

FOR SALE



1200 Magnolia Avenue
Los Angeles, CA 90006

\$1,995,000
\$95,000 PER BUILDABLE UNIT

9,142 SF Land Deal in Koreatown
RTI Site for 21-Unit Opportunity Zone Multifamily Development



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Property Features



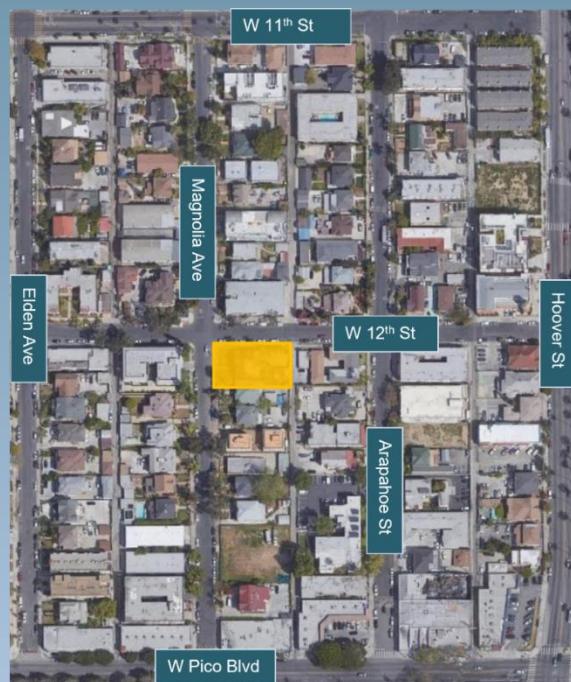
This 9,142 SF lot is situated on the corner of Magnolia Ave and W 12th St. with alley access. The site will be delivered with Ready to Issue Permits (RTI) for a 21-unit apartment complex with a mix of 18 1+1s, two (2) of which are Extremely Low Income (ELI), and three (3) 2+2s. This lot is located in an opportunity zone allowing for tax benefits with LAR3 zoning.

This lot is in a highly sought-after redevelopment area in Koreatown, Los Angeles, an up-and-coming area for multifamily living and redevelopment opportunities. Koreatown is an ideal Los Angeles area, accessible to endless amenities, public transportation, including the Subway, and is just miles from a densely populated, amenity-rich downtown area. This Ready to Issue (RTI) Site with a high quality and efficient development design, and in an opportunity zone with benefits available, is a rare find in Los Angeles.

Benefits of Opportunity Zone*:

- Defer taxes on previously earned capital gains (real estate, stocks, collectibles, etc).
- Potentially avoid paying federal taxes (gain and depreciation recapture) on capital gains after 10 years from investment.

*Please contact your tax advisor for details



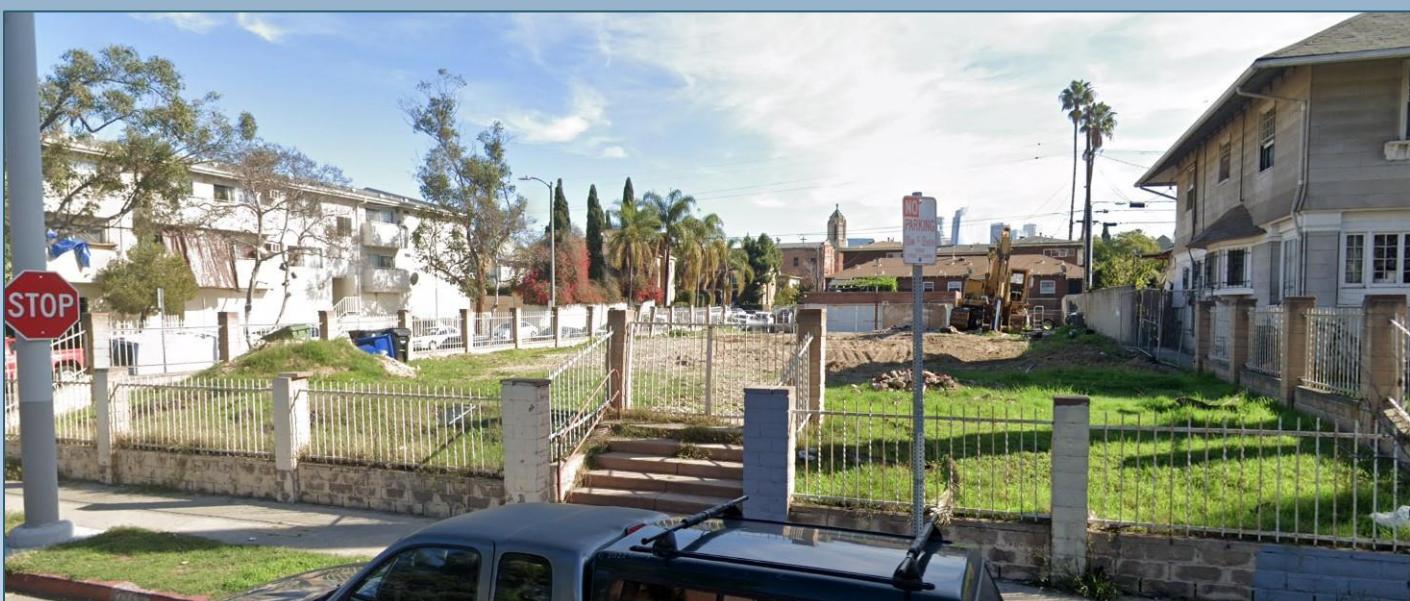
Rent Roll



UNIT #	UNIT TYPE	SF	PROJECTED RENT/UNIT	PROJECTED RENT/SF
201	1+1	554	\$ 2,450	\$ 4.42
301	1+1	554	\$ 2,500	\$ 4.51
401	1+1	554	\$ 2,550	\$ 4.60
202	1+1	577	\$ 2,450	\$ 4.25
302	1+1	577	\$ 2,500	\$ 4.33
402	1+1	577	\$ 2,550	\$ 4.42
203	1+1	517	\$ 2,400	\$ 4.64
303*	1+1	517	\$ 452	\$ 1.14
403	1+1	517	\$ 2,500	\$ 4.84
204*	1+1	520	\$ 452	\$ 1.14
304	1+1	520	\$ 2,500	\$ 4.81
404	1+1	520	\$ 2,500	\$ 4.81
205	1+1	546	\$ 2,450	\$ 4.49
305	1+1	546	\$ 2,500	\$ 4.58
405	1+1	546	\$ 2,550	\$ 4.67
206	1+1	592	\$ 2,500	\$ 4.22
306	1+1	592	\$ 2,550	\$ 4.31
406	1+1	592	\$ 2,550	\$ 4.31
207	2+2	767	\$ 3,000	\$ 3.91
307	2+2	767	\$ 3,100	\$ 4.04
407	2+2	767	\$ 3,200	\$ 4.17
TOTALS		12,219	\$50,204	\$4.12

*ELI Units

Photos



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

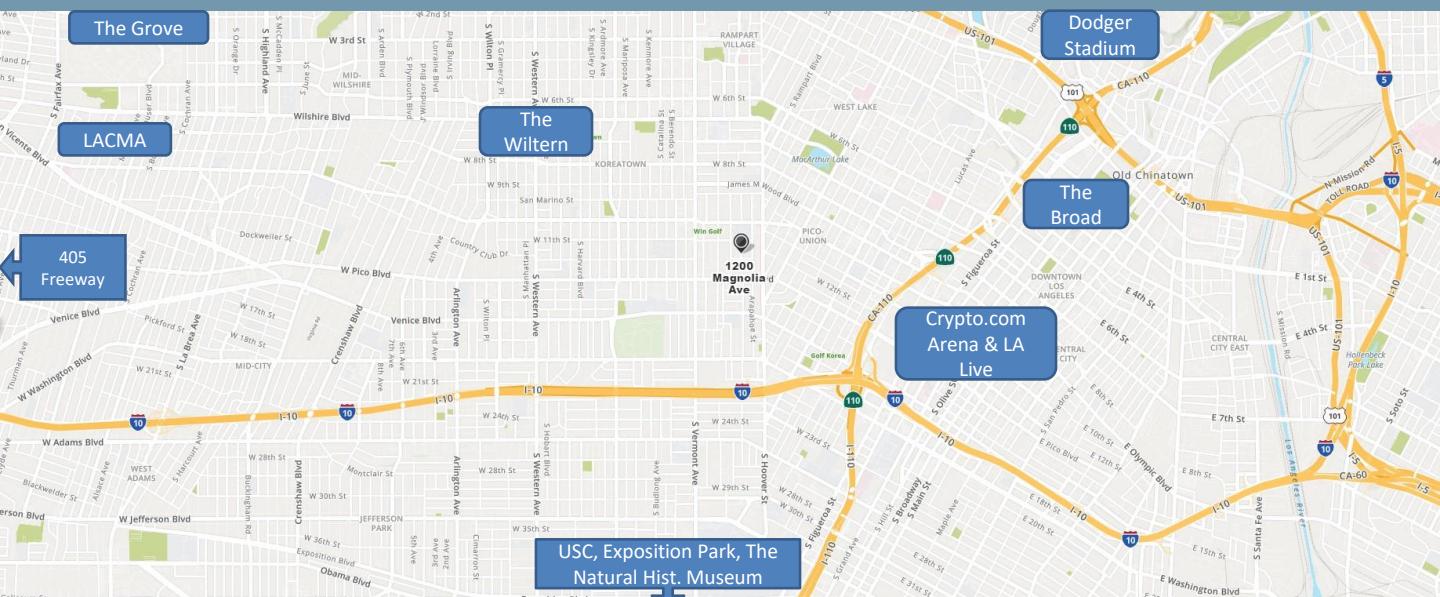
Location



TAMARACK
REAL ESTATE SERVICES

Located in the southeast corner of the Mid-Wilshire area of Los Angeles, this property is between the 10, 110, 101, and 405. Just a few miles east from Downtown Los Angeles, and just blocks south of MacArthur Park, it is a prime location in the greater Los Angeles area.

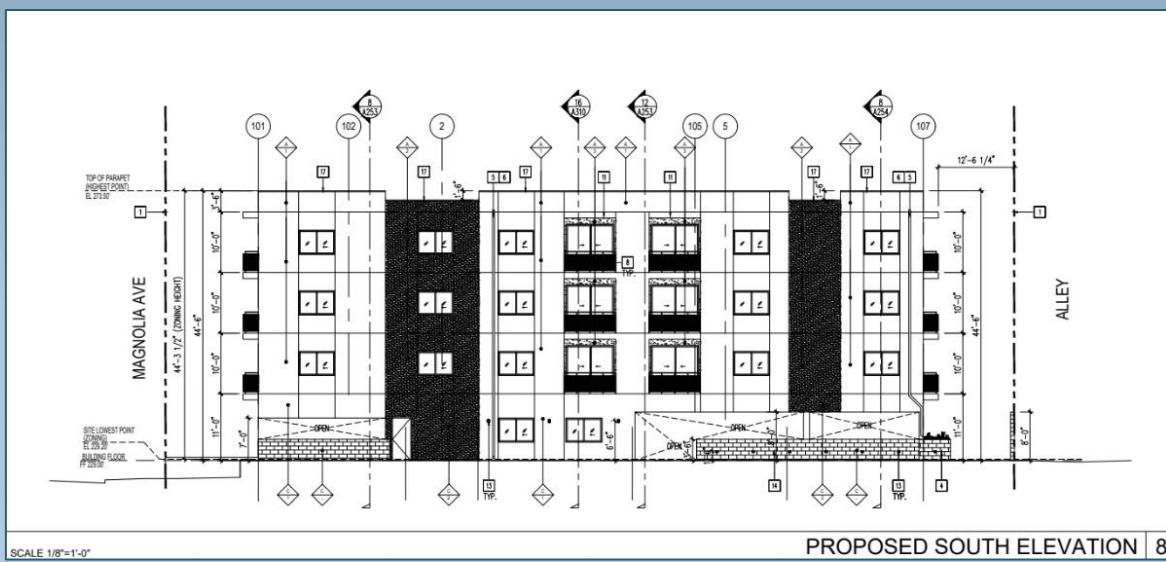
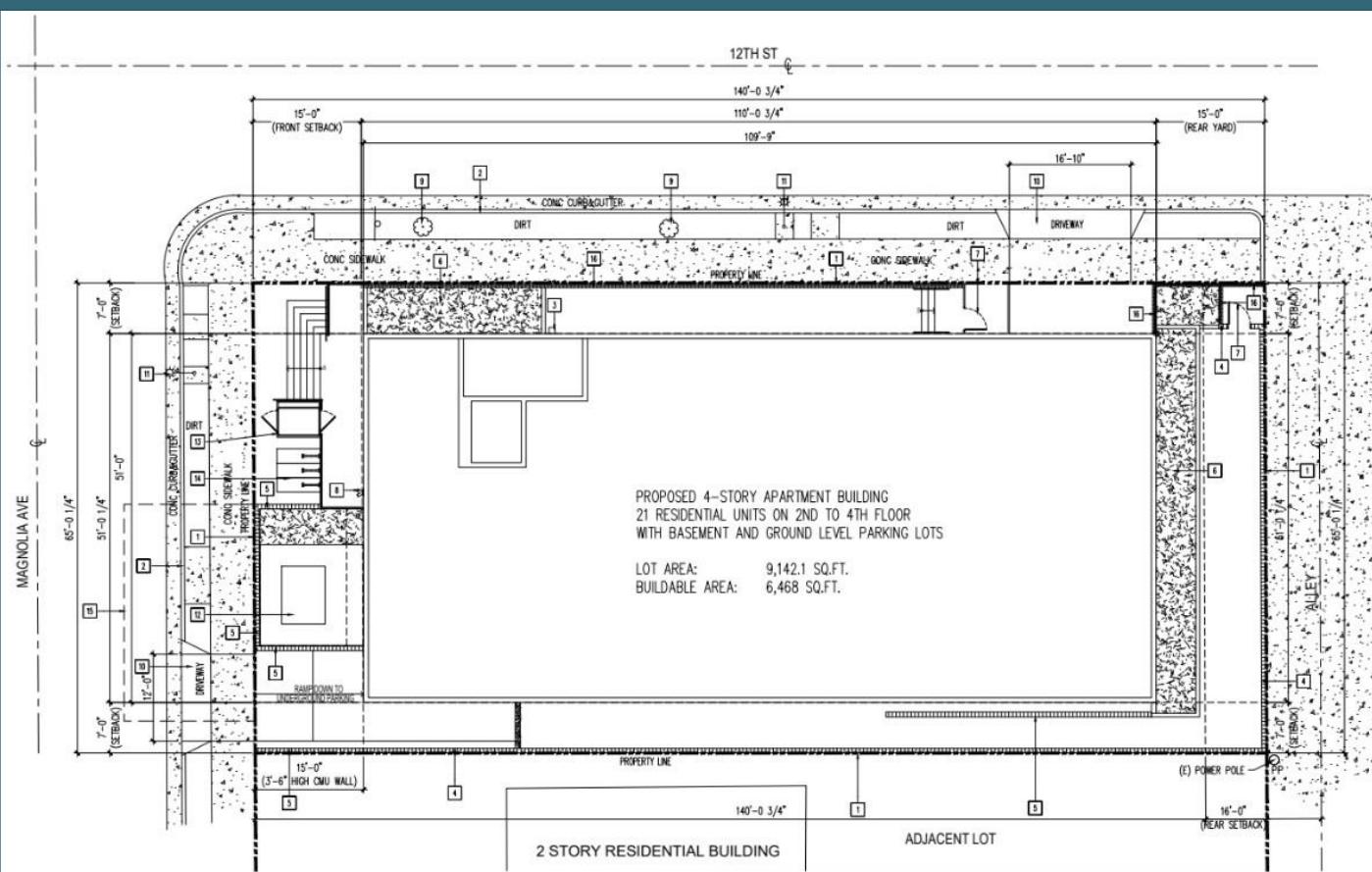
With a Walk Score of 71 and a Bike Score of 81, this lot is perfectly located in Koreatown with access to endless transit, including the subway, retail shops, restaurants, markets, and many other amenities including the Crypto.com Arena (formerly the Staples Center), LA Live, The Natural History Museum of LA County and Exposition Park, and the University of Southern California.



Site Plan



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*Full Site Plans available upon request

PQNK

architecture + interior + planning

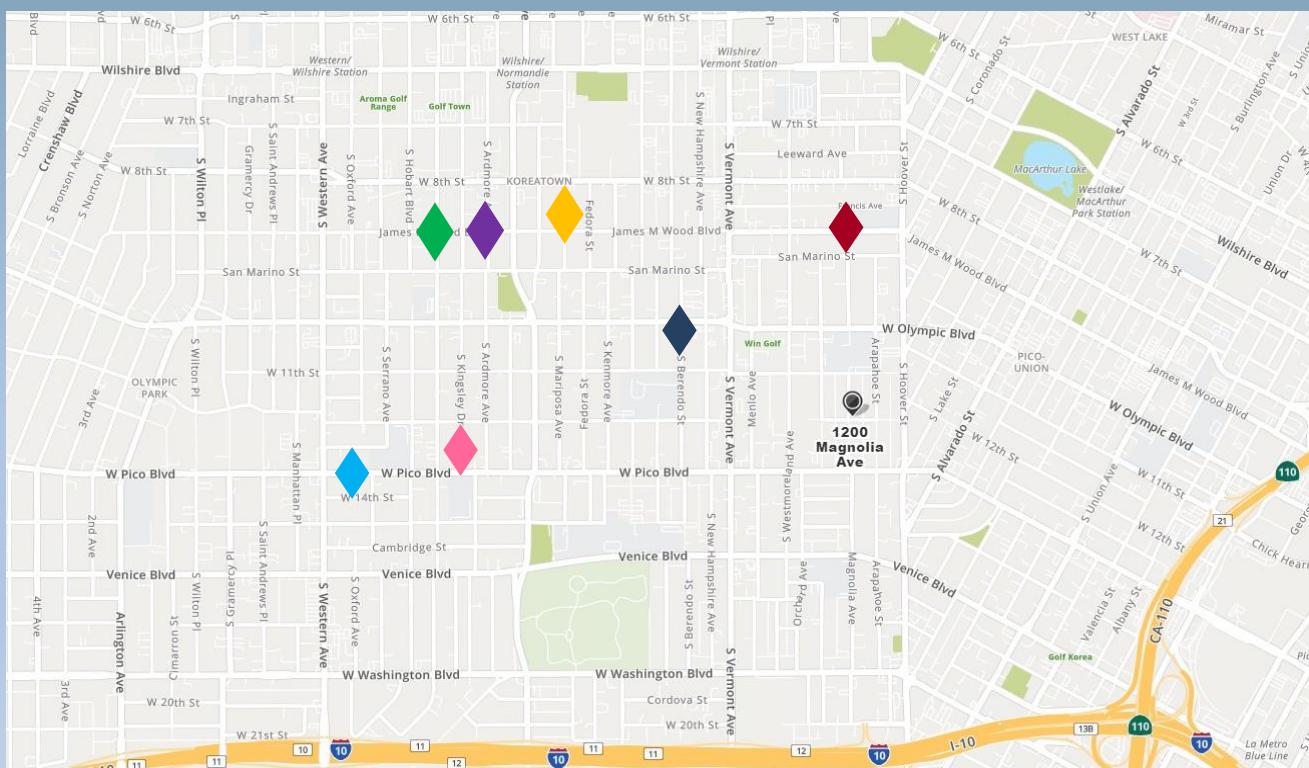
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Rent Comparables



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REAL ESTATE SERVICES

Address	Unit Type	SF	Rent
3057-3067 W Pico Blvd Los Angeles, CA 90006	1+1	697 - 725	\$2,550 - \$2,750
	2+2	1037 - 1401	\$3,350 - \$4,395
905 S Ardmore Ave Los Angeles, CA 90006	1+1	n/a	\$2,315
919 S Harvard Blvd Los Angeles, CA 90006	1+1	604	\$2,620
846-8 S Mariposa Ave Los Angeles, CA 90005	1+1	n/a	\$2,500
1025 S Berendo St Los Angeles, CA 90006	1+1	745	\$2,169
2701 James M Wood Blvd Los Angeles, CA 90006	1+1	n/a	\$2,200
1229 S Kingsley Dr Los Angeles CA, 90006	2+2	1,200	\$3,000 - \$3,100



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Rent Comparables



RENT COMPARABLES

1	3057 – 3067 W Pico Blvd Los Angeles, CA 90006
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2	905 S Ardmore Ave Los Angeles, CA 90006
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3	919 S Harvard Blvd Los Angeles, CA 90006
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Price	\$2,550 - \$2,750
SF	697 - 725
Unit Type	1+1
Price	\$3,350 – \$4,395
SF	1037 - 1401
Unit Type	2+2
Notes	<ul style="list-style-type: none">• 51 Units• Built 2022

Price	\$2,315
SF	n/a
Unit Type	1+1
Notes	<ul style="list-style-type: none">• 12 Units• Built 2018

Price	\$2,620
SF	604
Unit Type	1+1
Notes	<ul style="list-style-type: none">• 24 Units• Built 2022

Rent Comparables



RENT COMPARABLES

4

846-8 S Mariposa Ave
Los Angeles, CA 90005



5

1025 S Berendo St
Los Angeles, CA 90006



6

2701 James M Wood Blvd
Los Angeles, CA 90006



Price	\$2,500
SF	n/a
Unit Type	1+1
Notes	<ul style="list-style-type: none">• 38 Units• Built 2022

Price	\$2,169
SF	745
Unit Type	1+1
Notes	<ul style="list-style-type: none">• 44 Units• Built 2019

Price	\$2,200
SF	n/a
Unit Type	1+1
Notes	<ul style="list-style-type: none">• 33 Units• Built 2020

Rent Comparables



RENT COMPARABLES

7	1229 S Kingsley Dr Los Angeles CA, 90006
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Price	\$3,000 - \$3,100
SF	1,200
Unit Type	2+2
Notes	<ul style="list-style-type: none">• 6 Units• Built 2020



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