

DARWIN APARTMENTS

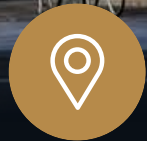
70-Unit Affordable Housing Development Opportunity



70 Units



RTI Approved



Lincoln Heights

3323-3327 E. Darwin Avenue | Lincoln Heights, Los Angeles, California



Executive Summary

Darwin Apartments presents a rare RTI-approved affordable housing development opportunity in Lincoln Heights, Los Angeles. The project consists of a 70-unit affordable housing community with approved plans, site plan, plot plan, survey, environmental documentation, due diligence materials, affordable housing documentation, and architectural renderings. The project is positioned within a transit-oriented location near Downtown Los Angeles and major employment centers.

Development Snapshot



Address

3323-3327 E. Darwin Ave,
Los Angeles, CA 90031



Project

Darwin Apartments



70

Affordable Housing
Units



5

Stories



Type III-A

Construction



Lot Area

13,840.9 SF



Building Area

41,997 SF



Zoning Area

36,507 SF



Height

54'-7"



No Parking

Required



RTI / Approved

Entitlements



Lincoln Heights, Los Angeles

Investment Highlights

100% Affordable
Housing Program

No Parking
Requirement

Proximity to Downtown
Los Angeles

99-Year Affordability
Covenant

Comprehensive Due Diligence
Package Available

01

RTI Approved
Development Opportunity

02

03

Transit-Oriented
Community

04

05

Strong Lincoln Heights
Location

06

07

Density Bonus
Benefits

08

09

Institutional
Development Scale

10



Affordable Housing Program

01

AB2345 Affordable
Housing Development

02

Affordability Covenant
Structure

03

Income Restricted Unit
Program

04

Density Bonus Benefits

05

Right-to-Return Provisions

06

Affordable Unit Mix

07

Long-Term Affordability
Compliance

Rent Roll Summary

Darwin Apartments is a 70-unit, 100% affordable housing community serving a range of income levels.



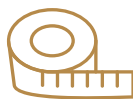
70

Total Units



100%

Affordable
Housing



404–504 SF

Unit Size
Range

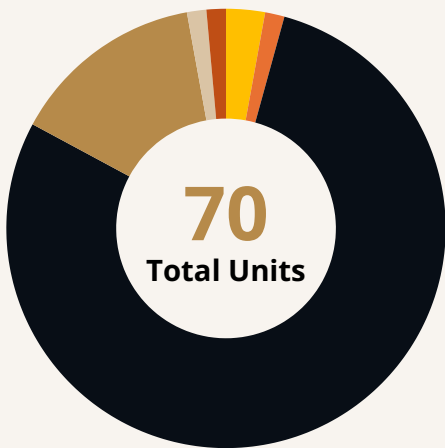


99 Years

Affordability
Covenant

AFFORDABILITY BREAKDOWN

The community serves households earning between 30% and 80% of Area Median Income (AMI) in accordance with City and State affordable housing requirements.



- 2 Extremely Low Income Units
- 1 Very Low Income Unit
- 1 Low Income Unit
- 10 Moderate Income Units
- 55 Low Income Units (Schedule IX)
- 1 Manager's Unit



UNIT MIX

100% One-Bedroom
Units



AFFORDABILITY

100% Affordable Housing Community
99-Year Recorded Covenant

Walk / Transit / Bike Scores

Darwin Apartments is exceptionally well-connected, offering residents convenient access to daily amenities, public transit, employment centers, and recreational opportunities.

The property's prime location supports a car-optional lifestyle and enhances long-term rental demand.

LOCATION ADVANTAGES



WALKABLE NEIGHBORHOOD

Convenient access to retail, dining, parks, schools, and everyday services.



TRANSIT CONNECTIVITY

Access to Metro rail and bus routes provides connectivity throughout Los Angeles.



ALTERNATIVE TRANSPORTATION

Multiple transportation options support resident mobility and accessibility.



COST EFFICIENCY

Reduced transportation expenses support long-term housing affordability.



WALK SCORE*

78 VERY WALKABLE

Most errands can be accomplished on foot. This matches the broader Lincoln Heights neighborhood score of 78, which ranks as the 26th most walkable neighborhood in Los Angeles.



TRANSIT SCORE*

60 GOOD TRANSIT

Many nearby public transit options (including Metro bus lines and proximity to the Gold Line).



METRO BUS



METRO RAIL



DODGER STADIUM



USC/SCHOOLS



DOWNTOWN LA



BIKE SCORE*

46 SOME BIKE ABILITY

Minimal dedicated bike infrastructure, though the area is relatively flat.



BIKE LANES



BIKE ROUTES



BIKE SHARE



RECREATION



CONNECTIVITY

Location Map

Darwin Apartments is ideally located in Lincoln Heights, offering residents seamless access to employment hubs, education, retail, parks, and public transit throughout Los Angeles.

ACCESS & CONNECTIVITY

Destination	Distance	Travel Time
Metro Gold Line (Lincoln/Cypress Station)	0.6 Miles	3 Min
I-5 Freeway Access	1.3 Miles	4 Min
I-10 Freeway Access	2.1 Miles	6 Min
I-110 Freeway Access	2.1 Miles	6 Min
Walmart Supercenter	1.4 Miles	4 Min
Lincoln Park	1.1 Miles	3 Min

Regional Context

Strategically positioned within Los Angeles, Darwin Apartments provides convenient connectivity to Downtown LA, Glendale, Burbank, Santa Monica, Long Beach, and major transportation corridors including I-5, I-10, and I-110.

6 Minutes

to York Boulevard
Retail Corridor

7 Minutes

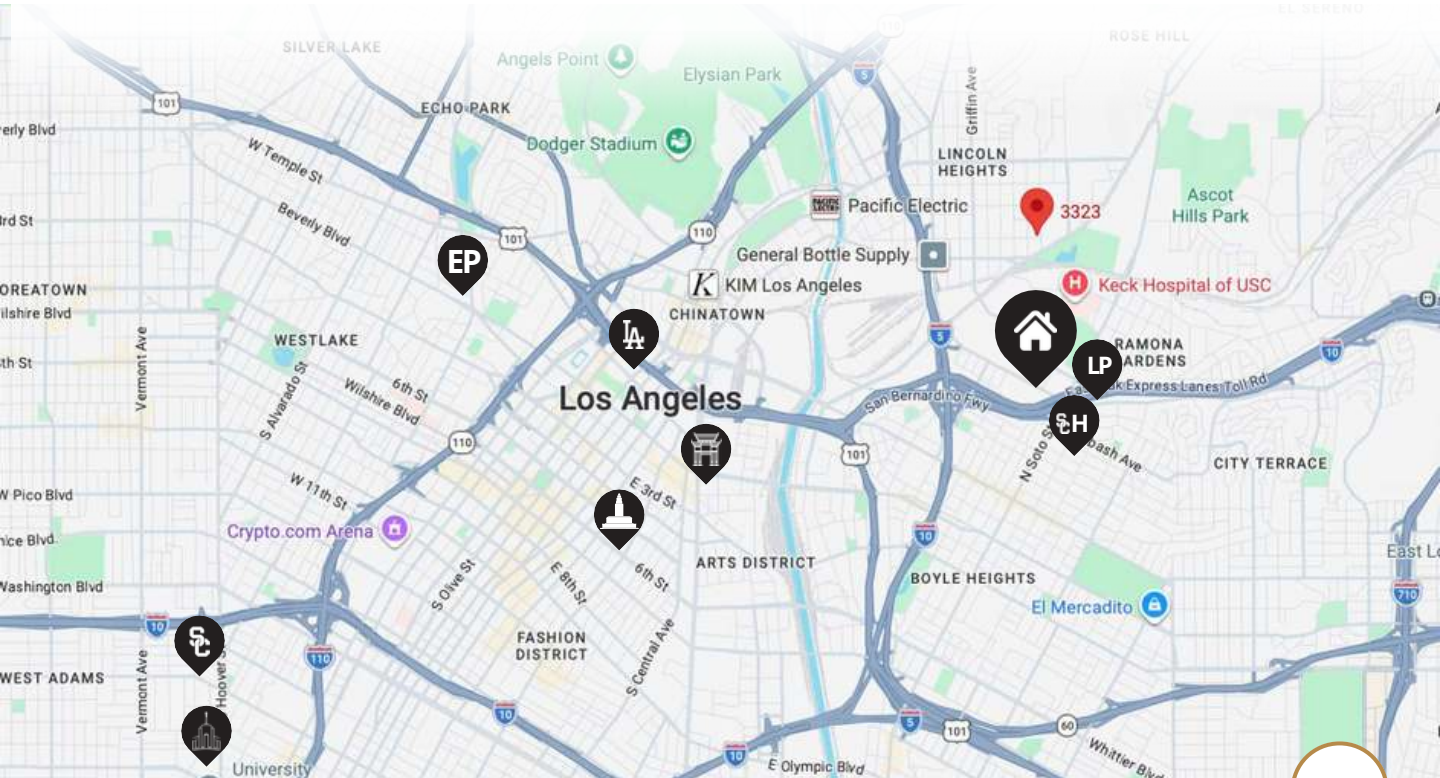
to Union Station
via Metro

10 Minutes

to Downtown
Los Angeles

30 Minutes

to LAX Airport



Neighborhood Aerial

Darwin Apartments is located in the heart of Lincoln Heights, a rapidly evolving neighborhood with strong fundamentals, abundant amenities and excellent connectivity throughout Los Angeles

NEIGHBORHOOD HIGHLIGHTS



STRONG DEMAND

High need for affordable housing in a supply-constrained market



GROWING SUBMARKET

Lincoln Heights continues to see investment and revitalization



CENTRAL LOCATION

Minutes to Downtown LA, USC, major freeways and transit



AMENITY RICH

Retail, dining, parks and services all within close proximity



TRANSIT ACCESS

Easy access to Metro Gold Line, bus lines and major transportation corridors.



APNs: 5211-003-026 and 5211-003-027

Address: 3323-3327 E Darwin Ave
Lincoln Heights, Los Angeles

Neighborhood Highlights

Lincoln Heights is one of Los Angeles' most dynamic and historic neighborhoods, offering residents convenient access to employment centers, quality amenities, green spaces and cultural destinations. The area continues to benefit from significant investment and infrastructure improvements.



EMPLOYMENT ACCESS

Proximity to major employment hubs including Downtown LA USC, Glendale, Burbank and the San Gabriel Valley



EDUCATION HUB

Minutes from USC Health Sciences Campus and close to schools, colleges and educational resources



RETAIL & DINING

Close to York & Figueroa retail corridor, trendy eateries, coffee shops, grocery stores and everyday conveniences



PARKS & RECREATION

Near Lincoln Park and Elysian Valley parks, offering green space, trails and recreational amenities.



TRANSIT CONNECTIVITY

Easy access to the Metro Gold Line, bus lines and major freeways (5, 10, 110 & 710) for seamless travel.



STRONG RENTAL DEMAND

High demand for affordable housing from a diverse and growing renter base with limited supply



ONGOING INVESTMENT

Continued public and private investment driving neighborhood revitalization and long-term value creation.



VIBRANT COMMUNITY

A rich cultural heritage and strong community identity make Lincoln Heights a unique place to live.



SUPPLY CONSTRAINED

Limited new multifamily development has created a significant need for quality affordable housing.



CENTRAL LOCATION

Strategically located between Downtown LA and the San Gabriel Valley with unmatched regional connectivity.



LINCOLN HEIGHTS IS A THRIVING NEIGHBORHOOD

That Offers Residents Access, Amenities And Opportunity



DARWIN APARTMENTS

Is Well Positioned To Meet The Need For Affordable Housing.



Architectural Renderings

Darwin Apartments is designed as a modern affordable housing community that combines quality construction, long-term durability, and thoughtful urban design within the Lincoln Heights neighborhood.



Contemporary Design

Modern five-story architecture featuring clean lines, durable materials, and an efficient residential layout.



Sustainable Living

Energy-efficient building systems, water-conserving fixtures, and environmentally responsible design.



Quality Construction

Type III-A construction designed for long-term performance, resident comfort, and durability.



Community Focused

Designed to support connectivity, safety, and quality of life for residents.



Transit-Oriented Development

Located within 0.5 miles of a Major Transit Stop, reducing transportation costs and improving accessibility.



Affordable Housing Mission

70 affordable housing units developed to address critical housing needs in Los Angeles.



Welcoming Courtyard

Thoughtfully designed common areas that encourage resident interaction and community engagement.



Design For All

Accessible residential design focused on comfort, functionality, and inclusivity.



Strong Street Presence

Modern architecture that enhances the neighborhood while creating an attractive residential environment.

Project Design Highlights

Thoughtfully Designed for Long-Term Community Impact

Darwin Apartments combines modern architecture, efficient building design, and high-quality affordable housing to create a sustainable residential community in Lincoln Heights.



70 Affordable Housing Units

Purpose-built affordable housing community serving residents across multiple income levels.



Type III-A Construction

Durable wood-frame construction over podium designed to current California building standards.



5-Story Residential Building

Efficient mid-rise design maximizing housing production on an infill urban site.



3,704 SF Open Space

Central courtyard and resident open-space areas designed to enhance livability and community interaction.



Transit-Oriented Location

Located within walking distance of public transportation, employment centers, and neighborhood amenities.



No Parking Required

AB2345 affordable housing incentives allow a more efficient site plan focused on housing and resident amenities.

PROJECT STATISTICS

PROJECT DATA	DETAILS
Total Units	70
Building Type	Type III-A
Stories	5
Site Area	13,840.9 SF

PROJECT DATA	DETAILS
Building Area	41,997 SF
Open Space	3,704 SF
Parking	No Parking Required
Status	RTI Approved

Project Vision

Darwin Apartments will deliver high-quality, 100% affordable housing that enhances the Lincoln Heights neighborhood and provides long-term stability for residents.



BUILT FOR COMMUNITY

Creating a safe, inclusive, and welcoming environment for individuals and families



SUSTAINABLE BY DESIGN

Energy-efficient features and sustainable materials to support a healthier future.



QUALITY & DURABILITY

Timeless architecture and high-quality construction built to stand the test of time.



LONG-TERM IMPACT

99-year affordability covenant ensuring lasting value and housing security



EXPAND AFFORDABLE HOUSING OPTIONS

Addressing the critical need for quality affordable housing in Los Angeles.



STRENGTHEN THE NEIGHBORHOOD

Thoughtful development that enhances the fabric of Lincoln Heights



GENERATE LONG-TERM VALUE

A resilient investment backed by strong fundamentals and demand.



PARTNER FOR POSITIVE CHANGE

Collaborating with the community and city to build a better future.



COMMITTED TO EXCELLENCE

Delivering high-quality homes with professional management and care.



A PLACE TO LIVE. A COMMUNITY TO THRIVE.

AFFORDABLE HOUSING. ENDURING VALUE. STRONGER TOGETHER

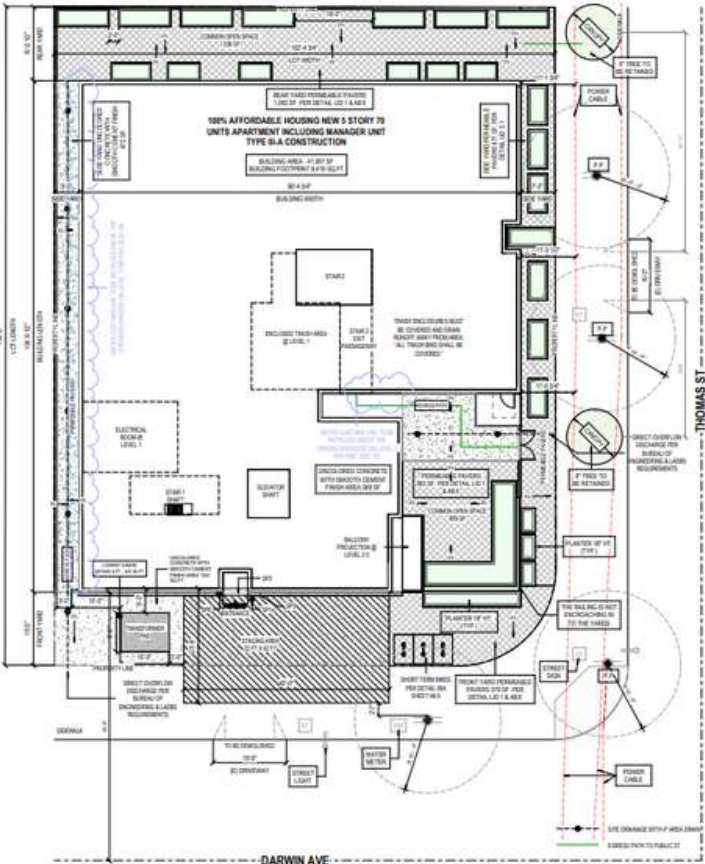


Site Plan & Summary

Darwin Apartments is efficiently designed to maximize unit count and livability while complementing the surrounding neighborhood. The site plan reflects a thoughtful approach to building placement, open space, and pedestrian connectivity

SITE SUMMARY

ADDRESS	3323-3327 E. Darwin Ave, Los Angeles, CA	AFFORDABILITY COVENANT	99 Years
LOT SIZE	13,840.9 SF	PARKING	No Parking Required
TOTAL UNITS	70	OPEN SPACE	3,704 SF Provided Open Space
AFFORDABILITY	100% Affordable Housing	BUILDING TYPE	Type III-A Construction



SITE SUMMARY

- 
LANDSCAPED COURTYARD
 Private resident amenity space for relaxation, gathering, and wellness.
- 
PEDESTRIAN FOCUSED
 Thoughtful circulation and walkable design to encourage community connection.
- 
SUSTAINABLE DESIGN
 Energy-efficient features and low-maintenance materials to reduce operating costs and environmental impact.
- 
SECURE & PRIVATE
 Controlled access entry points and secure perimeter.

The Darwin Advantage

Darwin Apartments combines a premier Lincoln Heights location, brand new construction, and 100% affordable housing with a long-term affordability covenant to deliver a resilient, high-quality asset with enduring value and community impact.



STRATEGIC LOCATION

Positioned in Lincoln Heights with excellent access to employment, education, amenities and transit.



100% AFFORDABLE

Serving the community with a diverse mix of affordable housing for all income levels



STRONG FUNDAMENTALS

High rental demand, limited supply and proven neighborhood growth drivers support long-term performance



SUSTAINABLE FUTURE

Energy-efficient building features and sustainable materials support lower operating costs and a healthier community.



BRAND NEW ASSET

New construction with modern finishes, efficient systems and minimal deferred maintenance



LONG-TERM SECURITY

99-year recorded affordability covenant ensures lasting affordability and stability.



Community / Project Facts



**PROVIDING
QUALITY HOMES**



**STRENGTHENING
NEIGHBORHOODS**



**CREATING
LASTING IMPACT**



**BUILDING A
BETTER FUTURE**

INVESTMENT SUMMARY



70
Units



100%
Affordable Housing



Type III-A
Construction



5
Stories



54'-7"
Building Height



13,840.9
SF Site



41,997
SF Building Area



LIHTC Strategy
TBD by Buyer



**No Public
Housing Subsidy**



**RTI Approved
Project**



**No Parking Required
under AB 2345**



**Located within 0.5
miles of a Major
Transit Stop**



**A high-quality, 100% affordable
community designed to serve today
and endure for generations to come**

Floor Plan Overview

Darwin Apartments features an efficient floor plan designed to maximize natural light, functionality, and resident comfort. The building layout supports 70 one-bedroom affordable housing units with thoughtfully designed interiors and community amenities



EFFICIENT DESIGN

Smart layouts that maximize livable space and natural light.



MODERN INTERIORS

High-quality finishes and contemporary fixtures.



SUSTAINABLE FEATURES

Energy-efficient systems and sustainable building materials



RESIDENT COMFORT

Thoughtful amenity spaces that enhance daily living.

PROJECT SUMMARY



70 Affordable Housing Units



Five Residential Levels



Type III-A Construction



100% One-Bedroom Unit Configuration



Central Courtyard Design



No Parking Required



The Approved Plans Indicate



100% One-Bedroom Units



70 Total Units



Level 1: 10 Units



Level 2: 15 Units



Level 3: 15 Units



Level 4: 15 Units



Level 5: 15 Units

UNIT SIZE RANGE



404-504 SF



Average Unit Size

Approximately 460 SF

Full Development Data Room

- 01 Offering Memorandum
- 02 Architectural Renderings
- 03 Approved Plans
- 04 RTI Approval Documents
- 05 Site Plan
- 06 Survey
- 07 Environmental Reports
- 08 Property Photos
- 09 Due Diligence
- 10 Affordable Housing Information

PLEASE CONTACT THE EXCLUSIVE
ADVISOR FOR ACCESS CREDENTIALS.

ALL INFORMATION CONTAINED IN THE
DATA ROOM IS **STRICTLY CONFIDENTIAL**
AND INTENDED SOLELY FOR
QUALIFIED PARTIES.

Development Opportunity Summary

PROJECT SUMMARY

Asking Price	\$3,000,000
Total Units	70
Stories	5
Construction Type	Type III-A
Site Area	13,840.9 SF
Building Area	41,997 SF
Unit Configuration	100% One-Bedroom Units
Unit Size Range	404-504 SF
Average Unit Size	±461 SF
Manager Unit	1 Unit
Affordability Covenant	99 Years
Parking Requirement	No Parking Required

INVESTMENT HIGHLIGHTS

- ✓ Approved 70-Unit Affordable Housing Development
- ✓ Five Residential Levels
- ✓ Type III-A Construction
- ✓ 100% One-Bedroom Unit Configuration
- ✓ Central Courtyard Design
- ✓ Privately Funded Affordable Housing Community
- ✓ No Public Housing Subsidy
- ✓ No Parking Required Under AB 2345
- ✓ 99-Year Affordability Covenant
- ✓ Located in Los Angeles, California



Affordable Housing Program

- 55 Low-Income Units (Schedule IX)
- 10 Moderate-Income Units
- 2 Extremely Low-Income Units
- 1 Very Low-Income Unit
- 1 Low-Income Unit
- 1 Manager Unit



Prospective purchasers are responsible for conducting their own independent due diligence regarding approvals, development costs, financing, construction budgets, projected rents, operating expenses, and investment returns. Information contained herein is believed to be reliable but is not guaranteed.



NEST SEEKERS
INTERNATIONAL

DARWIN APARTMENTS

OFFERING MEMORANDUM
