

Offering Memorandum

OFFERING MEMORANDUM



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4149-4153 W. MELROSE AVENUE
LOS ANGELES, CA 90029

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Nourmand & Associates for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their due diligence and consult with their advisors before making investment decisions.

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By accepting this Memorandum, you agree to the above terms and conditions.





TABLE OF **CONTENTS**

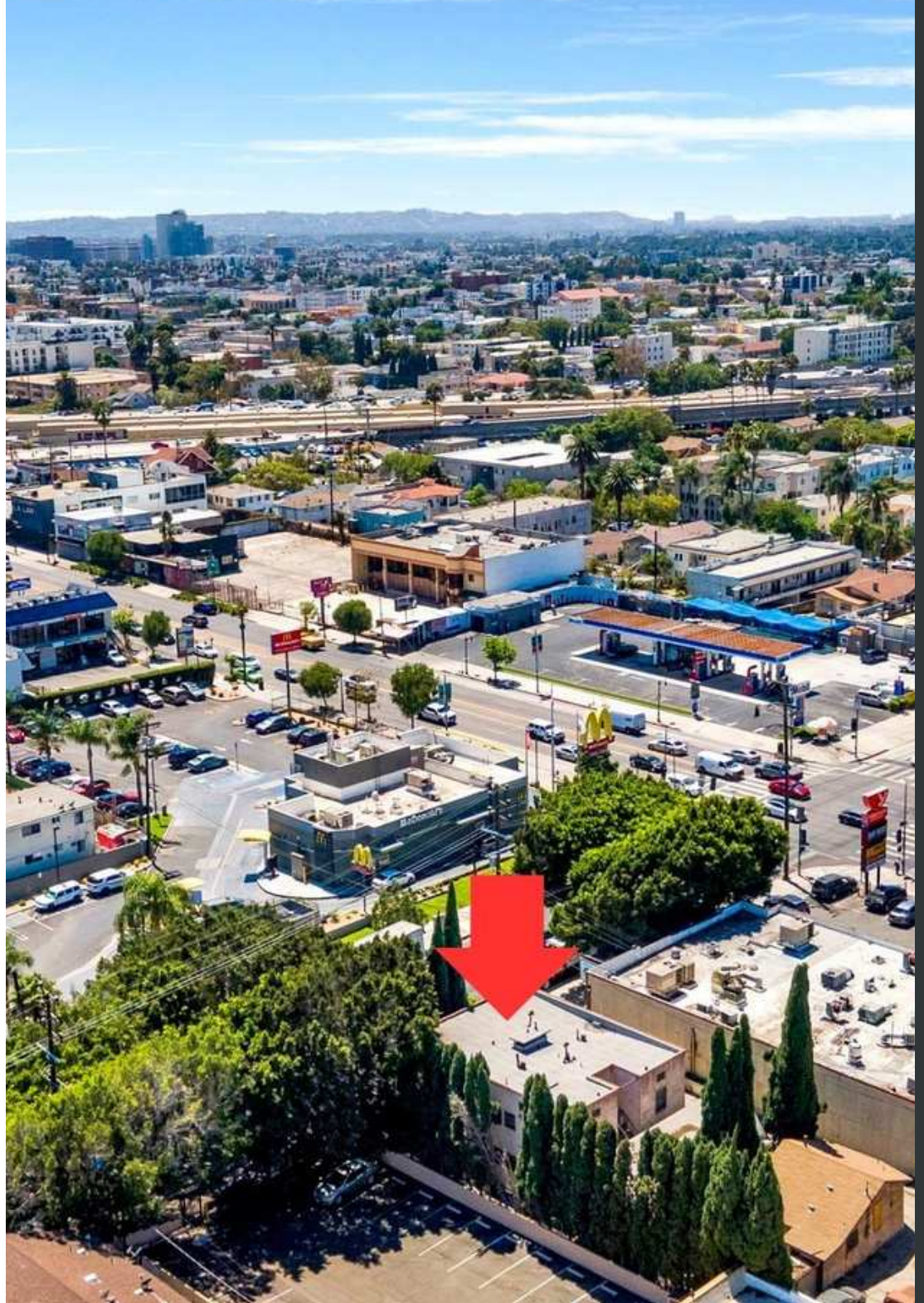
- 01 INVESTMENT OVERVIEW
- 02 PROPERTY PHOTOS

01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

PROPERTY ADDRESS	4149-4153 W Melrose Ave
SQUARE FEET	4,121 (Tear Down), 5 Unts
LOT SIZE	9,321
PARCEL NUMBER	5539-021-016
ASKING PRICE	\$2,195,000
Zoning	C4-IVL, TOC Tier 3
Possible Development Incentives	Transit Priority Area and Housing Element Site. AB 2097, Multi-Family, Commercial / Mixed-Use.



PROPERTY SUMMARY

Exceptional development opportunity in the heart of East Hollywood. Delivered 100% vacant, 4149-4153 W. Melrose Avenue comprises an approximately 9,321-square-foot lot with roughly 4,121 square feet of existing improvements (Vacant 5 units- Fourplex + House). Zoned C4-1VL and identified as a TOC Tier 3 site. Possible Transit Priority Area, Housing Element Site, and multiple potential pathways for residential or mixed-use development, including density incentives and reduced parking requirements under AB 2097. The site may also qualify for the City of Los Angeles Executive Directive 1 program for eligible 100% affordable housing projects. Centrally located near Silver Lake, Virgil Village, Hollywood, Larchmont Village, Los Angeles City College, Paramount Studios, and the Metro B Line, with convenient access to DTLA and the 101 Freeway. A compelling opportunity for affordable housing developers, multifamily builders, and investors seeking a well-positioned infill site along a major Los Angeles corridor. Buyer to independently verify all zoning, density, incentives, development potential, permit requirements, and governmental approvals. This is a probate sale. The executor has Full Authority, and the sale is not anticipated to require court confirmation. The sale remains subject to applicable probate procedures.

HIGHLIGHTS

- 100% Vacant
- Zoned C41VL / TOC Tier 3
- Transit Priority Area & Housing Element Site
- Possible Reduced Parking Requirement under AB 2097
- Possible LA Executive Directive 1 program for eligible 100% affordable housing projects.
- Buyer to Verify any/ all development opportunities - Agents or Brokerage do not guarantee any development
- Probate- The Executor has full authority, but the transaction is subject to applicable probate procedures

02

PROPERTY PHOTOS









CONTACT INFORMATION



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PLEASE DO NOT WALK ON SITE WITHOUT APPROVAL