

3910 W 27TH ST | LOS ANGELES, CA 90018

**10 UNIT SMALL LOT PROJECT**



**Daniel Bahr | CORE Commercial Real Estate Inc.**  
**(323) 646-5938 BRE # 01488504**  
**daniel@core-cre.com**

**Peter Hercz | CORE Commercial Real Estate Inc.**  
**(818) 231-2231 BRE # 01280014**  
**peter@core-cre.com**



CORE Commercial Real Estate, Inc. or its personnel makes no warranties, representations or guarantees about the information provided herein. These materials are based on information and content provided by others, which we believe are accurate, however, it has not been verified and all interested parties must independently confirm its accuracy. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent the current or future performance of this property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.

## OVERVIEW

**Address:** 3910 W 27th St, Los Angeles, CA 90018

**Asking Price:** \$2,500,000

**Lot Size:** 12,329 SF

**Zoning:** R3-1-O

**APN:** 5051-015-006

**Existing Building:** 3,489 SF apartment building (5 units)

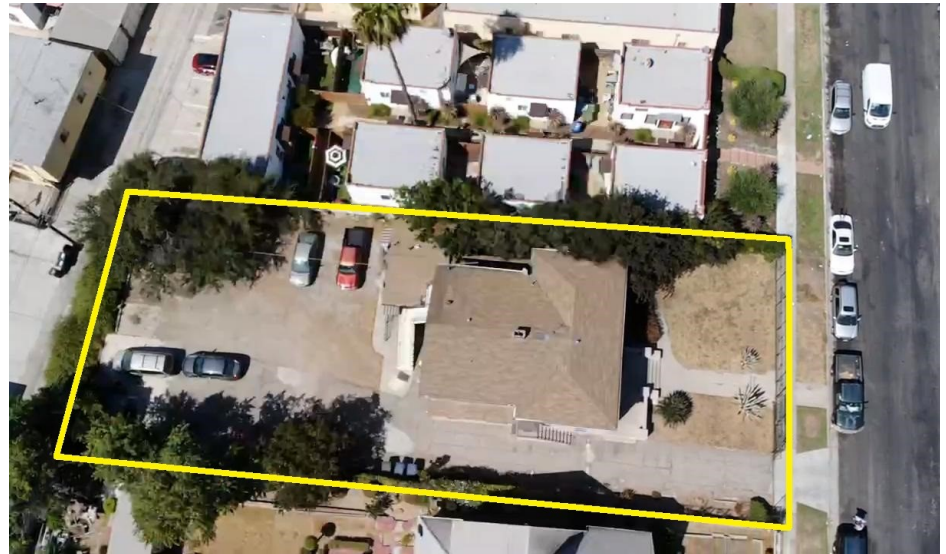
- Letter of Determination issued for 10 small lot homes
- Each home has 3 bed/ 3.5 baths
- 1,650 SF homes with private 2-car garages
- Incredible views from every home
- Design received unanimous neighborhood council support
- Numerous comps above \$1,000,000 nearby



## PROPERTY DESCRIPTION

10-unit small lot project with letter of determination already issued from LA City Planning Department. The Property is located in the hot West Adams/Jefferson Park district on an amazing 12,329 SF site with 360-degree views of the City. Each home has three bedrooms, 4<sup>th</sup> floor patio, private 2-car garage, and beautiful city views. All homes are approximately 1,650 SF plus garage (330 SF). West Adams is a rapidly appreciating neighborhood where single family homes in the area and individual small lot homes sell for upwards of \$1,000,000 each.

Existing building on property is a 5 unit tenant-occupied apartment.



## FINANCIALS (PRO-FORMA)

**Land Acquisition Cost:** \$2,500,000

**Construction Costs:** \$4,125,000

**Soft Costs:** \$250,000

**Tenant Relocation:** \$80,000

**Carrying Costs:** \$150,000

**TOTAL PROJECT COST:** **\$7,105,000**

**Total Sales:** \$9,750,000

**Selling Expenses:** \$585,000 (6%)

**NET PROCEEDS:** **\$9,165,000**

**PROFIT:** **\$2,060,000**





## COMPARABLE SALES\*



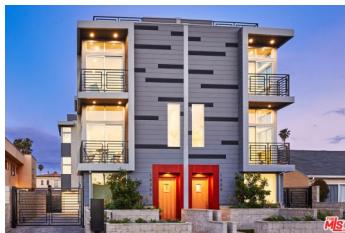
**Mid City 11**  
5151-5164 Redondo Ct  
Los Angeles, CA 90019  
Sale Prices: \$910,000 - \$1,150,000



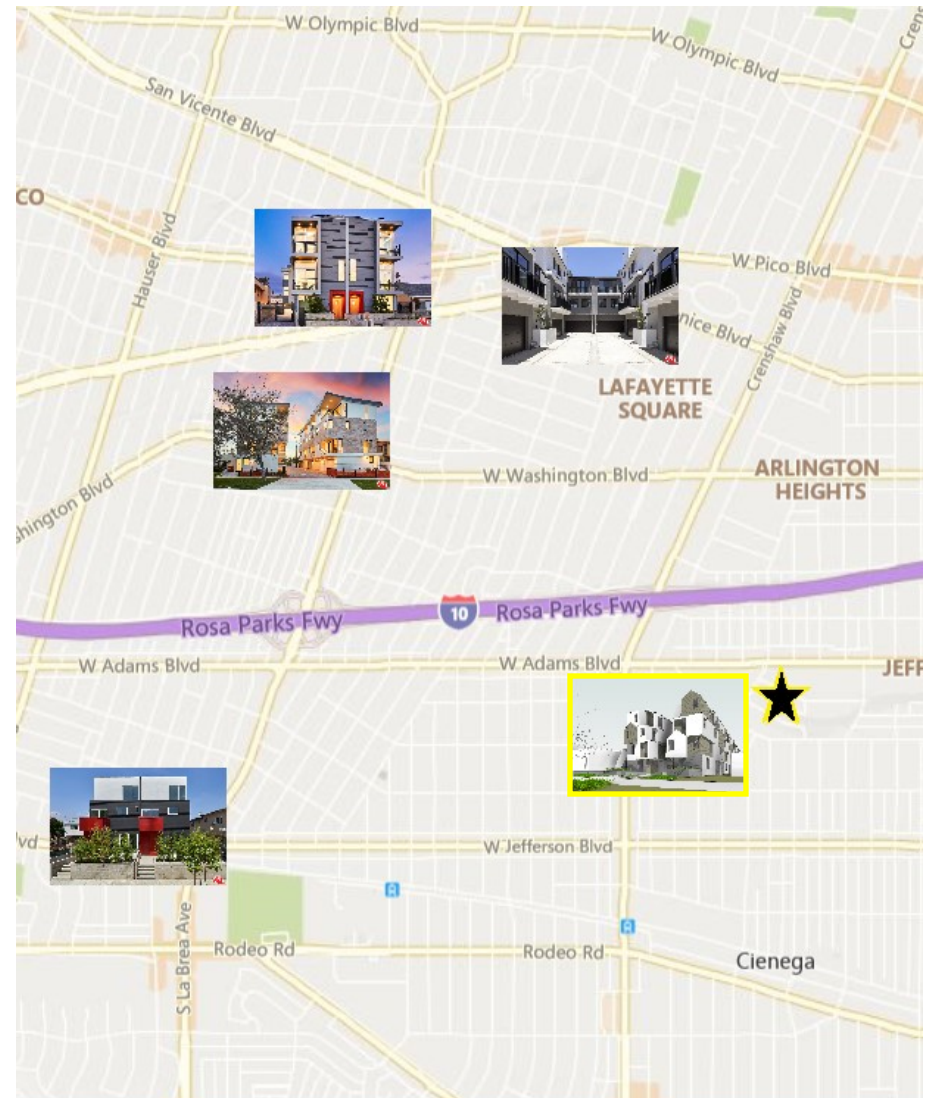
**Cloverdale 2**  
2923-2927 S Cloverdale Ave  
Los Angeles, CA 90016  
Sale Prices: \$1,000,000 - \$1,050,000



**The St Charles**  
4721-4725 St Charles Pl  
Los Angeles, CA 90019  
Sale Prices: \$1,029,000 - \$1,099,000

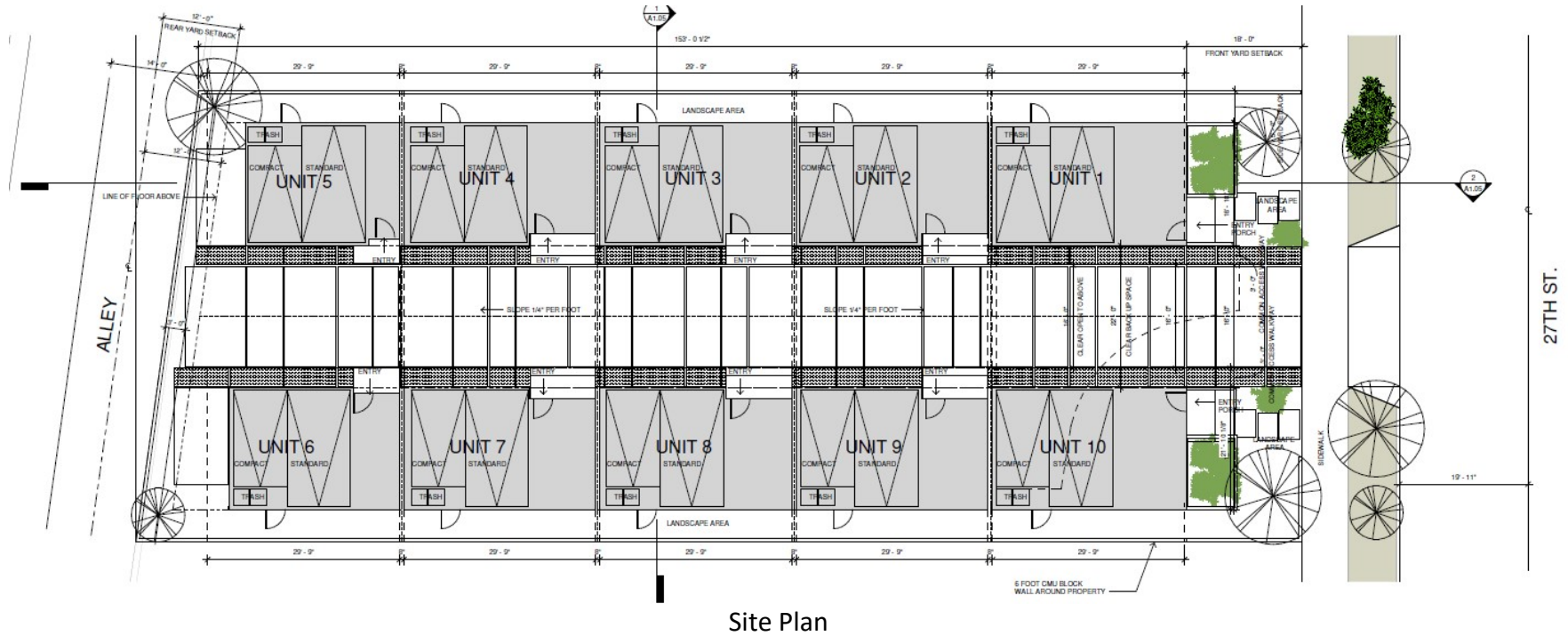


**Sycamore Palms**  
1434-1436 1/2 S Sycamore Ave  
Los Angeles, CA 90019  
Sale Prices: \$989,000

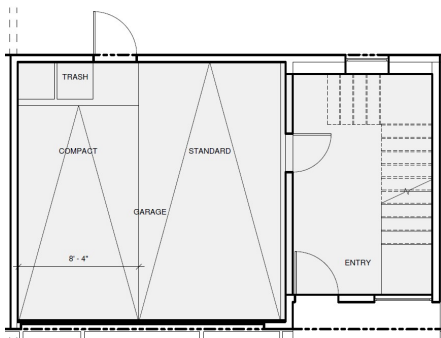


\*Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed.

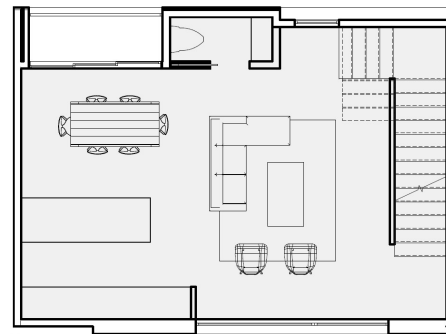
# PLANS



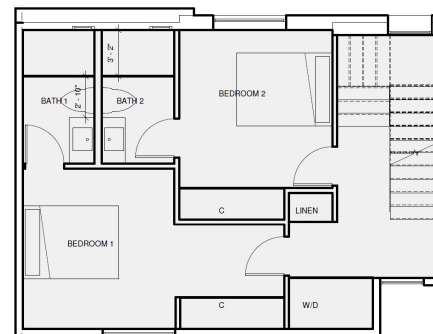
Site Plan



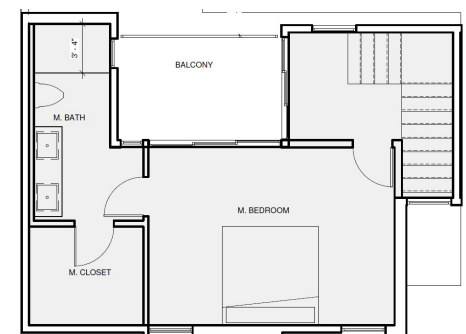
1st Floor



2nd Floor



3rd Floor



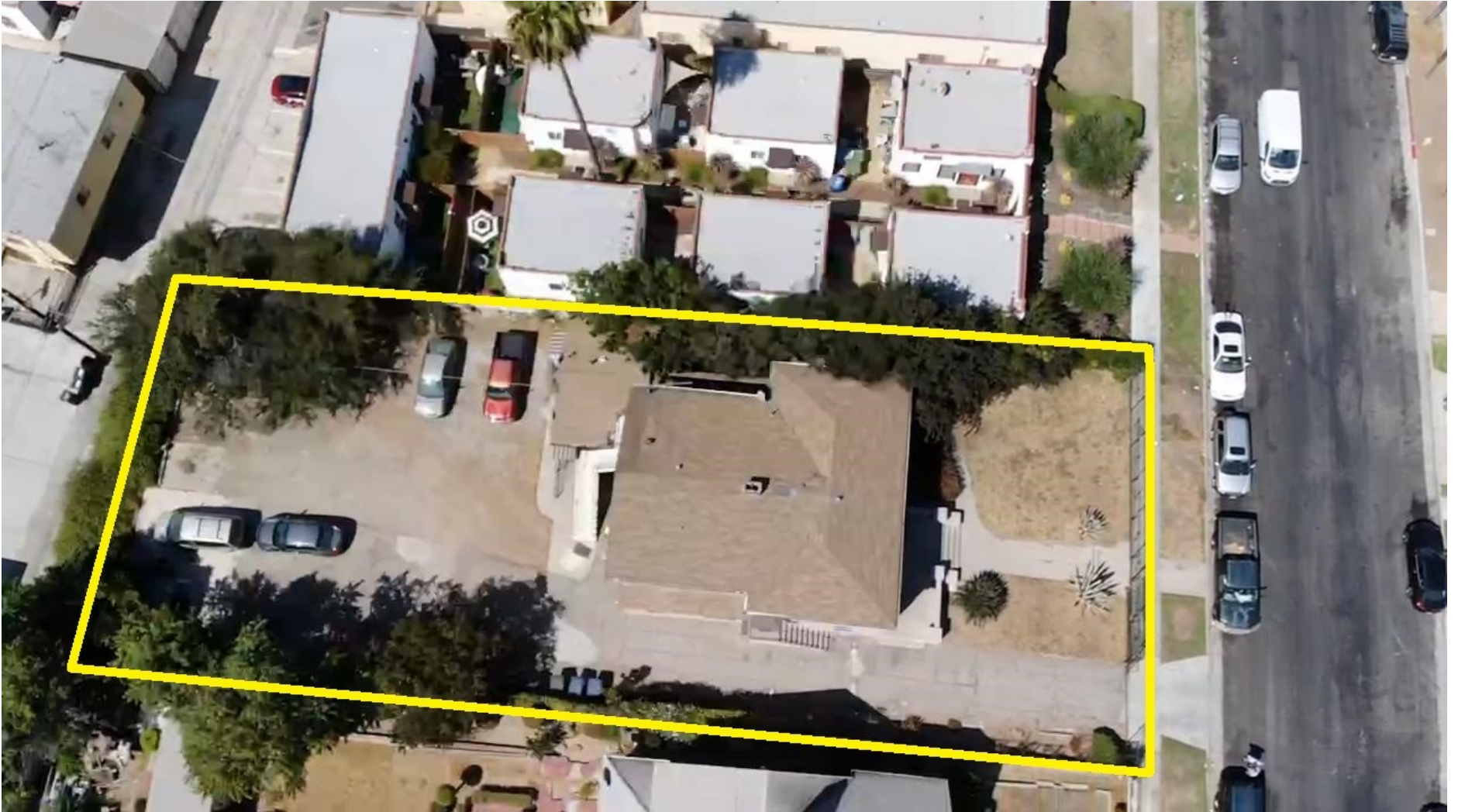
4th Floor

## RENDERINGS





## AERIAL



## VIEWS



Daniel Bahr | CORE Commercial Real Estate Inc.  
(323) 646-5938 BRE # 01488504  
daniel@core-cre.com

Peter Hercz | CORE Commercial Real Estate Inc.  
(818) 231-2231 BRE # 01280014  
peter@core-cre.com

