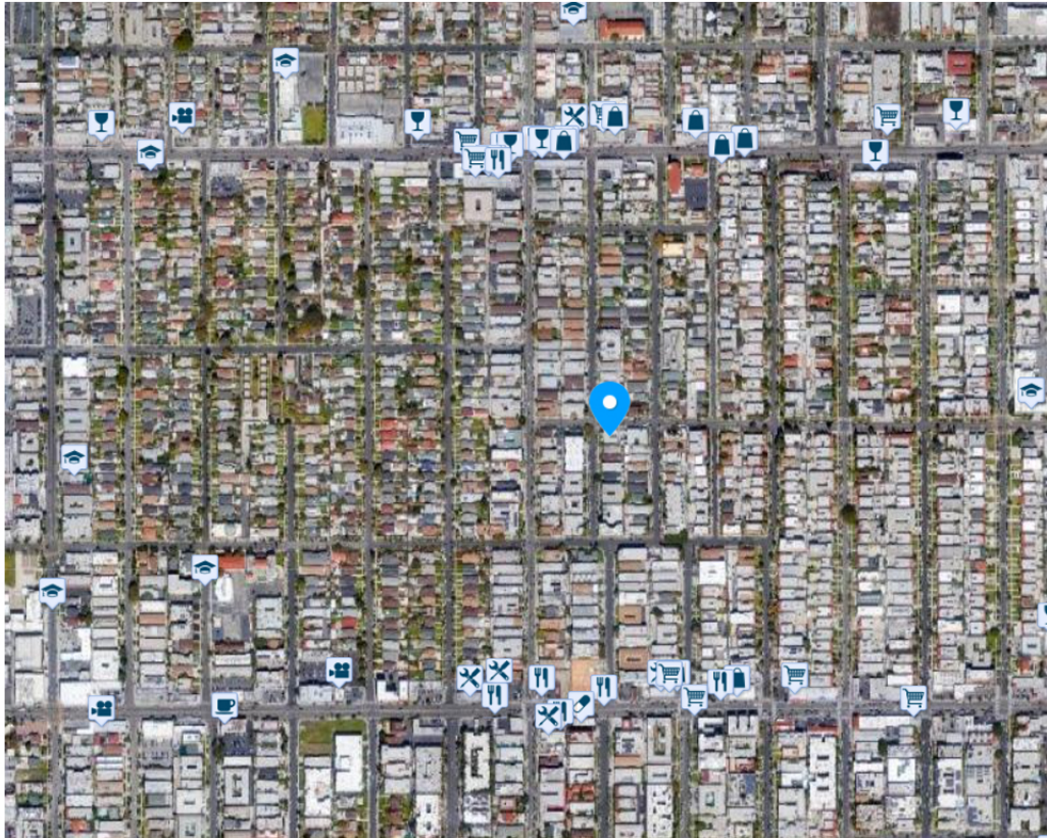
E. JAZ PINCA - 949.636.8632 - ejpinca@gmail.com - DRE#01832110

CORE REAL ESTATE GROUP

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Walk Score® 

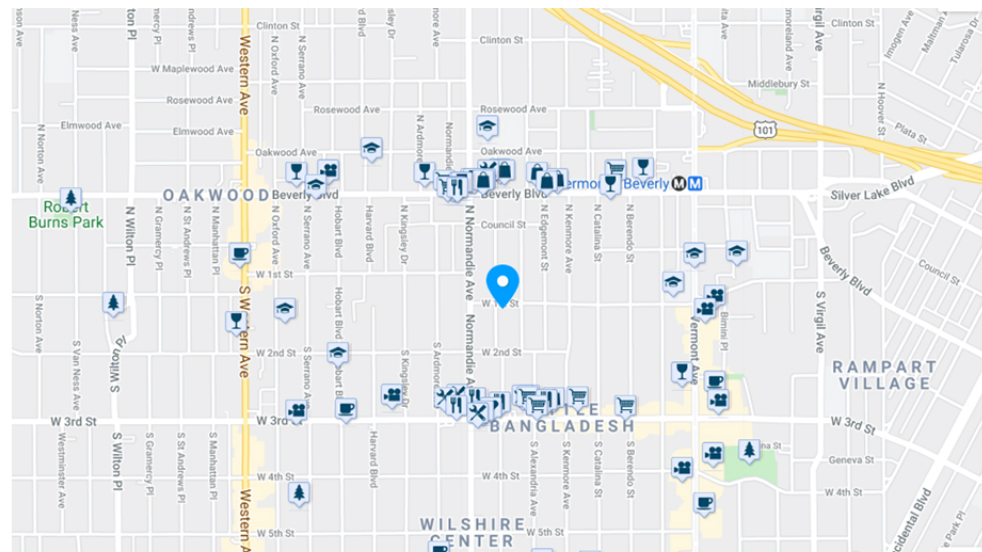


100 South Mariposa Avenue

Wilshire Center - Koreatown, Los Angeles, 90004

Commute to **Downtown West Hollywood** 

 11 min  27 min  18 min  60+ min [View Routes](#)



Rail lines:

Metro Red Line (802)	0.5 mi	Metro Purple Line (805)	0.8 mi
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Bus lines:

206 Metro Local Line	0.1 mi	16/316 Metro Local Line	0.2 mi
14/37 Metro Local Line	0.3 mi	18 Metro Local Line	0.9 mi
720 Metro Rapid Line	0.9 mi	51/52/352 Metro Local Line	0.9 mi
201 Metro Local Line	0.9 mi		



86 Walk Score
Very Walkable



62 Bike Score
Bikeable



75 Transit Score
Excellent Transit

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What is an Opportunity Zone?

Created to revitalize economically distressed communities using private investments rather than taxpayer dollars. Opportunity Zones have been designated in all 50 states in the US, the District of Columbia, and five US possessions. To stimulate private participation in the Opportunity Zone program, taxpayers who invest in Qualified Opportunity Zones are eligible to benefit from substantial capital gains tax incentives available exclusively through the program.

100 S. Mariposa Ave Los Angeles CA 90004 is within the so called Opportunity Zone area as indicated in the state's integrated Opportunity Zone Interactive Map.

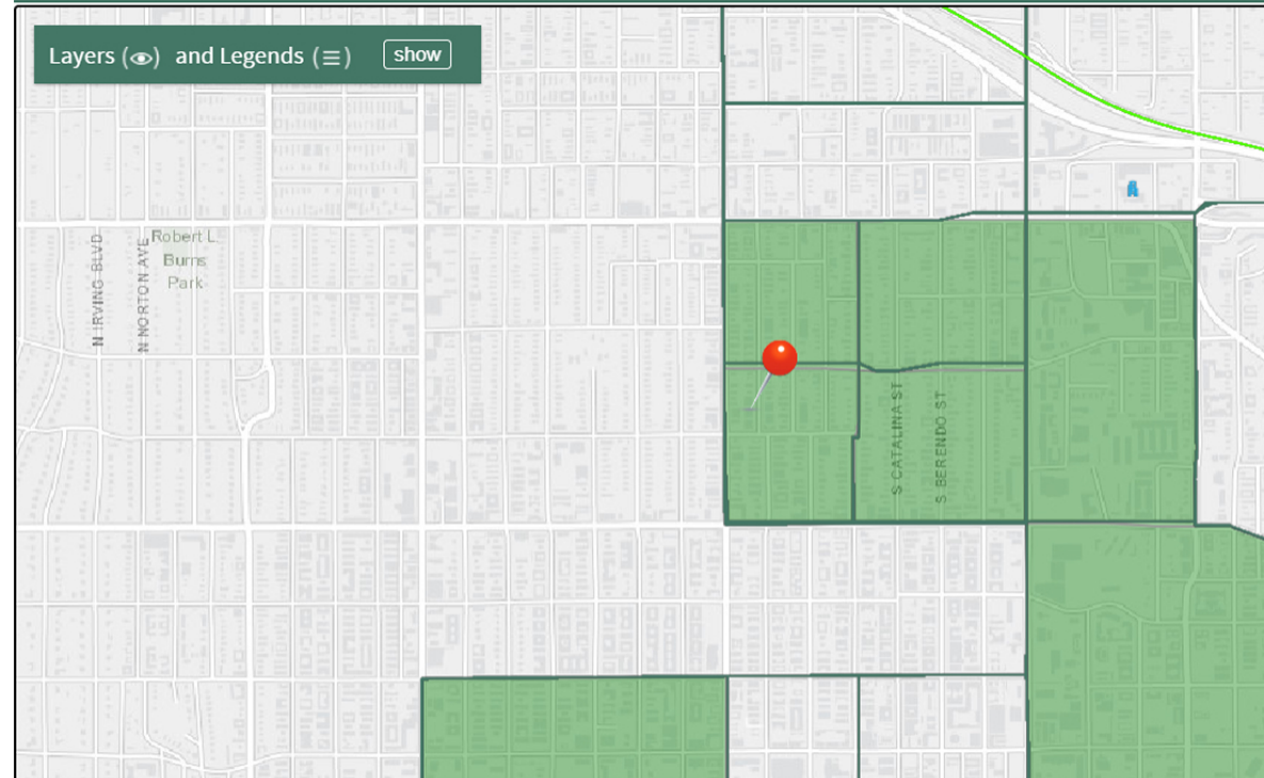
For further details, please refer to the website below:

http://dof.ca.gov/Forecasting/Demographics/opportunity_zones/

For the map shown to the right, please visit:

<https://opzones.ca.gov/oz-map/>

State Integrated Opportunity Zones Interactive Map



* All parties to rely solely on their own research to confirm all information in this document; parties to rely on their own investigations in particular when dealing with Opportunity Zones.

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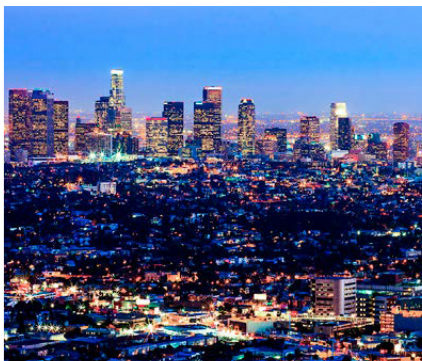
"The most drastic supply hike is predicted to be in Los Angeles. In 2020, there are an expected 17,600 units coming in the City of Angels, the largest supply it has seen in more than 20 years. It's also about double the average from the past decade."

-Julia Falcon, HousingWire
January 31, 2020

"According to a recent report from NAI Capital, Los Angeles apartment rents increase .6% in the first quarter....and nearly 3% over last year....the market has maintained record-high rents and developers have continued to meet high pro formas."

-Kelsi Maree Borland, GlobeSt.
June 4, 2019

Los Angeles TM



±\$1,944 - \$2,728
Avg. Studio Price
(<1 Mile)

±\$2,049 - \$2,506
Avg. 1 Bed Price
(<1 Mile)

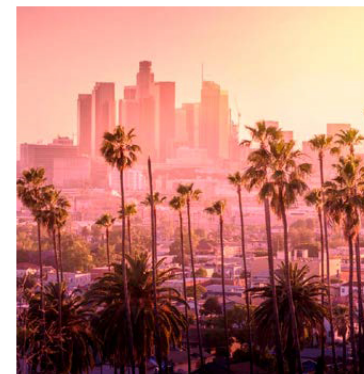
±\$3,496 - \$4,073
Avg. 2 Bed Price
(<1 Mile)



±\$1,701 - ±\$2,453
Avg. Studio Price
(1-2 Miles)

±\$2,043 - \$2,452
Avg. 1 Bed Price
(1-2 Miles)

±\$2,932 - \$3,604
Avg. 2 Bed Price
(1-2 Miles)





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ABOUT



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Jaz Pinca has a rare insight into the Southern California real estate market. He has been a full time Realtor since 2007, thriving despite what many would consider a down market.

Reliable, high-touch service, fueled by a strong motivation, Jaz brings a great understanding of the market combined with the use of the latest technology and market analytics utilizing Core's exclusive consumer based tools & services, Jaz successfully assisted his buyers to achieve the best deal and sellers to get the highest sales price.

To date, Jaz has completed millions of dollars of real estate transaction throughout Southern California. In 2010, he received the 'Top Producer' award from his former company in Newport Beach.

Jaz Pinca never stops finding ways to grow his knowledge and expertise. He constantly invests on ways to improve his already dynamic marketing techniques and to further advance his negotiation skills. He speaks English and Tagalog - the Filipino language, and has recently begun to study Chinese to help international clients who are attracted to the luxury homes and real estate portfolios all over Southern California.