

**RTI/VACANT
APARTMENT DEVELOPMENT**

**OFFERED AT
\$2,150,000**

50 UNITS/43,000 UNIT

EXCLUSIVELY LISTED BY
MELODY KHOSHNOUD, Broker
MULHOLLAND REALTY
LIC. NO.01898059



6401 S. BROADWAY
LOS ANGELES, CA 90003

THE OFFERING

PROPERTY ADDRESS	6401 S. BROADWAY LOS ANGELES, CA90003
PARCEL NUMBER	6005-001-022
ASKING PRICE	\$2,150,000
PRICE PER UNIT	\$43,000 UNIT
LOT SIZE	9,315 SF - CORNER LOT
TOTAL BUILD	28,963 SF
CONSTRUCTION	TYPE V - WOOD FRAME VALUE ENGINEERED NO PARKING REQUIRED
FLOORS	4
UNITS	50 - ALL ONE BEDROOM 3 ADU's - FUTURE ADD ON
AMENITIES	ROOFTOP DECK ELEVATOR
PROPERTY	VACANT





Fully RTI 50-Unit Affordable Housing Development

Property Type: Multifamily Development

Zoning: C2 | Fully RTI

Lot Size: 9,315 SF

Buildable Area: ±28,963 SF

Unit Count: 50 Units (49 Affordable + 1 Manager's Unit)

Offering Price: \$2,150,000 (\$43,000 per buildable unit)

Projected Monthly Income: ~\$105,000 (Based on HACLA Section 8 Rents)

Property Overview

Rare opportunity to develop a shovel-ready, 100% affordable housing project in the heart of South Los Angeles. Located at 6401 S. Broadway, this corner lot is fully entitled and RTI-approved for a 4-story, 50-unit building consisting entirely of one-bedroom units. The project is value-engineered with wood-frame Type V construction, no parking requirement, and includes rooftop amenities and elevator access.

Positioned in a high-density, transit-oriented neighborhood with strong rental demand, this project offers investors immediate development potential with long-term stable cash flow through Section 8 rents.

Key Features

- Fully RTI – Ready to build 50-unit affordable project
- High Returns – ~\$105K/month projected gross income
- Efficient Design – Type V wood frame, value-engineered
- Bonus Potential – Future addition of up to 3 ADUs
- Walkable Location – Close to transit, shopping, and major job centers
- Delivered Vacant – No relocation or demolition required
- No Parking Required – Site includes alley access
- Affordable Housing Demand – Limited supply in 90003 ZIP

FLOOR PLAN



FLOOR PLAN OVERVIEW

BuildingType: 4-story multifamily development

Unit Count: 50 units (all 1-bedroom, average 450 SF)

Floor-by-Floor Layout

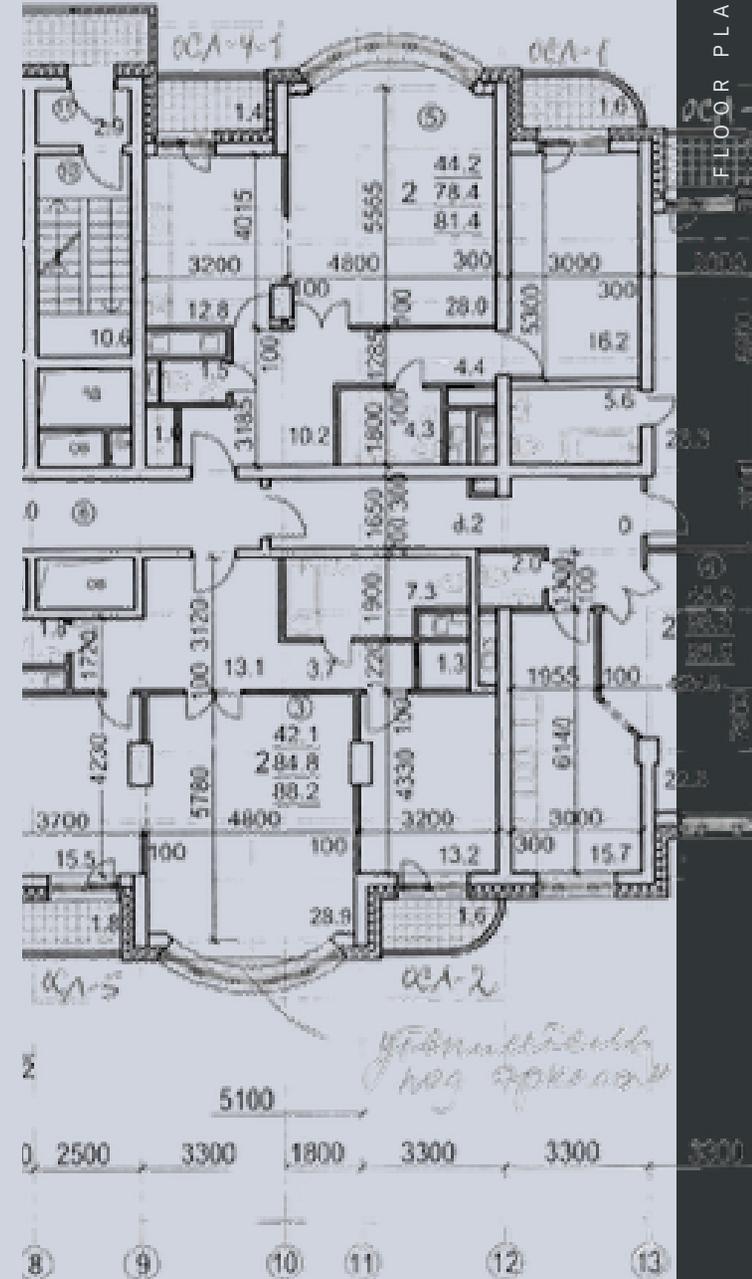
- **First Floor**
Lobby Recreation room (1,000 SF)
Trash, mechanical, and bicycle storage rooms
5 units (Units 101-105)
- **Second Floor**
15 units (Units 201-215)
Includes standard 1-bedroom layouts and central corridor
- **Third Floor**
15 units (Units 301-315)
Mirror of the second floor with identical layout
- **Fourth Floor**
15 units (Units 401-415)
Access to rooftop deck above

Additional Building Features

Roof Deck: 3,247 SF communal open space

Elevator and Two Stairwells

Construction Type V - wood frame



PROPERTY PHOTOS

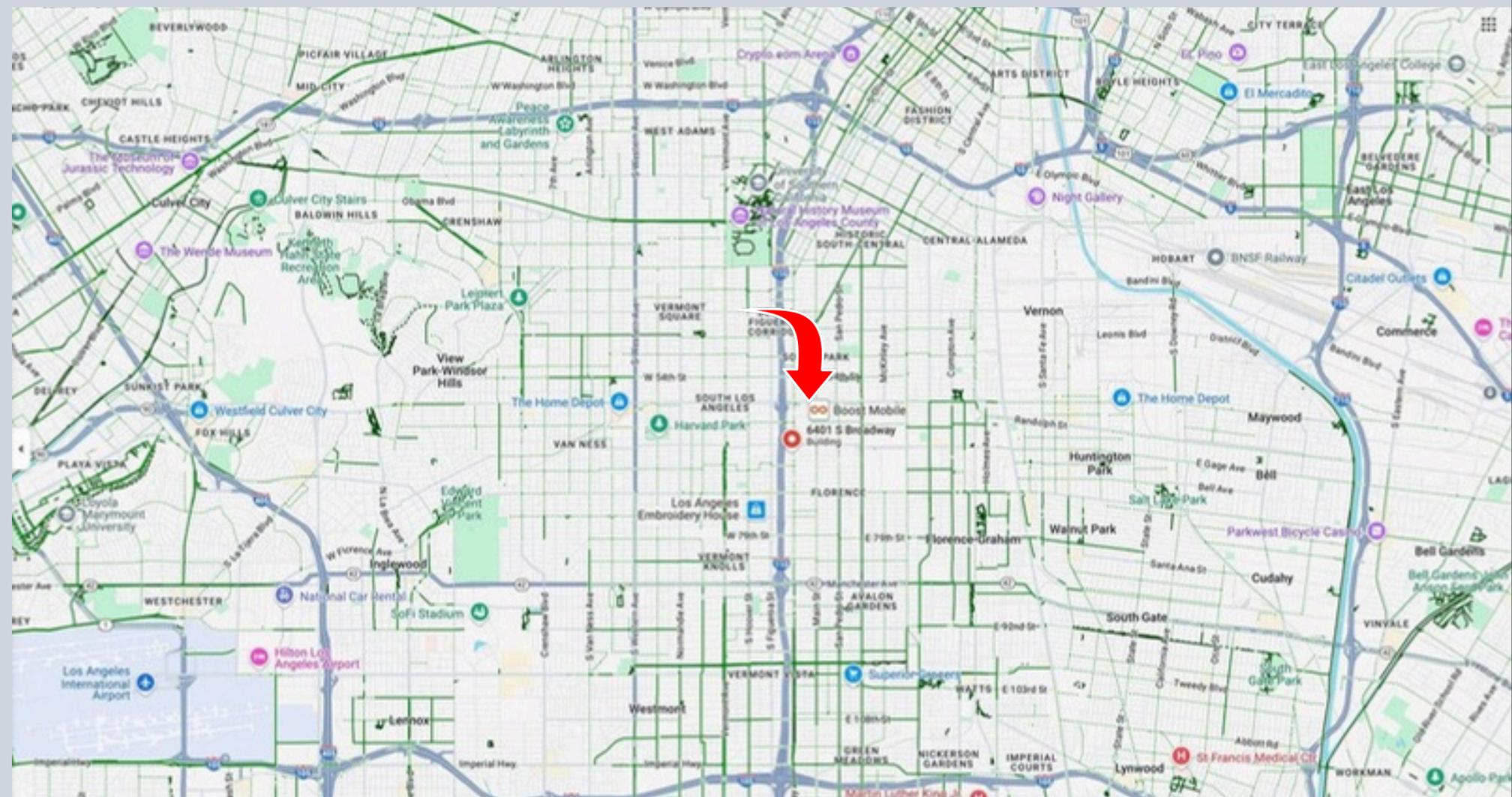


PROPERTY PHOTOS





MAP LOCATION



IMPORTANT DISCLOSURES

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