

# 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 Multifamily Development



**MICHAEL SUSSON** Lic # 01515991

[E] [michael@tamarackres.com](mailto:michael@tamarackres.com)

[P] (818) 464-3217

[C] (310) 962-7210

**DAVID KAUFMAN** Lic # 01217537

[E] [david@tamarackres.com](mailto:david@tamarackres.com)

[P] (818) 464-3212

[C] (310) 877-8600

**COREY SPOUND** Lic # 01142655

[E] [corey@tamarackres.com](mailto:corey@tamarackres.com)

[P] (818) 464-3215

[C] (310) 625-6825

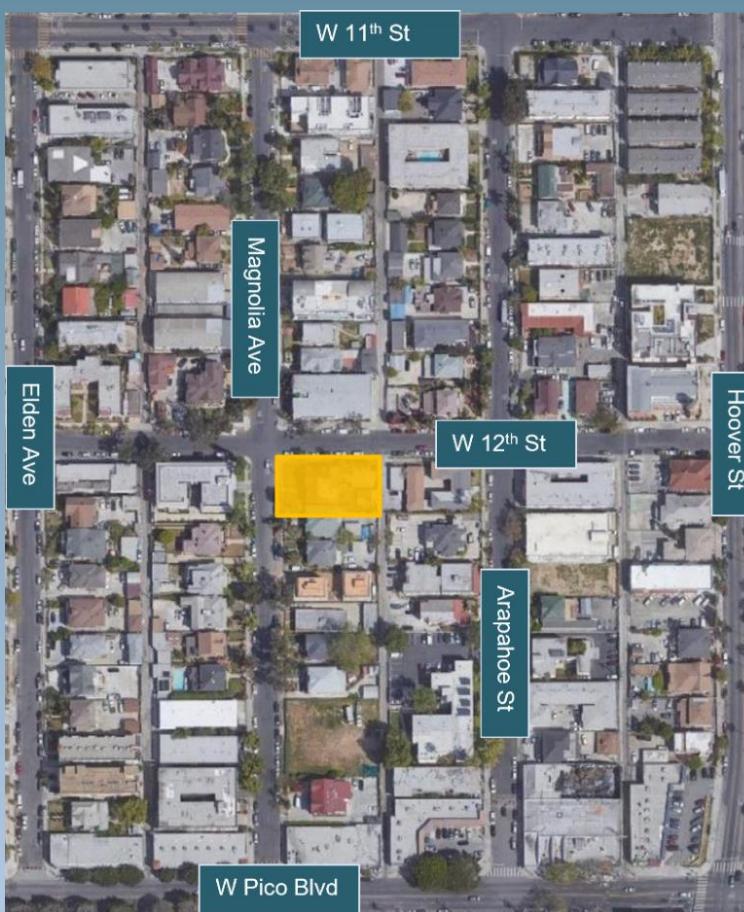
[A] 15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403

# Property Features



This 9,142 SF lot is situated on the corner of Magnolia Ave and W 12<sup>th</sup> 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 Invest (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.



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

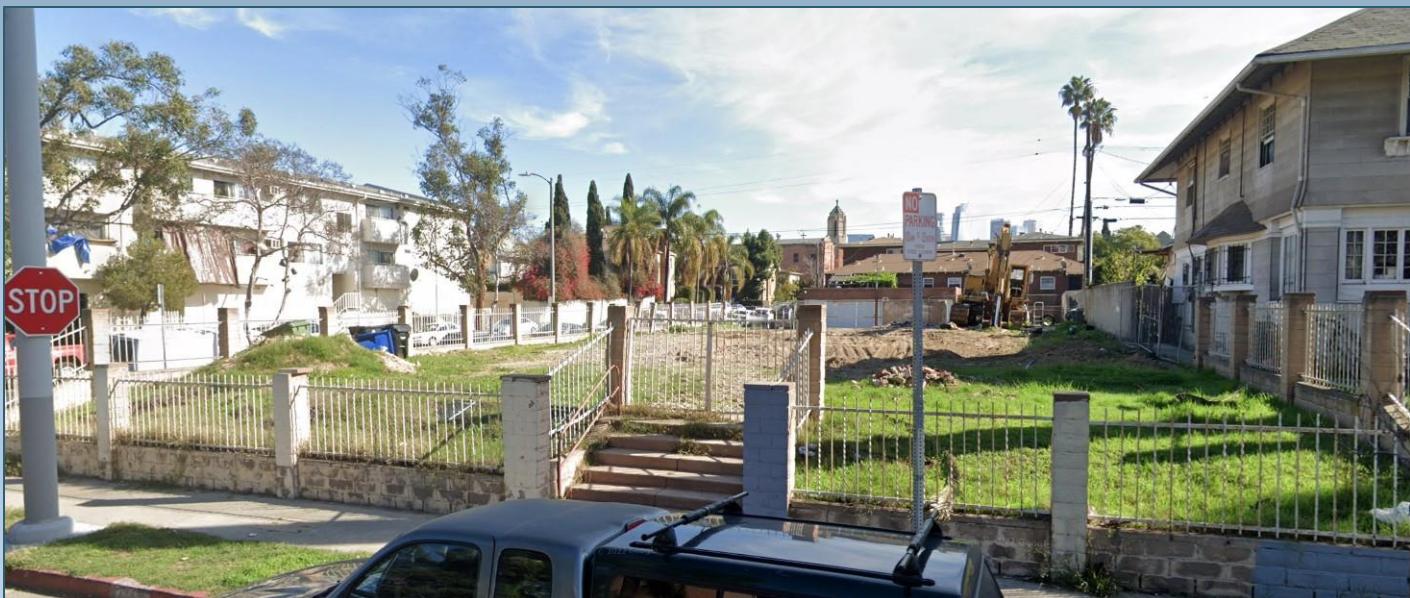
# Rent Roll



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
<b>TOTALS</b>		<b>12,219</b>	<b>\$50,204</b>	<b>\$4.12</b>

\*ELI Units

# Photos



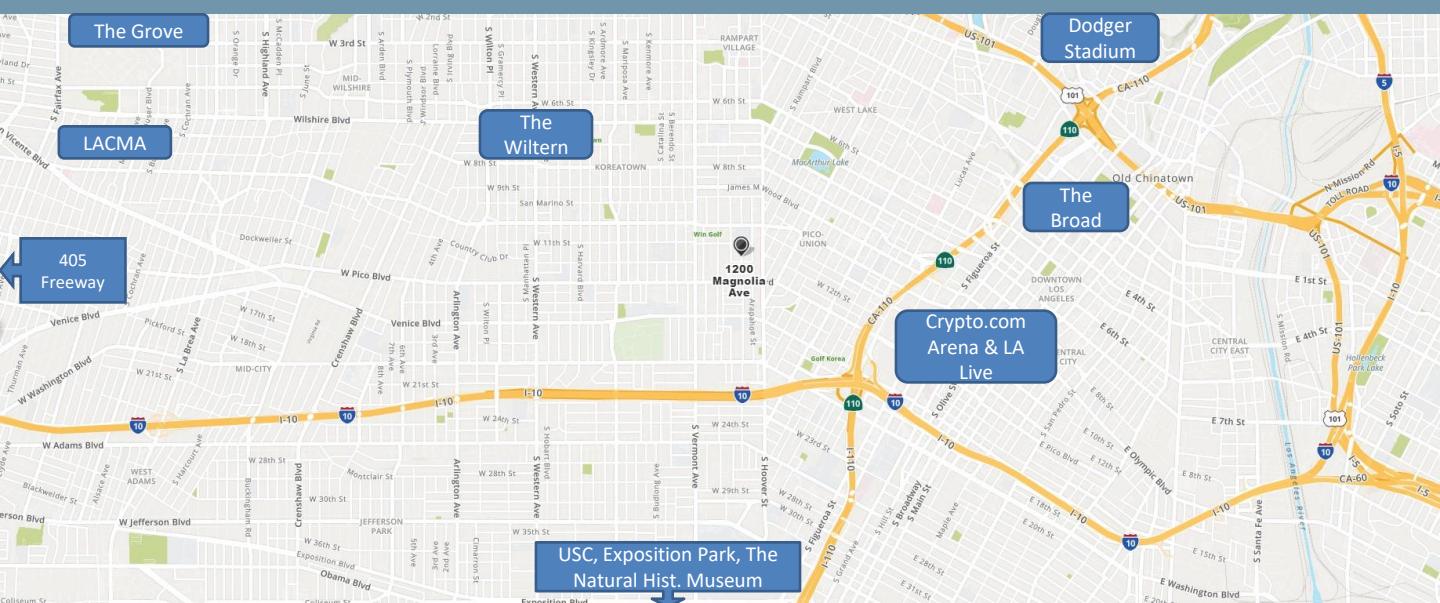
Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# Location



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.

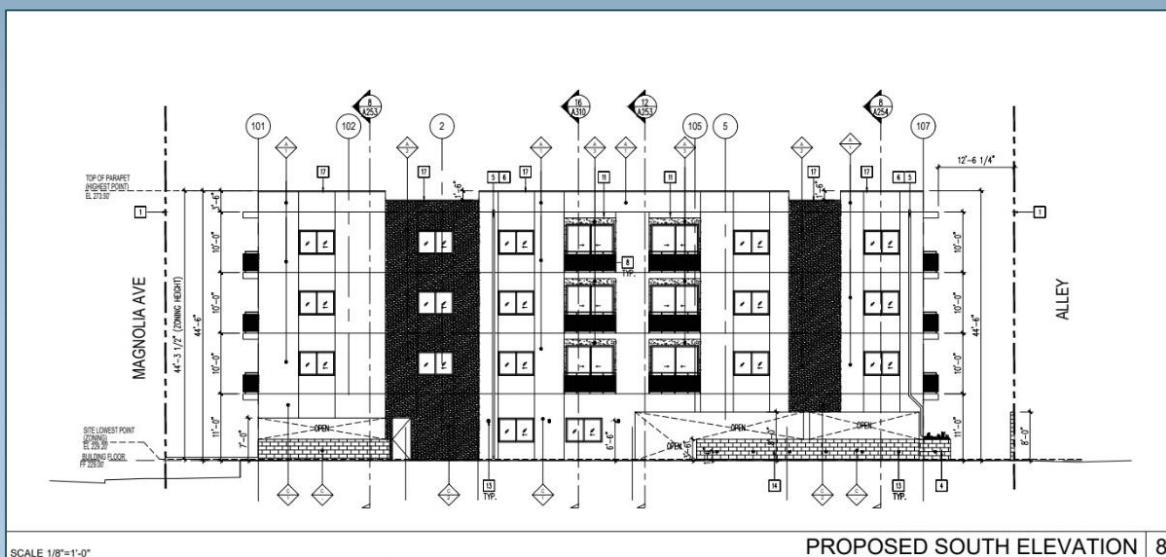
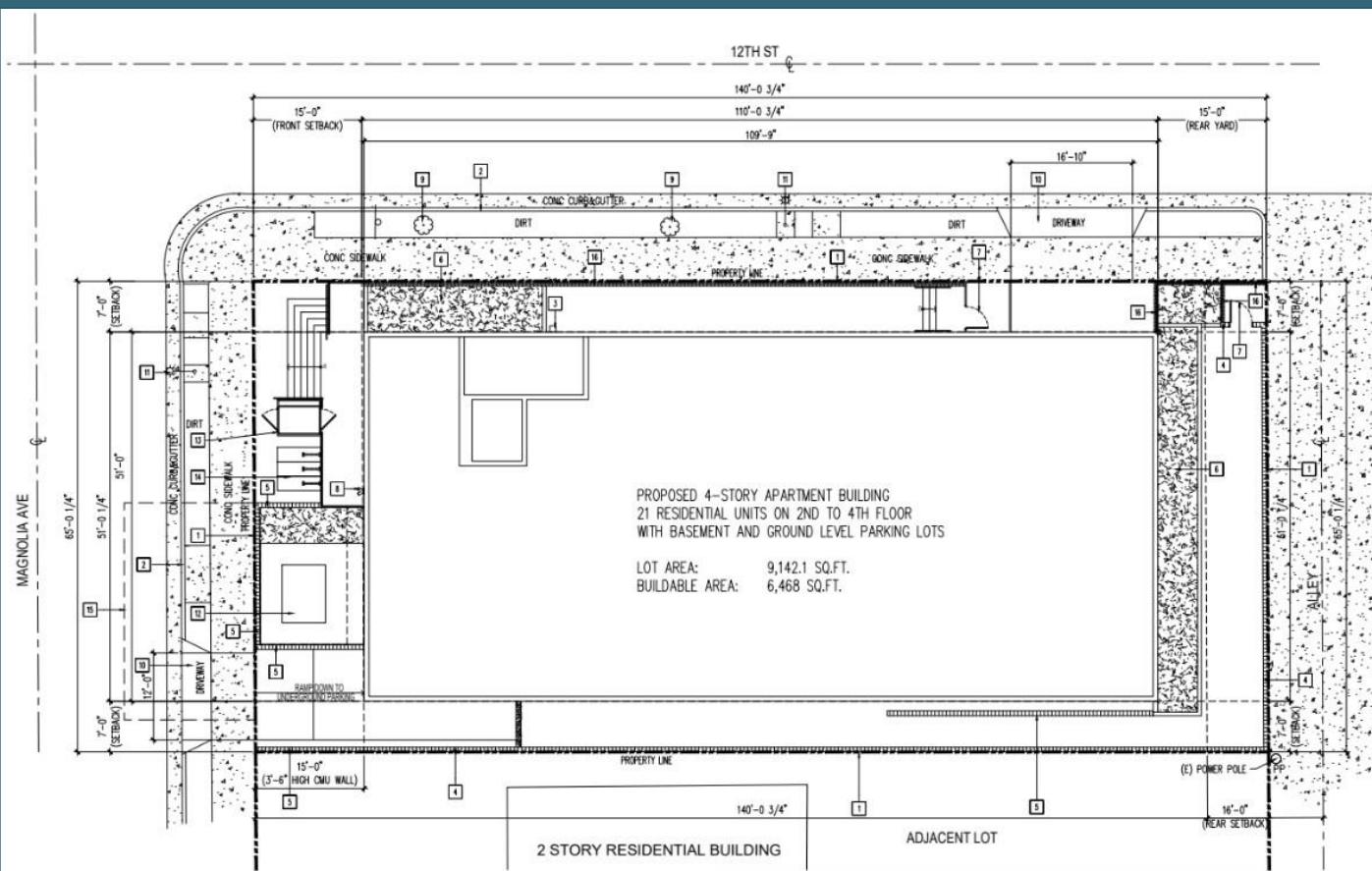


Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# Site Plan



# TAMARACK REAL ESTATE SERVICES



\*Full Site Plans available upon request

PQNk

architecture + interior + planning

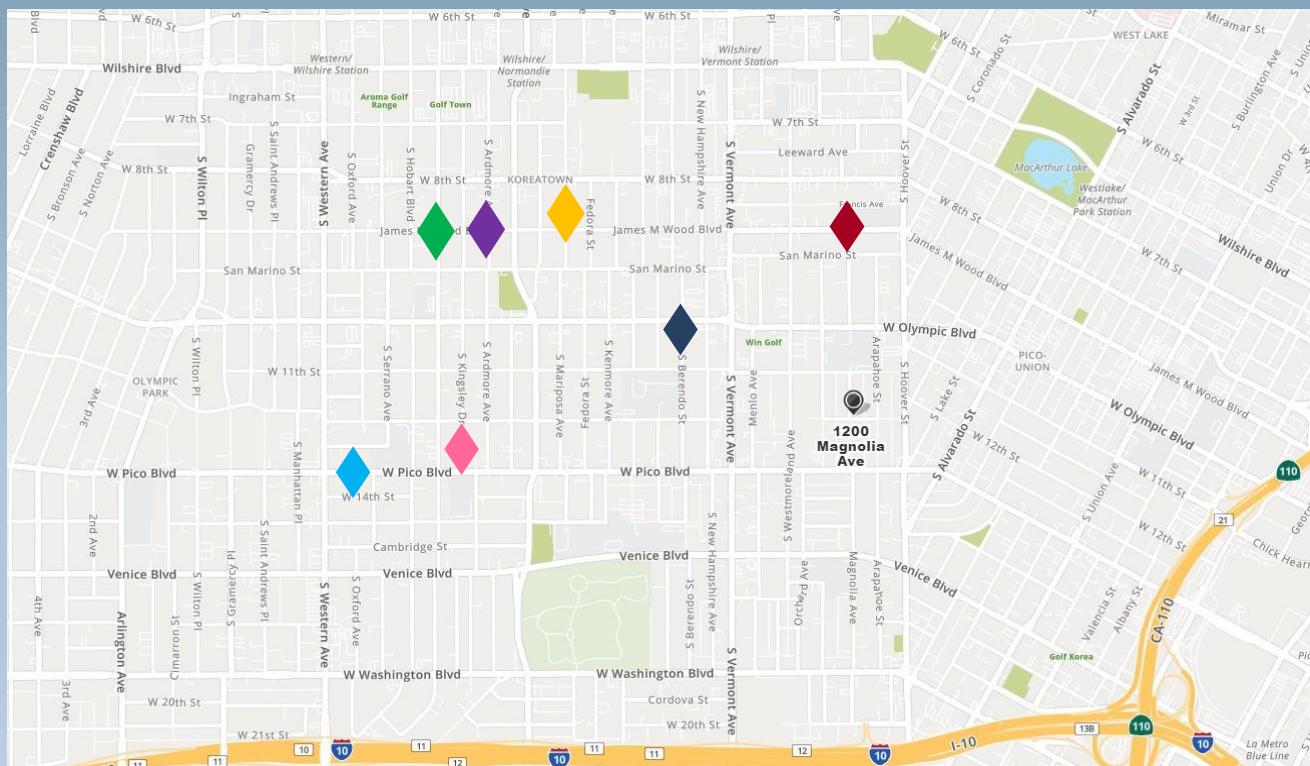
Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# Rent Comparables



TAMARACK  
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



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

# Rent Comparables



## RENT COMPARABLES

1

3057 – 3067 W Pico Blvd  
Los Angeles, CA 90006



2

905 S Ardmore Ave  
Los Angeles, CA 90006



3

919 S Harvard Blvd  
Los Angeles, CA 90006



**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**

- 51 Units
- Built 2022

**Price** \$2,315

**SF** n/a

**Unit Type** 1+1

**Notes**

- 12 Units
- Built 2018

**Price** \$2,620

**SF** 604

**Unit Type** 1+1

**Notes**

- 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"><li>• 38 Units</li><li>• Built 2022</li></ul>

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

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

# Rent Comparables



## RENT COMPARABLES

7

1229 S Kingsley Dr  
Los Angeles CA, 90006



Price	\$3,000 - \$3,100
SF	1,200
Unit Type	2+2
Notes	<ul style="list-style-type: none"><li>• 6 Units</li><li>• Built 2020</li></ul>



# 1200 Magnolia Avenue Los Angeles, CA 90006

**MICHAEL SUSSON** Lic # 01515991  
[E] [michael@tamarackres.com](mailto:michael@tamarackres.com)  
[P] (818) 464-3217  
[C] (310) 962-7210

**DAVID KAUFMAN** Lic # 01217537  
[E] [david@tamarackres.com](mailto:david@tamarackres.com)  
[P] (818) 464-3212  
[C] (310) 877-8600

**COREY SPOUND** Lic # 01142655  
[E] [corey@tamarackres.com](mailto:corey@tamarackres.com)  
[P] (818) 464-3215  
[C] (310) 625-6825

15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403

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