

7323 CRENSHAW BLVD

LOS ANGELES, CA 90043



18

APPROVED UNITS

8,830.6 SF

LOT AREA

17,100 SF

ZONING FLOOR AREA

19,791 SF

BUILDING CODE AREA



18-UNIT RTI MULTIFAMILY DEVELOPMENT OPPORTUNITY | OPPORTUNITY ZONE | TOC TIER 3 | 16 MARKET-RATE + 2 AFFORDABLE

Conceptual rendering. Buyer to verify all plans, approvals and development information.

EXECUTIVE SUMMARY



7323 Crenshaw Boulevard is a fully RTI / shovel-ready multifamily development opportunity on an approximately 8,831 SF corner lot at Crenshaw Boulevard and 74th Street. The approved plan set calls for a new four-story, 18-unit apartment building. The project is marketed as 16 market-rate two-bedroom units plus 2 affordable two-bedroom units, within a designated Opportunity Zone and TOC Tier 3.

APN	4012-018-001	Approved Project	4-story / 18-unit apartment building
Lot Area	8,830.6 SF	Unit Mix	18 two-bedroom units
Zoning	C2-1VL-CPIO	Affordability	16 market-rate + 2 affordable
TOC	Tier 3	Parking	9 standard + 1 accessible van stall
Zoning Floor Area	17,100 SF	Building Code Area	19,791 SF
Status	RTI / shovel-ready*	Opportunity Zone	Yes - buyer to verify

INVESTMENT HIGHLIGHTS

- Fully RTI / shovel-ready 18-unit development opportunity
- All planned residences are 2-bedroom units
- Corner lot
- TOC Tier 3
- Rooftop amenity area
- Elevator
- Opportunity Zone location (buyer to verify)

PROJECTED RENT ROLL



Illustrative broker underwriting for marketing purposes only; not an appraisal, guarantee or representation of achievable rents. All 18 planned units are two-bedroom units.

Scenario	Units	Monthly Rent	Monthly Gross	Annual Gross
Market-rate 2BR	16	\$2,750	\$44,000	\$528,000
Affordable 2BR	2	\$1,700*	\$3,400	\$40,800
TOTAL	18		\$47,400	\$568,800

RENT SENSITIVITY - MARKET-RATE UNITS

Market Rent	16 Market Units / Annual	+ 2 Affordable @ \$1,700 / Annual	Total Annual Gross
\$2,750	\$528,000	\$40,800	\$568,800
\$3,000	\$576,000	\$40,800	\$616,800
\$3,250	\$624,000	\$40,800	\$664,800

*The \$1,700 affordable rent is an illustrative underwriting assumption carried from the prior marketing package, not a verified regulatory rent. Buyer must verify the applicable covenant, income level, utility allowance and current restricted rent before relying on this figure.

CONCEPTUAL PROJECT RENDERINGS



Conceptual marketing renderings. Final construction may vary.

FLOOR PLAN OVERVIEW

Simplified marketing graphics for quick review. Refer to the approved architectural set for controlling details.



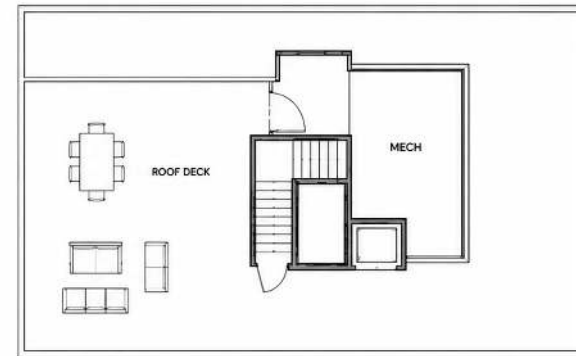
FIRST FLOOR PLAN



TYPICAL UPPER FLOOR PLAN (2ND-4TH FLOORS)

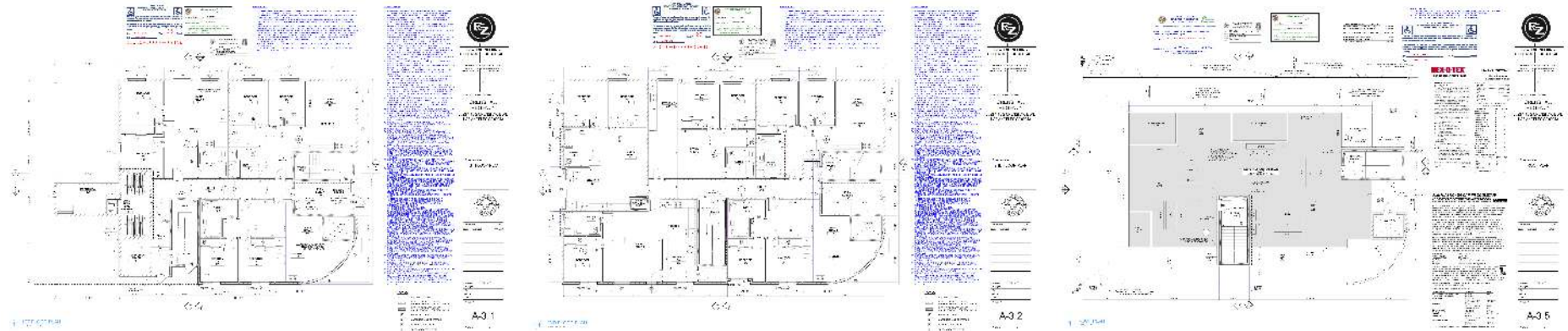


REPRESENTATIVE 2-BEDROOM LAYOUTS



ROOF / AMENITY PLAN

APPROVED PLAN EXCERPTS



Selected excerpts from the City-approved/restamped architectural plan set.

DISCLAIMER & DUE DILIGENCE



Seller and Listing Broker/Agent make no representations or warranties, express or implied, regarding the accuracy or completeness of any information provided, including but not limited to lot size, square footage, zoning, unit count or unit mix, affordable housing requirements, Opportunity Zone designation, TOC Tier designation or incentives, plans, permits, approvals, RTI status, fees, development potential, construction costs, projected rents, or other property or development information.

Renderings and simplified floor-plan graphics are conceptual and/or for marketing and illustrative purposes only and may not reflect final construction. Projected rents and financial figures are illustrative underwriting assumptions only and are not guaranteed. Buyer is strongly advised to independently verify all information with the City of Los Angeles and all other applicable governmental agencies and professionals, review all plans, permits, approvals, covenants and conditions, and conduct Buyer's own due diligence regarding the property and proposed development.

Seller and Listing Broker/Agent shall not be responsible for Buyer's reliance on information contained in this Offering Memorandum, MLS, marketing materials, plans, renderings, projections or other documents.